

CONSENT FORM

FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

Before me, the undersigned authority, personally appeared Soraya Tyriver, Vice President, OPV Northlake Promenade LLC, who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting Site Plan Review in the Town of Lake Park, Florida;
3. That he/she is appointed Jon Schmidt, Schmidt Nichols to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: OPV Northlake Promenade LLC

Property Owner Signature

3200 N Military Trail, 4th Floor

Street Address

Soraya Tyriver, VP

By: Name/Title

Boca Raton, FL 33431

City, State, Zip Code

Telephone Number

Fax Number

E-Mail Address

Sworn and Subscribed before me on this 11 day of December, 20 24.



Lisa Marie Velazquez
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-28-2028



PLEASE DO NOT DETACH FROM APPLICATION.

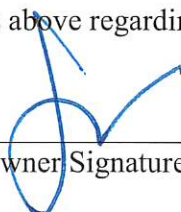
SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Soraya Tyriver, VP, OPV Northlake Promenade LLC, have read and understand the regulations above regarding cost recovery.


Property Owner Signature

12/11/24
Date



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT

Please call (561)881-3319 for submittal fees

***For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the
Town Code of Ordinances for additional requirements***

Project Name: Northlake Promenade Outparcel 3
Project Address: Not Assigned
Property Owner: OPV Northlake Promenade LLC

APPLICANT INFORMATION:

Applicant Name: OPV Northlake Promenade LLC
Applicant Address: 3200 N Military Trail, 4th Floor
Phone: Contact Agent Fax: N/A E-Mail: Contact Agent

SITE INFORMATION:

General Location: S side of Northlake Blvd., approx. 710' W of US 1
Address: None Assigned
Zoning District: C-3 Future Land Use: TCMU Acreage: 0.858
Property Control Number (PCN): 36-43-42-21-29-003-0000

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	C-NB (North Palm Beach)	See property owner list	Commercial
East	C-3	See property owner list	Commercial
South	C-3	See property owner list	Commercial
West	C-3	See property owner list	Commercial

JUSTIFICATION:

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

See Justification Statement.

2. What will be the impact of the proposed change to the surrounding area?

See Justification Statement.

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

See Justification Statement.

LEGAL DESCRIPTION:

The subject property is located approximately 0.13 mile(s) from the intersection of
Northlake Blvd. & US 1, on the north, east, x south, west side of
the Northlake Blvd. (street/road).

Legal Description:

See attached Legal Description

I hereby certify that I am the owner(s) of record of the above described property or that I/we
have written permission from the owner(s) of record to request this action.

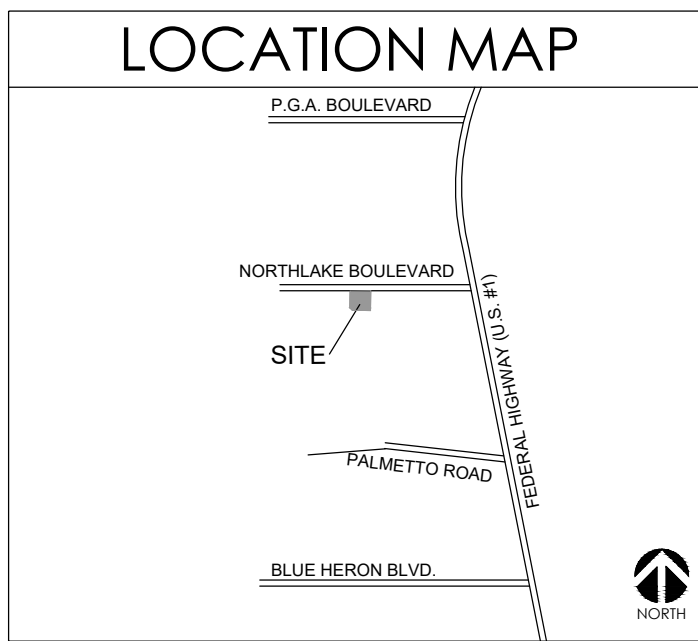
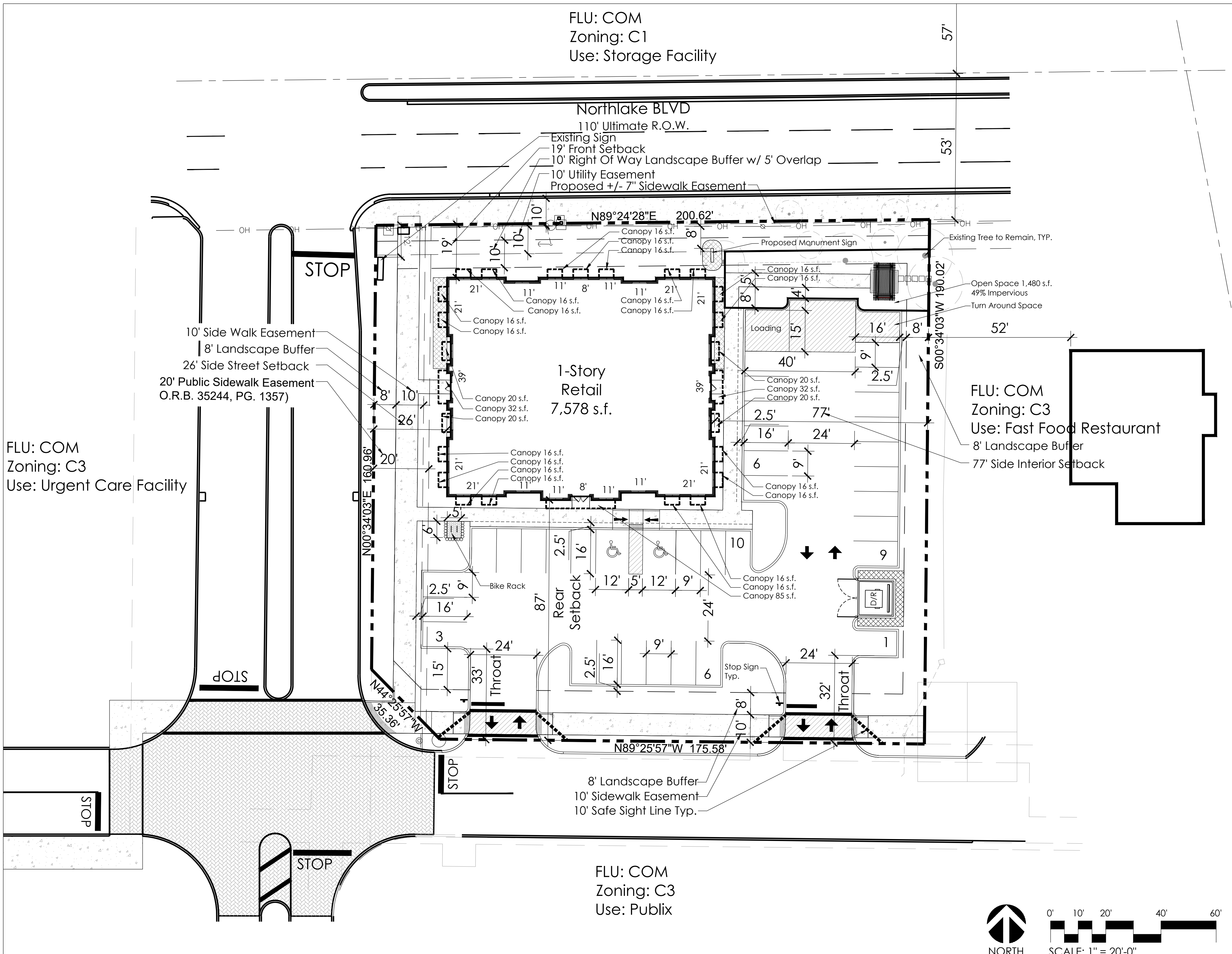
OWNER/APPLICANT Signature

12-11-24
Date

Legal Description

Northlake Promenade Outparcel 3

PARCEL 3 OF "NORTHLAKE PROMENADE SHOPPES, A PUD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

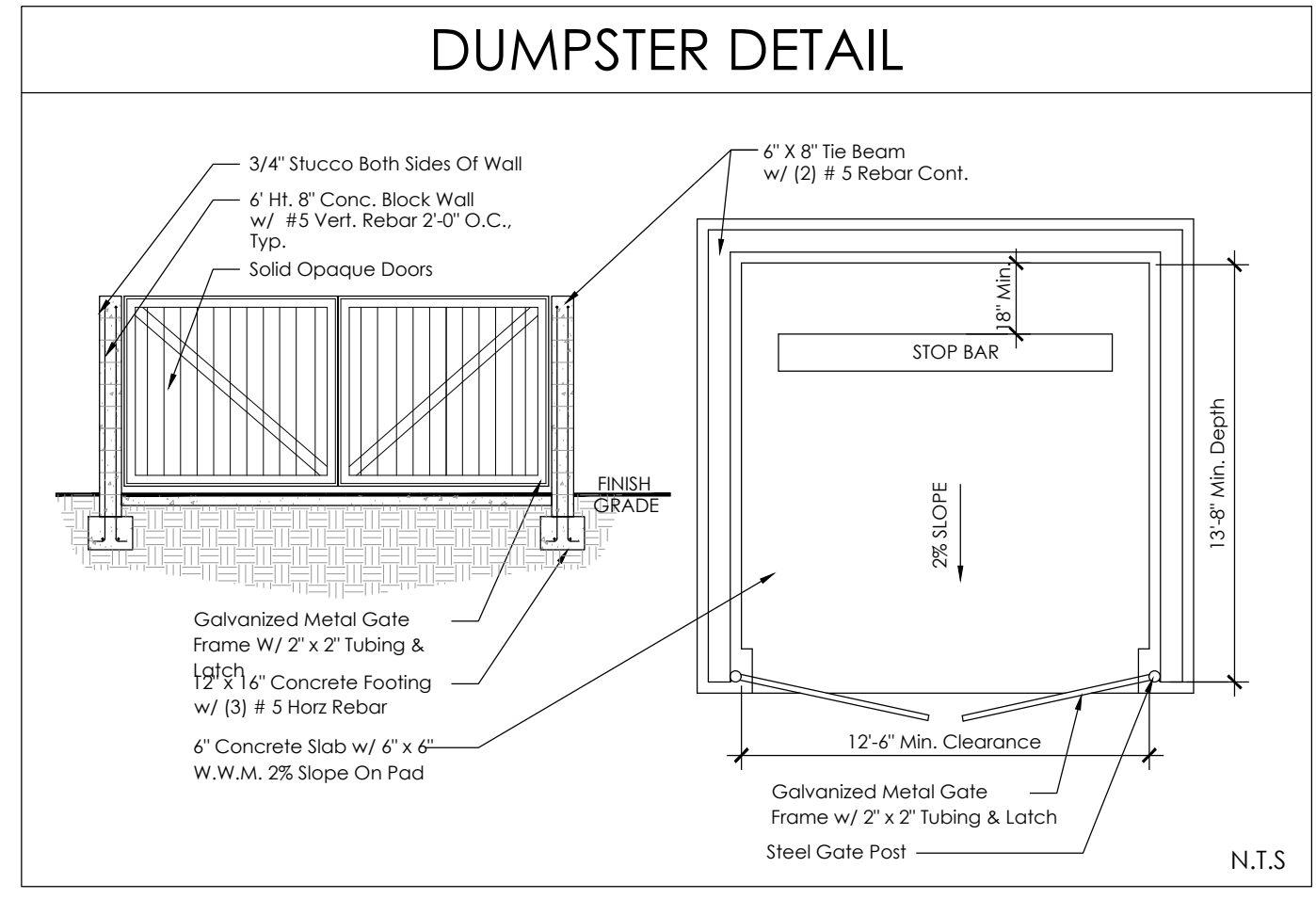
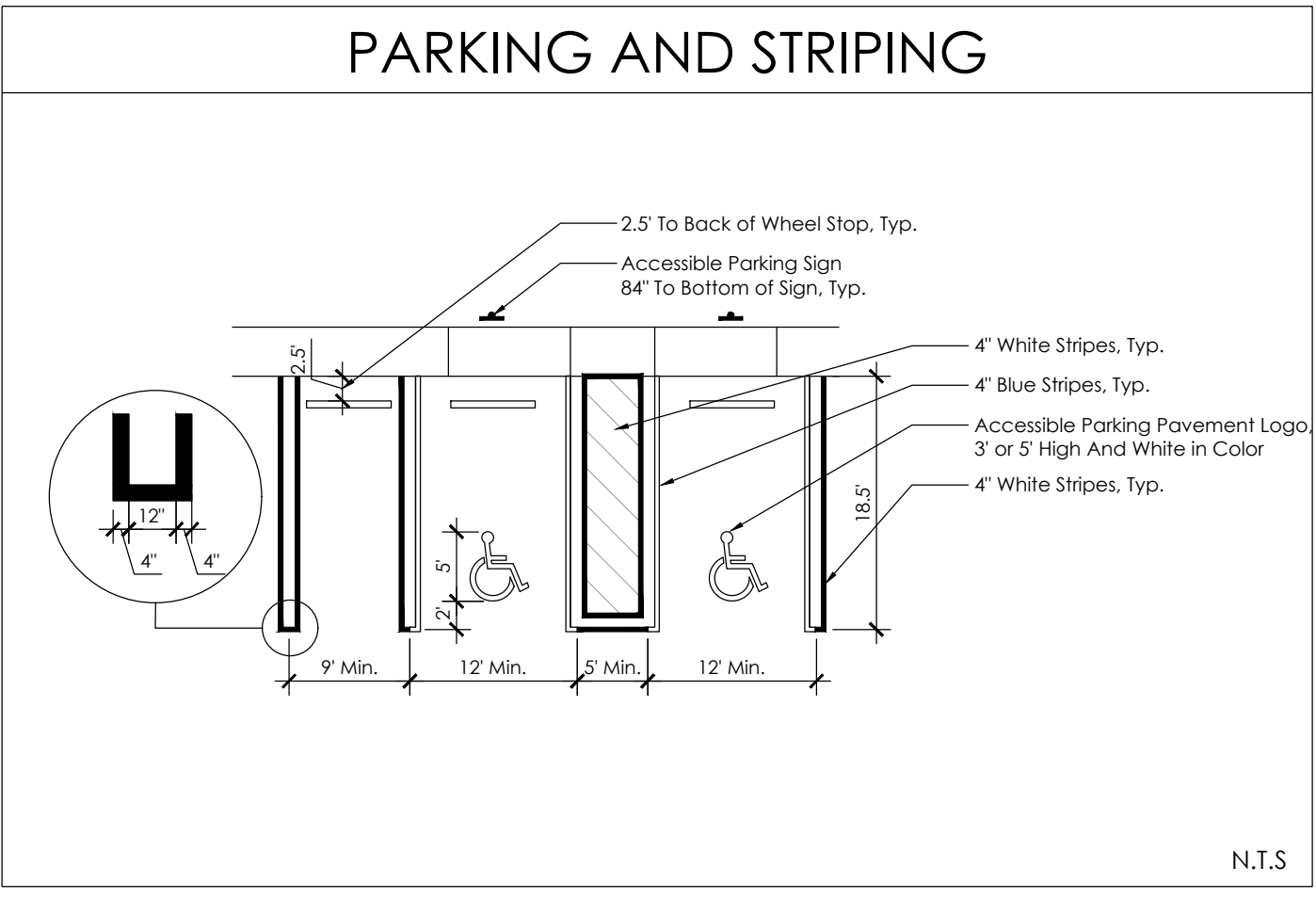
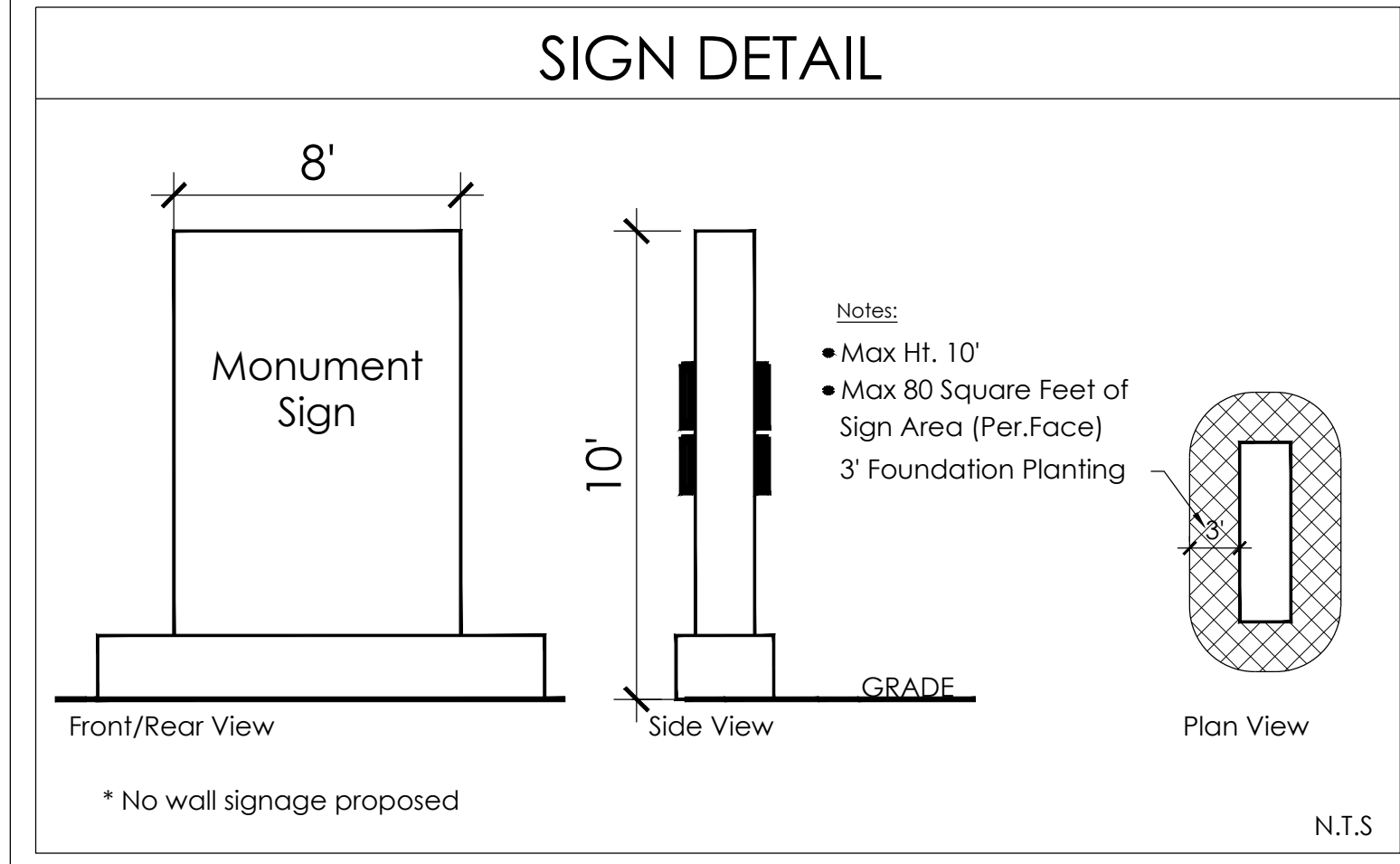


SITE TABULAR DATA	
Application Name	Northlake Promenade Outparcel 3
Application Number	
Existing Future Land Use Designation	Twin Cities Mixed Use
Existing Zoning District	C-3
Section, Township, Range	21/42/43
Property Control Numbers	36-43-42-21-29-003-0000
Existing Use	Vacant
Proposed Use	Retail
Total Gross Site Area	0.858 AC. (37,396 s.f.)
Total Net Site Area	0.858 AC. (37,396 s.f.)
Total Gross Floor Area	7,578 s.f.
Retail	7,578 s.f.
Total Floor Area Ratio	0.2
Total Building Coverage	22% (8,079 s.f.)
(including canopy of 501 s.f.)	
Building Height	max. 28'-8"
Number of Stories	1
Max. Allowed Impervious Area	90%
Proposed Impervious Area	25,941 s.f. (69%)
Buildings - 7,578 s.f.	
Pavement/Walks - 18,344 s.f.	
Pervious Area	11,455 s.f. (31%)
Parking Required	23 SPACES
Retail (C-3 Rate) - 3 spaces/1,000 s.f. @ 7,578 s.f. =	23 spaces
Proposed Parking	35 SPACES
Handicap Spaces Required	2
Handicap Spaces Proposed	2
Loading Required (15' x 35' Min.)	1
Loading Provided	1
Traffic Analysis Zone	123
Concurrency Approval*	
Retail 7,578 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	SIZE	WIDTH	DEPTH	MAX IMPERVIOUS US	MIN. PREVIOUS	MAX. HEIGHT	SETBACKS/SEPARATIONS			
								FRONT	SIDE INTERIOR STREET	SIDE STREET	REAR
CODE C-3	22,000 SF.	N/A	N/A	90'	10%	112'	19'	19'	0'	10'	0'
PROP C-3	37,396 SF.	200.62'	190.02'	69%	31%	22'	19'	77'	26'	8'	8'

DEVELOPMENT TEAM	
DEVELOPER:	OPV NORTHLAKE PROMENADE LLC 3200 N MILITARY TR. STE 400 BOCA RATON, FL 33431
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD. STE 3 WEST PALM BEACH, FL 33407 (561) 478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, STE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	WALLACE SURVEYING 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 (561) 640-4551

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING DATED 10/03/2024	
DIR DUMPSTER WITH ENCLOSURES	



AMENDMENT STAMP	ZONING STAMP



LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Northlake Promenade Out Parcel 3

Town of Lake Park, Florida

Date: 10/21/24
Scale: 1" = 20'
Design By: JS
Drawn By: AH
Checked By: JS
File No. 819.01B
Job No. 16-100

REVISIONS / SUBMISSIONS

Original Submittal 12/20/24
Resubmittal 04/01/25
Resubmittal 07/30/25

SITE PLAN

CFN 20170007211
OR BK 28816 PG 1902
RECORDED 01/09/2017 13:21:03
Palm Beach County, Florida
AMT 300,000.00
DEED DOC 2,100.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1902-1907; (6Pgs)

Prepared by and return to:
JOHN F. HOTTE, ESQ.
KRINZMAN HUSS LUBETSKY
110 SE 6 Street - Floor 20
Fort Lauderdale, Florida 33301
Telephone: 954-761-3453

Tax Folio Numbers:
36-43-42-21-29-003-0000 (Parcel I)
36-43-42-21-29-007-0000 (Portion Parcel II)
68-43-42-21-29-007-0010 (Portion Parcel II)

WARRANTY DEED

THIS WARRANTY DEED (this “**Deed**”), executed as of the 16 day of December, 2016, by Developers of Northlake, Inc., a Florida Corporation (the “**Grantor**”), whose mailing address is c/o: Samuel J. Cantor, P.A., 426 S. Military Trail Deerfield Beach, FL 33442 to OPV Northlake Promenade LLC, a Florida limited liability company, whose mailing address is 2240 NW 19th Street, Suite 801, Boca Raton, Florida 33431 (the “**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell to Grantee and Grantee’s heirs and assigns forever, the real property situate, lying, and being in Palm Beach County, Florida, and described in **EXHIBIT “A”** attached to this Deed (the “**Property**”).

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that, except as limited by the next sentence, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby warrants the title to the Property and will defend it against the lawful claims and demands of all persons whomsoever.

SUBJECT TO the matters set forth in Exhibit “B” attached to this Deed (it being understood and agreed that reference to such matters shall not serve to reimpose any such Permitted Exceptions) and taxes for the year 2017 and the years subsequent thereto.

11/20/2024, 5:06 PM

CFN 20170007211
BOOK 28816 PAGE 1904
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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

PARCEL I: (FEE SIMPLE ESTATE)

PARCEL 3 OF "NORTHLAKE PROMENADE SHOPPES, A PUD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861, AS AMENDED IN OFFICIAL RECORDS BOOK 13154, PAGE 1892; OFFICIAL RECORDS BOOK 17516, PAGE 1987; OFFICIAL RECORDS BOOK 17595, PAGE 1781, AND OFFICIAL RECORDS BOOK 21438, PAGE 1886 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 22831, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Agreement granted to North Palm Beach Utilities, Inc., recorded in Deed Book 1145, Page 135, as amended in Official Records Book 87, Page 317, as assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62 and Official Records Book 6007, Page 1275. (As to Parcels I and II)
2. Dedication of Easement for Public Utilities recorded in Official Records Book 13, Page 475. (Parcel II)
3. Unrecorded Easement to Southern Bell Telephone & Telegraph Company over the Westerly 5 feet as evidenced in that Deed recorded in Official Records Book 90, Page 403. (Parcel II)
4. Dedication of Easement for public utilities recorded in Official Records Book 89, Page 392, assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62, and Official Records Book 6007, Page 1275. (As to Parcels I and II)
5. Easement granted to Florida Power & Light Company recorded in Official Records Book 1267, Page 272. (As to Parcel II).
6. Easement granted to Florida Power & Light Company recorded in Official Records Book 2053, Page 706, and Partially Released in Official Records Book 11923, Page 954. (Parcels II)
7. Easement granted to Florida Power & Light Company recorded in Official Records Book 2867, Page 1584. (Parcel II)
8. Easement granted to Seacoast Utility Authority recorded in Official Records Book 6422, Page 239. (Parcel II).
9. Memorandum of Developer Agreement with Seacoast Utility Authority recorded in Official Records Book 9111, Page 1835. (As to Parcels I and II).
10. Easement granted to BellSouth Telecommunications, Inc., recorded in Official Records Book 9631, Page 136. (Parcels II).
11. Easement to BellSouth Telecommunications, Inc. recorded in Official Records Book 9631, Page 140. (As to Parcels I and II).

12. Terms, conditions, rights, obligations and restrictions contained in that certain Lease dated October 7, 1998 by and between Twin Cities Investors, Inc., a Florida corporation, as lessor, and Publix Super Markets, Inc., as lessee, as memorialized in Memorandum recorded December 28, 1998 in Official Records Book 10794, Page 719, affected by First Amendment to Memorandum of Lease recorded in Official Records Book 21438, Page 1843, and as affected by that Subordination, Non-disturbance Agreement recorded July 31, 2000 in Official Records Book 11923, Page 943, as re-recorded in Official Records Book 11949, Page 266, by and between Publix Super Markets, Inc. and The United States Life Insurance Company in the City of New York. (As to Parcel II).
13. Easement granted to Florida Power & Light Company recorded in Official Records Book 11439, Page 1177. (Parcel II).
14. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11123, Page 1051. (Parcel II).
15. Easement granted to Florida Power & Light Company recorded in Official Records Book 11453, Page 1125. (Parcel II).
16. Indemnity Agreement by and between Twin Cities Investors, Inc. and Seacoast Utility Authority recorded in Official Records Book 11542, Page 1405. (Parcel II)
17. Easement granted to BellSouth Telecommunications, Inc. recorded in Official Records Book 11563, Page 1152. (Parcels II).
18. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11820, Page 240, and corrected in Official Records Book 11864, Page 1954. (As to Parcel II).
19. Easement granted to Florida Power & Light Company recorded in Official Records Book 11851, Page 1822. (As to Parcel II).
20. Terms, provisions, restrictive covenants, conditions, reservations and easements, contained in Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781, and Official Records Book 21438, Page 1886 and re-recorded in Official Records Book 22831, Page 89, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Parcels I and II)
21. Declaration of Restrictions and Covenants recorded in Official Records Book 13545, Page 266, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap,

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national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Parcels I and II).

22. Terms and Provisions contained in Declaration Regarding Surface Water Management System recorded in Official Records Book 17852, Page 1417; as re-recorded in Official Records Book 17914, Page 1352. (As to Parcels I and II).
23. Terms and Provisions contained in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311. (Parcel II).
24. Restrictions, covenants, easement(s), setback(s), if any, as may be shown on the Plat of Northlake Promenade Shoppes, a P.U.D., as recorded in Plat Book 102, Page 130. (As to Parcels I and II).
25. Easement Deed in favor of Seacoast Utility Authority recorded in Official Records Book 19580, Page 1003. (Parcel II).
26. Terms, provisions and easements contained in that certain Access, Parking and Landscape Easement recorded in Official Records Book 21438, Page 1917. (As to Parcel II).
27. Easement in favor of Florida Power & Light Company recorded in official Records Book 22948, Page 1605. (Parcel II).
28. Notice of Interest by Seacoast Utility Authority recorded in Official Records Book 26779, Page 403. (As to Parcels I and II)



**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

April 29, 2025

Bryan Kelley, P.E.
Simmons & White, Inc.,
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

**RE: Northlake Promenade Outparcel # 3
Project #: 250204
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated February 6, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	Southside of Northlake Blvd, west of US-1
PCN:	36-43-42-21-29-003-0000
Access:	Site access for this facility via two driveway access points to existing east-west drive aisles. For entire Northlake Promenade and Village Place: Two right-in/right-out and one full access driveway connections onto Northlake Blvd, one right-in/right-out access driveway and one right-in, left-in and right-out access driveway connections onto US-1, and three full access driveway and one right-in/left-out access driveway connection onto Palmetto Drive <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Retail = 7,597 SF
New Daily Trips:	153
New Peak Hour Trips:	7 (4/3) AM; 18 (9/9) PM
Build-out:	December 31, 2029

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards.

Based on our discussion and the determination that the outparcel # 3 was not included in the previously approved development, the prior conditions of approval do not apply to this parcel. Therefore, those conditions will not be carried forward as part of this approval.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided



Bryan Kelley, P.E.
April 29, 2025
Page 2 of 2

upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above, or as amended. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in black ink that reads "Rahman".

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250204 NORTHLAKE PROMENADE OUTPARCEL # 3.DOCX

NORTHLAKE PROMENADE OUTPARCEL #3

Town of Lake Park, Florida

TRAFFIC GENERATION STATEMENT

PREPARED FOR:

OPV Northlake Promenade, LLC
3200 North Military Trail, 4th Floor
Boca Raton, Florida 33431

JOB NO. 24-139

DATE: November 4, 2024

Revised: February 6, 2025

Revised: March 28, 2025

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 03/28/25. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
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1.0 SITE DATA

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2.0 TRAFFIC GENERATION

3.0 SITE RELATED IMPROVEMENTS

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4.0 TRAFFIC GENERATION

1.0 SITE DATA

The subject parcel is located on the south side of Northlake Boulevard, west of US Highway 1 in the Town of Lake Park, Florida and contains approximately 0.86 acres. The Property Control Number for the subject parcel is 36-43-42-21-29-003-0000. The proposed plan of development consists of 7,578 SF retail and is part of the overall Northlake Promenade shopping center and adjacent to the Village Place development in the Village of North Palm Beach. The overall Northlake Promenade shopping center is currently vested for the following uses:

Northlake Promenade Approved Development

- 279 multifamily dwelling units
- 7,511 SF medical office
- 67,434 SF retail

The overall Village Place (FKA Village Shoppes) is currently vested for the following uses:

Village Place Approved Development

- 1,080 multifamily dwelling units
- 206 55+ age restricted multifamily dwelling units
- 222-room hotel
- 131,100 SF shopping plaza
- 9,790 SF pharmacy with drive-through
- 5,000 SF drive-in bank
- 3,028 SF fast food restaurant with drive through
- 12 fuel position gas station with 2,410 SF convenience store

The subject parcel is owned by a separate entity than the rest of the Northlake Promenade and Village Place and is therefore not subject to the projection aggregation rules within the Palm Beach County Traffic Performance Standards. For the purpose of this traffic study, the subject 7,578 SF retail was considered as a standalone project. Site access specifically for the 7,578 SF retail facility will be internal to Northlake Promenade shopping center via two driveway access points to existing east-west drive aisles. For additional information regarding site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

Site access for the entirety of Northlake Promenade and Village Place is existing via one right in, right out only driveway connection to Northlake Boulevard, two full access driveway connections to Northlake Boulevard, two right in, right out driveway connections to Federal Highway, one directional driveway connection to Federal Highway, and multiple connections to Palmetto Drive. Modifications to the current access are proposed as part of the Northlake Apartments and Village Place projects. The driveway modifications include the following:

- New right in, left out only driveway connection to Palmetto Drive
- Eastern full access driveway connection to Northlake Boulevard modified to right in, right out only
- Traffic signal at existing western full access driveway connection to Northlake Boulevard
- Closure of southern driveway connection to US-1

Northlake Boulevard fronting the site is an east-west six-lane divided urban arterial roadway that is owned and maintained by Palm Beach County. Sidewalks are present on both sides of the road. US-1 fronting the site is a north-south four-lane divided urban arterial roadway that is owned and maintained by the FDOT. Paved shoulders and sidewalks are present on both sides of the road.

2.0 TRAFFIC GENERATION

The daily traffic generated by the proposed development was calculated in accordance with the traffic generation rates published on the Palm Beach County Traffic website and consistent with the ITE Trip Generation Manual, 11th Edition. Tables 1, 2 and 3 show the daily, A.M. peak hour, and P.M. peak hour traffic generation for the proposed development, respectively. Based on the proposed development consisting of 7,578 SF of retail, the traffic generation may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	153 tpd
A.M. Peak Hour Traffic Generation (In/Out)	=	7 pht (4 In/3 Out)
P.M. Peak Hour Traffic Generation (In/Out)	=	18 pht (9 In/9 Out)

3.0 SITE RELATED IMPROVEMENTS

The overall A.M. and P.M. peak hour turning movement driveway volumes and directional distributions at the project entrances for the proposed development with no reduction for pass by credits are shown in Tables 2 and 3 attached with this report. The following summary applies:

		DIRECTIONAL DISTRIBUTION (TRIPS IN / OUT)
A.M. Peak Hour	=	11 / 7
P.M. Peak Hour	=	25 / 25

Tables 4-6 attached to this report document the trip generation for the entire combined Village Place and Northlake Promenade site including the proposed outparcel. The overall combined development includes the following uses and intensity:

Combined Northlake Promenade and Village Place Development

- 1,359 multifamily dwelling units
- 206 55+ age restricted multifamily dwelling units
- 222-room hotel
- 206,112 SF retail
- 9,790 SF pharmacy with drive-through
- 5,000 SF drive-in bank
- 3,028 SF fast food restaurant with drive through
- 12 fuel position gas station with 2,410 SF convenience store

As previously mentioned, site access for the combined Northlake Promenade and Village Place traffic study is existing via one right in, right out only driveway connection to Northlake Boulevard, two full access driveway connections to Northlake Boulevard, two right in, right out driveway connections to Federal Highway, one directional driveway connection to Federal Highway, and three full access driveway connections to Palmetto Drive. However, several modifications as documented previously are proposed as part of the Northlake Promenade Apartments and Village Place projects. Figure 2 attached to this report depicts the driveway volumes inclusive of all approved/proposed developments and access modifications.

4.0 CONCLUSION

The proposed development will result in 153 new daily trips, 7 AM peak hour trips, and 18 PM peak hour trips at buildout in 2029. Since the project generates less than 20 peak hour trips, no additional traffic analysis is required and the development meets the requirements of the Palm Beach County Traffic Performance Standards.



