AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, August 10, 2023 AT 9:30 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3618 S. OCEAN BOULEVARD HIGHLAND BEACH, FL 33487 Telephone: (561) 278-4548

Website: www.highlandbeach.us

LIBRARY COMMUNITY ROOM

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PLEDGE OF ALLEGIANCE
- 4. APPROVAL OF THE AGENDA
- 5. SWEARING IN OF THE PUBLIC
- 6. **PUBLIC COMMENT** (limited to five (5) minutes per speaker)
- 7. APPROVAL OF MINUTES
 - A. July 13, 2023
- 8. **NEW BUSINESS**
 - A. Development Application No. 23-0003 / Le Sanctuaire Condominium Association

Application by Mark Rothenberg, Ellemar Enterprises LLC, for a major modification to an existing building, as provided in section 30-39 of the town code of ordinances, including but not limited to changes to the exterior façade and balconies for the property located at 3425 South Ocean Boulevard.

9. UNFINISHED BUSINESS

A. Ongoing discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code

10. ANNOUNCEMENTS

August 30, 2023	11:00 AM	Natural Resources Preservation Advisory Board Meeting				
September 05, 2023	1:30 PM	Town Commission Meeting				
September 12, 2023	1:00 PM	Code Enforcement Board Meeting				
September 14, 2023	9:30 AM	Planning Board Regular Meeting				

11. ADJOURNMENT

Any person that decides to appeal any decision made by the Board of Adjustment & Appeals with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. July 13, 2023





TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

Library Community Room 3618 South Ocean Boulevard Highland Beach, Florida 33487 Date: July 13, 2023 Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Jason Chudnofsky
Board Member David Powell (joined via Zoom)
Board Member Roger Brown (joined via Zoom)
Board Member Brian DeMoss
Board Member Harry Adwar
Vice Chairperson Ilyne Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Deputy Clerk Jaclyn DeHart

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: DeMoss/Mendelson - Moved to approve the agenda as presented

which passed unanimously 7 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Clerk Jaclyn DeHart swore in those giving testimony.

6. PUBLIC COMMENT

There were no public comments.

Date: July 13, 2023



7. APPROVAL OF MINUTES

A. June 08, 2023

Motion: Adwar/Mendelson - Moved to approve the minutes as presented

which passed unanimously 7 to 0.

8. NEW BUSINESS

A. Development Application No. 22-0012 / John Zessin

Application by Gregory Bonner, B1 Architect LLC, requesting site plan approval for a new three-story, 9,397 square foot single family residence with pool/spa and a dune walkover located at 3805 South Ocean Boulevard.

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

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs, the proposed site plans, and renderings of new-three story, 9,397 square foot single family residence with the pool, spa and a dune walkover. She mentioned that the driveway configuration and landscaping plans were approved by FDOT. The property owner will be required to maintain the landscaping in the right of way and have to get Town Commission approval.

She advised that if the request receives the 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.

Vice Chairperson Mendelson inquired about the driveway in reference to flooding. Member DeMoss asked about recourse for the Town if the drainage plan does not work. Town Planner Allen mentioned that the drainage and pavement plan was reviewed and approved by a licensed drainage engineer.

Chairperson Goldenberg asked about lightning in regard to sea turtles.

Gregory Bonner, B1 Architect LLC, provided comments about the project in regard to sea turtle lightning and drainage.

Chairperson Goldenberg opened the hearing for public comments.

Date: July 13, 2023



Arora Segal, 3809 S. Ocean Blvd, was sworn in by Deputy DeHart and inquired about how long the project would take to be completed and if there was a provision made for sea oats or dune vegetation.

Josh Corey, Blue Ocean Building, was sworn in my Deputy DeHart and provided comments in regard to the timeline.

Town Planner Allen explained that the applicant would be maintaining the existing dune vegetation and that she had advised the applicant about the Town's initiative on dune restoration.

The public hearing was closed and followed by a motion.

Motion: Mendelson/Chudnofsky - Moved to approve Development

> Application No. 22-0012 as presented. Based upon a roll call, Vice Chairperson Mendelson (Yes); Member Chudnofsky (Yes); Member Powell (Yes); Member DeMoss (Yes); Member Adwar (Yes);

Member Brown (Yes); and Chairperson Goldenberg (Yes). The

motion passed on 7 to 0.

B. Development Application No. 22-0017 / 3519 South Ocean Boulevard LLC.

Application by Mark Hunley, Charette International Architecture, requesting site plan approval for a new three story, 3,997 square foot single family residence located at 3521 South Ocean Boulevard.

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

Town Planner Allen presented a PowerPoint Presentation of the Development Order depicting aerial photographs, the proposed site plans, and renderings of new-three story, 3,997 square foot single family residence. She displayed the new configuration of the driveway and mentioned that it was approved by FDOT, and the property owner will be required to maintain the landscaping in the right of way and have to get Town Commission approval.

She advised that if the request receives the 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.

Date: July 13, 2023



Mark Hunley, Charette International Architecture, was present and provided comments on the property in regard to it being a narrow lot.

Chairperson Goldenberg opened the hearing for public comments.

The public hearing was closed and followed by a motion.

Motion: DeMoss/Mendelson - Moved to approve Development Order No. 22-

0017 as presented. Based upon a roll call Member DeMoss (Yes); Vice Chairperson Mendelson (Yes); Member Adwar (Yes); Member Brown (Yes); Member Powell (Yes); Member Chudnofsky (Yes); and

Chairperson Goldenberg (Yes). The motion passed 7 to 0.

9. UNFINISHED BUSINESS

A. Ongoing discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code

Chairperson Goldenberg read the title of the item and referred the item to Town Planner Allen.

Town Planner Allen briefly referred to the last meetings discussion and then introduced Marine Expert with ATM (Applied Technology & Management) Michael Jenkins.

Michael Jenkins engaged in extensive discussion with the Board about seawall heights in regard to risks, costs, base flood elevation, flanking, grading, and maximum seawall height. He recommended raising the sea walls to protect properties.

Jeffery Remus, Building Official, provided comments on height elevations in regard to our current ordinance.

The Board discussed maximum sea wall height in regard to base flood elevation and agreed on a draft recommendation that Town Planner Allen will compile with previous recommendations to be reviewed at a later date.

Chairperson Goldberg closed the seawall discussion and opened a discussion about ladders. Michael Jenkins provided comments about dock and seawall ladders in regard to safety.

The Board also discussed ladders in regard to the distance between ladders, location, costs, and the depth of ladders. Town Planner Allen displayed information showing the proposed amendment concept, requiring a ladder for every 50 feet of dock, versus other municipalities codes. The discussion was tabled for a future meeting.

Date: July 13, 2023



The Board discussed side setbacks for docks in regard to the current town code regulations. Town Planner Allen clarified the difference between building setbacks and accessory marine setbacks. The discussion will be continued at the next meeting. Chairperson Goldberg requested Town Planner Allen to create a list using bullet points on what was already discussed.

10. ANNOUNCEMENTS

Chairperson Goldenberg read the announcements as follows.

July 27, 2023	11:30 A.M.	Financial Advisory Board Meeting
August 01, 2023	1:30 P.M.	Town Commission Meeting
August 08, 2023	1:00 P.M.	Code Enforcement Board Meeting
August 10, 2023	9:30 A.M.	Planning Board Meeting

11. ADJOURNMENT

The meeting adjourned at 11:21 A.M.

APPROVED on August 08, 2023	, Planning Board Regular Meeting.		
	Eric Goldenberg, Chairperson		
ATTEST:	Transcribed by: Jaclyn DeHart		
	08/08/2023		
Jaclyn DeHart Deputy Town Clerk	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 Application No. 23-0003 / Le Sanctuaire Condominium Association

Application by Mark Rothenberg, Ellemar Enterprises LLC, for a major modification to an existing building, as provided in section 30-39 of the town code of ordinances, including but not limited to changes to the exterior façade and balconies for the property located at 3425 South Ocean Boulevard.

HIGHLAND BEACH BUILDING DEPARTMENT



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

PLANNING BOARD STAFF REPORT

MEETING OF: August 10, 2023

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY MARK ROTHENBERG, ELLEMAR

ENTERPRISES LLC, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING, AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO CHANGES TO THE EXTERIOR FAÇADE AND BALCONIES FOR THE PROPERTY LOCATED AT 3425 SOUTH OCEAN

BOULEVARD (DO#23-0003).

I. GENERAL INFORMATION:

Applicant (Property Owner): Le Sanctuaire Condominium Association, Inc.

3425 South Ocean Boulevard Highland Beach, FL 33487

Applicant's Agent: Mark Rothenberg

Ellemar Enterprises LLC 6810 North State Road 7 Coconut Creek, FL 33073

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Medium Density

Zoning District: Residential Multiple Family Medium Density (RMM) **Parcel PCN#:** 24-43-46-33-41-000-0010, 24-43-46-33-41-000-0020,

24-43-46-33-41-000-0030, 24-43-46-33-41-000-0040.

Site Location: 3425 South Ocean Boulevard

Property Background:

On April 7, 1992, the Board of Adjustment held a Workshop Meeting whereby the Board considered a request for relief from side setbacks from 20 feet to 16 feet 6 inches, and height requirements from 40 feet to 50 feet 10 inches for a proposed four (4) unit condominium at 3425 South Ocean Boulevard. The Chairman of the Board announced the Public Meeting for the item to be held on April 21, 1992.

On April 21, 1992, the Board of Adjustment approved a variance allowing side setbacks for the parking garage to be reduced from 20 feet to 16 feet 6 inches and denying a variance request to increase the building height from 40 feet to 50 feet 10 inches (motion carried 7-0).

On June 10, 1992, the Planning Board considered a preliminary review for a four (4)-unit condominium at 3425 South Ocean Boulevard. The Planning Board gave final approval (motion carried 5-0).

On June 30, 1992, the Town Commission held a Workshop Meeting whereby the Commission reviewed "the proposal" for the property located at 3425 South Ocean Boulevard. The Town Commission moved the matter to the July 7, 1992 Town Commission Regular Meeting consent agenda for consideration.

On July 7, 1992, the Town Commission approved a proposal for 3425 South Ocean Boulevard (motion carried 5-0).

Request and Analysis:

The Applicant is proposing a major modification to an existing four (4) unit condominium (Le Sanctuaire) located at 3425 South Ocean Boulevard. Pursuant to Section 30-39 of the Town Code, major modifications to existing buildings are described as follows:

"...that alter existing principal or accessory structures, including but not limited to the building footprint, number of square feet, building height, number of dwelling units, parking requirements, change in exterior facade, change of use, change of roof line, change of elevation, all exterior walls, balconies, foundations, accessory structures, and similar substantial improvements as determined by the building official.

The proposed major modification consists of the following:

- Replacement of existing balcony railings with glass.
- Exterior façade changes that include modification to architectural style consisting of the addition of pilasters to the front of the building, decorative fins to the front and side of the building, as well as the addition of wall/eyebrow architectural features.
- Replace existing Spanish roof tiles with a metal roof.

The Applicant is also proposing new landscaping on the property (there are no proposed changes to the landscaping in FDOT's right-of-way along State Road A1A), changes to the configuration of the existing pool, changes to windows and doors, the addition of a waterfall feature at the front

of the building as well as additional hardscape changes including the replacement of pavers along the driveway, pool and north terrace all of which are attained via the building permit process. It is worth noting that while part of the existing structure as well as some of the proposed major modifications are located east of the Coastal Construction Control Line (CCCL), the Florida Department of Environmental Protection (FDEP) has determined that such proposed changes are exempt activities and therefore do not require a FDEP permit.

According to Section 30-39(b) and Section 30-31 of the Town Code, major modifications are to be approved in the same manner as the original structure/application. As noted above, the Town Commission approved a proposal for the property on July 7, 1992, and therefore the proposed major modification requires the approval of the Town Commission. Pursuant to Section 30-22 of the Town Code, when acting in an advisory capacity, the Planning Board shall recommend approval with conditions, or denial of an application for development approval (Note that the Town Commission is scheduled to consider the request on September 5, 2023).

Following an approval by the Town Commission and prior to initiation of construction, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction of the approved major modification shall be initiated within two (2) years following the date of approval by the Town Commission.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on July 25, 2023 and finds that the project is consistent with the Code of Ordinances.

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

Ingrid Allen Town Planner

Attachments: Application

Aerials

FDEP correspondence (dated February 1, 2023)

Town Commission Workshop Meeting minutes (June 30, 1992).

Town Commission Regular Meeting minutes (July 7, 1992).

Applicant proposed Plans (11X17)



TOWN OF HIGHLAND BEACH

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION Address: 3 45 5 0 can Blod 94.43.46.725.41-000-0040 00 30,0030 00 Full Legal Description of the Property [as described in the deed] or reference to an attachment: Le Conctions Condo Zoning District: What is the location of the installation? Intracoastal Waterway (ICW) Interior Canal/Basin N/A
Full Legal Description of the Property [as described in the deed] or reference to an attachment: Legal Description of the Property [as described in the deed] or reference to an attachment:
Zoning District: What is the location of the interior Canal/Basin ON/A
Deach III Islamon on the Islamon of
PROPERTY OWNER (APPLICANT) INFORMATION
Name: Le Sanctuave (DMDMINIUM Lesociation Phone: 951-603-0500 Fax: 954-603-0501 Mailing Address: Lest N. State Road 7 Coronat Creek, 19 33073
Email Address: Jean e elle Har. (DT)
APPLICANT'S AGENT INFORMATION Name: MARK Rother 299 Phone: 954-554-7777 Fax: 954-603-0501
Mailing Address: 450 A) State Poul? (COOD) (CREEK & 33073)
Email Address: Joan Pelle Har. Con MARK P Che Hov - COT
Provide a detailed description of the proposed project (use additional pages if necessary): The scope of work is cosmetic in Natione. Replacing existing balcony milings. Adding some descriptive material to Front elevational Building. Adding a water real ones to west face of Boilding. Replacing Spanish Cooffues with metal.

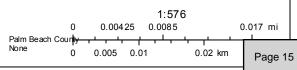
3



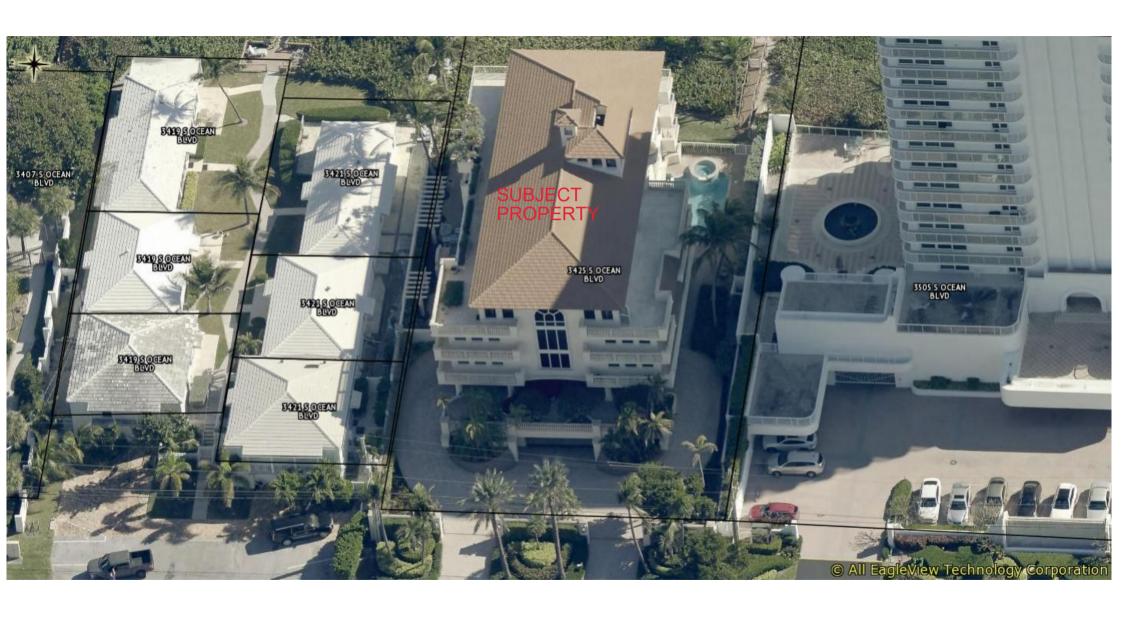


August 1, 2023

3425 South Ocean Boulevard



3425 South Ocean Boulevard (front)



3425 South Ocean Boulevard (rear)



From: Mark Powell < mpowell@coastal-engineers.com >

Date: February 1, 2023 at 3:43:11 PM EST

To: Mark < mark@ellemar.com >

Cc: Carlos Linares < <u>Carlos@stofft.com</u>>

Subject: FW: 3425 South Ocean Boulevard, Highland Beach - Request for Confirmation of Exemption

Mark,

Please see email below from DEP. I believe this will satisfy the Town but let me know if you need anything else.

Thank you,

Mark A. Powell, P.E.



Isiminger & Stubbs Engineering, Inc.

Registry Number: 8114 649 US Highway 1, Suite 9 North Palm Beach, FL 33408

561-881-0003

e-mail: mpowell@coastal-engineers.com

www.coastal-engineers.com

Attention:

This email and any files transmitted with it from Isiminger & Stubbs Engineering, Inc., are preliminary unless signed and sealed and are confidential and intended solely for use by the individual or entity to whom they are addressed. If you have received this email in error, please immediately notify the sender.

From: Kieckbusch, David < <u>David.Kieckbusch@FloridaDEP.gov</u>>

Sent: Wednesday, February 1, 2023 3:37 PM

To: Mark Powell < mpowell@coastal-engineers.com >

Subject: 3425 South Ocean Boulevard, Highland Beach - Request for Confirmation of Exemption

Mark,

No permit is necessary for the repair/replacement of the seaward portion of the dune walkover since it will occur in the original footprint and the installation/improvement of the façade as it does not include any foundation work. These are exempt activities according to 62B-33.004 F.A.C.

The proposed fountains do not require a CCCL permit because they are considered non-jurisdictional since they are landward of the 1997 CCCL.

This is for residence at 3425 S. Ocean Blvd., Highland Beach.

Let me know if you have any questions.

Thank you,

David



David Kieckbusch Environmental Specialist II

Florida Department of Environmental Protection Southeast District – West Palm Beach 3301 Gun Club Road, MSC 7210-1 West Palm Beach, FL 33406

David.Kieckbusch@floridadep.gov

Office: 561.681.6646 Cell: 561.313.9007 Town Commission Workshop Meeting Minutes June 30, 1992 Page 4 of 7

Town Boards and Committees are urged to complete Talent Bank Applications, submit same to Town Hall, and attend Board Meetings in order to help in determining what Board/Committee they may be interested in.

Mayor Boulay acknowledged receipt of a memo from Charter Review Board Chairman Ray Murphy transmitting the proposed Charter amendments to the Town Commission. It was the consensus to schedule a Special Workshop Meeting of the Town Commission for the purpose of reviewing the proposed Charter amendments.

92.3 PROPOSED ORDINANCES AND RESOLUTIONS

1. A RESOLUTION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, REPEALING RESOLUTIONS NO. 483 AND 516 IN THEIR ENTIRETY AND ADOPTING A NEW RESOLUTION SETTING POLICE FINES AND OTHER ADMINISTRATIVE FEES.

Following discussion of the proposed resolution, it was the consensus to move this matter to the July 07, 1992 Regular Meeting Agenda for consideration.

2. A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, SUPPORTING A COOPERATIVE EFFORT OF GOVERNMENT ENTITIES TO AMEND FLORIDA'S SUNSHINE LAW TO PERMIT CONFIDENTIAL AND PRIVATE MEETINGS BETWEEN ELECTED OFFICIALS AND THEIR LEGAL ADVISORS; DIRECTING THE TOWN CLERK TO FORWARD THE RESOLUTION TO APPROPRIATE GOVERNMENTAL OFFICIALS; AND, PROVIDING FOR AN EFFECTIVE DATE.

