The City of

Boynton Beach

City Commission Agenda

Tuesday, February 10, 2026, 6:00 PM

City Hall Commission Chambers
100 E. Ocean Avenue

Boynton Beach City Commission

Rebecca Shelton, Mayor (At Large)
Woodrow L Hay, Vice Mayor (District II)
Angela Cruz, Commissioner (District I)
Thomas Turkin, Commissioner (District III)
Aimee Kelley, Commissioner (District IV)

Daniel Dugger, City Manager
Shawna Lamb, City Attorney
Maylee De Jesus, City Clerk

Special Commission Meeting

Mission
To create a sustainable community by providing exceptional municipal services, in a financially responsible manner.

America's Gateway to the Gulfstream

www.boynton-beach.org

Welcome
Thank you for attending the City Commission Meeting

General Rules & Procedures for Public Participation at City of Boynton Beach Commission Meetings

Speaking at Commission Meetings:

The public is encouraged to offer comment to the Commission at their meetings during Public Hearings, Public Audience, and on any regular agenda item, as hereinafter described.

City Commission meetings are business meetings and, as such, the Commission retains the right to impose time limits on the discussion on an issue.

- **Public Hearings:** Any citizen may speak on an official agenda item under the section entitled "Public Hearings."
- **Public Audience:** Any citizen may be heard concerning any matter within the scope of the jurisdiction of the Commission - Time Limit - Three (3) Minutes.

Regular Agenda Items: Any citizen may speak on any official agenda item(s) listed on the agenda after a motion has been made and properly seconded, with the exception of Consent Agenda Items that have not been pulled for separate vote, reports, and presentations. - Time Limit - Three (3) Minutes.

Addressing the Commission: When addressing the Commission, please step up to either podium and state your name for the record.

Decorum: Any person who disrupts the meeting while addressing the Commission may be ordered by the presiding officer to cease further comments and/or to step down from the podium. Failure to discontinue comments or step down when so ordered shall be treated as a continuing disruption of the public meeting. An order by the presiding officer issued to control the decorum of the meeting is binding, unless over-ruled by the majority vote of the Commission members present.

Please turn off all cellular phones in the City Commission Chambers while the City Commission Meeting is in session.

The City of Boynton Beach encourages interested parties to attend and participate in public meetings either in-person orvia communications media technology online. To view and/or participate in the City Commission meeting online youhave the following options:

1. **Watch the meeting online, but not participate:**

You may watch the meeting via the GoToWebinar platform. Visit the City's website at www.boynton-beach.org to access the up-to-date link to the meeting.

2. **Watch the meeting online and provide public comment during the meeting:**

To request to speak during the meeting, you can electronically "raise your hand" or type a question using the GoToWebinar platform. The meeting moderator will announce when it is

your turn to speak or have your question addressed. Please note that time limits will be enforced so comments must be limited to no more than 3 minutes.

For additional information or for special assistance prior to the meeting, please contact Maylee De Jesús, City Clerk at cityclerk@bbfl.us or (561) 742-6061.

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1. **Openings**

   A. Call to Order - Mayor Rebecca Shelton
   Roll Call.

   Agenda Approval:
   1. Additions, Deletions, Corrections
   2. Adoption

2. **Public Audience**

3. **Public Hearing**

6 P.M. or as soon thereafter as the agenda permits. The City Commission will conduct these public hearings in its dual capacity as Local Planning Agency and City Commission.

A. Proposed Ordinance No. 26-002- Second Reading. An Ordinance of the City of Boynton Beach, Florida, amending the Future Land Use Map for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, by changing the future land use designation from Special High Density Residential (SHDR) to General Commercial (GC); providing that the remaining approximately 0.61-acre portion of the property shall retain its Special High Density Residential (SHDR) future land use designation; declaring the amendment to be consistent with all other elements of the Comprehensive Plan of the City of Boynton Beach; providing for severability, conflicts, and providing for an effective date.
Staff recommends approval of Proposed Ordinance No. 26-002, at second reading.

B. Proposed Ordinance No. 26-003- Second Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, amending the Official Zoning Map of the City of Boynton Beach, Florida, for the northern approximately 0.72-acre portion of a 1.34-acre unified property generally located at 3047 N. Federal Highway, by changing the zoning designation from IPUD (Infill Planned Unit Development) to C-3 (Community Commercial); providing that the remaining approximately 0.61-acre portion of the property shall retain its IPUD zoning designation; providing for severability, conflicts, and providing for an effective date.
Staff recommends approval of proposed Ordinance No. 26-003, at second reading.

C. Proposed New Major Site Plan (NWSP-2025.05.3470) for a new 4,733-square-foot structure for Josie's Restaurant at 3047 N Federal Highway, subject to the approval of the companion Future Land Use Map Amendment and Rezoning Requests. This

item was tabled at the January 20, 2026, City Commission Meeting.
Staff recommends approval of the Major Site Plan (NWSP-2025.05.3470).

4. **Adjournment**

Notice

If a person decides to appeal to any decision made by the City Commission with respect to any matter considered at this meeting, He/She will need a record of the proceedings and, for such purpose, He/She may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the city. Please contact the City Clerk's office, (561) 742-6060 or (TTY) 1-800-955-8771, at least 48 hours prior to the program or activity in order for the City to reasonably accommodate your request.

Additional agenda items may be added subsequent to the publication of the agenda on the City's web site. Information regarding items added to the agenda after it is published on the City's web site can be obtained from the office of the City Clerk.

Public Hearing 6 P.M. or as soon thereafter as the agenda permits. The City Commission will conduct these public hearings in its dual capacity as Local Planning Agency and City Commission.
02/10/2026

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 02/10/2026

Proposed Ordinance No. 26-002- Second Reading. An Ordinance of the City of Boynton Beach, Florida, amending the Future Land Use Map for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, by changing the future land use designation from Special High Density Residential (SHDR) to General Commercial (GC); providing that the remaining approximately 0.61-acre portion of the property shall retain its Special High Density Residential (SHDR) future land use designation; declaring the amendment to be consistent with all other elements of the Comprehensive Plan of the City of Boynton Beach; providing for severability, conflicts, and providing for an effective date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-002, at second reading.

Explanation of Request:

The subject property consists of three parcels that were previously unified under a recorded Unity of Title, creating a single 1.34-acre property. The unified property has remained vacant under its current SHDR (Special High Density Residential) future land use designation.

The applicant proposes to separate the property into two development areas. The northern approximately 0.72-acre portion, consisting of two existing parcels and a portion of a third parcel, is proposed for development of a new Josie's Restaurant. The southern approximately 0.61-acre portion of the remaining parcel is not proposed for development at this time and is intended to remain reserved for future consideration under a separate application.

To implement the proposed development configuration, the applicant has submitted a Request for Release of Unity of Title, which is being processed concurrently with the companion Future Land Use Map Amendment, Rezoning, and Major Site Plan applications. Approval of the Release of Unity of Title will enable the property to be replated and legally separated, consistent with the proposed land-use configuration.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business is required to relocate. The proposed site provides an opportunity to retain a locally established business while encouraging reinvestment along the North Federal Highway corridor.

The requested Future Land Use Map Amendment would change the future land use designation of the northern portion of the property to GC (General Commercial) to permit the proposed restaurant use and ensure consistency with the companion development applications. The property is located within the Urban Commercial Overlay District, which supports commercial development and reinvestment along major transportation corridors. The proposed land use change is consistent with these objectives. The legal description of the property subject to the Future Land Use Map Amendment is provided in Exhibit "A."

How will this affect city programs or services? N/A

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Ord. 26-002 Agenda_Item_4116-2026_-_Proposed_Ordinance_-_FLUM_-_SHDR_to_GC.docx
Staff Report - FLUM REZN - 2025.05.3470 - Josie's Restaurant
Exhibit A - Tract 1 Legal Discription.pdf
Exhibit B - FLU, Existing and Proposed.pdf
Exhibit C - Justification Statement, FLUMA and Rezoning.pdf
Agenda_Item_4416-2026_-_Business-impact-estimate.docx

ORDINANCE NO. 26-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA, AMENDING ORDINANCE NO. 89-38 BY AMENDING THE FUTURE LAND USE MAP OF THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE NORTHERN APPROXIMATELY 0.72-ACRE PORTION OF A 1.34-ACRE UNIFIED PROPERTY LOCATED AT 3047 N. FEDERAL HIGHWAY, BOYNTON BEACH, FLORIDA, BY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM SPECIAL HIGH DENSITY RESIDENTIAL (SHDR) TO GENERAL COMMERCIAL (GC); PROVIDING THAT THE REMAINING APPROXIMATELY 0.61-ACRE PORTION OF THE PROPERTY SHALL RETAIN ITS SPECIAL HIGH DENSITY RESIDENTIA (SHDR) FUTURE LAND USE DESIGNATION; DECLARING THE PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP TO BE CONSISTENT WITH ALL OTHER ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Boynton Beach, Florida, adopted a Comprehensive Future Land Use Plan inclusive of a Future Land Use Element pursuant to Ordinance No. 89-38 and in accordance with the Local Government Comprehensive Planning Act; and

WHEREAS, SSRS Ventures, LLC, has requested an amendment to the Future Land Use Map classification of the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, Boynton Beach, FL, more particularly described in Exhibit "A," from Special High Density Residential (SHDR) to General Commercial (GC); and

WHEREAS, the permitted uses within the Future Land Use Map category are compatible with the surrounding and existing land uses; and

WHEREAS, the property owner has also applied to rezone the northern approximately 0.72-acre portion of the property from Infill Planned Unit Development (IPUD) to Community

Commercial (C-3), providing that the remaining approximately 0.61-acre portion of the property shall retain its Infill Planned Unit development (IPUD) zoning designation; and

WHEREAS, the procedure for amendment of a Future Land Use Element of a Comprehensive Plan as set forth in Chapter 163, Florida Statutes, has been followed; and

WHEREAS, after public hearings, the City Commission, acting in its dual capacity as the Local Planning Agency and City Commission, finds that the Future Land Use Map amendment is consistent with the City's Comprehensive Plan and provisions of Chapter 163, Part II, Florida Statutes; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of section 166.041, Florida Statutes, and the City's Land Development Regulations; and

WHEREAS, after careful review of the application, staff has determined that the proposed amendment complies with the City's Comprehensive Plan and is consistent with section 163.3184, Florida Statutes; and

WHEREAS, the City Commission has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the Future Land Use Map amendment; and

WHEREAS, the City Commission finds that the proposed Future Land Use Map amendment is consistent with the City's Comprehensive Plan and Land Development Regulations, and it is in the best interest of the public to amend the Future Land Use Element of the Comprehensive Plan as provided hereinafter.

CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in <u>underlined</u> type are additions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA:

Section 1: The foregoing "WHEREAS" clauses are hereby ratified as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2: Decision. Ordinance No. 89-38 of the City is hereby amended to reflect the following: The City's Future Land Use Map is hereby amended from Special High Density Residential (SHDR) to General Commercial (GC) for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, as depicted in Exhibit "B."

Section 3: Amendment to Future Land Use Map. The Director of Planning and Zoning is further authorized to make the necessary changes as required to the Future Land Use Map to reflect the above-stated change.

Section 4: Authorization to Transmit. The City Manager or designee is hereby authorized to transmit this Ordinance to the State Land Planning Agency pursuant to the provisions of the Community Planning Act, if required.

Section 5: Severability. The provisions of this Ordinance are declared to be severable and if any clause, section, or other part of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6: Conflicts. All Ordinances, parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 7: Effective Date. This Ordinance shall take effect immediately upon adoption.

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FIRST READING this _____ day of _____, 2026.

SECOND, FINAL READING AND PASSAGE this _____ day of _____, 2026.

CITY OF BOYNTON BEACH, FLORIDA

	YES	NO
Mayor – Rebecca Shelton	_____	_____
Vice Mayor – Woodrow L. Hay	_____	_____
Commissioner – Angela Cruz	_____	_____
Commissioner – Thomas Turkin	_____	_____
Commissioner – Aimee Kelley	_____	_____
VOTE	_____	

ATTEST:

_____
Maylee DeJesús, MMC
City Clerk

(Corporate Seal)

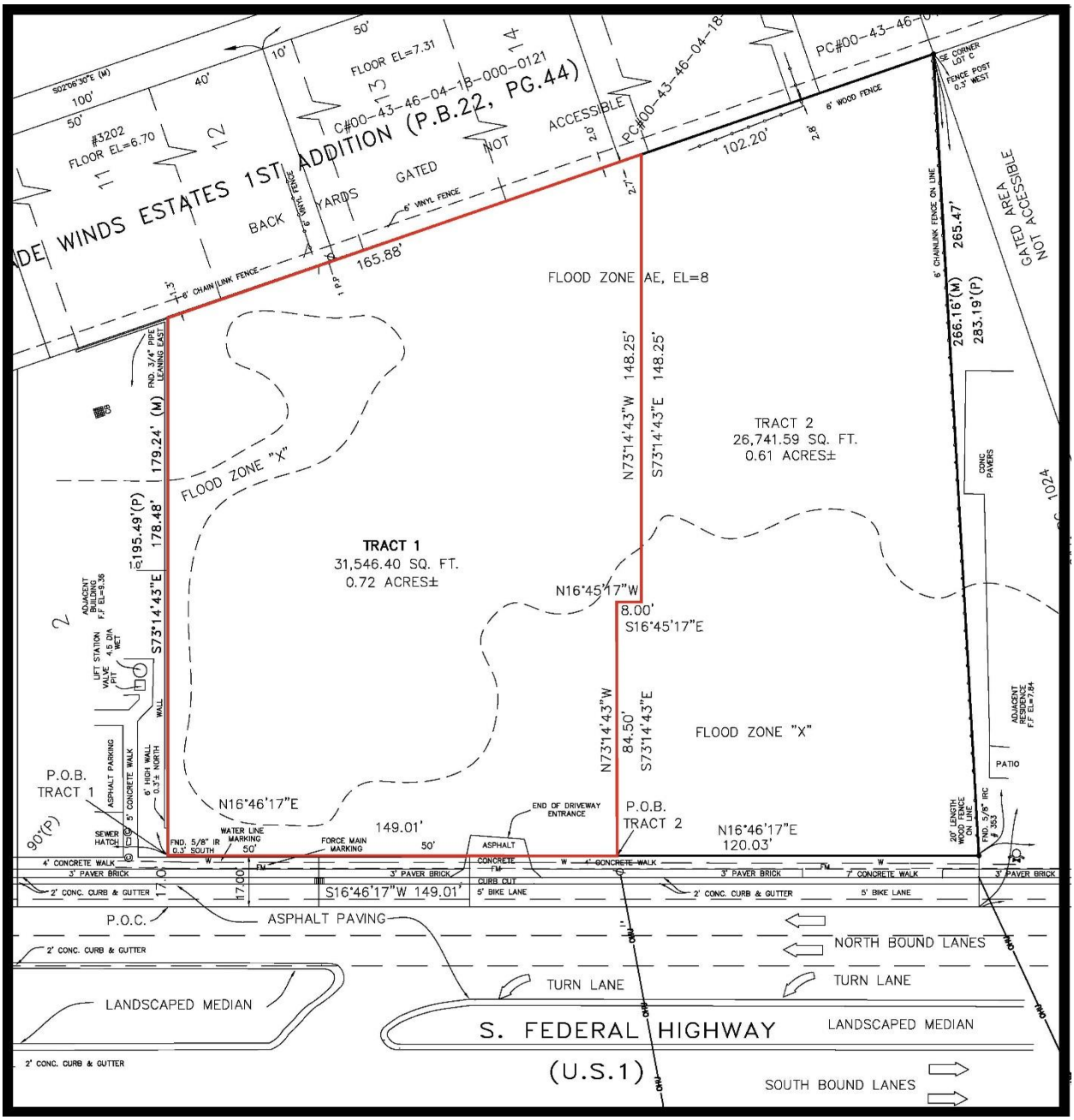
_____
Rebecca Shelton
Mayor

APPROVED AS TO FORM:

_____
Shawna G. Lamb
City Attorney

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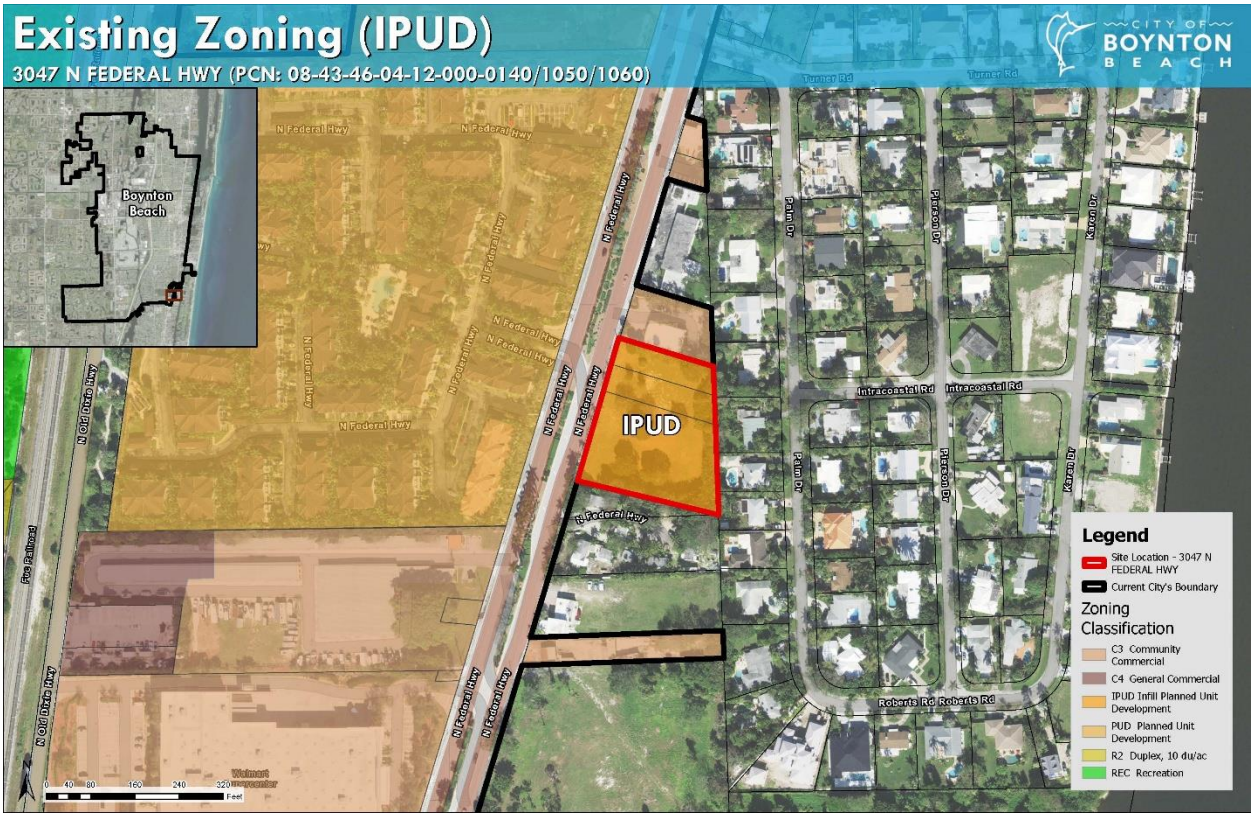
ORDINANCE NO. 26-002
Exhibit A
Legal Description



01.06.26 (IG)

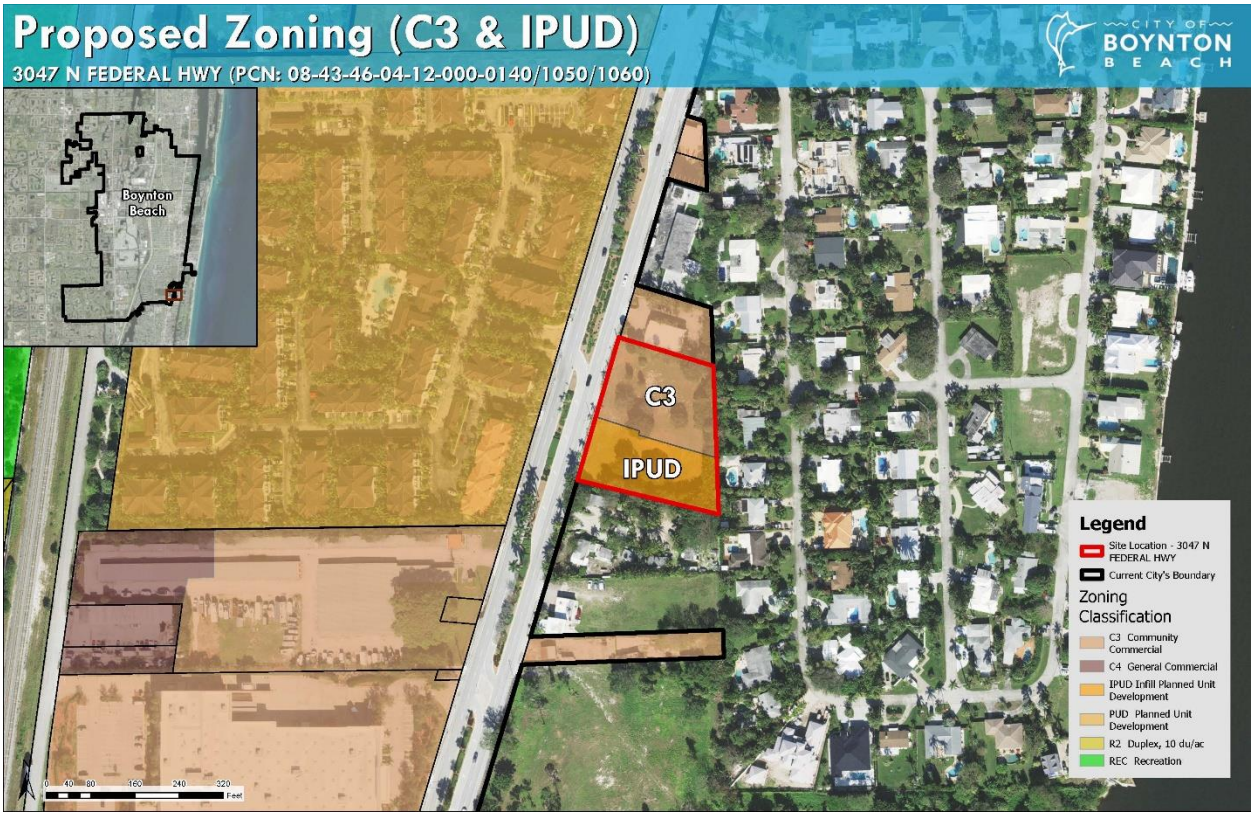
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ORDINANCE NO. 26-002
Exhibit B
Future Land Use Map



01.06.26 (IG)

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DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
PROJECT/CASE NO. FLUM & REZN-2025.05.3470

STAFF REPORT

TO:	Mayor Rebecca Shelton Members of the City Commission
THRU:	Kevin Fischer, AICP Planning & Zoning Division Director
FROM:	John Stout, Planner II
DATE:	December 30, 2025 (City Commission Hearing: January 20, 2026, and February 3, 2026)
PROJECT:	Josie's Restaurant, Future Land Use Map Amendment and Rezoning (FLUM, REZN 2025.05.3470)
REQUEST:	The Applicant is requesting approval of a Future Land Use map Amendment (FLUM 2025.05.3470) and Rezoning (REZN-2025.05.3470) for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N Federal Highway, amending the Future Land Use from SHDR (Special High Density Residential) and the Zoning from IPUD (Infill Planned Unit Development) to a Future Land Use of GC (General Commercial) with C-3 (Community Commercial) zoning designation, to allow development of a new Josie's Restaurant and associated site plan improvements. The remaining approximately 0.61-acre portion of the property will retain its SHDR future land use and IPUD zoning for potential future development.

PROJECT DESCRIPTION

Property Owner:	SSRS Ventures, LLC
Applicant:	Stephanie Setticasi, SSRS Ventures, LLC
Agents:	Bradley Miller, Urban Design Studio
Location:	3047 N Federal Highway, approximately 1.34 acres on the east side of N Federal Highway between Gulfstream Boulevard and Old Dixie Highway. The FLUM and the Rezoning request apply to the northern 0.72-acre development parcel.
Existing Land Use/ Zoning:	Special high-density residential (SHDR, 20 du/acre) / Infill Planned Unit Development (IPUD), Urban Commercial Overlay District (UCDO)

Proposed Land Use/ Zoning: General Commercial (GC) / Community Commercial (C-3), Urban Commercial Overlay District (UCDO)

Existing Use: Vacant

Proposed Use: Restaurant

Acreage: 1.34 acres unified

Adjacent Uses:

North: Commercial use along N Federal High, Community Commercial (C-3);

South: Unincorporated Palm Beach County, General Commercial (CG);

East: Unincorporated Palm Beach County, Single Family Residential (RS);

West: North Federal Highway and Multifamily Residential, Planned Unit Development (PUD)

PROPERTY OWNER NOTIFICATION

A notice of the requests was mailed to property owners within 400 feet of the subject properties, and signs were posted for the City Commission meeting dates. The applicant has certified that they posted signage and mailed notices in accordance with Ordinance No. 04-007 & 05-004.

BACKGROUND

The subject property comprises three parcels previously unified under a recorded Unity of Title, creating a single 1.34-acre parcel. The unified property has remained vacant under its existing Special High Density Residential future land use designation and Infill Planned Unit Development zoning.

The applicant proposes to divide the property into two development areas. The northern approximately 0.72-acre portion, consisting of two existing parcels and a portion of a third parcel, is proposed for development of a new Josie's Restaurant. The southern approximately 0.61-acre portion of the remaining parcel is not proposed for development at this time and is intended to remain reserved for future development under a separate application.

To implement the proposed development, the applicant has submitted a Request for Release of Unity of Title, which is being processed concurrently with the companion Future Land Use Map Amendment, Rezoning, and Major Site Plan applications. Approval of the Release of Unity of Title will allow the property to be replatted into separate legal parcels consistent with the proposed development configuration.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business must relocate. The proposed

site provides an opportunity to retain a locally established restaurant while encouraging reinvestment along the North Federal Highway corridor.

The requested Future Land Use Map Amendment to GC and the Rezoning to C-3 are required to permit the proposed restaurant use and ensure consistency with the companion Major Street Plan application. The property is located within the Urban Commercial Overlay District, which encourages commercial intensification and pedestrian-oriented development along key corridors. The legal description of the property subject to the Future Land Use Map Amendment and Reszoning is provided in Exhibit "A."