Figure 1 - Trip Distribution
Northlake Promenade Outparcel #3
Project # 24-139

NORTHLAKE PROMENADE OUTPARCEL #3

11/04/2024
Revised: 02/06/2025
Revised: 03/28/2025

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation		In Out		Gross Trips	Internalization*		External Trips (Driveway Trips)	Pass-by		Net Trips
							%		Total	%		Trips		
Strip Retail Plaza (<40ksf)	822	7,578	S.F.	54.45				413		0	413	63%	260	153
			Grand Totals:					413	0.0%	0	413	63%	260	153

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation		Dir Split		Gross Trips			Internalization*				External Trips (Driveway Trips)			Pass-by		Net Trips		
						In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Strip Retail Plaza (<40ksf)	822	7,578	S.F.	2.36		0.60	0.40	11	7	18	0.0%	0	0	0	11	7	18	63%	11	4	3	7
Grand Totals:								11	7	18	0.0%	0	0	0	11	7	18	61%	11	4	3	7

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation		Dir Split		Gross Trips			Internalization*				External Trips (Driveway Trips)			Pass-by		Net Trips		
						In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Strip Retail Plaza (<40ksf)	822	7,578	S.F.	6.59		0.50	0.50	25	25	50	0.0%	0	0	0	25	25	50	63%	32	9	9	18
Grand Totals:								25	25	50	0.0%	0	0	0	25	25	50	64%	32	9	9	18

NORTHLAKE PROMENADE OUTPARCEL #3

11/04/2024
Revised: 02/06/2025
Revised: 03/28/2025

**VILLAGE PLACE + NORTHLAKE PROMENADE
PROPOSED DEVELOPMENT (USED FOR DRIVEWAY TRIPS)**

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization*				External Trips (Driveway Trips)			Pass-by		Net Trips		
					In	Out		%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,359	Dwelling Units	4.54			6,170	15.0%		926		5,244	0%	0			5,244		
55+ SF Attached	252	206	Dwelling Units	3.24			667	15.0%		100		567	0%	0			567		
Hotel	310	222	Rooms	7.99			1,774	15.0%		266		1,508	10%	151			1,357		
Medical Office (Stand-Alone)	720	7,511	S.F.	T=42.97(X)-108.01			215	15.0%		32		183	10%	18			165		
Shop Center (>150ksf)	820	206,112	S.F.	37.01			7,628	15.0%		1,144		6,484	24%	1,556			4,928		
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	15.0%		159		902	50%	451			451		
Drive-In Bank	912	5,000	S.F.	100.35			502	15.0%		75		427	47%	201			226		
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	15.0%		212		1,204	49%	590			614		
Gas Station w/ Convenience Store ^e	FDOT	12	Fuel Positions	14.3 ^a PM Trips			2,646	15.0%		397		2,249	61%	1,372			877		
		2,410	S.F.																
			Grand Totals:				22,591	14.7%		3,311		19,280	24%	4,539			14,741		

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization*				External Trips (Driveway Trips)			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,359	Dwelling Units	0.37	0.23	0.77	116	387	503	15.0%	17	58	75	99	329	428	0%	0	99	329	428
55+ SF Attached	252	206	Dwelling Units	0.2	0.34	0.66	14	27	41	15.0%	2	4	6	12	23	35	0%	0	12	23	35
Hotel	310	222	Rooms	0.46	0.56	0.44	57	45	102	15.0%	9	6	15	48	39	87	10%	9	43	35	78
Medical Office (Stand-Alone)	720	7,511	S.F.	3.10	0.79	0.21	18	5	23	15.0%	3	0	3	15	5	20	10%	2	14	4	18
Shop Center (>150ksf)	820	206,112	S.F.	0.84	0.62	0.38	107	66	173	15.0%	16	10	26	91	56	147	24%	35	69	43	112
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	15.0%	3	3	6	16	15	31	50%	16	8	7	15
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	15.0%	4	4	8	25	17	42	47%	20	13	9	22
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	15.0%	10	10	20	59	56	115	49%	56	30	29	59
Gas Station w/ Convenience Store ^e	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
		Grand Totals:					530	732	1,262	14.8%	78	109	187	452	623	1,075	22%	239	324	512	836

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization*				External Trips (Driveway Trips)			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,359	Dwelling Units	0.39	0.61	0.39	323	207	530	15.0%	48	32	80	275	175	450	0	0	275	175	450
55+ SF Attached	252	206	Dwelling Units	0.25	0.56	0.44	29	23	52	15.0%	4	4	8	25	19	44	0%	0	25	19	44
Hotel	310	222	Rooms	0.59	0.51	0.49	67	64	131	15.0%	10	10	20	57	54	111	10%	11	51	49	100
Medical Office (Stand-Alone)	720	7,511	S.F.	3.93	0.30	0.70	9	21	30	15.0%	1	4	5	8	17	25	10%	3	7	15	22
Shop Center (>150ksf)	820	206,112	S.F.	3.4	0.48	0.52	336	365	701	15.0%	50	55	105	286	310	596	24%	143	217	236	453
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	15.0%	8	7	15	42	43	85	50%	43	21	21	42
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	15.0%	8	8	16	45	44	89	47%	42	24	23	47
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	15.0%	8	7	15	44	41	85	49%	42	22	21	43
Gas Station w/ Convenience Store ^e	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
		Grand Totals:				1,031	942	1,973	14.8%	151	141	292	880	801	1,681	23%	395	685	601	1,286	

Notes:

* Used 15% internalization per the Palm Beach County Traffic email dated 09/08/23 with Hanane Akif.

e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

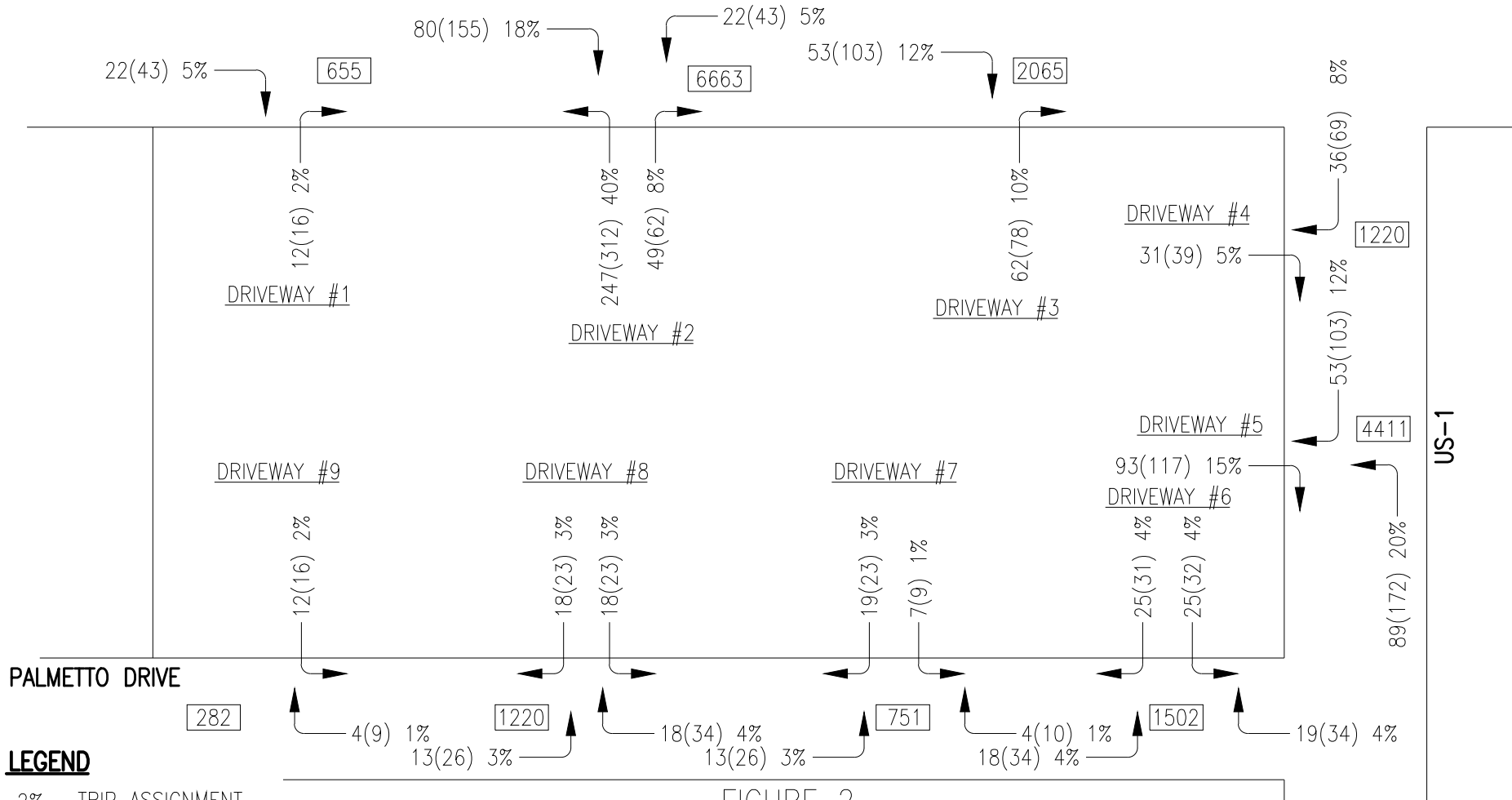


**SIMMONS
& WHITE**

2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848



NORHLAKE BOULEVARD



LEGEND

2% TRIP ASSIGNMENT

10 A.M. PEAK HOUR TURNING MOVEMENT

(20) P.M. PEAK HOUR TURNING MOVEMENT

[1049] A.A.D.T.

FIGURE 2

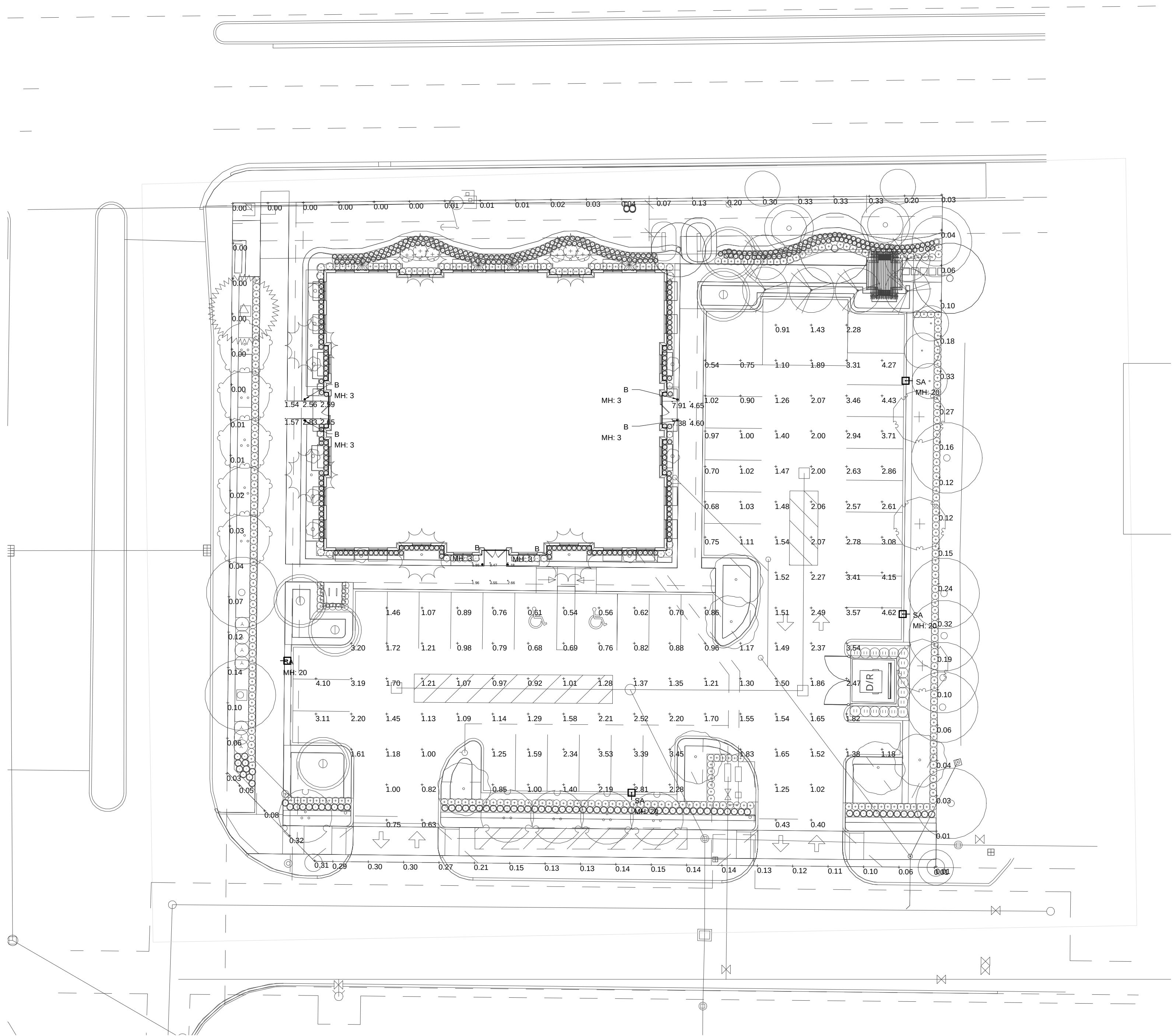
**TOTAL DRIVEWAY TURNING MOVEMENTS:
VILLAGE SHOPPES & NORHLAKE PROMENADE
(SEE TABLES 4-6)**

NORHLAKE PROMENADE

OUTPARCEL #3

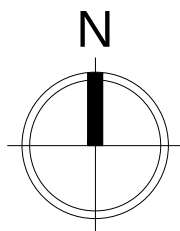
24-139 BK 11-4-24

NORTHLAKE PROMENADE										
TOWN OF LAKE PARK, FL										
LIGHTING FIXTURE SCHEDULE										
TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP'S TYPE	DIMMING	VOLTAGE	MOUNTING	REMARKS	INPUT WATTS
SA		XTRALIGHT	VNFS-15000L-40K-IV-DIM-4M-N-XX-XX-HSS	ARCHITECTURAL LED AREA LIGHT, TYPE IV OPTICS W/BACK LIGHT SHIELDING	INTEGRATED LED	0-10V	TBC	TENON	MH-20'-0"	109W
B		PERFORMANCE IN LIGHTING	KHAS-35-14-IPINSH(CCT)UNV-NA	35" ARCHITECTURAL LED BOLLARD	INTEGRATED LED	NON-DIM	120-277V	ANCHOR BASE	ENTRANCE LIGHTING	14W
LIGHTING SCHEDULE NOTES:										
1. For pricing please email Genesis Lighting at quotes@genesislighting.net. For technical questions please contact Brian Meneses @ 772-919-5670 (Bmeneses@genesislighting.net)										
2. No substitutions allowed without prior approval by architect, engineer or design team										
3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures										
4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans										



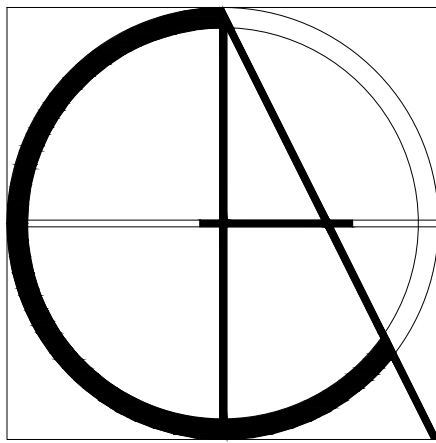
01 PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Total Watts
	6	B	Single	076423	0.900	592	84
	4	SA	Single	Xtra Light VNFS-15000L-40K-DIM-4M-N-XX-XX-HSS	0.900	10366	436

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
East Entrance	Illuminance	Fc	6.14	7.91	4.60	1.33	1.72
Parking Lot	Illuminance	Fc	1.71	4.62	0.40	4.28	11.55
Property Line	Illuminance	Fc	0.10	0.33	0.00	N/A	N/A
South Entrance	Illuminance	Fc	3.78	8.47	1.18	3.20	7.18
West Entrance	Illuminance	Fc	2.29	2.83	1.54	1.49	1.84



Claren Architecture + Design, Inc.

AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884

New Building for:

Northlake Promenade
Outparcel 3

Town of Lake Park, Florida

PROJECT #	24-042
DATE	12-16-24
REV #	DATE

	06-12-25
	07-08-25
	
	
	

SHEET #

A-3

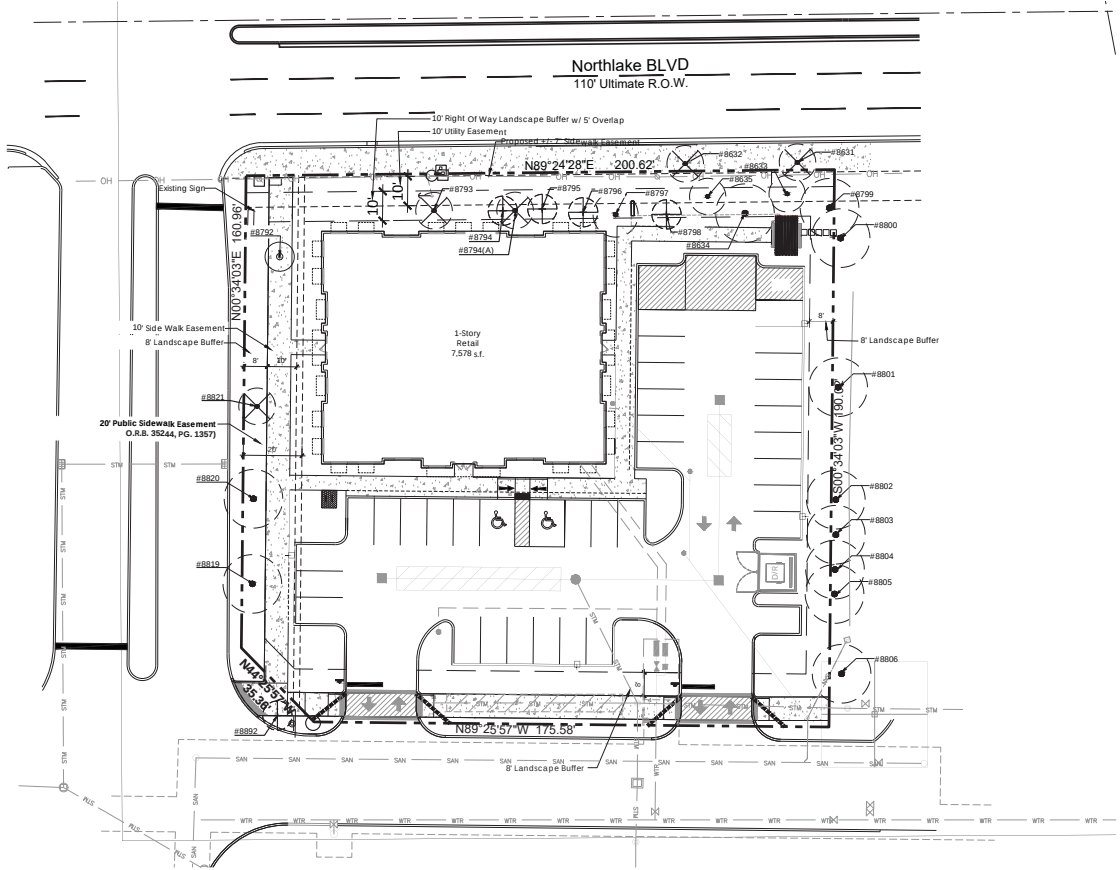


TREE TABLE

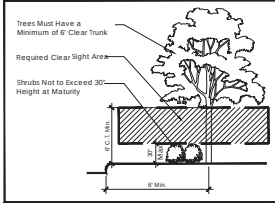
TREE #	COMMON NAME	BOTANICAL NAME	DBH	Disposition	Notes
8631	Magnolia	<i>Magnolia grandiflora</i>	4"	Remove	
8632	Magnolia	<i>Magnolia grandiflora</i>	4"	Remove	
8633	Oak	<i>Quercus</i> spp.	15"	Preserve	
8634	Oak	<i>Quercus</i> spp.	20"	Preserve	
8635	Oak	<i>Quercus</i> spp.	18"	Preserve	
8792	Medjool Date Palm	<i>Phoenix dactylifera</i>	12 HT	Relocate	
8793	Oak	<i>Quercus</i> spp.	6"	Remove	
8794	Washingtonia Palm	<i>Washingtonia robusta</i>	9 HT	Remove	
8794(A)	Oak	<i>Quercus</i> spp.		Remove	
8795	Oak	<i>Quercus</i> spp.	5"	Preserve	
8796	Washingtonia Palm	<i>Washingtonia robusta</i>	9 HT	Remove	
8797	Oak	<i>Quercus</i> spp.	10"	Preserve	
8798	Washingtonia Palm	<i>Washingtonia robusta</i>	10 HT	Remove	
8799	Oak	<i>Quercus</i> spp.		Preserve	
8800	Oak	<i>Quercus</i> spp.	5"	Preserve	
8801	Oak	<i>Quercus</i> spp.	16"	Preserve	
8802	Oak	<i>Quercus</i> spp.	9"	Preserve	
8803	Oak	<i>Quercus</i> spp.	12"	Preserve	
8804	Coconut Palm	<i>Cocos nucifera</i>	10 HT	Preserve	
8805	Coconut Palm	<i>Cocos nucifera</i>	10 HT	Preserve	
8806	Coconut Palm	<i>Cocos nucifera</i>	11 HT	Preserve	
8819	Japanese Privet	<i>Ligustrum japonicum</i>		Preserve	Cluster
8820	Japanese Privet	<i>Ligustrum japonicum</i>		Preserve	Cluster
8821	Japanese Privet	<i>Ligustrum japonicum</i>		Remove	Cluster (Poor Condition)
8892	Sabal Palm	<i>Sabal palmetto</i>	11" HT	Remove	

TREE SUMMARY

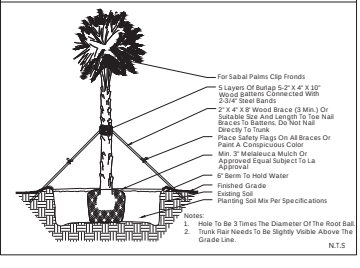
Category	Total Trees
Preserved Trees	16
Removed Trees	8
Relocated Trees	1



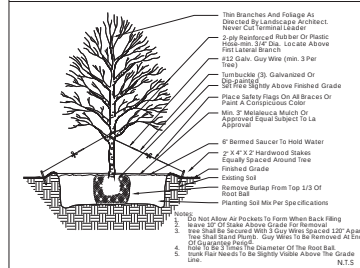
SAFE SIGHT DETAIL



PALM RELOCATION DETAIL



TREE RELOCATION DETAIL



VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land clearing and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Remove cut all Sabal prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survival.
8. Vegetation to be preserved shall be banded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
9. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high fill fence around the preserve area or vegetation with the addition of the 3-foot high plastic mesh, if needed.
10. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the fill fence.
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or fill fence.

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@nlandplan.com
Website: www.nlandplan.com
License No. LC26000232

Northlake Promenade Outparcel 3

Town of Lake Park, Florida

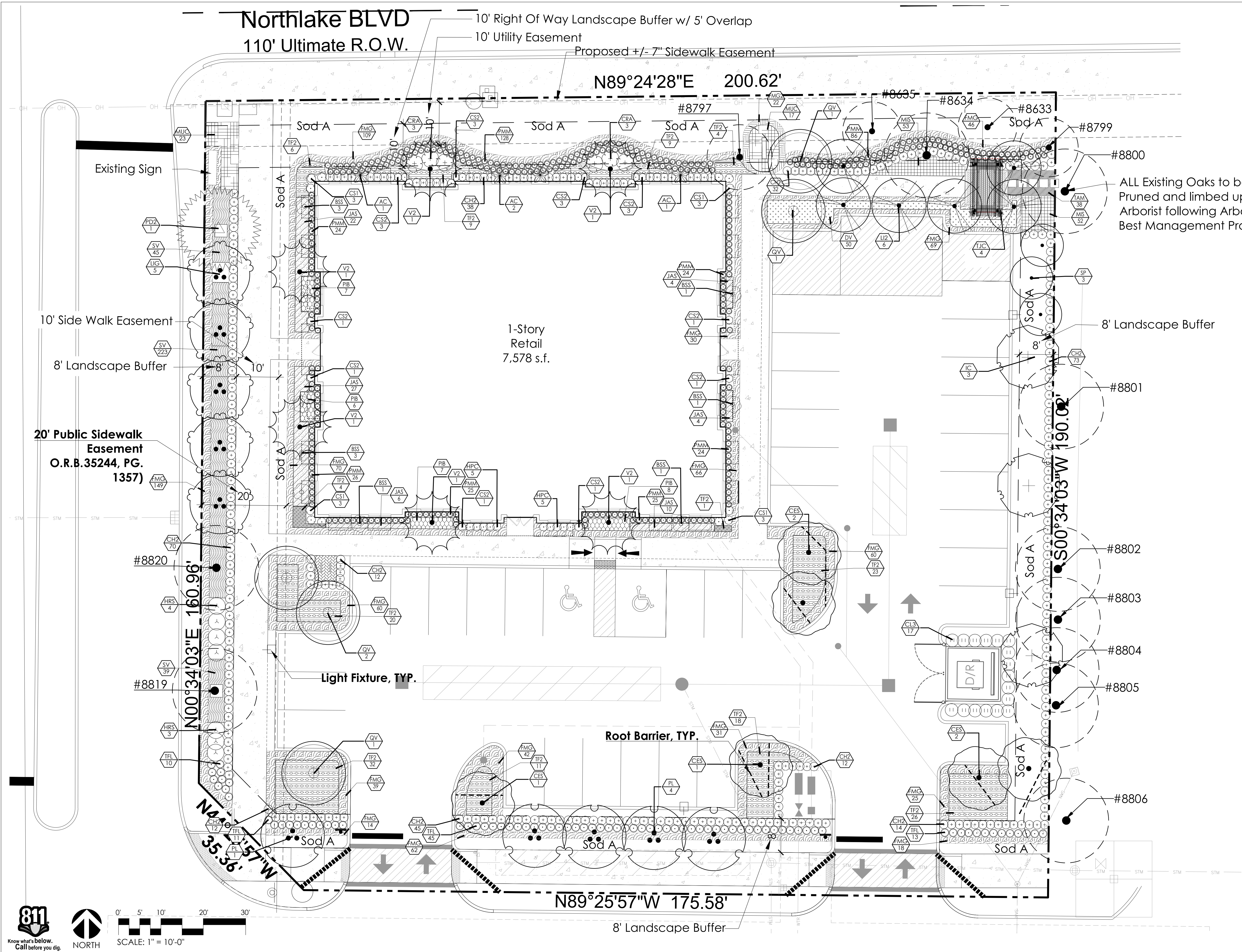
Date: 11/11/24
AS SHOWN
Design By: CPC
Drawn By: JES
Checked By: JES
File No. 819.018
Job No. 24-66

REVISIONS / SUBMISSIONS
12/17/24 Revision
03/18/25 Revision
03/28/25 Revision
05/07/25 Resubmittal
06/04/25 Resubmittal
06/12/25 Revision
06/18/25 Revision

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT
Jon E. Schmidt
Digitally signed by Jon E. Schmidt
Date: 2025.06.18
18:07:50 -0400

FLORIDA REGISTRATION NO. LA 0001638
Jon E. Schmidt

Tree Disposition
Plan



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Northlake Promenade Outparcel 3

Town of Lake Park, Florida

Date: 11/11/24
Scale: AS SHOWN
Design By: CPC
Drawn By: CPC
Checked By: JES
File No. 819.01B
Job No. 24-66

REVISIONS / SUBMISSIONS

12/17/24 Revision
03/18/25 Revision
03/26/25 Revision
05/07/25 Resubmittal
05/14/25 Resubmittal
06/12/25 Revision
06/18/25 Revision

NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

Landscape
Plan

LP-2 of 4

PLANT LIST									
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
TREES									
	CES	6	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk, Florida No. 1	2.5" Cal.	12'	6'	5' Min.	Medium	Native
	IC	3	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable Florida No. 1	3" DBH	12' Min.	5'	5' Min.	Low	Native
	LIZ	6	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle Single Straight Trunk, Min 5' CT Florida No. 1	2.5" DBH	12'	6'	5' Min.	Low	Non-Native
	LIG	5	Ligustrum japonicum / Ligustrum Matched, Multi-Trunk, 5' CT, LA to Approve Plant Material Prior to Purchase-Install Florida No. 1	1.5" Cal.	12'	10'	5.0' CT	Medium	Non-Native
	PL	5	Psidium littorale / Cattley Guava Florida No. 1	2.5" Cal.	12' Min.	12'	6' CT	Medium	Non-Native
	QV	5	Quercus virginiana / Southern Live Oak Single Straight Trunk, Min. 5' CT, No Low Crotch Florida No. 1	2.5" DBH	12' Min.	5'	5' Min.	Medium	Native
	SP	3	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Out, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Medium	Native
	V2	6	Veitchia montgomeryana / Montgomery Palm 'Double Trunk' Double Trunk, No Scared Trunks, Matched	N/A	14' CT	15'	14' CT	Medium	Non-Native
TRANSPLANTED TREES									
	PD2	1	Phoenix dactylifera 'Medjool' / Medjool Date Palm Existing to be Relocated on Site	EX.	EX.	EX.	EX.	Medium	Non-Native
SHRUBS									
	AC	4	Alcacia x 'Calidora' / Alcacia 'Calidora'	5'	4'	As Shown	Medium	Non-Native	
	BSS	10	Bougainvillea spectabilis 'Barbara Karst' / Barbara Karst Bougainvillea+ Standard, Specimen Quality, Landscape Architect to Hand Select Plants	4'-5' OA	36"	As Shown	Medium	Non-Native	
	CH2	308	Chrysobalanus icaco / Coco Plum Full to Base, Medium Shrubs	30"	24"	30" O.C.	Low	Native	
	CL3	17	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	24"	36" O.C.	Low	Non-Native	
	CRA	6	Crinum augustum / Green Crinum Lily Full, Matched	36"	36"	48" O.C.	Medium	Native	
	CS1	12	Cupressus sempervirens / Italian Cypress+ Very Full, Matched	12"	24"	As Shown	Low	Non-Native	
	CS2	18	Cupressus sempervirens / Italian Cypress+ Very Full, Matched	8"	24"	As Shown	Low	Non-Native	
	HPC	10	Hamelia patens 'Compacta' / Dwarf Firebush Full	18"	18"	24" O.C.	Low	Non-Native	
	HRS	7	Hibiscus rosa-sinensis 'Red' / Red Hibiscus Full, Medium Shrubs	24"	24"	48" O.C.	Medium	Non-Native	
	PMM	362	Podocarpus macrophyllus 'Pringles' / Pringles' Podocarpus Full	24"	18"	18" O.C.	Medium	Non-Native	
	TJC	4	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine Trailing, To be Planted at Trellis Columns	6' Trailing	36"	As Shown	Low	Native	
	TFL	79	Tripsacum floridanum / Dwarf Fakahatchee Grass Full	18"	18"	30" O.C.	Medium	Native	
SHRUB AREAS									
	DV	50	Dietes vegeta / African Iris Full to Base	12"	24"	24" O.C.	Medium	Non-Native	
	JAS	73	Jasminum volubile / Wax Jasmine Full	24"	18"	24" O.C.	Medium	Non-Native	
	MUC	40	Muhlenbergia capillaris / Pink Muhly Full	18"	18"	24" O.C.	Low	Native	
	PIB	28	Plumbago auriculata 'Imperial Blue' / Imperial Blue Plumbago+ Full	14"	14"	24" O.C.	Medium	Native	
	SV	307	Scheffera arboricola 'Variegata' / Dwarf Variegated Scheffera Full	24"	18"	14" O.C.	Medium	Non-Native	
	TF2	163	Tripsacum floridanum / Dwarf Fakahatchee Grass Full	24"	24"	30" O.C.	Medium	Native	
GROUND COVERS									
	FMG	890	Ficus microcarpa 'Green Island' / Green Island Ficus+ Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	FMG2	22	Ficus microcarpa 'Green Island' / Green Island Ficus+ Full to Base	30"	18"	18" O.C.	Medium	Non-Native	
	MIS	105	Microsorium scolopendrium / Wart Fern Full	8"	8"	14" O.C.	Medium	Non-Native	
	SOD A	3,949 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Native	
	TAM	38	Trachelospermum asiaticum 'Minima' / Minima Jasmine+ Trailing	4"	6"	14" O.C.	Low	Native	

NOTE: Contractor to Field Verify Sod Quantities
ALL Oaks to be pruned and limbed up by Arborist following best management practices

Landscape Points Table							
Existing Trees	DBH	POINTS					
OAK	15	25					
Oak	20	25					
Oak	18	25					
Oak	10	25					
Oak	10	25					
TREES	QTY	UNIT	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	POINTS	
CES	6	ea	Conocarpus erectus sericeus / Silver Button Wood	2.5" Cal.	12'	30	
IC	3	ea	Ilex cassine / Dahoon Holly	3" DBH	12' Min.	45	
LIG	5	ea	Ligustrum japonicum / Ligustrum	1.5" Cal.	12'	75	
PL	5	ea	Psidium littorale / Cattley Guava	2.5" DBH	12' Min.	75	
QV	5	ea	Quercus virginiana / Southern Live Oak	2.5" DBH	12' Min.	75	
LIZ	6	ea	Lagerstromia Indica 'Natchez' / Natchez Crape Myrtle	2.5" DBH	12' Min.	30	
AM3	4	ea	Adonidia merillii 'Triple Trunk' / Triple Trunk Christmas Palm	N/A	10' GW	4	
SP	3	ea	Sabal palmetto / Sabal Palm	N/A	12'-20' CT	21.9	
V2	6	ea	Veitchia montgomeryana / Montgomery Palm 'Double Trunk'	N/A	14' CT	6	
PD2	1	ea	Phoenix dactylifera 'Medjool' / Medjool Date Palm	EX	EX	25	
SHRUBS	QTY	UNIT	BOTANICAL / COMMON NAME	POINTS			
AC	4	ea	Alocasia x 'Calidora' / Alocasia 'Calidora'	4			
BSS	10	ea	Bougainvillea spectabilis 'Barbara Karst' / Barbara Karst Bougainvillea+	10			
CH2	308	ea	Chrysobalanus icaco / Coco Plum	308			
CL3	17	ea	Clusia guttifera / Small-Leaf Clusia	17			
CRA	6	ea	Crinum augustum / Green Crinum Lily	6			
CS1	12	ea	Cupressus sempervirens / Italian Cypress+	12			
CS2	18	ea	Cupressus sempervirens / Italian Cypress+	18			
HPC	10	ea	Hamelia patens 'Compacta' / Dwarf Firebush	10			
HRS	7	ea	Hibiscus rosa-sinensis 'Red' / Red Hibiscus	7			
PMM	362	ea	Podocarpus macrophyllus 'Pringles' / 'Pringles' Podocarpus	362			
TFL	79	ea	Tripsacum floridanum / Dwarf Fakahatchee Grass	79			
JAS	73	ea	Jasminum volubile / Wax Jasmine	73			
MUC	40	ea	Muhlenbergia capillaris / Pink Muhly	40			
PIB	28	ea	Plumbago auriculata 'Imperial Blue' / Imperial Blue Plumbago+	28			
TJC	4	ea	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	4			
DV	50	ea	Dietes vegeta/ African Iris	50			
SV	307	ea	Schefflera arboricola 'Variegata' / Dwarf Variegated Schefflera	307			
TF2	170	ea	Tripsacum floridanum / Dwarf Fakahatchee Grass	170			
GROUND COVERS	QTY	UNIT	BOTANICAL / COMMON NAME	POINTS			
FMG	1910	sf	Ficus microcarpa 'Green Island' / Green Island Ficus+	382			
FMG2	47	sf	Ficus microcarpa 'Green Island' / Green Island Ficus+	9.4			
MIS	150	sf	Microsorium scolopendrium / Wart Fern	30			
SOD A	3949	sf	Stenotaphrum secundatum / St. Augustine Grass	98.725			
				Required Point Total			2,051
				TOTAL			2,517.03

FLORIDA FRIENDLY CHART			Points	Points
Design Options:				
(1) Utilization of moisture sensing controller other than rainwatch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation			10	
(2) Plan submitted with low, moderate, and high water use usage zones indicated.			5	
(3) Groundcover or Grass:				
(a) 25-50% of the groundcover or grass areas are made up of natural drought tolerant species from the list.			5	
(b) 51% or more of the groundcover or grass areas are made up of natural drought tolerant species from the list.			10	
(c) 25-50% of the groundcover or grass areas are made up of Florida native plants.			15	15
(d) 51% or more of the groundcover or grass areas are made up of Florida native plants.				
(4) Shrubs:				
(a) 25-50% of the required shrubs are made up of natural drought tolerant species from the list.			5	
(b) 51% or more of the required shrubs are made up of natural drought tolerant species from the list.			10	
(c) 25-50% of the required shrubs are made up of Florida native plants.			15	15
(d) 51% or more of the required shrubs are made up of Florida native plants.				
(5) Trees:				
(a) 25-50% of the required trees are made up of natural drought tolerant species from the list.			5	
(b) 51% or more of the required trees are made up of natural drought tolerant species from the list.			10	
(c) 25-50% of the required trees are made up of Florida native plants.			15	15
(d) 51% or more of the required trees are made up of Florida native plants.				
(6) Extra Shade Trees in Vehicular Use Areas:				
(a) 25% more than the required shade trees planted in the vehicular use areas.			5	
(b) 50% more than the required shade trees planted in the vehicular use areas.			10	
(7) Natural soil area less than 50 percent of provided landscape area.			10	
(8) Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.			5	5
TOTAL POINTS			50	50

LANDSCAPE REQUIREMENTS CHART			
Location/ Area	Code Requirement	Required:	Provided:
North Property Line (200.62')	1 Tree per 20' L.P.	5 Trees	5 Existing Trees
South Property Line (200.62')	24" Hedge 24" O.C.	24" Hedge	24" Ht. Hedge
10' Landscape Buffer	1 Tree per 40' L.P.	5 Trees	5 Existing Trees
10' Landscape Buffer	24" Hedge 24" O.C.	24" Hedge	24" Ht. Hedge
East Property Line (180.01')	1 Tree per 40' L.P.	5 Trees	5 Existing Trees
10' Landscape Buffer	24" Hedge 24" O.C.	24" Hedge	24" Ht. Hedge
West Property Line (180.00')	1 Tree per 20' L.P.	5 Trees	5 Existing Trees
10' Landscape Buffer	24" Hedge 24" O.C.	24" Hedge	24" Ht. Hedge
Parking Areas	24" Hedge at install (Mature hedge height at maturity 4.0')	24" Hedge	24" Ht. Hedge
Parking Islands	1 Canopy tree per parking island	10 Trees	10 Trees

VEGETATION NOTES	
1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.	
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment, materials, and placement of debris or fill within protective barriers is prohibited.	
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.	
4. All relocated trees and palms shall be staked and guyed as indicated in the details.	
5. Hurricane cut all Sabal palm to transplant.	
6. All transplanted trees must be transplanted using best industry standards.	
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survival.	
8. Vegetation to be preserved shall be banded with a 3-foot high plastic mesh (orange CSAH) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.	
9. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high air fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.	
10. If hand clearing is necessary within the preserve area or under the Vegetation Canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the air fence.	
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or air fence.	

LANDSCAPE NOTES	
1. Easement that not encroach landscape buffers more than 5 feet.	
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and graded areas adjacent to paved vehicular use areas, except where wheel stops are provided.	
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.	
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.	
5. All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.	
6. No muck-grown sod shall be utilized in detention areas.	
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 100% coverage.	
8. Trees shown on the plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setback from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown herein.	
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and 8' stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a R/W without prior (PCNWD) approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.	
10. All parking lot islands, and all back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.	
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.	
12. All ground-mounted equipment shall be screened from view.	
13. Prior to C.O., the site must have 100% net coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.	
14. Any equipment (condensing units, transformers, etc) must not interfere with proposed parking lot trees. Close trees must be planted in each island.	

SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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Email: info@nolandplan.com
Website: www.nolandplan.com
License No: LC26000232

Northlake Promenade Outparcel 3

Town of Lake Park, Florida

Date: 11/11/24
Scale: AS SHOWN
Design By: CPC
Drawn By: JCS
Checked By: JCS
File No: 819.018
Job No: 24-66

REVIEWS / SUBMISSIONS
12/17/24 Revision
03/18/25 Revision
01/28/25 Revision
05/07/25 Resubmittal
06/19/25 Resubmittal
08/14/25 Resubmittal
09/18/25 Revision

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Jon E. Schmidt Digitally signed by Jon E. Schmidt
Date: 2025.06.18 18:08:31 -0400

FLORIDA REGISTRATION NO. JON E. SCHMIDT LA 0001638

Landscape
Plan

Town of Lake Park, Florida

Legal Description

Northlake Promenade Outparcel 3

PARCEL 3 OF "NORTHLAKE PROMENADE SHOPPES, A PUD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Justification Statement
Northlake Promenade Outparcel 3
Town of Lake Park Site Plan Review Application
Original Submittal: December, 20 2025
Resubmittal: May 16, 2025**

Introduction

The subject site is located on the south side of Northlake Boulevard approximately 680 feet west of US 1 and consists of 1 parcel totaling 0.85 acres (PCNs: 36-43-42-21-29-003-0000). The subject site has an existing C-3 Twin Cities Mixed Use zoning designation and is approved as part of the former Northlake Promenade Planned Unit Development. The site is designated as Twin Cities Mixed Use future land use. The subject site is currently vacant, cleared, and ready for development.

On behalf of the Owner and Applicant, OPV Northlake Promenade LLC, Schmidt Nichols requests Site Plan Approval for a Retail use on the subject site consisting of 7,578 s.f. in gross floor area situated in a one-story structure.

Below is a chart showing the surrounding properties and their Zoning, FLU, and existing land use:

	Uses	FLU	Zoning
Subject Property	Vacant (Existing) Retail (Proposed)	Twin Cities Mixed Use	C-3 Twin Cities Mixed Use
North	Commercial	Commercial	C-NB (North Palm Beach)
South	Commercial	Twin Cities Mixed Use	C-3 Twin Cities Mixed Use
East	Commercial	Twin Cities Mixed Use	C-3 Twin Cities Mixed Use
West	Commercial	Twin Cities Mixed Use	C-3 Twin Cities Mixed Use

Overview of Requests

The applicant requests consideration of approval for the following request:

Request 1: Site Plan Approval – for a proposed 7,578 s.f. Retail building.