A discussion of the proposed resolution resulted in Section 2 being amended. It was the consensus to include this matter on the July 07, 1992 Regular Meeting Agenda for further discussion and possible approval.

92.9 Discussion re proposal for Lot 90E (3425 S. Ocean Blvd.) submitted by Mark Rothenberg of Highland Park Assocs.

The Town Commission reviewed the proposal for Lot 90E (3425 S. Ocean Blvd.), submitted by Mark Rothenberg of Highland Park Associate. The Commission moved this matter to the July 07, 1992 Regular Meeting Consent Agenda for consideration.

Town Commission Workshop Meeting Minutes June 30, 1992 Page 5 of 7

MISCELLANEOUS - ITEMS LEFT OVER

Status of Building Development in Town

The Town Commission Members received and reviewed a copy of the Status of Building Development in Town submitted by the Building Department.

Minutes for approval at July 1992 Regular Meeting

Following review of two sets of Town Commission Meeting Minutes, it was the consensus to move same to the July 07, 1992 Regular Meeting for consideration.

REPORTS - TOWN COMMISSION

Vice Mayor Bill Paul

Vice Mayor Bill Paul, under his report, extended congratulations to Town Manager Mary Ann Mariano on her election as Chairman of the Palm Beach County Fire/Rescue Advisory Board. The Vice Mayor noted this is a very important Committee for our Town.

Commissioner Arlin Voress

Commissioner Arlin Voresss, noting he commented during Public Comments and Requests, stated his activity has been to provide developing information with regard to the Coastal Construction Control Line issue.

Commissioner Arthur Eypel

Commissioner Arthur Eypel, under his report, congratulated the Town Manager on her Palm Beach County Fire/Rescue Advisory Board appointment as well as Town Attorney Thomas E. Sliney who was appointed Chairman of the Palm Beach County Republican Party.

Commissioner Eypel, alluding to newspaper articles regarding the Supreme Court's decision in the Lucas (South Carolina) land-use lawsuit, noted he was reminded why it is a privilege and honor to be a citizen of the U.S.A.

Commissioner John F. Rand

Commissioner John F. Rand was absent - no report.

Town Commission Regular Meeting Minutes July 07, 1992 Page 2 of 8

Chief of Bureau of Coastal Data Acquisition, Tallahassee responded on June 25, 1992 noting extensions will only be granted for objections which are technical in nature and which pertain to the methodology or material facts used by the Division of Beaches and Shores in establishing the line or in cases where a qualified professional was retained by the objector for the purpose of evaluating the Division's methodology or facts, and only for the minimum time reasonable for such professional to perform the evaluation; however, no extension shall be granted beyond September 15, 1992.

Mr. Echeverria noted Chairman Walker of the Palm Beach Countywide Beaches and Shores Council drafted a letter on July 7, 1992 for submittal to Mr. Hal Bean in Tallahassee, subject to the Town Commission's approval, again requesting a time extension as well as specific and complete computer input data, historical records that were used, and a copy of the computer model so that a qualified coastal engineer may evaluate it. Mr. Echeverria stated they are working with technical people at Beaches and Shores Council who want to help in the CCCL issue.

When Commissioner Voress, noting the Town requested and was provided with data by Tallahassee, questioned Mr. Echeverria as to whom would be doing the technical data, the response was that several communities along the coast are hiring an engineer. Mr. Echeverria said the Council will be meeting on Monday, July 13, at 1:30 P.M. at the County Engineering Department Building, 5th floor Conference Room, 160 Australian Avenue, West Palm Beach and all are invited to attend.

Commissioner Eypel, noting he was pleased to see that the Beaches and Shores Council is taking steps in this matter, stated 'we need to coordinate our efforts unless Beaches and Shores has retained an engineer to do the study'. Mr. Echeverria, noting the Council has not retained an engineer, advised there will be a coordinated effort and it would behoove all our Commissioners to attend the July 13, Beaches and Shores Meeting to give their comments.

CONSENT AGENDA

Items Left Over - None

Consent Agenda

*1. Approval of proposal for Lot 90E (3425 S. Ocean Blvd.) submitted by Mark Rothenberg of Highland Park Associates

Town Commission Regular Meeting Minutes July 07, 1992 Page 3 of 8

2. Approval of rollback of smoke alarm electric fee to \$1.00 per smoke alarm unit

Noting both items on the Consent Agenda were discussed at the last Workshop Meeting, Mayor Boulay entertained a MOTION at this time. VICE MAYOR PAUL/COMMISSIONER VORESS MOVED to adopt the Consent Agenda. The MOVE received unanimous approval.

REPORTS - TOWN COMMISSON

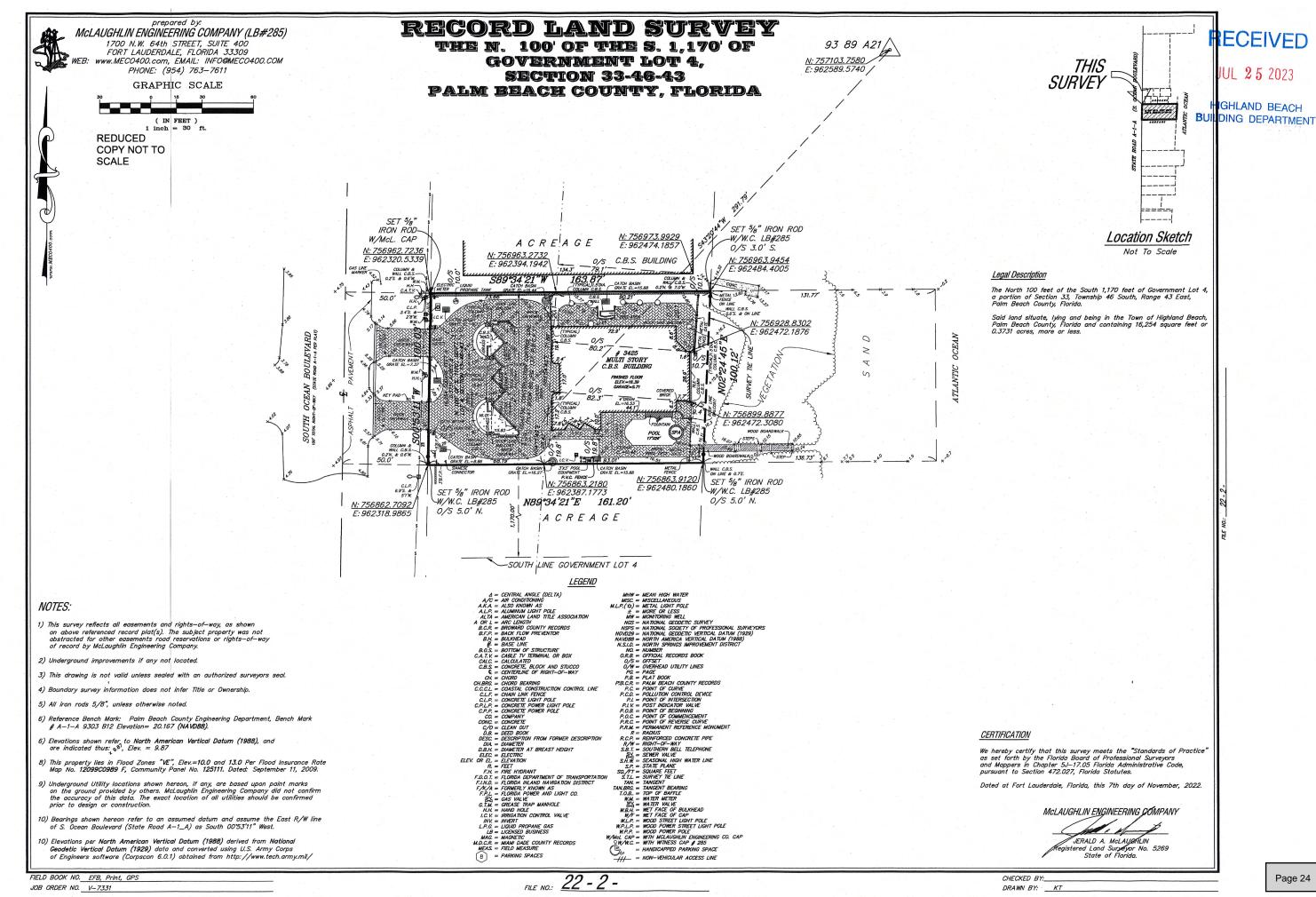
Vice Mayor Bill Paul

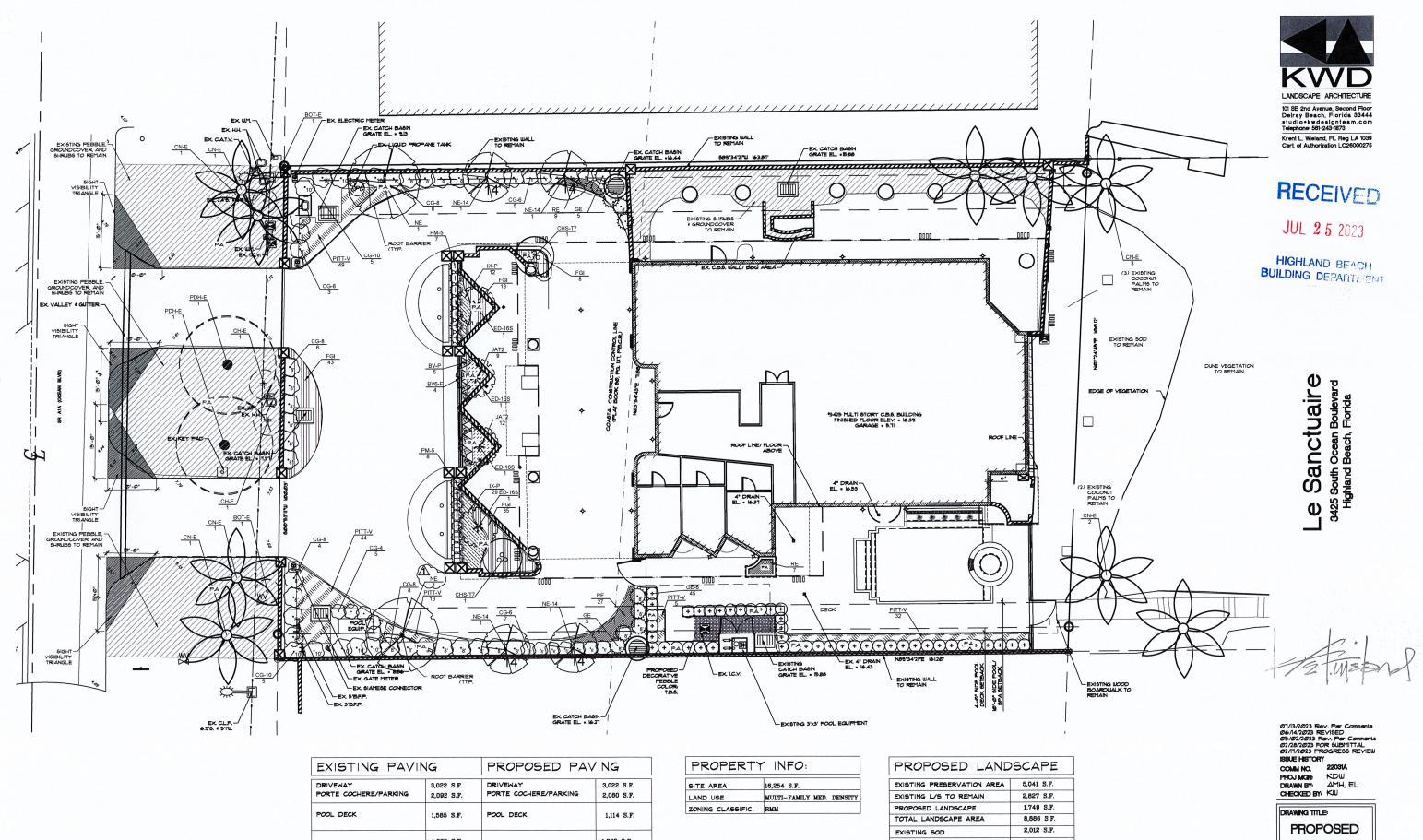
No report.

Commissioner Arlin Voress

Commissioner Voress, as requested at the Workshop Meeting, researched what would be involved regarding cost, timing, and obtaining an extension of the CCCL hearing comment period to allow an engineering firm to review and understand the information used by the DNR in their study relating to their proposal to reestablish the CCCL. The Commissioner spoke with Erik Olsen of Olsen Associates (the engineering firm engaged by Duval County) who advised it would take his firm 2/3 months at a cost of \$5,000 to \$10,000 to do a study for Highland Beach and he sees no problem with getting an extension to September 15, if we engage a professional engineer. Mr. Olsen indicated that, essentially, the report his firm would prepare for Highland Beach would be similar to that submitted for Duval County (because the model is out of date) which in summary states:

"In conclusion, we agree that the establishment of the CCCL, based upon the 100 year dune impact, is sensible and it is in the state's best interest to establish a line conservatively. Our concern, however, is that there is an inordinate number of implied conservative allowances in the state's dune erosion methodologies (that's the erosion model) and that, when superimposed, potentially result in a "grossly over conservative prediction of dune erosion". We feel that Atlantic and Neptune Beach is a case when this over simplification (over conservatism) is applied and is particularly evident. The roots of this layered conservatism include:



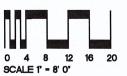


CAUTION: PLEASE NOTE

Contractor shall secure all permits required for the work from any state or local spearments, utility companies or jurisdiction after by the work. The Contractor shall lave opermits "in hand" prior to starting work. The Landscape Architect and or Owner shall bear on responsibility for work, performed without permitted drawing. The Contractor shall be are never permits a change to Work, at no additional cost to Owr as a result of unsulthorized work prior to receipt of permit.

EXISTING PAVI	NG	PROPOSED PAVING			
DRIVEWAY PORTE COCHERE/PARKING	3,022 S.F. 2,092 S.F.	DRIVEWAY PORTE COCHERE/PARKING	3,022 S.F. 2,060 S.F.		
POOL DECK	1,585 S.F.	POOL DECK	1,114 S.F.		
NORTH TERRACE	1,038 S.F.	NORTH TERRACE	1,038 S.F.		
TOTAL PAVING AREA	7.737 S.F.	TOTAL PAVING AREA	7,234 S.F.		

PROPOSED LAND	SCAPE
EXISTING PRESERVATION AREA	5,041 S.F.
EXISTING L/S TO REMAIN	2,827 S.F.
PROPOSED LANDSCAPE	1,749 S.F.
TOTAL LANDSCAPE AREA	8,886 S.F.
EXISTING SOD	2,012 S.F.
PERIMETER TREES REQUIRED	6
PERIMETER TREES PROVIDED	6
OTHER TREES PROVIDED	3
TOTAL TREES =	9
EXISTING PALMS TO REMAIN	15
PALMS PROVIDED	2
TOTAL PALMS =	17







NOTE: ALL TREES SHALL BE FLORIDA *

PROPOSED LANDSCAPE SCHEDULE (EXCEPT WHERE INDICATED "EXISTING TO REMAIN)

	PLANT SCHEDULE PLANT SCHEDULE							
DT	TREES ED-16S	BOTANICAL / COMMON NAME Elaeocarpus decipiens / Japanese Blueberry-Standard Full Dense Heads, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	CONT B & B	<u>CAL, IN.</u> 3"	SIZE 14	SPREAD 5'-6'		QTY 4
DŤ	NE	Noronhia emarginata / Madagascar Olive Full Dense Heads, Straight Unscarred Trunks, MATCHING, PROVIDE PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL	B & B	4"	16`-20` O.A.	10`-12`		2
DT	NE-14	Noronhia emarginata / Madagascar Olive Full Head, Intact Fronds, Undammaged, Clean Trunk	Containerized	3"	14' OA	6		4
DT	EXISTING TO REMAIN CH-E	BOTANICAL / COMMON NAME Chamaerops humilis / Mediterranean Fan Palm EXISTING TO REMAIN	CONT EXISTING TO REMAIN	CAL. IN.	SIZE	SPREAD		QTY 2
DŤ	CN-E	Cocos nucifera / Coconut Palm EXISTING TO REMAIN	EXISTING TO REMAIN					9
DT	вот-е	Hyophorbe lagenicaulis / Bottle Palm EXISTING TO REMAIN	EXISTING TO REMAIN					2
~~	PDH-E	Phoenix dactylifera `Medjool` / Medjool Date Palm EXISTING TO REMAIN	EXISTING TO REMAIN	~~	~~	~~	~~	2
DT A	PALMS CHS-T7	BOTANICAL / COMMON NAME Chamaerops humilis cerifera / Silver Mediterranean Fan Palm - Triple Full, Dense Foliage, Silver, Staggered Heights, Triple	CONT B & B	CAL. IN.	SIZE 3' HT.	SPREAD 8'		$\frac{QTY}{2}$
DT, N	SHRUBS CG-10	BOTANICAL / COMMON NAME Clusia guttifera / Small Leaf Clusia Dense foliage, full to base	CONT Containerized	HEIGHT 10' OA	SPREAD 4'-5'	NATIVE		QTY 10
DT, N	CG-4	Clusia guttifera / Small Leaf Clusia Dense Foliage, Full To Base	Containerized	4	3,			5
DT, N	CG-6	Clusia guttifera / Small Leaf Clusia Full, Dense Foliage To Base	Containerized	6'	36"			12
DT, N	CG-8	Clusia guttifera / Small Leaf Clusia Dense foliage, full to base	Containerized	7-8` OA	4`-5`			29
DŤ	GE	Garcinia spicata / Mangosteen Full, Dense Foliage To Base	45 Gal.	8.	3`-4`			10
DT	GE-6	Garcinia spicata / Mangosteen Full, Dense Foliage To Base, Multi	Containerized	5'-6' OA	2`-3`			45
DŤ	PM-5	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, shear to 4° OA	Containerized	6.	2`-3`			15
DŤ	VINES BV-P	BOTANICAL / COMMON NAME Bougainvillea 'Purple' / Purple' Bougainvillea Vine Vine on Trellis, Min 4 Runners, Remove from Trellis and Drape over Railing	CONT Containerized	HEIGHT 5'- 6'	SPREAD 24"	<u>NATIVE</u>		QTY 5
DŤ	BV6-F	Bougainvillea 'Fuschia' / `Fuschia' Bougainvillea Vine Full dense foliage to base, min. 5 runners, Remove from Trellis and Drape over Railing	Containerized	5'-6' OA	24"			4
DŤ	SHRUB AREAS FGI	BOTANICAL / COMMON NAME Ficus microcarpa 'Green Island' / Green Island Ficus Full, Dense Foliage To Base	CONT Containerized	HEIGHT 18"	SPREAD 18"	NATIVE	SPACING 18" o.c.	<u>QTY</u> 99
	IX-P	Ixora taiwanensis `Dwarf Pink` / Dwarf Pink Ixora Full dense foliage to base, in bloom, available from Black Olive East	3 Gal.	24"	24"		18" o.c.	41
DŤ	JAT2	Liriope muscari / Lily turf Full, Dense Foliage To Base	Containerized	18"	18"		18" o.c.	21
DT	PITT-V	Pittosporum tobira `Variegata` / Variegated Pittosporum Full, Dense Foliage	3 gal	14"	16"		18" o.c.	143
	RE	Russelia equisetiformis 'Coral' / Coral Firecracker Plant Full, Dense Pots	3 gal	12"-14"	16-18"		16" o.c.	43

MULCH - 'B' GRADE CYPRESS MULCH - verify c.y. in field ROOT BARRIER - 36" deep Bio Barrier or equal - as shown on plans

N = NATIVE

DT = DROUGHT TOLERANT

CAUTION: PLEASE NOTE

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 Landssepa 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.