REVIEW BASED ON CRITERIA

The criteria for reviewing rezonings are set forth in the Land Development Regulations, Chapter 2, Article II, Section 2.D.3. These criteria must be included in the staff analysis for any proposed project that involves rezoning.

a. Demonstration of Need. *Whether the proposed amendments to the FLU and Zoning maps are supported by the implementation of the City's vision for the area under consideration, or by changes in the conditions or character of development in the area, ongoing or anticipated market trends may also be considered in a justification Statement provided as part of the application.*

The SHDR and IPUD entitlements have not resulted in the development of the site. Introducing General Commercial land use on the major corridor frontage enables a viable redevelopment, activates a highly visible location, and retains a significant local business currently facing displacement. The request demonstrates need based on market responsiveness, corridor redevelopment goals, and preservation of local economic anchors.

b. Consistency. *Whether the proposed amendments to the FLU and Zoning maps would be consistent with and promote the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and any other current City-approved planning documents.*

The General Commercial future land use designation supports a wide range of commercial activities intended to serve residents and visitors. The proposed restaurant use aligns with Comprehensive Plan policies that support corridor reinvestment, infill redevelopment, increased economic activity, and improved urban design along major throughfares. Specifically, the Future Land Use Map amendment and rezoning, alongside the Master Plan, comply with the City's Comprehensive Plan objectives and policies.

c. Compatibility. *The application shall consider whether the proposed Future Land Use and Zoning, or potential uses allowed in a proposed Zoning district, would be compatible with the surrounding uses in terms of density, scale, and the nature of use, or when such an amendment would normally create an isolated zoning district but would result in the incremental implementation of a redevelopment plan for the area.*

North Federal Highway contains a mix of commercial and residential uses. The proposed GC and C-3 designations are compatible with this context. The building is situated fronting the main right-of-way, while buffering, walls, and landscaping protect adjacent residential areas to the south and east. Enhanced pedestrian features and the Art in Public Places further strengthen the relationship with the main right-of-way of North Federal Highway.

d. Orderly Growth. *Whether the proposed amendments to the FLU and Zoning maps would encourage piecemeal development or create undevelopable parcels.*

The amendment and rezoning support orderly development by completing the C-3 restaurant portion and preparing for future development, while sharing utilities, stormwater infrastructure, and access, leaving both parcels functional and coordinated.

e. Location Efficiency. *Whether the proposed amendments to the FLU and Zoning maps would support complementary land uses: the integration of a mix of land uses consistent with smart growth or sustainability initiatives; access to a wide range of mobility options; or interconnectivity within the project and between adjacent properties.*

North Federal Highway and Palm Tran Route 1 serve the site directly. The project includes a pedestrian zone with street trees and improved walkability along North Federal Highway. By placing commercial use in a transit-accessible location and providing pedestrian circulation, the request advances smart growth and mobility objectives.

f. Availability of Public Services/Infrastructure. *All requests for FLUM amendments shall be reviewed for long-term capacity availability at the maximum intensity permitted under the requested land use classification. Requests for rezoning to planned zoning districts and FLUM amendments shall be subject to review under Chapter 1, Article VI, Concurrency.*

a. *Transportation:* The traffic analysis demonstrates compliance with City concurrency requirements. FDOT access review confirms that trips can be accommodated.
b. *Potable Water*: Adequate capacity is available.
c. *Sanitary Sewer*: Sewer capacity is available; a private lift station may be required.
d. *Stormwater*: The drainage statement confirms compliance with City and SFWMD criteria.
e. *Solid Waste*: Solid Waste Authority (SWA) confirms available regional capacity.
f. *Schools*: Not applicable for commercial development. A SCAD letter of approval will be required upon submission of future development plans for on-site residential components.

g. Economic Development Impact.

The project reinvests in a long vacant property, retains a major Boynton Beach restaurant, supports local employment, and increases the City's taxable commercial base. Construction will generate temporary jobs, and the long-term operation of Josie's will stimulate nearby businesses and contribute to continued corridor revitalization.

h. Heavy Commercial and Industrial Land Supply. *The review shall consider whether the proposed rezoning/FLUM amendment would reduce the amount of land available for commercial/industrial development.*

The property is not currently part of the City's heavy commercial or industrial land supply. The request does not remove the land from inventory; instead, it adds general commercial acreage, improving commercial distribution along North Federal Highway.

RECOMMENDATION

Staff has reviewed the proposed Future Land Use Map Amendment (FLUM 2025.05.3470) and Rezoning (REZN 2025.05.3470) requests against the applicable review criteria. Should the City Commission agree to approve the requests, the Planning and Zoning Division recommends APPROVAL. Furthermore, approval of these requests is contingent upon the approval of the associated New Major Site Plan (NWSP 2025.05.3470).

EXHIBIT "A"
LEGAL DESCRIPTION TRACT 1:

A PORTION OF LOTS 1, 1A AND C OF KING'S SUBDIVISION IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE S73°14'43" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 17.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY (U. S. HIGHWAY NO.1) AND THE POINT OF BEGINNING; THENCE CONTINUE S73°14'43" E ALONG THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 178.48 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1,; THENCE S02'03'51"E ALONG THE EASTERLY LINE OF LOTS 1, 1A AND C, A DISTANCE OF 165.88 FEET TO A POINT; THENCE N73°14'43"W, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 148.25 FEET; THENCE N 16°45'17"W, A DISTANCE OF 8.00 FEET; THENCE N73°14'43"W, PARALLEL TO THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 84.50 FEET MORE OR LESS TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY; THENCE N16° 46'17"E, A DISTANCE OF 149.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 31,546.40 SQUARE FEET OR 0.72 ACRE MORE OR LESS.

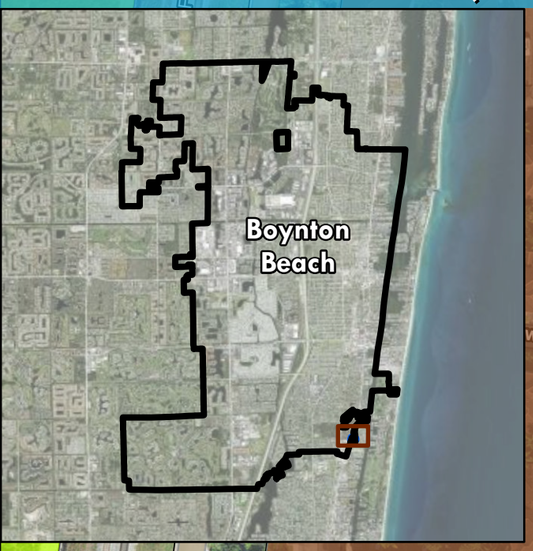
S02°06'30"E (M)
100'
50'
40'
10'
50'
#3202
FLOOR EL=6.70
FLOOR EL=7.31
C#00-43-46-04-18-000-0121
PC#00-43-46-04-18
PC#00-43-46-04-
SE CORNER LOT C
FENCE POST 0.3' WEST
6' WOOD FENCE
102.20'
2.8'
2.0'
ACCESSIBLE
NOT GATED
BACK YARDS
6' VINYL FENCE
6' VINYL FENCE
2.7'
1 P.P.
165.88'
1.3'
6' CHAIN LINK FENCE
6' CHAINLINK FENCE ON LINE
266.16'(M) 265.47'
283.19'(P)
GATED AREA NOT ACCESSIBLE
FLOOD ZONE AE, EL=8
FND. 3/4" PIPE LEANING EAST
CB
179.24' (M)
195.49'(P)
178.48'
1.0'
S73°14'43"E
FLOOD ZONE "X"
N73°14'43"W 148.25'
S73°14'43"E 148.25'
TRACT 2
26,741.59 SQ. FT.
0.61 ACRES±
CONC PAVERS
1024
TRACT 1
31,546.40 SQ. FT.
0.72 ACRES±
N16°45'17"W
8.00'
S16°45'17"E
ADJACENT BUILDING F.F EL=9.36
LIFT STATION VALVE PIT
4.5 DIA WET WELL
ADJACENT RESIDENCE F.F EL=7.84
PATIO
ASPHALT PARKING
5' CONCRETE WALK
6' HIGH WALL 0.3'± NORTH
P.O.B. TRACT 1
90°(P)
N16°46'17"E
149.01'
SEWER HATCH
FND. 5/8" IR 0.3' SOUTH
WATER LINE MARKING
FORCE MAIN MARKING
50'
END OF DRIVEWAY ENTRANCE
ASPHALT
P.O.B. TRACT 2
N16°46'17"E 120.03'
20' LENGTH WOOD FENCE ON LINE
FND. 5/8" IRC # 353
4' CONCRETE WALK
3' PAVER BRICK
2' CONC. CURB & GUTTER
17.00'
CONCRETE FM
CURB CUT
5' BIKE LANE
S16°46'17"W 149.01'
7' CONCRETE WALK
P.O.C.
ASPHALT PAVING
NORTH BOUND LANES
TURN LANE
LANDSCAPED MEDIAN
S. FEDERAL HIGHWAY
(U.S.1)
SOUTH BOUND LANES
OHU

Exhibit "A"
Page 2. of 2.

Existing FLU (SHDR)

3047 N FEDERAL HWY (PCN: 08-43-46-04-12-000-0140/1050/1060)

CITY OF BOYNTON BEACH



SHDR

N Federal Hwy
N Old Dixie Hwy
Fec Railroad
Turner Rd
Palm Dr
Pierson Dr
Karen Dr
Intracoastal Rd
Roberts Rd
Walmart
Dereenter

0 40 80 160 240 320 Feet

Legend

- Site Location - 3047 N FEDERAL HWY
- Current City's Boundary

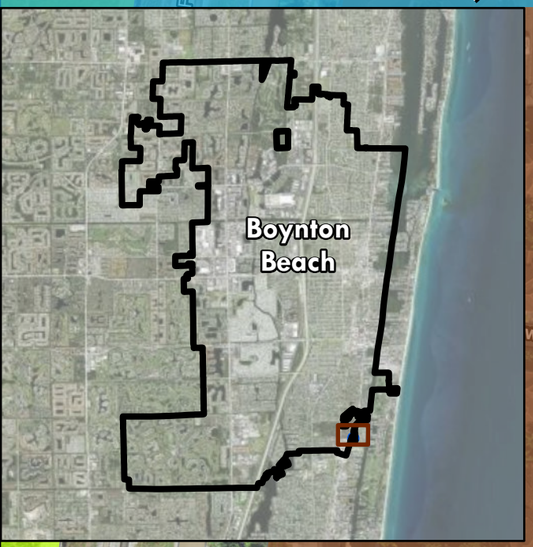
Future Land Use

- LOW DENSITY RESIDENTIAL (LDR); 7.5 D.U./Acre
- MEDIUM DENSITY RESIDENTIAL (MEDR); 11 D.U./Acre
- SPECIAL HIGH DENSITY RESIDENTIAL (SHDR); 20 D.U./Acre
- LOCAL RETAIL COMMERCIAL (LRC)
- GENERAL COMMERCIAL (GC)
- CONSERVATION (CON)

Proposed FLU (CG & SHDR)

3047 N FEDERAL HWY (PCN: 08-43-46-04-12-000-0140/1050/1060)

CITY OF BOYNTON BEACH



CG

SHDR

N Federal Hwy

N Old Dixie Hwy

Fec Railroad

Turner Rd

Palm Dr

Pierson Dr

Karen Dr

Intracoastal Rd

Roberts Rd

Walmart

0 40 80 160 240 320 Feet

Legend

- Site Location - 3047 N FEDERAL HWY
- Current City's Boundary

Future Land Use

- CONSERVATION (CON)
- GENERAL COMMERCIAL (GC)
- LOCAL RETAIL COMMERCIAL (LRC)
- LOW DENSITY RESIDENTIAL (LDR); 7.5 D.U./Acre
- MEDIUM DENSITY RESIDENTIAL (MEDR); 11 D.U./Acre
- SPECIAL HIGH DENSITY RESIDENTIAL (SHDR); 20 D.U./Acre

JOSIES RESTAURANT

PROJECT NARRATIVE
Request: Major Development Application
Project/Case No: 2025.05.3470
Resubmittal: September 23, 2025
Revision: December 19, 2025

urban design studio

Urban Design
Land Planning
Landscape Architecture

Statement of Use and Justification for Future Land Use Map Amendment and Rezoning

SSRS VENTURES, LLC ("Petitioner") is the owner of the +/- 1.34-acre property located at 3047 N. Federal Hwy. and identified by parcel control number 08-43-46-04-12-000-0140/1050/1060 ("Property"). The Property is generally located on the east side of N. Federal Hwy. between Gulfstream Blvd. and Old Dixie Hwy. within the City of Boynton Beach ("City). The Property is designated SHDR ("Special High Density Residential 20 du/acre"), on the City's Future Land Use Map and is located within the IPUD (Infill Planned Unit Development) zoning district and within the UCDO ("Urban Commercial Overlay District"). The Property is vacant and serving no beneficial use to the City or the surrounding community.

Petitioner is proposing to replat the Property into two parcels, creating a 0.72-acre parcel, identified as Tract 1 and Phase I ("Development Parcel") that will be developed with a new 4,733 square foot building with 478 square feet of outdoor seating area to be used as the new location for Josie's Ristorante ("Project"), and a 0.62-acre parcel, Tract 2, that will be developed in the future ("Phase II"). To develop the Project, Petitioner is requesting a future land use map amendment ("FLUMA") to amend the future land use designation from Special High Density Residential (SHDR) to General Commercial (GC) and change the zoning designation from IPUD to C-3 ("Community Commercial District") on the 0.72-acre Development Parcel. The 0.62-acre parcel will maintain the existing future land use and zoning designations to facilitate the future development on the parcel. A site plan application will be submitted to develop Phase II at a later date. As part of this entitlement process, Petitioner will also be processing a Major Site Plan Application and subsequent Plat Application in order to allow for the commercial restaurant use on the Development Property and reconfigure the property.

Josie's Restaurant ("Josie's"), currently located and operating at 650 E Woolbright Road, is a fine- dining Italian restaurant that has been in business for over 30 years. Due to an unforeseen situation, the restaurant is being forced to relocate. Petitioner identified a unique opportunity to develop a new and innovative Josie's location on the Property, which will allow Josie's to have a permanent home, and to further cement itself as an integral and contributing member of the City and greater community. The Project will make use of multiple vacant parcels and bring a vibrant new development along the Federal Hwy. corridor.

FLUMA AMENDMENT & REZONING CRITERIA

In accordance with Chapter 4 Article III.2.II.2.D of the City's Code, Petitioner will demonstrate below that the FLUM Amendment and Rezoning, a) are needed; b) are consistent with, and promote, the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations; c) are compatible with the surrounding uses in terms of density, scale, and the nature of use; d) will promote orderly growth and discourage piecemeal development; e) will support complementary land uses, the integration of a mix of land uses consistent with smart growth and sustainability initiatives, access to alternative modes of transportation, and interconnectivity within the project and between adjacent properties; f) does not exceed the availability of Public Services/Infrastructure; g) will have a positive economic impact; and h) will not reduce the amount of land available for commercial development.

a) *Demonstration of Need*. Approval of the FLUM Amendment and Rezoning Applications is necessary to allow for development of the Project, which is needed to redevelop an underutilized vacant lot with a restaurant that will serve the surrounding community and be a contributing member of the City and greater community.

b) *Consistency*. The proposed FLUM Amendment and Rezoning are consistent with the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations. Per Policy 1.3.1(b) of the City's Comprehensive Plan states that the Commercial future land use category, "shall allow a broad range of commercial uses to provide for business, retail, service, office and other commercial enterprises that support the resident and visitor populations and create employment opportunities." The Project is in line with this intent and will allow for the development of commercial uses on the Development Property.

Additionally, the Project supports the following objectives and policies within the City's Comprehensive Plan:

- Policy 1.7.2 of the Plan provides that the City shall encourage land assembly to promote large-scale redevelopment and infill projects. A Declaration of Unity of Title has been executed which unifies the two parcels to support the development of Josie's on the Property. As part of the Project, Petitioner will be making improvements to the Property, which in addition to the infill development of the underutilized Property, will include attractive new landscaping, aimed at beautifying the heavily traveled N. Federal Highway roadway.

- Objective 1.17 of the Plan, as it will help the City to pursue economic development opportunities to support a competitive and diversified economy and bolster the quality of life for residents by providing a permanent home to this well-regarded dining establishment.

- Policy 1.17.1, as it will expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long-term jobs with the added employer that will come to the City as a result of this Project.

Lastly, the Project is consistent with the purpose and intent of the C-3 (Community Commercial District) in the City's LDRs, which states, "The intent of this conventional district is to encourage the development or use of property for appropriate intensive retail commercial uses providing for a wide range of goods and services, located along major thoroughfares." The Project meets this intent by providing commercial uses for the surrounding community along the major thoroughfare of N. Federal Hwy.

c) *Compatibility*. The proposed GC FLUM designation and C-3 zoning designation are compatible with the surrounding uses in terms of density, scale, and the nature of use.

d) *Orderly Growth*. The proposed amendments to the FLUM and Zoning maps will not encourage piecemeal development or create undevelopable parcels. As it stands, the existing parcel is undevelopable with the highest and best use under the current FLUM and zoning designations. The proposed amendments will create the regulatory framework to allow a beneficial and well- planned development on the Property. The Project will serve significant benefit to the community by providing a vibrant commercial building with frontage along N. Federal Highway, to include a Pedestrian Zone with paver walkway, street-trees and an active area.

e) *Location Efficiency*. The FLUM Amendment, Rezoning, and Master Plan will support complementary land uses providing transitional uses from the existing residential to the south and east and commercial use to the north. The Property is located adjacent to a Palm Tran stop (Stop 200, "Federal Highway & Turner Road") that connects directly to the Delray Tri-Rail, thus improving access to a wide range of mobility options. In consideration of these factors, the Project is located efficiently to promote sustainable development and mobility.

f) *Availability of Public Services/Infrastructure*. The proposed FLUM Amendment has been reviewed for long-term capacity availability at the maximum intensity permitted under the requested SHDR future land use classification, as detailed below:

Existing Maximum Development Permitted			
Land Use	**Gross Acreage**	**Maximum Density Permitted**	**Maximum Development Potential**
Special High Density Residential 20 du/acre	0.72	20 Dwelling Units per Acre	14 DU
Proposed Maximum Development Permitted			
Land Use	**Gross Acreage**	**Maximum Density Permitted**	**Maximum Development Potential**
General Commercial	0.72	0.5	15,681 SF

(1) Roadways – The FLUM Amendment and Rezoning meet the City's roadway concurrency standards. Please refer to the FLUM Amendment Traffic Study and TPS Letter with this application, which detail compliance with the City's Roadway concurrency standards.

(2) Potable Water - The FLUM Amendment and Rezoning meet the City's potable water concurrency standards. Boynton Beach Utilities will be the water service provider for the referenced project. The City has a 10" waterline line running along North Seacrest Blvd as shown on the record drawings. The Project will connect to that line and bring water, fire and domestic service to the Property. The existing 10" watermain has sufficient capacity for fire and domestic service. The Project connection will consist of a new 8" watermain with a new fire hydrant connected directly to the 10" watermain.

The new (on-site) fire and domestic water lines will have independent connections to the 10" watermain on N. Seacrest Blvd. Two fire hydrants are provided within Phase I in accordance with spacing requirements and comments received from the Fire Division. Fire flow shall be provided at flows not less than 1200 gallons per minute in addition to a maximum day requirement at pressures of not less than 30 pounds per square inch.

Domestic flow is calculated at 100 -200 gpd/ unit or ERC. As such, the project engineer estimates the water domestic use at 90 units x 200 gpd = 18,000 gallons per day. The utility may apply a peak-hour factor of 4.0.

The water utilities will be designed and installed in accordance with the FDEP requirements and subject to applicable permits or approvals obtained from Boynton Beach Utilities and the appropriate permits secured from the Palm Beach County Health Department.

Please refer to the letter from Boynton Beach Utilities included with this application, which confirms the availability of potable water service and capacity for the Project.

(3) Sanitary Sewer – The FLUM Amendment, Rezoning, and Master Plan meet the City's sanitary sewer concurrency standards. Boynton Beach Utilities will be the sewer service provider for the Project, and sanitary sewer mains are available adjacent to the Property. However, depending on the site grading, a private lift station and force main may be needed to discharge into the City closest sanitary manhole. In case of a shallow sanitary manhole, Petitioner will be responsible to lower that manhole to accommodate the addition flow, while maintaining the downward slope that causes the wastewater to flow freely down the pipes due to gravity.

"City of Boynton Beach Utilities" will be the Water Treatment Plants for the project. The total permitted maximum day operating capacity of the plants is 34.44 MGD, and the total maximum daily flow at the plants as recorded on monthly operating reports during the past 12 Months is 16.5 MGD. In addition, "South Central Regional Wastewater Treatment & Disposal Board" is the Wastewater Treatment Plant that will serve the project. Its maximum monthly average daily flow over the last 12-month period is 19.11 MGD, and the maximum three-month average daily flow over the last 12-month period is 17.97 MGD

Sewage collection system shall be designed and installed in accordance with the FDEP requirements and subject to applicable permits or approvals obtained from Boynton Beach Utilities and the appropriate permits secured from the Palm Beach County health Department.

Based on the record drawings, the Project will be designed to connect to the existing sewer line on the NW corner of the property line. The sewer line is located in an easement, and the connection will be via a new force main from the new private pump station. Please refer to the letter from Boynton Beach Utilities included with this application, which confirms the availability of sanitary sewer service and capacity for the Project.

(4) Solid Waste - There is sufficient solid waste capacity to serve the Project. The Solid Waste Authority of Palm Beach County ("Authority") is the solid waste service provider for the City and the Property. Please refer to the letter from the Solid Water Authority, which provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated Palm Beach County for the coming year of 2024, the five• year, and ten-year planning periods.

capacity remaining. Based upon the existing County population, the most recently available population growth rates published by the University of Florida

Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction, and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

(5) Stormwater Drainage - The Project will be designed to meet the City's stormwater management requirements. The stormwater system will consist of exfiltration trenches, dry retention areas, swales and catch basins. We intend to capture, treat and convey all stormwater on-site without affecting adjacent properties or the roadway drainage system on N. Federal Highway.

Parking area drainage grade elevation shall not be lower than the maximum water surface elevation produced by the three-year, 24-hour rainfall event in any retention, detention, or conveyance facility receiving stormwater runoff. However, where detention or retention is provided by subsurface exfiltration systems the finished grade shall be no lower than the maximum storage elevation produced by the five-year, 24-hour event.

Storm sewer system capacity design shall, at a minimum, provide for conveyance of peak inflow from the applicable catchment, based on the three-year rainfall event, such that the hydraulic gradient elevation does not exceed the grate or cover elevation at any inlet or manhole under tailwater conditions

Secondary system, including all facilities and appurtenant structures for detention, retention, discharge, and conveyance to legal positive outfall, shall be designed and constructed to provide the degree of treatment and control of all stormwater runoff discharged from a development site necessary to meet the requirements of the agency having jurisdiction over receiving waters at each point of legal positive outfall. Secondary facilities for development subject to permitting by individual or general permit from SFWMD

(6) Schools – This is not applicable considering that the proposed FLUM Amendment and Rezoning are for commercial designation.

(7) Recreation and Open Space – This is not applicable considering that the proposed FLUM Amendment and Rezoning are for commercial designation.

g) *Economic Development Impact*. Approval of the proposed FLUM Amendment and Rezoning will not represent a decrease in the possible intensity of development or represent a potential decrease in the number of uses with high probable economic development benefits. The Project will provide a reasonable increase in density to create a much-needed modern affordable housing opportunity within the City, thus creating an economic development benefit to the current and future residents of the City and responding to the urgent and ongoing housing crisis in the region and nation at large.

h) *Heavy Commercial and Industrial Land Supply*. Approval of the proposed FLUM Amendment and Rezoning will not reduce the amount of land available for heavy commercial/industrial development.

i) *Master Plan and Site Plan Compliance with Land Development Regulations*. The Project complies with the site development standards of the City's Code and will provide specific details through the required Site Plan Application approval process subsequent to the approval of the proposed Rezoning.

CONCLUSION

In conclusion, the approval of this application, along with the Major Site Plan application, will allow a well-known and successful restaurant to relocate within the City and be developed on a parcel of land that has been underutilized and vacant for over 30 years. The proposed application is compliant with the proposed Comprehensive Plan designation, Zoning District, and property development regulations.

We appreciate the assistance of City staff for the assistance with this application and respectfully request your supportive recommendation to the City Commission. Should there be any questions or need of additional information, please contact Bradley Miller, bmiller@udsflorida.com or Ailish Villalobos, avillalobos@udsflorida.com as Agents for the Applicant.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA, FOR A FUTURE LAND USE MAP AMENDMENT (FLUM 2025.05.3470) FOR THE NORTHERN APPROXIMATELY 0.72-ACRE PORTION OF A 1.34-ACRE UNIFIED PROPERTY LOCATED AT 3047 N FEDERAL HIGHWAY, AMENDING THE FUTURE LAND USE FROM SPECIAL HIGH DENSITY RESIDENTIAL (SHDR) TO GENERAL COMMERCIAL (GC), TO ALLOW DEVELOPMENT OF A NEW JOSIE'S RESTAURANT AND ASSOCIATED SITE PLAN IMPROVEMENTS. THE REMAINING APPROXIMATELY 0.61-ACRE PORTION OF THE PROPERTY WILL RETAIN ITS SHDR FUTURE LAND USE AND IPUD ZONING FOR POTENTIAL FUTURE DEVELOPMENT.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions:

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The existing property consists of three parcels that were previously unified under a recorded Unity of Title. The unified 1.34-acre property has remained vacant under its current SHDR and IPUD designation. The applicant proposes to divide the property into two development areas: a northern approximately 0.72-acre area, including two existing parcels and a portion of the third parcel, for the new Josie's Restaurant, and a southern approximately 0.61-acre portion of the remaining parcel reserved for future development.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business must relocate. The new site offers an opportunity to reinvest along North Federal Highway and retain a local business.

The Future Land Use Map amendment to General Commercial (GC) and the Rezoning to Community Commercial (C-3) are required to permit restaurant use and ensure consistency with the companion Major Site Plan application. The property lies in the Urban Commercial Overlay District, which encourages commercial intensification along key corridors. See Exhibit "A" for the legal description of the rezoned property.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

NONE

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

NONE

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

NONE

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No businesses will be impacted by the proposed ordinance

4. Additional information the governing body deems useful (if any):

NONE

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 02/10/2026

Proposed Ordinance No. 26-003- Second Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, amending the Official Zoning Map of the City of Boynton Beach, Florida, for the northern approximately 0.72-acre portion of a 1.34-acre unified property generally located at 3047 N. Federal Highway, by changing the zoning designation from IPUD (Infill Planned Unit Development) to C-3 (Community Commercial); providing that the remaining approximately 0.61-acre portion of the property shall retain its IPUD zoning designation; providing for severability, conflicts, and providing for an effective date.