Request 1: Site Plan Review

Per the Site Plan Review application form, the following items shall be addressed in a satisfactory manner for the approval of the proposed Site Plan:

1. Please explain the nature of the request.

Response: The applicant proposes to develop the subject vacant parcel with a 7,578 s.f. retail building with 35 parking spaces. The proposed structure will be situated to the northwest corner of the site directly adjacent to Northlake Boulevard and the main entrance driveway into the plaza. The structure proposed is a “Flex Building” type as described in Section 78-73 of the Town of Lake Park land development code. The site design includes a 10-foot sidewalk easement that runs along the west and south property lines, within which will be an 8-foot sidewalk that connects to the rest of the plaza’s sidewalk system. Landscape buffers are provided around the perimeter of the site to screen the surface parking area from adjacent properties. The applicant is proposing the required 8-foot-wide landscape buffer along the western property line to be directly adjacent to the main access driveway into the plaza to provide a buffer between vehicles exiting the plaza and pedestrians walking on the adjacent sidewalk.

2. What will be the impact of the proposed change to the surrounding area?

Response: The proposed retail development will have a positive impact on the surrounding area. The site currently sits vacant and provides no value to the surrounding area, therefore, the proposed development will have a net positive impact.

3. How does the proposed project comply with the Town of Lake Park’s zoning requirements?

Response: The proposed development meets all the Town of Lake Park’s zoning requirements.

Intent

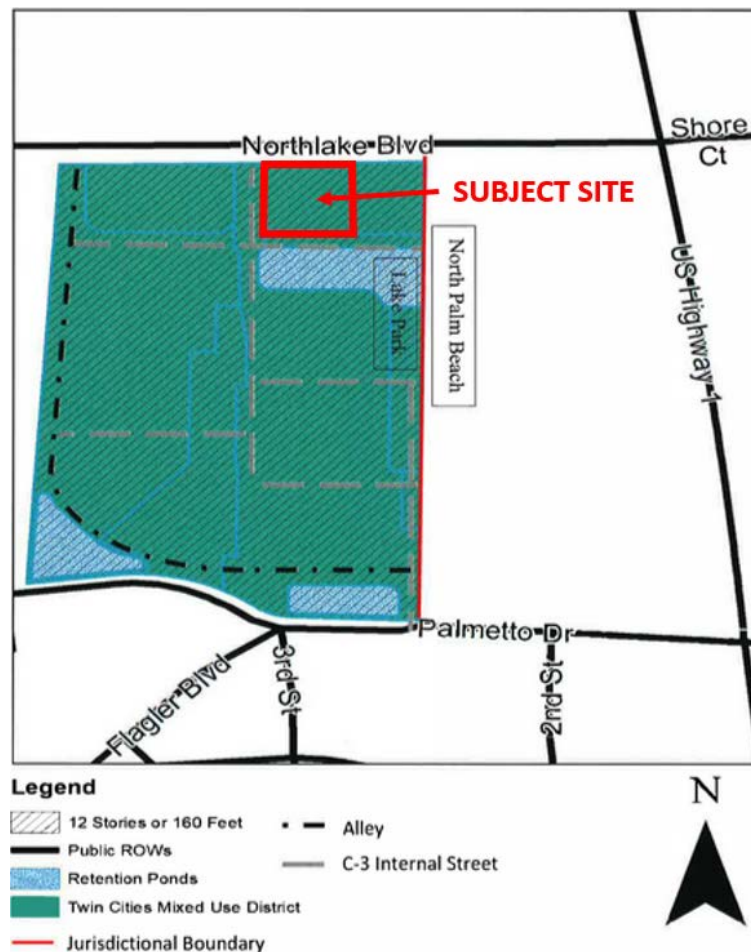
Per Section 78-73(a)(2) of the Town of Lake Park Land Development Code states “The intent of this district is to provide for a destination with complementary uses consisting of a mixture of retail and other commercial uses such as offices and lodging; civic and educational uses; and residential multifamily uses.” The proposed development meets this intent by providing a retail use on a lot that is currently vacant and will add to the mix of commercial uses within the plaza.

Permitted Uses

Table 1 in Section 78-73 indicates that Retail is a permitted use within the C-3 Twin Cities Mixed Use zoning district.

District Regulating Plan & Streetscapes

The proposed development meets the requirements of the District Regulating Plan, specifically the streetscape requirements. Below is a screenshot of District Regulating Plan from Section 78-73 of the town's Land Development Regulations, which identifies internal and public rights of way. The subject site is shown in red and is shown having frontage on two internal streets along the south and west sides. These internal streets require 10-foot sidewalk easements to connect the plaza's pedestrian circulation system between properties. The proposed site design incorporates these 10-foot sidewalk easements along the west and south sides of the property as required.



Parking & Standards

The proposed project meets the minimum number of parking spaces required by code. Per Table 9 in Sec. 78-73 of the Town's code, the minimum required off street parking for this site is calculated as follows:

Retail – 3 spaces/1,000 s.f. @ 7,578 s.f. = 23 spaces

Total Requirement: 23 spaces.

Total Proposed: 35 spaces.

Per Section 78-143 of the Town's Land Development Code, retail uses shall provide a minimum of 1 loading space for the first 10,000 s.f. of retail space. Therefore, the proposed development requires 1 loading space at 15 feet wide by 35 feet long. The proposed site design includes 1 loading space at 15 feet wide by 40 feet long.

The size of the loading berth meets the standards of the Town's code; however, Section 78-143(i)(3) requires a maneuvering apron equal in length to the required loading space, which in this case would be 35 feet. Therefore, the total dimensions of the required loading space, plus the maneuvering apron is 15 feet wide by 70 feet long. This requirement is far beyond what is necessary to accommodate a Retail or any other use allowed by right in the C-3 district of the size proposed. Therefore, the applicant requests a reduction of the required maneuvering area.

Section 78-143(o)(2) outlines the standards for reducing the loading berth size as follows:

Reduced stall dimensions shall be permitted upon a finding that all of the following standards have been met:

- a. The manner of operation proposed is such that stalls of the required dimensions are unnecessary because, the size, character and operation of the use will not regularly involve service by motor vehicles which require the dimensions of an off-street loading berth, such as, but not limited to the following uses: Bowling alleys and other recreational establishment, financial institutions, funeral chapel and funeral homes, nursing homes, offices, and personal service establishments;*

Response: The proposed 7,578 s.f. Retail use does not typically require a 15' wide by 35' long berth plus an additional 35' long maneuvering area. The vehicles that would typically serve this type of use are smaller delivery vans which can easily maneuver into a loading berth of the 15' wide by 40' long size provided. An Autoturn exhibit has been provided which shows this.

- b. The land uses are likely to continue or to be succeeded by others for which the same stall dimensions will be adequate, or that any additional loading space necessary could be provided in a logical location without creating violations of other requirements of these regulations*

Response: Other allowable land uses in the C-3 district, include, but are not limited to: General Offices, Personal Services, Coffee Shop, Animal Day Care, and Art Galleries. While these uses may also have loading needs, the size of the proposed use, at 7,578 s.f. is not large enough to warrant such a large

maneuvering area beyond the provided 15' wide by 40-foot-long berth. The required 35' of maneuvering area, in addition to the 15 wide by 35' long loading berth is more typical of significantly larger spaces, such as for big box retail stores, large scale supermarkets, and industrial facilities, all of which are typically several magnitudes larger in size than the proposed use and all of which typically received a large number of daily deliveries from semi-truck delivery vehicles. The proposed structure, at 7,578 s.f. could never reasonably house a use that would accommodate the type and volume of traffic that would warrant such a large maneuvering area in addition to the required berth size. Therefore, it is reasonable to allow the reduction of the maneuvering area to allow for the proposed 15' wide by 40' long loading space.

- c. *Any reduction provides for a minimum stall length of 15 feet, a stall width of at least 12 feet, and a vertical clearance of ten feet.*

Response: The proposed loading stall is 15' wide by 40' long, which not only meets this requirement, but also goes above the standard 15' wide by 35' long loading berth size requirements to ensure more than enough space is provided for the loading space traffic that is anticipated.

March 28, 2025
Job No. 24-139

DRAINAGE STATEMENT

Northlake Promenade Outparcel #3
Town of Lake Park, Florida

SITE DATA

The subject parcel is located on the south side of Northlake Boulevard, west of US Highway 1 in the Town of Lake Park, Florida and contains approximately 0.86 acres. The Property Control Number for the subject parcel is 36-43-42-21-29-003-0000. Proposed site development on the currently vacant parcel consists of a 7,578 SF retail building. For additional information concerning site location and layout, please refer to the site plan prepared by Schmidt Nichols.

PROPOSED DRAINAGE

The site is located within the boundaries of the previously permitted Northlake Promenade Shoppes, South Florida Water Management District Permit No. 50-04324-P and will be a modification to that permit. It is proposed that runoff be directed to on-site water management areas by means of paved swales and/or inlets and storm sewer. Legal positive outfall is available via existing culvert connection to the Master Surface Water Management System for the Northlake Promenade Shoppes. Drainage design to address the following:

1. Building floor elevations to be at or above the level listed in the previous South Florida Water Management District Permit.
2. Due consideration to water quality.

PROPOSED DRAINAGE (CONTINUED)

Required permits/approvals shall include the following:

1. South Florida Water Management District – Environmental Resource Permit Modification
2. Town of Lake Park – On Site Drainage

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006	
This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 03/28/2025.	
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	



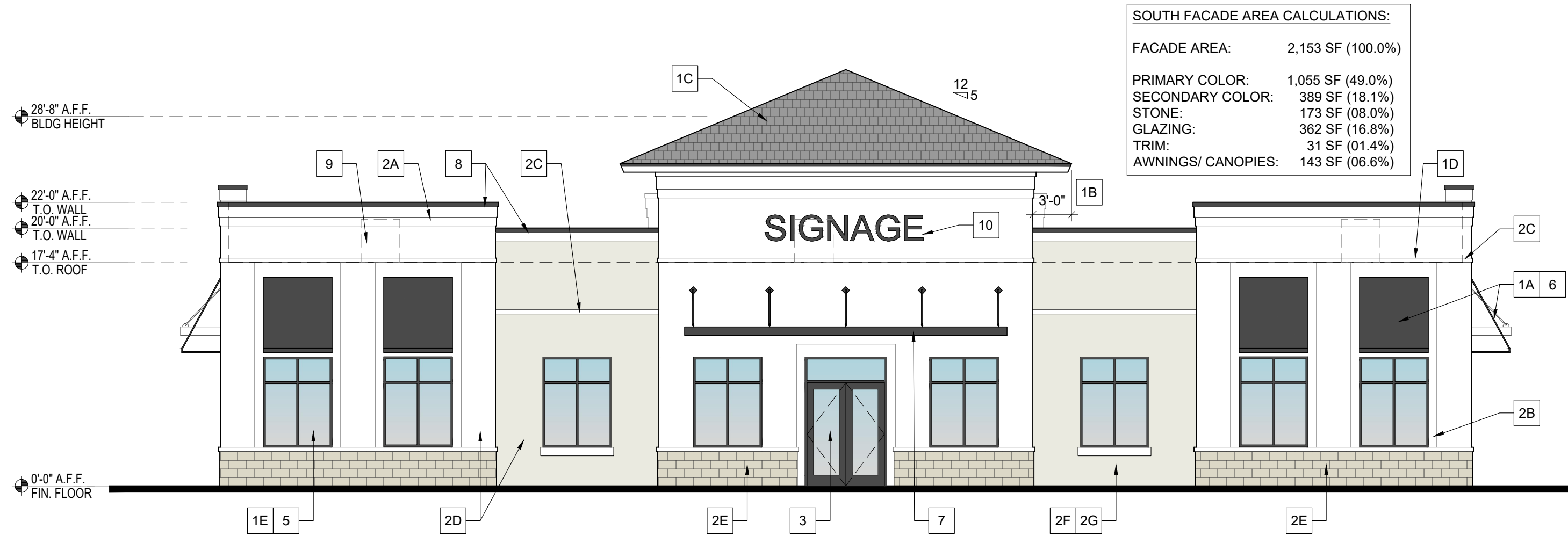


02 SOUTH VIEW

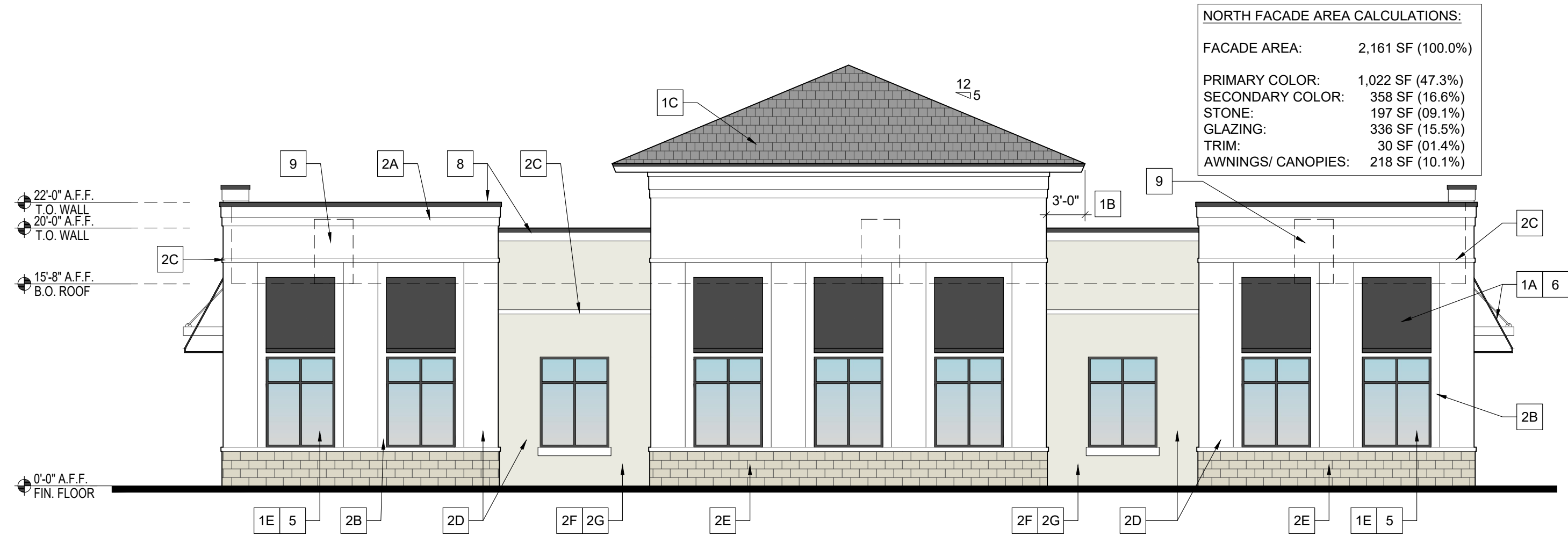


01 NORTHWEST VIEW

ARCHITECTURAL ELEMENTS		COLOR LEGEND
DESIGN TREATMENTS (SEC. 3-2.A):		
1A CANOPIES (3-2.A.1.a)	3 PRIMARY ENTRANCE (SEC. 3-5.C): IMPACT RATED ALUMINUM STOREFRONT ENTRANCE SYSTEM W/ DARK BRONZE FRAMES AND THE FOLLOWING ELEMENTS: CANOPY (TABLE 3-5A.1)	PRIMARY COLOR: SW-7757 HIGH REFLECTIVE WHITE
1B OVERHANGS (3-2.A.1.b)	4 SECONDARY, IMPACT RATED STOREFRONT DOOR W/ DARK BRONZE FRAME AND W/ ENCOURAGED TREATMENTS (SEC. 3-6B)	SECONDARY COLOR: SW-7008 ALABASTER (25% MAX. OF WALL AREA)
1C PEAKED ROOF W/ 3/8" OVERHANG & W/ LOW PROFILE CONC. ROOF TILES. TO MATCH APARTMENT BUILDING (3-2.A.3)	5 IMPACT RATED WINDOWS W/ DARK BRONZE FRAMES AND W/ ENCOURAGED TREATMENTS (SEC. 3-6B). WINDOWS ALSO EXPRESSED AS INDIVIDUAL UNITS (SEC. 3-2.A.5.b)	TRIM COLOR: DARK BRONZE (10% MAX. OF WALL AREA)
1D ARCHITECTURAL DETAILS (3-2.A.4)	6 DARK BRONZE FABRIC AWNING (SEC. 3-6C)	LOW PROFILE CONCRETE ROOF TILE: LIGHT GRAY (MATCH APARTMENT BUILDING)
1E WINDOWS EXPRESSED AS INDIVIDUAL UNITS (3-2.A.5.b)	7 DARK BRONZE ALUM. CANOPY (SEC. 3-6C)	DARK BRONZE AWNING
BUILDING FACADE (SEC. 3-3):		EXTERIOR STONE COQUINA WALL TILE (MATCH APARTMENT BUILDING)
2A CORNICES (3-3.A.1)	8 DARK BRONZE ALUM. COPING CAP (SEC. 3-3.G)	
2B WINDOW SURROUNDS (3-3.A.1)	9 ROOF MOUNTED MECHANICAL EQUIPMENT FULLY SCREENED FROM VIEW (SEC. 3-5.D)	
2C BANDING (3-3.A.5)	10 FUTURE SIGNAGE UNDER SEPARATE PERMIT	
2D SMOOTH STUCCO (3-3.B)		
2E COQUINA STONE VENEER (3-3.B) (MATCH APARTMENT BUILDING)		
2F RECESS GREATER THAN 12" (3-3.C)		
2G BLANK WALLS NOT EXCEEDING 10' x 20' THROUGHOUT (NOT TAGGED) (3-3.F)		
		NOTE: SEE ELEVATIONS FOR AREA CALCULATIONS



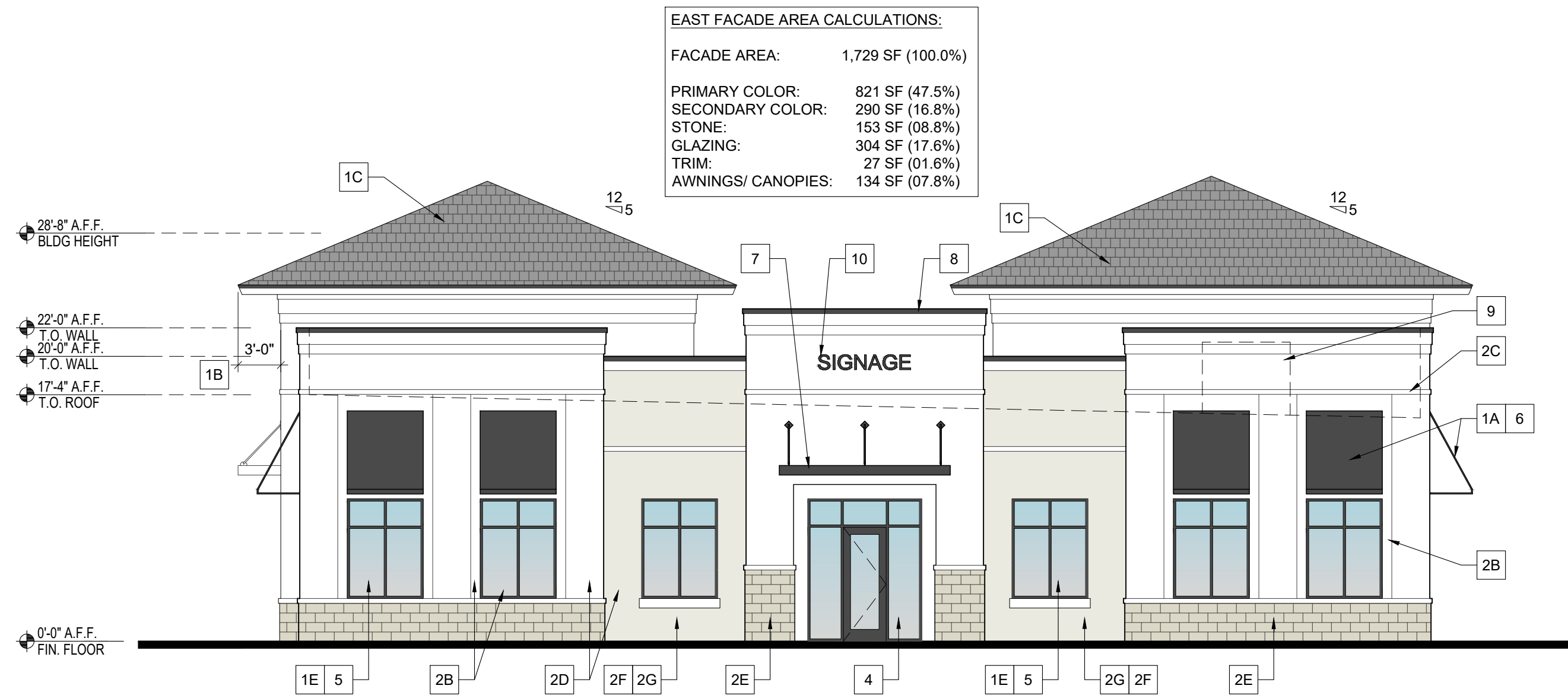
04 SOUTH ELEVATION



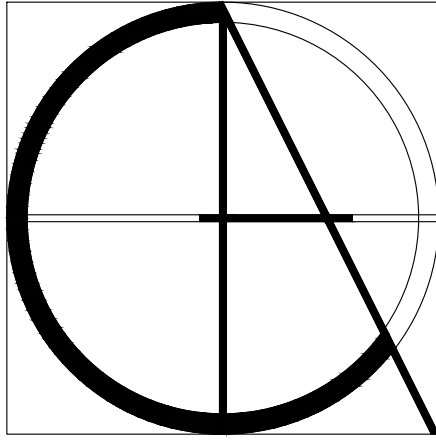
03 NORTH ELEVATION



06 WEST ELEVATION



05 EAST ELEVATION



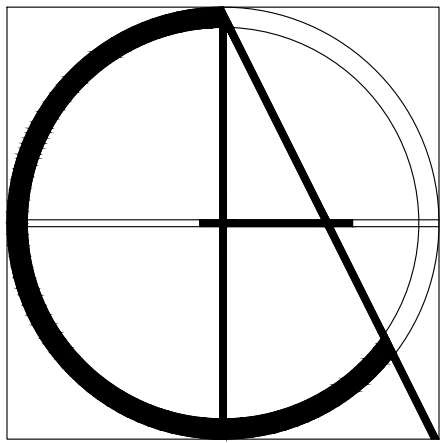
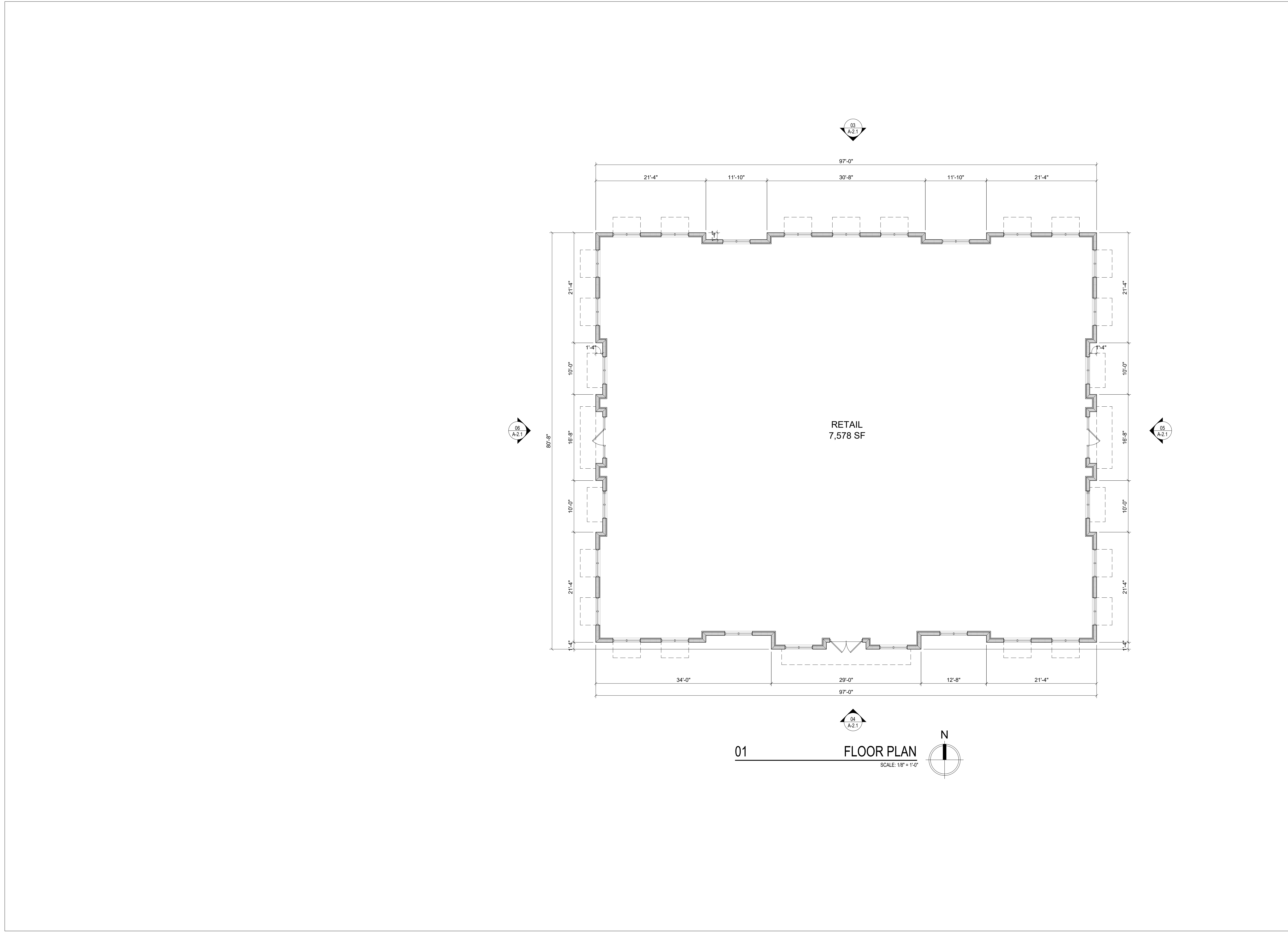
Claren Architecture + Design, Inc.

AA26002865
6400 CONGRESS AVE., SUITE 2150
BOCA RATON, FL 33487
561.961.4884

New Building for:
Northlake Promenade
Outparcel 3
Town of Lake Park, Florida

PROJECT #	24-042
DATE	12-16-24
REV #	DATE
1	06-12-25
2	
3	
4	
5	
SHEET #	

A-1



Claren Architecture + Design, Inc.

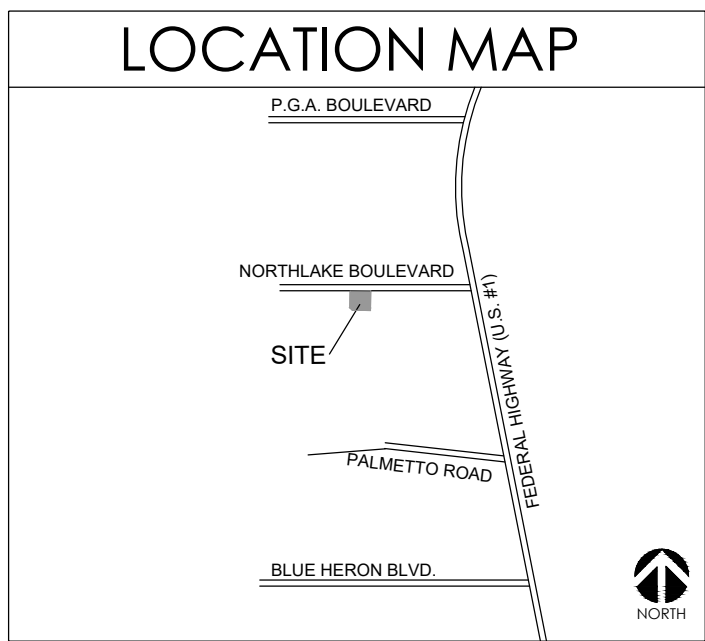
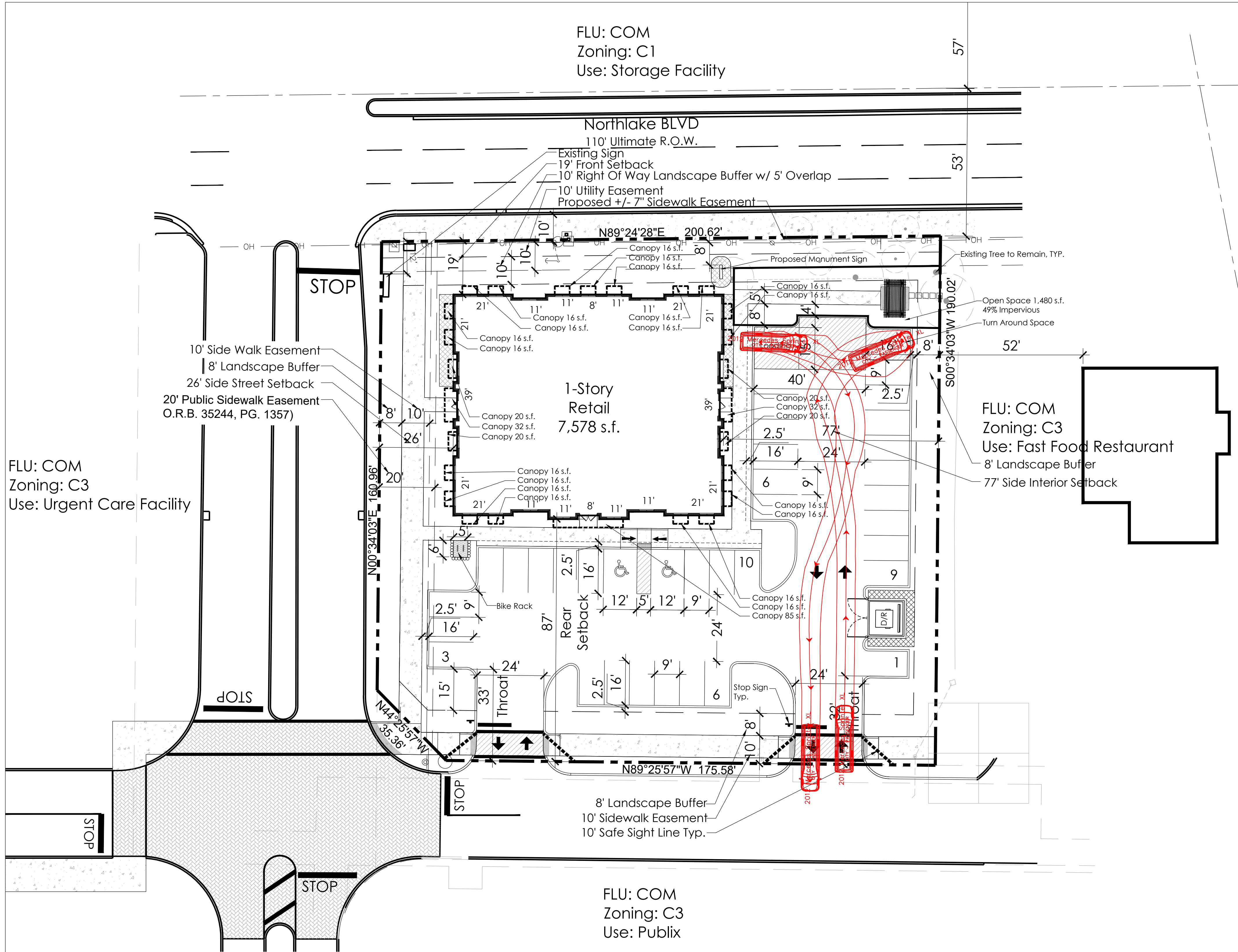
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884

New Building for:
**Northlake Promenade
Outparcel 3**
Town of Lake Park, Florida

PROJECT #	24-042
DATE	12-16-24
REV #	DATE
△	
△	
△	
△	
△	
△	

SHEET #

A-2



LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
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West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Northlake Promenade Out Parcel 3

Town of Lake Park, Florida

Date: 10/21/24
Scale: 1" = 20'
Design By: JS
Drawn By: AH
Checked By: JS
File No: 819.01B
Job No: 16-100

REVISIONS / SUBMISSIONS

Original Submittal 12/20/24
Resubmittal 04/01/25
Resubmittal 07/30/25

AMENDMENT STAMP	ZONING STAMP

Sprinter Van
Turning Exhibit

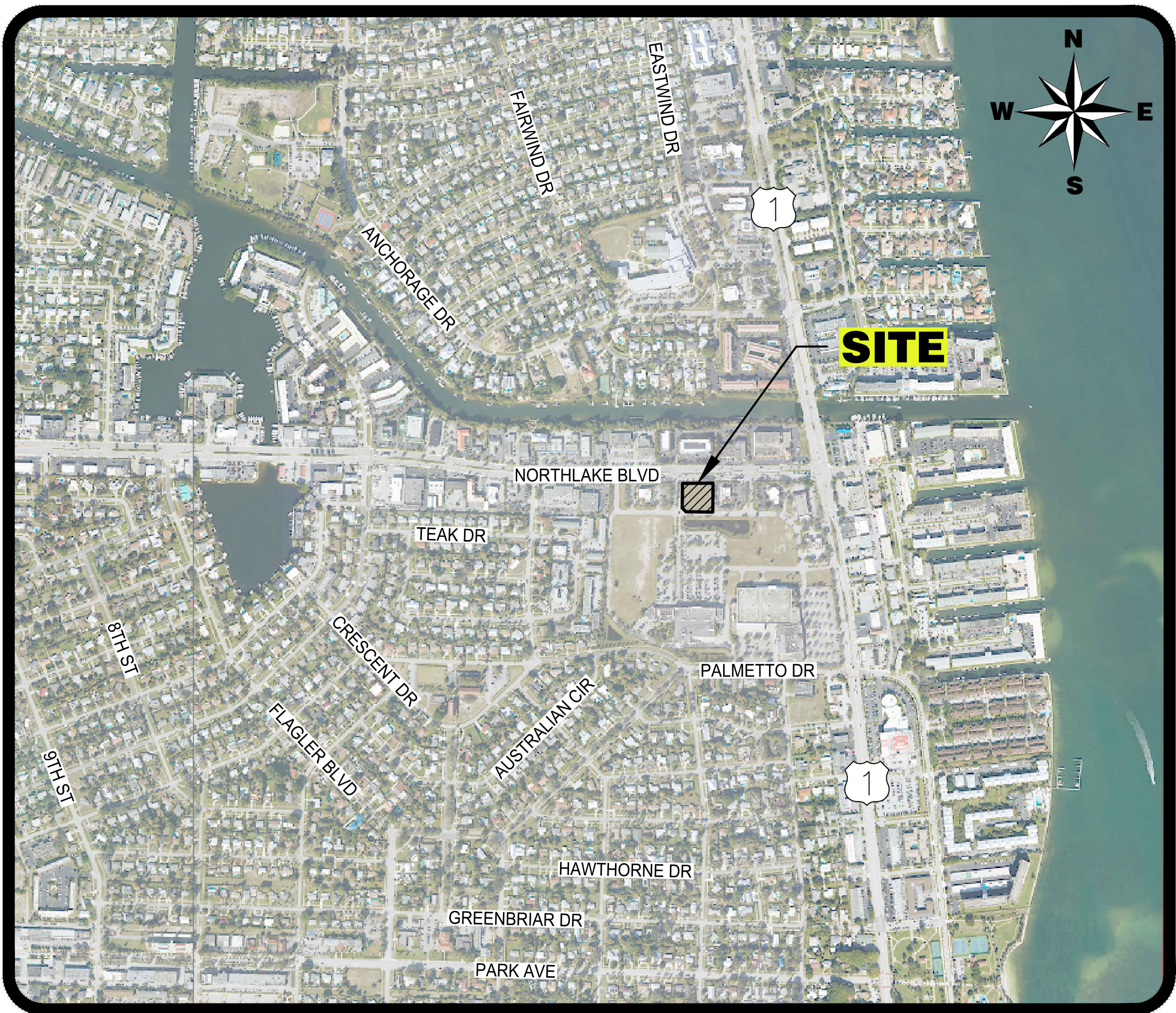
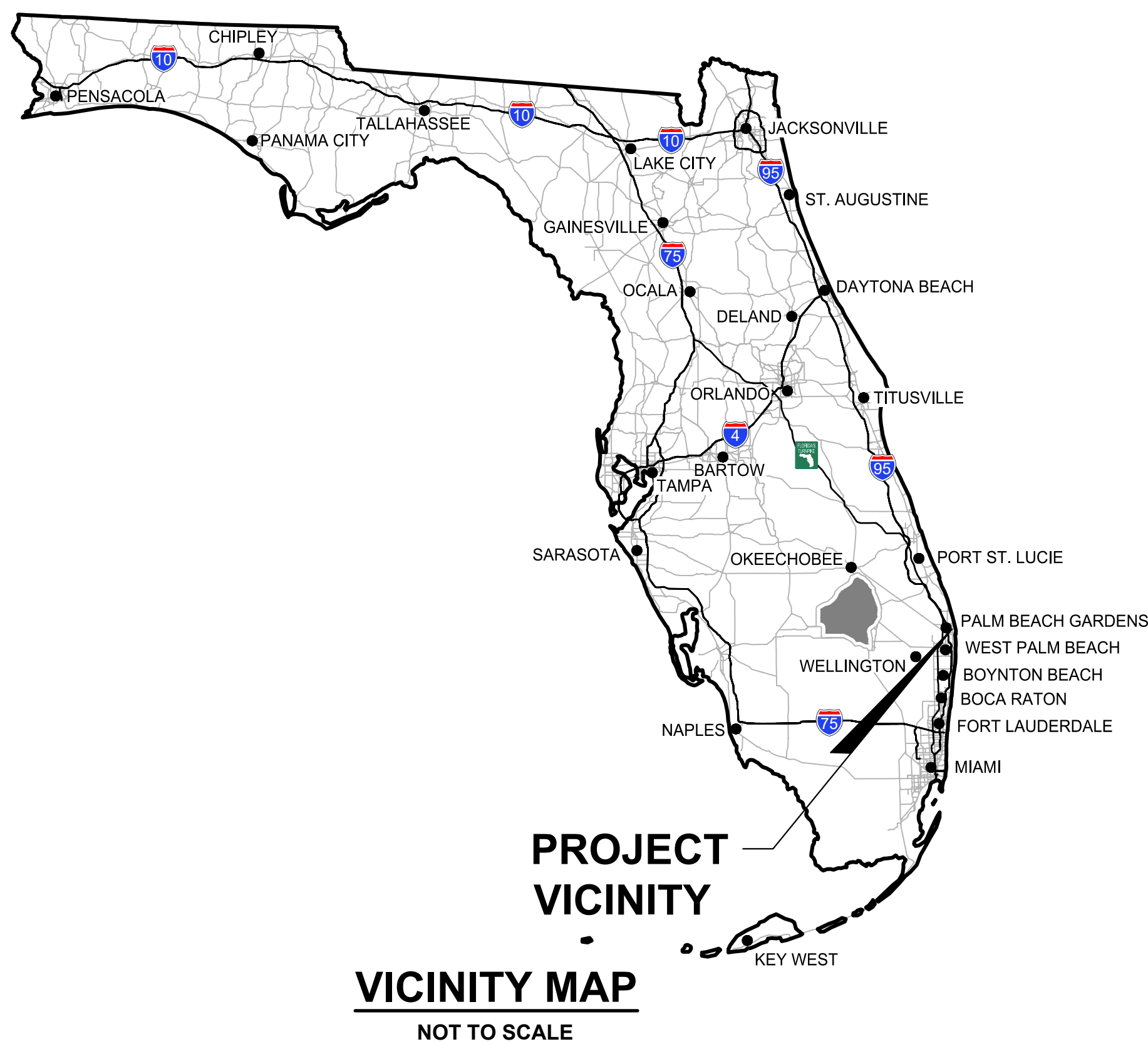
SITE DEVELOPMENT PLANS

NORTHLAKE PROMENADE

OUTPARCEL #3

SECTION 21, TOWNSHIP 42S., RANGE 43E.