This drawing is an instrument of service copyright © 1984-2023 by Krent Wieland Design, Inc, d/b/s KWD Landscape Architecture. All rights reserved - Not to be reproduced in part or in whole without express written permission. Florida Registration LA 1039.



Krent L. Wieland, FL Reg LA 1039 Cert. of Authorization LC26000275



JUL 2 5 2023

HIGHLAND BEACH BUILDING DEPA,

Le Sanctuaire 3425 South Ocean Boulevard Highland Beach, Florida



07/13/2023 Ray. Per Comments
06/14/2023 REV/19ED
05/02/2023 Ray. Per Comments
02/26/2023 For SUBMITTAL
02/17/2023 PROGRESS REV/IEW
ISSUE HISTORY
290014

COMM NO. 22031A
PROJ MOR: KDW
DRAWN BY: AMH, EL
CHECKED BY: KW



Page 26

II DESCRIPTION OF WORK

A. Extent of landscape development work is shown on the Drawings and in the Schedules

B. The work consists of furnishing all plants, materials, equipment, necessary specialities and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specification.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

12 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

A. The Conventor shall be regularly engaged in the Installation of living plant naterial. Labor creas shall be controlled and climitated by a landscape foreign shall lead in landscape installation, plant naterials, reading blueprints and coordination between the Job and nursery and shall be able to commiscate with the Ouner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Ower against all liabilities, claims or demands for injuries or danage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Worken's Compression Insurance.

14 SUBMITTALS

A. Provide Certificate of Inspection of plant material as required by governing authorities. Comply with regulations applicable to landscape materials.

B. Before starting work, provide itentized price schedule of the work to be performed, availability issues and certificates of insurance to the Landscape Architect for transmittal to the Caner.

C. Label at least one tree and one strub of each variety with a securely attached waterproof tag bearing legible identification of the botanical and common name.

D. Heintenance instructions: Prior to end of the naintenance period, funish three copies ouritien naintenance instructions to the Landscape Architect for translitted to the Owner for naintenance and care of installed plants through their full growing season.

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 B4B material, shrubt and ground cover plants before launs are installed.

B. Commercement of Works Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commercement of work. Landscape Contractor shall review plans and/or fleid layouts with Landscape Architect at least 2 days prior to Installation or on the site as needed.

LE INSPECTION OF SITE:

A. Prior to the award of the contract, the Contractor shall acquaint hinself with all site conditions, should willtile or or when improvements not shound on the Drawingbe to round during exactabilities, contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will take Contractor liabile for any and all identice arising from his operations subsequent to discovery of such willtiles not shown on Drawings.

LT PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from 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 its original condition at no additional charge. LE CHANGES IN THE WORK

9 OWNERS OBSERVATION

A. The Landacape Architect or Curer assumes no responsibility in the supervision or inspection of the work involved in the succusion of this contract begind observation to insure, to the Curer's concernation and checking all not relieve the Contractor of any responsibility for the performance of his sunk is accordance with the Drawings and the Specifications (including planting depth or other districtions).

A Convictions. The Conviction shall exercise start in digging and other work so at not to detenge satisfy sorts (acting lordergows of pipes, appriates, control actine and injuries of watering systems. Should such overlead or underground obstruction be encountered which interfers with planting, the Lendageps Architects shall be consulted and will adult it the location of plants to clear such obstructions. The Contractor shall be responsible for the inmediate repair of any danage caused by its such.

B. After notice to proceed the contractor shall complete landscape work as rapidly as portion of site become available. Perform actual planting only when weather and soil conditions are evitable in accordance with locally accepted practice.

C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installert landscape installer shall insure that no plantings will interfere with the proper (inclining of the sprinkler system. Where circumstances seem to, justify this doings so, the landscape installer shall point not to the irrigation installer situations where mixor adjustment or relocation or addition of sprinkler heads may be not beneficial for the planting as a whole say be not beneficial for the planting as a whole say be not beneficial for the planting as a whole say be not beneficial for the planting as a whole say be not beneficial for the planting as a whole say be not beneficial for the planting as a whole say that the planting is a whole say the planting is a whole say that the planting is a whole say the pl

D. Irrigation- the Landscape contractor shall verify the installation of an automatic sprinkler system to cover 100% of the specified landscape areas including all planting islands, isolated bads and sociaded areas.

E. Stight triangles: Check an adhere to local codes as a minimum all plant material located within a triangle (IBY4572 neters) on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3° (9)4447) and 6° (18786m). LII ACCEPTANCE

A Early acceptance of the work hay be obtained for approved phases or when the tine between commencement of the work and substantial complisition exceeds \$0 days (at no fault of the contractor). Early acceptance or work requiring an inspection of the complised slankscape work by the Landscape Architect and/or the Quiver, flatinghance and guarance periods for the phase or area shall commence with work early acceptance.

D. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape

1.12 CORRECTION OF THE WORKS

B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement naterial shall be the same species, size and quality as called for in the Contract. A near correction of the sork period of fuelve months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this licitudes plants which are discovered at any time to have been planted at an improper depart.

C. The installer shall repair damage to other plants or lawns during plant replacement at no cost to

D. Plants which have been approved and subsequently die or are damaged by washout, storm, traffic, vandalism, or demonstrable failure of the Quier to maintain after Substantial Completion of the Work is not covered in this correction of the work provisions.

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 refleve the bidder of his responsibility to do a comprehensive plant take off from the Desnings. Information on the dreshings control.

22 PLANT MATERIALS:

A. All plant natorial shall be nursery groun vileas otherwise noted. Plants shall be graded Florida No. I or better and shall be sized as outlined under Grades 4 Standards for Nursery Plants, State Plant Board of Florida. Cocontu Palms shall be grown from certified seed

ollected material when specified or approved shall be in good health, free from disease, tor used infestation. Testing may be required at the discretion of the Landscape Architect or the Ower and shall be provided at no additional cost.

C. Plants naterials must equal or exceed the measurements specified in the plant list, which are the ninimum acceptable sizes. Those plants specified as specimen are to be approved by the Landscape Architect before being brought to the site. Inless otherwise noted on the drawings, these plants shall be Florida Farcy.

D. Height, of plant naterials shall be measured from the top of the ball to the top of the plant slitt brandres (or fronds) in normal position. Their slidth shall be measured across the normal spread of the branches (or fronds), in classer type plants when each truck shall need the height requirement and all other trucks shall be 3/4 or note of the required height, unless otherwise noted on the drawings.

E. 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.

F. Abbreviations on the Drawings are as follows:

B4B - Indicates field group plant "balled and burlapped".

Cal - indicates the caliper or clianeter neasured 6" (1524 mm above the soil line until 4" (864 mm) allower than a 12" above the soil line.

CT - indicates clear runk measurement from top of ball to first branching.

CU - indicates clear unuk measurement from top ost on the soil line to the lowest living frond

leafbase.

DBH - Indicates the caliper or dianeter measured 4 feet (127 peters) above the soil line GBI - Greg libbod. In paties, netwer trusk from the ground to the base of the cross shell. The GBI - GBI

6. Plant materials in containers shall have a well established root system and shall not be root bound. All plant saturalise not in containers shall be balled and burisppeed and dug with a firm strutal ball of sharth. Balls shall be firely unspecial with burisp or similar biodegradeble insteads sharth allowed the properties of the sharth shall be supposed to the root ball has been cracked or broken. The balls of balled and burisppeed plants which cannot be planted immediately on delivershall be protected from drying under and sur. Where symmetry is required, natch plants used as nearly as possible to the stall faction of the Landscape Architecture.

F. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that the plant is not solariable in the type and alize spacified. Should the specified plant indeed not be available, the Landscape Archite shall determine the nestrest equivalent replacement in an obtainable size and variety. The price of the substitute item while not exceed the fold than replaced, without approval of the price of the substitute item while not exceed the fold than replaced, without approval of the

3.3 P. ANTING SOIL. A Flash and shrules shall be sandy loan and shall contain a 75% minimum about. A Flash hard flore treat and shrules shall be fixed of clay stones, plants roots, and other contains a flash witch might be a hindrance to planting operations or be destinental to good plant grouts. It shall have a pH between 6.0 and 1.0, boil shall be delivered in a loose fitable contribution and splited in accordance with the planting specification.

B. Palm planting soil shall consist of clean sand and back fill.

2.4 PEAT.
A. Peat shall be horticultural peat composed of not less than 60% decomposed organic natter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

 $25\,$ WATER: A. Water for planting will be available at the site and shall be provided by the Owner

2.6 COPHERCIAL FERTILIZER.

A Comercial fertilizer shall be an organic (8-4-12) fertilizer containing nitrogen; phosphoric acids and potata. Nitrogen shall be not less than 50% water includes, inorganic chemical nitrogen shall have a contained to the state of the contained shall be delivered to the site unopered in original containers, each bearing the nanufacturer's guaranteed analysis. Sobrist is copy of the nanufacturer's guaranteed analysis and proof of delivery. Any fertilizer that becomes called or otherwise detapaged is unacceptable.

27 MISCELLANEOUS LANDSCAPE MATERIALS.
A. Mulor Except as otherwise specificat, mulch shall be shredded cypress bark mulch "grade" "A".
It well not continue stoke larger than 1 inch (15% mm) in diseaser, stones or other foreign naterial that will prevent its evertual decay. This shall be applied to all planted creas where inclicated so that, after inclusion, the mulch invierses will not be less than "No.5 mm."

B. Gravel Mulch Use only where specifically indicated on the plans of the size and type shown whiless otherwise specified it shall be uster-worn, hard, durable gravel, ustated free of loan, sand, classy and other foreign substances, it shall be a minimum of 2*(4.2 mm) deep and shall be contained uith gravel stops. It shall be an axisium of 1-1/2* (38.1 mm), a minimum of 3/4* (19 mm) and of a readily-avoidable natural gravel stops.

C. Braces, Stakes and Guya: Provide braces, stakes and deadman of sound new handwood or treated softwood, free of two: holes and other defects. Provide uire tiles and guya of two-trand, littled, plained galventized into wire not lighter than 12 guage. Provide nash note out to required lengths to protect tree truths from danage by uires. Hose shall be not less than 1/2" (21,1 mf) dis. Repart stakes this into the used.

D. Nicrobial Additives. An approved inoculate bland containing a minimum of eight strains of endo and exic ingcorrinate with a minimum of 1805,000 and 180 million appress per pound respectively such and the minimum of 1805,000 and 180 million appress per pound respectively such and the beneficial stoll bacterial including triprocedem and Glicolatelium with a minimum concentration of 1800 million CPU per pound such as PSAF Plus by Organica, Inc. Apply at nanofactures recommended rates. Takeral abuli be delivered to the sits unoppresed in original continers, such bacteria to the sits unoppresed in original continers, such bacteria proof of delivery. Any inoculants that becomes caked or otherwise damaged is unacceptable and shift not be used.

30 EXECUTION

38º Enterent Street Str

B. Rough Gracing 1 Drainage. The Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landacapa Architect. The Contractor shall be important to the contractor shall be interesponsible for providing positive as the drainage asky firm all surveuzer including but not initiate responsibility to provide asky firm all surveuzers including but not the General Contractor responsibility to provide drainage, proper salling, downpows and all water restention areas as required by applicable codes. One of grading operations are complete all disturbed areas within or outside the links of work shall be stabilized by fine grading and seeding or sulching as directed by the Landacapa Architect.

C. Fine Grading 4 Drainage. It shall be the responsibility of the Contractor to finish grade (min. below diplomit FFE). Finish grades in planting areas shall be one inch lower than adjacent pay bland to provide the payone of t

D. Berning. Berning shall not be placed within 10° of any existing tree nor will it be allowed to encroach upon any willity, drainage, or maintenance etaement. Berning shall not impede or obstrany recessing swales needed to drain other rates for the property.

E. Removal of Rubbish. Should any objectionable materials such as stones or construction debribe encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

32 PROTIECTION CF PLANTS
A Rook Protection. Balled and burispped plants plants designated "B48" (balled and burispped plants) and the plants designated "B48" (balled and burispped) shall be dug with firm attural balls of earth of sufficient distancer and depth to encompass the fibrous and feating root system, encessary for full reacovery of plants. Balls shall be fifting unapped with burisp or sinilar staterials and bound with turies, cord, or wire mark burisp and burispped plants of shall plantscol viral be balled and burispped.

B. Container Groun Plants: Plants grown in containers will be accepted as "B4B", providing that all other specified requirements are net. Container grown plants shall neat plant sizes as specified or the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 75% less proportionately than that stated in Krades 4 Standards for nursey plants. These plants shall have been grown in the container for a naximum of two gears prior to installation and shall swhip it a fully developed root system throughout when removed from the container. There shall be no facility growth.

C. Protection During Transporting: All plant material shall be protected from possible bank injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent unfortun, drying or danage to plants.

D. Protection After Delivery: Plants which carnot be planted immediately on delivery to the after shall be covered with molat soil, much, or other protection from the drying of sind and sur. All plants shall be subtred as necessary until planted. Storage period shall not exceed 12 hours.

E. Protection of Palns (if Applicable). Only a minimum of fronds shall be removed from the cr of the pain trees to facilitate moving and handling. Cabbage Palns shall be "Hurricane Cut". Cr trusk shall be a specified after the minimum of fronds have been emoved. Cabbage Palns at the taken from noist, "black" growing dreas. All burn narks on Cabbage Paln trusks shall be emoved, housever excessive grinding will not be accepted.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain makes, girdling or bark slippage by means of burlap, wood batters or other approved methods.

G. Plants that show girdling or bark slippage or other damage are unacceptable

33 PLANTING OPERATIONS:

A Lagoust. Location for plants and outlines of areas to be planted are indicated on the Disurge, plant notation shall be staked in the field by the Centration, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Ower for directions if installation requires the addition soil over root bellie or estiting roots, or where construction or utilities below ground or overhead of encountered, or where changes have been raded in the construction - DO NOT PROCEED - Nacessar adjustments utility be directed by the Landscape Architect.

B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The clientier of a hole shall not be less that tulca the clientier of the root ball or 24 inches (66% mil greater than the root ball without in staller. The depth of a hole shall not be deeper than the root ball. The space around the root ball, within the hole, shall be filled with the specified planting soll. Aft process shall be eliminated and the soil compared by stateming, leave that planting soll is throughly mixed with

c. All plans skill be installed in accordance with the best portionally procise. Tress and shrubs, concept as otherwise appointed, whall be set in the proper state of plantings oil in the proper state. In the proper state of plantings oil in the proper state of plantings of the proper state of plantings of the proper state of planting plant as specified above so that the top surface of the root ball will be final that the final final planting of the final planting and state of planting and planting beds after bed plants have been installed, all planting beds after bed plants have been installed.

D. Balled and buriapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove buriap, rope, wires, etc. from the top of the balls, but do not remove buriap from underneath. All material shall be biologicalizable and no naterial shall be trush. Complete backfilling with planting soil, then thoroughly also with restrict soil and water to remove voice. After planting has been completed, from a wall around each plant actuating to the linits of the pit.

E. Container Group Plants. Container group plants shall, shen delivered, have sufficient grouth to hold earth intact shen removed from container and shall not be root bound. Plant pits for container materials shall be foresed fill an othe bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with soil nit to which recombine and soil bacteria have been added at the neurolatures recommender state (see 210.1 her following infinite rates of soil in the apply one-half cubic yard per tree and one cubic yard per fifty shrubs or 200 st. of planting bed area.

yard per tree and one cubic yard per fifty enubs or 1869 et. of planting bed area.

6. Setting Trees and Shrube: Nites outhwise specified, all trees and enubs whall be planted in pils, centered to such depths that the finished grades level of the plant after settlement whill be the same as that at which the plant are grown. They shall be planted upright, and faced to give the best appearance or relationship to adjacent structures. Along slopes a soil terrace shall be formed so that the root ball is level to busings shall be planted upright, and faced to give the best error balls in level to busing shall be planted out from under the balls. Platform wire and supplus of the root ball is level to busing shall be planted and compacted throughly, shotling fulling and shall be settled by ustering. No filing around trusts or on top of root balls will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (4-4) min of mulch. Fine a realize secure around each plant by planting a ridge of soil along the edge of the plant pilt. This ridge shall be if (2" min high for each) 10" emil collipser of trust to a nantum of 4" (60" min). The ridge shall be if (2" min high for each) 10" emil collipser of trust to a nantum of 4" (60" min).

H. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucor depression left at the soil line for future watering. Saucor areas shall be top dressed 2' (441 mm) deep with topool raked and left, in a neat clean namer.

I. Pruning: Remove dead and broken branches from all plant naterial, Frune to retain typical growth habit of fodividual specials with as much height and spread as its practicable. Make all pruning cuts wit a energy harmonist material to branch collar in such a namer as to ensure similation of subs. "Reador" or "Mat Rack" cuts, right angle to line of growth, will not be permitted and tress will not be poled or topped.

. Couring and Staking. Goy and stake all trees, including palms, intendistely after planting. Trees less than 1.0° (36) and in calibre shall be staked. Stakes will be clearly entered. Goy all trees 1.0° (36) and in calibre shall be staked of the clearly entered. Goy all trees 1.0° (36) and in calibre shall be clearly entered from the couring stake of the direction with could be strong in No. 1° galantated uitre attached to approved enclore driven below grades. Trees over 1° CA shall be braced with new turber shall wait by the securing uitree to trees, ever all uitree such against grown in contact with any part of tree with new rubble hose. Place guys and braces not less than 10° of the height of tree abover finished grade and above substantial libbs Intric 10° and in Identation rone; If possible. All noises shall be interlicibled strought such cut truth. Guy uitres shall be placed in white FYC 5° 0° of seaves 20° of the length. Place denotes so that toggs are equally spraced and at 4° degree angles to 20° of the length of the stakes of the stakes of paved stress.

K. In staking palms and broadleaf view, no nails or other fasteners shall directly penetrate the vivila. Wood batters [2 Inches (364.8 mm) long, separated from trivik by burley -attached to the trusk of the trees with natel blandings. Stakes and braces with latell be clearly antired and can only be nailed to the ucodem batters. Alternate nethods of guying or staking may be employed with the prior approval of the Landscape Architect.

L. Mulching: All trees and strub beds shall be mulched immediately after planting, to a 3 inch (162 mm) depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly westing down.

M. Planters. Place filtration/separation fabric over 4" drain gravel and fill with a minimum of 16" deep planting soil inkure consisting of 5 parts course send, 2 parts peat humu, and 3 parts pine bark with nicior organisms, see 21.D. Place soil in lightly confacted layers to an elevation 1 (2" inches (38) nn) below top of planters allowing for natural settlement.

N. Amual or seasonal color backs: Remove 8^n to 80^n (254 mm) of soil and replace with planting soil siture consisting of 2 parts top soil, I part pine bark mulch (10^n (12, Tm places), I part course sand and 5 pounds (12662 kg) corposeted con marker per cubic yard (16455 cubic netters).

O. Excess Excavated Soll: Excess excavated soil generated by planting operations shall be removed from the site by the Contractor and off of the owner's property at no additional expense to the Owner. P. Relocation of Existing Haterial. Landscape contractor shall root, prine treat which are to be relocated in accordance with approved brottoulural practices. The relocated plant shall have folloge reduced and be provided with applicamental irrigation to the renaining leaf surface. Coordinate and gest Project Architects approval of exact resultantial.

A. Unless otherwise specified on the Drawings, sod shall be St. Augustine grass - Floritam. The sod area shall be all areas not otherwise Identified and shall include the area beyond the property line to the edge of pavement and/or the edge of the state.