Requested Action: Staff recommends approval of proposed Ordinance No. 26-003, at second reading.

Explanation of Request:

The subject property comprises three parcels previously unified under a recorded Unity of Title, creating a single 1.34-acre parcel. The unified property has remained vacant under its existing IPUD (Infill Planned Unit Development) zoning.

The applicant proposes to separate the property into two development areas. The northern approximately 0.72-acre portion, consisting of two existing parcels and a portion of a third parcel, is proposed for development of a new Josie's Restaurant. The southern approximately 0.61-acre portion of the remaining parcel is not proposed for development at this time and is intended to remain reserved for future consideration under a separate application.

To implement the proposed development configuration, the applicant has submitted a Request for Release of Unity of Title, which is being processed concurrently with the companion Rezoning, Future Land Use Map Amendment, and Major Site Plan applications. Approval of the Release of Unity of Title will allow the property to be replated and legally separated, consistent with the proposed zoning configuration.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business is required to relocate. The proposed site provides an opportunity to retain a locally established restaurant while encouraging reinvestment along the North Federal Highway corridor.

The requested Rezoning would change the zoning designation of the northern portion of the property to C-3 (Community Commercial) to permit the proposed restaurant use and ensure consistency with the companion development applications. The property is located within the Urban Commercial Overlay District, which supports commercial development and reinvestment along major transportation corridors. The proposed zoning change is consistent with these objectives. The legal description of the property subject to the rezoning is provided in Exhibit "A."

How will this affect city programs or services? N/A

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Ord 26-003 Agenda_Item_4135-2026_-_Proposed_Ordinance_-_Rezoning_IPUD_to_C-3.docx
Staff_Report_-_FLUM__REZN-2025.05.3470_-_Josie_s_Restaurant__3047_N_Federal_Hwy (1).docx
Exhibit A - Tract 1 Legal Discription sketch.pdf
Exhibit B - Zoning, Existing and Proposed.pdf
Exhibit C - Justification Statement, FLUMA and Rezoning.pdf
Agenda_Item_4135-2026_-_Business-impact-estimate.docx

ORDINANCE NO. 26-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA, AMENDING ORDINANCE NO. 02-013 BY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE NORTHERN APPROXIMATELY 0.72-ACRE PORTION OF A 1.34-ACRE UNIFIED PROPERTY LOCATED AT 3047 N. FEDERAL HIGHWAY, BOYNTON BEACH, FLORIDA, BY CHANGING THE ZONING DESIGNATION FROM INFILL PLANNED UNIT DEVELOPMENT (IPUD) TO COMMUNITY COMMERCIAL (C-3); PROVIDING THAT THE REMAINING APPROXIMATELY 0.61-ACRE PORTION OF THE PROPERTY SHALL RETAIN ITS INFILL PLANNED UNIT DEVELOPMENT (IPUD) ZONING DESIGNATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Boynton Beach, Florida, adopted Ordinance No. 02-013, establishing an official zoning map of the City; and

WHEREAS, SSRS Ventures, LLC, has requested to rezone the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, Boynton Beach, FL, more particularly described in Exhibit "A," from Infill Planned Unit Development (IPUD) to Community Commercial (C-3); and

WHEREAS, the City Commission, sitting as the Local Planning Agency at a properly advertised hearing, received testimony and evidence related to the application and found that the rezoning is consistent with the City's Comprehensive Plan and provisions of Chapter 163, Part II, Florida Statutes; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Section 166.041, Florida Statutes, and the City's Land Development Regulations; and

WHEREAS, after careful review of the application, staff has determined that the proposed rezoning is consistent with an amendment to the Future Land Use Map, which was contemporaneously considered and approved by the City Commission, complies with the City's Comprehensive Plan, and is consistent with Chapter 163, Florida Statutes; and

WHEREAS, the City Commission has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the rezoning; and

WHEREAS, the City Commission finds that the proposed rezoning is consistent with the surrounding and existing land uses, the City's Comprehensive Plan and Land Development Regulations, and the City Commission deems it to be in the best interest of the public to amend the City's Zoning Map as further set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA:

Section 1: The foregoing "WHEREAS" clauses are hereby ratified as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2: Decision. The Property described in Exhibit A is hereby rezoned from Infill Planned Unit Development (IPUD) to Community Commercial (C-3), and the City's Official Zoning Map shall be amended accordingly.

Section 3: Amendment to Zoning Map. The Director of Planning and Zoning is further authorized to make the necessary changes, as depicted in Exhibit B, and as required to the City's Official Zoning Map to reflect the above-stated changes.

Section 4: Authorization to Transmit. The City Manager or designee is hereby authorized to transmit this Ordinance to the State Land Planning Agency pursuant to the provisions of the Community Planning Act, if required.

Section 5: Severability. The provisions of this Ordinance are declared to be severable and if any clause, section, or other part of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6: Conflicts. All Ordinances, parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 7: Effective Date. This Ordinance shall take effect immediately upon adoption.

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ORDINANCE NO. 26-003

FIRST READING this _____ day of _____, 2026.

SECOND, FINAL READING AND PASSAGE this _____ day of _____, 2026.

CITY OF BOYNTON BEACH, FLORIDA

	YES	NO
Mayor – Rebecca Shelton	_____	_____
Vice Mayor – Woodrow L. Hay	_____	_____
Commissioner – Angela Cruz	_____	_____
Commissioner – Thomas Turkin	_____	_____
Commissioner – Aimee Kelley	_____	_____
VOTE	_____	

ATTEST:

_____
Maylee DeJesús, MMC
City Clerk

(Corporate Seal)

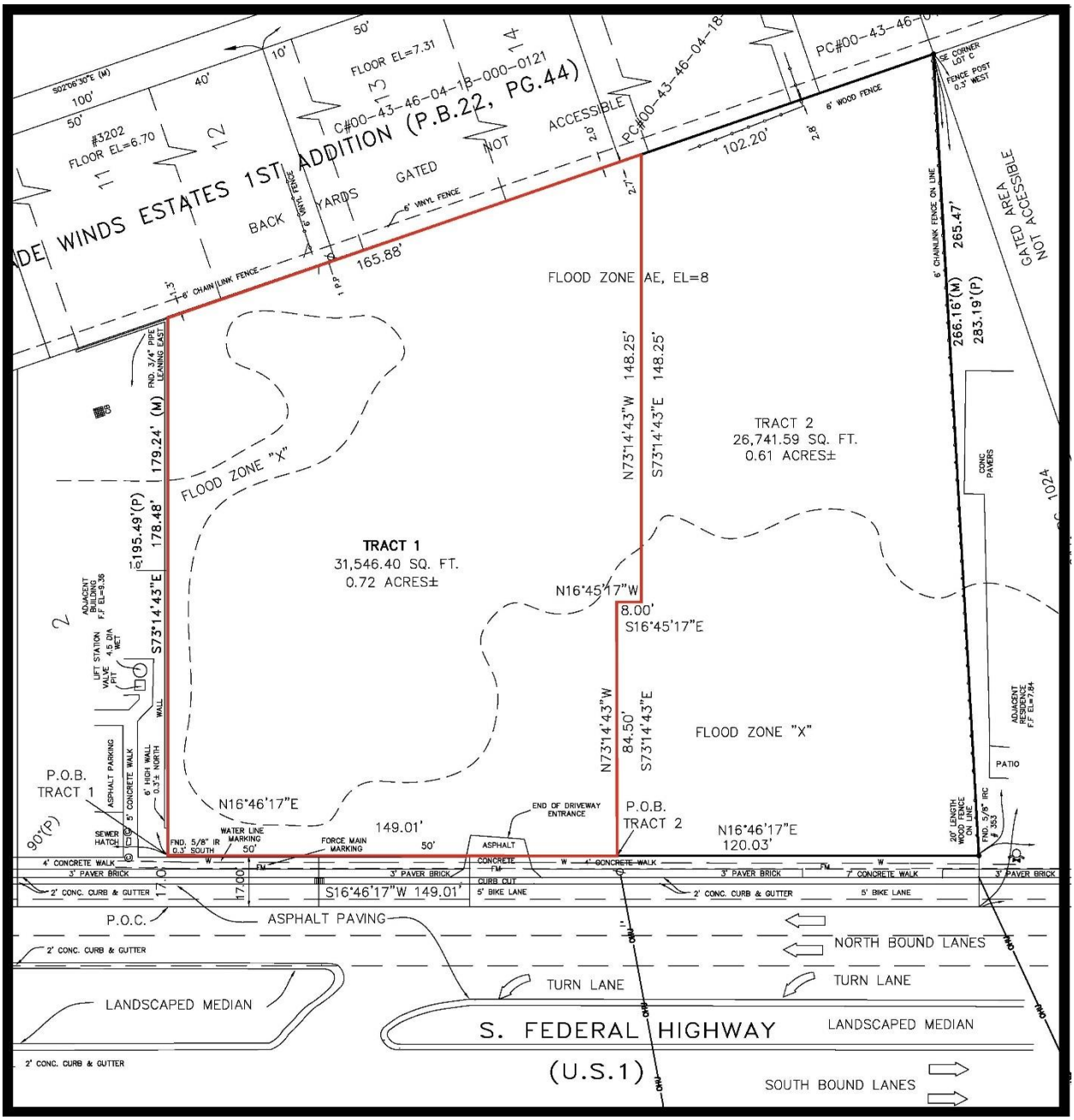
_____
Rebecca Shelton
Mayor

APPROVED AS TO FORM:

_____
Shawna G. Lamb
City Attorney

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Words in underlined type are additions.

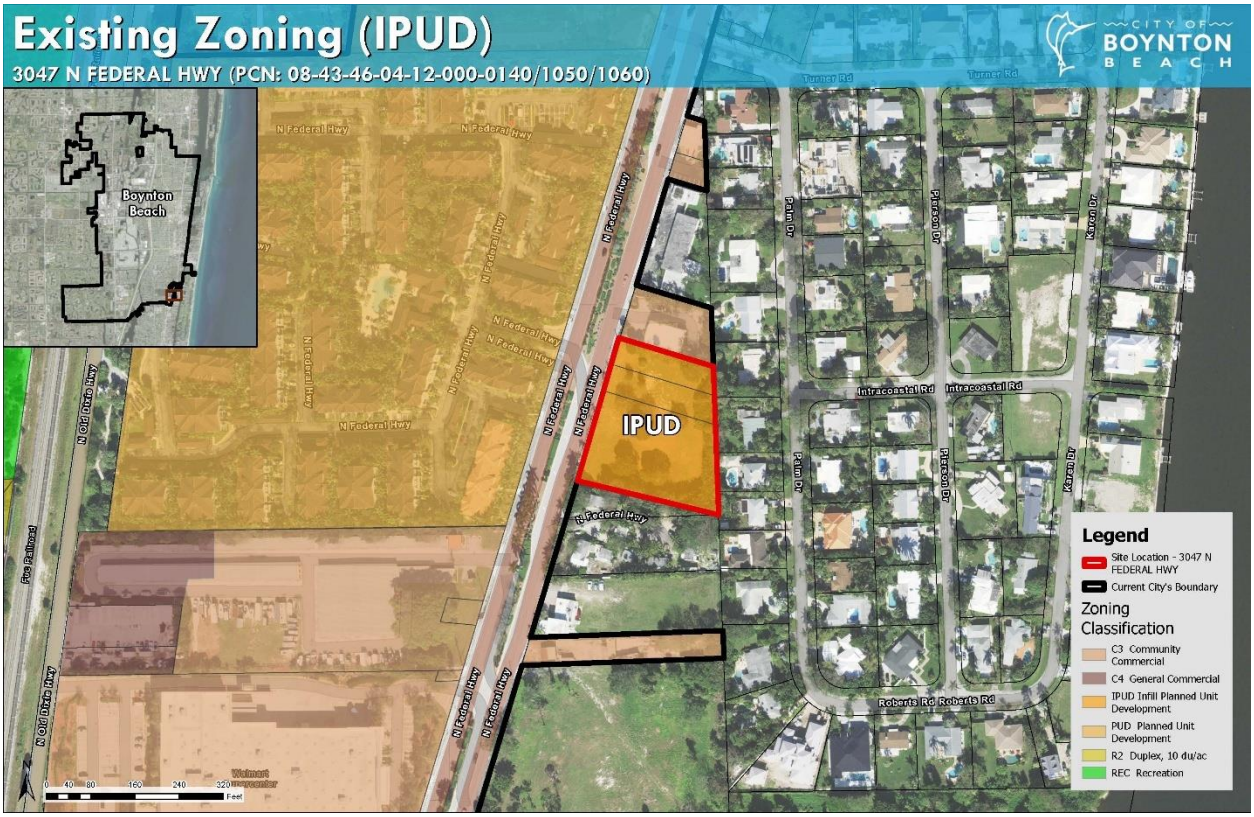
ORDINANCE NO. 26-003
Exhibit A
Legal Description



01.06.26 (IG)

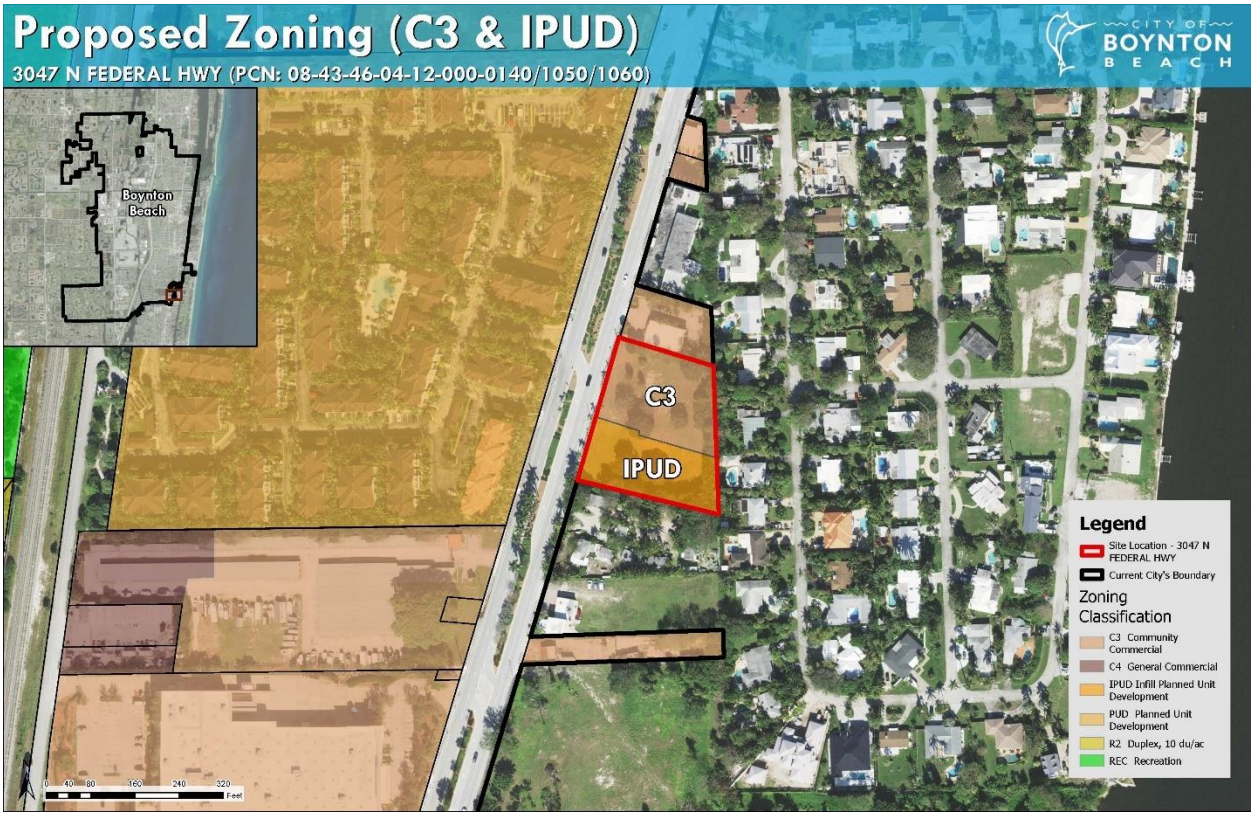
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ORDINANCE NO. 26-003
Exhibit B
Future Land Use Map



01.06.26 (IG)

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Words in <u>underlined</u> type are additions.



CODING: Words in ~~strike through~~ type are deletions from existing law;
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DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
PROJECT/CASE NO. FLUM & REZN-2025.05.3470

STAFF REPORT

TO:	Mayor Rebecca Shelton Members of the City Commission
THRU:	Kevin Fischer, AICP Planning & Zoning Division Director
FROM:	John Stout, Planner II
DATE:	December 30, 2025 (City Commission Hearing: January 20, 2026, and February 3, 2026)
PROJECT:	Josie's Restaurant, Future Land Use Map Amendment and Rezoning (FLUM, REZN 2025.05.3470)
REQUEST:	The Applicant is requesting approval of a Future Land Use map Amendment (FLUM 2025.05.3470) and Rezoning (REZN-2025.05.3470) for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N Federal Highway, amending the Future Land Use from SHDR (Special High Density Residential) and the Zoning from IPUD (Infill Planned Unit Development) to a Future Land Use of GC (General Commercial) with C-3 (Community Commercial) zoning designation, to allow development of a new Josie's Restaurant and associated site plan improvements. The remaining approximately 0.61-acre portion of the property will retain its SHDR future land use and IPUD zoning for potential future development.

PROJECT DESCRIPTION

Property Owner:	SSRS Ventures, LLC
Applicant:	Stephanie Setticasi, SSRS Ventures, LLC
Agents:	Bradley Miller, Urban Design Studio
Location:	3047 N Federal Highway, approximately 1.34 acres on the east side of N Federal Highway between Gulfstream Boulevard and Old Dixie Highway. The FLUM and the Rezoning request apply to the northern 0.72-acre development parcel.
Existing Land Use/ Zoning:	Special high-density residential (SHDR, 20 du/acre) / Infill Planned Unit Development (IPUD), Urban Commercial Overlay District (UCDO)

Proposed Land Use/ Zoning: General Commercial (GC) / Community Commercial (C-3), Urban Commercial Overlay District (UCDO)

Existing Use: Vacant

Proposed Use: Restaurant

Acreage: 1.34 acres unified

Adjacent Uses:

North: Commercial use along N Federal High, Community Commercial (C-3);

South: Unincorporated Palm Beach County, General Commercial (CG);

East: Unincorporated Palm Beach County, Single Family Residential (RS);

West: North Federal Highway and Multifamily Residential, Planned Unit Development (PUD)

PROPERTY OWNER NOTIFICATION

A notice of the requests was mailed to property owners within 400 feet of the subject properties, and signs were posted for the City Commission meeting dates. The applicant has certified that they posted signage and mailed notices in accordance with Ordinance No. 04-007 & 05-004.

BACKGROUND

The subject property comprises three parcels previously unified under a recorded Unity of Title, creating a single 1.34-acre parcel. The unified property has remained vacant under its existing Special High Density Residential future land use designation and Infill Planned Unit Development zoning.

The applicant proposes to divide the property into two development areas. The northern approximately 0.72-acre portion, consisting of two existing parcels and a portion of a third parcel, is proposed for development of a new Josie's Restaurant. The southern approximately 0.61-acre portion of the remaining parcel is not proposed for development at this time and is intended to remain reserved for future development under a separate application.

To implement the proposed development, the applicant has submitted a Request for Release of Unity of Title, which is being processed concurrently with the companion Future Land Use Map Amendment, Rezoning, and Major Site Plan applications. Approval of the Release of Unity of Title will allow the property to be replatted into separate legal parcels consistent with the proposed development configuration.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business must relocate. The proposed

site provides an opportunity to retain a locally established restaurant while encouraging reinvestment along the North Federal Highway corridor.

The requested Future Land Use Map Amendment to GC and the Rezoning to C-3 are required to permit the proposed restaurant use and ensure consistency with the companion Major Street Plan application. The property is located within the Urban Commercial Overlay District, which encourages commercial intensification and pedestrian-oriented development along key corridors. The legal description of the property subject to the Future Land Use Map Amendment and Reszoning is provided in Exhibit "A."

REVIEW BASED ON CRITERIA

The criteria for reviewing rezonings are set forth in the Land Development Regulations, Chapter 2, Article II, Section 2.D.3. These criteria must be included in the staff analysis for any proposed project that involves rezoning.

a. Demonstration of Need. *Whether the proposed amendments to the FLU and Zoning maps are supported by the implementation of the City's vision for the area under consideration, or by changes in the conditions or character of development in the area, ongoing or anticipated market trends may also be considered in a justification Statement provided as part of the application.*

The SHDR and IPUD entitlements have not resulted in the development of the site. Introducing General Commercial land use on the major corridor frontage enables a viable redevelopment, activates a highly visible location, and retains a significant local business currently facing displacement. The request demonstrates need based on market responsiveness, corridor redevelopment goals, and preservation of local economic anchors.

b. Consistency. *Whether the proposed amendments to the FLU and Zoning maps would be consistent with and promote the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and any other current City-approved planning documents.*

The General Commercial future land use designation supports a wide range of commercial activities intended to serve residents and visitors. The proposed restaurant use aligns with Comprehensive Plan policies that support corridor reinvestment, infill redevelopment, increased economic activity, and improved urban design along major throughfares. Specifically, the Future Land Use Map amendment and rezoning, alongside the Master Plan, comply with the City's Comprehensive Plan objectives and policies.

c. Compatibility. *The application shall consider whether the proposed Future Land Use and Zoning, or potential uses allowed in a proposed Zoning district, would be compatible with the surrounding uses in terms of density, scale, and the nature of use, or when such an amendment would normally create an isolated zoning district but would result in the incremental implementation of a redevelopment plan for the area.*

North Federal Highway contains a mix of commercial and residential uses. The proposed GC and C-3 designations are compatible with this context. The building is situated fronting the main right-of-way, while buffering, walls, and landscaping protect adjacent residential areas to the south and east. Enhanced pedestrian features and the Art in Public Places further strengthen the relationship with the main right-of-way of North Federal Highway.

d. Orderly Growth. *Whether the proposed amendments to the FLU and Zoning maps would encourage piecemeal development or create undevelopable parcels.*

The amendment and rezoning support orderly development by completing the C-3 restaurant portion and preparing for future development, while sharing utilities, stormwater infrastructure, and access, leaving both parcels functional and coordinated.

e. Location Efficiency. *Whether the proposed amendments to the FLU and Zoning maps would support complementary land uses: the integration of a mix of land uses consistent with smart growth or sustainability initiatives; access to a wide range of mobility options; or interconnectivity within the project and between adjacent properties.*

North Federal Highway and Palm Tran Route 1 serve the site directly. The project includes a pedestrian zone with street trees and improved walkability along North Federal Highway. By placing commercial use in a transit-accessible location and providing pedestrian circulation, the request advances smart growth and mobility objectives.

f. Availability of Public Services/Infrastructure. *All requests for FLUM amendments shall be reviewed for long-term capacity availability at the maximum intensity permitted under the requested land use classification. Requests for rezoning to planned zoning districts and FLUM amendments shall be subject to review under Chapter 1, Article VI, Concurrency.*

a. *Transportation:* The traffic analysis demonstrates compliance with City concurrency requirements. FDOT access review confirms that trips can be accommodated.
b. *Potable Water*: Adequate capacity is available.
c. *Sanitary Sewer*: Sewer capacity is available; a private lift station may be required.
d. *Stormwater*: The drainage statement confirms compliance with City and SFWMD criteria.
e. *Solid Waste*: Solid Waste Authority (SWA) confirms available regional capacity.
f. *Schools*: Not applicable for commercial development. A SCAD letter of approval will be required upon submission of future development plans for on-site residential components.

g. Economic Development Impact.

The project reinvests in a long vacant property, retains a major Boynton Beach restaurant, supports local employment, and increases the City's taxable commercial base. Construction will generate temporary jobs, and the long-term operation of Josie's will stimulate nearby businesses and contribute to continued corridor revitalization.

h. Heavy Commercial and Industrial Land Supply. *The review shall consider whether the proposed rezoning/FLUM amendment would reduce the amount of land available for commercial/industrial development.*

The property is not currently part of the City's heavy commercial or industrial land supply. The request does not remove the land from inventory; instead, it adds general commercial acreage, improving commercial distribution along North Federal Highway.

RECOMMENDATION

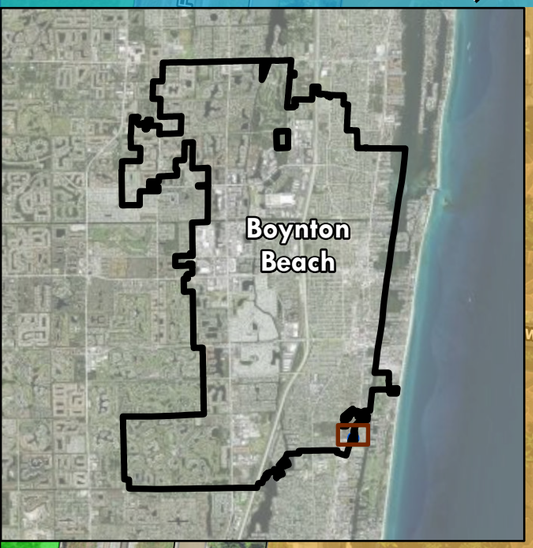
Staff has reviewed the proposed Future Land Use Map Amendment (FLUM 2025.05.3470) and Rezoning (REZN 2025.05.3470) requests against the applicable review criteria. Should the City Commission agree to approve the requests, the Planning and Zoning Division recommends APPROVAL. Furthermore, approval of these requests is contingent upon the approval of the associated New Major Site Plan (NWSP 2025.05.3470).

