WEST PALM BEACH

Development Services

August 19, 2024

Juliana Angarita
Red Octopus, LLC
1535 N Park Drive, #102
Weston, FL 33326

Re: 5179 Broadway
Informal Site Plan Review (ISPR 22-06) - Conditional Approval Letter

Dear Ms. Angarita:

Please be advised that your request for an Informal Site Plan Review to construct a mixed use project, including 960 square feet of retail and twelve (12) residential units, located on property at 5179 Broadway has been **APPROVED WITH CONDITIONS**. This approval is in connection with the Variance application approved by the Planning Board on May 21, 2024 (PB Case No. 1980). A separate Final Order was provided for the Variance approval.

The approved site and landscape plans are cited below:

Zoning, Site Plan & Location Diagram – "Broadway," Sheet G-2, prepared by Ricardo J. Muniz-Guillet, revision dated April 9, 2024 and received by the Development Services Department – Planning Division on August 9, 2024.

Site Plan – "Broadway," Sheet SP-1.01, prepared by Ricardo J. Muniz-Guillet, revision dated April 9, 2024 and received by the Development Services Department – Planning Division on August 9, 2024.

West Elevation – "Broadway," Sheet A2-1.01, prepared by Ricardo J. Muniz-Guillet, revision dated July 12, 2022 and received by the Development Services Department – Planning Division on August 9, 2024.

South Elevation – "Broadway," Sheet A2-1.02, prepared by Ricardo J. Muniz-Guillet, revision dated July 12, 2022 and received by the Development Services Department – Planning Division on August 9, 2024.

PLANNING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
P: 561.822.1435
TTY: 800.955.8771

East Elevation – "Broadway," Sheet A2-1.03, prepared by Ricardo J. Muniz-Guillet, revision dated July 12, 2022 and received by the Development Services Department – Planning Division on August 9, 2024.

North Elevation – "Broadway," Sheet A2-1.04, prepared by Ricardo J. Muniz-Guillet, revision dated July 12, 2022 and received by the Development Services Department – Planning Division on August 9, 2024.

Tree Disposition– "5179 Broadway," Sheet L 1.01 of 3, digitally signed by Chang Du, on April 8, 2024 and received by the Development Services Department – Planning Division on August 9, 2024.

Landscape Plan Details & Specification & Notes – "5179 Broadway," Sheet L 2.01 of 3, digitally signed by Chang Du, on April 8, 2024 and received by the Development Services Department – Planning Division on August 9, 2024.

Landscape Plan Details & Specification & Notes – "5179 Broadway," Sheet L 2.02 of 3, digitally signed by Chang Du, on April 8, 2024 and received by the Development Services Department – Planning Division on August 9, 2024.

Please note that this approval is granted subject to the following condition:

1. A School Capacity Availability Determination (SCAD) letter shall be issued and valid, prior to the Certificate of Occupancy.

Please attach a copy of this letter to the Building Permit Application, as you proceed through the City's Development Services Department – Building Division. All applicable permits and sub-permits shall be obtained before commencing the work. If permits are required from the City's Engineering & Public Works Department, please attach an original stamped site plan with your permit application. All improvements must be implemented in accordance with the above-cited plans as well as the Building Code.

Please note that this Informal Site Plan Review approval will run concurrently with the Variance application approved on May 21, 2024 (PB Case No. 1980) in accordance with Sec. 94-38 of the City's Zoning and Land Development Regulations (ZLDRs), **this Informal Site Plan Review approval shall terminate by May 21, 2026**, unless significant construction activity, as evidenced by the pouring and completion of footings, has occurred. A reasonable extension of time may be granted provided there is no change in the approved site plan.

If you have any questions, please contact Anne Clerisse Gaisha Volcy, Planner, at (561) 822-1552.

Sincerely,

Angella Jones-Vann, AICP
Planning & Zoning Administration

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	5179 BROADWAY WEST PALM BEACH | FL | 33407
PARCEL CONTROL NUMBER	74-43-43-04-08-058-0010
PROPERTY USE CODE	1000-VACANT COMMERCIAL
LEGAL DESCRIPTION	NORTH PALM BCH PL 4 LTS 1 THRU 4 (LESS E 4.4 FT BROADWAY R/W) BLK 58
LOT AREA:	0.222 Acres = +/- 9,657 SF

SCOPE OF WORK:

- NEW CONSTRUCTION OF MIXED USE DEVELOPMENT (COMMERCIAL & RESIDENTIAL)

GOVERNING CODES

FLORIDA FIRE PREVENTION CODE 2020
FLORIDA BUILDING CODE 2020 6TH EDITION
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY
FHA DESIGN MANUAL

ZONING GUIDELINES:

ZONING: BMUD-II- BMUD-II BROADWAY MIXED USE (74-WEST PALM BEACH)

FLOOD ZONE: "X"
LOT SIZE: 95.59' x 102.63' REGULAR
LOT AREA: 9,839 SF

DATA TABLE:

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
TOTAL ACRES LOT AREA:	0.222 Acres = +/- 9,657 SF.	
TOTAL GROSS BUILDING SQUARE FOOTAGE:		18047 SF
PERCENT OF BUILDING COVARAGE:	0.6 (5,794.2 SF.)	5158 SF - 53%
DENISTY AND NUMBER OF DWELLING UNITS:		28 PEOPLE / 12 UNITS
FLOOR AREA RATIO (FAR):		1.8 (FAR)

ZONING ANALYSIS:

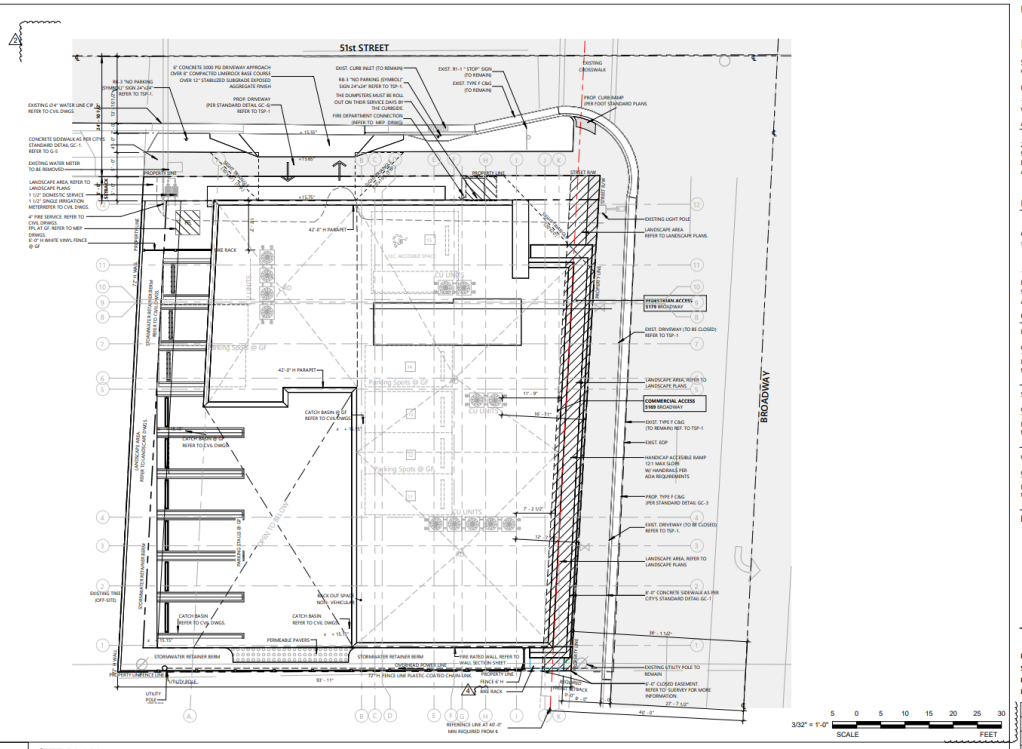
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
BUILDING HEIGHT	1. PRINCIPAL BUILDINGS LOCATED AT PRIMARY INTERSECTIONS: MINIMUM TWO STORIES ABOVE GRADE 2. PRINCIPAL BUILDINGS SHALL NOT EXCEED THREE STORIES ABOVE GRADE.	THREE STORIES ABOVE GRADE
	3. ACCESORY STRUCTURES SHALL NOT EXCEED TWO STORIES	-
	4. STORIES AT THE SIDEWALK LEVEL: a) SHALL BE NO LESS THAN 12 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING. b) SHALL NOT EXCEED 16 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED FLOOR.	13'-0" IN HEIGHT FROM FINISH FLOOR TO FINISHED CEILING
	5. STORIES ABOVE THE FIRST STORY: a) SHALL BE NO MORE THAN 14 FEET FROM FINISHED FLOOR TO FINISHED FLOOR. b) SHALL NOT EXCEED 16 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED FLOOR.	11'-0" FROM FINISHED FLOOR TO FINISHED FLOOR
	6. DECORATIVE ELEMENTS: (SUCH AS NONHABITABLE TOWERS) MAY EXCEED THE ALLOWABLE HEIGHT BY UP TO ONE STORY WITH A FLOOR AREA NOT TO EXCEED 400 SQUARE FEET.	-
BICYCLE PARKING	7. BICYCLE PARKING: ONE BICYCLE PARKING SPACE SHALL BE PROVIDED FOR EVERY 20 AUTOMOBILE PARKING SPACES.	1 BICYCLE PARKING
PARKING	8. PARKING GARAGE: a) EACH PARKING GARAGE LEVEL AT THE FRONTAGE LINE(S) SHALL EQUAL ONE STORY . b) ANY PARKING GARAGE LEVELS THAT ARE FULLY CONCEALED BY A HABITABLE STORY AND USE FOR A MINIMUM DEPTH OF 20 FEET FROM THE FRONTAGE LINE(S) ARE NOT RESTRICTED IN THE NUMBER OF LEVELS, PROVIDED THAT THE OVERALL HEIGHT OF THE GARAGE DOES NOT EXCEED THE OVERALL HEIGHT OF THE HABITABLE STORIES AT THE FRONTAGE LINE.	13'-4" IN HEIGHT VERTICAL CLEARANCE
RESIDENTIAL 1 P.S./ DU = 12 DU = 12 P.S. ADA = 1 P.S. RETAIL 3PS / 1000SF (LOWER THAN 2,000 SF) PROPOSED RETAIL 960 SF.	9. PARKING SPACES REQUIRED 13 P.S.	PROPOSED 14 P.S.

TABLE XV-1:
CALCULATIONOF SHARED PARKING REQUIREMENTS

USES	WEEKDAYS			WEEKEND	
	NIGHT MIDNIGHT 9:00 A.M (PERCENT)	DAY 9:00 A.M 4:00 PM (PERCENT)	EVE. 9:00 PM MIDNIGHT (PERCENT)	DAY 9:00 A.M 6:00 PM (PERCENT)	EVE. 6:00 PM 4:00 AM (PERCENT)
RESIDENTIAL	12 x 100%	12 x 60%	12 x 90%	12 x 80%	12 x 90%
	12	7.2	10.8	9.6	10.8
COMM./RETAIL (NONOFFICE)	3 x 5%	3 x 90%	3 x 70%	3 x 100%	3 x 70%
	0.15	2.7	2.1	3	2.1
	12.15	9.9	12.9	12.6	12.9
SHARED PARKING AS PER SECTION 94-484 =				13P.S.	

SETBACKS:

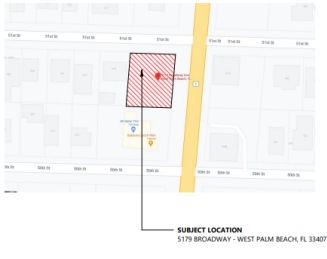
		REQUIRED	PROPOSED
FRONT	1. BUILDING LOCATED AT PRIMARY INTERSECTIONS: SHALL BE BUILT ALONG A MINIMUM OF 80 PERCENT OF THE BROADWAY FRONTAGE LINE, WITH A SETBACK OF NO GREATER THAN FIVE FEET.	0'-0" to 5'-0"	0'-0"
	2. EXCLUSIVE OF PRIMARY INTERSECTIONS: BUILDING FACADES SHALL BE BUILT ALONG A MINIMUM OF 65 PERCENT OF THE BROADWAY FRONTAGE LINE WITH A SETBACK OF NO GREATER THAN FIVE FEET.	0'-0" to 5'-0"	0'-0"
SIDE	AS PER FBC	5'-0"	5'-0"
REAR	SEC. 94-221 (B) (4) REAR SETBACK SHALL BE A MINIMUM OF 15 FEET.	15'-0"	15'-0"



1 SITE PLAN
3/32" = 1'-0"

4 ZONING MAP
1 1/2" = 1'-0"

5 AERIAL VIEW
N.T.S.



6 LOCATION MAP
N.T.S.

PROJECT AND OWNER:

BROADWAY
5179 BROADWAY
WEST PALM BEACH | FL 33407

UNIQUE SPACE LLC
1953 HARBOR VIEW CIR
WESTON | FL

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
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AA#26003161

DESIGNER:

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KEY PLAN:

PERMIT SET

PERMIT APPLICATION DATE: 02-16-24
SHEET ISSUE DATE:
PROJECT NO.: 2005
DRAWN BY: JA **APPROVED BY:** YM

1	SPA SUBMITTAL	07-12-22
2	SPA SUBMITTAL	06-13-23
3	SPA-RESUBMISSION	10-16-23
4	SPA-RESUBMISSION	04-09-24

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUDE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE:
N.T.S.