TOWN OF LAKE PARK, FLORIDA

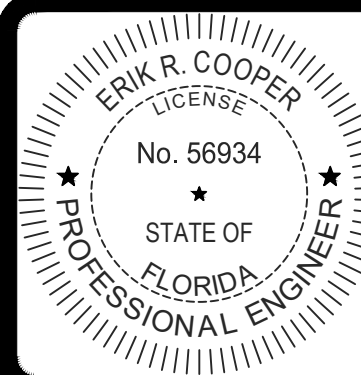


LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	PAVING AND DRAINAGE PLAN
3-4	PAVING AND DRAINAGE DETAILS
5	POLLUTION PREVENTION PLAN
6	WATER AND WASTEWATER PLAN
7-8	WATER AND WASTEWATER DETAILS



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NORTHLAKE PROMENADE—OUTPARCEL #3

SECTION 21, TOWNSHIP 42S., RANGE 43E.

TOWN OF LAKE PARK, FLORIDA

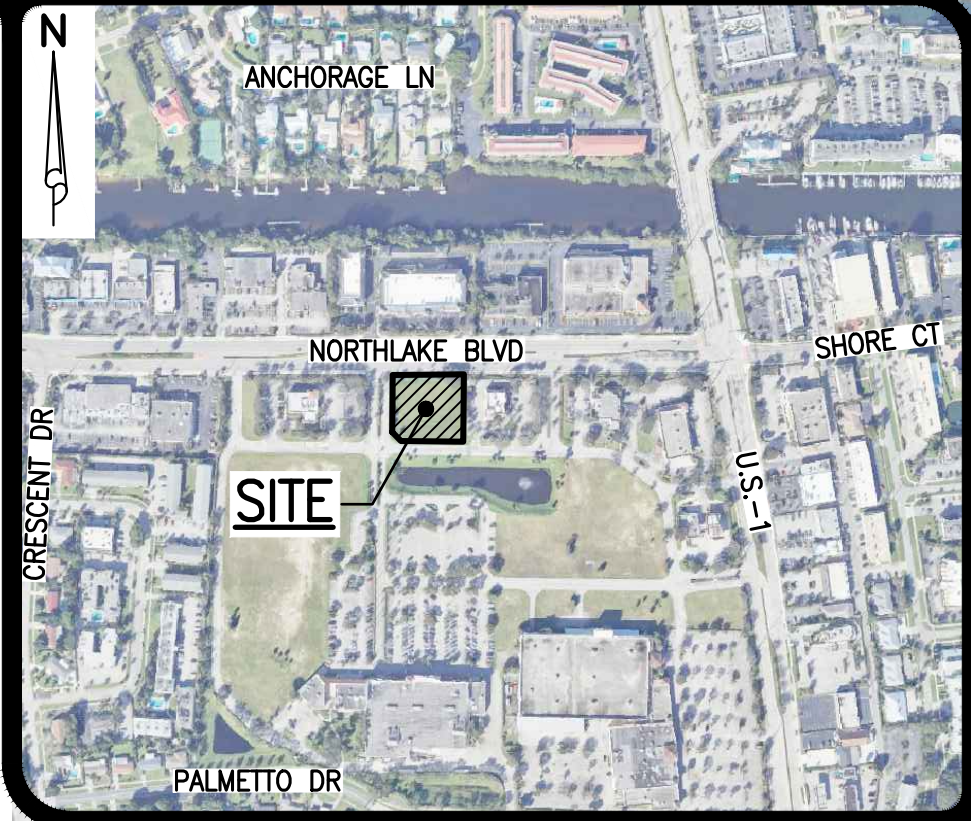
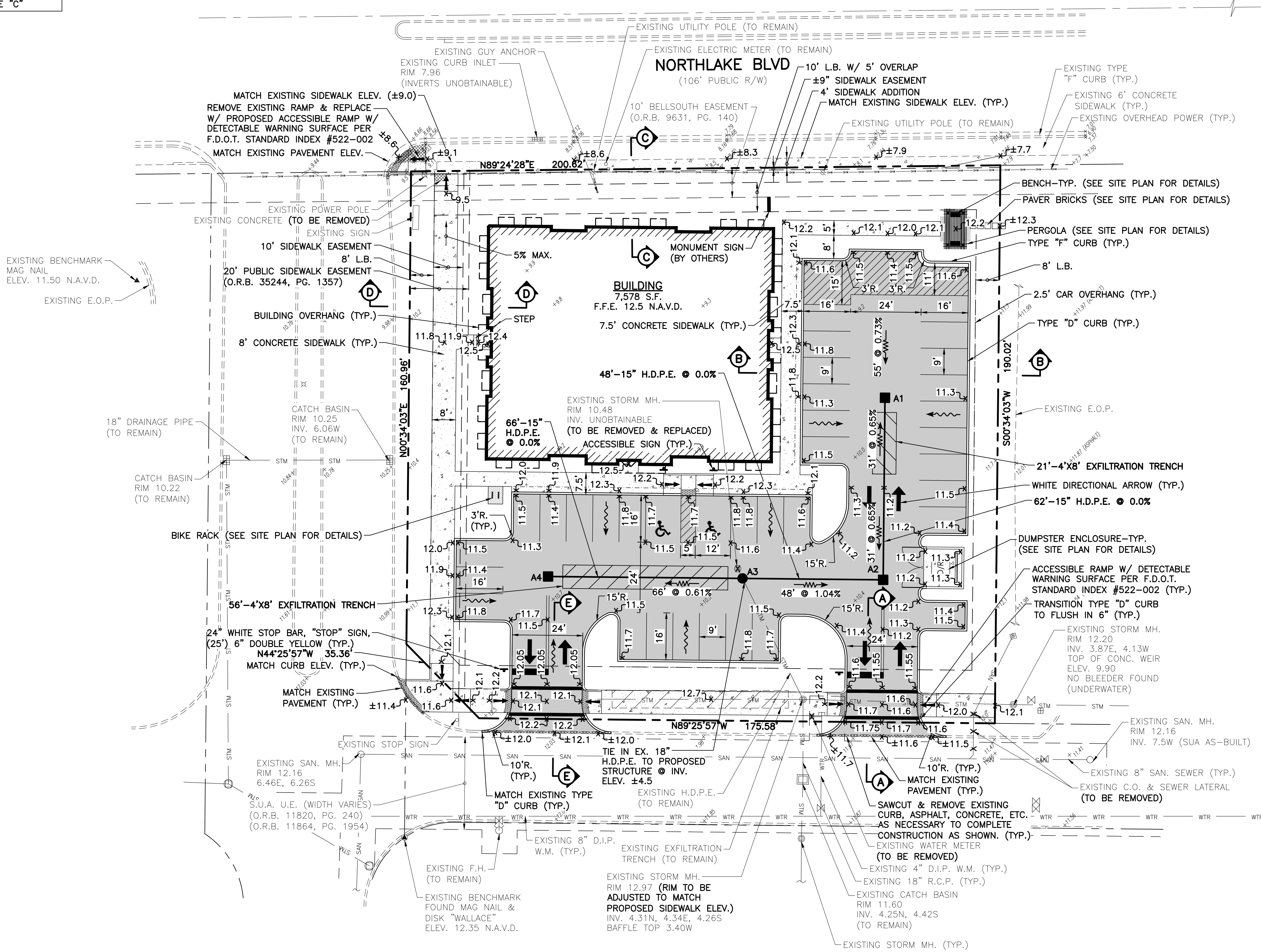
TITLE SHEET

REVISIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.U.	B.L.			

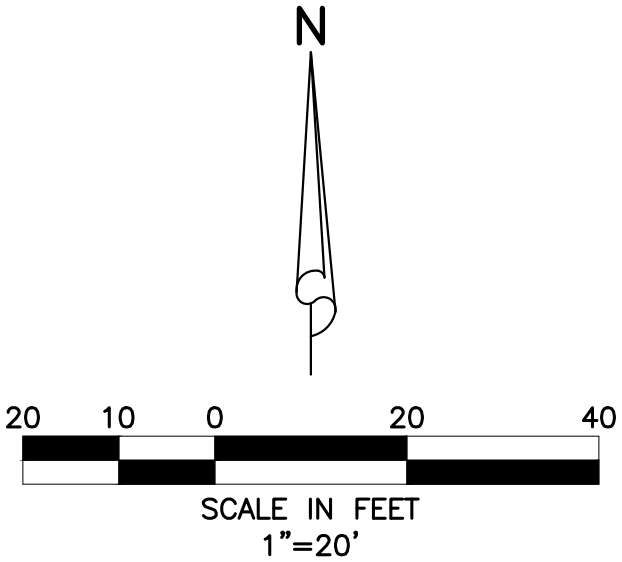
JOB NO.	DRAWING NO.	SHEET	OF
24-139	24139S01	1	8

DRAINAGE STRUCTURE TABLE			
STR. No.	RIM ELEV.	INV. ELEV.	STRUCTURE NOTES
A1	11.0	4.5	TYPE "C"
A2	11.0	4.5	TYPE "C" W/ BAFFLE TOP @ ELEV. 7.5N
A3	11.5	4.5	4' MH. W/ BAFFLE TOP @ ELEV. 7.5W
A4	11.1	4.5	TYPE "C"



LOCATION MAP

NOT TO SCALE

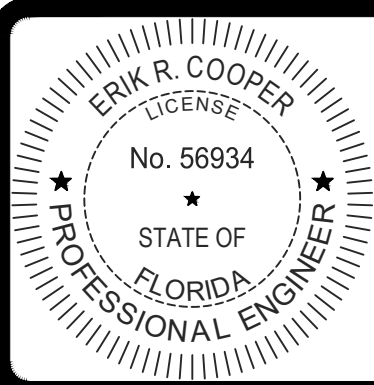


LEGEND

- A2
- STRUCTURE NUMBER (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
 - PROPOSED STORM SEWER AND CATCH BASIN
 - PROPOSED STORM SEWER AND MANHOLE
 - DIRECTION OF FLOW
 - DIRECTION OF SWALE
 - PROPOSED GRADE ELEVATION
 - EXISTING GRADE ELEVATION
 - ASPHALT PAVEMENT (ASPHALT OR CONCRETE, SEE SHEET 4 FOR SPECIFICATIONS)
 - CONCRETE
 - DECORATIVE PAVEMENT/BRICK PAVERS
 - DETECTABLE WARNING SURFACE
 - SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
 - 4'X8' EXFILTRATION TRENCH W/ 6" P.V.C. VENT
 - WHITE DIRECTIONAL ARROW
 - BIKE RACK (SEE SITE PLAN FOR DETAILS)
 - 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
 - EXISTING OVERHEAD POWER LINE & POWER POLE
 - STM - EXISTING STORM DRAINAGE PIPE (TO REMAIN)
 - WTR - EXISTING WATER MAIN (TO REMAIN)
 - SAN - EXISTING SEWER MAIN (TO REMAIN)
 - FM - EXISTING FORCE MAIN (TO REMAIN)
 - X-X-X - EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
 - X-X-X - EXISTING WATER MAIN (TO BE REMOVED)
 - X-X-X - EXISTING SEWER MAIN (TO BE REMOVED)
 - X-X-X - EXISTING FORCE MAIN (TO BE REMOVED)

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING (561) 640-4551.



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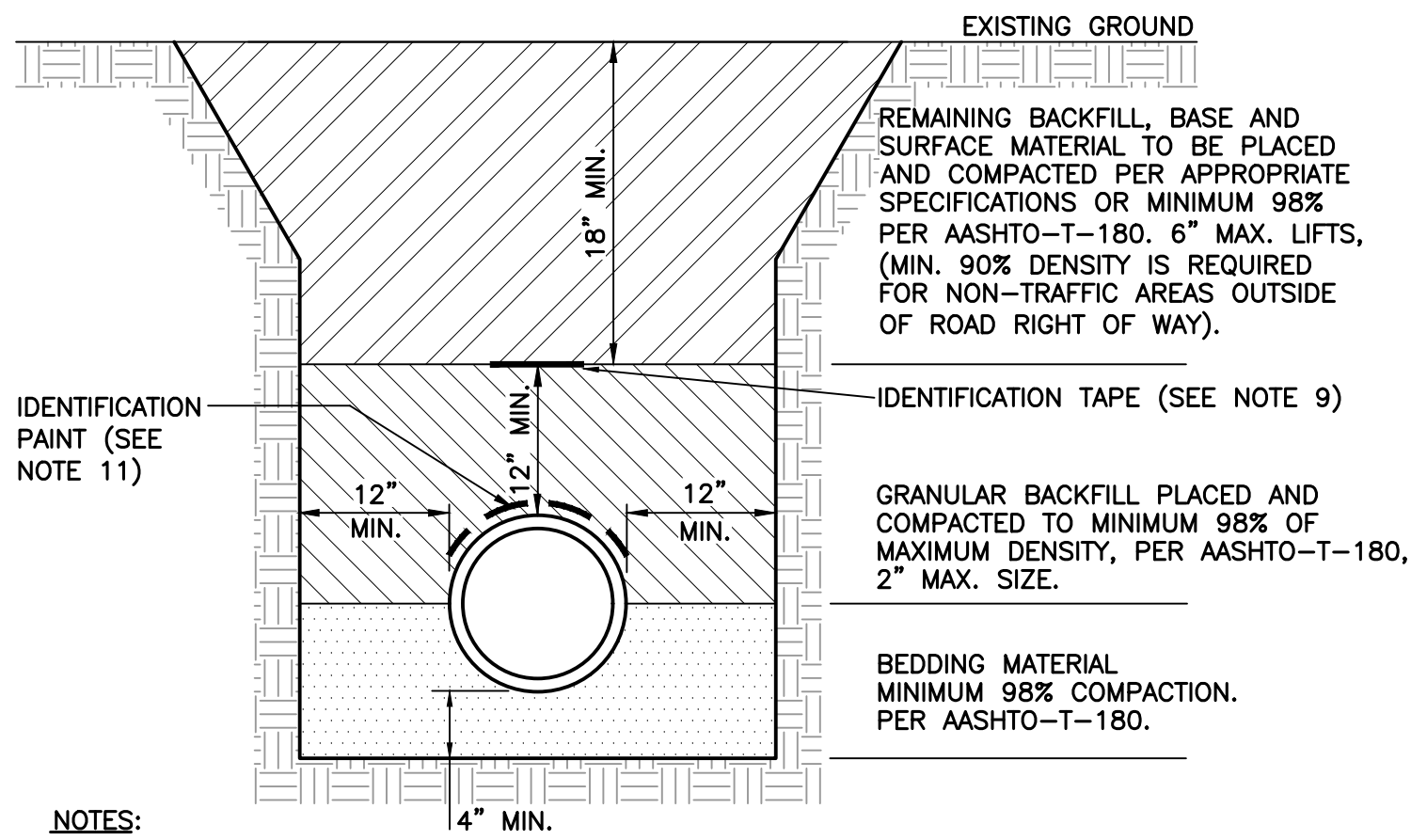


NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
PAVING AND DRAINAGE PLAN

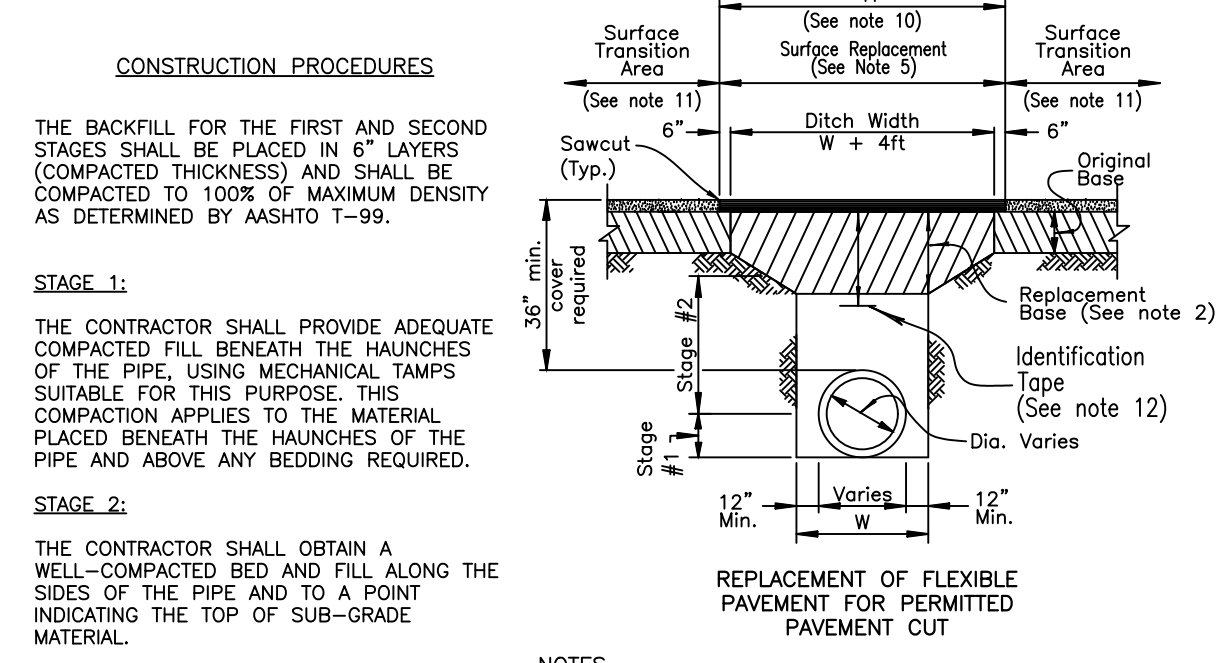
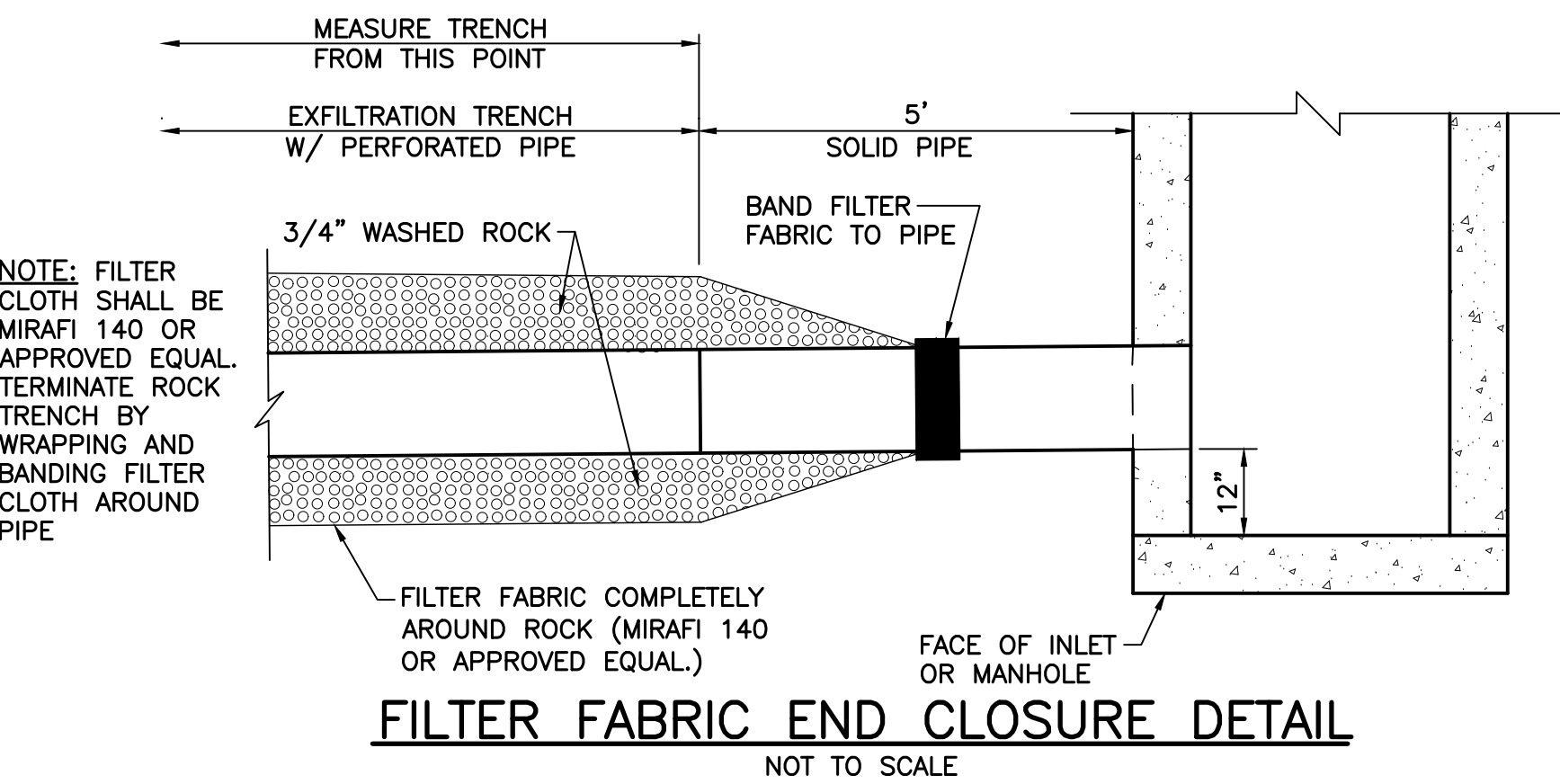
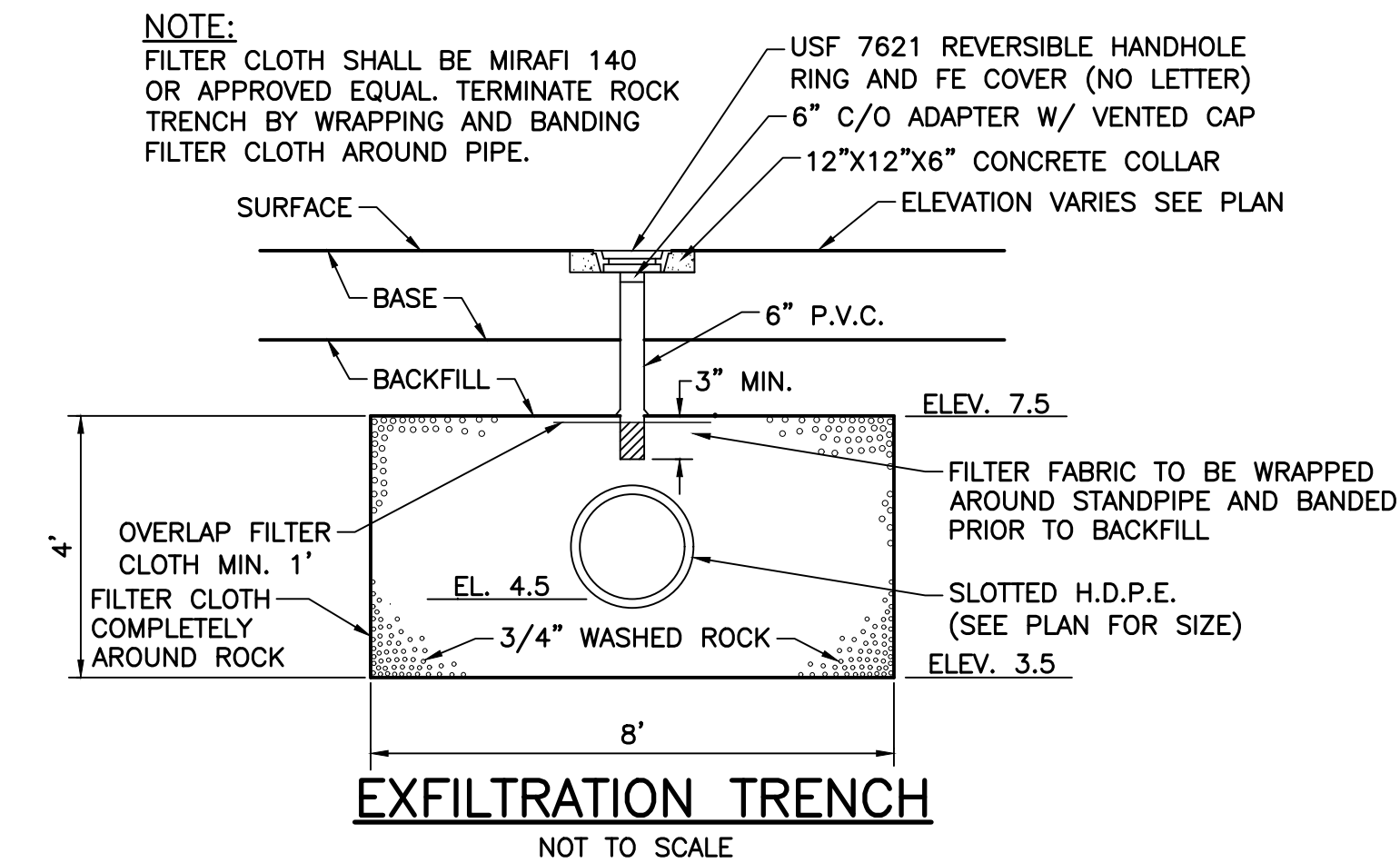
REVISIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.U.	B.L.			

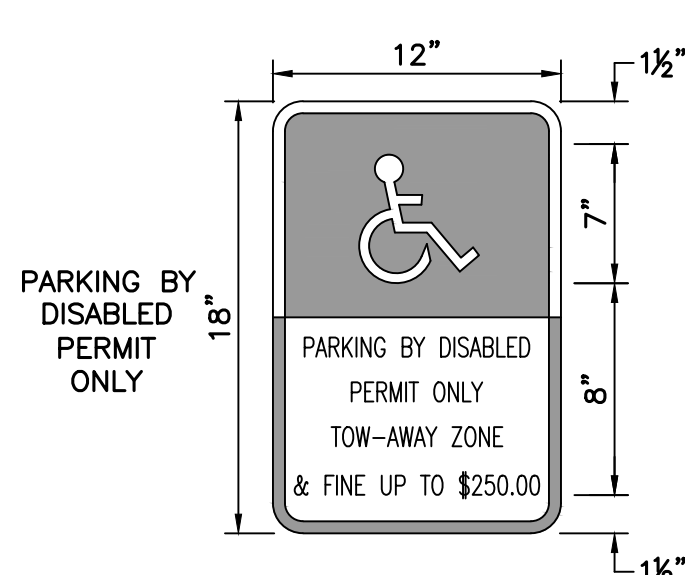
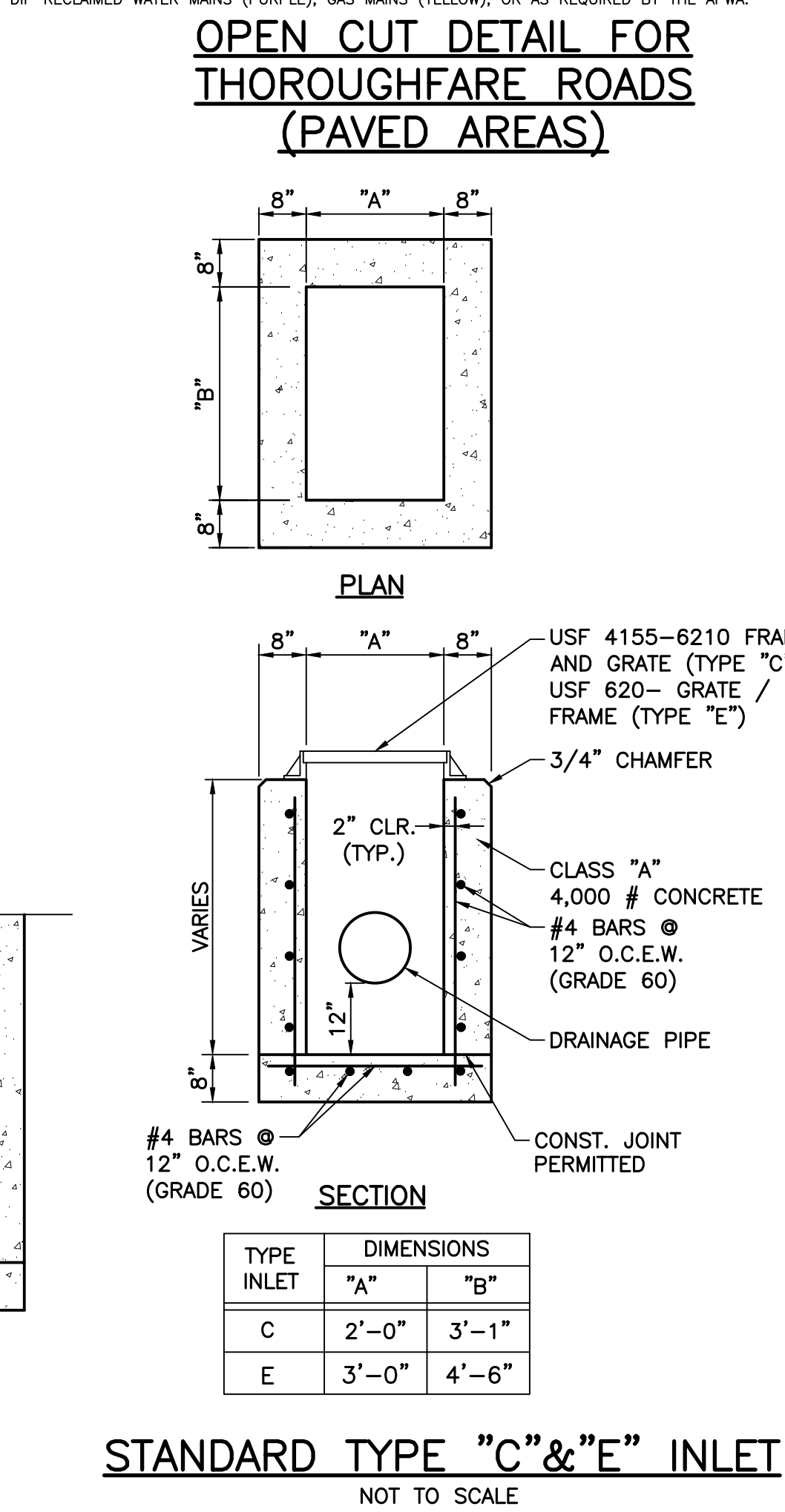
JOB NO.	DRAWING NO.	SHEET	OF
24-139	24139S02	2	8



- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS ARE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.
 - THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 - SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS).
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 18" BELOW FINISHED GRADE.
 - ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE. SEE SEPARATE DETAIL FOR ROOT BARRIER.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCOP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
 - PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED.



- OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)**
- PLAN**
- SECTION**
- TABLE**
- | TYPE | DIMENSIONS | |
|------|------------|-------|
| | "A" | "B" |
| C | 2'-0" | 3'-1" |
| E | 3'-0" | 4'-6" |

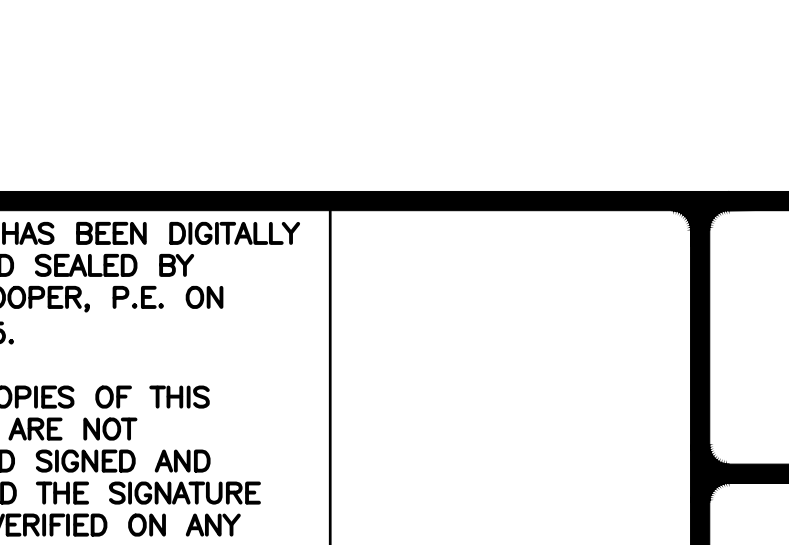
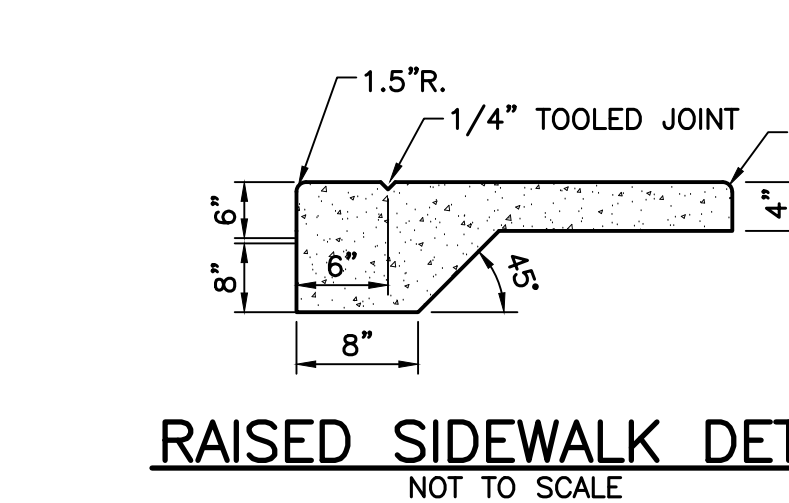
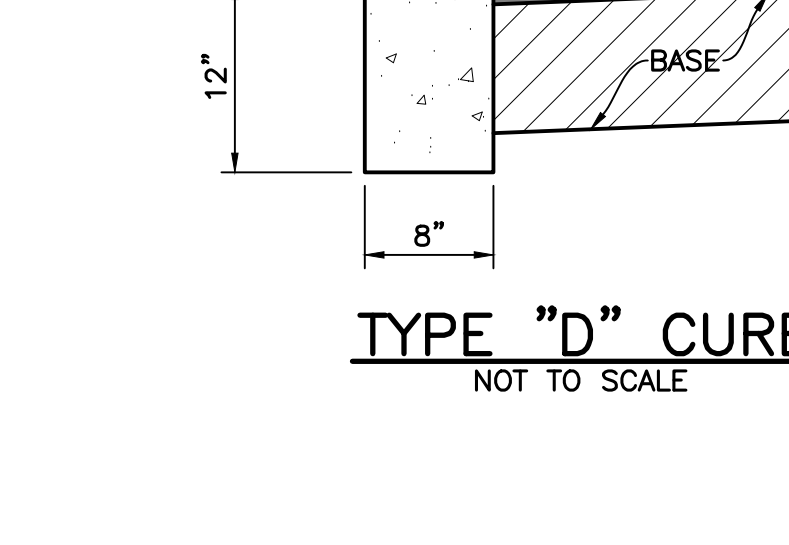
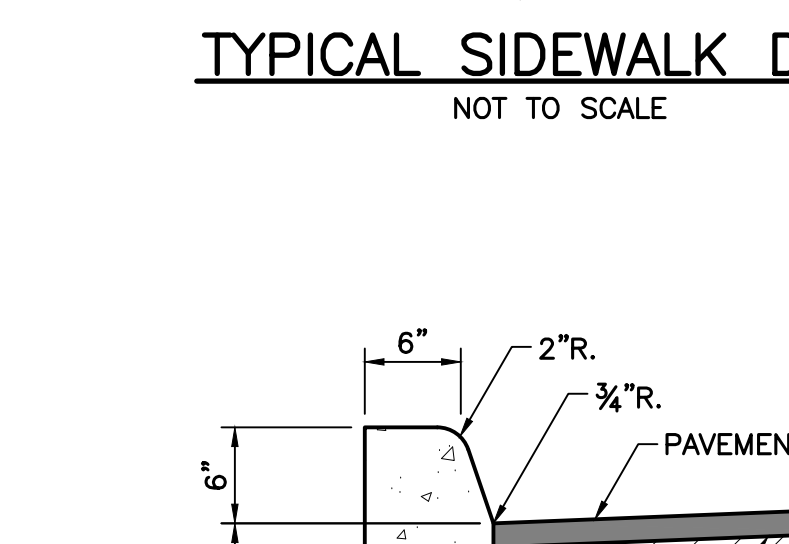
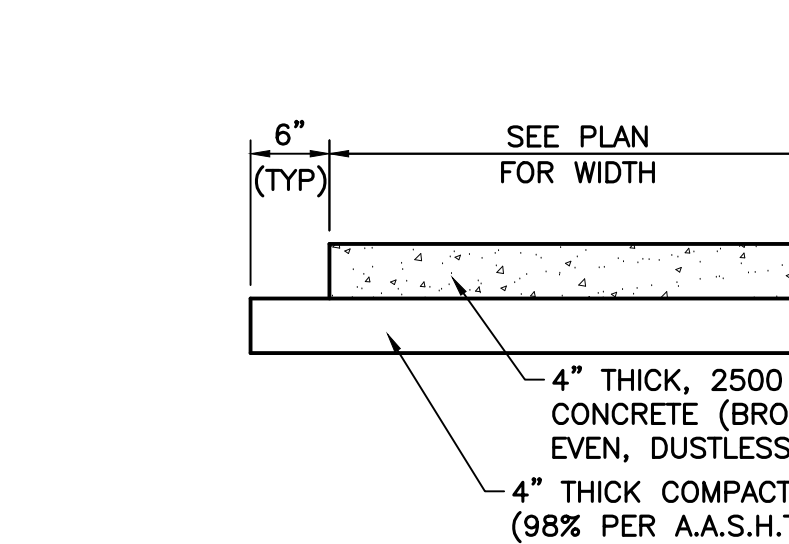


- NOTES:**
- ALL LETTERS ARE 1" SERIES 'C'.
 - TOP PORTION TO BE REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION TO BE REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

ACCESSIBLE SIGN DETAIL
NOT TO SCALE

NOTES:

SIGNAGE AND STRIPING TO BE CONSTRUCTED IN ACCORDANCE WITH PALM BEACH COUNTY ORDINANCE NO. 85-42



GENERAL SPECIFICATIONS:

FLAT BLADE: ALCOA #86054-6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALDINE FINISH WITH #3877 GREEN DIAMOND GRADE BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H. 24", 30", 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES "B" #3870 DIAMOND GRADE (SILVER) OR EQUAL - SURFIX - 4.5"

POST: STEEL FLANGED CHANNEL POST 3 LBS. PER FOOT WITH BAKED GREEN ALKYL OR GALVANIZED FINISH PER A.S.T.M. -A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FOOT INDEX 700-010.