S02°06'30"E (M)
100'
50'
40'
10'
50'
FLOOR EL=7.31
#3202
FLOOR EL=6.70
C#00-43-46-04-18-000-0121
PC#00-43-46-04-18
PC#00-43-46-04
SE CORNER LOT C
FENCE POST 0.3' WEST
ACCESSIBLE
NOT
GATED
BACK YARDS
6' VINYL FENCE
6' WOOD FENCE
2.0'
2.8'
102.20'
2.7'
6' CHAINLINK FENCE ON LINE
266.16'(M) 265.47'
283.19'(P)
GATED AREA NOT ACCESSIBLE
DE WINDS ESTATES 1ST ADDITION (P.B.22, PG.44)
1
2
3
4
6' CHAIN LINK FENCE
1.3'
1 P.P.
165.88'
FLOOD ZONE AE, EL=8
FND. 3/4" PIPE LEANING EAST
CB
179.24' (M)
195.49'(P)
178.48'
1.0'
S73°14'43"E
FLOOD ZONE "X"
TRACT 1
31,546.40 SQ. FT.
0.72 ACRES±
N73°14'43"W 148.25'
S73°14'43"E 148.25'
TRACT 2
26,741.59 SQ. FT.
0.61 ACRES±
N16°45'17"W
8.00'
S16°45'17"E
FLOOD ZONE "X"
CONC PAVERS
PATIO
ADJACENT RESIDENCE F.F EL=7.84
ADJACENT BUILDING F.F EL=9.36
LIFT STATION VALVE PIT
4.5 DIA WET WELL
ASPHALT PARKING
5' CONCRETE WALK
6' HIGH WALL 0.3'± NORTH
P.O.B. TRACT 1
90°(P)
N16°46'17"E
149.01'
SEWER HATCH
FND. 5/8" IR 0.3' SOUTH
WATER LINE MARKING
FORCE MAIN MARKING
50'
END OF DRIVEWAY ENTRANCE
ASPHALT
CONCRETE
CURB CUT
5' BIKE LANE
P.O.B. TRACT 2
N16°46'17"E 120.03'
20' LENGTH WOOD FENCE ON LINE
FND. 5/8" IRC # 353
4' CONCRETE WALK
3' PAVER BRICK
2' CONC. CURB & GUTTER
17.0'
17.00'
S16°46'17"W 149.01'
7' CONCRETE WALK
P.O.C.
ASPHALT PAVING
NORTH BOUND LANES
TURN LANE
LANDSCAPED MEDIAN
S. FEDERAL HIGHWAY
(U.S.1)
SOUTH BOUND LANES
OHU

Existing Zoning (IPUD)

3047 N FEDERAL HWY (PCN: 08-43-46-04-12-000-0140/1050/1060)

CITY OF BOYNTON BEACH



IPUD

N Federal Hwy
N Old Dixie Hwy
Fec Railroad
Turner Rd
Palm Dr
Pierson Dr
Karen Dr
Intracoastal Rd
Roberts Rd
Walmart

0 40 80 160 240 320 Feet

Legend

- Site Location - 3047 N FEDERAL HWY
- Current City's Boundary

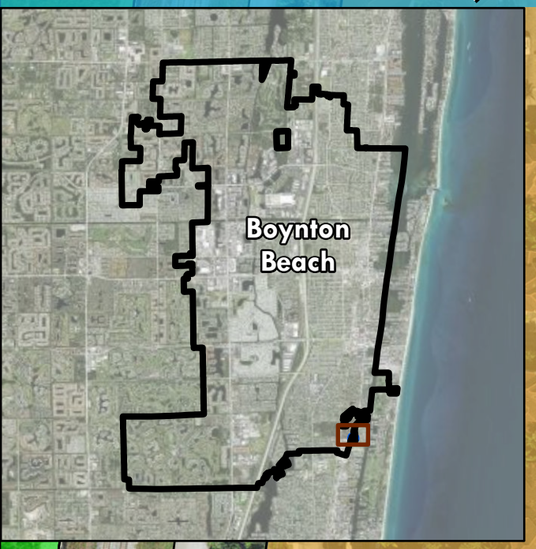
Zoning Classification

- C3 Community Commercial
- C4 General Commercial
- IPUD Infill Planned Unit Development
- PUD Planned Unit Development
- R2 Duplex, 10 du/ac
- REC Recreation

Proposed Zoning (C3 & IPUD)

3047 N FEDERAL HWY (PCN: 08-43-46-04-12-000-0140/1050/1060)

CITY OF BOYNTON BEACH



C3

IPUD

0 40 80 160 240 320
Feet

Legend

- Site Location - 3047 N FEDERAL HWY
- Current City's Boundary

Zoning Classification

- C3 Community Commercial
- C4 General Commercial
- IPUD Infill Planned Unit Development
- PUD Planned Unit Development
- R2 Duplex, 10 du/ac
- REC Recreation

JOSIES RESTAURANT

PROJECT NARRATIVE
Request: Major Development Application
Project/Case No: 2025.05.3470
Resubmittal: September 23, 2025
Revision: December 19, 2025

urban design studio

Urban Design
Land Planning
Landscape Architecture

Statement of Use and Justification for Future Land Use Map Amendment and Rezoning

SSRS VENTURES, LLC ("Petitioner") is the owner of the +/- 1.34-acre property located at 3047 N. Federal Hwy. and identified by parcel control number 08-43-46-04-12-000-0140/1050/1060 ("Property"). The Property is generally located on the east side of N. Federal Hwy. between Gulfstream Blvd. and Old Dixie Hwy. within the City of Boynton Beach ("City). The Property is designated SHDR ("Special High Density Residential 20 du/acre"), on the City's Future Land Use Map and is located within the IPUD (Infill Planned Unit Development) zoning district and within the UCDO ("Urban Commercial Overlay District"). The Property is vacant and serving no beneficial use to the City or the surrounding community.

Petitioner is proposing to replat the Property into two parcels, creating a 0.72-acre parcel, identified as Tract 1 and Phase I ("Development Parcel") that will be developed with a new 4,733 square foot building with 478 square feet of outdoor seating area to be used as the new location for Josie's Ristorante ("Project"), and a 0.62-acre parcel, Tract 2, that will be developed in the future ("Phase II"). To develop the Project, Petitioner is requesting a future land use map amendment ("FLUMA") to amend the future land use designation from Special High Density Residential (SHDR) to General Commercial (GC) and change the zoning designation from IPUD to C-3 ("Community Commercial District") on the 0.72-acre Development Parcel. The 0.62-acre parcel will maintain the existing future land use and zoning designations to facilitate the future development on the parcel. A site plan application will be submitted to develop Phase II at a later date. As part of this entitlement process, Petitioner will also be processing a Major Site Plan Application and subsequent Plat Application in order to allow for the commercial restaurant use on the Development Property and reconfigure the property.

Josie's Restaurant ("Josie's"), currently located and operating at 650 E Woolbright Road, is a fine- dining Italian restaurant that has been in business for over 30 years. Due to an unforeseen situation, the restaurant is being forced to relocate. Petitioner identified a unique opportunity to develop a new and innovative Josie's location on the Property, which will allow Josie's to have a permanent home, and to further cement itself as an integral and contributing member of the City and greater community. The Project will make use of multiple vacant parcels and bring a vibrant new development along the Federal Hwy. corridor.

FLUMA AMENDMENT & REZONING CRITERIA

In accordance with Chapter 4 Article III.2.II.2.D of the City's Code, Petitioner will demonstrate below that the FLUM Amendment and Rezoning, a) are needed; b) are consistent with, and promote, the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations; c) are compatible with the surrounding uses in terms of density, scale, and the nature of use; d) will promote orderly growth and discourage piecemeal development; e) will support complementary land uses, the integration of a mix of land uses consistent with smart growth and sustainability initiatives, access to alternative modes of transportation, and interconnectivity within the project and between adjacent properties; f) does not exceed the availability of Public Services/Infrastructure; g) will have a positive economic impact; and h) will not reduce the amount of land available for commercial development.

a) *Demonstration of Need*. Approval of the FLUM Amendment and Rezoning Applications is necessary to allow for development of the Project, which is needed to redevelop an underutilized vacant lot with a restaurant that will serve the surrounding community and be a contributing member of the City and greater community.

b) *Consistency*. The proposed FLUM Amendment and Rezoning are consistent with the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations. Per Policy 1.3.1(b) of the City's Comprehensive Plan states that the Commercial future land use category, "shall allow a broad range of commercial uses to provide for business, retail, service, office and other commercial enterprises that support the resident and visitor populations and create employment opportunities." The Project is in line with this intent and will allow for the development of commercial uses on the Development Property.

Additionally, the Project supports the following objectives and policies within the City's Comprehensive Plan:

- Policy 1.7.2 of the Plan provides that the City shall encourage land assembly to promote large-scale redevelopment and infill projects. A Declaration of Unity of Title has been executed which unifies the two parcels to support the development of Josie's on the Property. As part of the Project, Petitioner will be making improvements to the Property, which in addition to the infill development of the underutilized Property, will include attractive new landscaping, aimed at beautifying the heavily traveled N. Federal Highway roadway.

- Objective 1.17 of the Plan, as it will help the City to pursue economic development opportunities to support a competitive and diversified economy and bolster the quality of life for residents by providing a permanent home to this well-regarded dining establishment.

- Policy 1.17.1, as it will expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long-term jobs with the added employer that will come to the City as a result of this Project.

Lastly, the Project is consistent with the purpose and intent of the C-3 (Community Commercial District) in the City's LDRs, which states, "The intent of this conventional district is to encourage the development or use of property for appropriate intensive retail commercial uses providing for a wide range of goods and services, located along major thoroughfares." The Project meets this intent by providing commercial uses for the surrounding community along the major thoroughfare of N. Federal Hwy.

c) *Compatibility*. The proposed GC FLUM designation and C-3 zoning designation are compatible with the surrounding uses in terms of density, scale, and the nature of use.

d) *Orderly Growth*. The proposed amendments to the FLUM and Zoning maps will not encourage piecemeal development or create undevelopable parcels. As it stands, the existing parcel is undevelopable with the highest and best use under the current FLUM and zoning designations. The proposed amendments will create the regulatory framework to allow a beneficial and well- planned development on the Property. The Project will serve significant benefit to the community by providing a vibrant commercial building with frontage along N. Federal Highway, to include a Pedestrian Zone with paver walkway, street-trees and an active area.

e) *Location Efficiency*. The FLUM Amendment, Rezoning, and Master Plan will support complementary land uses providing transitional uses from the existing residential to the south and east and commercial use to the north. The Property is located adjacent to a Palm Tran stop (Stop 200, "Federal Highway & Turner Road") that connects directly to the Delray Tri-Rail, thus improving access to a wide range of mobility options. In consideration of these factors, the Project is located efficiently to promote sustainable development and mobility.

f) *Availability of Public Services/Infrastructure*. The proposed FLUM Amendment has been reviewed for long-term capacity availability at the maximum intensity permitted under the requested SHDR future land use classification, as detailed below:

Existing Maximum Development Permitted			
Land Use	**Gross Acreage**	**Maximum Density Permitted**	**Maximum Development Potential**
Special High Density Residential 20 du/acre	0.72	20 Dwelling Units per Acre	14 DU
Proposed Maximum Development Permitted			
Land Use	**Gross Acreage**	**Maximum Density Permitted**	**Maximum Development Potential**
General Commercial	0.72	0.5	15,681 SF

(1) Roadways – The FLUM Amendment and Rezoning meet the City's roadway concurrency standards. Please refer to the FLUM Amendment Traffic Study and TPS Letter with this application, which detail compliance with the City's Roadway concurrency standards.

(2) Potable Water - The FLUM Amendment and Rezoning meet the City's potable water concurrency standards. Boynton Beach Utilities will be the water service provider for the referenced project. The City has a 10" waterline line running along North Seacrest Blvd as shown on the record drawings. The Project will connect to that line and bring water, fire and domestic service to the Property. The existing 10" watermain has sufficient capacity for fire and domestic service. The Project connection will consist of a new 8" watermain with a new fire hydrant connected directly to the 10" watermain.

The new (on-site) fire and domestic water lines will have independent connections to the 10" watermain on N. Seacrest Blvd. Two fire hydrants are provided within Phase I in accordance with spacing requirements and comments received from the Fire Division. Fire flow shall be provided at flows not less than 1200 gallons per minute in addition to a maximum day requirement at pressures of not less than 30 pounds per square inch.

Domestic flow is calculated at 100 -200 gpd/ unit or ERC. As such, the project engineer estimates the water domestic use at 90 units x 200 gpd = 18,000 gallons per day. The utility may apply a peak-hour factor of 4.0.

The water utilities will be designed and installed in accordance with the FDEP requirements and subject to applicable permits or approvals obtained from Boynton Beach Utilities and the appropriate permits secured from the Palm Beach County Health Department.

Please refer to the letter from Boynton Beach Utilities included with this application, which confirms the availability of potable water service and capacity for the Project.

(3) Sanitary Sewer – The FLUM Amendment, Rezoning, and Master Plan meet the City's sanitary sewer concurrency standards. Boynton Beach Utilities will be the sewer service provider for the Project, and sanitary sewer mains are available adjacent to the Property. However, depending on the site grading, a private lift station and force main may be needed to discharge into the City closest sanitary manhole. In case of a shallow sanitary manhole, Petitioner will be responsible to lower that manhole to accommodate the addition flow, while maintaining the downward slope that causes the wastewater to flow freely down the pipes due to gravity.

"City of Boynton Beach Utilities" will be the Water Treatment Plants for the project. The total permitted maximum day operating capacity of the plants is 34.44 MGD, and the total maximum daily flow at the plants as recorded on monthly operating reports during the past 12 Months is 16.5 MGD. In addition, "South Central Regional Wastewater Treatment & Disposal Board" is the Wastewater Treatment Plant that will serve the project. Its maximum monthly average daily flow over the last 12-month period is 19.11 MGD, and the maximum three-month average daily flow over the last 12-month period is 17.97 MGD

Sewage collection system shall be designed and installed in accordance with the FDEP requirements and subject to applicable permits or approvals obtained from Boynton Beach Utilities and the appropriate permits secured from the Palm Beach County health Department.

Based on the record drawings, the Project will be designed to connect to the existing sewer line on the NW corner of the property line. The sewer line is located in an easement, and the connection will be via a new force main from the new private pump station. Please refer to the letter from Boynton Beach Utilities included with this application, which confirms the availability of sanitary sewer service and capacity for the Project.

(4) Solid Waste - There is sufficient solid waste capacity to serve the Project. The Solid Waste Authority of Palm Beach County ("Authority") is the solid waste service provider for the City and the Property. Please refer to the letter from the Solid Water Authority, which provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated Palm Beach County for the coming year of 2024, the five• year, and ten-year planning periods.

capacity remaining. Based upon the existing County population, the most recently available population growth rates published by the University of Florida

Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction, and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

(5) Stormwater Drainage - The Project will be designed to meet the City's stormwater management requirements. The stormwater system will consist of exfiltration trenches, dry retention areas, swales and catch basins. We intend to capture, treat and convey all stormwater on-site without affecting adjacent properties or the roadway drainage system on N. Federal Highway.

Parking area drainage grade elevation shall not be lower than the maximum water surface elevation produced by the three-year, 24-hour rainfall event in any retention, detention, or conveyance facility receiving stormwater runoff. However, where detention or retention is provided by subsurface exfiltration systems the finished grade shall be no lower than the maximum storage elevation produced by the five-year, 24-hour event.

Storm sewer system capacity design shall, at a minimum, provide for conveyance of peak inflow from the applicable catchment, based on the three-year rainfall event, such that the hydraulic gradient elevation does not exceed the grate or cover elevation at any inlet or manhole under tailwater conditions

Secondary system, including all facilities and appurtenant structures for detention, retention, discharge, and conveyance to legal positive outfall, shall be designed and constructed to provide the degree of treatment and control of all stormwater runoff discharged from a development site necessary to meet the requirements of the agency having jurisdiction over receiving waters at each point of legal positive outfall. Secondary facilities for development subject to permitting by individual or general permit from SFWMD

(6) Schools – This is not applicable considering that the proposed FLUM Amendment and Rezoning are for commercial designation.

(7) Recreation and Open Space – This is not applicable considering that the proposed FLUM Amendment and Rezoning are for commercial designation.

g) *Economic Development Impact*. Approval of the proposed FLUM Amendment and Rezoning will not represent a decrease in the possible intensity of development or represent a potential decrease in the number of uses with high probable economic development benefits. The Project will provide a reasonable increase in density to create a much-needed modern affordable housing opportunity within the City, thus creating an economic development benefit to the current and future residents of the City and responding to the urgent and ongoing housing crisis in the region and nation at large.

h) *Heavy Commercial and Industrial Land Supply*. Approval of the proposed FLUM Amendment and Rezoning will not reduce the amount of land available for heavy commercial/industrial development.

i) *Master Plan and Site Plan Compliance with Land Development Regulations*. The Project complies with the site development standards of the City's Code and will provide specific details through the required Site Plan Application approval process subsequent to the approval of the proposed Rezoning.

CONCLUSION

In conclusion, the approval of this application, along with the Major Site Plan application, will allow a well-known and successful restaurant to relocate within the City and be developed on a parcel of land that has been underutilized and vacant for over 30 years. The proposed application is compliant with the proposed Comprehensive Plan designation, Zoning District, and property development regulations.

We appreciate the assistance of City staff for the assistance with this application and respectfully request your supportive recommendation to the City Commission. Should there be any questions or need of additional information, please contact Bradley Miller, bmiller@udsflorida.com or Ailish Villalobos, avillalobos@udsflorida.com as Agents for the Applicant.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA, FOR A REZONING (REZN-2025.05.3470) FOR THE NORTHERN APPROXIMATELY 0.72-ACRE PORTION OF A 1.34-ACRE UNIFIED PROPERTY LOCATED AT 3047 N FEDERAL HIGHWAY, AMENDING THE ZONING FROM INFILL PLANNED UNIT DEVELOPMENT (IPUD) TO COMMUNITY COMMERCIAL (C-3) ZONING DESIGNATION, TO ALLOW DEVELOPMENT OF A NEW JOSIE'S RESTAURANT AND ASSOCIATED SITE PLAN IMPROVEMENTS. THE REMAINING APPROXIMATELY 0.61-ACRE PORTION OF THE PROPERTY WILL RETAIN ITS IPUD ZONING FOR POTENTIAL FUTURE DEVELOPMENT.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions:

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The existing property consists of three parcels that were previously unified under a recorded Unity of Title. The unified 1.34-acre property has remained vacant under its current SHDR and IPUD designation. The applicant proposes to divide the property into two development areas: a northern approximately 0.72-acre area, including two existing parcels and a portion of the third parcel, for the new Josie's Restaurant, and a southern approximately 0.61-acre portion of the remaining parcel reserved for future development.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business must relocate. The new site offers an opportunity to reinvest along North Federal Highway and retain a local business.

The Future Land Use Map amendment to General Commercial (GC) and the Rezoning to Community Commercial (C-3) are required to permit restaurant use and ensure consistency with the companion Major Site Plan application. The property lies in the Urban Commercial Overlay District, which encourages commercial intensification along key corridors. See Exhibit "A" for the legal description of the rezoned property.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

NONE

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

NONE

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

NONE

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No businesses will be impacted by the proposed ordinance

4. Additional information the governing body deems useful (if any):

NONE

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 02/10/2026

Proposed New Major Site Plan (NWSP-2025.05.3470) for a new 4,733-square-foot structure for Josie's Restaurant at 3047 N Federal Highway, subject to the approval of the companion Future Land Use Map Amendment and Rezoning Requests. This item was tabled at the January 20, 2026, City Commission Meeting.

Requested Action: Staff recommends approval of the Major Site Plan (NWSP-2025.05.3470).

Explanation of Request:

The subject property consists of three parcels previously unified under a recorded Unity of Title, forming a single 1.34-acre property. The property has remained vacant under its existing SHDR (Special High Density Residential) future land use designation and IPUD (Infill Planned Unit Development) zoning district.

The New Major Site Plan is submitted concurrently with companion Future Land Use Map Amendment, Rezoning, and Release of Unity of Title applications to establish the appropriate commercial entitlement and legal parcel configuration for the proposed restaurant. Specifically, the applicant requests to rezone the northern 0.72 acres from IPUD with an SHDR future land use designation to C-3 (Community Commercial) zoning with a GC (General Commercial) future land use designation. A replat is required to implement the proposed development and establish the legal parcel configuration.

The two portions of the site are designed to function independently, with shared access to North Federal Highway and shared utility infrastructure as required.

The site is located within the Urban Commercial Overlay District, which encourages pedestrian-oriented design, enhanced landscaping, and reinvestment along major corridors. The proposed site plan reflects these objectives by orienting the building toward North Federal Highway, locating parking to the side and rear, providing a pedestrian zone along the frontage,

and incorporating an Art in Public Places feature.

How will this affect city programs or services? N/A

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Development Order - Major Site Plan Modification (NWSP 2025.05.3470).doc
Staff Report - Major Site Plan Modification (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..docx
Exhibit A - Location Map - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit B - Justification Statement - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit C- Project Plans - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit D - Conditions of Approval (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..docx

DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA

PROJECT NAME: Josie's Restaurant, New Major Site Plan (NWSP-2025.05.3470)

APPLICANT: Stephanie Setticasi, SSRS Ventures, LLC

APPLICANT'S ADDRESS: 132 Island Dr., Ocean Ridge, Florida 33435

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: January 20, 2026 (Tabled)
February 3, 2026

APPROVAL SOUGHT: Approve the request of a New Major Site Plan (NWSP-2025.05.3470) to construct a one-story 4,733-square-foot restaurant building and associated site improvements on the northern approximately 0.72 acres of a 1.34-acre unified property located at 3047 N Federal Highway. This New Major Site Plan is associated with companion Future Land Use Map Amendment (FLUM-2025.05.3470) and Rezoning (REZN-2025.05.3470) applications.

LOCATION OF PROPERTY: 3047 N Federal Highway, Boynton Beach, Florida 33306

DRAWING(S): SEE EXHIBIT "C" ATTACHED HERETO.

_____ THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission, having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff, and the public, finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.

2. The Applicant
   ___ HAS
   ___ HAS NOT

   established by substantial competent evidence a basis for the approval requested.

3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "D" with notation "Included."

4. The Applicant's request is hereby
   ___ GRANTED subject to the conditions referenced in paragraph 3 above.
   ___ DENIED

5. This Order shall take effect immediately upon issuance by the City Clerk.

6. All further development on the property shall be made in accordance with the terms and conditions of this order.

7. Other: _____
   _____
   _____

DATED: _____ _____
City Clerk

DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
PROJECT/CASE NO. NWSP-2025.05.3470

STAFF REPORT

TO:	Mayor Rebecca Shelton Members of the City Commission
THRU:	Kevin Fischer, Division Director, Planning and Zoning
FROM:	John Stout, Planner II
DATE:	December 30, 2025 (City Commission Hearing: Tabled January 20, 2026) (City Commission Hearing: February 3, 2026)
PROJECT:	Josie's Restaurant, New Major Site Plan (NWSP-2025.05.3470)
REQUEST:	The Applicant is requesting approval of a New Major Site Plan (NWSP-2025.05.3470) to construct a 4,733-square-foot restaurant building and associated site improvements on the northern approximately 0.72 acres of a 1.34-acre unified property located at 3047 N Federal Highway. This New Major Site Plan is associated with companion Future Land Use Map Amendment (FLUM-2025.05.3470) and Rezoning (REZN-2025.05.3470) applications.

PROJECT DESCRIPTION

Property Owner:	SSRS Ventures, LLC
Applicant:	Stephanie Setticasi, SSRS Ventures, LLC
Agent:	Bradley Miller, Urban Design Studio
Location:	3047 N Federal Highway, Boynton Beach, Florida. The property is located on the east side of North Federal Highway, generally between Gulfstream Boulevard and Old Dixie Highway.
Parcel Number:	08-43-46-04-12-000-0140
Existing Land Use:	Special High Density Residential (SHDR, 20 du/acre)
Proposed Land Use:	General Commercial (GC) of the northern 0.72-acre portion of the unified 1.34-acre property, subject to approval of the companion FLUM and Rezoning applications and future replat.
Existing Zoning:	Infill Planned Unit Development (IPUD)

Proposed Zoning: Community Commercial (C-3) of the northern 0.72-acre portion of the unified 1.34-acre property, subject to approval of the companion FLUM application and future replat.

Acreage: 1.34 acres unified

Adjacent Uses:

North: Commercial use along N Federal High, Community Commercial (C-3);

South: Unincorporated Palm Beach County, General Commercial (CG);

East: Unincorporated Palm Beach County, Single-Family Residential (RS);

West: North Federal Highway and Multifamily Residential, Planned Unit Development (PUD)

PROPERTY OWNER NOTIFICATION

Notice of the request was mailed to property owners within 400 feet of the subject property, and signs were posted for the City Commission hearing dates. The applicant has certified compliance with Ordinance Nos. 04-007 and 05-004.

PROPOSED DEVELOPMENT

Proposal: The proposal is for Josie's, a Boynton Beach-based Italian restaurant seeking a new location following displacement from its prior Riverwalk site. The applicant proposes construction of a 4,733-square-foot restaurant building with approximately 478 square feet of outdoor dining. The restaurant development is limited to the northern 0.72 acres of the unified property. The remaining 0.61 acres will remain vacant and sodded in accordance with City Code until a future development application is submitted.

Background: The subject property consists of three parcels previously unified under a recorded Unity of Title, forming a single 1.34-acre property. The property has remained vacant under its existing SHDR (Special High Density Residential) future land use designation and IPUD (Infill Planned Unit Development) zoning district.

The New Major Site Plan is submitted concurrently with companion Future Land Use Map Amendment, Rezoning, and Release of Unity of Title applications to establish the appropriate commercial entitlement and legal parcel configuration for the proposed restaurant. Specifically, the applicant requests to rezone the northern 0.72 acres from IPUD with an SHDR future land use designation to C-3 (Community Commercial) zoning with a GC (General Commercial) future land use designation. A replat is required to

implement the proposed development and establish the legal parcel configuration.

The two portions of the site are designed to function independently, with shared access to North Federal Highway and shared utility infrastructure as required.

The site is located within the Urban Commercial Overlay District, which encourages pedestrian-oriented design, enhanced landscaping, and reinvestment along major corridors. The proposed site plan reflects these objectives by orienting the building toward North Federal Highway, locating parking to the side and rear, providing a pedestrian zone along the frontage, and incorporating an Art in Public Places feature.

ANALYSIS

Traffic and Access: A traffic analysis was submitted demonstrating that the proposed restaurant complies with City concurrency requirements. The Florida Department of Transportation reviewed and approved the proposed access along North Federal Highway. Internal circulation provides adequate turning radii for service and emergency vehicles while clearly separating vehicular and pedestrian movements. No adverse impacts to the surrounding roadway network are anticipated.

Utilities: Potable water and sanitary sewer service will be provided by the City of Boynton Beach. Utility availability has been confirmed. Due to site elevations, a private lift station may be required and will be reviewed during final engineering and permitting. Utility systems are designed to accommodate the proposed restaurant and allow for the future development of the remaining parcel.

Fire: The Fire Department reviewed the site plan and has no objection. Emergency access, hydrant spacing, and fire apparatus circulation comply with City standards. Final fire protection details will be reviewed during permitting.

Police: The Police Department reviewed the site plan for CPTED compliance and has no objection. Lighting, visibility, and circulation features support public safety objectives.