SHEET NO:
G-2

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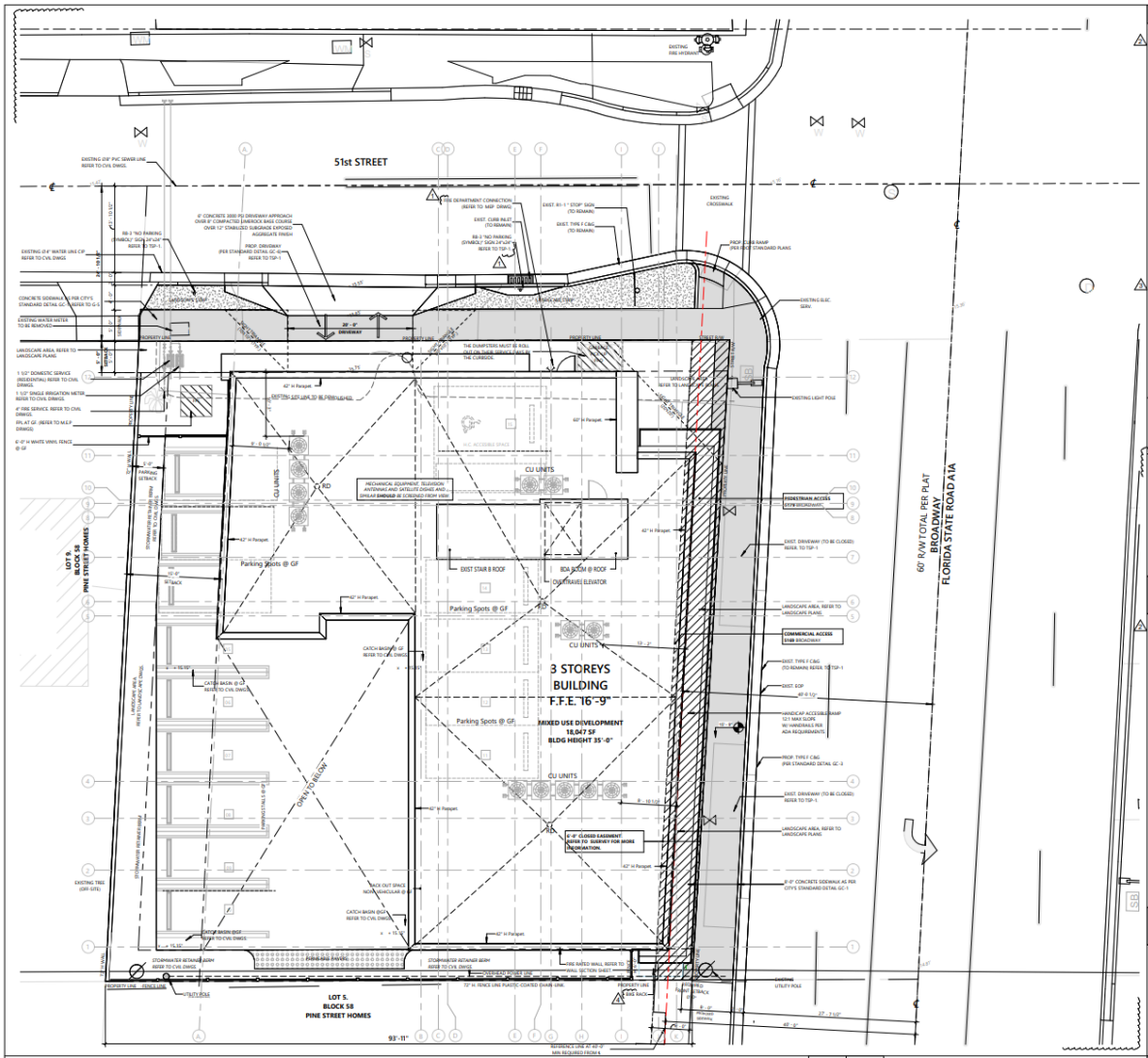

1 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES

1- SEPARATE PERMITS REQUIRED. ALL APPLICABLE PERMITS AND SUB--PERMITS MUST BE OBTAINED BEFORE COMMENCING THE WORK. SEPARATE PERMITS, PLANS AND FEES, ARE REQUIRED FOR SIGNS, SWIMMING POOLS AND SPAS, GAS SYSTEMS, GENERATORS, FIRE ALARM SYSTEMS, FIRE SPRINKLER AND OTHER FIRE SUPPRESSION SYSTEMS, GREASE INTERCEPTORS, SITE LIGHTING, SITE LANDSCAPE, SITE IRRIGATION, ETC.
2. CONTRACTOR VEHICLE PARKING. PROPERTY OWNER AND CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PARKING OF CONTRACTOR VEHICLES TO MINIMIZE THE IMPACT ON ALL NEIGHBORING PROPERTIES.
3. PROTECTION OF NEIGHBORING PROPERTY. PROPERTY OWNER AND CONTRACTOR SHALL PROTECT ALL NEIGHBORING PROPERTY, INCLUDING VEHICLES, FROM DAMAGE OR DIRT CAUSED BY THE CONSTRUCTION, AND SHALL NOTIFY THE OCCUPANTS OF NEIGHBORING PROPERTIES ABOUT ALL STAGES OF CONSTRUCTION THAT MAY AFFECT THE USE OF THEIR PROPERTY.
4. ALL THE PARKING STALL PAINTING SHALL COMPLY WITH THE CITY'S MUNICIPAL CODE SECTION 94--485 AND FLORIDA STATUES [553.5041 F.S.].
5. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE LATEST CITY OF WEST PALM BEACH STANDARD DETAILS AND MEET THE M.U.T.C.D. LATEST EDITION.
6. ALL PAVEMENT MARKING , SIGNING AND SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE RESTORED.