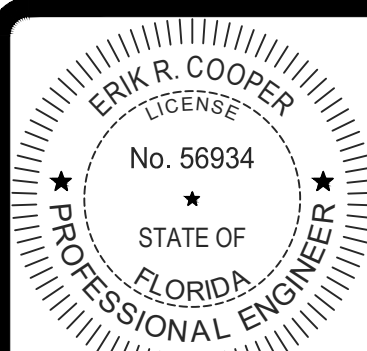
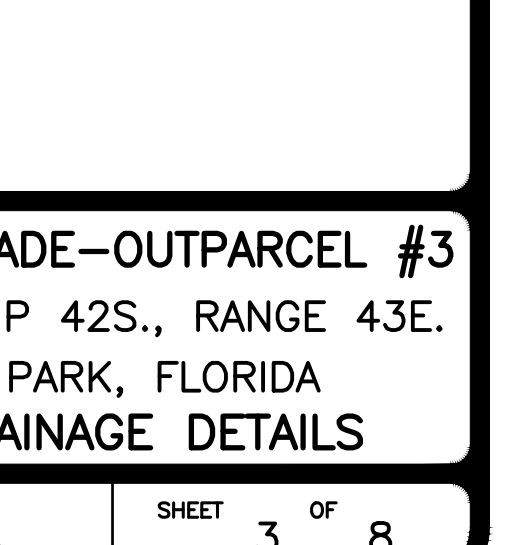
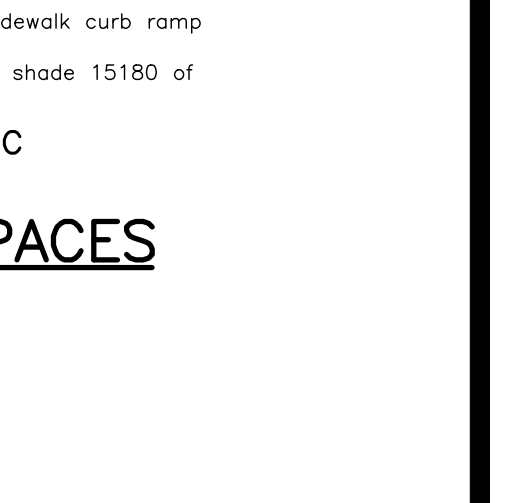
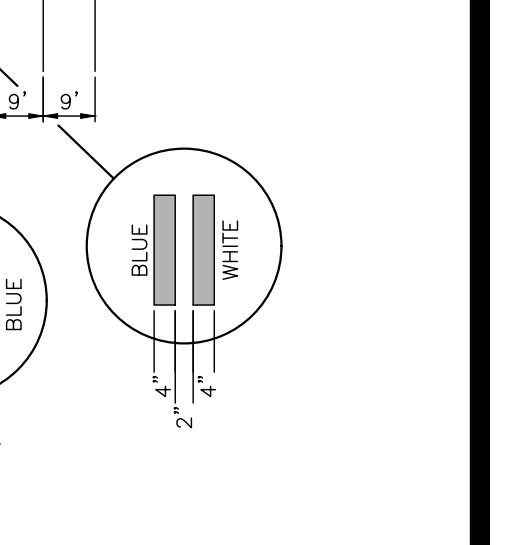
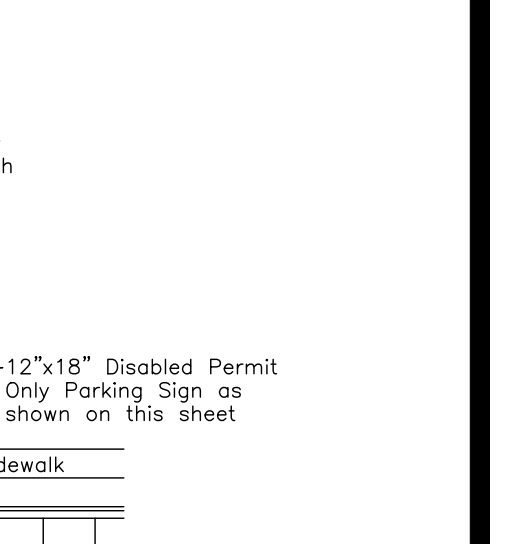
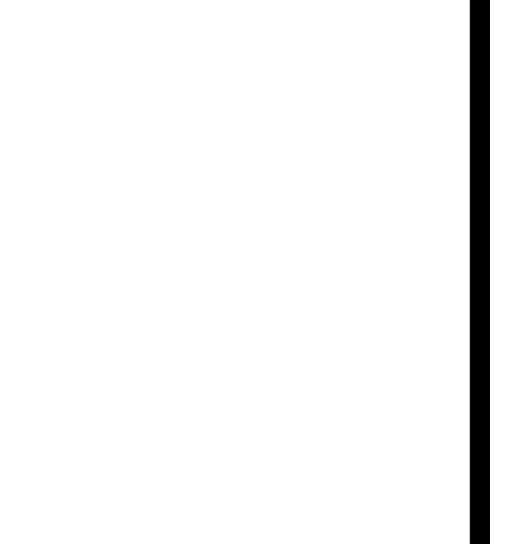
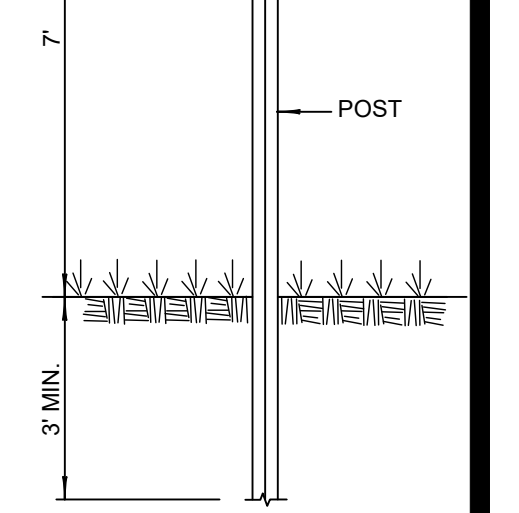
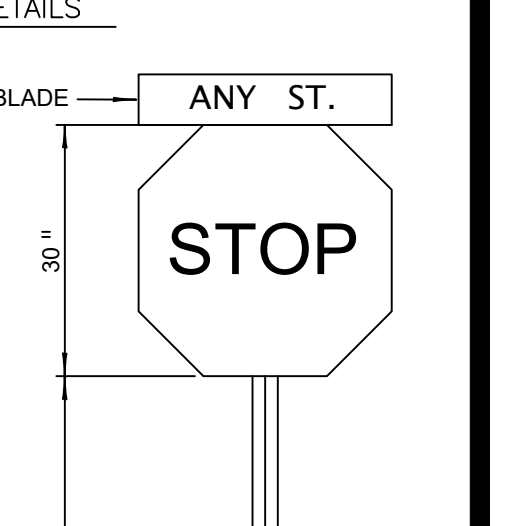
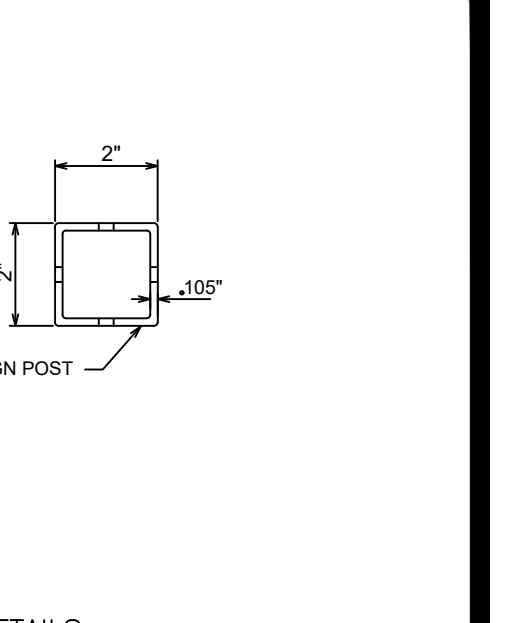
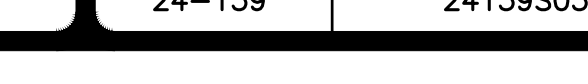
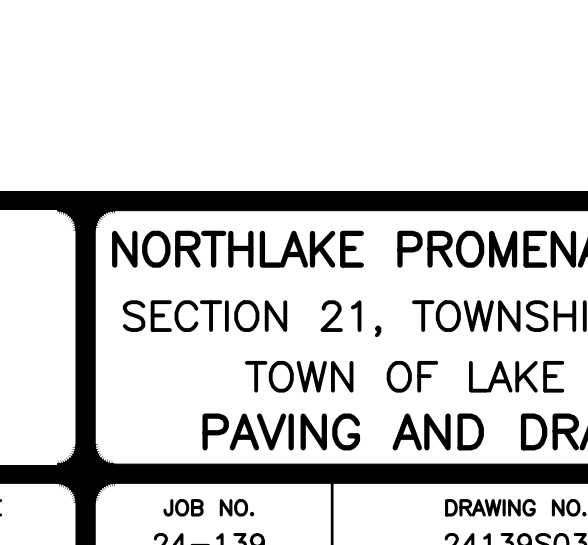
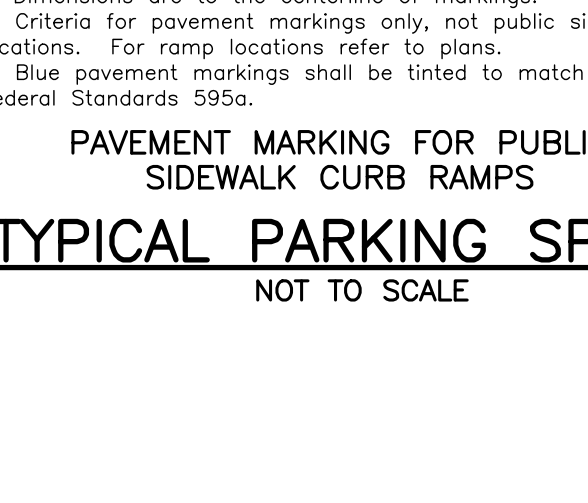
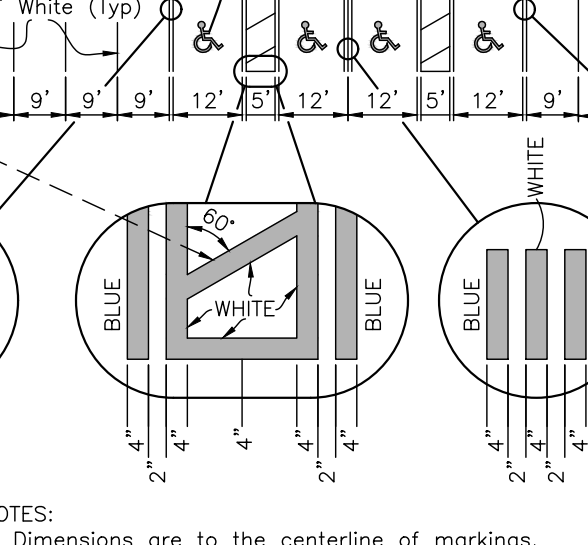
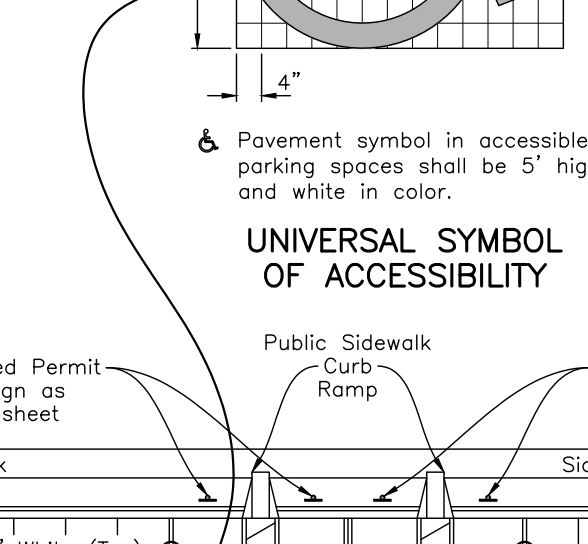
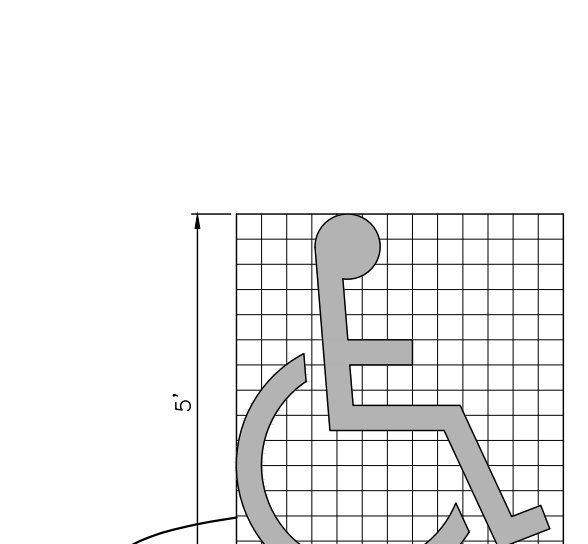
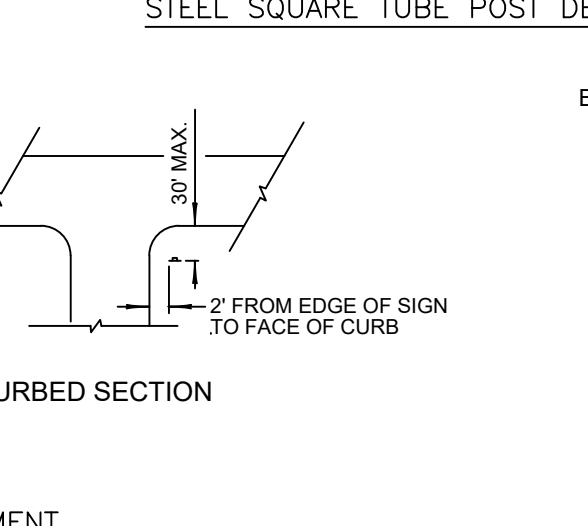
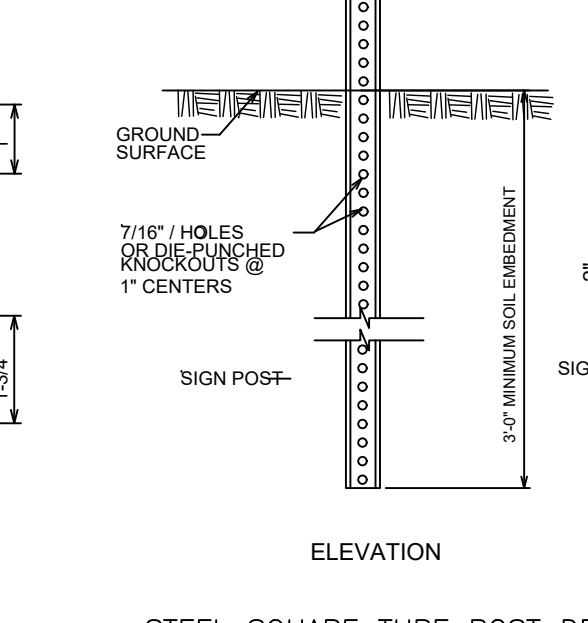
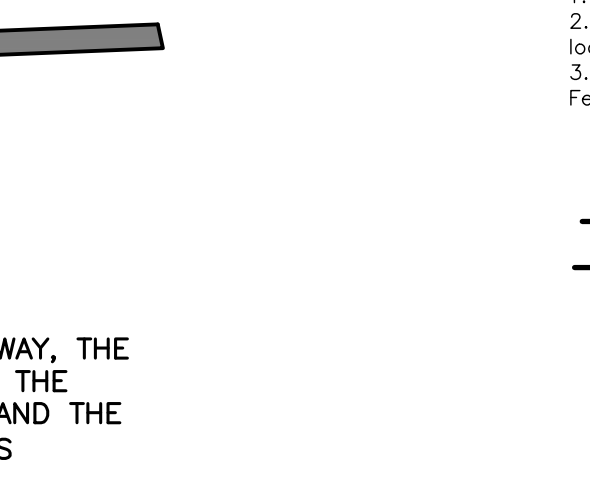
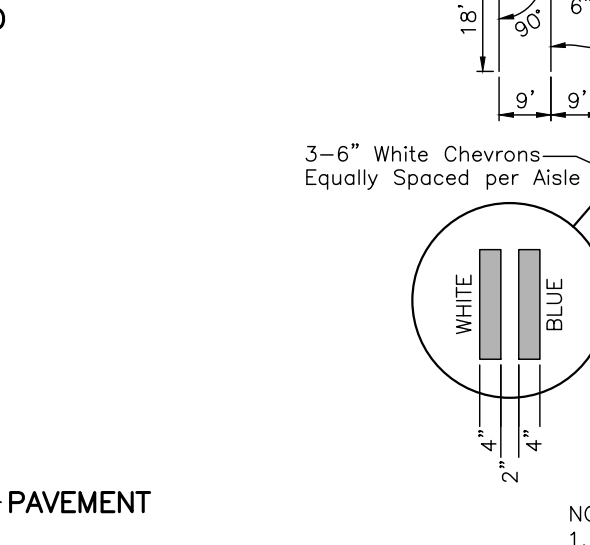
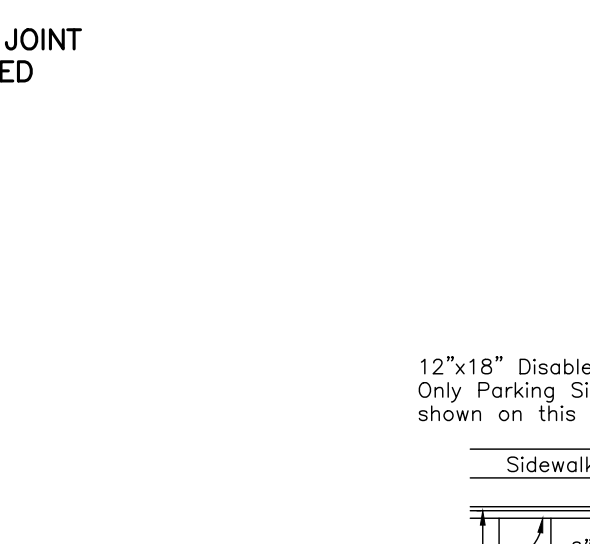
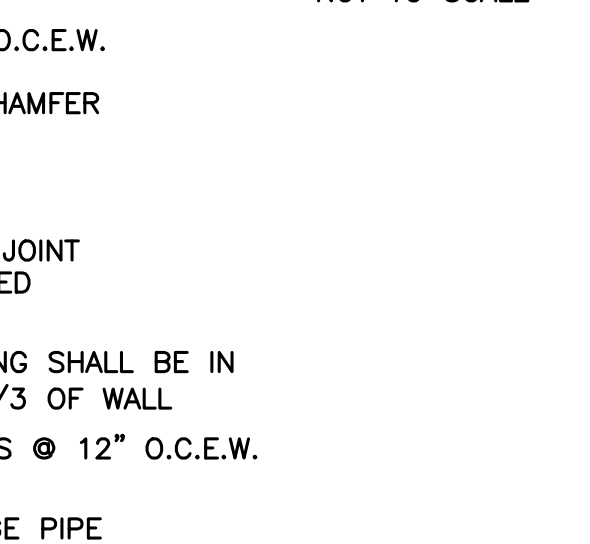
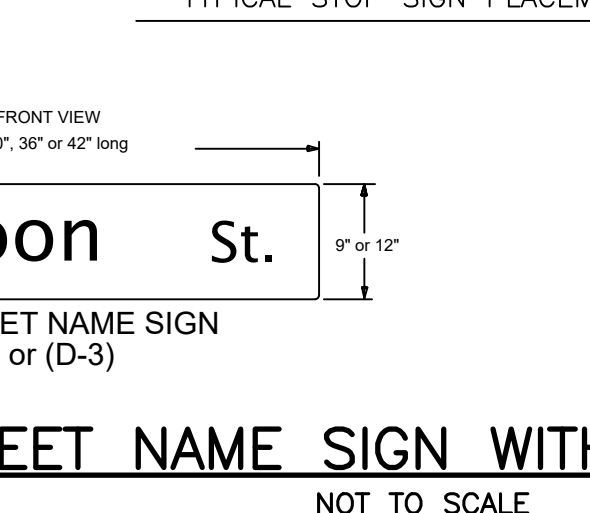
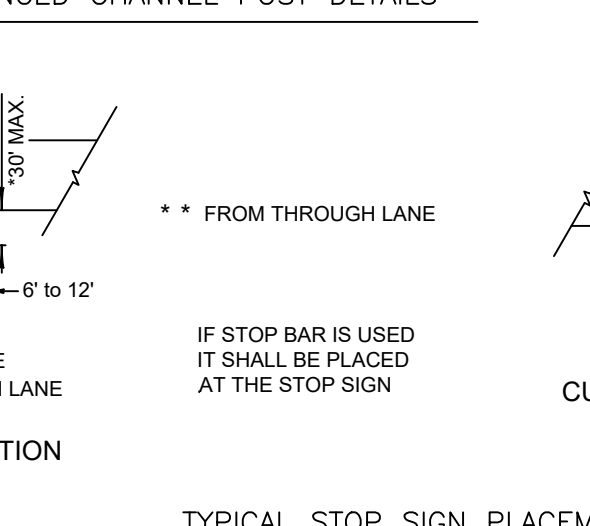
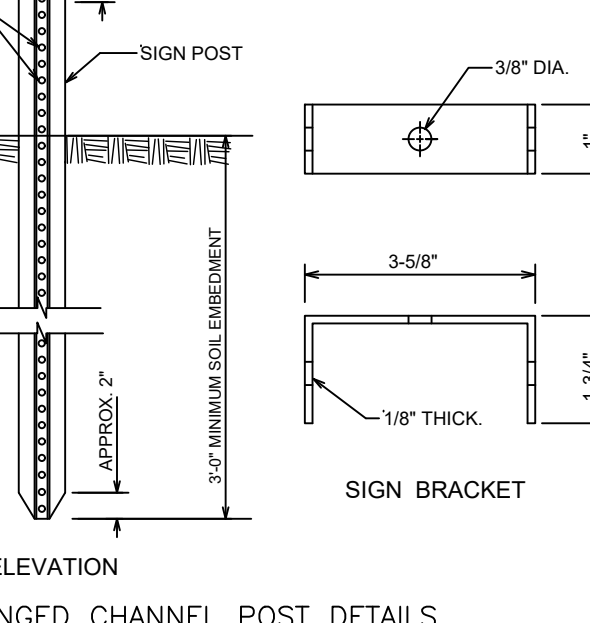
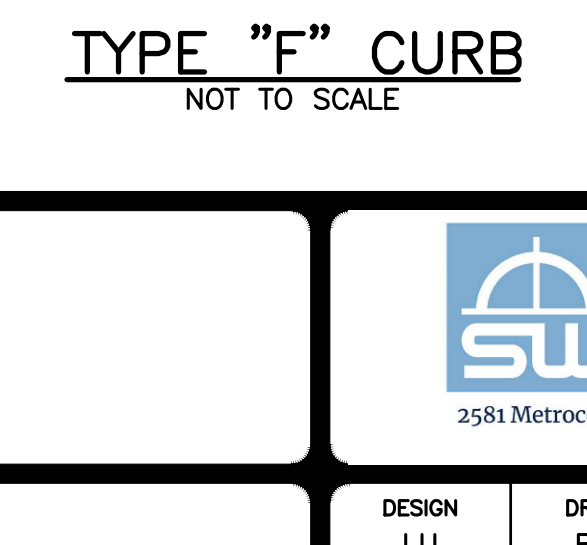
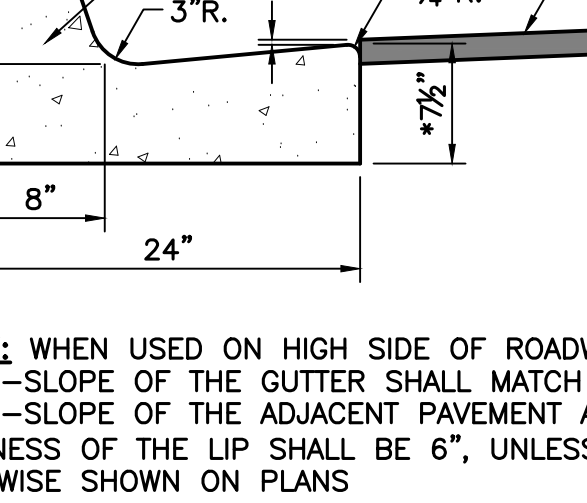
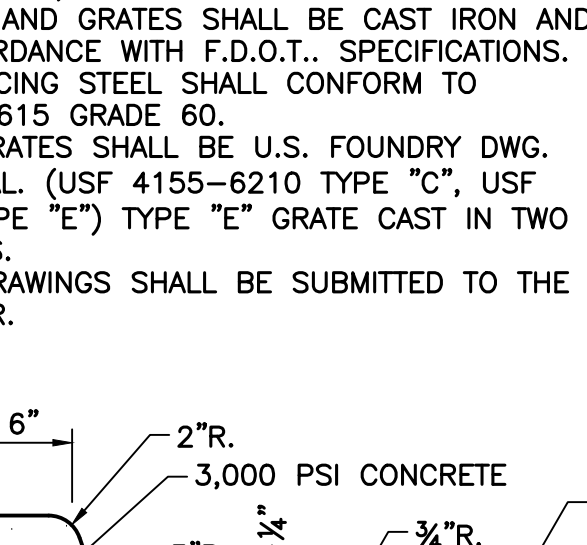
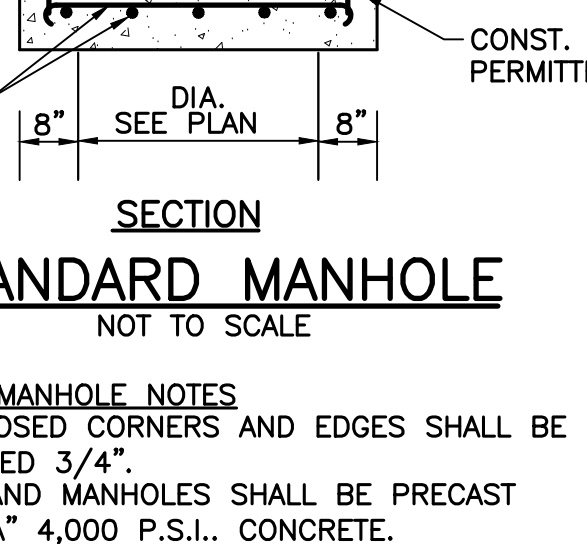
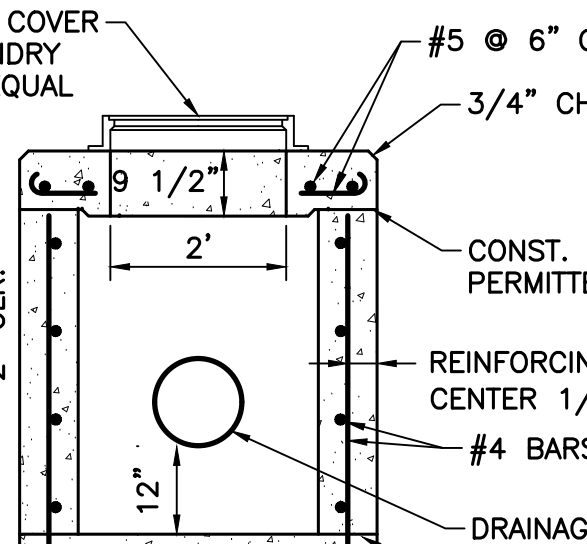
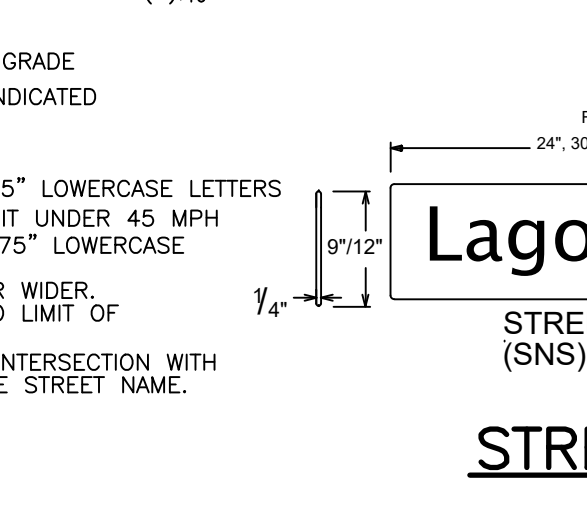
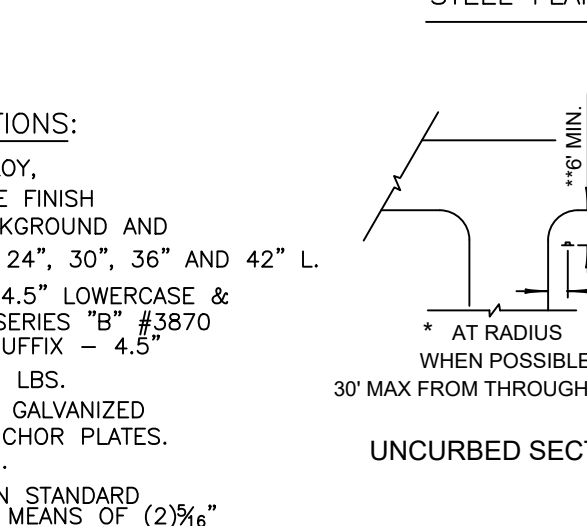
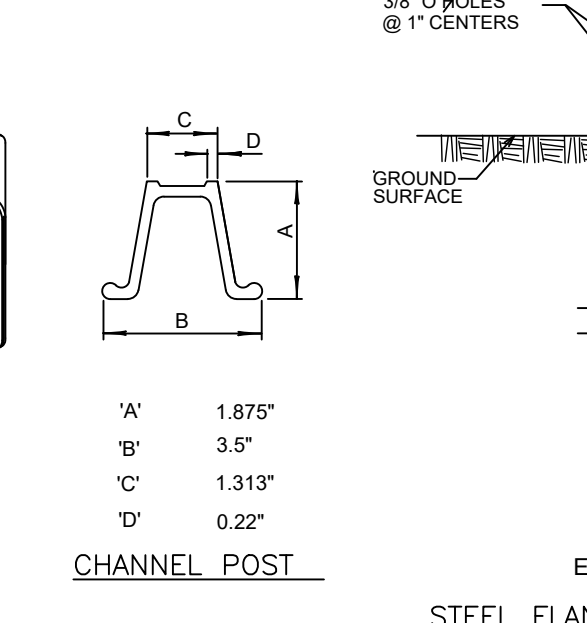
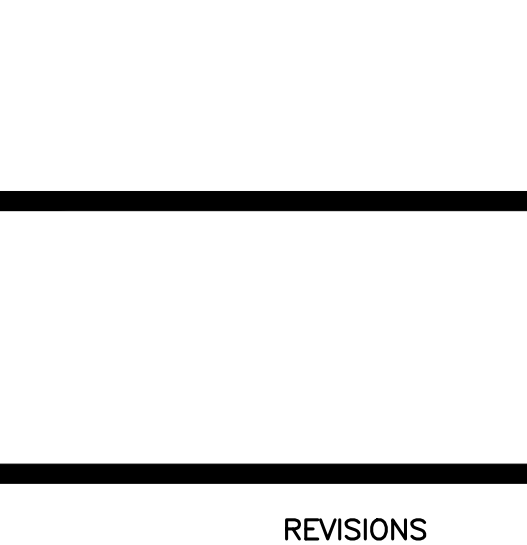
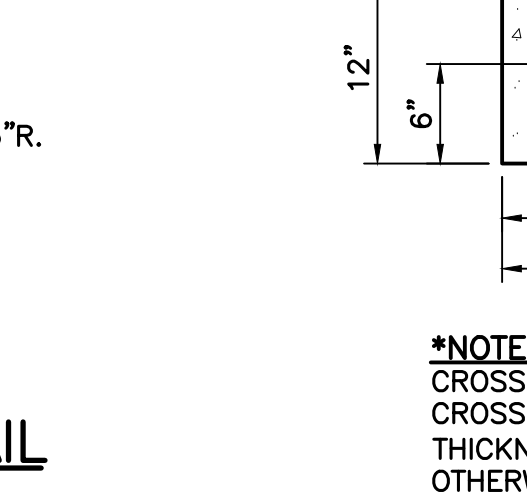
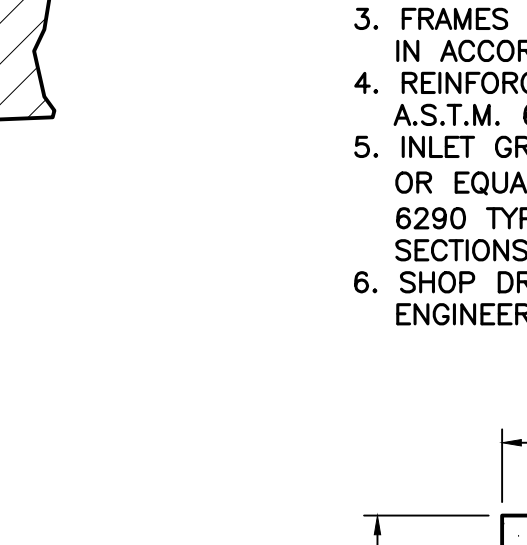
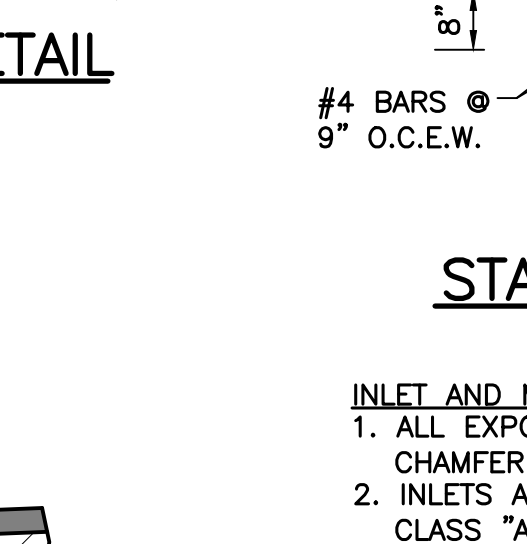
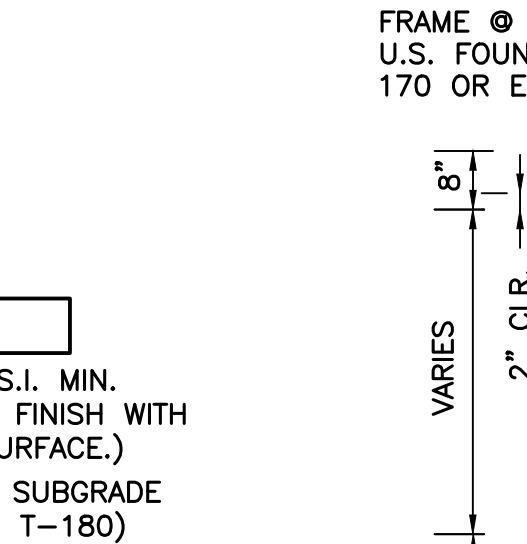
BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CORNER POSTS BY MEANS OF (2) 3/8" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD - DIAMOND GRADE

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

POLICY: 9" BLADES WITH 6" UPPER CASE WITH 4.5" LOWERCASE LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH 12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR: - THOROUGHFARE ROADS FOUR LANES OR WIDER - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.

ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.



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ERIK R. COOPER, P.E. ON
7/25/2025.