C. Fine Grading 4 Drainage: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfactio of the Landscape Architect, prior to the application of sod. D. Contractor shall be responsible for providing and matching positive drivings flows away from all building and payments to the appropriate distances or collection portus. It explaines all opposit is to be spread, no soci shall be lated until the depth of this coll has been approved, drade shall be adjusted to create a second treation between me, and existing soci drade.

E. Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the tolder and does not relieve the bidder of his responsibility to do a comprehense plant take of freezewement from the Drawings or in the field. Contractor shall be responsible for sociological and as as noted on crawings. Contractor shall verify all final soci quantities in the field prior to cordeling, including any energy adjustments for brinkagelowerings of which less than the interpretable of the contraction of the contraction of the properties of the prior of the prio

F. Cuantity: Soci shall be graded 1 or better, Soci shall be loan or muck grown with a firm, full texture and good root development. Soci shall be thick, healthy and free from defects and debris including but not limited to called that's receive, furgue, diseases and commitmation by useds, other grass varieties or objectionable plain raterial. G. Sod pieces shall be 16" x 24" minimum size in unbroken, cohesive sections

Before being out and lifted, the sod shall have been moued at least three times with a lawn mouer, sith the final mowing not more than I days before the sod is out.

I. Solid sod shall be faid with closely abutting joints with a tanped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a reat, clean namer to the edge of all paving and brito areas. If, in the opinion of the Landscape Activate, top-chessing is necessing after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge. J. Sool along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner.

35 CLEAN UP: A. Sweep and wash paved surfaces.

B. Remove planting debris from project site. Insure all plant material is free of damaged branches, flagging tape and other temporary materials.

C. Lawn areas damaged by planting operations shall be repaired at once by proper seed bed preparation, fertilizing and seeding or sodding in accordance with these specifications.

D. Walks, drainage pipes or other structures danaged by this Contractor shall be repaired with comparable materials and workmanship as the original. 36 MAINTENANCE

A. Begin maintenance immediately after each item is planted and continue until final inspection and acceptance. Areas completed under "Barly Acceptance" of the work or approved phases of the work shall be maintained for an additional '80 days or until final acceptance of the work which ever occurs B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, nowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.

C. All trees shall be deep-watered for a period of ninety days after installation. D. Replace impaired or dead plants promptly. Do not wait until near the end of the correction of the work period to make replacements of plants which have become unacceptable. E. Inspect plants at least once a week and perform maintenance promptly with no additional cost to the owner.

F. Keep planting saucers and beds free of weeds, grass, and other undestrable vegetation growth. G. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by

SET ROOT COLLAR 2" ABOVE ELEVATION OF EXISTING GRADE -PROVIDE 2" EARTH SAUCER REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL MULCH (PLANTING MIX. AS SPECIFIED -THOROUGHLY JET (WASH IN BACKFILL TO ELIMINATE AIR POCKE TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING

Shrub Planting

Shrub / Groundcover Layout

HIGH GRADE STAINLESS STEEL EYE BOLT(*14) -W/3" LONG LAG SHANK

/4" U.V. RESISTANT CABLE TIES(BLACK) MARINE GRADE POLYETHYLENE)

-DENEW DIRECTLY TO FRAMING MEMBE -PROVIDE PLASTIC OR LEAD SHIELD FOR MASONRY APPLICATION

3 LOOPS OF S COATED WIRE (ELECTRICAL WIPE)

Vine Attachment

NOTE

1. TALL CENTRAL CORE
2. LEAN OF '6' CURVED

90% OF PALMS SHALL HAVE "S"-CURVED TRUNKS

BOOTED SABALS AND CHINESE FANS PLACED RANDOMLY

ONTRACTOR SHALL CONSTRUCT ONE OMPLETE SABAL HEAD FOR REVIEW 4 PPROVAL OF LANDSCAPE ARCHITECT RIOR TO MASS PLANTING.

L SABAL HEADS ARE SUBJECT TO EVIEW BY LANDSCAPE ARCHITECT. NATRACT INSTALLED PRICE SHALL TUDE ADJUSTMENT OF LEAN OF TRE RECOMMENDED BY LANDSCAPE MUSICAL PRICE SHALL THE RECOMMENDED BY LANDSCAPE MUSICAL PRICE STATES.

Sabal Head

NOTE
I. TALL CENTRAL CORE
2. LEAN OF 'S' CURVED
TRUNKS

90% OF PALMS SHALL HAVE "5"-CURVED TRUNKS

BOOTED SABALS AND CHNESE ANS PLACED RANDOMLY

LL SABAL HEADS ARE SUBJECT TO EVIEW BY LANDSCAPE ARCHITECT.

Sabal Head w/ Path

NOTE: VERIEY PLANTING DEPTHS IN ALL AREAS ADJACENT TO PAVING Tree Planting and Guying

8 Dog

Soul book

"SLICK" TRUNK SHALL BE CLEAR AND FREE FROM DEFECTS, SCARS AND BURN MARKS LEAN TRUNK ACCORDING TO DETAIL OR PLAN. WRAP, TRUNK W/ 2 LAYERS OF BURLY (4)-2 × 4 × IB* BATTENS BANDED SECURELY TO TRUNK (4)-2 X 4 WOOD BRACES, FREE FROM KNOB, CRACKS OR OTHER STRUCT'L DEFECT -NAIL TO BATTEN, -NO NAILS SHALL PIERCE TRUNK OF TREE -(4) 2 × 4 × 24" WOOD STAKES BACKFILL SABALS W/ CLEAN SAND -JET HOLE AND THOROUGHLY WASH BACKFILL INTO TREE PIT TO ELIMINATE AIR POCKETS.

Palm Planting and Staking \mathbf{G}

MIN 4' CLEAR FOR 6' WALK TYP FOR 6' WALK MIN 6' CLEAR FOR BIKE PATH MN. 6' CLEAR ALL WALKS AND BIKE PATHS SHALL RECEIN

Path Planting

PROVIDE 6" EARTH SAUCER

TAMP BOTTOM OF PLANTING HOLE

LANDSCAPE ARCHITECTURE

NOTE: CONTRACTOR SHALL VERFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

GUY ALL TREES TO 12" HT X 6" SPD -BRACE ALL LARGER TREES.

REMOVE BURLAP FROM TOP 1/3
OF ROOT BALL REMOVE ALL
SYNTHETIC WRAPPING MANDATOR

LCH I PLANTING MIX. 45 SPECFIED THOROUGHLY JET (WASH IN BACKFILL TO ELIMINATE AIR POCKE"

_'DUCK BILL" TREE ANCHORS
OR EQUIV.
-NOTE: ALL STAKES SHALL BE

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING

101 SE 2nd Avenue, Second Floo Delray Beach, Florida 33444 studio•kwdesignteam.com Telephone: 561-243-1873 Krent L. Wieland, FL Reg LA 1039 Cert. of Authorization LC26000275

RECEIVED

JUL 25 2023

HIGHLAND BEACH **BUILDING DEPARTMENT**

anctuaire Boulevar Florida Ocean Beach, S O

↑ 07/13/2023 Rev. Per Comments 06/14/2023 REVISED 05/02/2023 Rev. Per Comments 02/28/2023 FOR SUBMITTAL 02/17/2023 PROGRESS REVIEW ISSUE HISTORY PROJ NO: PROJ MOR: DRAWN BY CHECKED BY

DRAWING TITLE: ANDSCAPE SPECIFICATIONS SHEET -3 Page 27

CAUTION: PLEASE NOTE

SEE PLANT LIST/CHART FOR SABAL HEAD COMPOSITION

(C)

(

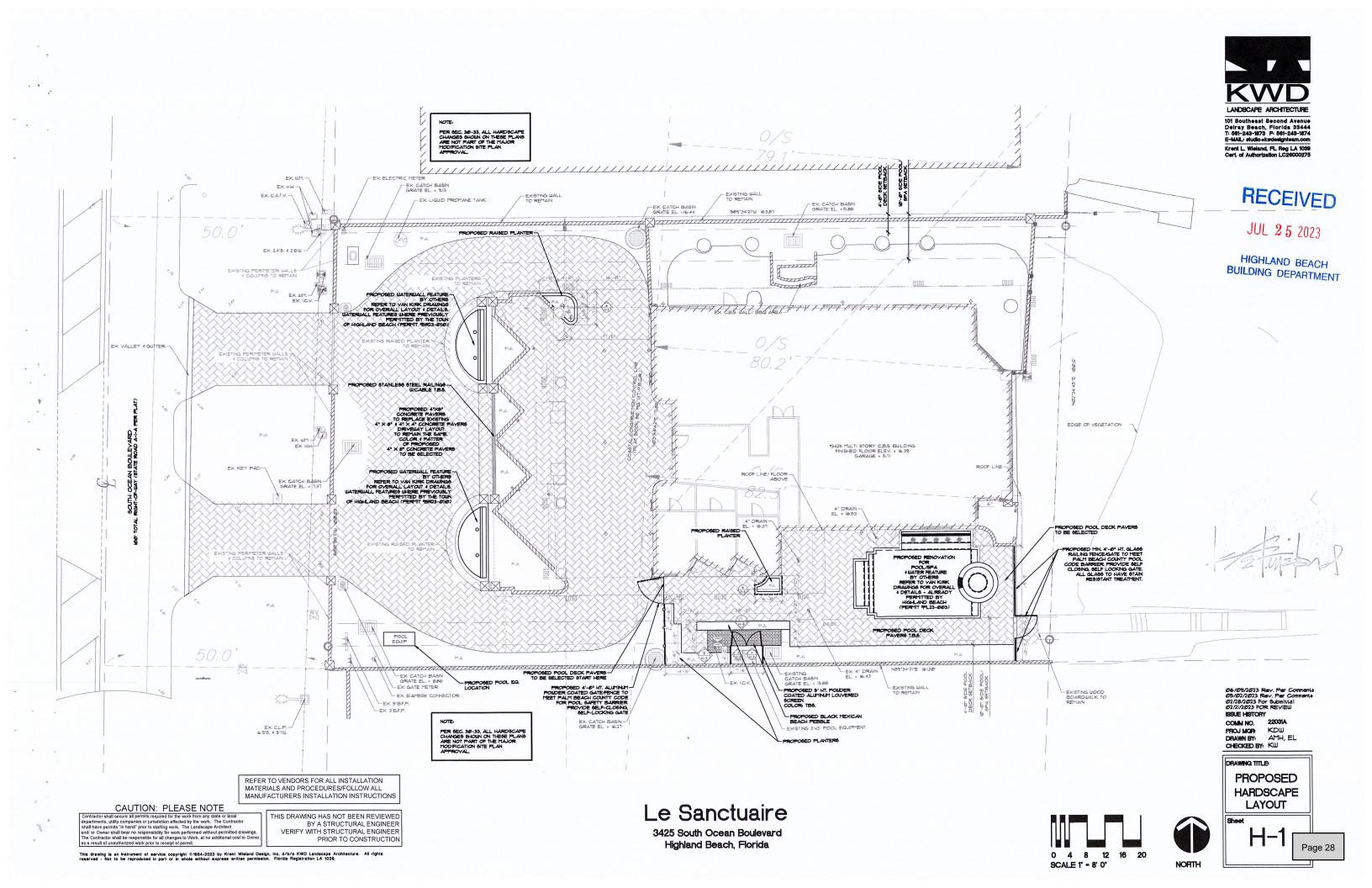
TEST AND AMEND ALL SOILS AS

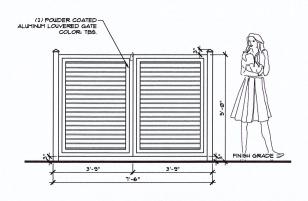
This drawing is an instrument of service copyright ©1984-2023 by Krent Wieland Design, Inc. d/b/a KWD Landscape Architecture. All rights reserved - Not to be reproduced in part or in whole without express written permission. Florida Registration LA 1039.

NEEDED FOR OPTIMUM PLANT HEALTH

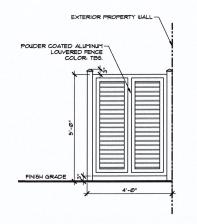
Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" pior to starting work. The Landscape Architect and or Owner shall bear no responsibility for work performed without permitted drawin The Contractor shall be reaponsible for all changes to Work, at no additional cost to Or as a result of unauthorized work prior to receipt of permit.

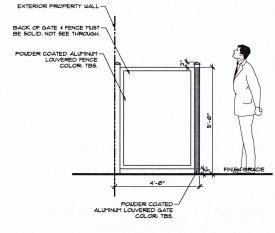
NOTE: SABALS SHALL NOT BE LEANED





BACK OF GATE 4 FENCE MUST -BE SOLID. NOT SEE THROUGH.





101 SE 2nd Avenue, Second Floor Deiray Beach, Florida 33444 atudio=kwdesignteam.com Telephone: 561-243-1873 Krent L. Wieland, FL Reg LA 1039 Cert. of Authorization LC26000275 RECEIVED JUL 25 2023

HIGHLAND BEACH BUILDING DEPARTMENT

Le Sanctuaire 3425 South Ocean Boulevard Highland Beach, Florida

e

Decorative Gate Elevation

2 Decorative Gate Elevation Decorative Fence Elevation

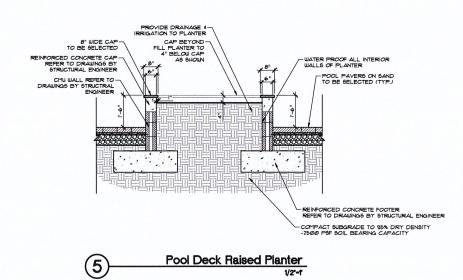
(4)

Decorative Fence Elevation

0 2 4 6 8 10 SCALE 1' - 4' 0'

NOTE:

SECTIONS AND ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



REINFORCED CONCRETE CAP REFER TO DRAWINGS BY STRUCTURAL ENGINEER - HT. OF WALL TO MATCH RAISED PLANTER AT START OF COLUMN ON OPPOSITE SIDE OF PARKING AREA WALLE PROOF ALL INTERIOR WALLS OF PLANTER PROVIDE DRAINAGE 4-STUCCO 4 PAINT TO MATCH EXISTING PLANTERS DRIVEWAY PAVERS ON SAND TO BE SELECTED (TYP.) REINFORCED CONCRETE FOOTER REFER TO DRAWINGS BY STRUCTURAL ENGINEER COMPACT SUBGRADE TO 95% DRY DENSITY -2500 PSF SOIL BEARING CAPACITY

Parking Area Raised Planter

06/09/2023 Rev. Per Comments 05/02/2023 Rev. Per Comments 02/28/2023 For Submittal 02/21/2023 FOR REVIEW ISSUE HISTORY

COMM NO. 22031A PROJ MGR: KDW DRAWN BY: EL CHECKED BY: KW

DRAWING TITLE: HARDSCAPE **DETAILS** Page 29

CAUTION: PLEASE NOTE

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 Own as a result of unauthorized work prior to receipt of permit.

THIS DRAWING HAS NOT BEEN REVIEWED

BY A STRUCTURAL ENGINEER REFER TO VENDORS FOR ALL INSTALLATION VERIFY WITH STRUCTURAL ENGINEER MATERIALS AND PROCEDURES/FOLLOW ALL

PRIOR TO CONSTRUCTION MANUFACTURERS INSTALLATION INSTRUCTIONS

1000 - GENERAL NOTES

- The Contractor shall visit the site prior to bidding. All bids shall include any nobilization required to accommodate the site conditions. The Contractor shall notify the Landscape Architect of any additional work for coulding or allowed for in the Construction Documents prior to submission of bids. No change orders still be issued for existing conditions or the Tailline of the Contractor to observe them.
- Commencement of Work: All Contractors shall notify the Landscape Architect at least seven (1) days in advance of the intended Commencement of Work.
- Contractor shall review plans and/or field layouts with Landscape Architect at least 2 (two) days prior to installation or on site as needed.
- Contractor shall coordinate with Landscape Architect, Owner, and other job contractors t snoothly implement the project. The Landscape Architect, as directed by the Owner, nay facilitizate coordination efforts on orbaff of the Owner to ininitize implementation conflicts.
- The Landscape Architect reserves the right to visit the job site to review and observe all work and job progress at any time.
- 6. The Landscape Architect/Owner shall be notified of any additional work or change in implementation network ont allowed for in the Construction Documents, prior to implementation of such work. The Contractor shall submit Change Orders for all lutter desired as additional to Contract. Owner shall approve all changes to Scope of Block and adjustments to Contract Price prior to implementation of any changes to Scope of Block At Owner requests to Contract Price prior to implementation of any changes to Scope of Block At Owner to Republic the Landscape Architect has priorities in priorities of project tools for page 1881. AND PAYERS AND INSTITUTE SCIENCE SCIENCE SCIENCE TO CONSTR.
- Contractor shall secure all pentits required for the work from any state or local depart utility companies or jurisdiction affected by the work. The Contractor shall have pentil "in hard" prior to starting work. The Landscape Architect and or Owner shall bear or responsibility for work performed uithout permitted defailings. The Contractor shall be responsible for all charges to block, at no additional cost to Owner, as a result of uses work prior to receipt of permit.
- 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.
- a. The Contractor shall submit samples of materials and finishes to the Landscape Architect for approval prior to ordering and installation.
- 10. The tern "Contractor" shall expressly apply to any "Sub-Contractor" directly involved with the work. Sub-Contractors shall bear responsibility to the General Contractor for coupli with the requirements, terms and conditions as specified in the Construction Documents.
- These documents are intended to convey overall form and finish of the design intent only. Contractors and Sub-Contractors are responsible for installing all products and performing all such in accordance with mandaturers instructions and following all applicable sections of the CSI, ASTN, and/or other AIA/ASIA, recognized trade agency. The Landscape Architect shall bear no responsibility for Contractor's or Sub-Contractors networks of such as the contractors are contracted or such as the contractors are contracted as the contractors are contractors are contracted as the contractors are contractors are contractors and contractors are contractors.

1105 - GENERAL DESIGN DATA

- This project has been designed based on the 1th Edition Florida Building Code 2020
- Concrete reinforcing steel- ASTM A615 grade 60 , Fy: 60 KSI. Ties and stirrups --grade 60.
 Concrete Materials and Placement ACI 318-11 Edition.
- 4. Structural steel -- ASTM A36 unless otherwise indicated
- 5. Structural steel for tubes ASTM A500, 46KSI.
- 6. Bolts ASTM A325, thread rod A3Ø1 Stainless Steel Bolts - 304 or 316 Alloy ASTM F-593-02.
- 8. Stainless Steel Wire for Concrete Reinforcement 304 or 316 Alloy ASTM A1022-01
- 9. Structural wood and timber -- 5 fb = 1200 PSI min.

10. Soil bearing pressures: Foundations are designed on the assumption of a ninimum soil bearing value of 2500 PSF, it shall be the Ouner's responsibility to assure that the actual soil bearing value equals or exceeds this ninimum. If the soil bearing value is less than 7500 PSF, the Ouner shall be responsible to notify the project Engineer and to provide suitable foundation soils, compacted to bearing values as prescribed.

Design Wind Loads: Must be in accordance with 1th Edition Florida Building Code 2020

2805- GENERAL SITE UTILITIES AND SLEEVING

- Contractor shall verify location of existing utilities and services and provide protection measures during construction. Any utilities damaged during site work operations shall be repaired at Contractor's expense.
- Contractor shall verify location of proposed utilities and services with respect to proposed or axisting landscaping. Proposed plain naterial locations shall take precedence when determining underground piping and utility rouses. Avoid all areas expected to encounter encounter root balls of large plant naterials and provide the clearances necessary to install all proposed naterials.
- 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
- All sleeving shall be a 2"-4" dia. SCH 40 PVC pipe as needed.
 Where possible sleeving should be stacked or ganged to minimize space requirements.
- Contractor shall be responsible to provide at least three (3) sleaves for irrigation electrica service and drainage to each planting area and/ or raised planter surrounded 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.
- Sleeves shall have a ninimum 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.
- 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.
- 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

2310 - GRADING NOTES

Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect for decision.