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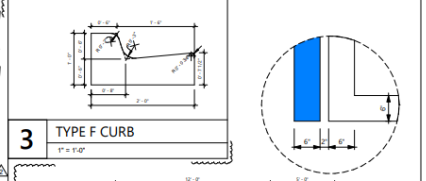
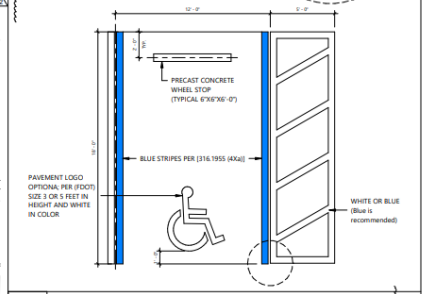
1. CONSTRUCTION, DEMOLITION, AND RENOVATION TO COMPLY WITH NFPA 241. EXTRA ATTENTION SHALL BE GIVEN TO THE PERMITTING AND LOCATION OF CONSTRUCTION TRAILERS. A PERMIT IS REQUIRED FOR ANY CONSTRUCTION TRAILER RELATED TO THIS PROJECT. SEPARATION DISTANCES FROM MAIN STRUCTURES AS WELL AS OTHER TRAILERS SHALL BE CLOSELY MONITORED FOR THE REQUIREMENTS OF FIRE SPRINKLER PROTECTION.
2. SITE ACCESS AND EXIT POINTS ARE TO BE CLEARLY IDENTIFIED AND MAINTAINED FOR EMERGENCY VEHICLES DURING ALL CONSTRUCTION ACTIVITIES.
3. THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ALL ACCESS ROADWAYS, INCLUDING DURING CONSTRUCTION. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL NOT BE LESS THAN SIX (6) INCHES IN HEIGHT WITH A ONE (1) INCH STROKE FOR ALL BUILDINGS.
4. DURING CONSTRUCTION, TRASH AND DEBRIS IS TO BE REMOVED FROM THE SITE DAILY OR MORE OFTEN TO REDUCE THE ACCUMULATION OF POTENTIAL LIFE AND FIRE SAFETY HAZARDS.
5. THE CONSTRUCTION OF THE BUILDING SHALL COMPLY WITH THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 1 & 101, AND ALL ASSOCIATED FIRE CODES.
6. THE PROPOSED BUILDING IS TO BE TYPE 1B CONSTRUCTION WITH AN OCCUPANCY TYPE: RESIDENTIAL, AND OPEN PARKING GARAGE.
7. A PRE-APPLICATION MEETING IS NECESSARY BEFORE THE APPLICANT CAN APPLY FOR A PERMIT FROM THE DEPARTMENT (FDOT) FOR ACCESS TO STATE ROAD 5/U.S. 1 FOR THE PROPOSED DEVELOPMENT.
8. A SEPARATE LANDSCAPE PERMIT SHALL BE OBTAIN FOR INSTALLATION OF ALL LANDSCAPE MATERIAL REQUIRED BY ARTICLE XIV OF THE CITYS ZONING AND LAND DEVELOPMENT REGULATIONS.
9. CONSTRUCTION LEVEL DETAILS, DESIGN CALCULATIONS AND THE POLLUTION PREVENTION PLAN WILL BE REVIEWED AS PART OF THE ENGINEERING DEVELOPMENT APPROVAL AND BUILDING PERMIT APPLICATION PROCESSES.
10. BROADWAY AVE R/W IS MAINTAINED BY FDOT. ANY IMPROVEMENTS WITHIN THE R/W ARE TO BE APPROVED BY FDOT.
11. ANY UNUSED/ABANDONED WATER OR SEWER LATERALS WILL REQUIRE TO BE CUT BACK AND CAPPED AT MAIN.

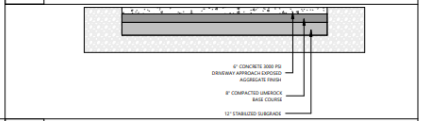
1. **ALL ELEVATIONS SHOWN ARE IN NAVD.**
2. **ELEVATION CONVERSION: NGVD 29 = NAVD 88 +1.53'**



3 TYPE F CURB
1" = 1'-0"



4 ACCESSIBLE PARKING SPACE -ADA REQUIREMENTS
1/4" = 1'-0"



2 DRIVEWAY DETAIL SECTION A
1/4" = 1'-0"

PROJECT AND OWNER:

BROADWAY
5179 BROADWAY
WEST PALM BEACH | FL 33407

UNIQUE SPACE LLC
1953 HARBOR VIEW CIR
WESTON | FL

ARCHITECT:
2030 HABERSHAM TRCE | CUMMING | GA 30041
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KEY PLAN:

PERMIT SET

PERMIT APPLICATION DATE: 02-16-24
SHEET ISSUE DATE: 02/03/22
PROJECT NO.: 2005
DRAWN BY: JA **APPROVED BY:** YR

1	SPA SUBMITTAL	07-12-22
2	SPA SUBMITTAL	06-13-23
3	SPA-RESUBMISSION	10-16-23
4	SPA-RESUBMISSION	04-09-24

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SEAL:

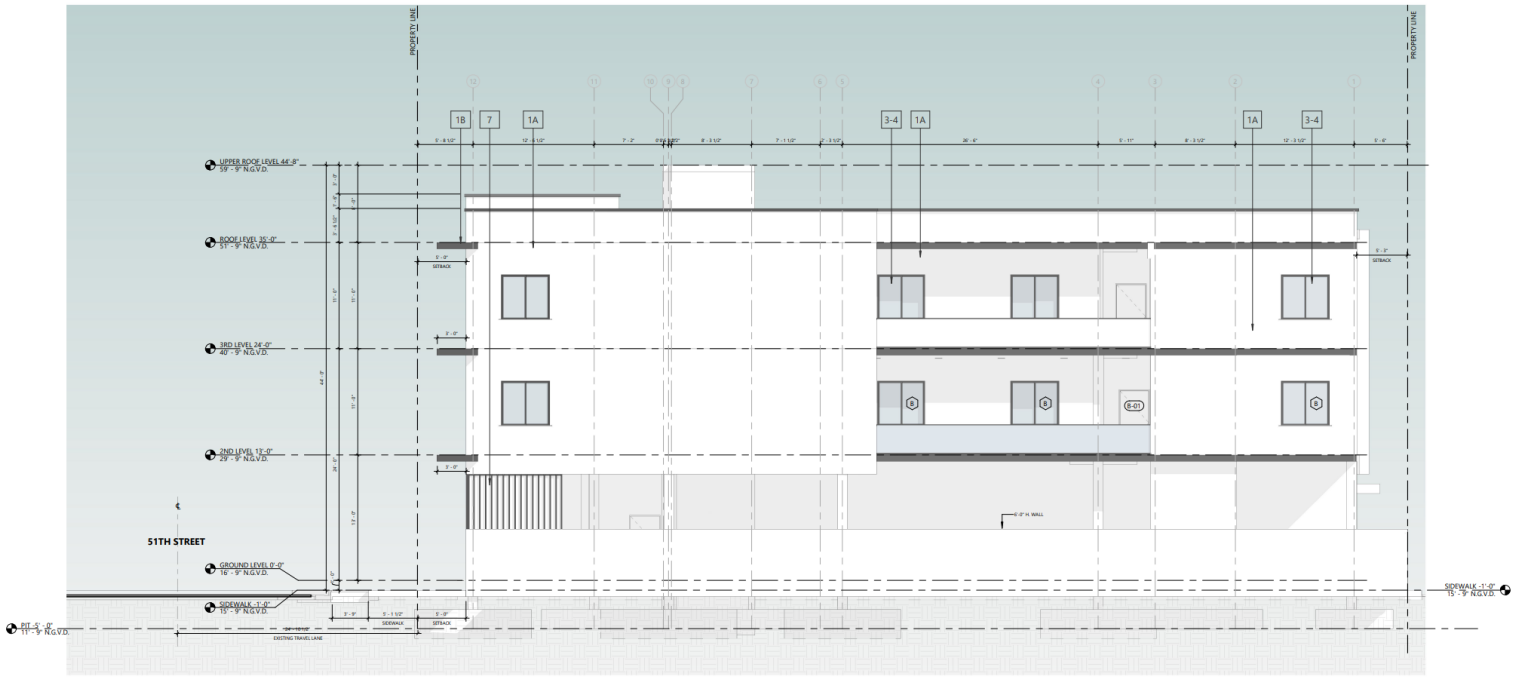
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE PLAN