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REVISIONS



DESIGN J.U. DRAWN B.L. CHECKED APPROVED DATE

NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
PAVING AND DRAINAGE DETAILS

JOB NO. 24-139 DRAWING NO. 24139S03 SHEET 3 OF 8

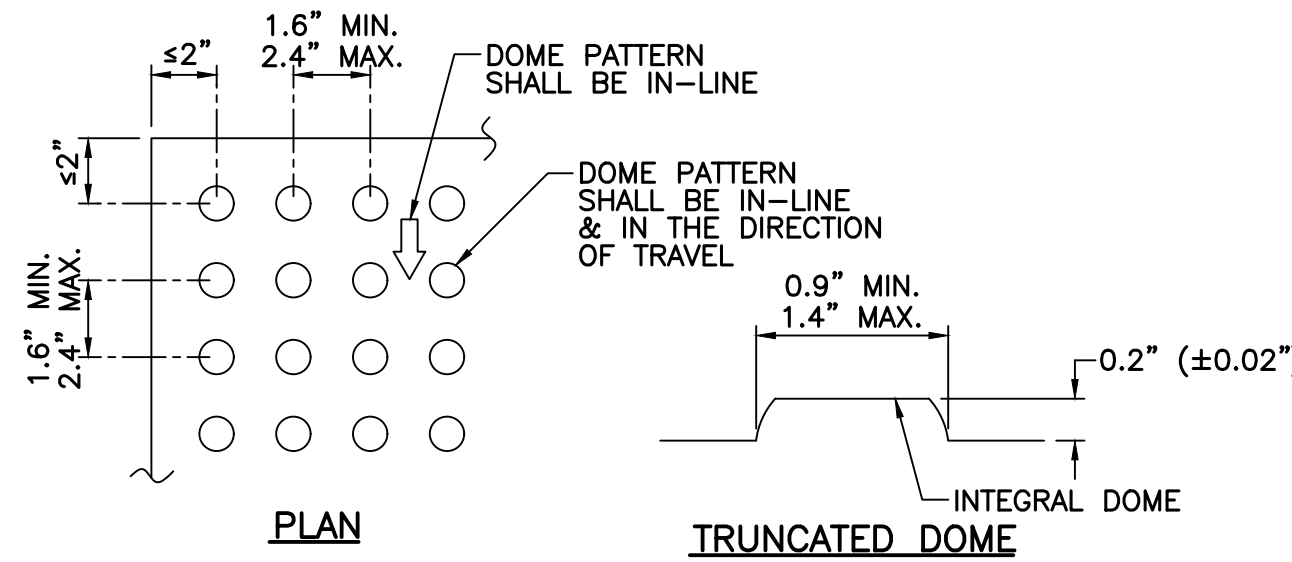
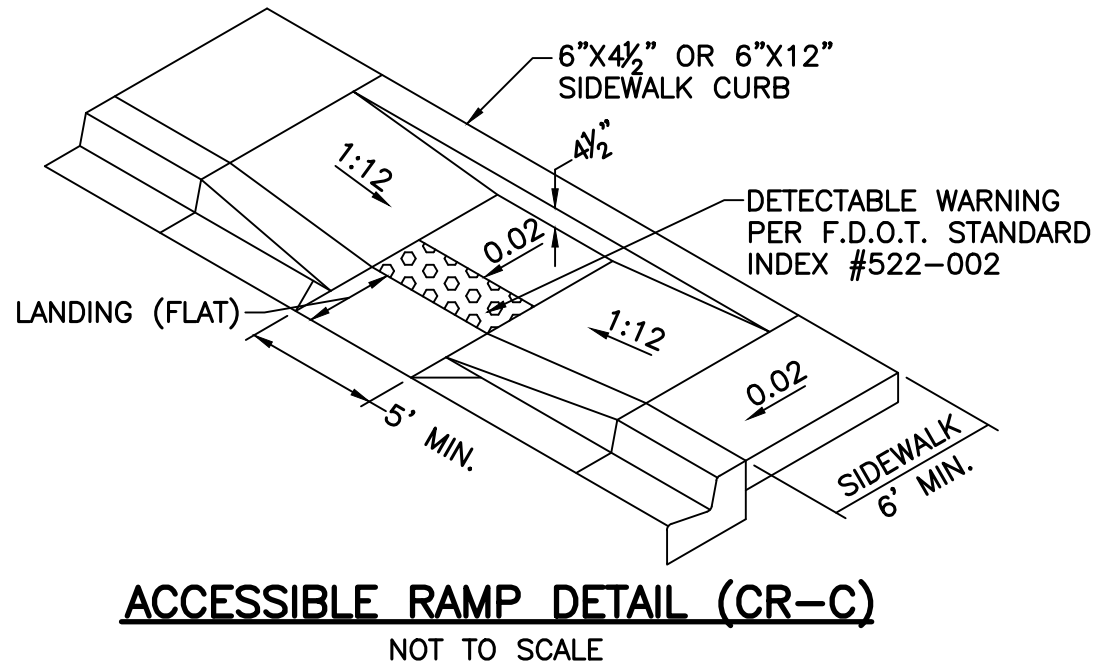
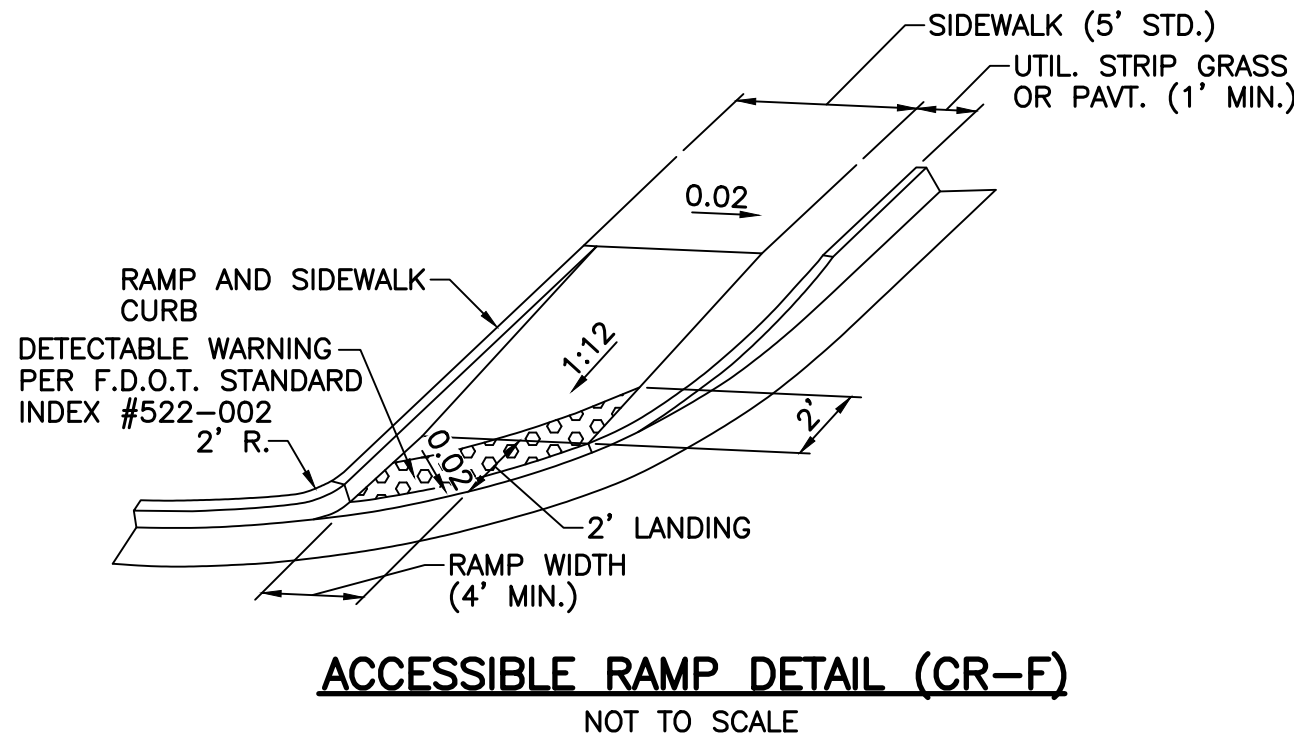
GENERAL NOTES:

1. NOTIFY ENGINEER OF IN-FIELD CONFLICTS OR DESIGN DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING WATER, SEWER AND DRAINAGE SYSTEMS ARE REPRESENTED AS DASHED LINES AND SHALL BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL PROTECT ALL UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE. CONTRACTOR TO RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
4. SUPPORT OR THE RELOCATION OF EXISTING STREET LIGHT POLES, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, WALLS, ETC. NECESSARY FOR COMPLETION OF THIS WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
5. INFORMATION SHOWN ON THESE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED, HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. ALL "AS-BUILT" INFORMATION INCLUDING LOCATION AND ELEVATION OF UTILITY STUB-OUTS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION OR ORDERING OF STRUCTURES. NOTIFY ENGINEER OF DISCREPANCIES/CONFLICTS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS CONCERNING SIDEWALKS, RAMPS, STRIPING AND SIGNAGE, LIGHTING AND ELECTRICAL CONDUIT, ETC.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DEVIATIONS PRIOR TO COMMENCING CONSTRUCTION.
8. SIDEWALKS TO BE FLUSH WITH YARD AREAS UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE CONSTRUCTION SHALL CONFORM TO FLORIDA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND TOWN OF LAKE PARK REQUIREMENTS.
10. GRADE ALL PAVEMENT AREAS TO CATCH BASINS. CONTRACTOR TO NOTIFY ENGINEER IF IN-FIELD CONDITIONS CHANGE, ARCHITECTURAL DETAILS WILL CREATE CONFLICTS WITH DRAINAGE DESIGN SHOWN, POTENTIAL EROSION PROBLEMS ARISE OR STANDING WATER OCCURS.
11. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. 1988 TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY WALLACE SURVEYING (561) 640-4551.
12. ALL DRAINAGE PIPE SHOWN AS R.C.P. SHALL BE REINFORCED CONCRETE PIPE CLASS III, WALL "B" AND CONFORMING TO FLORIDA DEPT. OF TRANSPORTATION SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE ADEQUATE EQUIPMENT FOR THE REMOVAL OF STORM, SURFACE AND/OR SUBSURFACE WATER WHICH MAY ACCUMULATE IN THE EXCAVATION AREAS SO THAT IT WILL BE SUITABLY DRY FOR WORK REQUIRED.
14. NO OFF-SITE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR SECURES WRITTEN PERMISSION FROM THE GOVERNING AUTHORITIES.
15. ALL SUB-BASE UNDER ROADWAYS, PARKING LOTS, CURBS, ETC. SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 PROCTOR.
16. WHERE ENCOUNTERED (OR SPECIFIED IN THE GEOTECHNICAL REPORT), MUCK/UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM PROPOSED PAVING AND BUILDING AREAS 10 FEET BEYOND THE EDGE OF PAVEMENT/BUILDING PAD EACH SIDE.
17. CONTRACTOR TO PROVIDE TEST REPORTS FROM AN INDEPENDENT LABORATORY FOR PROCTORS AND DENSITIES ON BASE, SUBGRADE AND PIPE BACKFILL.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE PAVING AND DRAINAGE, WATER AND SEWER CONSTRUCTION RECORD INFORMATION TO THE ENGINEER.
19. CONTRACTOR SHALL ARRANGE FOR THE ENGINEER TO OBSERVE:
 - A. STORM SEWER AFTER GROUTING AND WHEN BACKFILL IS COMPLETED TO THE MIDPOINT OF THE PIPE.
 - B. STRINGLINING OF SUBGRADE.
 - C. STRINGLINING/BOARDING OF BASE.
20. THE CONTRACTOR SHALL FILL AND FINE GRADE ALL PLANTING AREAS, LEAVING THE FINISHED GRADE SMOOTH AND READY TO RECEIVE SOD OR OTHER PLANTING MATERIAL. WHERE SOD IS DESIRED, THE FINISHED GRADES SHALL BE TWO (2) INCHES LOWER TO ALLOW FOR THICKNESS OF THE GRASS. SPECIAL ATTENTION SHALL BE GIVEN ALONG EDGE OF PAVEMENT AND SIDEWALKS SO AS NOT TO TRAP WATER.
21. ANY SHELLROCK OR LIMEROCK PAVING BASE INSTALLED WITHIN PLANTING AREAS SHALL BE REMOVED IN ITS ENTIRETY PRIOR TO PLACING PLANTER AREA FILL.
22. ALL SWALE, RIGHT OF WAY AREAS AND YARD AREAS SHALL BE GRADED AND SEEDED OR SODDED IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS. NO AREAS SHALL BE LEFT BARREN OR SUBJECT TO EROSION.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO ALL O.S.H.A. RULES AND FLORIDA LAWS RELATED TO TRENCH SAFETY.
24. CONTRACTOR SHALL ENSURE NO SEDIMENT OR DEBRIS LEAVES THE SITE DURING CONSTRUCTION IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS (SILT FENCE, HAY BALES OR SOD APRONS AT INLETS, WASH ROCK EXIT, ETC. MAY BE REQUIRED TO MEET SAID REQUIREMENTS). CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION, IMPLEMENTATION AND CERTIFICATION OF ALL N.P.D.E.S. POLLUTION PREVENTION RELATED MEASURES (i.e. FILING OF AN N.O.I. POLLUTION PREVENTION PLAN MONITORING REPORTS, ETC.)
25. CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR PLANTING AND BERMING REQUIREMENTS AND NOTIFY ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
26. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT (561) 233-3900) 48 HOURS PRIOR TO CONSTRUCTION, IF ANY WORK IS BEING DONE WITHIN 10 FEET OF A SIGNALIZED INTERSECTION.
27. ANY DAMAGE TO PBC-TRAFFIC I.T.S. FACILITIES CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE PERMITEE AT NO COST TO PALM BEACH COUNTY.
28. PALM BEACH COUNTY (PBC) RESERVES THE RIGHT TO DETERMINE IF DAMAGED PBC FACILITIES WILL BE REPAIRED OR REPLACED.
29. CONSTRUCTION TESTING REQUIREMENTS:
 1. DENSITY, THICKNESS AND F.B.V./L.B.R. FOR BASE AND SUBGRADE
 - a. ROADS - MAXIMUM SPACING = 500 L.F.
 - b. PARKING LOT - MAXIMUM SPACING = 6,000 S.F.
 2. ASPHALT THICKNESS
 - a. ROADS - MAXIMUM SPACING = 600 L.F.
 - b. PARKING LOT - MAXIMUM SPACING = 2,000 S.Y.TESTING SHALL BE TAKEN IN A STAGGERED PATTERN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THERE SHALL BE A MINIMUM OF 4 EACH OF THE ABOVE TESTS FOR A PROJECT OR PORTION THEREOF.
3. BASE - CHEMICAL AND SIEVE ANALYSIS, FROM SUPPLIER/PIT (DOT CERTIFICATION)
4. ASPHALT - DESIGN MIX. IF REQUESTED BY THE ENGINEER, STABILITY TESTS WILL BE REQUIRED.
5. PIPELINE BACKFILL DENSITY TESTS
 - ALL PIPE AND STRUCTURE TRENCHES SHALL BE BACKFILLED USING A MAX. OF 12" LIFTS. ALL BACKFILL MATERIAL SHALL BE CLEAN, DRY STRUCTURAL FILL, WITH NO DELETERIOUS OR ORGANIC MATERIAL PRESENT.
 - AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12" OF DEPTH, STARTING AT THE SPRINGLINE OF THE PIPE, COVERING THE 12" LAYER BELOW THE SPRINGLINE OF THE PIPE.
 - PIPE TRENCHES SHALL BE TESTED AT RANDOMLY SELECTED LOCATIONS ALONG THE LENGTH OF EACH PIPE RUN WITHIN EACH 300' INTERVAL (MAXIMUM) AND BETWEEN EACH SET OF TWO STRUCTURES IF A PIPE RUN SEPARATING THE TWO IS LESS THAN 300' IN LENGTH.
 - TESTS SHALL BE PERFORMED AT EVERY STRUCTURE BEGINNING AT THE BASE OF THE STRUCTURE (COVERING THE 12" BELOW THE BASE OF THE STRUCTURE) WITH ONE TEST FOR EVERY 12" LIFT. TESTS SHALL ALTERNATE FROM CORNER TO CORNER OR FROM SIDE TO SIDE AROUND THE STRUCTURE WITH EACH 12" LIFT.
 - WHERE OUTSIDE PAVED AREAS BY 10' OR MORE, ALL TESTS SHALL BE TAKEN WITHIN THE BOTTOM 3' OF TRENCH AND ONLY 1 TEST PER 300 L.F. IS REQUIRED.

MINIMUM SPACING REQUIREMENTS:

DEPTH OF CUT	SPACING OF TESTS
0 - 6'	1 PER 300 L.F.
6 - 9'	2 PER 300 L.F.
9 - 12'	3 PER 300 L.F.
12 - 15'	4 PER 300 L.F.
15 - 18'	5 PER 300 L.F.

THE ABOVE REQUIREMENTS ARE THE MINIMUM AND ARE SUBJECT TO INCREASE BY THE GOVERNING AGENCIES. ALL TESTS AND LOCATIONS ARE SUBJECT TO REVIEW BY ENGINEER AND/OR GOVERNING AGENCIES, ADDITIONAL TESTS MAY BE REQUIRED BASED ON FIELD OBSERVATIONS OF CONSTRUCTION TECHNIQUES OR MATERIALS USED ON SITE.

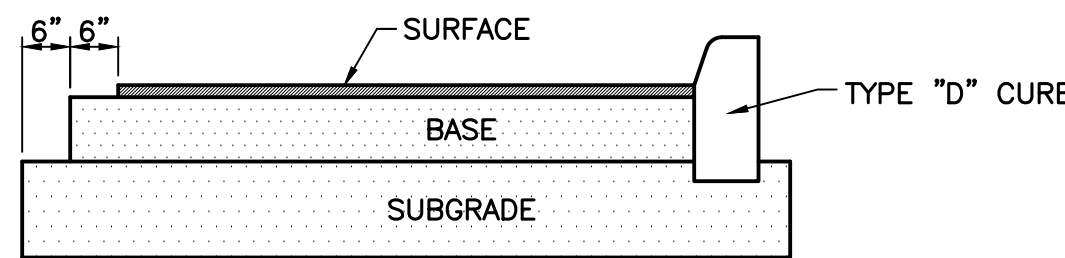
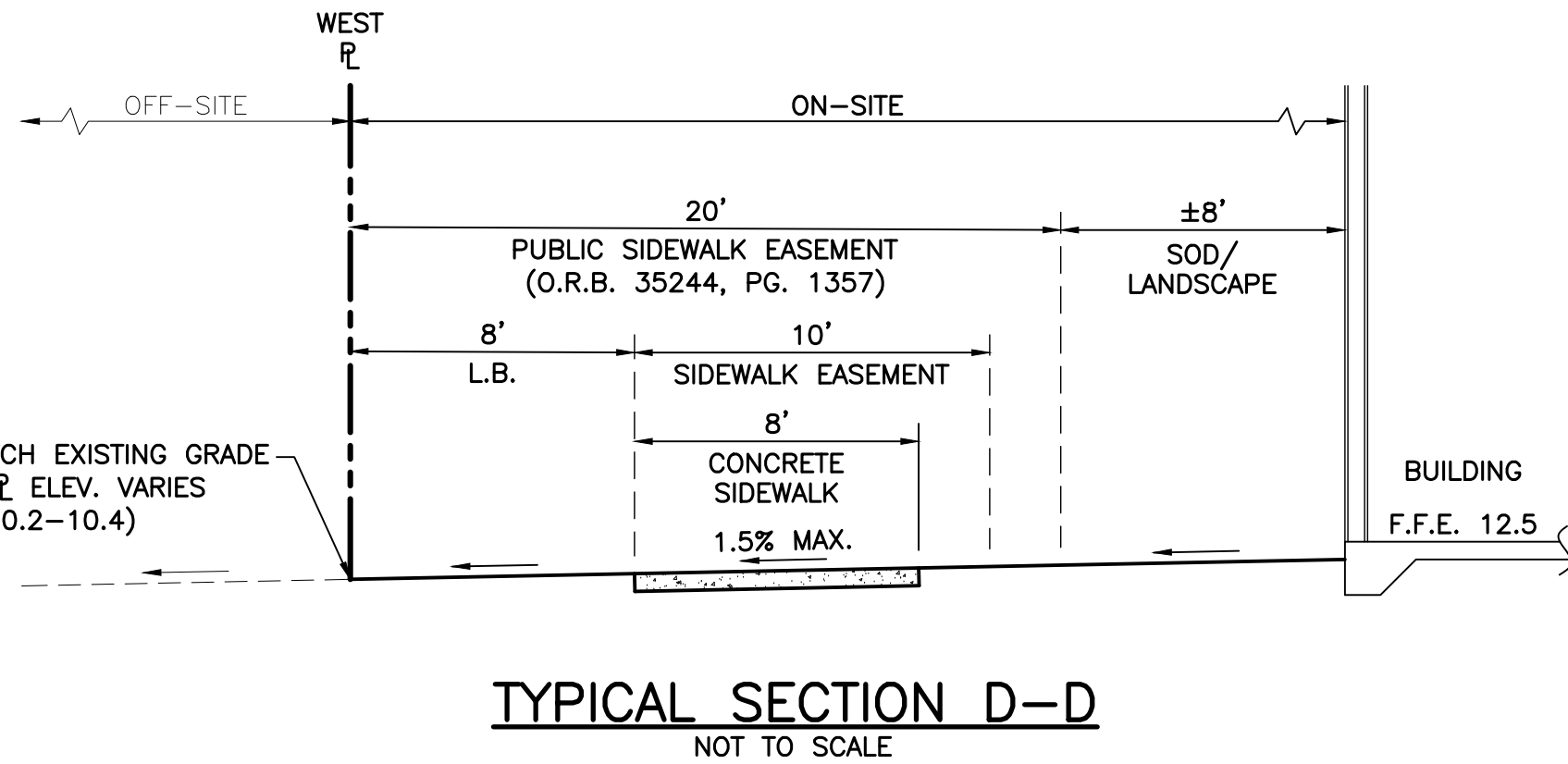
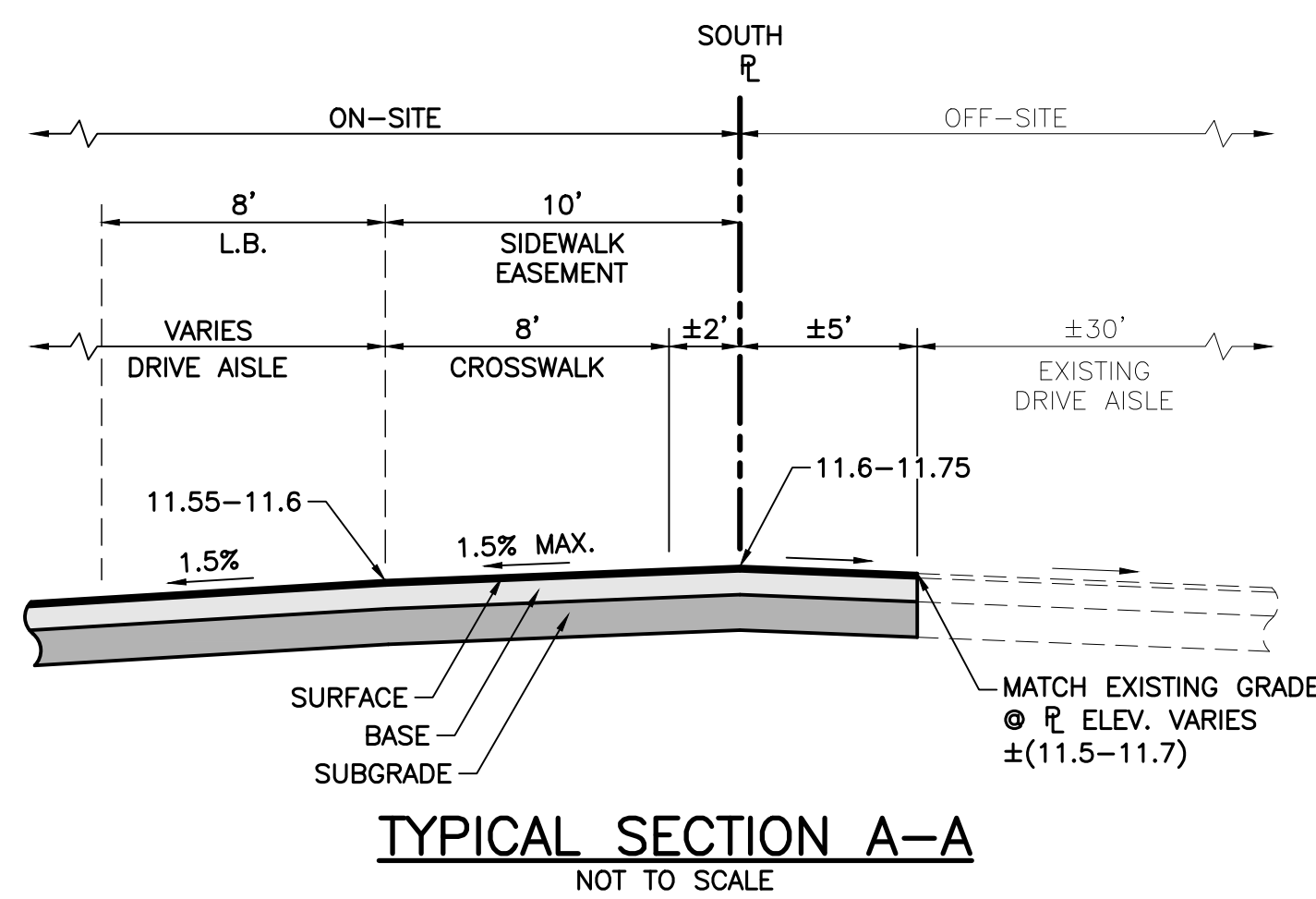


NOTE: ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" IN PUBLIC R/W, 36" ON-SITE FROM THE BACK OF CURB. CONTRACTOR SHALL VERIFY W/ INSTALLATION. THE DETECTABLE WARNING SURFACE SHALL HAVE A CONTRASTING COLOR (YELLOW OR APPROVED ALTERNATE)

CURB RAMP DETECTABLE WARNING DETAIL NOT TO SCALE

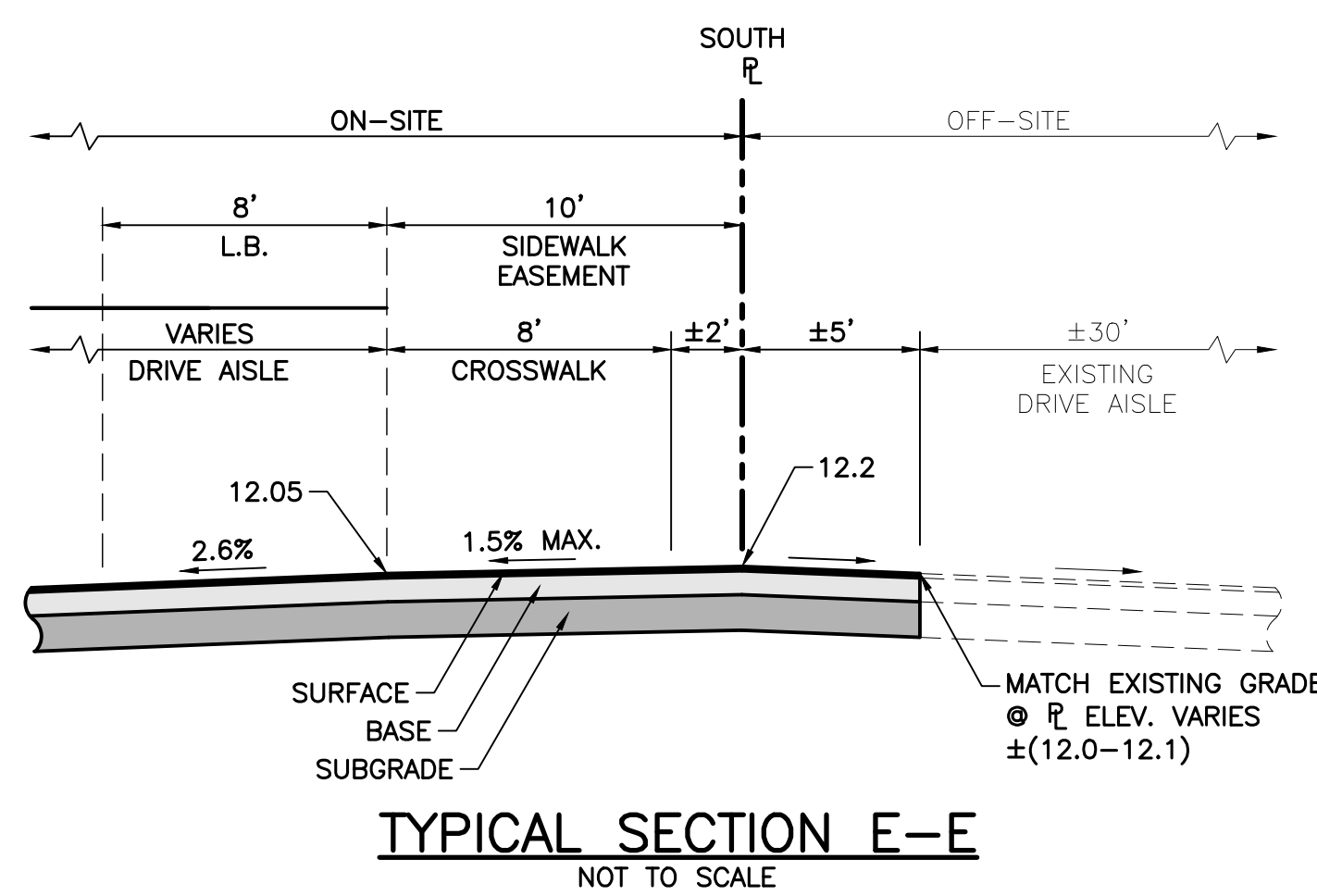
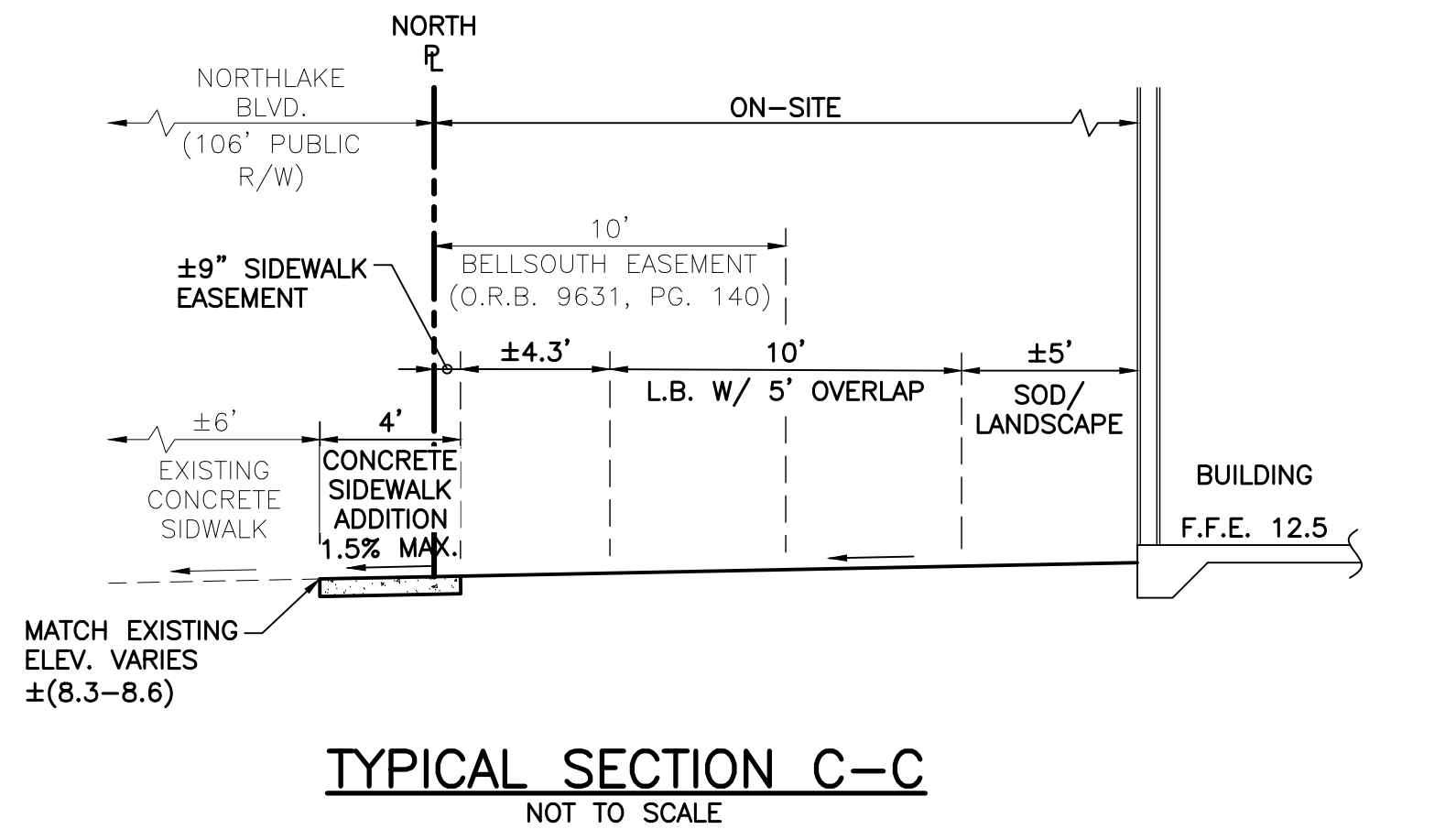
- NOTES:
1. THESE ARE THE MINIMUM GENERAL REQUIREMENTS FOR PEDESTRIAN RAMPS. SEE F.D.O.T. INDEX 522-002 FOR ADDITIONAL SIDEWALK CURB RAMP DETAILS.
 2. DETECTABLE WARNING SURFACE REQUIRED ON ALL H/C RAMPS. DETECTABLE WARNING SHALL BE CONTRASTING IN COLOR WITH TRUNCATED DOMES AND SHALL COMPLY WITH F.D.O.T. SPECS.
 3. THIS DETAIL MAY NOT ADDRESS ALL IN-FIELD CONDITIONS AND SCENARIOS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF CONFLICTS AND TO ENSURE THAT ALL CONSTRUCTION IS A.D.A. COMPLIANT AND IN CONFORMANCE WITH F.B.C. AND LOCAL GOVERNING AGENCY REQUIREMENTS.

TYPICAL ACCESSIBLE RAMP DETAILS NOT TO SCALE

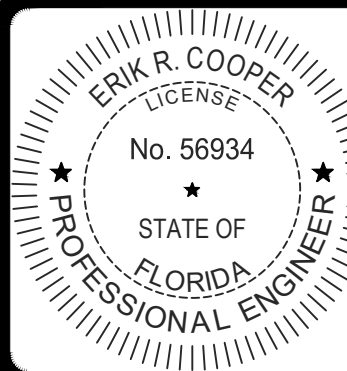
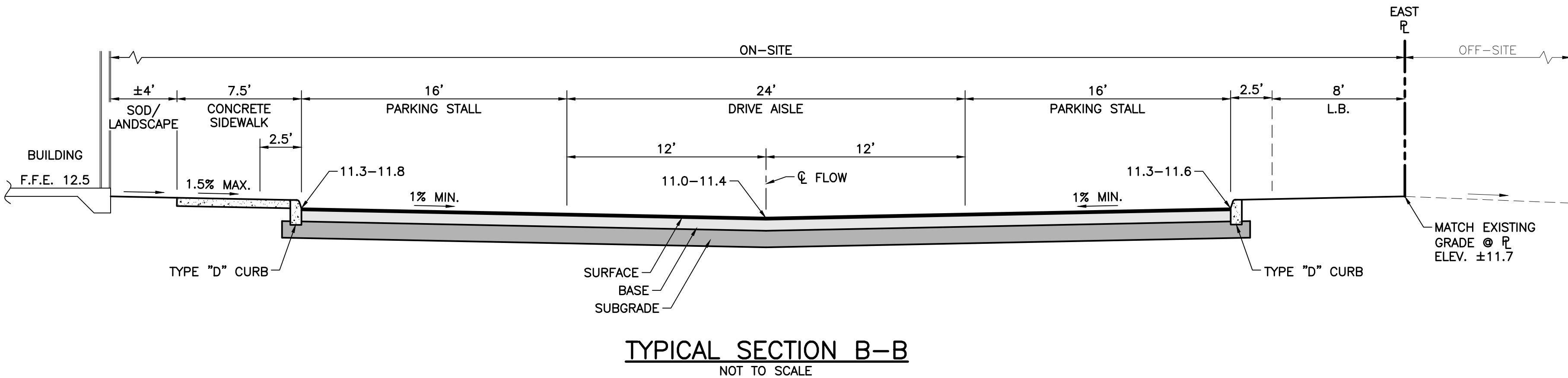


SURFACE: 1 1/2" A.C.S.C. S-3 (TWO 3/4" LIFTS)
BASE: 8" LIMEROCK COMPACTED TO 98% (L.B.R.-100 MIN.)
SUBGRADE: 12" STABILIZED SUBGRADE COMPACTED TO 98% (L.B.R.-40 MIN.)

PAVEMENT SPECIFICATION NOT TO SCALE



BRICK PAVERS:
SURFACE - 2 3/4" PAVERS W/ 1" COARSE SAND BEDDING.
BASE - 4" SHELLROCK, COMPACT TO 98% PER A.A.S.H.T.O. T-180.
SUBGRADE - 12" COMPACTED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180.



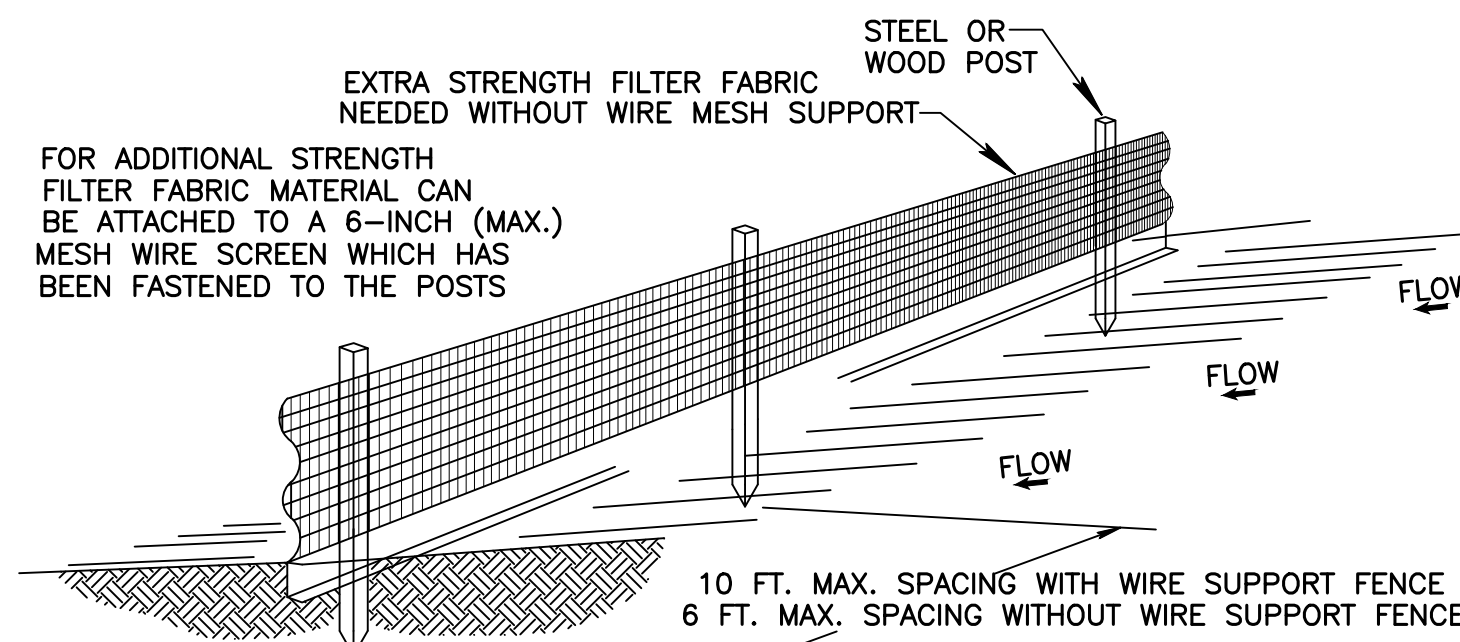
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NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
PAVING AND DRAINAGE DETAILS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.U.	B.L.			