Engineering: The Engineering Division reviewed the civil plans, grading, drainage design, and utility layout, and determined that the proposal complies with City engineering standards. Driveway geometry, internal circulation, and service access function appropriately. Remaining technical items will be addressed during permitting.

Drainage: The proposed drainage system provides on-site stormwater collection, treatment, and attenuation in compliance with City standards and South

Florida Water Management District criteria. The system will not negatively impact adjacent properties or public rights-of-way.

Parking and Circulation: Parking is provided in compliance with City requirements for restaurant uses. The applicant has requested approval of compact parking spaces through an engineering waiver. ADA-accessible parking spaces are located near primary entrances. Internal circulation is designed to function independently for the restaurant while maintaining long-term coordination with the remainder of the parcel.

Landscaping and Buffering: The landscape plan meets City requirements for perimeter buffering, interior parking landscaping, and streetscape improvements. Buffering is provided along the south and east property lines adjacent to residential uses. Streetscape landscaping enhances the North Federal Highway frontage in accordance with Urban Commercial Overlay standards, providing shaded sidewalks and upgraded landscaping.

Building Height and Design: The proposed building is a two-story, 26'-8" tall structure compliant with the height limitations of the C-3 zoning district. The architectural design incorporates articulated facades, defined entry features, and materials appropriate for a prominent corridor location. Mechanical equipment is screened from view.

Lighting: The photometric plan demonstrates compliance with City lighting standards. Full-cutoff fixtures limit light spillover onto adjacent properties while providing adequate illumination for safety.

Signage: Signage is not included in this site plan approval and will be reviewed under a separate permit.

Public Art: The site plan includes a designated area along North Federal Highway intended to satisfy the City's Art in Public Places requirements. Final artwork details will be reviewed and approved by the Art Advisory Board prior to issuance of a Certificate of Occupancy.

Consistency with FLUM & Rezoning: The site plan is consistent with the required GC future land use designation and C-3 zoning district. Approval of the site plan is contingent upon approval of the companion FLUM and Rezoning applications.

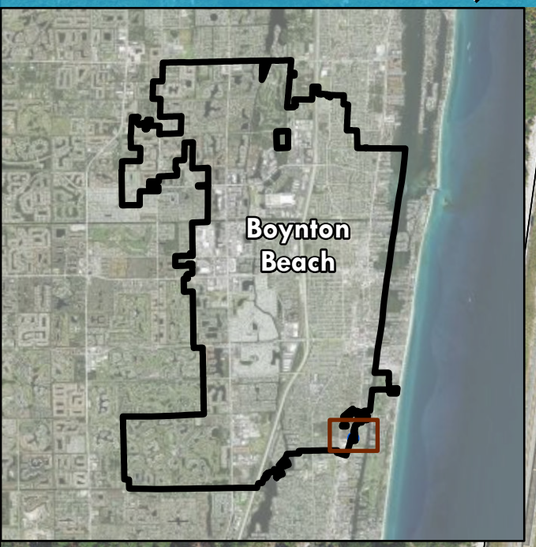
RECOMMENDATION

Staff recommends **APPROVAL** of the New Major Site Plan (NWSP-2025.05.3470). Any additional conditions imposed by the City Commission will be incorporated into Exhibit "D" – Conditions of Approval.

Location Map

3047 N FEDERAL HWY (PCN: 08-43-46-04-12-000-0140/1050/1060)

CITY OF BOYNTON BEACH



SITE

Bayfront Dr
N Federal Hwy
N Federal Hwy
N Federal Hwy
N Federal Hwy
N Federal Hwy
N Federal Hwy
N Federal Hwy
N Old Dixie Hwy
N Old Dixie Hwy
Turner Rd
Palm Dr
Pierson Dr
Karen Dr
Intracoastal Rd
Roberts Rd
Bluewater Cv
Gulfstream Blvd
E 34th Ave
Francesca Ridge Rd
Walmart Supercenter
Polo Cove
Palm Way
Middle Rd
Golfview Dr
Chukker Rd
Waterside
811
811
1
1
68

Legend

- Site Location - 3047 N FEDERAL HWY
- Current City's Boundary

N

0 70 140 280 420 560 Feet

JOSIES RESTAURANT

PROJECT NARRATIVE
Request: Major Development Application
Project/Case No: 2025.05.3470
Resubmittal: September 23, 2025 – Review Cycle 1
Resubmittal: October 24, 2025 – Review Cycle 2
Resubmittal: December 19, 2025

urban design studio

Urban Design
Land Planning
Landscape Architecture

Statement of Use and Justification for Site Plan Application

INTRODUCTION

SSRS Ventures LLC ("Petitioner") is the owner of the +/- 1.34-acres, generally located on the east side North Federal Highway and between Gulfstream Boulevard and Old Dixie Highway ("Property"), within the City of Boynton Beach ("City"), Palm Beach County ("County"). The Property is designated SHDR 20, Special High Density Residential 20 du/acre, on the City's Future Land Use Map and is zoned IPUD, Infill Planned Unit Development. The Property is currently vacant.

Petitioner is proposing to split the Property into two parcels, creating a 0.72-acre parcel, identified as Tract 1, and Phase I ("Development Parcel") that will be developed with a new 4,733 square foot building with 478 square feet of outdoor seating area to be used as the new location for Josie's Ristorante ("Project"), and a 0.62-acre parcel, Tract 2, that will be developed in the future (Phase II). To develop the Project, Petitioner is requesting a future land use map amendment (FLUMA) to amend the future land use designation from SHDR (Special High Density Residential 20 du/acre) to GC (General Commercial) and change the zoning designation from IPUD (Infill Planned Unit Development) to C-3 (Community Commercial District) on the 0.72-acre Development Parcel, along with this Major Site Plan Application.

The 0.62-acre parcel, Tract 2, will maintain the existing future land use and zoning designations to facilitate the future development on the parcel. A site plan application will be submitted to develop Phase II at a later date.

Pursuant to discussion with Staff, the property will be configured by Plat, which is an administrative review process and can be processed concurrently with land development permits.

In order to achieve this proposal, the Applicant is requesting approval of the following:

- Release of Unity of Title for the overall 1.34-acre property.
- Land Use Amendment from SHDR-20 to General Commercial (GC) and Rezoning from IPUD to C-3 for Tract 1 (0.72-acres).
- Major Site Plan application for restaurant use within Tract 1 (0.72-acres).
- Re-plat of the overall 1.34-acre property.

PROJECT DESCRIPTION

As indicated, Petitioner is proposing to develop Phase I of this vacant parcel with a new 4,733 square foot restaurant (plus 478 square feet of outdoor seating area) on the northern 0.72 acres for the new location of Josie's Restaurant, an established and well-known restaurant in the City of Boynton ("Project"). The restaurant will accommodate 118 seats within the building and 22 seats within the outdoor dining area. A 512 square foot outdoor open area is also provided along N. Federal Highway which will include a proposed artistic fountain in compliance with the Art in Public Places program.

Josie's Restaurant ("Josie's"), currently located and operating at 650 E Woolbright Road, is a fine-dining Italian restaurant that has been in business for over 30 years. Due to unforeseen situation, the restaurant is being forced to relocate. Petitioner identified a unique opportunity develop a new and innovative Josie's location on the Property, which will allow Josie's to have a permanent home, and to further cement itself as an integral and contributing member of the City and greater community. The Project will make use of multiple vacant parcels and bring a vibrant new development along the Federal Highway corridor. The Future Land Use Element ("FLUE"), found in the Boynton Beach Comprehensive Plan (the "Plan"), provides multiple goals, policies and objectives aimed at guiding the future growth and development of the City that further support redevelopment of the Property with the Project. Policy 1.7.2 of the Plan provides that the City shall encourage land assembly to promote large-scale redevelopment and infill projects. A Declaration of Unity of Title has been executed which unifies the three parcels to support the development of Josie's on the Property. As part of the Project, Petitioner will be making improvements to the Property, which in addition to the infill development of the underutilized Property, will include attractive new landscaping, aimed at beautifying the heavily traveled N. Federal Highway roadway. Moreover, the Project is supported by Objective 1.17 of the Plan, as it will help the City to pursue economic development opportunities to support a competitive and diversified economy and bolster the quality of life for residents by providing a permanent home to this well-regarded dining establishment. Finally, the Project supports Policy 1.171., as it will expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long-term jobs with the added employer that will come to the City as a result of this Project.

The proposed Site Plan consists of a single restaurant building, situated along the N. Federal Highway frontage and required Pedestrian Zone, in compliance with the Urban Commercial Corridor Overlay. This provides a more engaging and active frontage along the roadway and screens parking areas from view. Access to the site is provided by a right-in/right out driveway on Federal Highway. The preliminary design of this driveway as shown on the Site Plan has been approved by FDOT.

PARKING & LOADING

Parking for the proposed restaurant use is calculated based 2.5 spaces per seat but no less than 1 space per 100 square feet of building area. As shown in the chart below,

the restaurant is proposed to have 118 seats, a gross building area of 4,733 square feet and 47 parking spaces are required, however a total of 45 spaces are provided, with 39 standards spaces, 4 compact spaces and 2 handicap accessible spaces. This application requests the approval of a parking reduction of 2 spaces pursuant to Chapter 4, Article V, Section 3. A.1 and as outlined below.

PARKING REDUCTION (per Chapter 4, Article V, Section 3.A)

Use Data			Parking Data			Reduction	
Use	Sq. Ft.	Seats	Rate	Required	Provided	Spaces	Percentage
Restaurant		118	2.5	47.2	45	-2.2	4.66%
	4,733		100	47.33	45	-2.33	4.92%

The requested reduction is applicable to this project by meeting the conditions of Section 3.A.1 and the Criteria of 3.A.2. as indicated below.

3.A.1. Applicability: ***"This provision to reduce the standard number of required parking spaces shall only apply when the following conditions are met:***

a. *The reduction in the number of parking spaces shall not cause the development to be noncompliant with Section 2.A. above.*
   Response: Section 2.A. regulates the parking standards for all uses within the City, including the required number of spaces. The proposed development complies with all standards of this section, with the exception of the required number of spaces of which a reduction of 2 space or 4.92% is hear-by requested by this application.
b. *Shall only apply to non-residential uses; and*
   Response: the proposed use is a restaurant and is therefore applicable.
c. *Shall not be applied in conjunction with other provisions to reduce the number of required off-street spaces pursuant to this article.*
   Response: no other provision is being requested to reduce the number of spaces required.

3.A. 2. Criteria The following criteria shall be used in the evaluation of a request to reduce the standard number of required parking by five percent (5%).

a. *Landscaped areas within off-street parking areas shall be maximized and enhanced, and existing plant material, particularly mature shade trees, should be preserved to the maximum extent possible, to help reduce ground-level absorption of solar radiation.*

   Response: the site is clear of vegetation; however, it is designed to provide as much landscaping as possible to comply and exceed the code requirements. As shown in the Landscape Legend chart on Sheet L-3 of the landscape plans, there are 5 additional trees than required and provided within the east buffer to provide better screening from the adjacent residential use. The proposed landscape design has also taken into account the need for shade of the parking lot and pedestrian zone along Federal Highway.

b. Impervious surfaces shall be minimized; and
Response: the site has been designed to provide the proper paved access, circulation and parking to support the proposed restaurant use. If there were the area to provide the 2 parking spaces, it would only increase the impervious area.

c. Pedestrian connections shall be enhanced.

Response: the pedestrian connections are minimal on site however located in areas that are landscaped and enhanced with landscaping related to the outdoor sitting on the south and pedestrian zone area along the Federal Highway frontage. The intent of these areas are to provide for al fresco dining with an enhanced atmosphere.

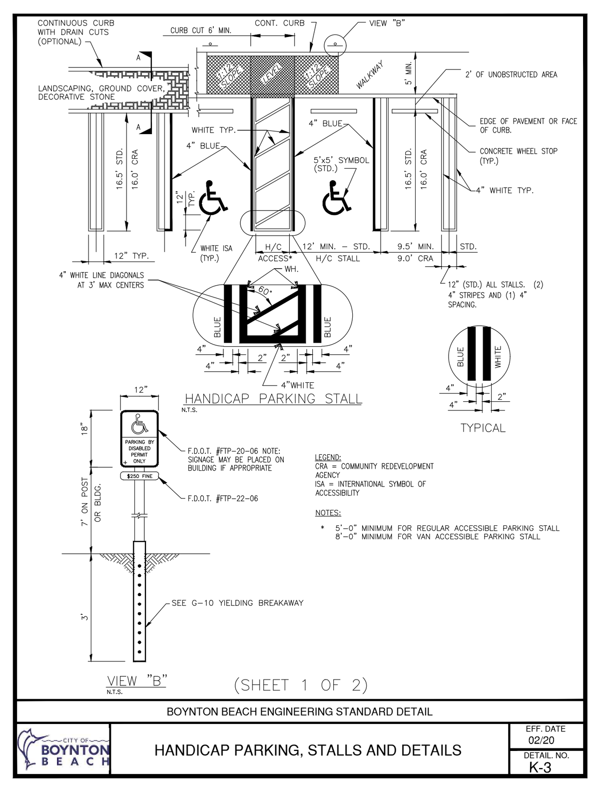
As indicated, the parking provided includes four (4) compact spaces at a reduced size of 8' x 16' pursuant to an administrative engineering waiver which has been granted to allow these compact spaces in this circumstance. Likewise, the required loading space is proposed within one of the internal drive aisles and is also subject to an engineering waiver. The parking spaces in which it blocks will be designated for employee use, plus all deliveries will be scheduled in off business hours to avoid conflicts.

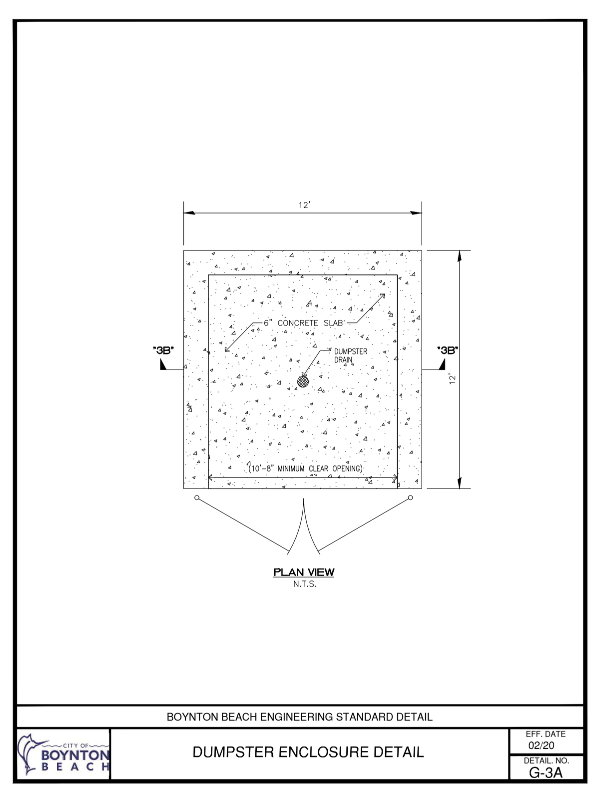
LANDSCAPING
As shown by the provided Landscape Plans, the perimeter of the property is provided with a Pedestrian Zone, including a shaded walkway and pedestrian use/patio area, along the Federal Highway frontage; plus landscape buffers of 5 feet in width along the north and south property lines adjacent to parking and 12 foot width with a 6 foot high wall and landscaping along the east property line where adjacent to residential homes. As shown in the Landscape Legend chart on Sheet L-3 of the landscape plans, there are 5 additional trees than required and provided within the east buffer to provide better screening from the adjacent residential use. Within the parcel, the parking area is provided with landscaped islands and dividers which will be planted with trees and vegetation as required by code to provide shade in the parking areas.

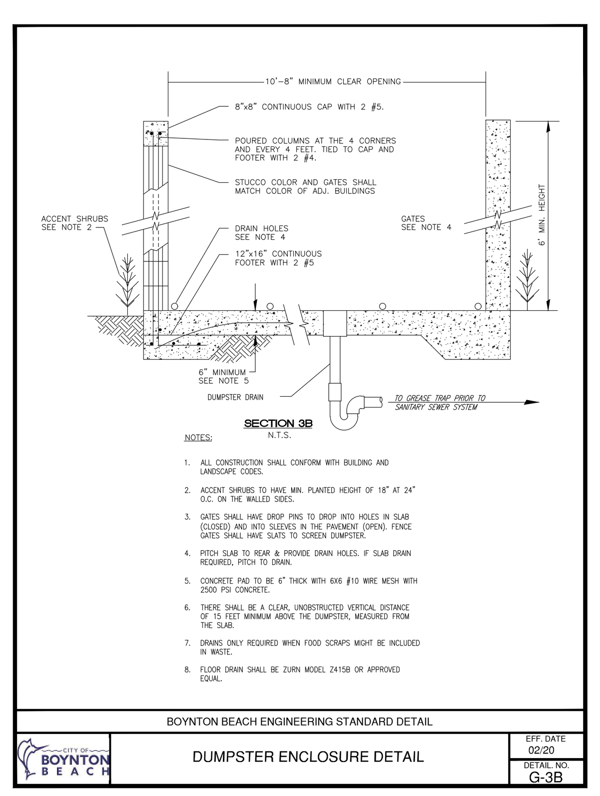
ARCHITECTURE
Preliminary architectural plans are provided for review within the Site Plan application package. The building is proposed at a height of 26'-2", with a partial second floor that will be used for mechanical equipment above the kitchen space and the ceiling height of the dining area will be approximately 15'. The ground floor is divided between the seating area and the kitchen space. There are 118 seats proposed inside the restaurant and 22 seats outside on the patio space. Operating business hours are anticipated to be 11:00 am to 10:00 pm, seven days a week.

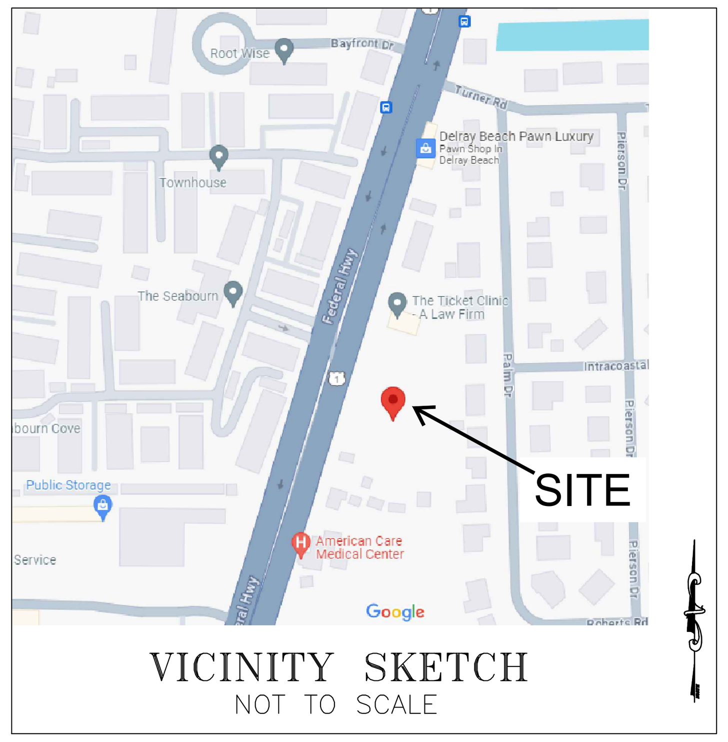
CONCLUSION
In conclusion, the approval of this application, along with the FLUMA and Rezoning, will allow a well-known and successful restaurant to relocate within the City and be developed on a parcel of land that has been underutilized and vacant for over 30 years. The proposed application is compliant with the proposed Comprehensive Plan designation, Zoning District, and property development regulations.

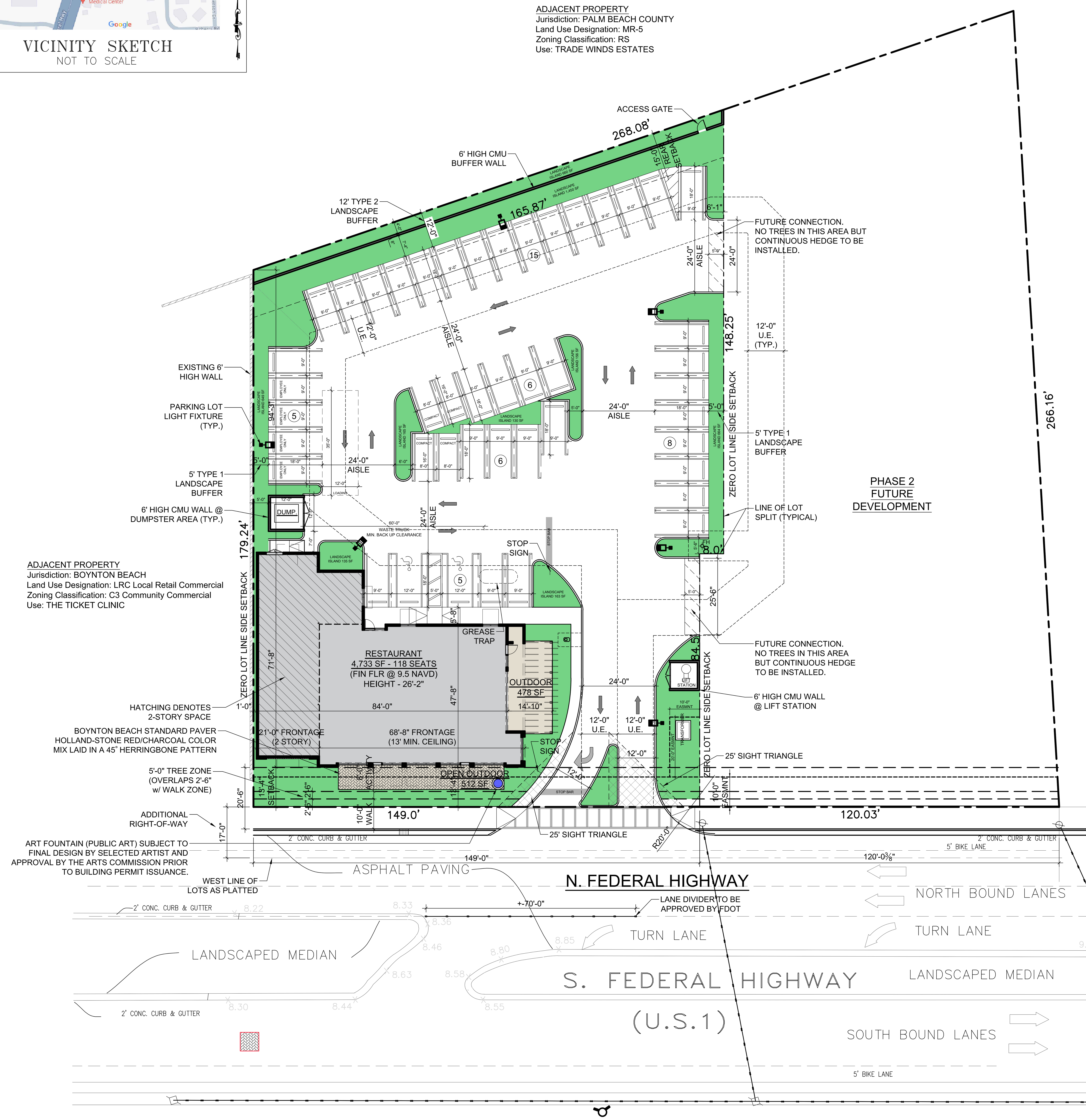
We appreciate the assistance of City staff for the assistance with this application and respectfully request your supportive recommendation to the City Commission. Should there be any questions or need of additional information, please contact Bradley Miller, bmiller@udsflorida.com or Ailish Villalobos, avillalobos@udsflorida.com as Agents for the Applicant.