SCALE:
N.T.S.

SHEET NO:
SP-1.01

4/8/2024 10:47:56 AM



1 WEST ELEVATION

3/16" = 1'-0"

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.G.V.D = 1.56'

1. ALL ELEVATIONS SHOWN ARE IN NAVD.
   ELEVATION CONVERSION: NAVD88= NGVD 29-1.40
1. ALL SHOP DRAWINGS REQUIRE APROVALFROM CITY OF WEST PALM BEACH
2. REFER TO SHEET A-3-2.01 FOR WALL SECTION SPECIFICATIONS.
3. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTAN MATERIAL.

NOTE:
MECHANICAL SYSTEMS, BACKFLOW PREVENTERS, TELEVISION ANTENNAS, SATELLITE DISHES AND SIMILAR DEVICES SHALL BE SCREENED FROM VIEW ON ALL SIDES TO THE FULL HEIGHT OF THE STRUCTURE BY LANDSCAPING OR BUILT ELEMENTS DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

MATERIAL LEGEND

1A	WHITE STUCCO SMOOTH FINISH - WALL (SW 7008 ALABASTER)	4	BLACK ALUMINUM FRAMING
1B	DARK GREY STUCCO SMOOTH FINISH - WALL	5	BLACK METAL PANEL - SOFFIT
2	DARK GREY STUCCO, BRICK PATTERN	6	TEAK WOOD SIDING SOFFIT (SECONF FLOOR)
3	LAMINATED GLASS	7	COMPOSITE SLATT WALL- DARK GREY

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KEY PLAN:

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SHEET ISSUE DATE: 05/26/21
PROJECT NO.: 2005
DRAWN BY: Author **APPROVED BY:** Checker

1	SPA SUBMITTAL	07-12-22

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SEAL:

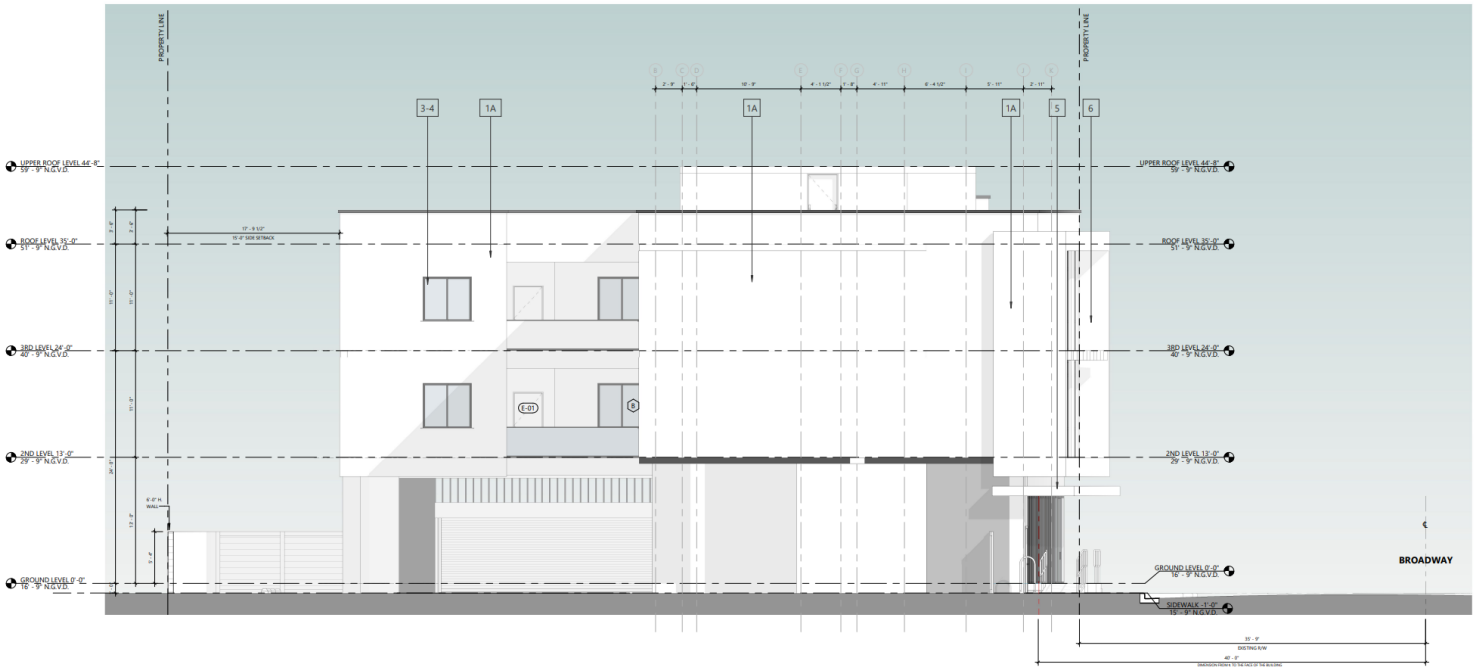
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
WEST ELEVATION

SCALE:
N.T.S.

SHEET NO:
A2-1.01

4/8/2024 10:00:30 AM



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LIC# AR97841

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SOUTH ELEVATION

SCALE:
N.T.S.