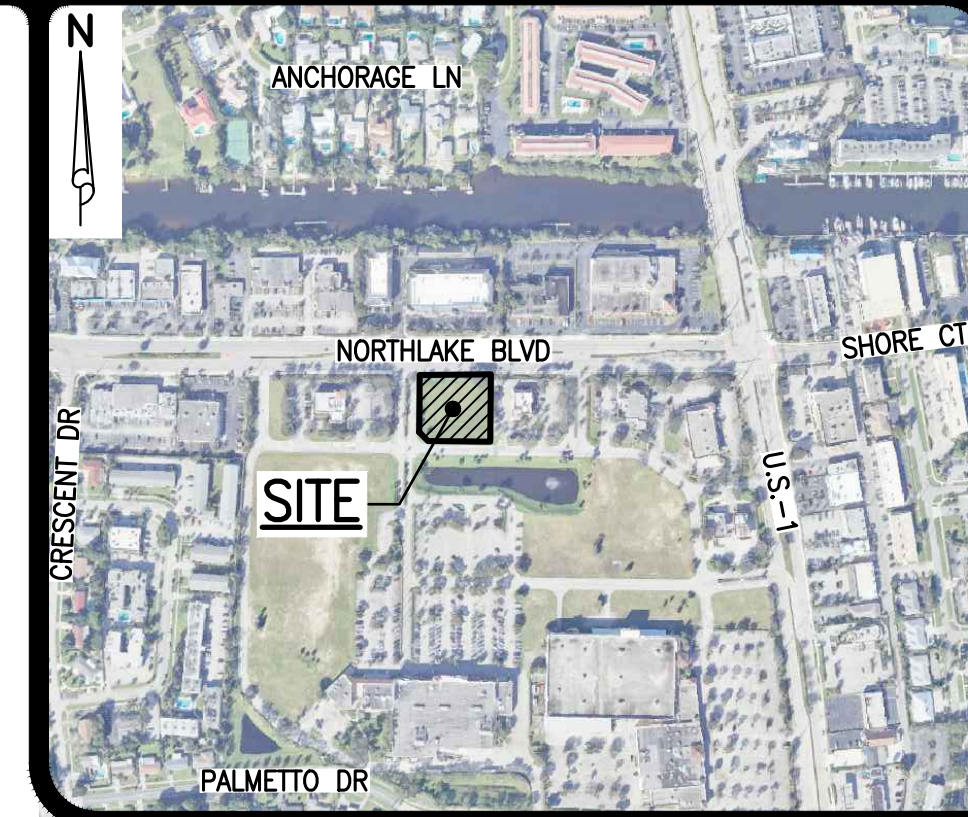
JOB NO.	DRAWING NO.	SHEET	OF
24-139	24139S04	4	8



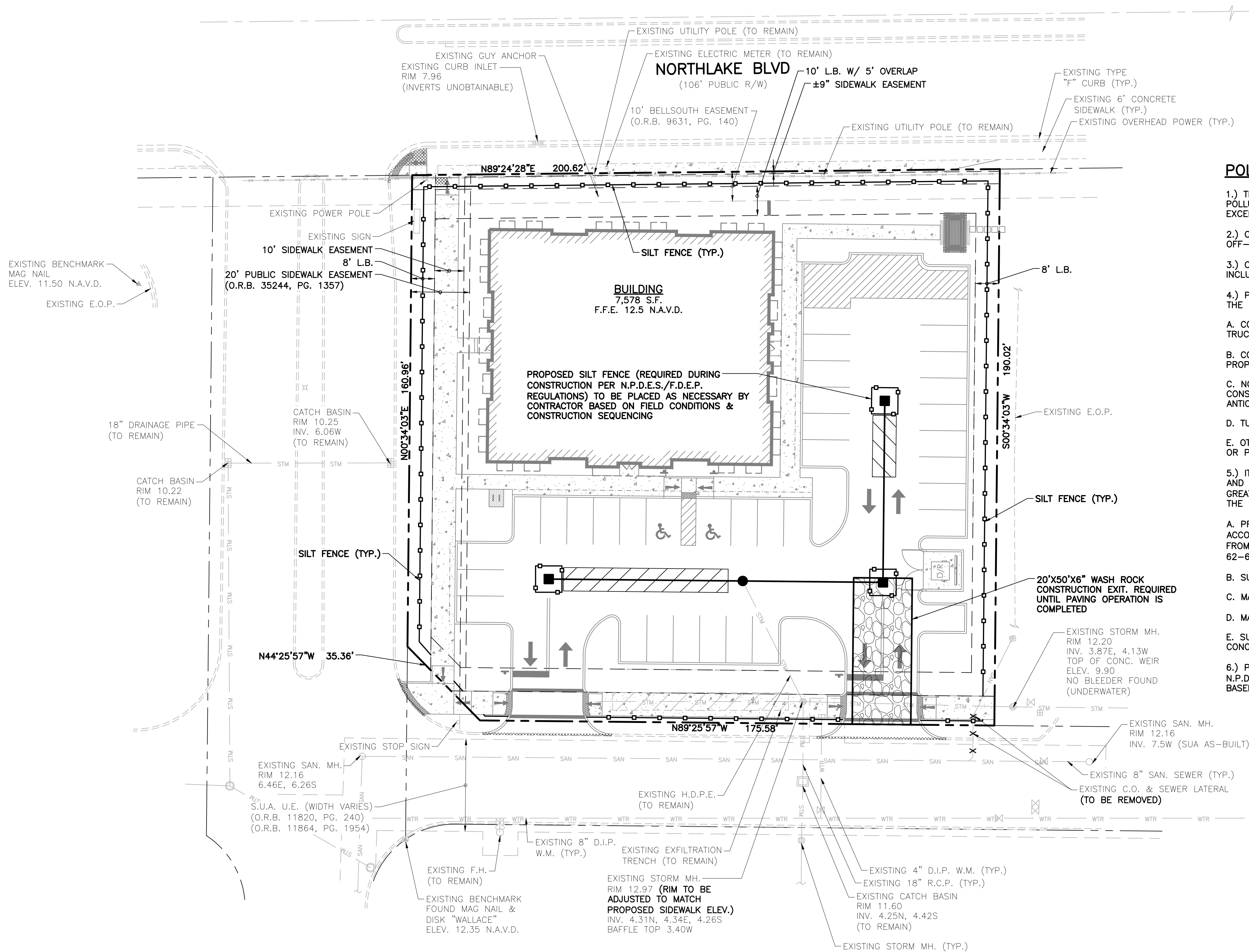
SILT FENCE INSTALLATION DETAIL
NOT TO SCALE.

SILT FENCE NOTES:

- 1.) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
- 2.) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
- 3.) POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- 4.) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 5.) WHEN STANDARD STRENGTH FILTER FABRIC IS USED. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- 6.) THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- 7.) THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- 8.) PROPOSED SILT FENCE (REQUIRED DURING CONSTRUCTION PER N.P.D.E.S./F.D.E.P. REGULATIONS) TO BE PLACED AS NECESSARY BY CONTRACTOR BASED ON FIELD CONDITIONS AND CONSTRUCTION SEQUENCING.

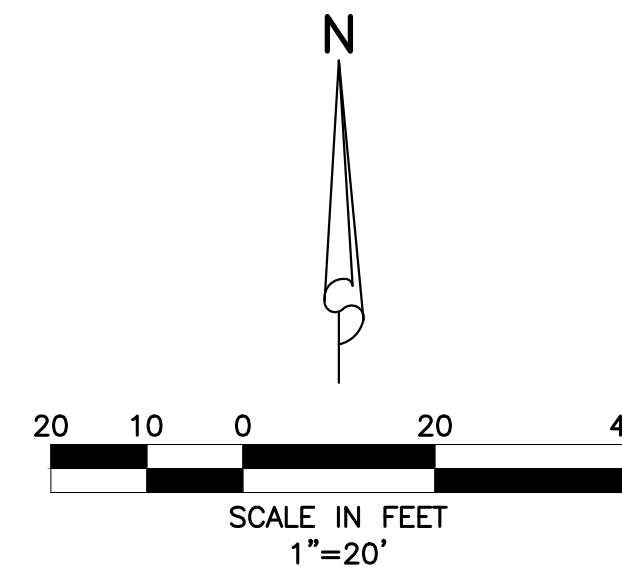


LOCATION MAP
NOT TO SCALE

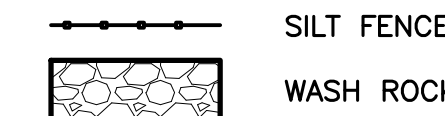


POLLUTION PREVENTION NOTES:

- 1.) THIS PLAN SHOULD BE USED AS A GUIDE, A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED BY THE CONTRACTOR TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.
- 2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.
- 4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.
 - B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.
 - C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.
 - D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.
 - E. OTHER MEASURES AS DIRECTED BY THE ENGINEER, THE TOWN OF LAKE PARK, OR PALM BEACH COUNTY.
- 5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:
 - A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A)).
 - B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.
 - C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.
 - D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I., S.W.P.P.P., ETC.)
 - E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT.
- 6.) PROPOSED SILT FENCE (REQUIRED DURING CONSTRUCTION PER N.P.D.E.S./F.D.E.P. REGULATIONS) TO BE PLACED AS NECESSARY BY CONTRACTOR BASED ON FIELD CONDITIONS & CONSTRUCTION SEQUENCING.

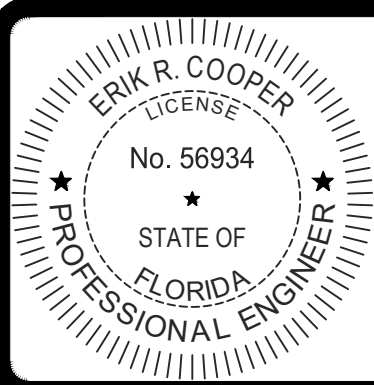


LEGEND



48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING (561) 640-4551.



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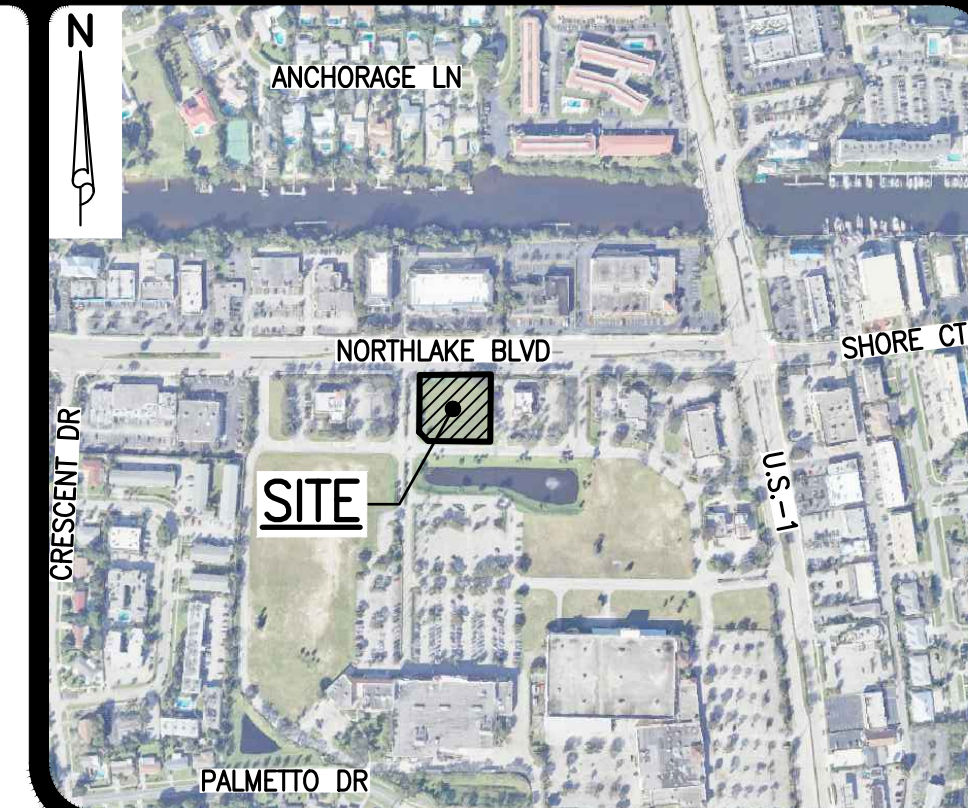
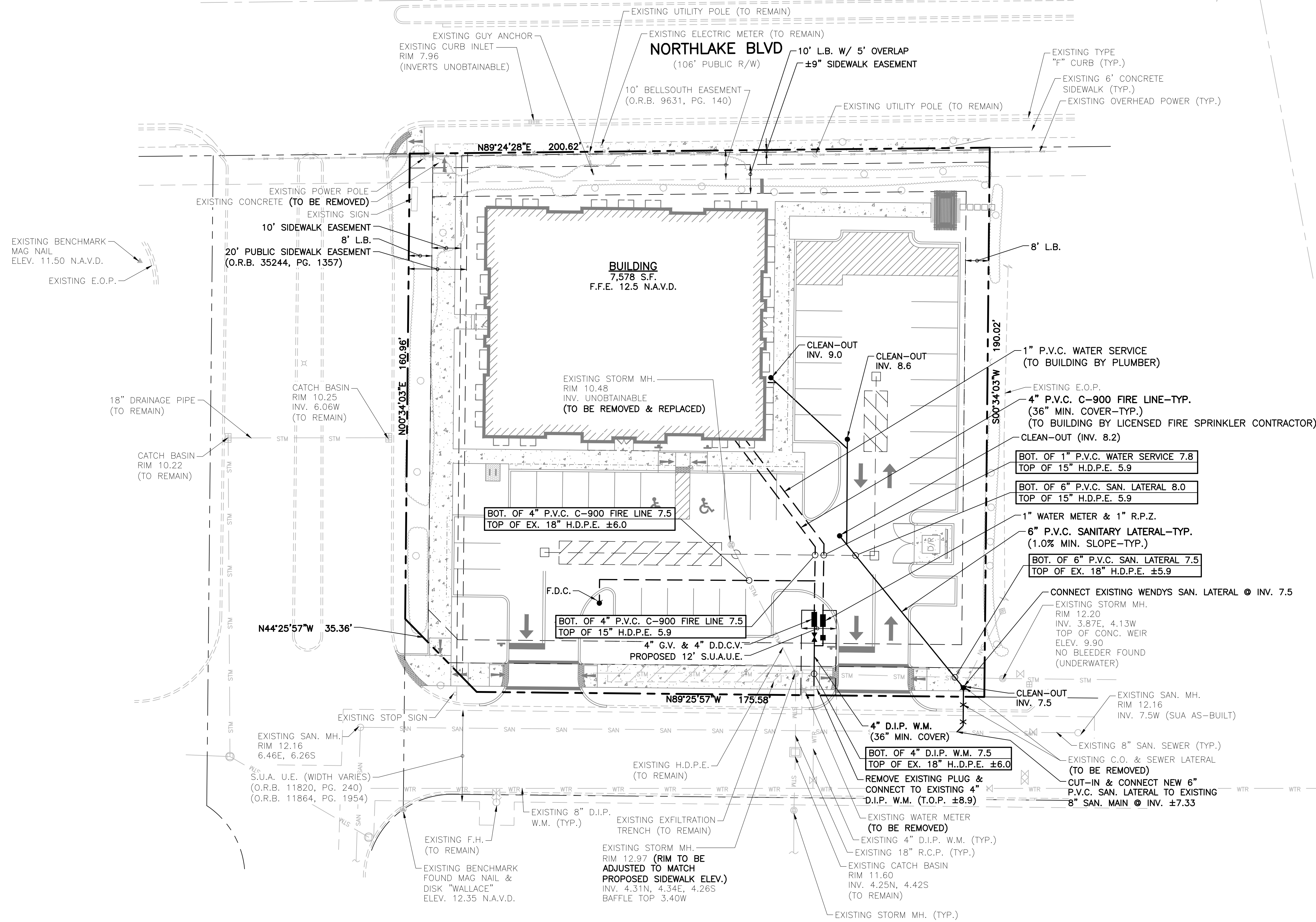


NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
POLLUTION PREVENTION PLAN

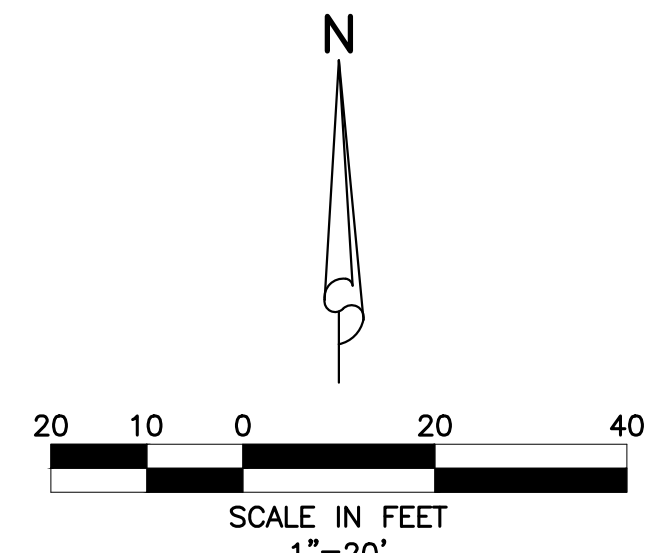
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DESIGN J.U.	DRAWN B.L.	CHECKED	APPROVED	DATE
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JOB NO. 24-139	DRAWING NO. 24139S05	SHEET 5 OF 8
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SECTION 21, TOWNSHIP 42S., RANGE 43E.
LOCATION MAP
NOT TO SCALE



LEGEND

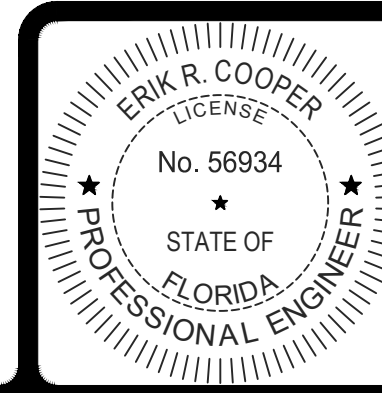
- SINGLE SEWER SERVICE W/ CLEAN-OUT
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY

NOTES:

- ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- SEWER CLEANOUTS MINI-MANHOLES ARE REQUIRED ON ALL CLEANOUTS WITHIN PAVEMENT AREAS.
- EXISTING WATER METER AND WATER SERVICE CONNECTIONS TO S.U.A. OWNED FACILITIES SHALL BE REMOVED/CAPPED/PLUGGED IN ACCORDANCE WITH ALL APPLICABLE S.U.A. STANDARDS AND PROPER COORDINATION SHALL BE TAKE PLACE PRIOR TO ANY CONSTRUCTION ON S.U.A. FACILITIES.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING (561) 640-4551.



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DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.U.	B.L.			

NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
24-139	24139S06	6	8

STANDARD WATER, RECLAIMED WATER AND SEWER SEPARATION STATEMENT

1. STORM SEWER, GRAVITY WASTEWATER, FORCE MAINS AND RECLAIMED WATER MAINS CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN GRAVITY SEWER OR STORM SEWER, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/GRAVITY SEWER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN SIX (6) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE SIX (6) INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER MAINS CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM TWELVE (12) INCH VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION, IN ALL OF THE ABOVE CASES D.I.P. IS NOT REQUIRED FOR STORM SEWER PIPE.

2. FORCE MAINS CROSSING RECLAIMED WATER MAINS OR STORM SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE RECLAIMED WATER MAIN OR STORM SEWER AND THE RECLAIMED WATER MAIN SHALL CROSS OVER THE FORCE MAIN.

3. AT THE UTILITY CROSSING DESCRIBED IN ITEMS 1 AND 2 ABOVE, ONE FULL LENGTH OF DUCTILE IRON WATER MAIN PIPE SHALL BE CENTERED SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE JOINTS. WHERE THIS IS NOT POSSIBLE, JOINTS SHALL BE AT LEAST THREE (3) FEET FROM STORM SEWERS AND SIX (6) FEET FROM GRAVITY SEWER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS.

4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF (12") VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.

5. MAINTAIN MINIMUM TEN (10) FEET HORIZONTAL DISTANCE BETWEEN POTABLE WATER MAIN OR FORCE MAIN, RECLAIMED WATER MAIN, STORM SEWER OR GRAVITY SEWER MAIN OR ON SITE SEWAGE DISPOSAL SYSTEMS. ADDITIONAL SEPARATION MAY BE REQUIRED AS OUTLINED IN SECTION II OF SUA STANDARDS.

Water, Reclaimed Water, and Sewer and Separation Statement

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **2**

Revision B-18

4" x 4" WIRE MESH

24"

24"

CONCRETE COLLAR
8" THICK MINIMUM

FINISH GRADE

TOP OF PAVEMENT

8"

6" LDL VALVE PLUG

30" MINIMUM
48" MAXIMUM

VARIES

"WATER" TO BE CAST IN COVER WHEN USED ON WATER MAIN, "SEWER" WHEN USED ON FORCE MAIN OR "RECLAIMED" WHEN USED ON RECLAIMED WATER MAIN

5 1/4" CAST IRON ADJUSTABLE VALVE BOX (SCREW TYPE)

VALVE BOX SHALL NOT TRANSMIT TRAFFIC LOADS TO VALVE

SUA APPROVED VALVE

6" SDR 35 PVC

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. CONCRETE COLLAR MAY NOT BE REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO FINAL INSPECTION AND VALVE BOX LID IS AT FINISHED GRADE.

2. WHEN VALVE IS DEEPER THAN 48" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT TO 24" OF FINISHED GRADE.

3. TWO OF THE FOLLOWING FORMS OF RESTRAINT SHALL BE USED WHEN PIPE IS GREATER THAN 12".
A.) APPROVED MECHANICAL JOINT RESTRAINT (i.e. MEGALUG)
B.) THE RODS AND NUTS EQUAL IN DIA. TO TEE BOLTS AND NUTS, COATED WITH KOP-COAT 300-M OR APPROVED EQUAL.
C.) THRUST BLOCKS - ADVANCE APPROVAL BY SUA REQUIRED.

4. 6" LDL VALVE PLUG BY USSA TO BE INSTALLED IN VALVE BOX. COLOR TO MATCH SERVICE TYPE. (BLUE - WATER, GREEN - SEWER, PURPLE - RECLAIMED)

Typical Underground Valve Installation

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **10**

Revision C-24

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS METHOD SHALL BE COMPLIED WITH WHEN CONNECTING TO AN EXISTING WATER MAIN, (ONE THAT HAS ALREADY BEEN BACTERIOLOGICALLY CLEARED OR IS IN USE) WHETHER BY TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.

2. THESE REQUIREMENTS ARE BASED ON PALM BEACH COUNTY HEALTH DEPARTMENT REQUIREMENTS.

3. WHEN A TAPPING TEE AND VALVE IS INSTALLED, A PRESSURE/LEAKAGE TEST SHALL BE PERFORMED ON THE ASSEMBLY IN THE PRESENCE OF AN AUTHORIZED SUA REPRESENTATIVE PRIOR TO PERFORMING THE ACTUAL TAP.

4. DOUBLE VALVING PERMITS PHYSICAL CONNECTION TO AN EXISTING WATER MAIN WHEN USED IN CONJUNCTION WITH A BYPASS LINE.

5. A 2" BYPASS LINE (MAXIMUM) SHALL BE INSTALLED AS SHOWN BELOW PRIOR TO CANNON FLUSHING.

6. THE 2" TEE SHALL BE USED FOR FEEDING CHLORINE SOLUTION AND FOR ATMOSPHERIC VENT DURING PRESSURE/LEAKAGE TESTS.

7. UNDER NO CIRCUMSTANCES SHALL VALVES BE OPERATED WITHOUT AN AUTHORIZED SUA REPRESENTATIVE PRESENT.

8. ALL WATER MAINS SHALL BE FILLED WITH WATER UTILIZING JUMPER METER AND THEN BE THOROUGHLY CANNON FLUSHED IN ACCORDANCE WITH SEACOAST SPECIFICATIONS PRIOR TO PRESSURE/LEAKAGE TESTING. THE PROCEDURE SHALL BE DONE ONLY IN THE PRESENCE OF AN AUTHORIZED SUA REPRESENTATIVE.

9. FOLLOWING INITIAL CANNON FLUSHING, ALL WATER FOR PRESSURE/LEAKAGE TESTING AND BACTERIOLOGICAL CLEARANCES MUST BE DRAWN FROM THE BYPASS LINE WITH METER AND REDUCED PRESSURE BACKFLOW PREVENTER IN PLACE. THE 2" INCH WATER METER SHALL BE PROVIDED BY SUA UPON APPLICATION BY EITHER THE CONTRACTOR OR DEVELOPER. ALL WATER USED FOR THE CONSTRUCTION OF THE WATER AND SEWER MAINS SHALL BE PAID FOR BY THE ABOVE PARTIES PRIOR TO ANY SERVICE BEING PROVIDED. METER, BALL VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND TEE SHALL BE INSTALLED AT LEAST 18" ABOVE EXISTING GRADE, SUPPORTED, AND PROTECTED FROM DAMAGE. ANY DAMAGE SHALL BE APPLICANT'S RESPONSIBILITY AND SHALL BE CHARGED ACCORDINGLY.

10. EXCEPT DURING CANNON FLUSHING VALVES SHALL NOT BE OPENED UNTIL AFTER AN APPROVED PRESSURE/ LEAKAGE TEST, BACTERIOLOGICAL CLEARANCE. CERTIFICATION BY THE ENGINEER OF RECORD, RELEASE FROM THE PALM BEACH COUNTY HEALTH DEPARTMENT AND APPROVAL BY SUA.

11. DISINFECTION AND BACTERIOLOGICAL CLEARANCES SHALL COMPLY WITH CURRENT AWWA PROCEDURES, PALM BEACH COUNTY HEALTH DEPARTMENT, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

12. CORP STOPS AND TAPPING SADDLES FOR THE JUMPER METER ARE TO BE TAPPED ON TOP OF THE WATER MAIN.

Tapping and Main Clearing Procedure

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **3**

Revision C-24

(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

EXISTING GROUND

4"

INVERT

4"

CLEAN COMPACTED GRANULAR SAND MATERIAL FREE OF ALL ROCK EXCAVATION AND SLOPE EXCAVATION

2'-6" MIN

PIPE O.D. + 24"

12"

12"

NOTE: FOR SPECIFICATION OF BACKFILL OVER PIPE SEE SPECIFICATION

PROPOSED PIPELINE

HAND PLACED SELECT MATERIAL IN 6" LIFTS

LOWER QUADRANT TO BE SHAPED TO RECEIVE PIPE BELL AND BARREL

EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHT-OF-WAY AND 200' IN EASEMENTS

CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

Standard Trenching Procedure

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **4**

Revision C-20

LENGTH OF PIPE RESTRAINT REQUIREMENTS AT ALL PIPE JOINTS

PIPE SIZE	90° BEND	45° BEND	22½° BEND	11¼° BEND	REDUCER	VALVE	DEAD END	TEE
4"	54'	54'	36'	36'	54'	72'	72'	72'
6"	54'	54'	36'	36'	54'	72'	72'	72'
8"	54'	54'	36'	36'	54'	72'	72'	72'
10"	54'	54'	36'	36'	54'	108'	108'	108'
12"	72'	72'	54'	54'	72'	108'	108'	108'
14"	72'	72'	54'	54'	72'	108'	108'	108'
16"	72'	72'	54'	54'	72'	154'	154'	154'
18"	72'	72'	54'	54'	72'	154'	154'	154'
20"	90'	90'	54'	54'	90'	154'	154'	154'
24"	90'	90'	54'	54'	90'	172'	172'	172'
30"	90'	90'	54'	54'	90'	180'	180'	180'
36"	90'	90'	54'	54'	90'	270'	270'	270'
42"	108'	108'	54'	54'	108'	270'	270'	270'
48"	108'	108'	54'	54'	108'	270'	270'	270'
54"	108'	108'	54'	54'	108'	270'	270'	270'

MINIMUM LENGTH OF PUSH ON JOINT PIPE WITH SPECIAL RESTRAINING GASKETS

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. ALL BURIED PRESSURE MAINS SHALL INCLUDE A RESTRAINED JOINT SYSTEM. THE CONTRACTOR SHALL USE A DUCTILE IRON RESTRAINING SYSTEM AS MANUFACTURED BY EBA IRON, INC. (MEGALUG) OR APPROVED EQUAL FOR ALL MECHANICAL JOINT FITTINGS AND LOCKING GASKETS FOR PUSH-ON JOINT PIPE.

2. RESTRAINING LENGTHS SHOWN ARE THE MINIMUM LENGTH REQUIRED BASED ON A TEST PRESSURE OF 150 P.S.I.G.

3. THRUST BLOCKS, IN ADDITION TO THE ABOVE OUTLINED RESTRAINTS, SHALL ALSO BE REQUIRED AT ALL TIE-INS TO EXISTING LINES, ALL TAPPING TEES ON EXISTING LINES, ALL NEW HYDRANTS, ALL ABOVE-GROUND ASSEMBLIES 3" AND LARGER AND MAINS GREATER THAN 12" IN DIAMETER.

4. FOR ALL C900 PVC PIPE, ADD A SAFETY FACTOR OF 1.1 TO THE ABOVE LENGTHS

Pipe Restraint Table

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **6**

Revision D-23

FINISHED GRADE

DUCTILE IRON PRESSURE PIPE

CONFLICT PIPE

SEE NOTE #1

SEE NOTE 5

30" MIN

10'-0"

10'-0"

NO JOINTS BETWEEN FITTINGS

FITTING TYPE

CONFLICT PIPE

SEE NOTE #1

SEE NOTE 4

SLOPE UP TO MIN. COVER

CENTER A FULL LENGTH OF PIPE AT POINT OF CROSSING

DEFLECTION TYPE

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. FOR VERTICAL SEPARATION SEE "WATER, RECLAIMED WATER AND SEWER SEPARATION STATEMENT" DRAWING #2.

2. ONE OF THE FOLLOWING FORMS OF RESTRAINT SHALL BE USED FROM FITTING TO FITTING FOR PIPE SIZES UP TO AND INCLUDING 12". FOR PIPE SIZES GREATER THAN 12" TWO FORMS OF RESTRAINT SHALL BE USED.
A.) APPROVED MECHANICAL JOINT RESTRAINT. (i.e. MEGALUG)
B.) THE RODS AND NUTS EQUAL IN DIA. TO TEE BOLTS AND NUTS, COATED WITH KOP-COAT 300-M OR APPROVED EQUAL.
C.) THRUST BLOCKS - ADVANCE APPROVAL BY SUA REQUIRED.

3. THE DEFLECTION TYPE CROSSING IS PREFERRED, BUT IN INSTANCES WHERE THE FITTING TYPE DEFLECTION IS USED, 22 1/2° BENDS ARE PREFERRED.

4. DEFLECTION SHALL NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.

5. PIPE SHALL BE RESTRAINED FOR EACH FITTING TYPE DEFLECTION PER "PIPE RESTRAINT TABLE" DETAIL.

6. ALL JOINTS IN DEFLECTIONS SHALL BE AS-BUILT ON THE RECORD DRAWINGS

Pressure Pipe Deflection

SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **14**

Revision D-23

INSTALLATION PROTOCOL

1. ALL PIPE IS TO BE LAID IN A CLEAN DRY TRENCH.

2. ALL MUCK AND UNSUITABLE MATERIALS ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO EOR WITH A COPY TO AUTHORITY.

3. ALL BACKFILL SHALL BE PLACED IN 12 INCH LIFTS AND COMPACTED BY MECHANICAL MEANS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS OTHERWISE REQUIRED BY THE PERMITTING AGENCY.

4. UTILITIES CROSSING ROAD RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION AND BACKFILLED AND COMPACTED WITHIN RIGHT-OF-WAY LIMITS IN STRICT ACCORDANCE WITH THE DIRECTIONS OF THE EOR AND REQUIREMENTS OF ALL AGENCIES OF JURISDICTION.

5. EMBEDMENT MATERIALS BELOW PIPE SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION SYSTEM (U.S.C.S.) SOIL CLASSIFICATION CLASS I OR II AS NOTED IN ASTM D2321.

6. ALL LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A WING PLUG, AND ALL PRESSURE PIPES ARE TO BE PLUGGED WITH A MECHANICAL PLUG OR CAP AT THE END OF THE WORKING DAY TO PREVENT GROUND WATER AND POTENTIAL CONTAMINANTS FROM ENTERING COMPLETED LINES AND LINES UNDER CONSTRUCTION.

7. ABOVE GROUND PIPING, INCLUDING BUT NOT LIMITED TO, AERIAL CROSSINGS, LIFT STATION PIPING, FIRE LINES, METER/BACKFLOW PREVENTION DEVICE ASSEMBLIES, ETC. SHALL BE FLANGED AND BE COATED IN ACCORDANCE WITH SECTION 2 OF SEACOAST UTILITY AUTHORITY CONSTRUCTION STANDARDS. THE FINISHED COAT OF PAINT SHALL BE GREEN IN COLOR FOR SANITARY SEWER, LAVENDER FOR RECLAIMED APPURTENANCES AND BLUE FOR POTABLE WATER APPURTENANCES.

8. ALL FLANGED PIPE SHALL BE CAULKED BETWEEN EACH FLANGE AND THREADS WITH SIKA 1 A URETHANE CAULK AFTER BLASTING AND PRIOR TO PRIMING.

9. ALL TIE RODS, BOLTS, NUTS, ETC. INSTALLED UNDERGROUND MUST BE COR TEN OR APPROVED EQUAL AND SHALL BE PAINTED WITH KOPPERS 300-M OR AN AUTHORITY APPROVED EQUAL. BRASS AND STAINLESS STEEL HARDWARE IS EXEMPT FROM THIS REQUIREMENT.

10. COATINGS AND LININGS DAMAGED DUE MISHANDLING OR OTHERWISE, MUST BE REPLACED. COATING AND LININGS DAMAGED DUE TO FIELD CUTTING SHALL BE REPAIRED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, CEMENT MORTAR AND POLYETHYLENE PIPE LININGS, PROTECTO 401, GALVANIZED COATINGS, PVC FENCE COATINGS AND OTHER TYPE COATINGS. APPROVAL MUST BE OBTAINED FROM AUTHORITY PRIOR TO PERFORMING COATING AND LINING REPAIRS. INSPECTIONS OF ALL REPAIRS ARE REQUIRED.

11. ALL STAINLESS STEEL NUTS, BOLTS AND HARDWARE REFERENCED IN THESE STANDARDS, SHALL BE SS 316 GRADE AND SHALL BE SO STAMPED BY THE MANUFACTURER TO VERIFY ALLOY. THE USE OF ANY OTHER STAINLESS STEEL ALLOY WILL REQUIRE SPECIFIC APPROVAL BY AUTHORITY. IN GENERAL, STAINLESS STEEL NUTS, BOLTS AND HARDWARE ARE REQUIRED IN AND AROUND LIFT STATIONS AND FOR FACILITIES INSTALLED OVER OR UNDER BRACKISH OR MARINE WATERS. THIS REQUIREMENT APPLIES TO FLANGE BOLTS AND NUTS ON FLANGED PIPING, MOUNTING BRACKETS, ALL THREAD ROD, ANCHOR BOLTS, WASHERS, CLAMPS AND OTHER MISCELLANEOUS HARDWARE. ANTI-GALLING COMPOUND ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO THE THREADS OF ALL STAINLESS STEEL BOLTS PRIOR TO INSTALLATION.

ANTI-SEIZE LUBRICANT SHALL BE GRAPHITE 50 ANTI-SEIZE BY LOTCITE CORPORATION, 1000 ANTI-SEIZE PASTE BY DOW CORNING OR 3M LUBE AND ANTI-SEIZE BY 3M.

12. ALL RUBBER AND SYNTHETIC ELASTOMERIC COMPONENTS OF PRODUCTS THAT COME IN CONTACT WITH POTABLE WATER SHALL BE MANUFACTURED WITH CHLORAMINE RESISTANT ELASTOMERS AND SHALL BEAR NSF APPROVAL.