- All fill for berming and planting brought to the site shall be clean, friable sandy loan or slightly acid to neutral pH. All fill shall be free from sticks, rocks, mart, sod and other cabris. Sod below all areas to be berned shall be removed or killed with an approve harbicide prior to installation of fill.
- Remove all road base, shell rock, mart, 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.
- 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.
- Pitch evenly between spot grades. All paved areas must pitch to drain at minimum of I/8' per foot. (%). Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
- 7. Rough grade of site fill shall be provided 'in-place' by Owner to 1/- 6" of finish grade. 8. Finish Grade : +/- one inch (0.08')
- Fill shortfall shall be reported to Ouner immediately. Owner shall provide fill within 1 days
 of written notice by Contractor.
- IØ, Excess fill shall be reported to Ouner. Contractor shall stock-pile excess fill in areas to be determined by Ouner. Ouner shall have stock piles removed.
- Contractor shall be responsible to maintain finish grades and correct all erosion until area is accepted by Guner. Contractor shall remove all soil run-off from adjacent lakes, pavements, suales et as established by others.
- No equipment shall be used within the canopy 'drip-line' of existing trees. Maintain existing grade at 'drip-line' of existing trees.

CAUTION: PLEASE NOTE

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 Own as a result of unauthorized work prior to receipt of permit.

2630 - DRAINAGE AND PIPING NOTES

- ATERIAL 5

 Parlange pipe specified as CPT N-12 shall be corrugated high density polyethylene tubing with ascoth wall interior. Corrugated polyethylene tubing shall conform to ASIM F-469, ASIM F-661 and Harufacturer's recommendations. Pipe shall be by Advanced Drahage Systems (ADS) Inc. or approved equal.
- D. Drainage pipe specified as PVC shall be Schedule 40, Schedule 80 or C-900 polyvingl chloride pipe as indicated on the drawings.
- Deck Drains ND.S. polyethylene grate
- d. Planter Drains ND.S. Atrium Grate In-line Drains - PVC body with cast iron grate manufactured by 'Advanced Drainage Systems (ADS) Inc. or approved equal.
- un anege ogsame i kuDo Inc. or approved equal.

 Catch Basis NYC body ultih toat Inor grate nanifactured by "Advanced
 Drainage 6ystems (ADS) Inc. or approved equal.

 Sub-surface strip drainage "AdvantEDGE" contigated high density polyethylene strip
 chamel ranifactured by "Advanced Drainage 6ystems" (ADS) Inc. or approved equal.

 Wapped ultih geotextife.
- Sub-surface french drainage slit perforated N-12 corrugated high density polyethylene pipe stanifactured by "Advanced Drainage Systems" (ADS) Inc. or approved equal. tirapped with geotextile.
- All thermo-plastic pipe shall be installed in accordance with ASTM D-2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity Flow Applications.
- All pipe shall be placed in a dry trench. Contractor shall provide adequate equipment for the renoval of storm, surface or subsurface water which may accumulate in the trenches or excavated area so that it will be dry for Work required.
- All bedding shall consist of clean granular material. Unsuitable material such as suck, rocks, and debris shall be removed and replaced with suitable material and compact.
- The pipe shall be supported for it's entire length with appropriate compacted granular material under the haunches.
- The backfill shall consist of clean granular material. Unsuitable material such as muck, rocks, and debris shall not be placed in the trench.
- All backfilling of storm drainage pipe shall be compacted in 12" lifts of clean granular mate to a density of not less than 95% of the maximum density as determined by AASHTO T-99. Location of drainage structures shall govern pipe runs. Pipe lengths may have to be adjusted to accomplish construction as shown.
- All angular/ directional invert orientations are approximate. Contractor shall determine and verify all pipe, invert, and structure alignments in accordance with the Layout plan and Planufacture's specifications.
- IØ. All elevations shown refer to NG.YD.. Contractor shall verify all existing elevations and report any discrepancies to the Landscape Architect prior to installation of work.
- Contractor shall verify all rin 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.
- All pipe corrections shall be made with manufacturer approved collars, couplings, or fittings. All corrections shall be gasketed and/ or glued to be watertight, impenetrable by roots, and resistant to sediment infiltration. All corrections shall be gasketed and or glued to the watertight, impenetrable by roots, and resistant to sediment infiltration. All corrected pipe corrections shall be gasketed and wrapped with three (3) layers of approved joint tape installed in accordance with manufacturer recommendations.
- All in-line connections to main line shall be made with Y-fittings installed to facilitate downstream flow.
- 14. Contráctor shall be responsible for sizing roof drain downspouts and comecting to overflow structure placed 6" min. below floor of building. Provide 2" min. overflow air-gap at downspout / drainbine comection.
- 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.

2830 - SEGMENTAL MASONRY RETAINING WALLS

- several: "The Work covered in this section includes furnishing of labor, naturalls engine and inclination for other construction and insultation of segmental naturally retaining aims (SHRW) as shown on the Construction Drawings and described by the Contract Specifical The Work included in this section consists of jobs is not limited, to the following:

 a. Excession and foundation prephration for the restating out.
- a. Excavation and foundation preparation for the retaining wall, to Placement of the footing (leveling pad) for the wall facing units. c. Placement of the notablight block will if acting units. a Placement of ordinging natural processing of the processing of ordinging natural processing of the proce
- Related Work
- A. ASTM CHØ Saspling and Testing Concrete Masorry Units.
 ASTM CHØ Saspling and Testing Concrete Masorry Units.
 ASTM CHØ Standard Specification for Segmental Retaining Wall Units.
 ASTMC101-29-5 Standard Specification for Segmental Retaining Wall Units.
 Asticnal Concrete Masorry Association (NCMA) Tex 2-4 Specification for Segmental Retaining Wall Units.
- turer's Installation Guide -(most recent issue) and all technical references included

- Veren.

 5. Subnitable

 a. Subnit the following in accordance with General Conditions:

 1. Manufacturer's Literature, including installation named.

 2. Stop Drawings showing soil report data, retaining sail design, sail heights, geosynth, and sealed to be a substance of the sail report of the sail of the sail heights and sealed by a registered Engineer licenseed in the state of the sail installation.

 3. Sarples Furnish (2) units in the color and face pattern as specified.

 4. Test Reports form an independent laboratory stating noisture absorption and compressive surregit properties of the concrete sail units sheri tested in accordance with ASBT CLAP.
- Foundation soil shall be excavated or filled and compacted to grades and disensions as shown on the Construction Drawings or as directed by Landscape Architect. It elevations shown finished exposed surfaces only, Contractor Pail provide sexevation of a deequate disension accommodate all subgrade, foundation and leveling paid requirements to construct the finished design as shown in the Construction Documents.
- The leveling pad material shall be placed and compacted crushed stone along the grade and dimensions as shown on the Construction Dugs. The leveling pad shall be 6" min. thicke
- The bottom row of retaining wall modules shall be placed on the prepared leveling pad. Care shall be taken to ensure that the wall modules are properly aligned, level and in complete contact with the base materials.
- Will modules above the the bottom course shall be placed such that all bearing surfaces cleanly nate and provide the design batter of the will face. Contractor shall break the level of wall notices with each fit to ensure that to agaps are formed between successful lifts that affect the alligneem of the wall and the pullou, of grid reinforcements. Check vertical face of installed units to verify design botter in instituted to
- Drainage Install drain tile at lowest elevation possible to maintain gravity flow of water to outside of reinforced zone. Drainage pipe shall daylight to an approved outfall area or
- 10. Drainage aggregate shall consists of clean 3/4" angular rock Fill all voids between, will and behind wall units with drainage aggregate. A minimum of 12" of drainage aggregate shall be placed behind wall units. Drainage aggregate shall be separated from adjacent soils with an approved geo-fabric.
- Install reinforcement grids in accordance with Engineer's drawings and Geosynthetic's Manufacturer's recommendations. Infill soils for reinforcement grids shall be as specified by Engineer, Infill soils shall be placed in 6° lifts and compacted to 95% Standard Proctor. Compact with hard operated equipment. No heavy equipment shall be allowed within 4' of wall or I/2 of wall height, whichever is greater.
- Retained soils shall be placed behind infill soils in 6-8" maximum lifts.
 Retained soils shall be compacted to a density of 95% min. of 9td. Proctor
- Top two courses (including Capstone) shall be secured with an exterior rated concrete construction adhesive as recommended by manufacturer.
- 15. Fine grade all slopes away from wall faces at not more than I:10 (10%) slope for a distance equal to helight of wall unless design indicates otherwise.

3100 - CONCRETE NOTES

- refuls Norral useight concrete (149 PCF)
 28-day compressive strength
 28-day compressive strength
 30-day compressive strength
 30-day 19-day
 30-day 19-day
 40-day
 4
 - Minimum concrete cover shall be:
 Slab- 3/4"
 Beans and columns- 1-1/2"Exposed un
 Formed concrete belou grade 2"
 Unformed concrete belou grade -3"
 - Placing drawings and bar lists shall conform to A.C.I.'s "Manual of Standard Practice" fo Detailing Reinforced Concrete Structures," (A.C.I. 315-80)
 - Details of concrete reinforcement shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated.
 - Concrete construction techniques shall conform to the "Specifications for Structural Concrete for Buildings" (ACI 301-84).
 - Reinforcement shall be carefully placed, rigidly supported and well tied with bar supports Adequate vertical and horizontal shoring shall be provided to safely support all
 - All openings in concrete slabs or walls over 12^n square shall have one (1) % x 5'-0" diagonal bar in each corner in the center of the slab or wall.
 - Reinforcing steel in footings or pile caps shall be assembled as mats with bars equally spaced and wired together at each intersection before concrete is placed.
 - Dowel column and wall reinforcing to footing or pile cap with same size and number of dowels as vertical bars above
 - II. Dowels shall be hooked "L" at bottom and shall be lapped 48 bar diameters with the column or wall reinforcing above.
 - 12. Concrete columns shall be tied columns unless otherwise indicated
 - 13. Provide 66W I. 4 WI.4 WUF in slabs on grade unless otherwise indicated. Reinforcing in concrete walls shall be continuous-lap bars 48 diameters. Horizontal bar laps shall be staggered.
 - 15. Slab Expansion Joints Form isolation joints of pre-formed joint-filler strips abutting concrete curbs, catch basins, narholes, inlats, structures, walls and all other fixed objects and where indicated. Wall Expansion Joints Refer to engineering drawings.
- Control Joins Fore weakened plan contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least one-lover of the concrete thickness as followed:

 A least of the concrete wiface.

 A least of thickness of thickness of the concrete wiface.

 A least one-lover of thickness of thicknes
- . Saw out joints not allowed Joints Spacing as follows and as indicated on the drawings. 4" thick slabs 6' o.c. nax 6" thick slabs 8' o.c. nax
- Add two feet (2') to spacing, if fiber mix is used. 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. Repe edge tooling after applying surface finish Eliminate edger marks in the concrete surface
- Slab Surface Finish verify finish with drawings. All slabs and walkways shall receive a non-skid light broom finish valess otherwise specified. Finish shall be uniform and consist over entire surface. Finish surface shall be free of beliefshets, tool narks and defects.
- fiber Reinforcement Synthetic fibers shall be fibrillated or monofilament polypropylene fibers engineered and designed for use in concrete pavement complying with ASTM Cilli6, Type III, [1] to 1 (bir (18-75m)) long. Admix at not less than 1 (b) per cu yot and as recommended by Engineer or manufacturer.

4220 - CONCRETE UNIT MASONRY

- Materials

 a. Concrete nasomy 28-day compressive strength of individual units
 (not area) 19:06/751. Masomy units shall conform to ASTM C90.

 b. Mortar type IT or 5 ASTM C710. Frortar test shall be taken tube
 usesky or more often as required by the architect-engineer.

 c. Masomy grout shall conform to ASTM C416.
- Reinforced concrete masorry construction shall conform to the "Building Code Requirements for Concrete Masorry Structures" (ACI 53I)
- Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
- Clean out openings shall be provided at the bottom of grouted cells at each lift. Cl shall be sealed after cleaning and inspection, and before grouting. Reinforcing steel shall be lapped 49 bar diameter minimum where spliced and shall be either separated by one bar diameter or wired together.
- 6. Masonru walls shall cure at least twenty-four (24) hours before grouting.
- When grouting is stopped for one (1) hour or longer, the grout shall be stopped 1-1/2" below the top of the uppermost unit. 8. Grout shall be placed in lifts not to exceed 8'- \mathcal{O}^* maximum.
- 9. Vertical wall reinforcing shall be doweled to footing below and to beam above. 10. Provide two (2) % Ga. reinforcing wires every second course in exterior walls.
- II. Beans and lintels, unless otherwise shown, shall have 8" min. bearing at each end Masorry shall be anchored to supporting beams and columns unless otherwise noted. Masorry 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. Masorry grout shall be mixed with sufficient water to give a fluid

2100 - EROSION CONTROL

- Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching.
- 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 after each date.

4720- CAST STONE

- I Gereal This section includes all above, appoints and state list to provide and install of a Gereal This section includes all above and an account of the specification of a Architectural Cast stone White Protition Center based (Tupe I or III) Concreta.

 Texture and cooler shall be as specified by Architect. Reafer to Fishis chedule

 b. Contractor shall furnish shop drabings, colors and material samples of all profiles or alternates to Landeage Architect for approval prior to ordering stone.

- or alternates to Lendscape Architect for approval prior to ordering.
 Related Sections Refer to sections as applicable.

 1. Section Mortar and Grout.
 2. Section Mit Tlasonry Assemblies.
 3. Section John Section Reinforcing Unit Masonry Assemblies.
 3. Section John Sealing Architecture of Reinforcing Unit Masonry Assemblies.
 5. Section John Sealing Architecture of the Cast Store Institute (CSI) Technical Havail Current Edition).
 ASTM CIB64 Standard Specification for Cast Store
- Cast stone fabricator and installer shall use clean, uncontainisted sources of cement, aggregate, mixing equipment and uster for all products, grouts, and Installation practices. A cast stone shall be white Portland cement based and achieve a minimum compressive strengt of 3000 ps upon delivery to job-site.
- s. Cast stone shall have integral color pignents with additional soda color as specified
- 4. Architectural cast stone members shall be suitably reinforced sittle synthetic fibers (ASTM CIllé, Type 3), sedded sire fabric (ASTM ABV stere applicable set-cast units) ferrors bars (ASTM ABV stere applicable set-cast units) ferrors bars (ASTM ABV) ABSMV or deformed staties steel (type 30° ar 304.) Ferrors reforcements shall not used be in ust or submerged conditions or within 3 miles of the ocean (salt atnosphere) clinatic conditions. Epoxy costand steel shall be required when cover is lass than I-MV. Its ideal of the other within the used in dry cast products.
- Ferrous reinforcements, where permitted, shall be oil and rust free and embedded with a minimum of 3" of concrete cover unless specified otherwise by engineer.
- 5. All copings, trim moulds, wall caps, brackets, cladding, etc (excluding horizontal flatuority that be archored in place with corrosion-resistant building store flatwers. All vertical cladding and colume shall be archored in compliance with local building codes. Refer to windload are sellent standards in C61 Thanal section C7(C75-C725) and C41s and the AC1 318 and AC1 355.
- 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.
- 9. Wet all stones prior to setting in full mortar bed unless otherwise detailed.
- 10. Set atones 1/8" or less within plan of adjacent units. II. All finish pointing grouts shall match the cast stone color unless otherwise specified.
- Grout joints shall be consistent and uniform: ¼° min or ¾° maximum width. Joints shall be tooled flush or slightly concave as specified. Raked jointed shall be pointed and tooled as
- 13. All borders, trins, and notding spains shall consist of equal, uniformly sized pieces. Slivers or ubalanced joint spacing is wacceptable. All corner stones shall be solid castings. Titler joints shall be pemitted only where specified. All coping / trin shall terminate or return uith appropriately clast pieces. Exposed, out, or broken ends are vacceptable.
- 14. 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. Acids whall not be used to clean finished surfaces whese separation.
- All horizontal walking surfaces shall have a skid resistant finish, wet or dry. Fill all
 pores and cavities of natural stone as specified.
- 16. Sand-set stones shall be a minimum of 2" thick and tightly butt jointed gaps not to exceed I/16". Refer to Section 2780 Unit pavers for sand-set applications. All stone cutting shall be done in designated staging area. Protect all adjacent plant materials, soils and finish surfaces from dast, debris, and construction activity. Dispose of any waste naterials in suitable containers away from planting areas. Contractor shall be responsible to remove all cement containated soil from the site and replace with clean, approved fill.
- Stone shall be patched, cleaned and free of chips, blemishes and defects. All cleaners shall be used in accordance with nanufacturers specification. Protect all adjacent plant materials, soils and finish surfaces from runoff /over spray of all cleaners.

All cast stone shall be finished with a clear, penetrating no-build sealer unless otherwise specified. Submit sealer manufacturers' literature to Architect for approval. specified. Submit sealer manufacturers' literature to Architect to approximation No sealer shall be applied until repair, cleaning, inspection and acceptance are completed.

2700 - GENERAL PAYING NOTES

- Concrete Unit Pavers Contractor shall provide a minium 5' x 5' sample of the specified color blend for each paver pattern specified prior to ordering naterials 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.
- Cast Stone Contractor shall verify all colors and finishes in writing prior to ordering naterial. Contractor shall furnish samples of the specified naterial, profiles and finishes whenever specific nanifactures are NOT specified. Substitution still not be allowed unless approved prior to ordering by the Owner and Landscape Architect.
- Concrete All concrete products (including cast stone) shall have a minimum compressive strength of 3000 psi or greater as specified. All cast in place concrete shall have
- Subgrade All pavement or foundation subgrade shall be compacted to neet the density requirements as determined by drawings in accordance with the AASH.10, T-186 Specificate Subgrade shall be returned to provide the provided specification of the subgrade shall be returned to the step of the proposed adjec of pavement. All sumps, root and other detertious natter encovated in the preparation of the subgrade shall be removed to a depth of 3 feet below the finish pavement grade and from within 8 feet of edge of pavement, if the subgrade is required to be stabilized, the Contractor shall refer plate prepared by a registered forth Engineer. All reinforcing steel and metal within 5' of pool shall be grounded with a '8' insulated solid copper wire per code. Bonding shall be in accord with NEC 680-22.

Base - All pavement bases to receive vehicular traffic shall be designed by a Civil Engineer retained by Quier and/or Contractor. All approved limerock ba material shall be compacted to not less than 98% per AASHT.O. T-180 specific 9500 - PAINT AND FINISHES

- All paint finishes shall receive 100% coverage with a primer/ sealer base suitable for the substrate material and application. All Paint finishes shall extend a minimum of 2" below grade where applicable. All surfaces or substrates shall be etched, scarified, pH neutralized and cleaned. Remove all loose or liaking naterial. Fill or repair all surface defects to natch adjacent surface finish or specified texture. Prepare surface according to paint nanufacturer's recommendation.
- Masonry and concrete walls shall receive a coat of masonry primer paint stucco / masonry shall cure for at least 28 dry days prior to
- 4. Finish paint shall consist of high-grade lates 100% acrylic paint unless otherwise specified (i.e. Sherwin Williams or eq.) Finish paint application shall consist of a minimum of one cost of finish paint. Tollow application instructions as recomerade by the filand activer unless otherwise noted.
- 6. All paint shall have the maximum allowable recommended mildeucide additive. Contractor shall provide 4'x 4' paint sample panels on site for review and approval by the Owner and I or Landscape Architect.
- All metal shall receive a two coats of corrosion resistant primer appropriate for he material: hexposed Steel , iron/ ferrous metals - red oxide oil-based primer or approved eq.