SHEET NO:
A2-1.02

4/8/2024 10:00:38 AM

1 EAST ELEVATION

3/16" = 1'-0"

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.G.V.D = 1.56'

1. ALL ELEVATIONS SHOWN ARE IN NAVD.
   ELEVATION CONVERSION: NAVD88= NGVD 29-1.40
1. ALL SHOP DRAWINGS REQUIRE APROVALFROM CITY OF WEST PALM BEACH.
2. REFER TO SHEET A-3-2.01 FOR WALL SECTION SPECIFICATIONS.
3. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTAN MATERIAL.

NOTE:
MECHANICAL SYSTEMS, BACKFLOW PREVENTERS, TELEVISION ANTENNAS, SATELLITE DISHES AND SIMILAR DEVICES SHALL BE SCREENED FROM VIEW ON ALL SIDES TO THE FULL HEIGHT OF THE STRUCTURE BY LANDSCAPING OR BUILT ELEMENTS DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

MATERIAL LEGEND

	1A WHITE STUCCO SMOOTH FINISH - WALL (SW 7008 ALABASTER)		4 BLACK ALUMINUM FRAMING
	1B DARK GREY STUCCO SMOOTH FINISH - WALL		5 BLACK METAL PANEL- SOFFIT
	2 DARK GREY STUCCO, BRICK PATTERN		6 TEAK WOOD SIDING SOFFIT (SECONF FLOOR)
	3 LAMINATED GLASS		7 COMPOSITE SLATT WALL- DARK GREY

PROJECT AND OWNER:

BROADWAY

5179 BROADWAY
WEST PALM BEACH | FL 33407

UNIQUE SPACE LLC

1953 HARBOR VIEW CIR
WESTON | FL

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC

1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

CMB ENGINEERING
14850 SW 26TH ST
MIAMI | FL 33185
t |786.375.5348

STRUCTURAL ENGINEER:

CONEMCO
782 NW 42ND AVE UNIT 635
MIAMI | FL 33126
t |888-536 1536

CIVIL ENGINEER:

CONEMCO
782 NW 42ND AVE UNIT 635
MIAMI | FL 33126
t |888-536 1536

KEY PLAN:

PERMIT SET

PERMIT APPLICATION DATE: 02-16-24
SHEET ISSUE DATE: 05/26/21
PROJECT NO.: 2005
DRAWN BY: Author **APPROVED BY:** Checker

1	SPA SUBMITTAL	07-12-22

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUDE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EAST ELEVATION

SCALE:
N.T.S.

SHEET NO:
A2-1.03

4/8/2024 10:00:48 AM

1 NORTH ELEVATION

3/16" = 1'-0"

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.G.V.D = 1.56'

1. ALL ELEVATIONS SHOWN ARE IN NAVD.
   ELEVATION CONVERSION: NAVD88= NGVD 29-1.40

1. ALL SHOP DRAWINGS REQUIRE APROVALFROM CITY OF WEST PALM BEACH

2. REFER TO SHEET A-3-2.01 FOR WALL SECTION SPECIFICATIONS.

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PROJECT AND OWNER:

BROADWAY

5179 BROADWAY
WEST PALM BEACH | FL 33407

UNIQUE SPACE LLC

1953 HARBOR VIEW CIR
WESTON | FL

ARCHITECT:

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954 812 6650
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MUVE ARCHITECTURE

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KEY PLAN:

PERMIT SET

PERMIT APPLICATION DATE: 02-16-24
SHEET ISSUE DATE: 05/26/21
PROJECT NO.: 2005
DRAWN BY: Author **APPROVED BY:** Checker

1	SPA SUBMITTAL	07-12-22
2	SPA SUBMITTAL	06-13-23
3	SPA-RESUBMISSION	10-16-23

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUDE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

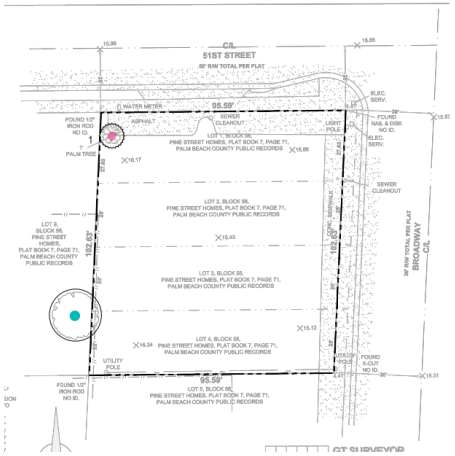
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NORTH ELEVATION

SCALE:
N.T.S.

SHEET NO:
A2-1.04

4/8/2024 10:00:58 AM

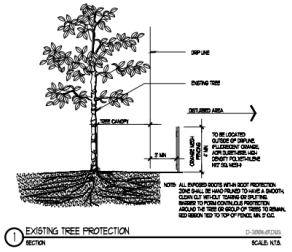


TREE DISPOSITION PLAN

LEGEND

- EXISTING TREE (OFF-SITE)
- EXISTING PALM
- PALM TO REMAIN
- TREE/PALM TO BE REMOVED

0 10' 20' 40' NORTH



1 EXISTING TREE PROTECTION
SECTION
D-SERIES#D06
SCALE: N.T.S.

TREE DISPOSITION PLAN AERIAL OVERLAY

TREE DISPOSITION TABLE

NO.	SCIENTIFIC NAME	COMMON NAME	SP.(ft)	CT.(ft)	CONDITION	REMARK
01	SABAL PALMETTO	SABAL PALM	12	6	60%	to be removed

TREE DISPOSITION NOTES

1. PRIOR TO THE REMOVAL OF ANY EXISTING TREES ON THE PROPERTY, A TREE ALTERATION PERMIT SHALL BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION. PLEASE CONTACT SMITH AMISIAL, LANDSCAPE PLANNER, AT 561.822.1562 OR SAMISIAL@WPB.ORG
2. TREE DISPOSITION PLAN IS BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
3. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
5. ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL
6. TREE SURVEY DATED 02/23/2021, PROVIDED BY: GT SURVEYOR SERVICES INC.
   1660 SOUTHERN BLVD., UNIT K
   WEST PALM BEACH, FL 33406
   PHONE: 561 753 0353

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DULAND DESIGN
land planners landscape architects

SEAL

Digitally signed by CHANG DU
DN: cn=CHANG DU, o=DULAND DESIGN LLC, 5614666948, email=cdu@dulanddesign.com, c=US
Date: 2021.04.06 10:43:56