ADJACENT PROPERTY
Jurisdiction: PALM BEACH COUNTY
Land Use Designation: CH/5
Zoning Classification: CG
Use: MF RESIDENTIAL

1 SITE PLAN
SCALE: 1" = 20'-0"

OVERALL SITE DATA

PCN'S: 08-43-46-04-12-000-0140 / 0150 / 0160

EXISTING FUTURE LAND USE DESIGNATION:
SHDR 20 (Special High Density Residential 20 du/acre)

EXISTING ZONING CLASSIFICATION:
IPUD (Infill Planned Unit development)
OVERLAY: UCDO (Urban Community District Overlay)

LOT AREA - 58,484 SF, 1.34 ACRES
LOT SPLIT AREAS
NORTH SIDE - 31,665 SF, 0.727 ACRES
SOUTH SIDE - 26,819 SF, 0.615 ACRES

NORTH SIDE LOT SPLIT SITE DATA

PROPOSED FUTURE LAND USE DESIGNATION:
GC (General Commercial)
PROPOSED ZONING CLASSIFICATION:
C-3 (Community Commercial)

LOT AREA - 31,665 SF, 0.727 ACRES

PROPOSED USE: 4,733 SF RESTAURANT (118 SEATS)

REQUIRED SETBACKS
FRONT: 0'-0"
SIDE: 0'-0"
REAR: 15'-0"

PROPOSED SETBACKS
FRONT: 13'-4"
SIDE: 1'-0", 20'-0" adj to Residential
REAR: 94'-3"

RESTAURANT PARKING
118 INDOOR SEATS @ 1 SPACE/2.5 SEATS = 47.2 SPACES
22 OUTDOOR SEATS (18.6% OF INDOOR SEATS)
LESS 5% INCENTIVE= 45 SPACES
4,733 SF @ 1 SPACE/100 SF = 47.33 SPACES
LESS 5% INCENTIVE = 45 SPACES
45 SPACES REQUIRED
45 SPACES PROVIDED
(39) STANDARD 9'x18'
(2) ADA 12'x18'
(4) COMPACT 8'x16'

PARKING REDUCTION (per Chapter 4, Article V, Section 3.A)

Use Data			Parking Data			Reduction	
Use	Sq. Ft.	Seats	Rate	Required	Provided	Spaces	Percentage
Restaurant		118	2.5	47.2	45	-2.2	4.66%
	4,733		100	47.33	45	-2.33	4.92%

LANDSCAPE PERVIOUS AREA
6,040 / 31,665 SF = 19.0%
45 spaces x 25 SF = 1,125 SF min of Parking
L'scape Islands Required
Parking L'scape Islands Provided = 4,172 SF

BUILDING COVERAGE
5,211 / 31,665 = 16.4%

IMPERVIOUS AREA
20,413 / 31,665 = 64.4%

SOUTH SIDE LOT SPLIT SITE DATA

PROPOSED FUTURE LAND USE DESIGNATION:
SHDR 20
(Special High Density Residential 20 du/acre)
PROPOSED ZONING CLASSIFICATION:
IPUD (Infill Planned Unit development)
LOT AREA - 26,819 SF, 0.615 ACRES

10-16-2025

REVISIONS	BY	DATE
I.B.O.	GS	7.18.2024

JOSIES RESTAURANT
3047 N FEDERAL HIGHWAY
SSRS VENTURES LLC

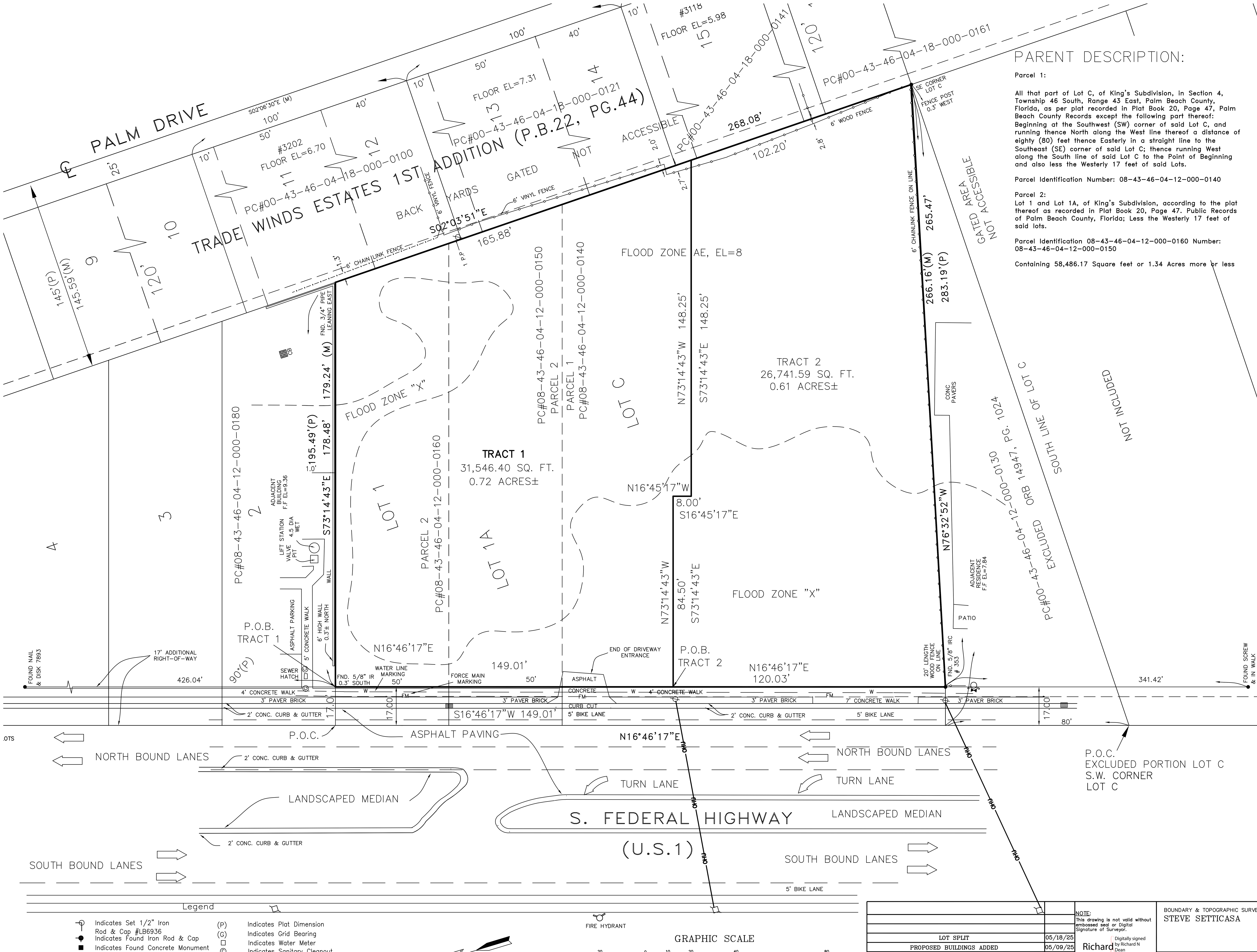
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Job No. 2407064

FL-0011105 FIRM-AA003379

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A101



PARENT DESCRIPTION:

Parcel 1:

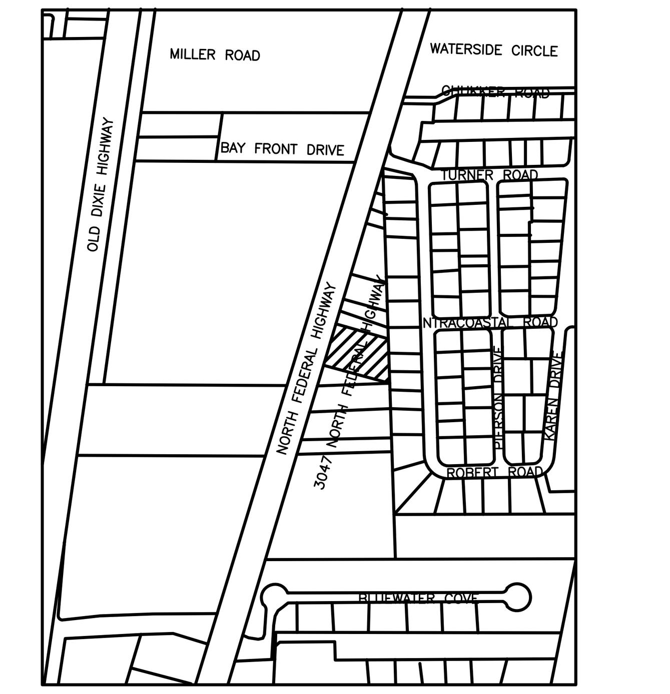
All that part of Lot C, of King's Subdivision, in Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, as per plat recorded in Plat Book 20, Page 47, Palm Beach County Records except the following part thereof: Beginning at the Southwest (SW) corner of said Lot C, and running thence North along the West line thereof a distance of eighty (80) feet thence Easterly in a straight line to the Southeast (SE) corner of said Lot C; thence running West along the South line of said Lot C to the Point of Beginning and also less the Westerly 17 feet of said Lots.

Parcel Identification Number: 08-43-46-04-12-000-0140

Parcel 2:
Lot 1 and Lot 1A, of King's Subdivision, according to the plat thereof as recorded in Plat Book 20, Page 47. Public Records of Palm Beach County, Florida; Less the Westerly 17 feet of said lots.

Parcel Identification 08-43-46-04-12-000-0160 Number: 08-43-46-04-12-000-0150

Containing 58,486.17 Square feet or 1.34 Acres more or less



LOCATION MAP

LEGAL DESCIIPTION TRACT 1:

A PORTION OF LOTS 1, 1A AND C OF KING'S SUBDIVISION IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE S73°14'43" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 17.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY (U. S. HIGHWAY NO.1) AND THE POINT OF BEGINNING; THENCE CONTINUE S73°14'43"E ALONG SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 178.48 FEET TO THE NORTHEASTERLY CORNER OF TRACT 1,; THENCE S02°03'51"E ALONG THE EASTERLY LINE OF LOTS 1, 2 AND C, A DISTANCE OF 165.88 FEET TO A POINT; THENCE N73°14'43"W, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 148.25 FEET; THENCE N 16°45'17"W, A DISTANCE OF 8.00 FEET; THENCE N73° 14'43"W, PARALLEL TO THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 84.50 FEET MORE OR LESS TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY; THENCE N16° 46'17"E, A DISTANCE OF 149.01 FEET , MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 31,546.40 SQUARE FEET OR 0.72 ACRE ORE OR LESS.

LEGAL DESCIIPTION TRACT 2:

A PORTION OF LOT C OF KING'S SUBDIVISION IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1; THENCE S73°14'43" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 17.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY (U. S. HIGHWAY NO.1)
THENCE S16°46'17"W, A DISTANCE OF 149.01 FEET TO THE POINT OF BEGINNING; THENCE S73°14'43"E ALONG A LINE PARALLEL TO THE SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 84.50 FEET; THENCE S16°45'17"W, A DISTANCE OF 8.00 FEET; THENCE N73° 14'43"E, PARALLEL TO THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 148.25 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LOT C; THENCE S02°03'51"E, ALONG SAID EAST LINE OF LOT C, A DISTANCE OF 102.20 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF LOT C; THENCE N76°32'52"E, ALONG A LINE OF A PREVIOUSLY EXCLUDED PORTION OF LOT C AS DESCRIBED IN ORB 14947, PAGE 1024, A DISTANCE OF 265.47 FEET MORE OR LESS TO THE AFOREMENTIONED RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY; THENCE N16°46'17"E, A DISTANCE OF 120.03 FEET , MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 26,741.59 SQUARE FEET OR 0.61ACRE ORE OR LESS.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE POLICY NUMBER OF6-8976965, DATED JANUARY 7, 2022, PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY. THE DESCRIPTION AND EASEMENTS AS STATED THEREIN ARE AS SHOWN HEREON.
2. THIS BOUNDARY SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODES.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT ADDRESSED AS A PART OF THIS SURVEY. ONLY VISIBLE ABOVE GROUND IMPROVEMENTS HAVE BEEN SHOWN. THERE MAY EXIST UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER MATTERS WHICH HAVE NOT BEEN REFLECTED ON THIS SURVEY.
4. ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
6. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHERGRAPHIC OR DIGITAL FORM OF THE MAP.
7. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
8. THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED AND CERTIFIED. REUSE AND/OR RELIANCE UPON THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY DEAN SURVEYING & MAPPING, INC., SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING & MAPPING, INC.

Legend

- Indicates Set 1/2" Iron Rod & Cap #LB6936
- Indicates Found Iron Rod & Cap
- Indicates Found Concrete Monument
- Indicates Wood Utility Pole
- Indicates Concrete Power Pole
- Indicates Pole Anchor
- Indicates Catch Basin
- (P) Indicates Plat Dimension
- (G) Indicates Grid Bearing
- Indicates Water Meter
- Indicates Sanitary Cleanout
- —OHUL— Indicates Overhead Utility Lines
- Indicates Valve Box
- Indicates FIRE HYDRANT
- (D) Indicates Storm Drainage Manhole

REVISIONS	DATE
LOT SPLIT	05/18/25
PROPOSED BUILDINGS ADDED	05/09/25
ADDED TREE LOCATIONS	01/28/25
ADD THE TOPO INFORMATION	12/2/24
LOT SQ/ FOOTAGE/AREA-BEARINGS REVISED TO GRID	8/22/24

NOTE:
This drawing is not valid without embossed seal or Digital Signature of Surveyor.

Richard N Dean — Digitally signed by Richard N Dean Date: 2025.05.28 20:54:22 -04'00'

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

BOUNDARY & TOPOGRAPHIC SURVEY Prepared For & certified to:
STEVE SETTICASA

ADDRESS: 3047 NORTH FEDERAL HWY
DELRAY BEACH, FL. 33483

PROPERTY LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12099C0981F

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

FIELD: R.N.D./L.J.	DATE: 08-20-24
DRAWN: M.R.	SCALE: 1" = 30'
SHEET: 1 of 1	JOB No.: 024-803-SUBD

JOSIES RESTAURANT

3047 N. FEDERAL HIGHWAY



ARCHITECTURAL SHEET INDEX

A0	COVER SHEET
A101	SITE PLAN
A102	ZONING & FUTURE LAND USE MAPS
A201	1ST FLOOR PLAN
A202	2ND FLOOR PLAN
A210	ROOF PLAN
A301	EAST & WEST ELEVATIONS
A302	NORTH & SOUTH ELEVATIONS
A303	BUILDING SECTIONS

PROJECT TEAM

ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR		
RANDALL STOFFT ARCHITECTS 42 NORTH SWINTON AVE. DELRAY BEACH, FLORIDA 33444 TEL: 561-243-0799 CONTACT: Gary Stofft EMAIL: gary@stofft.com	HALEY ENGINEERING, INC. 1680 SE 4th ST DEERFIELD BEACH, FL 33441 TEL: 954-260-6194 CONTACT: John Haley EMAIL: johnjhaley@comcast.net	KWD LANDSCAPE ARCHITECTURE 4730 NW BOCA RATON BLVD SUITE 100 BOCA RATON, FL 33431 TEL: 561-243-1873 CONTACT: Dante Cornish EMAIL: dante@kwdesignteam.com	DEAN SURVEYING & MAPPING 4201 WESTGATE AVE SUITE A-3 WEST PALM BEACH, FL 33409 TEL: 561-625-8748 CONTACT: Richard Dean EMAIL: dean@deansurveyors.com		

10-16-2025

REVISIONS	BY	DATE
1 I.B.O.	GS	7.18.2024

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Job No. 2407064

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A0

AREA CALCULATION	
1) RESTAURANT	4733 SF
2) OUTDOOR DINING	478 SF
3) ACCESSORY STORAGE	279 SF
4) MECHANICAL	1349 SF
	6839 SF

9-15-2025

REVISIONS	BY	DATE
1 I.B.O.	GS	7.18.2024

200 SERIES KEYNOTES

200 - ALUMINUM ROOFED PERGOLA SYSTEM
201 - DECORATIVE ALUMINUM LOUVERED EYEBROW
202 - BALCONY ABOVE
203 - ..

MARKET
DISH
COFFEE
COOKING
COOLER
PANTRY
PIZZA
WAITING
HOSTESS
RESTAURANT (118 SEATS)
WINE
SVC
STATION
BAR
STATION
COVERED OUTDOOR (22 SEATS)
PRIVATE DINING
OPEN OUTDOOR

NOTE:
BUILDING TO BE EQUIPPED WITH FIRE ALARM & SPRINKLER SYSTEM

89'-8" | 21'-0" | 15'-0" | 7'-0" | 46'-8"
69'-0" | 71'-8" | 18'-0" | 6'-0" | 8'-8" | 6'-1" | 6'-6" | 1'-1" | 9'-7" | 10'-0" | 29'-2" | 9'-7" | 1'-7" | 8'-0" | 12'-0" | 2'-0"
3'-4" | 14'-4" | 2'-8" | 7'-0" | 10'-0" | 1'-4" | 10'-0" | 1'-4" | 10'-0" | 1'-4" | 10'-0" | 1'-4" | 10'-0" | 7'-0"
20'-4" | 69'-4" | 8'-8"
89'-8"

1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

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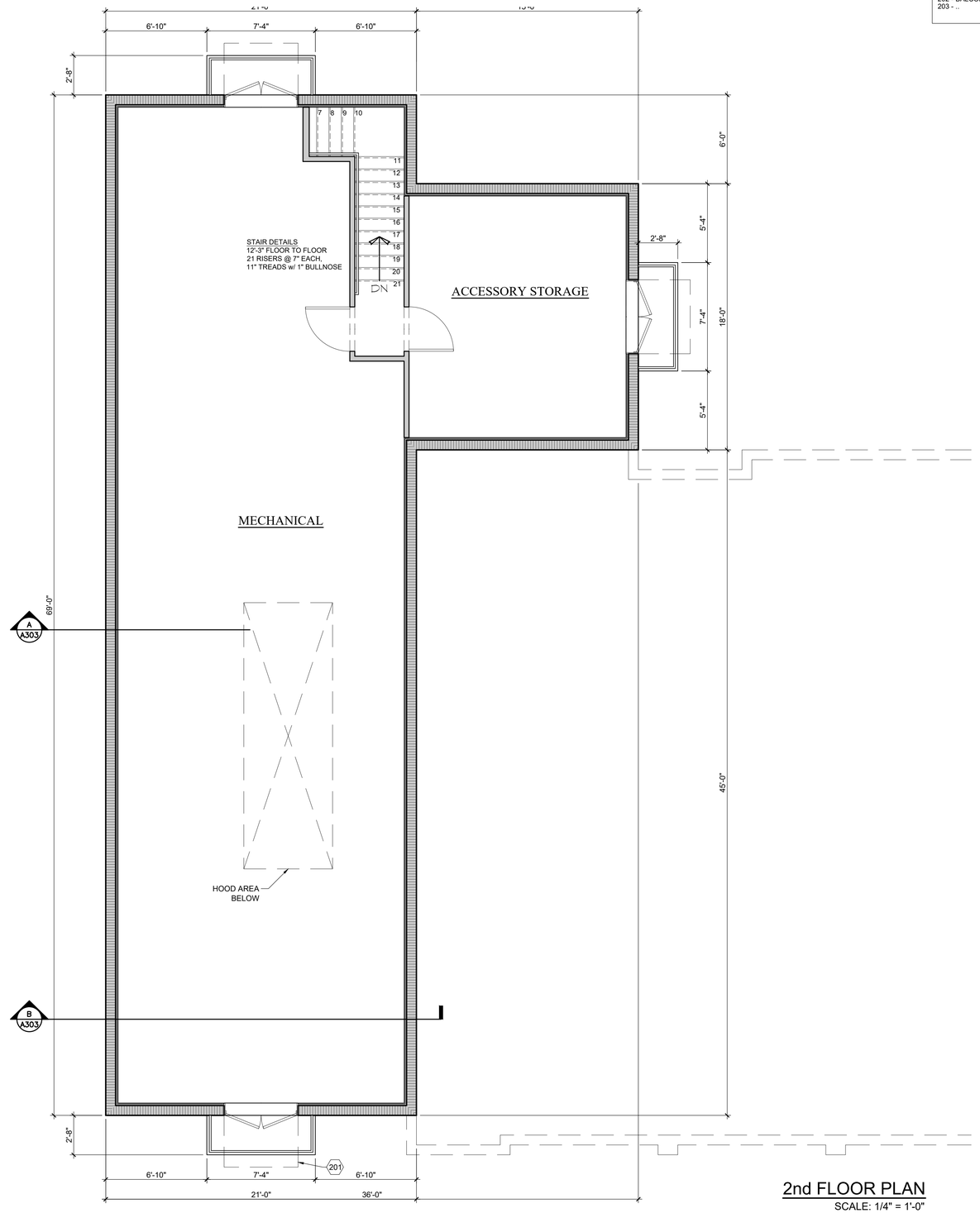
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A201

200 SERIES KEYNOTES

200 - ALUMINUM ROOFED PERGOLA SYSTEM
201 - DECORATIVE ALUMINUM LOUVERED EYEBROW
202 - BALCONY ABOVE
203 - ..



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY	DATE
1 I.B.O.	GS	7.18.2024

9-15-2025

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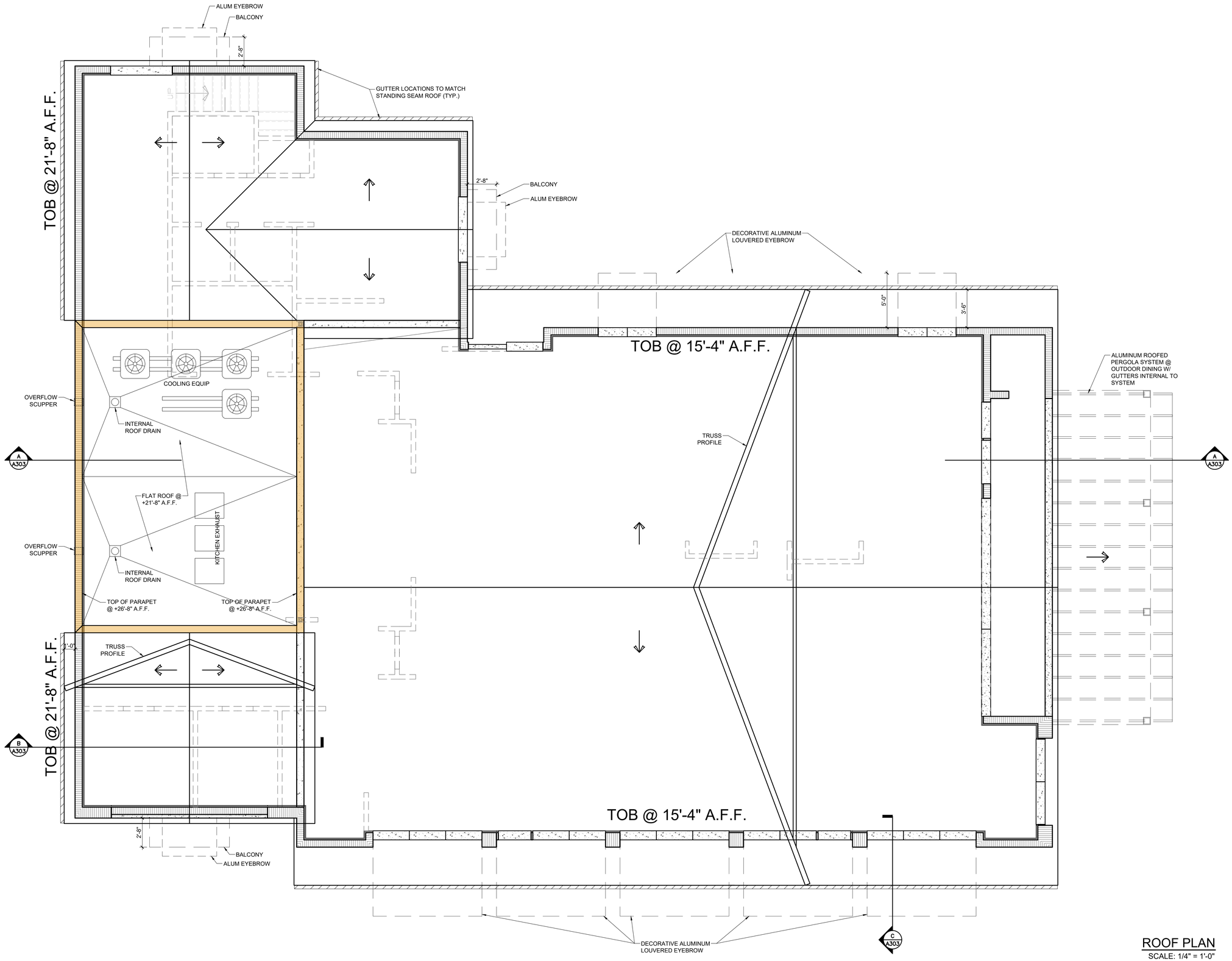
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A202



ROOF PLAN
SCALE: 1/4" = 1'-0"

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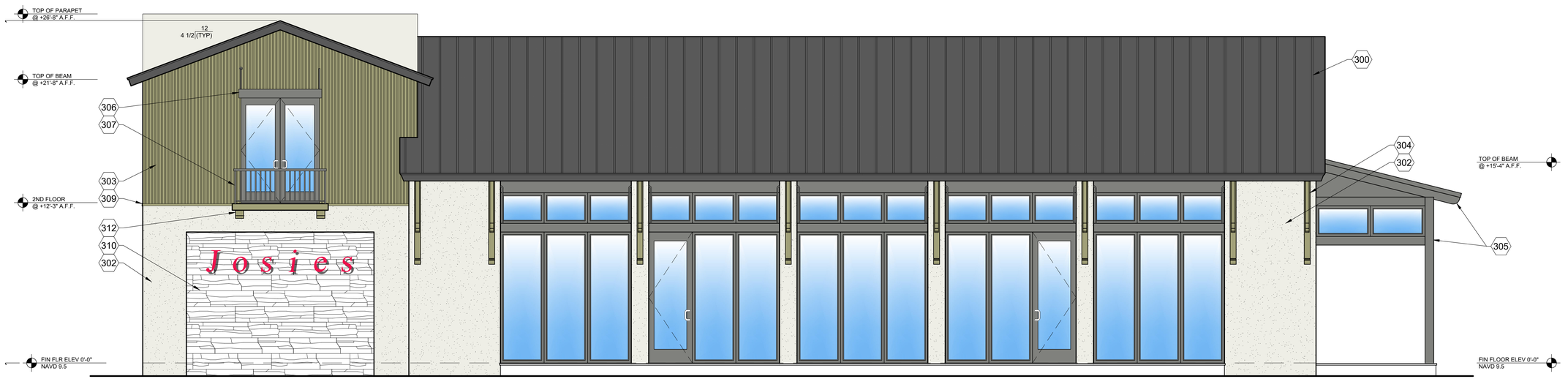
A210

300 SERIES KEYNOTES

300 - STANDING SEAM METAL ROOF, CHARCOAL
301 - SMOOTH STUCCO FINISH, COLOR TO MATCH CORAL STONE CLADDING
302 - CORAL STONE WALL CLADDING
303 - NewTechwood EUROPEAN SIDING, BELGIAN BOARD, COLOR-ROMAN ANTIQUE
304 - WOOD BRACKET
305 - ALUMINUM ROOFED PERGOLA, ES SILVERSTORM
306 - ALUMINUM LOUVERED EYEBROW, ES SILVERSTORM
307 - ALUMINUM RAIL, ES SILVERSTORM
308 - RAISED SILL
309 - NewTechwood TRIM BOARD
310 - TUMBLED LEDGER 8"x22" TAUPE WALL CLADDING
311 - 1 1/2" STUCCO REGLET
312 - 8" x 8" WOOD OUTRIGGER



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

10-16-2025

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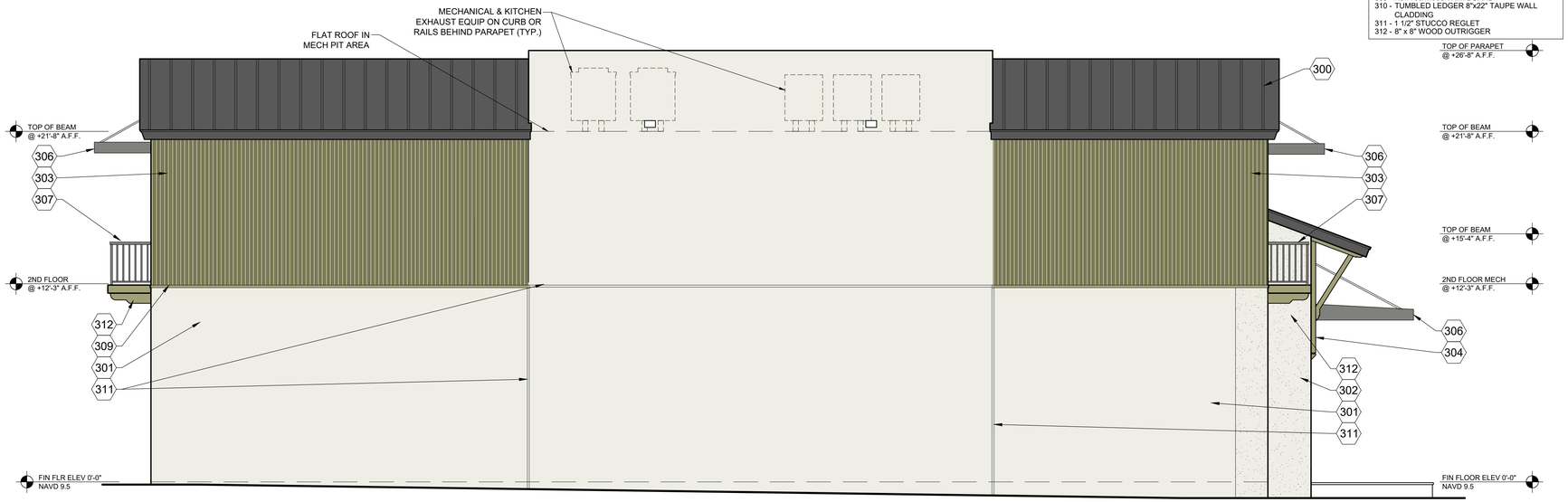
A301