6050 - OUTDOOR CARPENTRY

- Materials

 a. Pressure-treated (PT) lumber
 Piles southern yellow pine (\$YP) 250 CCA (min. retention)
 Framing and superstructure 12 SYP, 845, 080 CCA
- Decking, posts and railings 4, SYP, 545, 0.60 CCA
- Decking, posts and raillings * 1, 5YP, 545, 660 CCA
 by Lestern ted Geart (IRC). If voyal, saw linbers and climerional boards
 Exotic wood cladding Plantation grown Teak, "Pau-lope"
 -other species to be destinated
 d. Recycled Plastic Board (RPB)- Uv resistant, high density polyethylene
 (HDPS) dimensional boards,
 'Havitatured by Cycle-Hasters, Inc. OR EG.
 PC) Box 645 Sweetser, IN, 46981
 Ph. 311-384-4336.

 If the late the content in the content is the content of the co
- 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
- Contractor shall verify all colors and finishes with Landscape Architect. Submit samples of each specified RPB for approval prior to ordering.
- All structures shall be anchored plumb and square to base. Structures shall be designed in accordance with windloads and local codes.
- Wood products shall not be embedded or restrained on masonry structures o enclosures without adequate clearances and drainage.
- 6. Pressure-treated (PT) wood sub-structures shall be thru-bolt corrected with hot-dipped galvanted bolts or eq. Stainless steel bolts and fasteness shall be used as noted. All freining ralls, corrector plates, lies etc, while bot dipped galvanted steel unless otherwise specified. Refer to engineer's fastener schedule for size and spacing.
- All bolted overhead comections shall be countersunk, sealed and plugged with similar wood plugs or approved filler material.
- b. In overhead or exposed conditions, all wood shall be liberally bedded in silicone sealant or eq. bedding nateral to isolate wood contact from netal plates, anchor bolts, fastenere or nasowny nembers. Externally cauked joints are not an acceptable substitute for proper bedding.
- 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 connection shall be tight and clean. Round-over or ease all edges unless otherwise specifier.
- All fasteners on decking, railings and finish surfaces shall be counter-sunk flush or slightly below finish surface. All decorative wood assemblies shall receive at least one cost of primer, stain or seal prior to assembly. Finish cost or touch-up all final assemblies or structures according to finish schedule.

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 Fountain nechanical, electrical and hydraulic systems shall consist of commercial grade pool fountain equipment as specified by an approved fountain consultant (fisted below) to provide a complete feature fountain system that operates to the performance standard as specified on the Plans. Fountain Gorelliant.

- 2. The Equipment List shall include, but not necessarily limited to, the following items purps, piping and fittings, auto-fill, overflow, filters, skinners, valves, sanifolds, timers, cortical sources, light fitures, ets Croutals / Pool acquipment shall be specified on found in consultant's drawings. Substituted acquipment shall be approved only uithin unitten authorization by Gimer and/or Landsdape Architect prior to restallation.
- . All pool / fountain shells, structures, basins, bouls, etc. shall be engineered and co in accordance with all applicable codes and standards by the installer, nanufacture supplier. The installer's engineer shall funish a Wind load Certification Letter' as re the building official and copy the Owner and Landscape Architact when applicable
- All Work shall be performed in a workman-like manner and shall conform with all applicable national, state and local regulations and codes. 5. The Contractor shall submit shop/ engineering drawings for all shells, structures and operating systems to the Landscape Architect for review and approval prior to construction. Contractor whill notify Landscape Architect to review all notifs and casting patterns at a 75% completion level prior to receiving final approval.
- All pool shells and water vessels shall be receive a water-proofing nembrane, plaster finish e.g., suitable for underwater/pool use. Water-proofing shall be installed befind all tilles, boulders, stones and other decorative. Team Materipool both sales of all walls subject to negative hydrostatic pressure. Waterproofing national shall be compatible with bonding qualities of substrate and applied doccrative inhall be
- Contractor shall verify that all fixtures, tiles, finishes and grouts are suitable for a pool and/ or chlorine environment. All laster proof grouts shall be fortified with a non-resentable acrylic additive or other susterproofing/ bonding additive compatible with the interned use. Admix shall be Alcoholord manufactured by the Lambert Corp' or eq. and used in accordance with manufactures of directions.
- Stone fabricator shall coordinate with Fountain Consultants and contractors to determine necessary clearances and allowances for fountain equipment and structural elements. Contractor shall provide all structures, plumbing, equipment, hook-ups, services, and adjustments necessary to provide a complete and fully operational fountain system.

All fastenings, pins, plumbing and reinforcing shall be of non-co-materials suitable for a chlorine environments.

- Fountain mechanical / equipment installer shall include a minimum I year warrantee for all equipment, including any necessary field service and/or adjustments. 12. All spas shall have a 'Bather accessible' spa cutoff timer within 10' of Spa.
- 13 All electrical work shall conform to the most recent National Electric Code
- B. Water supply tap and neter (if required) shall be furnished by Ouner 16500 - LANDSCAPE LIGHTING NOTES
- 2 Contractor shall verify all panel sources, suitching locations, and controls with the Project Architect/ Engineer. Contractor shall provide shop drawings for electrical circuits in conjunction with the Owner's Electrical Engineer as needed. Typical outdoor electrical service shall consist of ground fault interrupted (GFI) circuits or outlets sounted in approved weather-proof bell boxes. Outlet halings shall be the control of the cont
- Where applicable, the Contractor shall allow for recessed or surface mounted applications with the approval of the Project Architect.
- 5. Contractor shall neet with landscape architect in field to review electrical and utility corridor routes. Electrical conduits and wires shall avoid areas with large feature palms and trees having large root nesses. The Contractor shall be responsible for reviewing and understanding the Planting Plan and avoiding utility conflicts wherever possible. 6. Electrical service correction and meter (as needed) shall be provided by Owner
- All fixtures in road -rights -of- way shall have shields to conceal the light source from on-coming traffic. All lighting shall be aimed away from on-coming traffic. 8. All up-light fixtures shall be set-back a minimum of four (4') feet from the edge of all malks and payements.
- Contractor shall stake all fixture locations for review by Landscape Architect prior to setting conduit, j-boxes and/or perna-posts. (2) Contractor shall take into consideration the fixtures location with respect to existing plant naterial. If existing plant naterial will block the light path, the Landscape Architect shall be called for an alternate location.
- Contractor shall make final adjustments to fixture location, lamping and aiming subject to review by Landscape Architect in night-time light test. 12. All fixtures within ten (10°) feet of water shall cornect to GFCI circuits in accordance with the electric code. Fixtures other than like voltage (120v) shall not be located within 10° feet of water. No electrical or lighting fixtures shall be within 5° feet of the water's edge.

LEGEND

FFE. Finish Floor Elevation
AFF/ BFF. Above Finish/ Below Fin. Floor +DØ0 Existing Spot Elevation
+DØ0 Proposed Spot Elevation

9 Slope Gradient/ Direction of Flor - 17 - Proposed Contours Existing Contours + LP/HP Low/High Point

+T /FTG Top of Footing (TCF)
+TW Top of Wall Elevation
+BC/TC Bottom/Top of Curb Elevation
+B5/T5 Bottom/Top of Step Elevatio
+FG. Finish Grade

 DI RIM EL
 Carch Basin Rim Elevation
 INV EL.
 Invert Elevations DP/ PVC DP/ HDPE Drain Pipe- PVC Drain Pipe- High Density Polyethylens Perforated Drain Pipe Down Spout Clean Out

Planting Area

Expansion Joint Control Joint - saw cut

Natural Preserve To Remain Undisturbed HIGHLAND BEACH Lake Maintenance Easemen **BUILDING DEPARTMENT** Drainage / Utility Easement Irrigation Main Water Main Force Main DE. / U.E.

Decorative Street Light Pole - sgl or do Decorative Street Light Pole - quad → Decorative Walk Light Pole ShoeBox Street Light Pole - sgl or dbl

EPI Suitch Cabinet or Transforms

FR: 198 ower Pole/ Light Pole Horizontal Station (hundreds of feet + feet decimal feet) -Station graphic scale is approximate Point of Beginning 45+3229 POB.

Unless noted otherwise

Delray Beach, Florida 33444 studio•kwdesignteam.com Telephone: 561-243-1873 Krent L. Wieland, FL Reg LA 1039

RECEIVED

JUL 25 2023

0 Boulevar Florida Sanctuair Ocean Beach, South

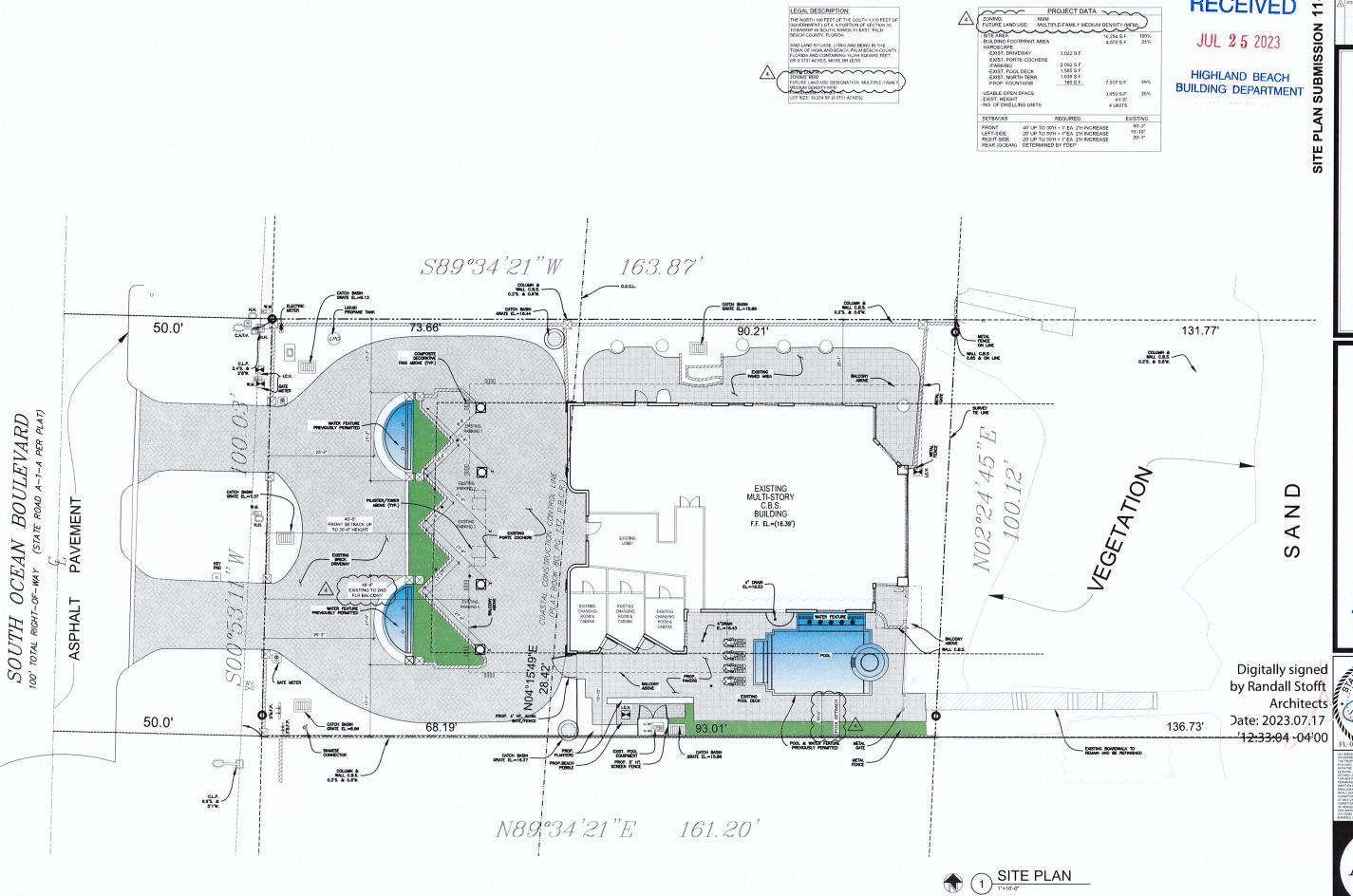
0

06/09/2023 Rev. Per Comments 05/02/2023 Rev. Per Comments 02/28/2023 For Submittal 02/21/2023 FOR REVIEW ISSUE HISTORY 22031A COMM NO. PROJ MOR: KDW DRAWN BY: CHECKED BY: KW

DRAWING TITLE: **HARDSCAPE** SPECIFICATIONS

H-3

This drawing is an instrument of service copyright ©1984-2023 by Krent Wieland Design, Inc, d/b/a KWD Landscape Architecture. All rights reserved - Not to be reproduced in part or in whole without express written permission. Florida Redistration LA 1039.



THE NORTH 100 FEET OF THE SOUTH 1
GOVERNMENT LOT 4, A PORTION OF SE

RECEIVED

JUL 25 2023

PROJECT DATA

11-29-22

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

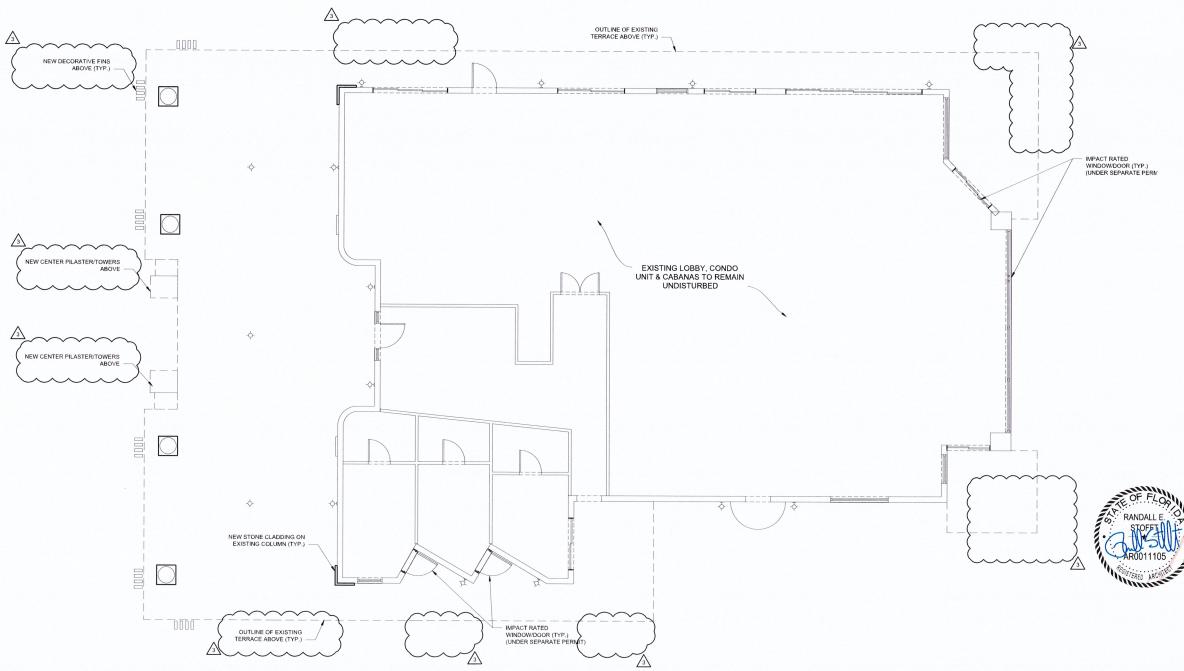
STOFFT RANDALL ARCHITECTS

RANDALL E



HIGHLAND BEACH BUILDING DEPARTMENT

PROPOSED FIRST FLOOR PLAN



REVISIONS BY DATE

SITE PLAN SUBMISSION 11-29-22

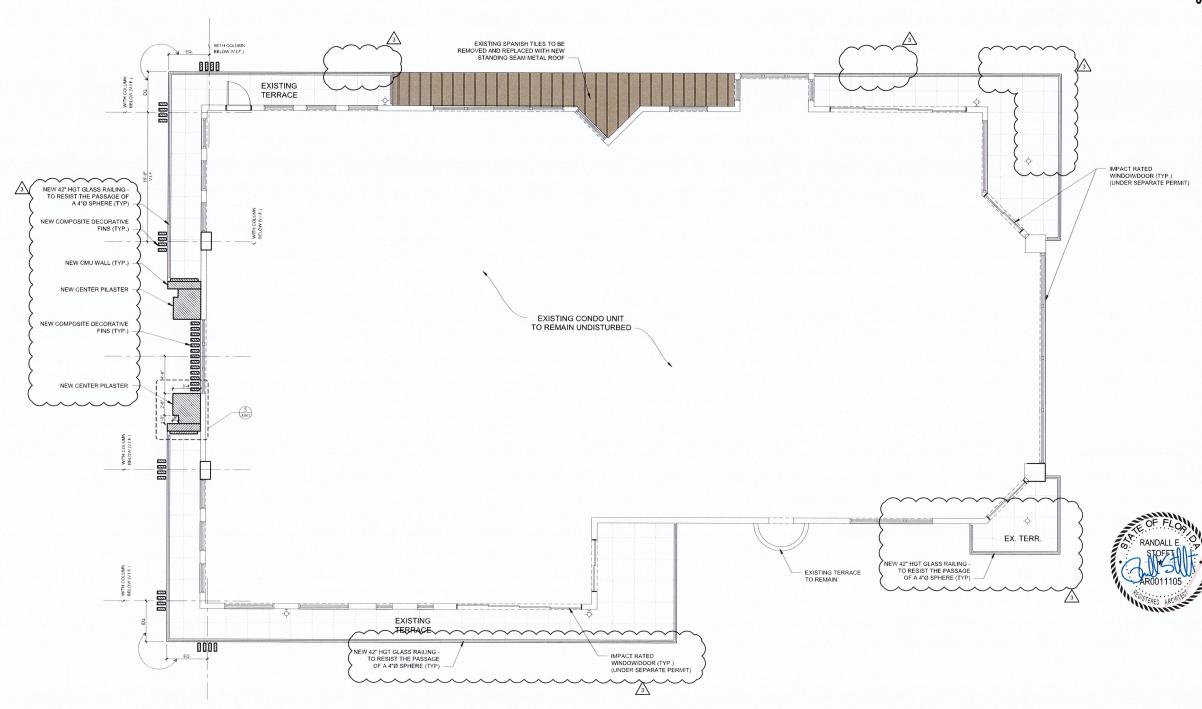
3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

STOFFT

Job No. 2205045D Digitally signed by Randall Stofft Architects Date: 2023.06.19 13:27:43 -04'00' FL-001105 FIRM-AA003379



HIGHLAND BEACH BUILDING DEPARTMENT



SITE PLAN SUBMISSION 11-29-22

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

REVISIONS BY DATE

| RANDALL STOFFT ARCHITECTS distinctive. inspirational. architecture.