13. ALL MAIN, INCLUDING FITTINGS, SHALL BE EASILY IDENTIFIABLE AS TO THEIR CONTENTS AND SHALL BE COLOR CODED OR MARKED USING THE UNIVERSAL COLOR CODE OF BLUE FOR WATER, GREEN FOR SEWER AND LAVENDER FOR RECLAIMED. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

Pipe Installation Protocol

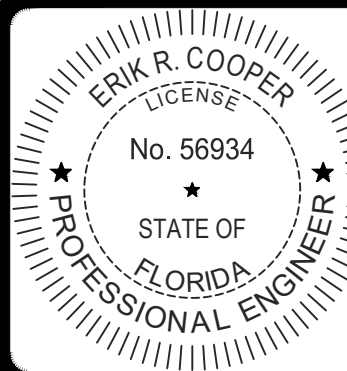
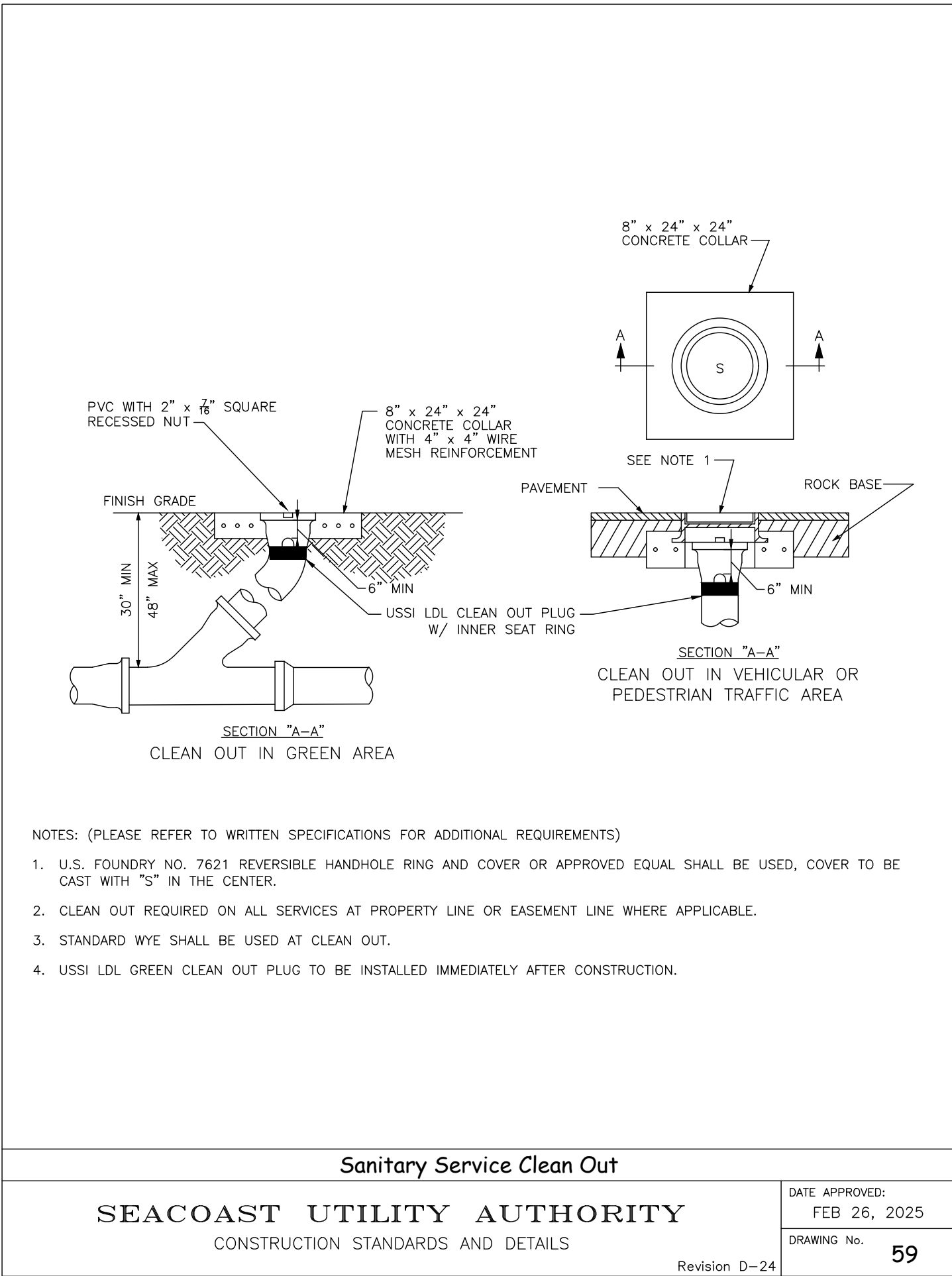
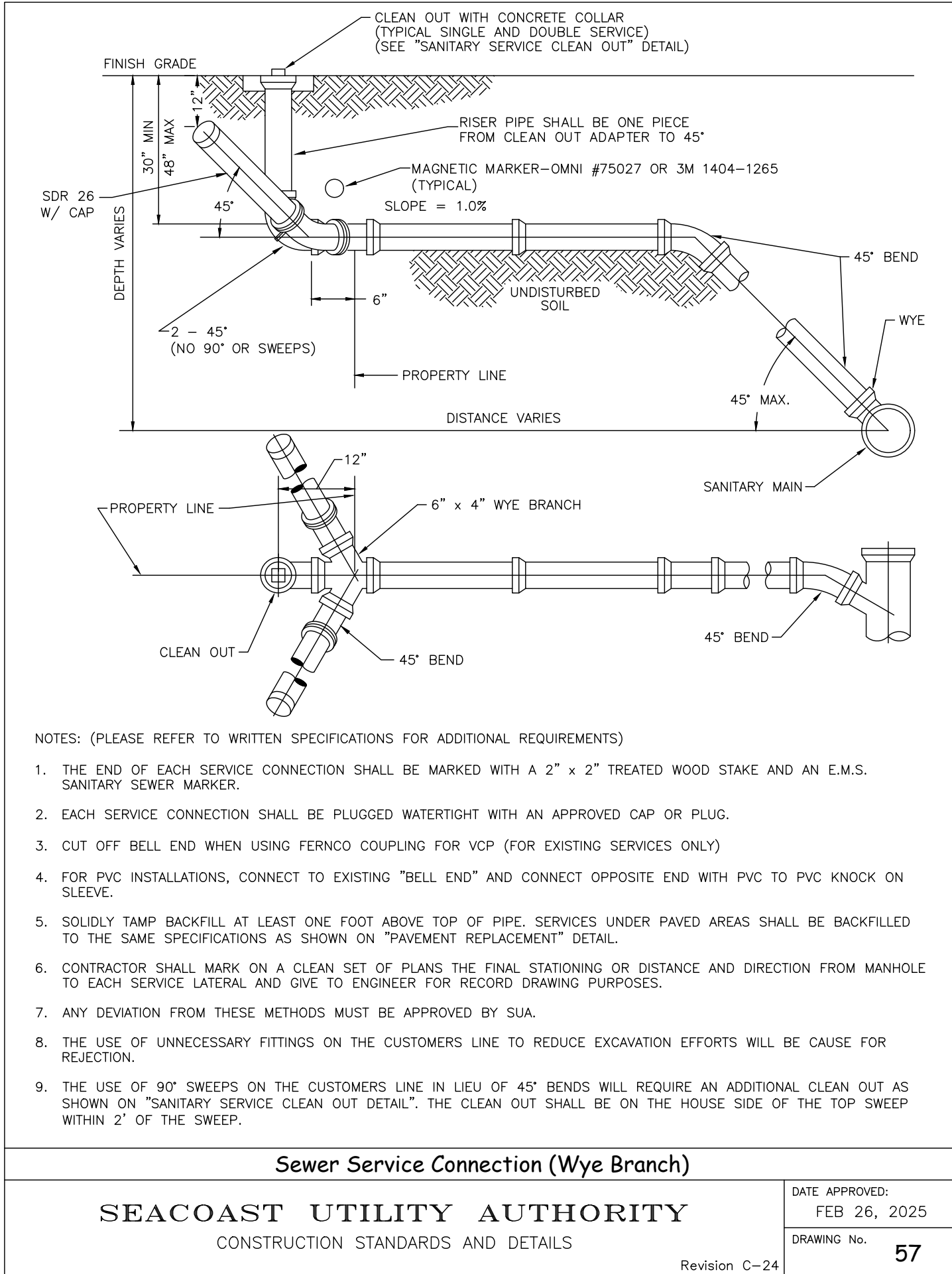
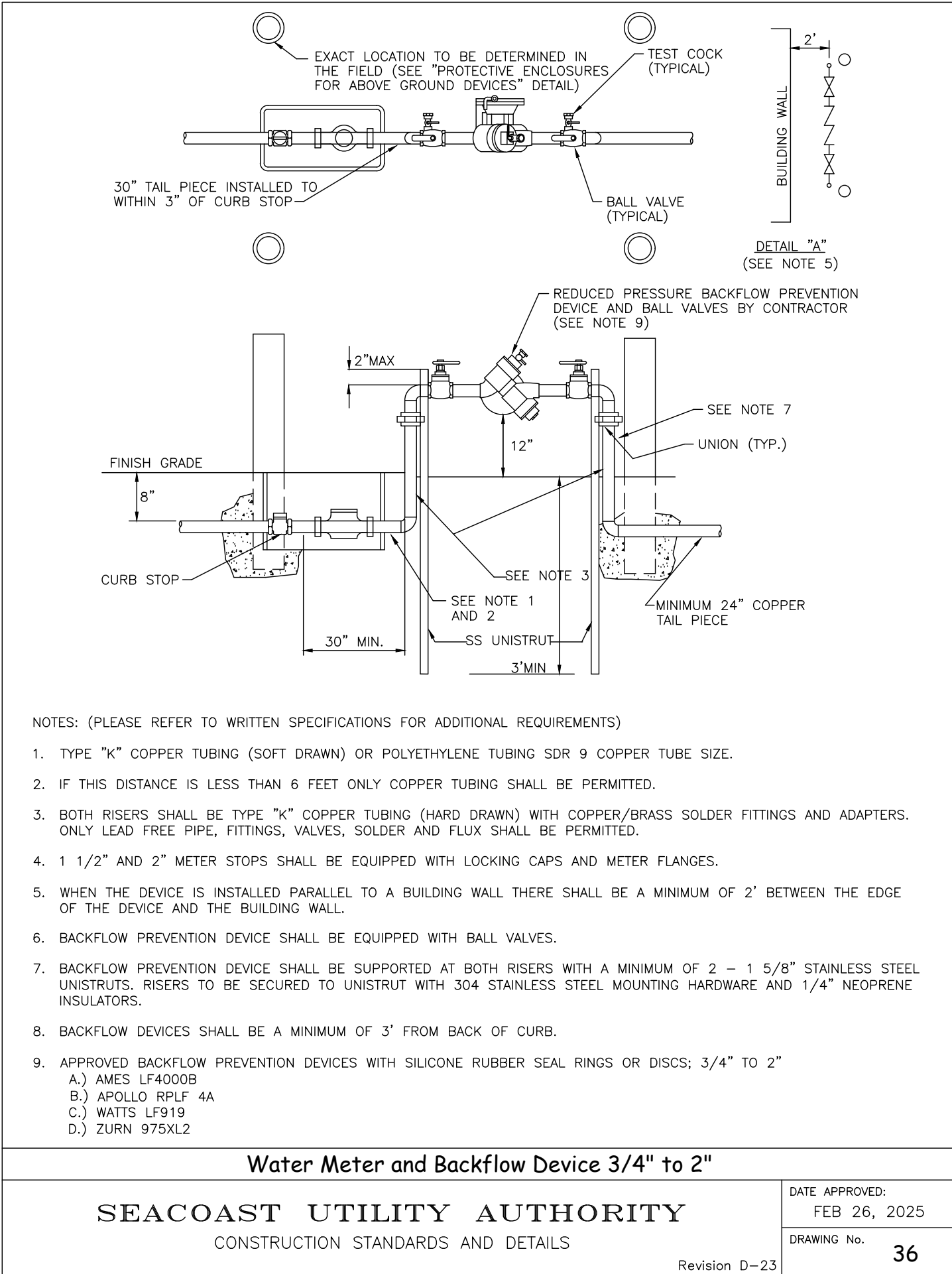
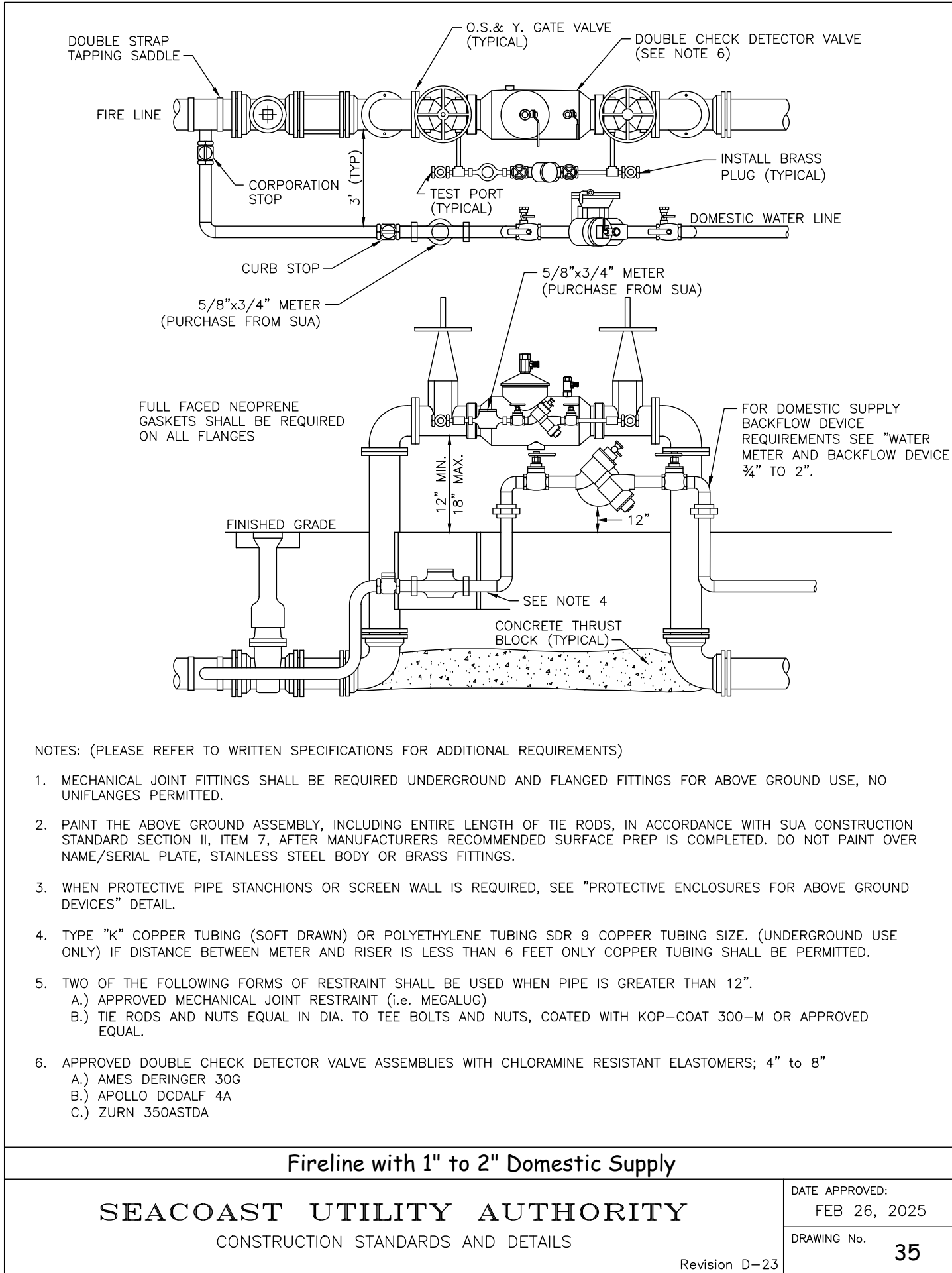
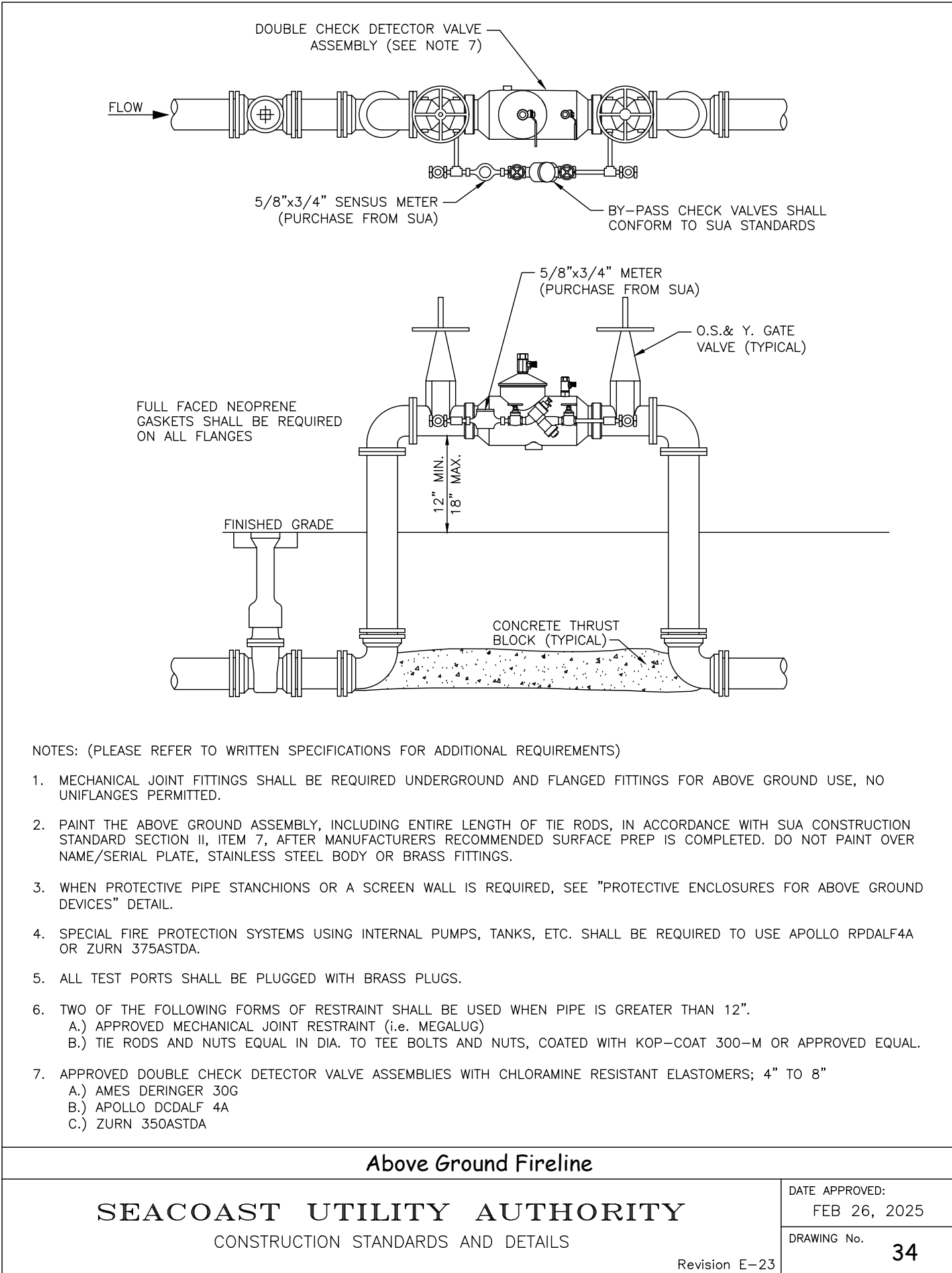
SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

DATE APPROVED:
FEB 26, 2025

DRAWING No. **15**

Revision D-23



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ERIK R. COOPER, P.E. ON
7/25/2025.

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

REVISIONS



DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.U.	B.L.			

NORTHLAKE PROMENADE-OUTPARCEL #3
SECTION 21, TOWNSHIP 42S., RANGE 43E.
TOWN OF LAKE PARK, FLORIDA
WATER AND WASTEWATER DETAILS

JOB NO.	DRAWING NO.	SHEET	OF
24-139	24139S08	8	8

NORTHLAKE PROMENADE OUTPARCEL #3

Town of Lake Park, FL

WATER MANAGEMENT REPORT

PREPARED FOR:

**OPV Northlake Promenade, LLC
c/o Woolbright Development
3200 N. Military Trail, Suite 400
Boca Raton, Florida 33431**

JOB NO. 24-139

DATE: June 2025

Erik R. Cooper, Professional Engineer, State of Florida, License No. 56934 This item has been digitally signed and sealed by Erik R. Cooper, P.E., on 07/25/2025. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
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- 3.0 Pre vs. Post Land Use Comparison
- 4.0 Water Quality Calculations

APPENDICES

APPENDIX A

Exfiltration Trench: Attenuation and Water Quality

APPENDIX B

Previous SFWMD Permit No. 50-04324-P, Application No. 050609-13

1.0 Project Outline

Project Name:	Northlake Promenade Outparcel #3
	Previously Permitted under ERP 50-04324-P, Application Nos. 050609-13 and 171013-4. Construction permit has expired.
Application Type:	Environmental Resource (Individual/Construction of New Works)
Location:	Palm Beach County, S21/R43E/T42S
Permittee:	OPV Northlake Promenade, LLC
Operating Entity:	OPV Northlake Promenade, LLC
Project Area:	0.86 acres
Permitted Area:	0.86 acres
Project Land Use:	Commercial
Special Drainage District:	N/A
Water Body Classification:	Class III
FDEP Water Body ID:	3226W2
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

There are no wetlands or other surface water location within the project area or affected by this project.

2.0 Project Summary

The proposed 0.86 acre project consists of development of a Retail Building known as Northlake Promenade Outparcel #3. The property is located at the southwest corner of US Highway One and Northlake Boulevard in the Town of Lake Park, Florida.

The project consists of a 7,527 SF retail building, associated parking and proposed drainage improvements. This parcel was previously permitted under South Florida Water Management District Application No. 050609-13. Per the previously approved applications, discharge to the Northlake Promenade Master Stormwater Management System was permitted after providing water quality for the site. Water quality treatment is to be provided in exfiltration trench. Due to the site being located in an impaired base, 150% of the required water quality volume has been provided. The minimum road and finished floor elevations are in line with the previously permitted elevations. The proposed land use is less intense than the permitted land use in Application #050609-13.

3.0 Pre vs. Post Land Use Comparison:

Land Use	Area		
	Proposed (Acres)	Previously Permitted under ERP App. No. 050609-13 (Acres)	Difference (Acres)
Building	0.17	0.12	+0.05
Impervious	0.43	0.50	-0.07
Pervious	0.26	0.24	+0.02
Total	0.86	0.86	-

4.0 Water Quality Calculations:

Project Site is within an impaired water body. The site is located in WBID 3226W2. 150% of the required water quality volume will be provided.

A) 1" Over Entire Site:

$$1'' * 0.86 \text{ ac} * 1' / 12''$$

$$= 0.46 \text{ ac-ft} * 1.50 = 0.07 \text{ ac-ft}$$

B) 2.5" * % Impervious:

$$\text{Site Area for WQ: [Total Site - (Building)]} = [0.86 \text{ ac} - 0.17 \text{ ac}] = 0.69 \text{ ac}$$

$$\% \text{ Impervious for WQ: } 0.69 \text{ ac} / 0.86 \text{ ac} = 80.2\%$$

4.0 Water Quality Calculations (Cont.):

Treatment Depth: $2.5'' * 80.2\% = 2.0''$

Required Treatment Volume: $[(\text{Total Site}) * (\text{Treatment Depth})] = (0.86 \text{ ac}) * (2.0'') = 1.72 \text{ ac-in} * 1''/12' * 1.50 = 0.17 \text{ ac-ft (controls)}$

WQ Treatment Elevation = 7.5 NAVD (Top of Proposed Baffle)

Provided in Exfiltration Trench:

- **0.17 ac-ft met in 77 LF of Proposed Exfiltration Trench (67 LF Required for WQ)**

1/2'' Dry Pretreatment for commercial site only:

$1/2'' * 0.86 \text{ ac} * 1'/12''$

= 0.035 ac-ft (met in Proposed Exfiltration Trench)



APPENDIX A

Exfiltration Trench: Attenuation and Water Quality

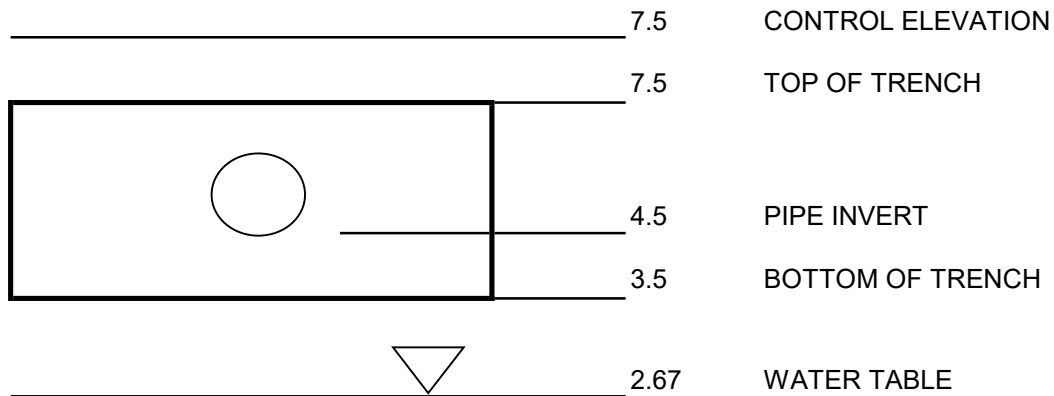
SIMMONS & WHITE INC.
2581 METROCENTRE BLVD WEST SUITE 3
WEST PALM BEACH, FLORIDA 33407
CERTIFICATE OF AUTHORIZATION #3452
EXFILTRATION TRENCH LENGTH CALCULATION

Northlake Promenade Outparcel 3

JOB NO: 24-139
DATE: 6/6/2025

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V= VOLUME TO BE TREATED	0.17 AC-FT
W= WIDTH OF TRENCH	2.04 AC-IN
K= HYDRAULIC CONDUCTIVITY*	8 FT
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION	0.000538 CFS/SF-FT
DU= NON-SATURATED TRENCH DEPTH	4.0 FT
DS= SATURATED TRENCH DEPTH	4 FT
	0 FT
L= REQUIRED TRENCH LENGTH	<u>67 FT</u>





APPENDIX B

Previous SFWMD Permit No. 50-04324-P
Application No. 050609-13



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 50-04324-P
DATE ISSUED: February 3, 2006**

Form #0941
08/95

PERMITTEE: DEVELOPERS OF NORTHLAKE, INC.
C/O JEFF PUMA
6550 N FEDERAL HWY STE 240
FORT LAUDERDALE, FL 33308

PROJECT DESCRIPTION: Modification of a surface water management system to serve .86 acres of commercial development known as Hollywood Video (Phase 1A - Outparcels).

PROJECT LOCATION: PALM BEACH COUNTY, SEC 21 TWP 42S RGE 43E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 050609-13, dated June 9, 2005. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

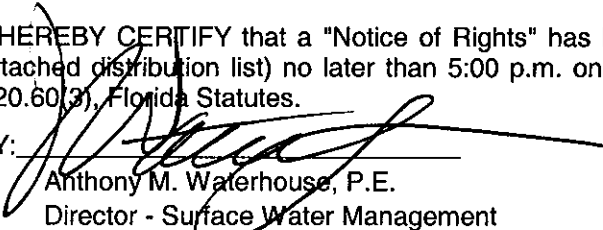
Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 5),
3. the attached 12 Special Conditions (See Pages : 5 - 5 of 5) and
4. the attached 2.2 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 3rd day of February, 2006, in accordance with Section 120.60(3), Florida Statutes.

BY: 
Anthony M. Waterhouse, P.E.
Director - Surface Water Management
Palm Beach Service Center

Certified mail number 7002 3150 0000 8126 8018

Enclosures

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and

GENERAL CONDITIONS

maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of

GENERAL CONDITIONS

ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on February 3, 2011.
2. Operation of the surface water management system shall be the responsibility of PERMITTEE.
3. Minimum building floor elevation:
Basin: Outparcel #3 - 14.00 feet, NGVD
4. Minimum road crown elevation:
Basin: Outparcel #3 - 10.50 feet, NGVD
5. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
6. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
7. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. All special conditions and exhibits previously stipulated by permit number 50-04324-P remain in effect unless otherwise revised and shall apply to this modification.

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,
2. The effective date of the local government development order,
3. The date on which the District issues the conceptual approval, or
4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a system shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or
2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113 FS. Law Implemented 373.413, 373.416, 373.419, 373.426 FS. History--New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95, 5-28-00..

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1999), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Petition for Administrative Proceedings

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order: If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order: A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (FLAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with FLAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with FLAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or

publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

(1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;

(2) a statement of the preliminary agency action;

(3) an explanation of how the person's substantial interests will be affected by the agency determination; and

(4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

(a) the caption shall read:

Petition for (Variance from) or (Waiver of) Rule (Citation)

(b) The name, address, telephone number and any facsimile number of the petitioner;

(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner, (if any);

(d) the applicable rule or portion of the rule;

(e) the citation to the statute the rule is implementing;

(f) the type of action requested;

(g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;

(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and

(i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and

b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201

INITIATION OF PROCEEDINGS

(INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(f) A demand for relief.

28-106.301 INITIATION OF PROCEEDINGS
(NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
 - (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
 - (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
 - (e) A demand for relief.

28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

- (3) Requests for hearing filed in accordance with this rule shall include:
- (a) The name and address of the party making the request, for purposes of service;
 - (b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
 - (c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:

- (a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;

(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;

(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;

(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and

(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.

(2) the 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.

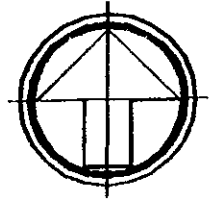
(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57. and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.

(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.

P.G.A. BOULEVARD



NORTHLAKE BOULEVARD

ADDITION NO. 3
LAKE PARK FLORIDA
PLAT



THIS
SURVEY

PALMETTO ROAD

FEDERAL HIGHWAY (U.S. #1)

BLUE HERON BLVD.

LOCATION MAP

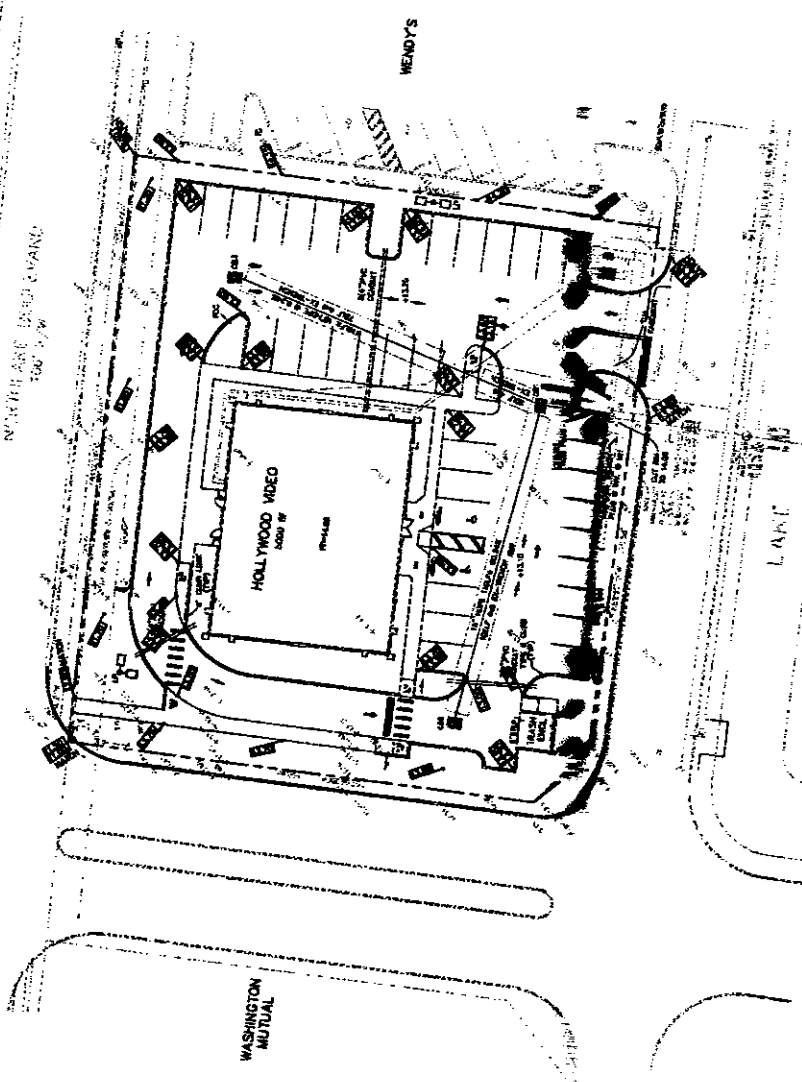
(NOT TO SCALE)

EXHIBIT 1

LAND D

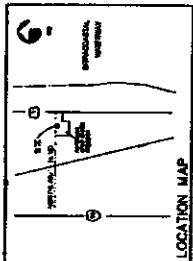
GENERAL NOTES:

1. SURVEY PROVIDED BY SHAW, BRITTON & ASSOC. PA
2. ALL PLANS AND SPECIFICATIONS SHALL BE PROVIDED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ALL REQUIRED EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY EXCAVATION OR FILLING.
4. ALL CONSTRUCTION MATERIALS AND METHODS ARE TO BE IN ACCORDANCE WITH CURRENT CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR FILLING.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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BOTTOMWATER REQUIREMENTS

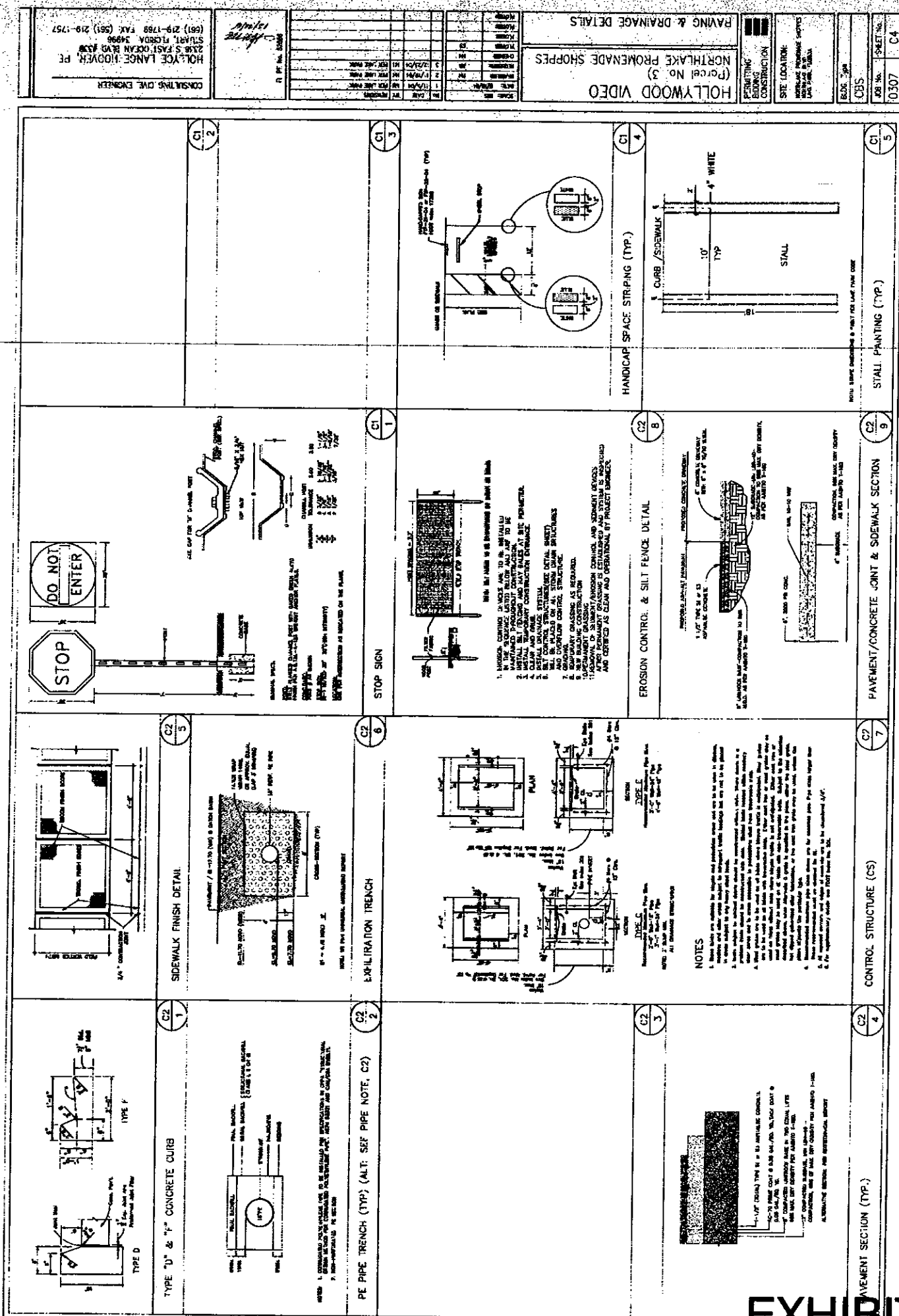
NO.	TYPE	GRATE	WE.	SW.	VAL.	LT.	WEEK
C01	C	12.90	0.40	0.30	0.40	-	11.75
C02	C	12.85	..	..	..	0.50	..
C03	C	12.70	..	..	0.50	..	..

[illegible]

CONSULTING CIVIL ENGINEER
H.L. HOOVER, PE
2336 S EAST OCEAN BLVD #336
STUART, FLORIDA 34996
(772) 219-1769
hloover@earthlink.net

HOLLYWOOD VIDEO
(Parcel No. 3)
NORTHLAKE POWER & LIGHT CO.
PAVING & MAINTENANCE PLAN

THE LOCATION: DIST. No. 3 PRODUCE MAINE SHOPS 100 LAKE PARK BL BOSTON, MA 02116	CBS 1990	SHEET NO. C2
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Last Date For Agency Action: 26-FEB-2006

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Hollywood Video (Phase 1a - Out Parcels)

Permit No.: 50-04324-P

Application No.: 050609-13

Application Type: Environmental Resource (General Permit Modification)

Location: Palm Beach County, S21/T42S/R43E

Permittee : Developers Of Northlake, Inc.

Operating Entity : Permittee

Project Area: .86 acres

Project Land Use: Commercial

Drainage Basin: INTRACOASTAL WATERWAY

Receiving Body: Master system

Class: N/A

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE

This application is a request for modification of a surface water management system to serve a 0.86-acre commercial development known as Hollywood Video (Phase 1A - Outparcels) within the previously permitted Northlake Promenade development.

PROJECT EVALUATION:**PROJECT SITE DESCRIPTION:**

The site is out parcel #3 within the previously permitted Northlake Promenade Shoppes at the corner of Northlake Blvd and Federal Highway in north central Palm Beach County (See Exhibit 1). The site has been cleared, roughly graded, and sodded.

There are no wetlands or other surface waters located within or affected by the proposed project.

PROPOSED PROJECT:

Proposed is the modification of Permit No. 50-04324-P for the construction and operation of a surface water management system to serve a 0.86-acre outparcel within the Northlake Promenade Shoppes development. Proposed construction includes a video rental store with associated parking and utilities. Runoff will be directed to 200 LF of exfiltration trench for water quality treatment. A 4' wide sharp crested weir with a crest elevation of 11.7' NGVD keeps the runoff in the trench prior to overflowing to the master system.

LAND USE:**Construction:****Project:**

	This Phase	Total Project	
Building Coverage	.12	4.42	acres
Pavement	.50	15.85	acres
Pervious	.24	7.75	acres
Water Mgmt Acreage	.00	.94	acres
Total:	.86	28.96	

WATER QUANTITY:**Discharge Rate :**

The proposed project is consistent with the land use and site grading assumptions from the design of the surface water management system. Therefore, the surface water management system for this project has not been designed to limit discharge for the design event to a specified rate.

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD)	WSWT Ctrl Elev (ft, NGVD)	Method Of Determination
Out-Parcel #3	.86	2/2	2.00	Master System

WATER QUALITY:

Water quality treatment for 2.5" over the percent impervious will be provided in 200 LF of exfiltration trench.

Basin	Treatment Method		Vol Req.d (ac-ft)		Vol Prov'd (ac-ft)
Out-Parcel #3	Treatment	Exfiltration Trench	200 LF	.12	.12

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and subsection 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Subsection 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Section 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:**Water Use Permit Status:**

Water Use Permit Number 50-04506-W has been issued for this project. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

Historical/Archeological Resources:

The District has received correspondence previously from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

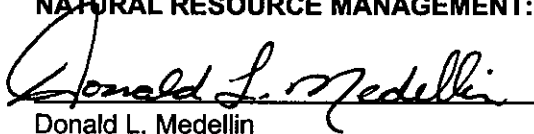
DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Community Affairs regarding the provisions of the federal Coastal Zone Management Plan.

Enforcement:

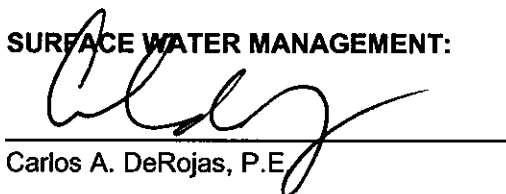
There has been no enforcement activity associated with this application.

STAFF REVIEW:**DIVISION APPROVAL:****NATURAL RESOURCE MANAGEMENT:**


Donald L. Medellin

DATE: 2/1/06

SURFACE WATER MANAGEMENT:


Carlos A. DeRojas, P.E.

DATE: 1/27/06

STAFF REPORT DISTRIBUTION LIST

HOLLYWOOD VIDEO (PHASE 1A - OUT PARCELS)

Application No: 050609-13

Permit No: 50-04324-P

INTERNAL DISTRIBUTION

- X Kenson Coupet - 4220
- X Luis Colon - 4250
- X Carlos A. DeRojas, P.E. - 4220
- X Donald L. Medellin - 4250
- X ERC Engineering - 4230
- X ERC Environmental - 4230
- X H. Azizi - 4230
- X H. Bittaker, PBCSC - 4350
- X Permit File

EXTERNAL DISTRIBUTION

- X Permittee - Developers Of Northlake, Inc.
- X Engr Consultant - H L Hoover Pe

GOVERNMENT AGENCIES

- X Div of Recreation and Park - District 7 - FDEP
- X Florida Fish & Wildlife Conservation Commission -
Imperiled Species Mgmt Section
- X Palm Beach County - Building Div
- X Palm Beach County - Environmental Res Mgmt
- X Palm Beach County - Health Dept
- X Palm Beach County - Land Development Div
- X Palm Beach County - School Board Growth Mgmt
- X Palm Beach County Engineer

OTHER INTERESTED PARTIES

- X Rosa Durando
- X Water Catchment Area Advisory Committee - Ed
Dailey
- X Water Management Institute - Michael N. Vanatta