PROJECT:
5179 BROADWAY
WEST PALM BEACH, FLORIDA

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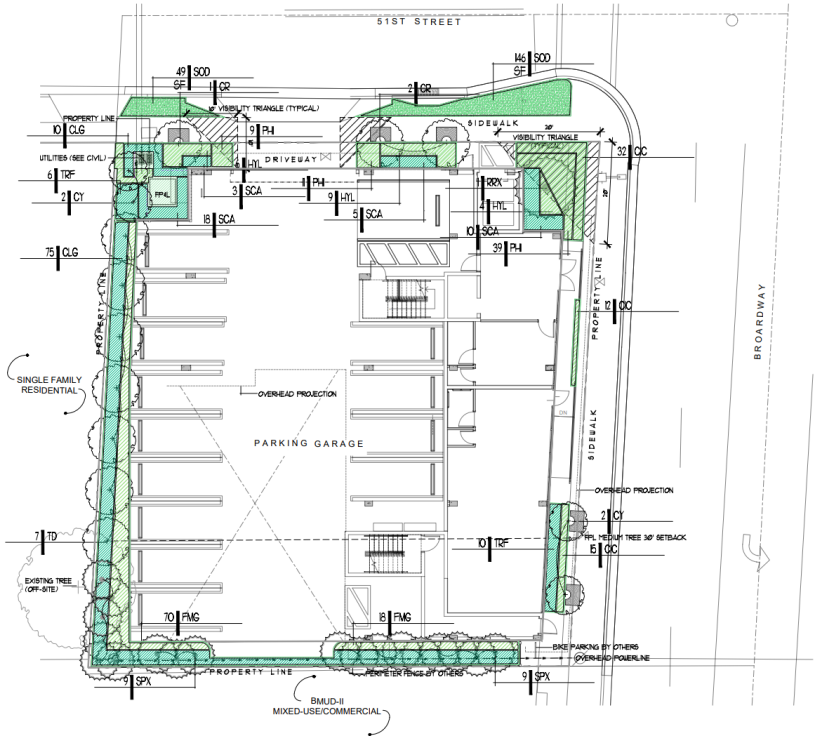
TITLE: TREE DISPOSITION

REVISIONS
1. TOWN REVIEW COMMENTS

DATE: JULY 12, 2021
DRAWN BY: CD
CHECKED BY: CD

JOB NO. 2006

SHEET: L 1.01
1 OF 3



NOTES:

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2. A SEPARATE LANDSCAPE PERMIT SHALL BE OBTAIN FOR INSTALLATION OF ALL LANDSCAPE MATERIAL REQUIRED BY ARTICLE XIV OF THE CITYS ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL LOCATIONS AND LANDSCAPE SCREENING FOR ALL ABOVE GROUND UTILITY VALVES, BACKFLOW PREVENTERS, AND IRRIGATION BACKFLOWS HAVE BEEN PROVIDED AND SHOWN.

PLANT LIST

Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.

All landscape planting areas,excluding those areas with native noninvasive plants, will be irrigated by 100% coverage permanent automatic sprinkler system designed and constructed in accordance with the City of West Palm Beach Code of Ordinances.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS
TREES						
3	CR	CLUSIA ROSEA	AUTOGRAPH TREE	HIGH	YES	45 GAL/ 12' HT / 5' SP / 2" CAL / SINGLE TRUNK/ 6' CLEARANCE
SMALL TREES						
4	CY	CAPPARIS CYNOPHALLOPHORA L.	JAMAICAN CAPER	HIGH	YES	45 GAL/ 8' HT / 5' SP / 2" CAL./SINGLE TRUNK/ AS SHOWN
7	TD	TAXODIUM DISTICHUM	BALD CYPRESS	MEDIUM	YES	45 GAL/ 10' HT/ 5' SP / 2" CAL./SINGLE TRUNK/ AS SHOWN
PALMS						
1	RRX	ROYSTONEA REGIA	FLORIDA ROYAL PALM	HIGH	YES	12' GW MIN / HEAVY CLEAN TRUNK/ AS SHOWN
18	SPX	SABAL PALMETTO	SABAL PALM	HIGH	YES	10-14' CT / HEAVY SLICK TRUNKS/ REJUVENATED/ AS SHOWN
SHRUBS & GRASS						
85	CLG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	HIGH	YES	24" O.A / FULL TO BASE/ 24" O.C.
36	SCA	SCHEFFLERA ARBORICOLA	GREEN SCHEFFLERA	HIGH	YES	24" O.A / FULL TO BASE/ 30" O.C.
16	TRF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	HIGH	YES	24" O.A / HEAVY FULL/ 30" O.C.
GROUNDCOVERS						
59	CIC	CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	HIGH	YES	18" SPREAD/ FULL ROUNDED HEAD/18" O.C.
88	FMG	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	HIGH	NATURALIZED	18" O.A / FULL TO BASE/ 24" O.C.
19	HYL	HYMENOCALLIS LATIFOLIA	SPIDER LILY	HIGH	YES	24" O.A / FULL TO BASE/ 30" O.C.
59	PHI	PHILODENDRON IMBE	PHILODENDRON 'BURLE MARX'	HIGH	NATURALIZED	12" O.A / FULL CLUMP/ 18" O.C.
MISCELLANEOUS						
195	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	MEDIUM	YES	STAGGERED PANELS (ALL IN ROW)

LEGEND

- PROPOSED SOD
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER
- PROPOSED SMALL PALM
- PROPOSED LARGE PALM
- PROPOSED TREE
- EXISTING TREE (OFF-SITE)
- ROOT BARRIER (SEE 6-L2.02)

LANDSCAPE TABULATIONS

Address	5179 Broadway, West Palm Beach, FL 33407			
Zoning	BMUD-II	Broadway Mixed-Use		
Property Use Code	1000 VACANT COMMERCIAL			
Total Site (SF)	9,659	95.59' x 102.63'		
Total Multi-Family Units	12			
Open Space (SF)	1,431			
			REQUIRED	PROVIDED
NONRESIDENTIAL AND MULTIFAMILY SCREENING AND BUFFERING REQUIREMENTS				
1 TREE PER 30 LF OF PUBLIC THOROUGHFARE STREET FRONT			6	6
	102 LF	BROADWAY	3	3
	95 LF	51ST STREET	3	3
1 TREE PER 30 LF OF ADJACENT RESIDENTIAL USE			3	3
	95 LF	WESTERN PERIMETER	3	3
SHADE TREES ON EXERIOR ALL STRUCTURES @1 TREE PER 1 UNIT			12	12
		TOTAL TREES PROVIDED		21
		MAX. 35% PALMS (SMALL PALMS @3:1)	7	7
OPEN SPACE LANDSCAPE REQUIREMENTS				
TOTAL PERVIOUS LANDSCAPE AREA	1,431 SF		15%	15%
		1 SHADE TREE EVERY 1,500 SF	1	14
		1 FLOWERING TREE EVERY 6,000 SF	0	0
		1 SHRUB EVERY 500 SF	3	137
LANDSCAPE AREA ADJACENT TO BUILDINGS	348 LF	TOTAL BUILDING FAÇADES	40%	72%
		LANDSCAPED AREA IN LF	142	251
LANDSCAPE MATERIAL REQUIREMENTS				
NATIVE MATERIAL		TOTAL 395 PLANT MATERIAL	60%	63%
		TOTAL NATIVE PLANT MATERIAL	222	248