300 SERIES KEYNOTES

300 - STANDING SEAM METAL ROOF, CHARCOAL
301 - SMOOTH STUCCO FINISH, COLOR TO MATCH CORAL STONE CLADDING
302 - CORAL STONE WALL CLADDING
303 - NewTechwood EUROPEAN SIDING, BELGIAN BOARD, COLOR-ROMAN ANTIQUE
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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

JOSIES RESTAURANT
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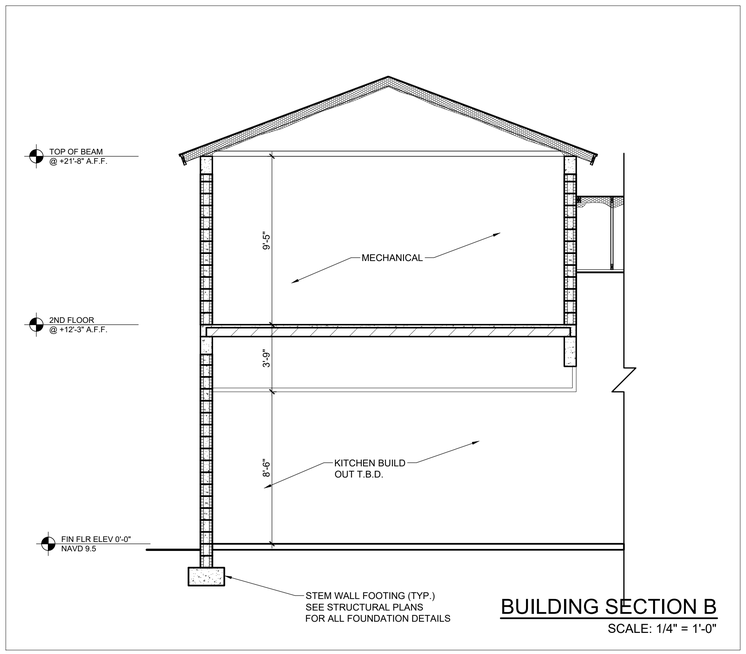
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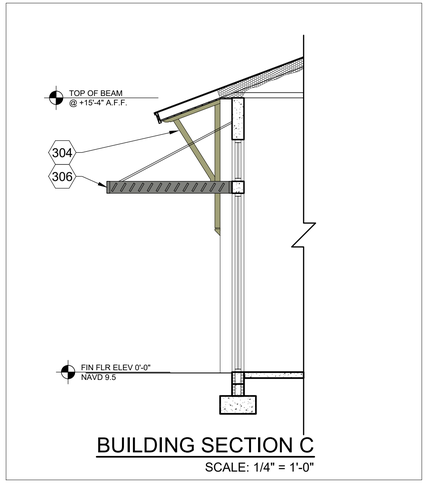
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A302



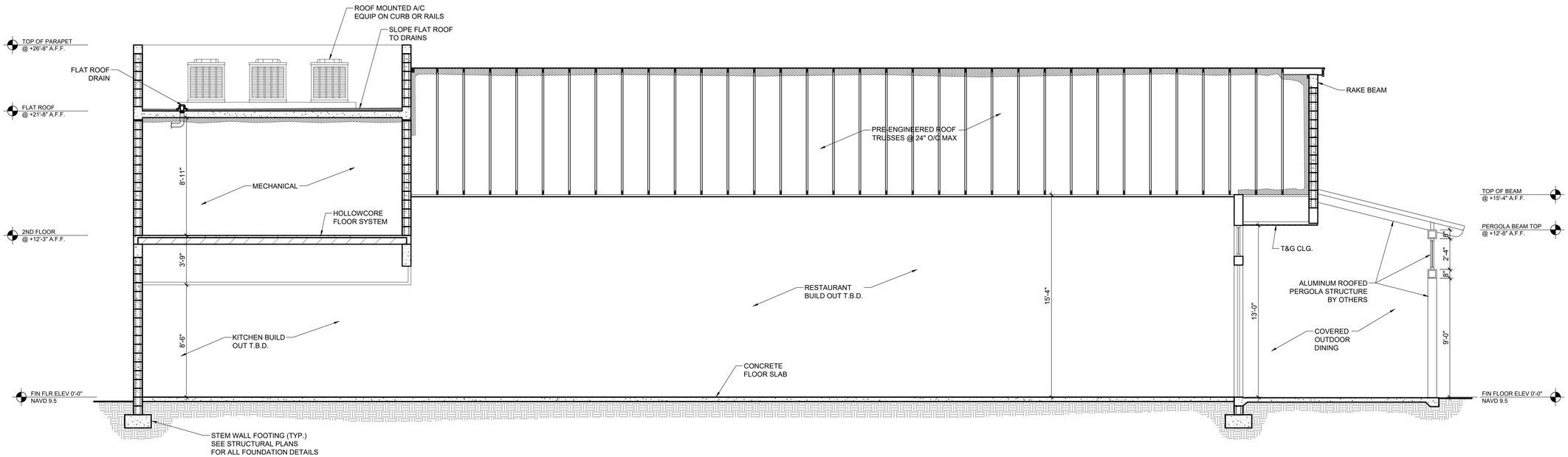
BUILDING SECTION B

SCALE: 1/4" = 1'-0"



BUILDING SECTION C

SCALE: 1/4" = 1'-0"



BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"

10-16-2025

REVISIONS	BY	DATE
1 I.B.O.	GS	7.18.2024

JOSIES RESTAURANT

3047 N FEDERAL HIGHWAY
SSRS VENTURES LLC

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.
42 N. SWINTON AVE, DELRAY BEACH, FL 33444 (561) 243-0799 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

Job No. 2407064

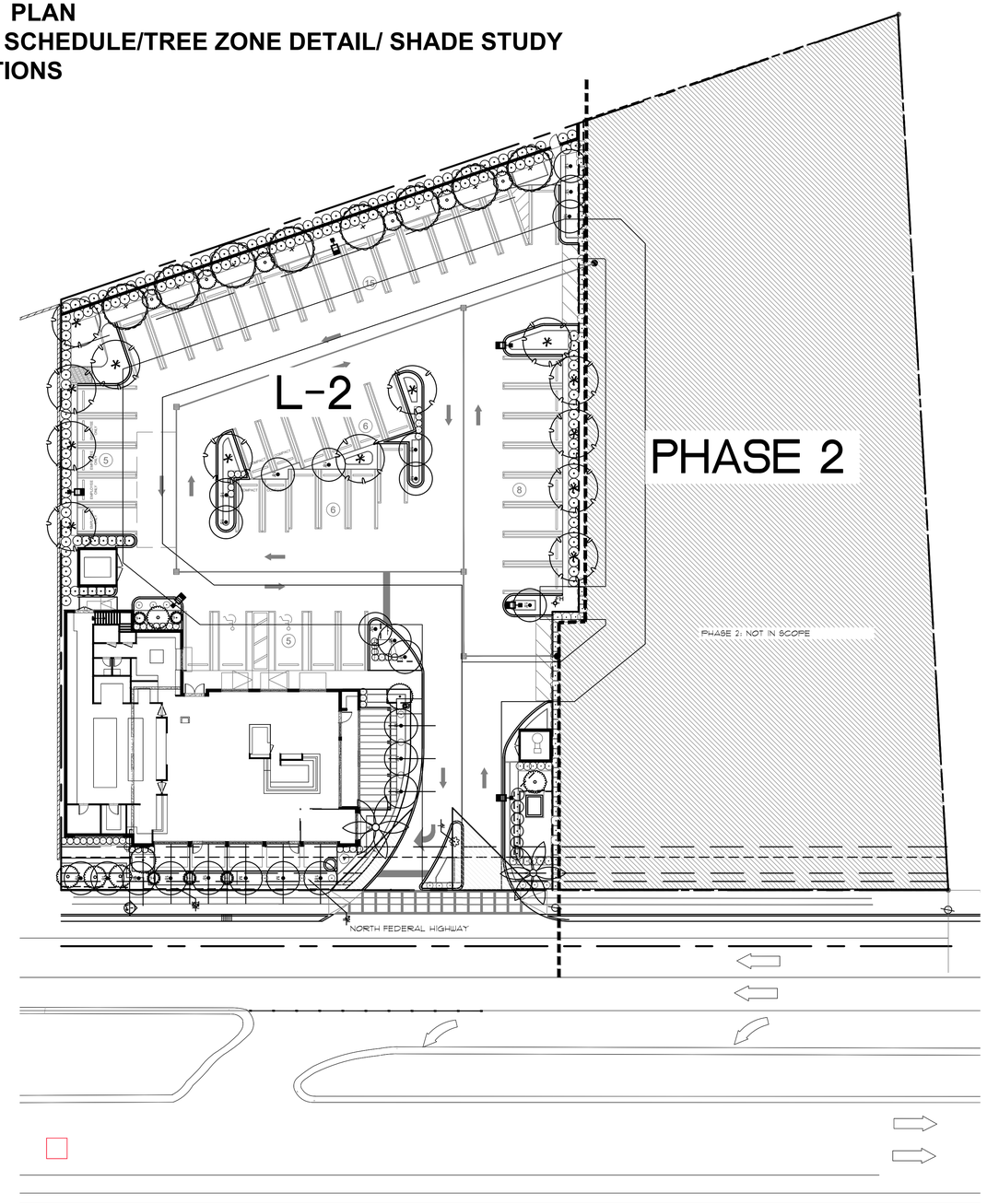
FL-0011105 FIRM-AA003379

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A303

SHEET INDEX:

SP-1 SITE PLAN
L-1 EXISTING LANDSCAPE PLAN
L-2 PROPOSED LANDSCAPE PLAN
L-3 PROPOSED LANDSCAPE SCHEDULE/TREE ZONE DETAIL/ SHADE STUDY
L-4 LANDSCAPE SPECIFICATIONS



SHEET VIEW

IRRIGATION NOTE: ALL VEGETATION WILL BE IRRIGATED ACCORDING TO CODE AND AN IRRIGATION PLAN WILL BE PROVIDED AT THE TIME OF PERMITTING.

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SUBMISSION
10/16/2025
NOT FOR CONSTRUCTION

0 10 20 30 40 50
SCALE 1" = 20' 0"

NORTH

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

Josies Restaurant
3047 N. Federal Highway
Boynton Beach, FL 33435

10/16/25 SITE PLAN UPDATE
9/22/25 SITE PLAN UPDATE
8/28/25 SITE PLAN LS BUFFER
7/31/25 SITE PLAN LS BUFFER
5/28/25 SITE PLAN
5/1/25 SITE PLAN COMMENTS

ISSUE HISTORY
PROJ NO: 24058A
PROJ MGR: DC
DRAWN BY: AMH
CHECKED BY: DC

DRAWING TITLE:
Site Plan

SHEET:
SP-1

PLANT SCHEDULE EXISTING LANDSCAPE

CODE	BOTANICAL / COMMON NAME	CONT	CAL./DBH	SIZE	SPREAD	NATIVE	CONDITION	QTY
EXISTING PALMS								
T321	Roystonea elata / Existing Royal	EXISTING TO BE REMOVED	9"	22` OA	12`	Yes	POOR	1
T338	Sabal palmetto / Sabal Palm EXISTING TO BE REMOVED	EXISTING TO BE REMOVED	11"	16` OA	7`	Yes	FAIR	1
T337	Sabal palmetto / Sabal Palm EXISTING TO BE REMOVED	EXISTING TO BE REMOVED	11"	17` OA	7`	Yes	FAIR	1
T336	Sabal palmetto / Sabal Palm EXISTING TO BE REMOVED	EXISTING TO BE REMOVED	11"	18` OA	7`	Yes	FAIR	1
EXISTING TREES								
T335	Delonix regia / Royal Poinciana EXISTING TO REMOVED	EXISTING TO BE REMOVED	12"	25`	20`	No	POOR	1
T339	Ficus spp. / Strangler Fig	EXISTING TO BE REMOVED	36"	35`	30`	No	POOR	1
T323	Quercus virginiana / Oak EXISTING TO BE REMOVED	EXISTING TO BE REMOVED	11"	20`	28`	Yes	POOR	1
T324	Quercus virginiana / Oak EXISTING TO BE REMOVED	EXISTING TO BE REMOVED	12"	25`	30`	Yes	POOR	1
T325	Swietenia mahogani / Mahogany EXISTING TO REMOVED	EXISTING TO BE REMOVED	24"	40`	50`	Yes	GOOD	1

Mitigation Summary

	COUNT	CANOPY
TOTAL TREES TO BE REMOVED GOOD OR FAIR CONDITION= 24" CALIPER	(6) 4" CAL TREES	1,200 SF
TOTAL TREES REMOVED POOR CONDITION=4(1:1 REPLACEMENT)	(4) 4" CAL TREES	800 SF
TOTAL LARGE CANOPY PALMS REMOVED POOR CONDITION=1(1 ROYAL)	(1) LARGE PALM	100 SF
TOTAL SMALL CANOPY PALMS REMOVED (3 SABAL PALMS)	(3) SMALL PALMS	180 SF
TOTAL MITIGATION REQUIRED:		2,280 SF
TOTAL MITIGATION PROVIDED:	10 TREES, 4 PALMS	2,280 SF
TOTAL MITIGATION DUE:		0 SF

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VERIFY WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION

REFER TO VENDORS FOR ALL INSTALLATION MATERIALS AND PROCEDURES/FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS

POOLS BARRIERS AND GATES
ALL POOL BARRIERS MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7. ALL POOL GATES MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.8. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM A DWELLING TO A POOL MUST MEET THE REQUIREMENTS OF 2023 F.B.C. 8TH EDITION, SECTION 454.2.17.1.9

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SUBMISSION
10/16/2025
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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

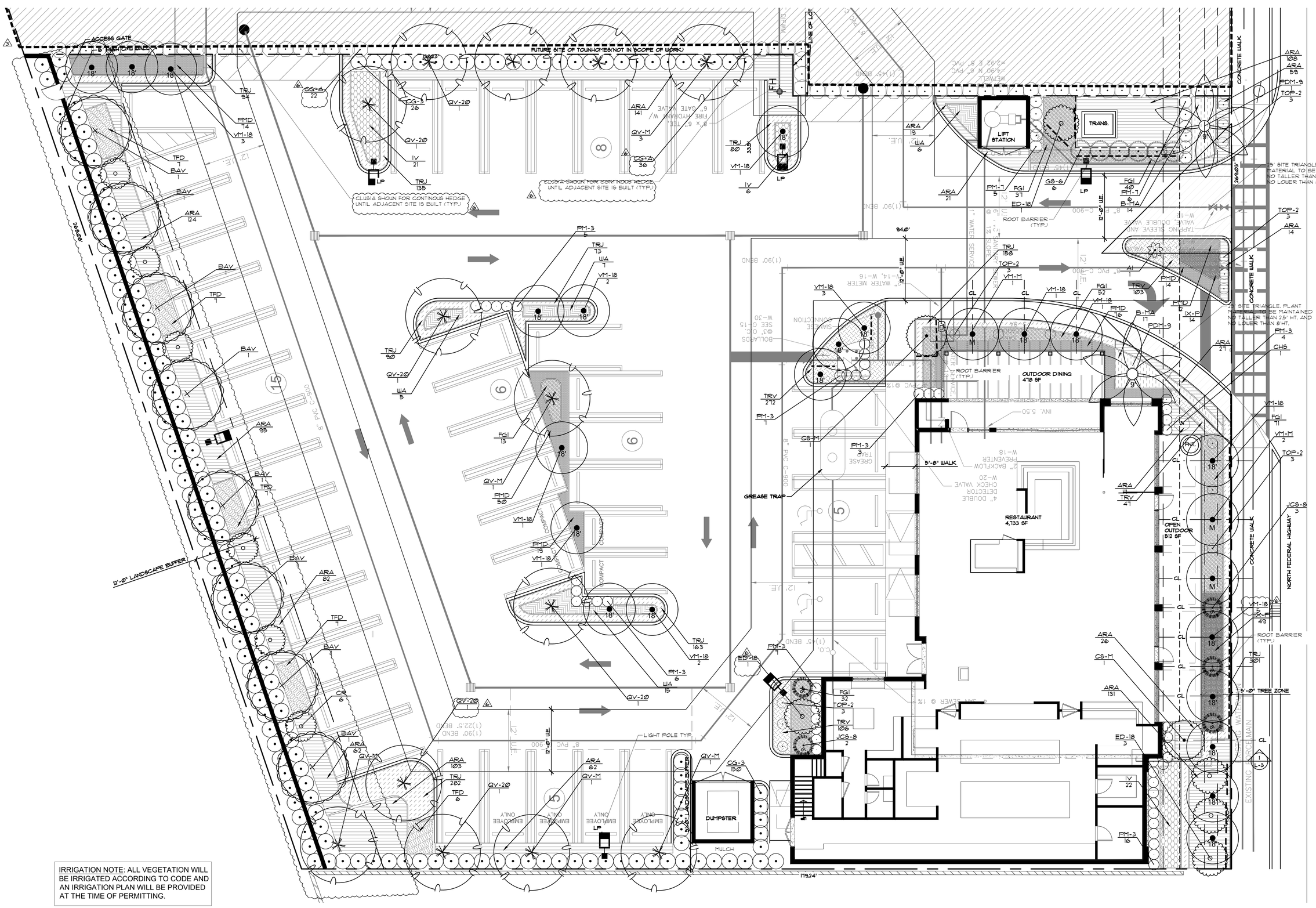
10/16/25 SITE PLAN UPDATE
9/22/25 SITE PLAN UPDATE
8/28/25 SITE PLAN LS BUFFER
7/31/25 SITE PLAN LS BUFFER
5/28/25 SITE PLAN
5/1/25 SITE PLAN COMMENTS

ISSUE HISTORY

PROJ NO: 24058A
PROJ MGR: DC
DRAWN BY: AMH
CHECKED BY: DC

DRAWING TITLE: Existing Landscape Plan

SHEET: L-1



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Delray Beach, Florida 33444
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10/16/2025
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0 4 8 12 16 20
SCALE 1" = 8' 0"

NORTH

10/16/25 SITE PLAN UPDATE
9/22/25 SITE PLAN UPDATE
8/28/25 SITE PLAN L8 BUFFER
7/31/25 SITE PLAN L8 BUFFER
5/28/25 SITE PLAN
5/1/25 SITE PLAN COMMENTS

ISSUE HISTORY

PROJ NO:	24058A
PROJ MGR:	DC
DRAWN BY:	AMH
CHECKED BY:	DC

DRAWING TITLE:
Landscape Plan

SHEET:
L-2

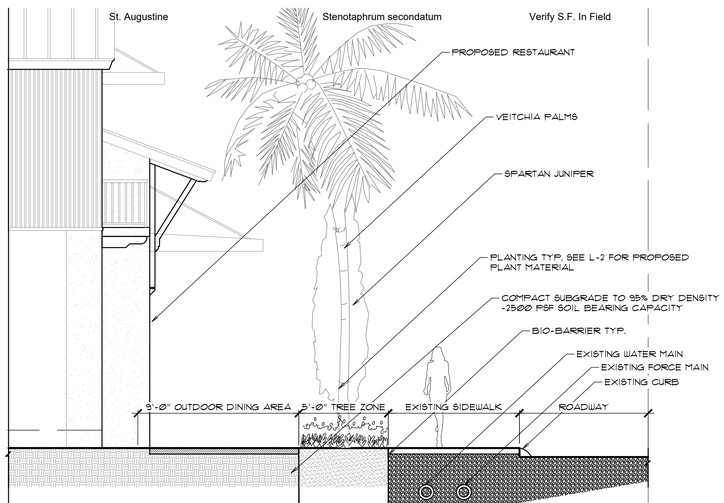
PLANT SCHEDULE PROPOSED LANDSCAPE

CODE	BOTANICAL / COMMON NAME	CONT	CAL./DBH	SIZE	SPREAD	NATIVE	CONDITION	QTY
TREES								
BAV	Bulnesia Arborea / Verawood Full, dense canopy, straight unscarred trunks.	B & B	4" Cal	16` OA	6`-7`			8
CR	Clusia Rosea / Pitch Apple Full intact leaves Submit photo to Landscape Architect for approval.	Containerized	4"	16` H	6`-7`	Yes	-	6
CS-M	Cordia sebestena / Orange Geiger Tree Full dense foliage, Standard 4" CAL. MIN., FOR MITIGATION	Containerized	4" Cal	16` H	6`-7`	Yes		2
ED-18	Elaeocarpus decipens / Japanese Blueberry Full, Dense, Symmetrical Foliage Standard form. 8' C.T. MIN.	B & B	4" Cal	18` OA	6`-7`			5
GS-6	Garcinia spicata / Sundrops Full Dense Foliage TO BASE	B & B		6` OA	3`			6
JCS-8	Juniperus chinensis `Spartan` / Spartan Juniper Full, Dense, Symmetrical Foliage To Base, No Voids	Containerized		8` H	2`			5
QV-M	Quercus virginiana 'Sky Climber' / Southern Live Oak FOR MITIGATION	B & B	4" Cal	20`	15`			7
QV-20	Quercus virginiana 'Sky Climber' / Southern Live Oak	B & B	4" Cal	20`	15`			6 ⚠6
PALM TREES								
PDM-9	Phoenix dactylifera `Medjool` / Medjool Date Palm Classic Cut, Straight Trunk, Full Head, Heavy Caliper, AVAILABLE @ GROUNDWORKS #561-738-4880	B & B		9` CT	18`-22`			2
VM-18	Veitchia montgomeryana / Montgomery Palm - Single Full Head, Straight, Unscarred Trunk, Intact Fronds, Single	B & B		18` OA				21 ⚠6
VM-M	Veitchia montgomeryana / Montgomery Palm - Single Full Head, Straight, Unscrarred Trunk, Intact Fronds, Single. FOR MITIGATION	B & B		18` OA				3

CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	QTY
SHRUBS						
AI	Alcantarea imperialis / Imperial Bromeliad Full Dense Pot, No Spots or Dammage To Leaves-Available from Bullis Bromeliads-Submit Photo	17" POT	32"	36"		1
CHS	Chamaerops humilis cerifera Silver Select / Silver Select Mediterranean Fan Palm Full, multi stem, good color, Specimen size.	Containerized	36"	36"		1
CG-3	Clusia guttifera / Small-Leaf Clusia Full Dense Foliage To Base	Containerized	3`	2`-3`		176
CG-A	Clusia guttifera / Small-Leaf Clusia Full Dense Foliage To Base. Shrubs for continuous buffer until adjacent site is built.	Containerized	3`	2`-3`		58 ⚠6
PM-3	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, sheer to 3` O.A.	Containerized	3`	2`		48
PM-7	Podocarpus macrophyllus maki / Shrubby Yew Full dense foliage to base, SHEAR TO 6' OA	Containerized	7`-8` OA	3`		11
TOP-2	Topiary Globe / Topiary Globe Ilex vomitoria Topiary Globe. Sheared round globe, no voids, full to base, Submit Photo to Landscape Architect for approval	Containerized	2`	2`	Yes	15

CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS							
ARA	Arachis glabrata 'Ecoturf' / Perennial Peanut Full pots	1 gal	4"	10"-12"		14" o.c.	1,091
B-MA	Bougainvillea x `Ms. Alice` / Dwarf White Bougainvillea	Containerized	18"	18"		24" o.c.	31
FGI	Ficus microcarpa `Green Island` / Green Island Ficus FULL DENSE FOLIAGE TO BASE	7 gal	16-18"	16-18"		16" o.c.	245
IV	Iris virginica / Blue Flag Iris Full dense clumps	3 Gal.	18"	18"		24" o.c.	49
IX-P	Ixora `Dwarf Pink` / Dwarf Pink Ixora Full dense foliage to base, in bloom	3 Gal.	24"	24"		18" o.c.	63
PMD	Podocarpus macrophyllus `Pringles` / Dwarf Podocarpus Full & Dense Shrub, Full to Base	Containerized	14"	12"		14" o.c.	245
TRV	Trachelospermum asiaticum `Minima Variegated` / VariegatedSmall Leaf Confederate Jasmine Full dense, intact foliage to base. .NO YELLOW COLOR. WHITE AND GREEN ONLY.	3 Gal.	12"	12"		8" o.c.	528
TRJ	Trachelospermum asiaticum `Minima` / Small Leaf Confederate Jasmine FILL DENSE INTACT FOLIAGE TO BASE	1 gal@	12"	12"		8" o.c.	1,376
TFD	Tripsacum floridana / Dwarf Fakahatchee Grass full dense clump	3 gal@	18"	18"		30" o.c.	34
WA	Wrightia antidysenterica / Asian Snow Bush Full, Dense Foliage To Base	3 gal@	18"	18"		24" o.c.	33

MISC.	BOTANICAL	COMMON	CONT
BIO	Bio-Barrier	Root/Bio Barrier as required by Utilities	Verify S.F. In Field
MULCH	Mulch	`B` Grade Cypress Mulch	Verify S.F. In Field
SOD	St. Augustine	Stenotaphrum secondatum	Verify S.F. In Field



1 TREE ZONE SECTION
1/4"=1'

SITE DATA

PCN'S: 08-43-46-04-12-000-0140 / 0150 / 0160

EXISTING FUTURE LAND USE DESIGNATION:
SHDR 20 (Special High Density Residential 20 du/acre)

EXISTING ZONING CLASSIFICATION:
IPUD (Infill Planned Unit development)
OVERLAY: UCDO (Urban Community District Overlay)

LOT AREA - 58,484 SF, 1.34 ACRES
LOT SPLIT AREAS
NORTH SIDE - 31,665 SF, 0.727 ACRES
SOUTH SIDE - 26,819 SF, 0.615 ACRES

NORTH SIDE LOT SPLIT SITE DATA

PROPOSED FUTURE LAND USE DESIGNATION:
GC (General Commercial)
PROPOSED ZONING CLASSIFICATION:
C-3 (Community Commercial)