Digitally signed by Randall Stofft Architects Date: 2023.06.19

13:30:38 - 04'00' FL-001105 FIRM-A003379

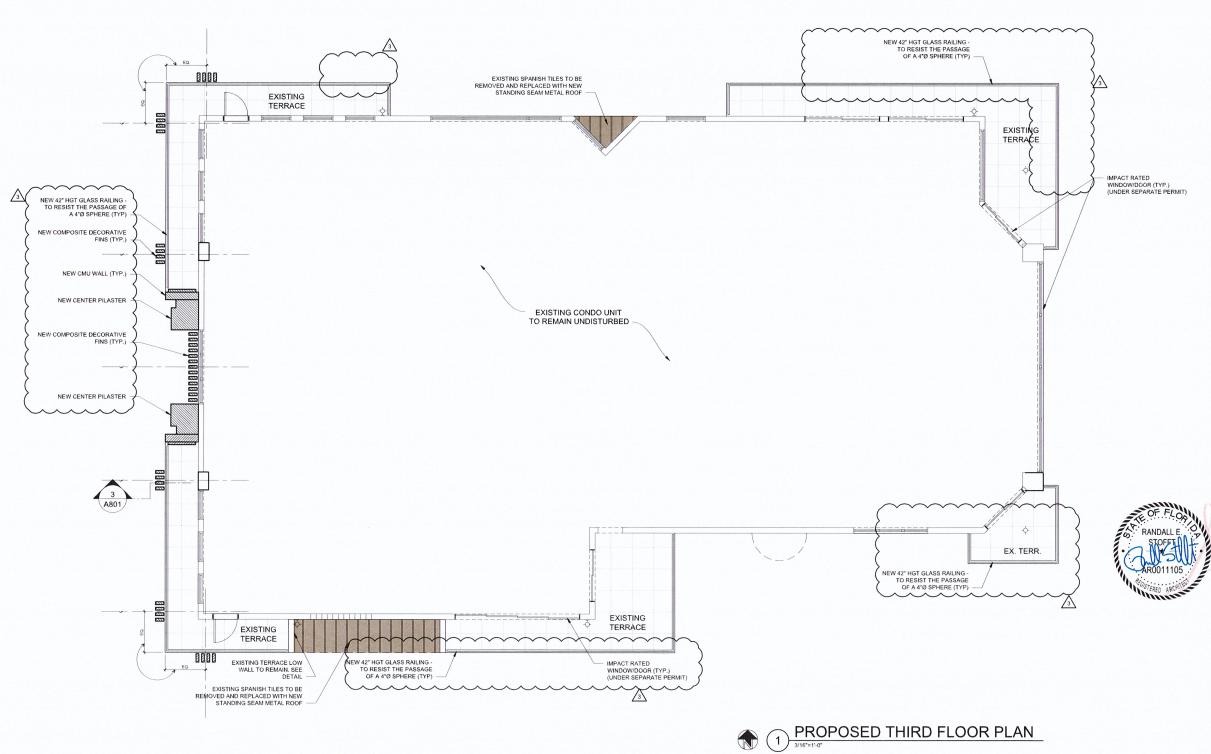
BILL SEAL SEADE AMMINISTRY IN AN EXCHANGE OF A PROPERTY OF THE GRANDER AND AND ASSESSED AS A SEAL OF A PROPERTY OF THE GRANDER AS A WEST CERTAIN OWNER AS A

A212
Page 33



JUL 25 2023

HIGHLAND BEACH BUILDING DEPARTMENT



SITE PLAN SUBMISSION 11-29-22

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

STOFFT

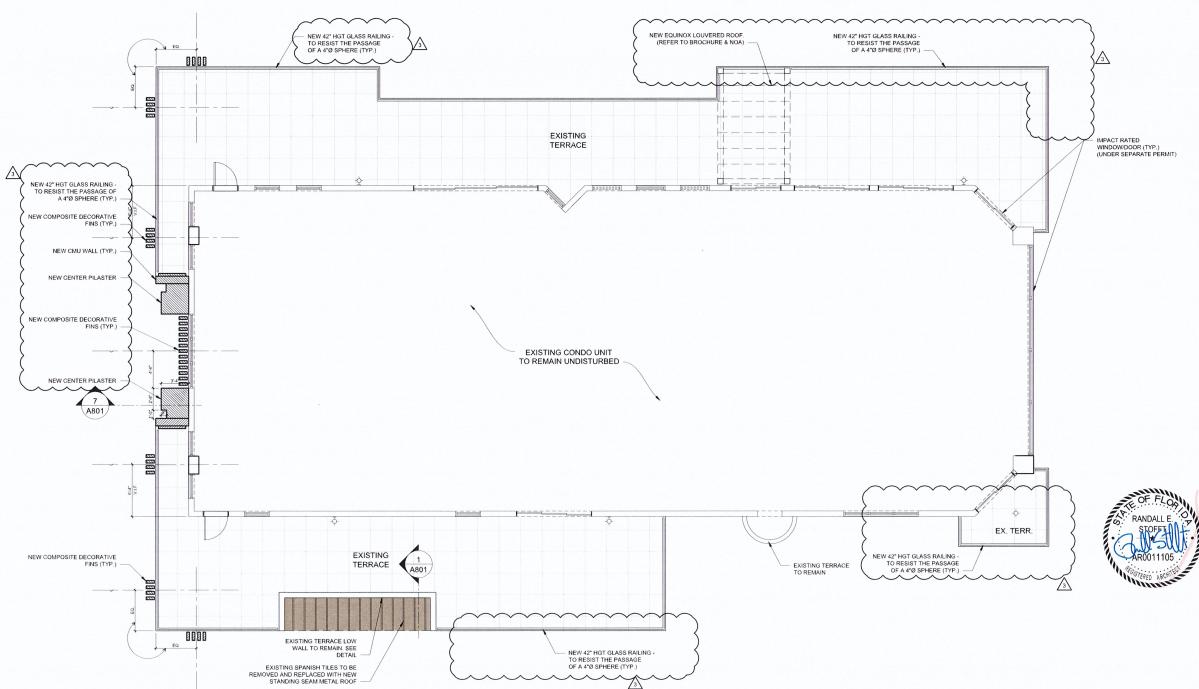
Digitally signed by Randall Stofft Architects

Date: 2023.06.19 13:31:06 -04'00'



JUL 25 2023

HIGHLAND BEACH BUILDING DEPARTMENT



REVISIONS BY DATE SITE PLAN SUBMISSION 11-29-22

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

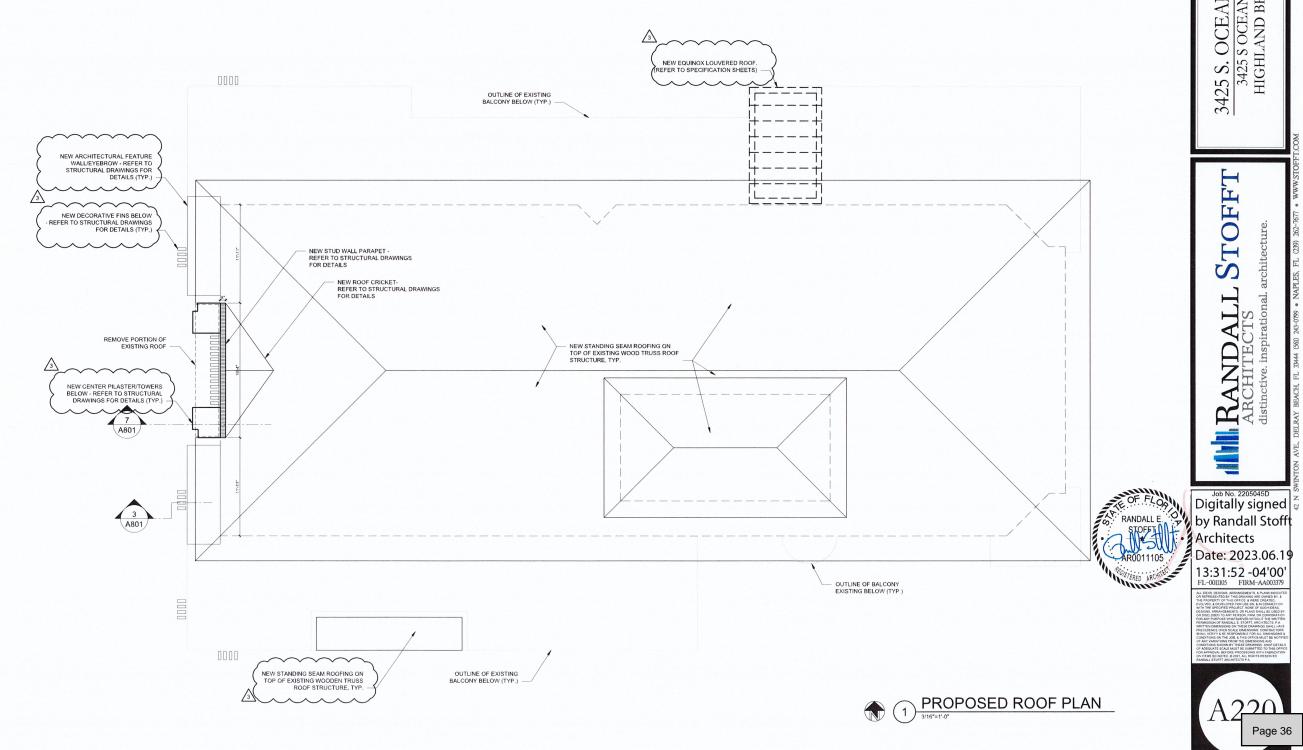
STOFFT ARCHITECTS distinctive, inspirational a

Digitally signed by Randall Stofft Architects Date: 2023.06.19

3:31:30 -04'00' FL-0011105 FIRM-AA003379



HIGHLAND BEACH BUILDING DEPARTMENT



SITE PLAN SUBMISSION 11-29-22

REVISIONS BY DATE

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

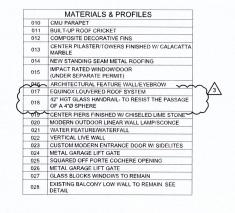
STOFFT



RECEIVED

JUL 25 2023

HIGHLAND BEACH BUILDING DEPARTMENT





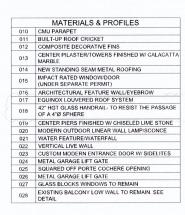
3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

STOFFT

Digitally signed by Randall Stofft Date: 2023.06.19 Architects 13:32:17 -04'00' FL-001105 FIRM-AA003375

Page 37

HIGHLAND BEACH BUILDING DEPARTMENT





SITE PLAN SUBMISSION 11-29-22

3425 S. OCEAN EXTERIOR 3425 S OCEAN BLVD UNIT HIGHLAND BEACH, FL 33487

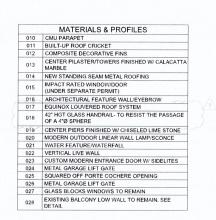
REVISIONS BY DATE

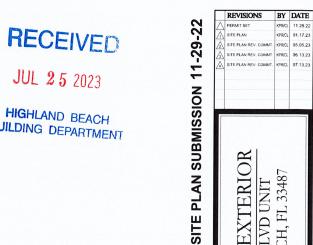
STOFFT

RANDALL SARCHITECTS distinctive. inspirational. arc

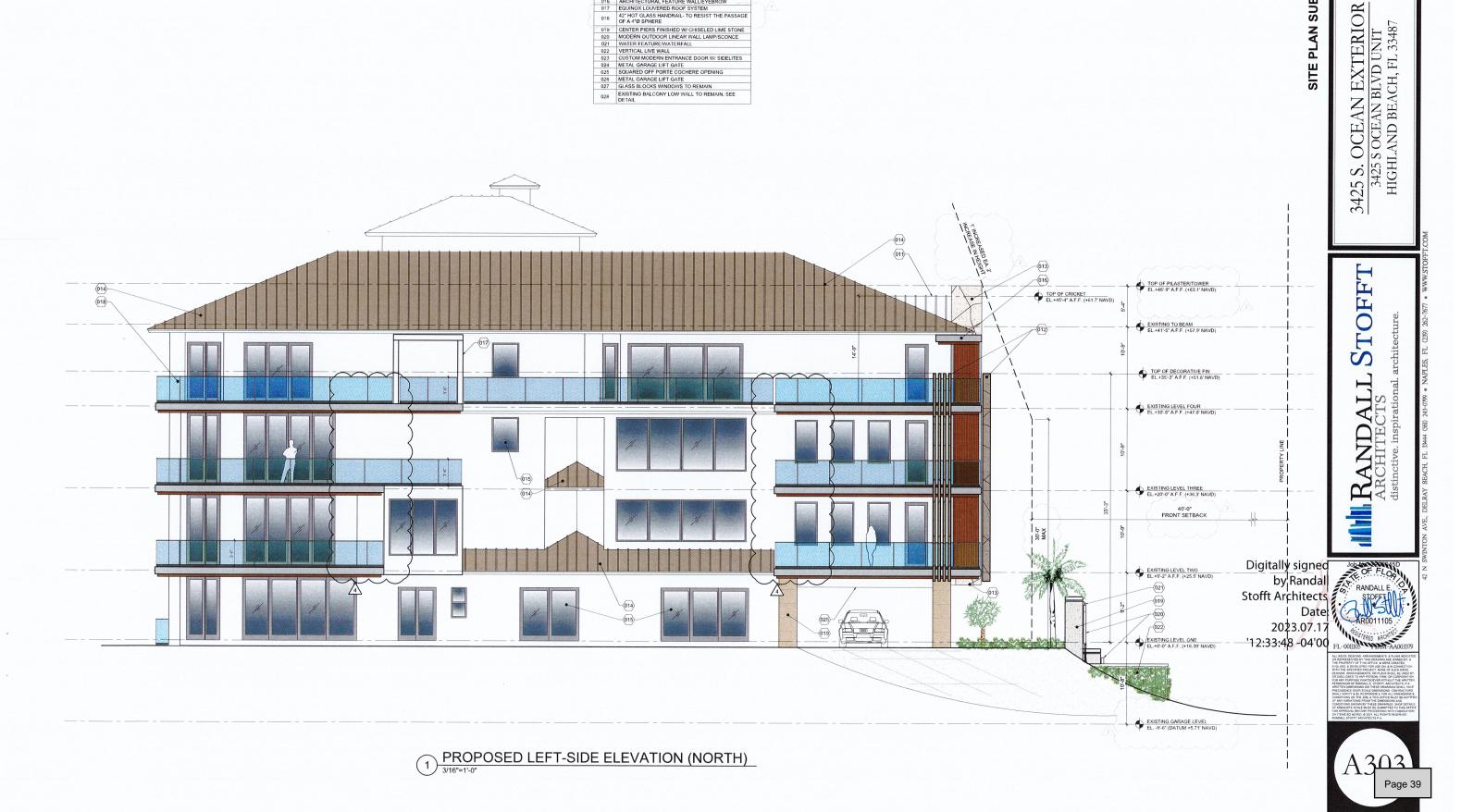
'12:33:30 -04'00



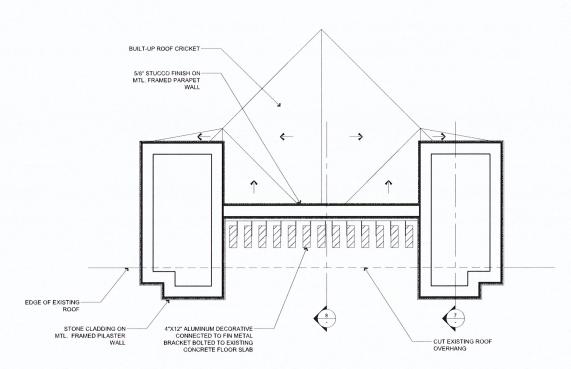




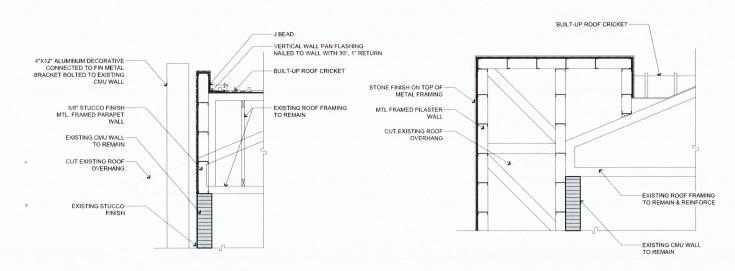
HIGHLAND BEACH BUILDING DEPARTMENT





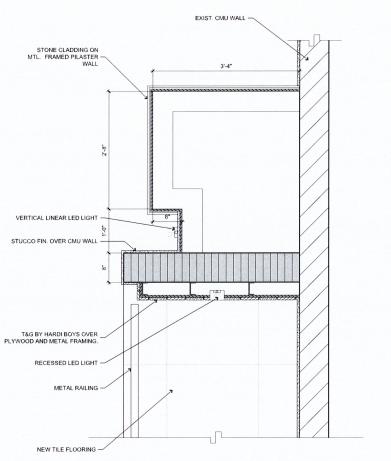


6 PILASTER @ ROOF ENLARGEMENT PLAN

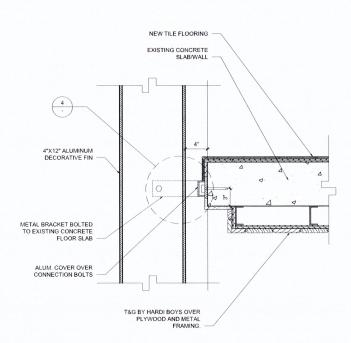


8 PARAPET SECTION 7 PILASTE

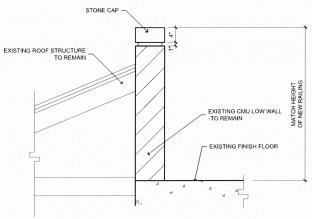
7 PILASTER @ ROOF SECTION



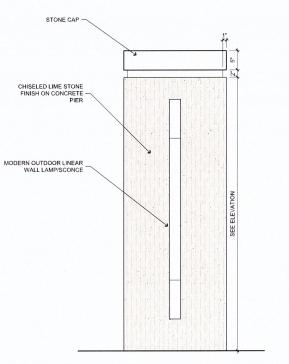
5 PILASTER ENLARGEMENT PLAN



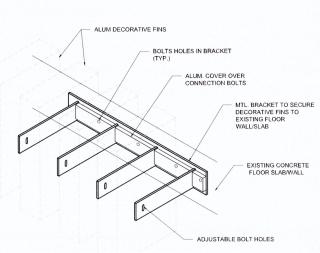
3 DECORATIVE FIN CONNECTION DETAIL



1) LOW WALL @ BALCONY DETAIL



PIER DETAIL @ FOUNDATION & GATE



CONNECTION BRACKET ISOMETRIC

NT.S.



REVISIONS BY DATE

-01-22

07

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

ARCHITECTS

ARCHITECTS

ARCHITECTS

ARCHITECTS

Also as a service in subjurtational as a service in subjurtational as a service in subjurtational as a service in subjurtation and a service in subjurtation and a service in subjurtation and a service in subject in s

AL COL SERVICE REPORTANT I. I. PLAN RECOLD A LEGISLATION OF THE PROPERTY OF THE REPORTANT AND PROPERTY OF THE REPORT OF THE THE THE THE THE THE THE THE THE



Town of Highland Beach Town Commission Development Order (PB) Application No. 23-0003



Applicant:

Mark Rothenberg

Property Address: .

3425 S. Ocean Blvd

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. 23-0003 for the property located at 3425 S. Ocean Blvd., 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 3425 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of $\underline{31}$ notices that were sent first class mail and $\underline{01}$ notices that were sent by International Mail.

This 25th day of July 2023.

Highland Beach Town Clerk's Office

Jaclyn DeHart

Deputy Town Clerk



TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. 23-0003

July 24, 2023

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*, *August 10*, *2023 at 9:30 AM* and the **TOWN COMMISSION** will conduct a public hearing on *Tuesday*, *September 5*, *2023 at 1:30 PM* in the Community Room of the Town Library located at 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION BY MARK ROTHENBERG, ELLEMAR ENTERPRISES LLC, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING, AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO CHANGES TO THE EXTERIOR FAÇADE AND BALCONIES FOR THE PROPERTY LOCATED AT 3425 SOUTH OCEAN BOULEVARD.