FLORIDA FRIENDLY LANDSCAPE POINT SYSTEM REQUIREMENT

DESIGN OPTIONS:			POINTS
1. (1)	Utilization of moisture sensing controller other than rainswitch, alternate source of water such as a cistern, or highly efficient system that promotes water conservation.		10
2. (2)	Plan submitted with low, moderate, and high water usage zones indicated.		5
3. (3)	Groundcover or Grass:		
	a. 25—50 percent of the groundcover or grass areas are made up of natural drought tolerant species from the list*		5
	b. 51 percent or more of the groundcover or grass areas are made up of natural drought tolerant grass species from the list*		10
	c. 25—50 percent of the groundcover or grass areas are made up of Florida native plants.		10
	d. 51 percent or more of the groundcover or grass areas are made up of Florida native plants.		15
4. (4)	Shrubs:		
	a. 25—50 percent of the required shrubs are made up of natural drought tolerant species from the list*		5
	b. 51 percent or more of the required shrubs are made up of natural drought tolerant species from the list*		10
	c. 25—50 percent of the required shrubs are made up of Florida native plants.		10
	d. 51 percent or more of the required shrubs are made up of Florida native plants.		15
5. (5)	Trees:		
	a. 25—50 percent of the required trees are made up of natural drought tolerant species from the list*		5
	b. 51 percent or more of the required trees are made up of natural drought tolerant species from the list*		10
	c. 25—50 percent of the required trees are made up of Florida native plants.		10
	d. 51 percent or more of the required trees are made up of Florida native plants.		15
6. (6)	Extra shade trees in vehicular use areas:		
	a. 25 percent more than the required shade trees planted in the vehicular use areas.		5
	b. 50 percent more than the required shade trees planted in the vehicular use areas.		10
7. (7)	Natural sod area less than 50 percent of provided landscape area.		10
8. (8)	Utilization of compacted mulched planting beds at least three inches in depth in all planted areas except ground covers.		5
		TOTAL POINTS	60

* The list of drought tolerant natural grass, shrubs, and tree species is contained in Waterwise, the South Florida Water Management District plant and landscape practices guide, as may be amended. Additional low water use plant species may be accepted with verified documentation. These species should however, not include invasive species. A listing of these drought tolerant species may also be obtained from the planning department.

DULAND DESIGN
land planners landscape architects

DESIGNED BY: CHANG DU
DRAWN BY: CHANG DU
CONTACT INFO: DULAND DESIGN, LLC, 561-686-6948, email: chu@duland-design.com, CHUS
DATE: 2024-06-05
JOB NO.: 24-064.08

PROJECT:
5179 BROADWAY
WEST PALM BEACH, FLORIDA

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REVISIONS
1 CITY REVIEW COMMENTS
2 CITY REVIEW COMMENTS
3 10/04/2023 REVIEW COMMENTS
4 10/04/2023 BID SET
5 10/04/2023 BID SET

TITLE: LANDSCAPE PLAN DETAILS & SPECIFICATION & NOTES

DATE: JULY 12, 2022
DRAWN BY: CD
CHECKED BY: CD

JOB NO. 2006

SHEET: L 2.01
2 OF 3

GENERAL NOTES

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition.All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
4. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
5. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each ½ inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
6. All planting areas not covered with trees, shrubs and groundcovers shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation. Only non-cypress mulch shall be used.
7. All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
8. All newly-planted landscape areas shall be handwatered or irrigated regularly until extablished if there is no automatic permanent irrigation system to provide 100% coverage.
9. The plant material schedule is presented for the convenience of the Landscape Contractor. Contractor shall verify all plant quantities. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
11. All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
15. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
16. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
17. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
18. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
19. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
20. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
21. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
23. All landscape areas. excluding those areas with native noninvasive plants, shall be provided with permanent automatic irrigation.

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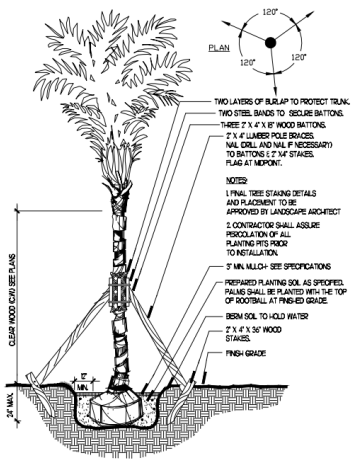

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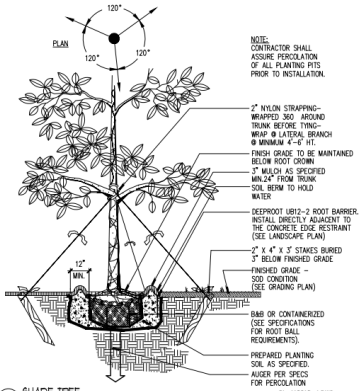
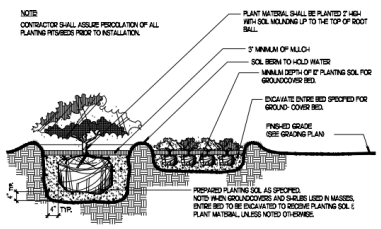
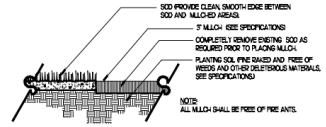


2 SHADE TREE SECTION — SCALE: N.T.S.



3 SHRUB AND GROUNDCOVER SECTION — SCALE: N.T.S.



4 MULCH SECTION — SCALE: N.T.S.

DULAND DESIGN
land planners landscape architects

SEAL

PROJECT:
5179 BROADWAY
WEST PALM BEACH, FLORIDA

TITLE: LANDSCAPE PLAN DETAILS & SPECIFICATION & NOTES

JOB NO. 2006

DATE: JULY 12, 2022
DRAWN BY: CD
CHECKED BY: CD

REVISIONS

SHEET: L 2.02
3 OF 3