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 Town Commission 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

SUN-SENTINEL

Sold To:

Town of Highland Beach - CU00398185 3614 So. Ocean Blvd. Highland Beach,FL 33487

Bill To:

Town of Highland Beach - CU00398185 3614 So. Ocean Blvd. Highland Beach,FL 33487

Published Daily Fort Lauderdale, Broward County, Florida Boca Raton, Palm Beach County, Florida Miami, Miami-Dade County, Florida

State Of Florida County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting, Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on $\,\mathrm{Jul}\,31,\,2023$

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this: July 31, 2023.

Leane Rollins

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped Personally Known (X) or Produced Identification ()

TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the PLANNING BOARD of the Town of Highland Beach will conduct a public hearing on Thursday, August 10, 2023 at 9:30 AM and the TOWN COMMISSION will conduct a public hearing on Tuesday, September 5, 2023 at 1:30 PM in the Community Room of the Town Library located at 3618 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

APPLICATION NO. 23-0003 BY MARK ROTHENBERG, ELLEMAR ENTERPRISES LLC, FOR A MAJOR MODIFICATION TO AN EXISTING BUILDING, AS PROVIDED IN SECTION 30-39 OF THE TOWN CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO CHANGES TO THE EXTERIOR FAÇADE AND BALCONIES FOR THE PROPERTY LOCATED AT 3425 SOUTH OCEAN BOULEVARD.

APPLICANT: MARK ROTHENBERG

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 07/31/2023 7468198

Order # - 7468198

SUN-SENTINEL

File Attachments for Item:

A. Ongoing discussion of proposed changes ("amendment concepts") to the Accessory Marine Facility (AMF) and seawall regulations of the Town Code



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board ("Board") Meeting

MEETING DATE August 10, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Ongoing discussion of proposed changes ("amendment concepts") to

the Accessory Marine Facility (AMF) and seawall regulations of the

Town Code

SUMMARY:

At the July 13, 2023 Planning Board meeting, Board discussion and commentary by the Town's Marine expert on the proposed amendment concepts to the AMF and seawall regulations of the Town Code included the following:

- Dr. Michael G. Jenkins of ATM (the Town's Coastal and Marine consultant) recommended a <u>maximum seawall height</u> of Base Flood Elevation (BFE) plus one (1) foot. Note that Section 6-128(b) of the Town Code provides a <u>minimum seawall height</u> (for seawalls west of State Road A1A) at BFE or higher as provided by the FEMA FIRM maps. The Board agreed on Dr. Jenkin's recommendation on a draft basis.
- Type and distance of ladders (concept tabled).
- Encroachment into water for AMFs at 25 feet or 25 percent of the waterway to be measured from wetface of seawall. For unique encroachment circumstances, require marine expert review.
- No marine side setbacks for docks; however, boat lifts should have setbacks (Note that the Town Code currently requires a marine setback for AMFs including docks for properties located in Single-Family zoning districts).
- Dr. Jenkins agreed with the proposed amendment concept that would exempt personal watercraft lifts (e.g. jet ski lifts) from the definition of boat lift which requires that the lift cannot be higher than the superstructure of the boat when lifted.

For reference purposes, the Board's previous discussions on the amendment concepts are provided in the tables below:

June 8, 2023

The Planning Board indicated that they wish to discuss the following items at the July 13, 2023 Board meeting:

- Height of seawall
- Mooring setback
- Ladder(s) on docks or seawalls

May 11, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION (staff response in italics)
NA	Consider mooring setback to address moored boats extending beyond individual property lines.
10 foot side setback for all zoning districts. For lots < 100 feet in width, setback is	-Maintain current accessory marine facility setbacks for those single-family properties located within Byrd Beach (if majority of residents agree).
10% of width; however, setback cannot be less than 5 feet.	-What was the intent for the proposed change to the accessory marine facility setback? The previous Vice-Mayor, Greg Babij, was authorized by the Town Commission to sponsor a review and propose any amendments to the current accessory marine facility regulations. Mr. Babij prepared a draft report on the proposed amendment concepts which was provided to the Town Commission at their March 15, 2022 Commission meeting (draft report provided to Board).
	Requesting additional Board site visit on the Town's marine patrol vessel to assess existing docks in multifamily zoning districts and how they may be impacted by the proposed amendment concept. The Town Manager, Marshall Labadie, has agreed to such request. Staff will be coordinating site visits with members of the Board.

April 13, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION (staff response in italics)
Maximum height for AMF = BFE plus 7 feet.	There should be limit, look to Board member Brown for input.
Require a ladder for every 50 feet of dock.	Reasonable for health and safety. Consider requirement not just for docks but include seawalls. Location of ladder should not interfere with the docking or mooring of vessel.
10-foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 ft.	Agree to apply setback for multifamily zoning districts as proposed.
NA	Floating docks should be part of the amendment (Note that according to Section 30-68(h)(6) of the Town Code, floating docks are subject to conformance will all zoning requirements). Town Attorney, Len Rubin, indicated that there may be some leeway in regulating setbacks for "floating vessel platforms" and "floating boat lifts" for which Florida Statutes currently provides an exemption. Mr. Rubin will update the Board on this matter at the May 11th meeting.
Maximum seawall height	Expert to testify. Staff has reached out to the Town's marine expert, ATM, and will advise the Board on their availability to appear at a Board meeting.

Encroachment into water at 25 feet or	Measure	from	closest	landward	position	(to
25% of waterway width, whichever is	accommod	late PL	in the wa	ter). Apply	25 feet or	25%
less (measured from the shortest	encroachm	ent to	canals	and lakes	only exc	clude
distance adjacent to the property line)	Intracoasta	ıl Water	way.			

March 9, 2023

AMENDMENT CONCEPT	BOARD DISCUSSION
Maximum height for AMF = BFE plus 7	Maybe the proposed "7 feet" is not high enough but there
feet	should be a limit.
Require a ladder for every 50 feet of	Require ladders on seawall and docks and consider
dock	adjustable ladders whereby the length of the ladder
	needs to be in the water at low mean tide.
10-foot side setback for all zoning	10-foot setback for Multi-Family Zoning Districts needs
districts. For lots < 100 feet in width,	more discussion. Consider setback for mooring of boats.
setback is 10% of width; however,	
setback cannot be less than 5 ft.	

ATTACHMENTS:

- Proposed amendment concepts list
- Draft report from previous Vice-Mayor Greg Babij (presented to the Town Commission on March 15, 2022)
- ATM report (dated 2-11-2022)

RECOMMENDATION:

At the discretion of the Board.

PROPOSED AMENDMENT CONCEPTS

- Maximum height for Accessory Marine Facilities = Base Flood Elevation (BFE) plus 7 feet.
- Exempt personal watercraft (PWC) lifts from the requirement that "in no case shall the lift be higher than the superstructure of the boat when lifted" OR remove requirement.
- Maximum seawall cap width = 3 feet; maximum seawall cap plus dock width = 8 feet.
- Encroachment into water at 25 feet or 25% of waterway width, whichever is less (measured from the shortest distance adjacent to property line).
- 10 foot side setback for all zoning districts. For lots < 100 feet in width, setback is 10% of width; however, setback cannot be less than 5 feet.
- Require a ladder for every 50 feet of dock.

ADDITIONAL CONCEPT:

Maximum seawall height

DRAFT Proposed Revisions to Marine Accessory Ordinances

Abstract:

The existing marine accessory ordinances lack some detail and it is recommended they are enhanced to provide clarity on topics that have been a source of ambiguity and contention. Items like maximum allowable height of marine accessories, ambiguity around jetski lifts vs. boat lifts, and the process of dealing with marine accessories in where there is a discontinuity in the waterway (i.e corner lots, end of canals) have all been points of contention between residents and the Building Department, due to lack of detail.

Additionally, this is an opportune time to consider revising certain other components of the current ordinances to address anticipated future conflicts or in some cases better conform with code used by surrounding towns.

While reviewing the recommended changes, it may be beneficial to envision the concept of a 3-dimensional box that sits on the rear property line of any waterfront lot. Marine accessories must completely fit within the box to be permissible. Otherwise, they would be required to go through the process of obtaining a variance.

Summary of Recommendations

1) Define a Maximum Allowable Height of Marine Accessories: Recommended Maximum Height: Base Flood Elevation plus 7 feet.

There have been multiple debates around what is an acceptable height of boat lifts. The current codes only state that a boat lift shall not be higher than the superstructure of the boat when lifted, but is silent on how high up in the air the combined boat lift and boat can be. This leaves open the potential for installing boatlifts on top of excessively high pilings, as long as the boat lift is fully retracted so the boat will be higher than the lift itself.

It is recommended that the "height" of the 3 dimensional box behind any waterfront property be Base Flood Elevation plus 7 feet. Referencing Base Flood Elevation allows the ordinance to be dynamic with sea level rise, as it is a reference datum that has been occasionally revised higher by the US Government in conjunction with the sea level. Pilings, and also the boat lift components must not be higher than this recommended maximum allowable height.

2) Amend existing language related to Jetski (Personal Watercraft) Lifts

The current codes are excessively onerous for jetski lifts, relative to boat lifts. As Section 30-131 is written, the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation, and in no case shall the lift be higher than the superstructure of the boat when lifted.

Because of the low vertical profile of a jetski (3 feet) relative to the vertical profile of a boat lift (7 feet), a boat lift can be installed to hold a boat, but the very same boat lift would not be permissible if it is used to instead lift a jetski.

It is recommended the current code be amended by either by removing the section that states *in no case shall the lift be higher than the superstructure of the boat when lifted,* or simply exempt jet skis (personal watercraft) from this code.

3) Define a maximum width of a seawall cap and also a maximum width of a dock out into the water. Recommended maximum new seawall cap width of 3 feet as measured from the property line Recommended maximum dock plus seawall cap width of 8 feet as measured from the property line

As properties are redeveloped and seawalls are replaced, there exists the potential for residents to look to "extend" their effective usable property out into the water by building a new seawall outside of the existing seawall. There is also the potential for properties to get extended by pouring excessively wide seawall caps on top of new seawalls and building excessively wide docks.

By limiting the maximum seawall cap width from the property line, and also the maximum distance the seawall cap plus dock can extend from the property line, the risk of one property owner effectively creating their own peninsula is minimized.

It is recommended that the waterside edge of any new seawall cap be limited to 3 feet from the property line, whether it is on top of a new wall, or is a cap raise on top of an existing wall.

Additionally, it is recommended that any new dock built is limited to a maximum distance of 8 feet out into the water as measured from the property line. This would allow for the outer edge of neighboring docks to all be limited to the same distance from the property line regardless of seawall cap size. For example, if a property has a 2 foot wide seawall cap, then that property would be allowed to have a 6 foot wide dock, and meet the maximum combined width of 8 feet. While if a neighboring property has a 3 foot wide seawall cap, they would be limited to a dock width of 5 feet.

Lastly it is recommended that language be added into the code to limit the installation of no more than 1 new seawall outside of the original property seawall that abuts the property line. This eliminates the risk that new seawalls are repeatedly installed on the waters edge side of existing seawalls, which would effectively create a man-made peninsula.

4) Define a Maximum Distance that Marine Accessories can Extend into the Water Recommended Maximum Distance: The lesser of 25 feet from the property line or 25% of the waterway width.

This recommendation can be thought of as the perpendicular edge of the 3 dimensional box, as measured from the property line straight out into the water.

The town codes [Sec. 30-68(g)(6)a and b] simply defer to the Army Core of Engineers for approval of distance into water. It is recommended that the maximum distance be limited to the lesser of 25 feet or

25% of the width of the canal or waterway. Additionally, this distance will be measured from the shortest distance between the two properties in question.

This maximum distance of 25 feet is not an arbitrary value. It was chosen to allow residents to mix and match combinations of seawall cap widths, dock widths and boat lift widths of reasonable size without having to obtain a variance.

The chart below shows the various widths of boatlifts ranging from small boats to very large boats. For illustration, a typical 40 ft powerboat may weigh 30,000 to 40,000 lbs., and that lift is 16 ft wide (center to center) which is 17 ft wide when measured to the outsides of all pilings.

This very standard lift size could be installed at any home that has also conformed to the recommended seawall cap and dock widths, and stay at the 25 ft maximum distance:

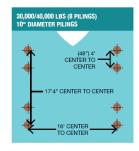
3 ft seawall cap + 5 foot dock + 17 foot boatlift = 25 ft.

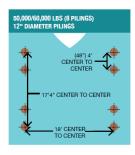
On the larger end of the spectrum, a 120,000 lb boatlift could hold about the largest size boat an owner would probably want to be able to lift behind a residential property. That boatlift is 22 ft wide center to center, which would be 23 feet wide to the outsides of the pilings. This "mega lift" could still fit in a back yard, but it would have to be right up against a seawall cap, as there is no room for a dock. Early seawall caps were 2 feet wide, and newer caps are 2.5 feet to 3 feet wide. Also note this lift could be installed at a property that has a 3 foot new cap, by notching out 1 foot where the inside pilings are installed. And again this is an extreme outlier example.

A much more typical boat lift for very large boats would be a 50,000 or 60,000 or even possibly an 80,000 lb. lift and the widths there easily stay within the maximum 25 foot threshold with a 3 foot wide seawall cap.

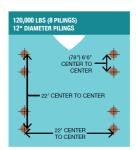
I am not sure Highland Beach has ever had a request to install an 80,000 or 120,000 lb. boatlift, as those are a very rare size.

Piling Setting Dimensions for Yacht Lifts









5) Amend Side setbacks to utilize a smoothed definition instead of the complicated step function definition. Additionally apply the new definition to all property types.

The current town codes utilize a step function where the side setbacks jump at discrete intervals. For example, if a single family zoned property is 71 feet wide, the side setbacks are 25 feet on each side. Comparatively, if a single family zoned property is 69 feet wide, the side setbacks are 15 feet on each

side. Additionally, there exists a different set of side setbacks for single family zoning vs multi-family zoning. Multi-family zoning has a zero foot setback.

It is recommended that the side setbacks be a smoothed function and are less for smaller properties so as to enhance the ability to utilize the water frontage. It is also recommended that the same set of rules apply to all properties equally, regardless of zoning.

Recommendations for Side setbacks:

- -For properties with waterline length of 100 feet or more: 10 foot side setback on either side. This setback matches surrounding towns such as Boca Raton, Hillsboro Beach, and Ocean Ridge.
- -For properties with waterline length of less than 100 feet: the side setbacks are proposed to be 10% of property waterline length on either side, with a minimum setback of 5 feet, on either side.

Utilizing this framework, a 71 foot wide property would have side setbacks of 7.1 feet, and a 69 foot property would have side setbacks of 6.9 feet.

Lastly, it is recommended that the current code clarify that with measurements will be made based on the assumption that a lot line is extended beyond said property line on a line perpendicular to the seawall or bulkhead. This clarification will provide clarity when measurements are being made with properties that have lot lines that are not perpendicular to the seawall, such as pie shaped lots.

6) Require a Ladder for every 50 feet of dock.

This is simply a requirement in most surrounding towns and our code is silent.

7) Strengthen existing language on the approval process of marine accessories in areas where there is a discontinuity in the waterway by acknowledging that they are a "special case" and external expertise will be utilized.

The majority of conflicts are associated with areas where there is a discontinuity in the waterway such as an abrupt restriction in the waterway width, end of canals, or corner lots or lots that extend into a waterway. The current code is a bit nebulous around these more complicated properties, and in some cases boatlifts have previously been installed in locations where one property owner is inadvertently restricting or blocking an adjacent property owner of the ability to also install a boatlift.

This situation was discussed extensively with the Marine Consultant, and in his expert opinion, no code can be written to address every possible potential scenario within the town. His recommend course of action is to treat any property that has a small water frontage (perhaps less than 50 feet) or that has a discontinuity in the waterway as "a special case." In these special cases, the standard procedure will be to consult with a marine expert who will make recommendations to the planning board on locations and maximum permissible sizes of marine accessories, with the intention of making sure all surrounding property owners are not having their ability to also utilize the waterway restricted. The code already allows for outside experts for review of development approval requests via Sec. 30-12. The recommended code change is simply to clarify to all parties that a consultation with a marine consultant along with a consultant recommendation to the planning board will be part of the approval process in these special cases.

The planning board can then decide what will be permitted. If a resident disagrees with the planning board's approval, and feels that their access is being restricted as a result of a marine accessory installation, they can seek remedy through the court system.



2/11/22

Ingrid Allen Town Planner Town of Highland Beach 3614 S. Ocean Boulevard Highland Beach, FL 33487

Re: Accessory Marine Facility Code Amendments Relative to Boat Lifts
Town of Highland Beach

Ms. Allen,

This correspondence is provided as additional discussion and opinion regarding changes to Town of Highland Beach code relative to 'Accessory Marine Structures' and specifically boat lifts as defined within sec. 30-68 of municipal code. Items are discussed relative to potential changes to specific requirements of the current code.

1. Requirement for Accessory Marine Facilities to receive Planning Board approval

The requirement that all accessory marine facilities receive planning board approval (ref. Sec. 30-68 Supplemental district regulations (g)(3)) is not a common requirement within coastal communities. Boat lifts are generally allowed with restrictions without planning board approval. Board approval is typically reserved for sites with special and unique circumstance (see item 6. below) or for variance requests from the standard provisions defined in code. The requirements for lift installation are generally defined by code in terms of limitations to the location (setback) and overall size of the structure. These limitations meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view.

2. Requirement of setbacks for all zoning districts

Requirements for minimum setbacks for all zoning districts are a standard practice and are a key provision to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize visual impacts. The zero-foot setback for multi-family zoning within the Town's current code is anomalous and does not provide a sufficient setback to meet the intent. Required minimum setbacks for boatlifts and docks vary considerably by jurisdiction. The nominal width of lots within a municipally are generally relevant to this provision. Areas with larger lots tend to have larger setback requirements, while areas with smaller lots have lesser setback requirements to allow for reasonable use.

3. Limits to waterway encroachment

Limitations to the distance structures can encroach into a waterway are a standard practice and meet the intent to allow for safe navigation and minimize impacts to adjacent properties and views. Encroachment maximum distances on the order of 25 feet (relative to the waterway edge) are fairly common, though additional restrictions for narrow waterways are also common practice. In general, a fifty-foot effective fairway width is a common design standard for residential canals.

4. Limitations to pile maximum height

Limitations to maximum pile height is not a common practice but does meet the intent to minimize impacts to view. This approach also addresses a related issue relative to overall vessel size. Limitations to pile height restrict the ability to lift vessels beyond a certain size which addressed both issues of view and waterway navigability. In terms of maximum height, it should be defined relative to a fixed vertical datum. Pile heights generally on the order of 12 feet (NAVD 88) (which equates to something on the order of 8 feet above dock height) meet the lifting requirements for most vessels.

5. Limits to seawall cap and dock width

Limitations to Sewall cap and dock total width meets the intent to limit impacts to adjacent properties, waterway navigability and view. A total width of 8 feet (inclusive of the seawall cap and dock) is consistent with general practice.

6. Special and unique circumstances - Sewall discontinuities and corner lots

Regulation of boat lifts through minimum setbacks, size and height limitations are generally sufficient to meet the intent to minimize impacts to adjacent properties, allow for safe navigation and minimize impacts to view for waterways that are generally unform in dimension adjacent to the regulated property. The majority of conflicts are associated with areas where there is a discontinuity in the waterway such as an abrupt restriction in the waterway width, corner lots or lots that extend into a waterway. Application of uniform code provisions to address these areas are problematic as each circumstance is unique and requires consideration of the specific current and intended use and access to the waterway. These issues are further complicated by the range of boat types, sizes and performance characteristics which may be germane to both the use and potential for impact to adjacent properties. Such instances likely warrant further consideration by the Planning Board.

Sincerely,

Applied Technology & Management, Inc.

Michael G. Jenkins, Ph.D., P.E. Coastal Engineering Principal



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