LOT AREA - 31,665 SF, 0.727 ACRES

PROPOSED USE: 4,733 SF RESTAURANT
(118 SEATS)

REQUIRED SETBACKS
FRONT: 0'-0"
SIDE: 0'-0"
REAR: 15'-0"

PROPOSED SETBACKS
FRONT: 13'-2"
SIDE: 5'-0"
REAR: 101'-0"

PROPOSED SETBACKS
FRONT: 13'-4"
SIDE: 1'-0", 20'-0" adj to Residential
REAR: 94'-3"

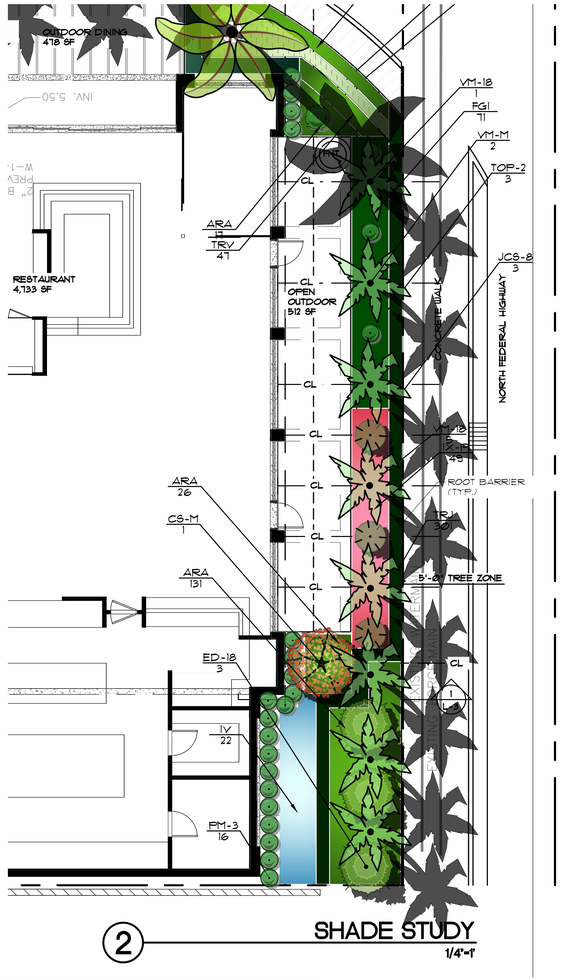
LANDSCAPE PERVIOUS AREA
6,040 / 31,665 SF = 19.0%
45 spaces x 25 SF = 1,125 SF min of Parking L'scape Islands Required
Parking L'scape Islands Provided = 4,712 SF

BUILDING COVERAGE
5,211 / 31,665 = 16.4%

IMPERVIOUS AREA
20,413 / 31,665 = 64.4%

RESTAURANT PARKING
118 INDOOR SEATS @ 1 SPACE/2.5 SEATS = 47.2 SPACES
22 OUTDOOR SEATS (18.6% OF INDOOR SEATS)
LESS 5% INCENTIVE= 45 SPACES
4,733 SF @ 1 SPACE/100 SF = 47.33 SPACES
LESS 5% INCENTIVE = 45 SPACES
45 SPACES REQUIRED
45 SPACES PROVIDED
(39) STANDARD 9'x18'
(2) ADA 12'x18'
(4) COMPACT 8'x16'

TOWNHOUSE PARKING
REQUIRED = 18 SPACES
(2 SPACES/UNIT x 8 UNITS = 16 SPACES
GUEST @ .15/UNIT x 8 UNITS = 12 SPACES)
PROVIDED = 21 SPACES
(16 SPACES IN GARAGES
3 ON STREET GUEST)



2 SHADE STUDY
1/4"=1'

LANDSCAPE LEGEND

ZONE DISTRICT: GC

Gross Land: 29,383(s.f.) Landscape Pervious: 4,712(s.f.-16%)

	REQ.	PROV.
Mitigation Trees 10 Trees/ 4 Palms	12 TREES	12 TREES (10 Trees, 1 Large Palm, 3 small Palms
5' TO 12' PERIMETER BUFFER: 1 TREE PER 30 LF. 435LF / 30 = 15 TREES REQ.	15 TREES	20 TREES
5' TO 12' PERIMETER BUFFER: (1)-3'ht. shrub per 2 LF. 435 LF / 2 = 218 Shrubs Req.	218	218
1 TREE PER ISLAND:	9 TREES	9 TREES
100% SHRUBS EVERY PLANTER ISLAND	100%	100%
STREET TREES: 1 PER 25' O.C. (100 L.F.)	4 TREES	3 TREES/ 1 DATE PALM
TOTAL NUMBER OF TREES (SMALL PALMS COUNT 3:1, LARGE 1:1)	40	44 ⚠6
50% PALMS ALLOWED	20 (50%)	20 (50%)

Note:
*Required along the perimeter of off-street parking lots where parking areas are not separated from side interior or rear property lines by an intervening building or structure, in order to provide a visual screen of at least three (3) feet in height, comprised of trees, and shrubs.

1. Minimum buffer width of five (5) feet;
2. One (1) tree spaced every thirty (30) linear feet on center;
3. Shrubs planted tip-to-tip to provide a continuous hedge three (3) feet in height; and

Mitigation Summary

	COUNT	CANOPY
TOTAL TREES TO BE REMOVED GOOD OR FAIR CONDITION= 24" CALIPER	(6) 4" CAL TREES	1,200 SF
TOTAL TREES REMOVED POOR CONDITION=4(1:1 REPLACEMENT)	(4) 4" CAL TREES	800 SF
TOTAL LARGE CANOPY PALMS REMOVED POOR CONDITION=1(1 ROYAL)	(1) LARGE PALM	100 SF
TOTAL SMALL CANOPY PALMS REMOVED (3 SABAL PALMS)	(3) SMALL PALMS	180 SF
TOTAL MITIGATION REQUIRED:		2,280 SF
TOTAL MITIGATION PROVIDED:	10 TREES, 4 PALMS	2,280 SF
TOTAL MITIGATION DUE:		0 SF

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SCALE 1" = 8' 0"

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Boynton Beach, FL 33435

⚠ 10/16/25 SITE PLAN UPDATE
⚠ 9/22/25 SITE PLAN UPDATE
⚠ 8/28/25 SITE PLAN L6 BUFFER
⚠ 7/31/25 SITE PLAN L6 BUFFER
⚠ 5/28/25 SITE PLAN
⚠ 5/1/25 SITE PLAN COMMENTS

ISSUE HISTORY
PROJ NO: 24058A
PROJ MGR: DC
DRAWN BY: AMH
CHECKED BY: DC

DRAWING TITLE:
Landscape Schedule

SHEET:
L-3

Specifications for Plant Installation

1.0 GENERAL:

1.1 DESCRIPTION OF WORK:

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

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

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

1.2 REFERENCE PUBLICATIONS: The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

C. "The Manual of Cultivated Plants" (L.H. Bailey 1949 edition).

D. The American Standard for Nursery Stock" (1973 edition).

1.3 INSTALLER QUALIFICATIONS:

A. The Contractor shall be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

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

1.4 SUBMITTALS:

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

B. Before starting work, provide itemized price schedule of the work to be performed.

Availability issues and certificates of insurance to the Landscape Architect for transmittal to the Owner.

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

D. Maintenance Instructions: Prior to end of the maintenance period, furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

1.5 COORDINATION:

A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.

B. Irrigation work shall normally precede plant installation. Install trees, large B&B material, shrubs and ground cover plants before lawns are installed.

B. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 7 days prior to installation or on the site as needed.

1.6 INSPECTION OF SITE:

A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damages arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to its original condition at no additional charge.

1.8 CHANGES IN THE WORK:

A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be negotiated prior to execution. When unit prices have been established, they shall prevail.

1.9 OWNER'S OBSERVATION:

A. The Landscape Architect or Owner assumes no responsibility in the supervision or inspection of the work involved in the execution of this contract beyond observation to insure, to the Owner's satisfaction, that the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including planting depth or other deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents. Rejected work shall be removed and/or corrected at the earliest possible time and prior to final payment.

1.10 JOB CONDITIONS:

A. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

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

C. Coordinate landscape and planting work with the irrigation (sprinkler) system and sod installers landscape installer shall insure that no plantings will interfere with the proper functioning of the sprinkler system. Where circumstances seem to justify his doing so, the landscape installer shall point out to the irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole.

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

E. Sight triangles: Check an adhere to local codes as a minimum all plant material located within a triangle (9'/4.572 meters) on 2 sides) formed by traffic intersection points shall be trimmed and maintained to provide a visual opening between 3' (.914m) and 8' (1.828m).

1.11 ACCEPTANCE:

A Early acceptance of the work may be obtained for approved phases or when the time between commencement of the work and substantial completion exceeds 30 days (at no fault of the contractor). Early acceptance of work requiring an inspection of the completed landscape work by the Landscape Architect and/or the Owner. Maintenance and guarantee periods for the phase or area shall commence with such early acceptance

C. Substantial Completion of the Work is the point in construction is sufficiently complete, in accordance with the Contract Documents and the Landscape Architects certification that the Owner can utilize the work as intended.

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

1.12 CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

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

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

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

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type trees, the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B - Indicates field grown plant "balled and burlapped".
Cal - Indicates the caliper or diameter measured 6" (152.4 mm) above the soil line until 4" (88.4 mm) diameter then at 12" above the soil line.
CT - Indicates clear trunk measurement from top of ball to first branching.
CLI - Indicates clear wood, in palms the distance from the soil line to the lowest living frond leaflobes.
DBH - Indicates the caliper or diameter measured 4 feet (122 meters) above the soil line
GW - Grey Wood, in palms, mature trunk from the ground to the base of the crown shaft.
OA - Indicates overall height from top of ball to the top of current season's growth or the last open frond in normal position in palms.
Spr. - Indicates spread or the average distance across the average diameter of the plant branching.

G. Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable material and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. The balls of balled and burlapped plants which cannot be planted immediately on delivery shall be protected from drying winds and sun. Where symetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

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

2.3 PLANTING SOIL:
A. Planting soil for trees and shrubs shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

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

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

2.5 WATER:
A. Water for planting will be available at the site and shall be provided by the Owner.

2.6 COMMERCIAL FERTILIZER:
A. Commercial fertilizer shall be an organic (8-4-12) fertilizer containing nitrogen, phosphoric acid and potash. Nitrogen shall be not less than 50% water insoluble. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 4%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

2.7 MISCELLANEOUS LANDSCAPE MATERIALS:
A. Mulch: Except as otherwise specified, mulch shall be shredded cypress bark mulch -grade "A". It shall not contain sticks larger than 1 inch (25.4 mm) in diameter, stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3" (76.2 mm).

B. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Stakes and Guys: Provide braces, stakes and deadman of sound new hardwood or treated softwood, free of knot holes and other defects. Provide wire ties and guys of two-strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. Rebar stakes shall not be used.

D. Microbial Additives: An approved inoculate blend containing a minimum of eight strains of endo and ecto mycorrhizae with a minimum of 100,000 and 150 million spores per pound respectively such as "Symbiot by Organic Laboratories, Inc. and an approved inoculate blend containing a minimum of 45 beneficial soil bacteria including Trichoderm and Gliocladium with a minimum concentration of 1000 billion CFU per pound such as PGA Plus by Organica, Inc. Apply at manufactures recommended rates. Material shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Submit a copy of the manufacturer's guaranteed analysis and proof of delivery. Any inoculants that becomes caked or otherwise damaged is unacceptable and shall not be used.

3.0 EXECUTION

3.1 SITE PREPARATION:
A. Erosion Control. All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbances of existing surface material on site. All sediment will be prevented from entering any storm drainage system through the use of silt fences, straw bales, gravel, boards or other applicable methods. The Contractor shall be responsible for mitigating all sediment leaving the site and taking appropriate corrective measures. Sediment control measures shall be in working order after each day.

B. Rough Grading & Drainage. The Contractor shall verify all existing grades in the field and report any discrepancies immediately to the Landscape Architect. The Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements. It shall be the General Contractors responsibility to provide drainage, proper swaling, downspouts and all water retention areas as required by applicable codes. Once grading operations are completed, all disturbed areas within or outside the limits of work shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.

C. Fine Grading & Drainage. It shall be the responsibility of the Contractor to finish grade (min. 6" below edges and F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include two inches of mulching and four inches of planting soil. New earthwork shall blend smoothly into existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum slope of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

D. Berming. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

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

3.2 PROTECTION OF PLANTS:
A. Root Protection: Balled and burlapped plants- plants designated "B&B" (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine cord, or wire mesh. All collected plants other than Cabbage Palms (Sabal palmetto) shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system throughout when removed from the container. There shall be no circling roots.

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

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed 72 hours.

E. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Cabbage Palms shall be "Hurricane Cut". Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed, however excessive grinding will not be accepted.

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

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

3.3 PLANTING OPERATIONS:

A. Layout: Location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Notify Landscape Architect and Owner for directions if installation requires the addition of soil over root balls or existing roots, or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Necessary adjustments will be directed by the Landscape Architect.

B. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball whichever is smaller. The depth of a hole shall not be deeper than the root ball. The space around the root ball, within the hole, shall be filled with the specified planting soil. Air pockets shall be eliminated and the soil compacted by watering, insure that planting soil is thoroughly mixed with native soil.

C. All plants shall be installed in accordance with the best horticultural practice. Trees and shrubs, except as otherwise specified, shall be set in the proper amount of planting soil in the proper size of planting pit as specified above so that the top surface of the root ball will be flush with the final grade grade allowing for 2" (44.1 mm) of mulch. Insure adequate percolation. Set plants straight or plumb & faced, in locations shown on the Drawings. Do not distribute excess soil in the planting beds after bed plants have been installed.

D. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing soil. Remove burlap, rope, wires, etc. from the top of the balls, but do not remove burlap from underneath. All material shall be biodegradable and no material shall encircle the trunk. Complete backfilling with planting soil, then thoroughly mix with native soil and water to remove voids. After planting has been completed, form a wall around each plant extending to the limits of the pit.

E. Container Grown Plants: Container grown plants shall when dislodged have sufficient ground to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit will be backfilled with the specified soil to which mycorrhizae and soil bacteria have been added at the manufactures recommended rates (see 2.7d). The following minimum rates of soil mix applyit one-half cubic yard per tree and one cubic yard per fifty shrubs or 2000 sf. of planting bed area.

G. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered on such depths that the ball shall be firmly supported when finished grade level of the plant, after settlement, shall be the same as that at which the plant was grown. They shall be planted upright, and faced to give the best appearance or relationship to adjacent buildings or adjacent structures. Along slopes a soil terrace shall be formed so that the root ball is level. No burlap shall be pulled out from under the balls. Platform, wire and surplus binding from top and sides of the balls, shall be removed. All broken and frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be tested by watering. No filling around trunks or on top of root balls will be permitted. After the ground settles, additional soil shall be added in so the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be 1" (22 mm) high for each 1" (22 mm) caliper of trunk to a maximum of 4" (88.2 mm). Specimen trees and Palms shall be equipped with temporary (supplemental) irrigation (bubblers) as required.

H. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top dressed 2" (44.1 mm) deep with topsoil raked and left in a neat clean manner.

I. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar in such a manner as to ensure elimination of stubs. "Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped.

J. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1 1/2" (38.1 mm) in caliper shall be staked. Stakes shall be clearly marked. Guy all trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA in 4 directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. Trees over 12' OA shall be braced with new lumber stained walnut brown when securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more, if possible. All hoses shall be interlocked around tree trunk. Guy wires shall be placed in white PVC 5/8" OD sleeves 2/3's of their length. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until Substantial Completion. Guying, bracing, staking shall not interfere with use of paved areas.

K. In staking palms and broadleaf trees, no nails or other fasteners shall directly penetrate the trunk. Wood battens 12 inches (304.8 mm) long, separated from trunk by burlap -attached to the trunk of the trees with metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

L. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a 3 inch (76.2 mm) depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.

M. Planters: Place filtration/separation fabric over 4" drain gravel and fill with a minimum of 16" deep planting soil mixture consisting of 5 parts course sand, 2 parts peat humus, and 3 parts pine bark with micro organisms, see 2.7D. Place soil in lightly compacted layers to an elevation 1 1/2 inches (38.1 mm) below top of planters allowing for natural settlement.

N. Annual or seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of 2 parts top soil, 1 part pine bark mulch (1/2" (12.7 mm) pieces), 1 part course sand and 5 pounds (1.86kg) composted cow manure per cubic yard (.764m3 cubic meters).

O. Excess Excavated Soil: Excess excavated soil generated by planting operations shall be removed from the site by the Contractor and off of the owner's property at no additional expense to the Owner.

P. Relocation of Existing Materials: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate and get Project Architects approval of exact new location

3.4 SOD (When Applicable)

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

C. Fine Grading & Drainage: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod.

D. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriate discharge or collection points. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.

E. Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field, including any necessary adjustments for shrinkage/coverage variables.

F. Quantity: Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or undesirable plant material.

G. Sod pieces shall be 16" x 24" minimum size in unbroken, cohesive sections.

H. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than 7 days before the sod is cut.

I. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

J. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner.

3.5 CLEAN UP:

A. Sweep and wash paved surfaces.

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

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

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

3.6 MAINTENANCE:

A. Begin maintenance immediately after each item is planted and continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additional 30 days or until final acceptance of the work which ever occurs first.

B. Maintain a healthy growing condition by watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations.

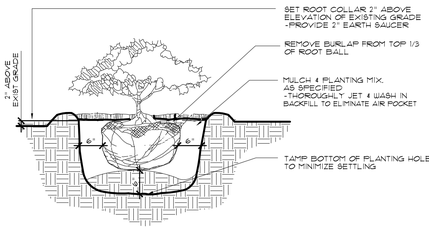
C. All trees shall be deep-watered for a period of ninety days after installation.

D. Replace inpaired or dead plants promptly. Do not wait until near the end of the correction of the work period to make replacements of plants which have become unacceptable.

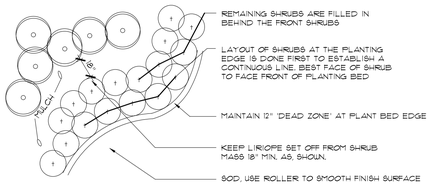
E. Inspect plants at least once a week and perform maintenance promptly with no additional cost to the owner.

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

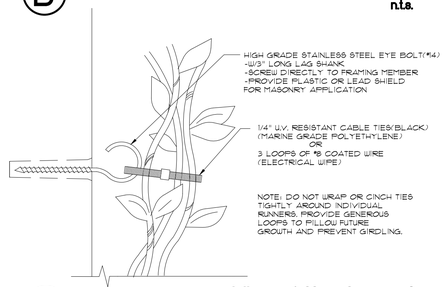
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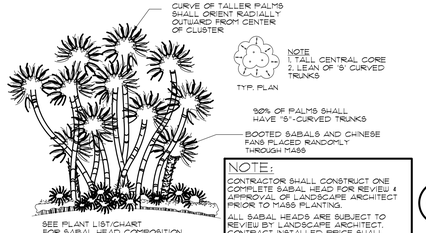
A Shrub Planting
n.t.s.



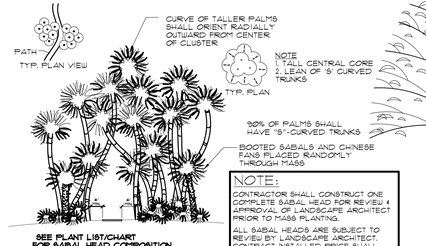
B Shrub / Groundcover Layout
n.t.s.



C Vine Attachment
n.t.s.



D Sabal Head
n.t.s.

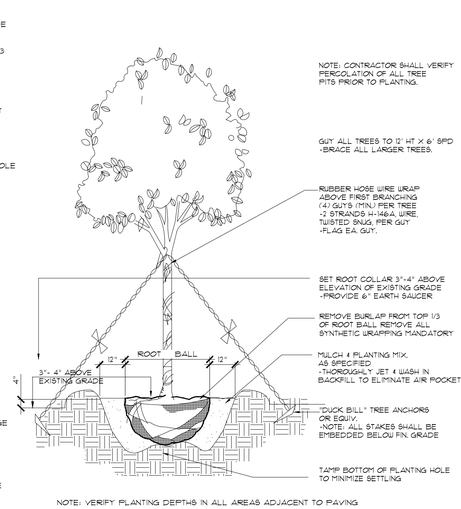


E Sabal Head w/ Path
n.t.s.

IRRIGATION NOTE: ALL VEGETATION WILL BE IRRIGATED ACCORDING TO CODE AND AN IRRIGATION PLAN WILL BE PROVIDED AT THE TIME OF PERMITTING.

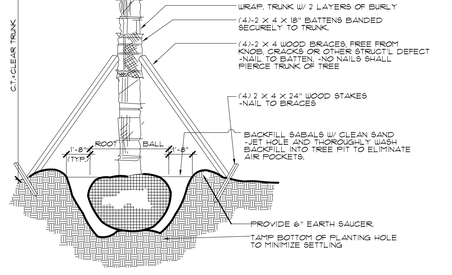
NOTE:

TEST AND AMEND ALL SOILS AS NEEDED FOR OPTIMUM PLANT HEALTH

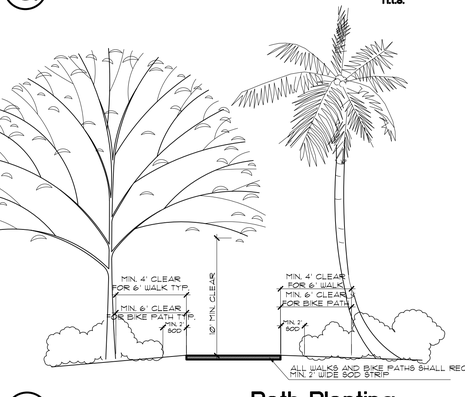


NOTE: VERIFY PLANTING DEPTHS IN ALL AREAS ADJACENT TO PAVING

F Tree Planting and Guying
n.t.s.



G Palm Planting and Staking
n.t.s.



H Path Planting
n.t.s.

CAUTION: PLEASE NOTE

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

SUBMISSION
10/16/2025
NOT FOR CONSTRUCTION

KWD
LANDSCAPE ARCHITECTURE
101 SE 2nd Avenue, Second Floor
Delray Beach, Florida 33444
studio@kwddesignteam.com
Telephone: 561-243-1873
Krent L. Wieland, FL Reg LA 1039
Cert. of Authorization LC26000275

Josies Restaurant
3047 N. Federal Highway
Boynton Beach, FL 33435

⚠ 10/16/25 SITE PLAN UPDATE
⚠ 9/22/25 SITE PLAN UPDATE
⚠ 8/28/25 SITE PLAN LS BUFFER
⚠ 7/31/25 SITE PLAN LS BUFFER
⚠ 5/28/25 SITE PLAN
⚠ 5/7/25 SITE PLAN COMMENTS

ISSUE HISTORY
PROJ NO:
PROJ MGR:
DRAWN BY:
CHECKED BY:

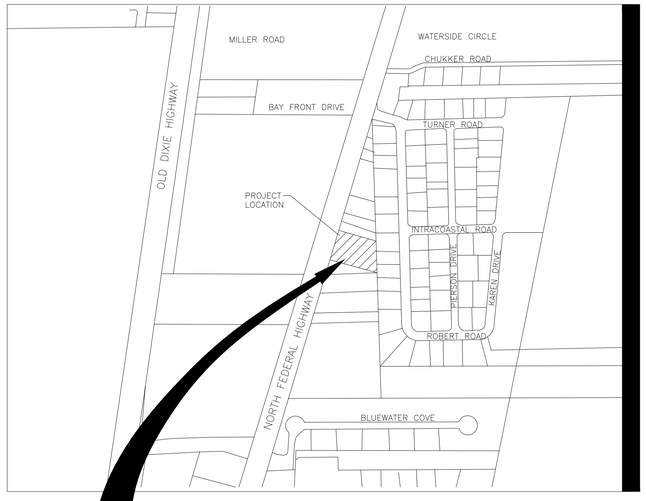
DRAWING TITLE:
Landscape Specifications

SHEET:
L-4

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FL. 33483

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN – 1"=20'
3	OVERALL SITE PLAN – 1"=20'
4	PAVING AND DRAINAGE PLAN – 1"=10'
5	WATER AND SEWER PLAN – 1"=10'
6	SIGNAGE AND MARKING PLAN
6A	TRASH / FIRE TRUCK CIRCULATION PLAN
7	LIFT STATION PLAN
8	BEST MANAGEMENT PRACTICES PLAN & DETAILS
9	PAVING AND DRAINAGE DETAILS
10	PAVING AND DRAINAGE DETAILS
11	WATER AND SEWER DETAILS
12	WATER AND SEWER DETAILS
13	GENERAL NOTES & SPECIFICATIONS
13A	COMPOSITE UTILITY PLAN



LOCATION SKETCH
N.T.S.

LEGAL DESCRIPTION :

Parcel 1:

All that part of Lot C, of King's Subdivision, in Section 4, Township 46 South, Range 43 East, Palm Beach County, Florida, as per plat recorded in Plat Book 20, Page 47, Palm Beach County Records except the following part thereof: Beginning at the Southwest (SW) corner of said Lot C, and running thence North along the West line thereof a distance of eighty (80) feet thence Easterly in a straight line to the Southeast (SE) corner of said Lot C; thence running West along the South line of said Lot C to the Point of Beginning and also less the Westerly 17 feet of said Lots.

Parcel Identification Number: 08-43-46-04-12-000-0140

Parcel 2:
Lot 1 and Lot 1A, of King's Subdivision, according to the plat thereof as recorded in Plat Book 20, Page 47, Public Records of Palm Beach County, Florida; Less the Westerly 17 feet of said lots.

Parcel Identification 08-43-46-04-12-000-0160 Number: 08-43-46-04-12-000-0150

Containing 58,486.17 Square feet or 1.34 Acres more or less

CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
2. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER FORCEMAIN PRIOR TO PRIOR CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
3. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY DEAN SURVEYING, LLC. AND MAPPING, INC.
4. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BOYNTON BEACH ENGINEERING.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
6. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
8. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
9. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
10. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
11. REMOVE ALL ORGANIC AND DELERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (14' SODDED SWALE). NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
12. **ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.**
13. ALL UTILITY CONSTRUCTION MUST COMPLY WITH UTILITIES ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS, JUNE 2024 OR LATEST REVISION. PALM BEACH UTILITIES

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by John J. Haley, P.E. on 7-18-2019 using a Digital Signature.

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

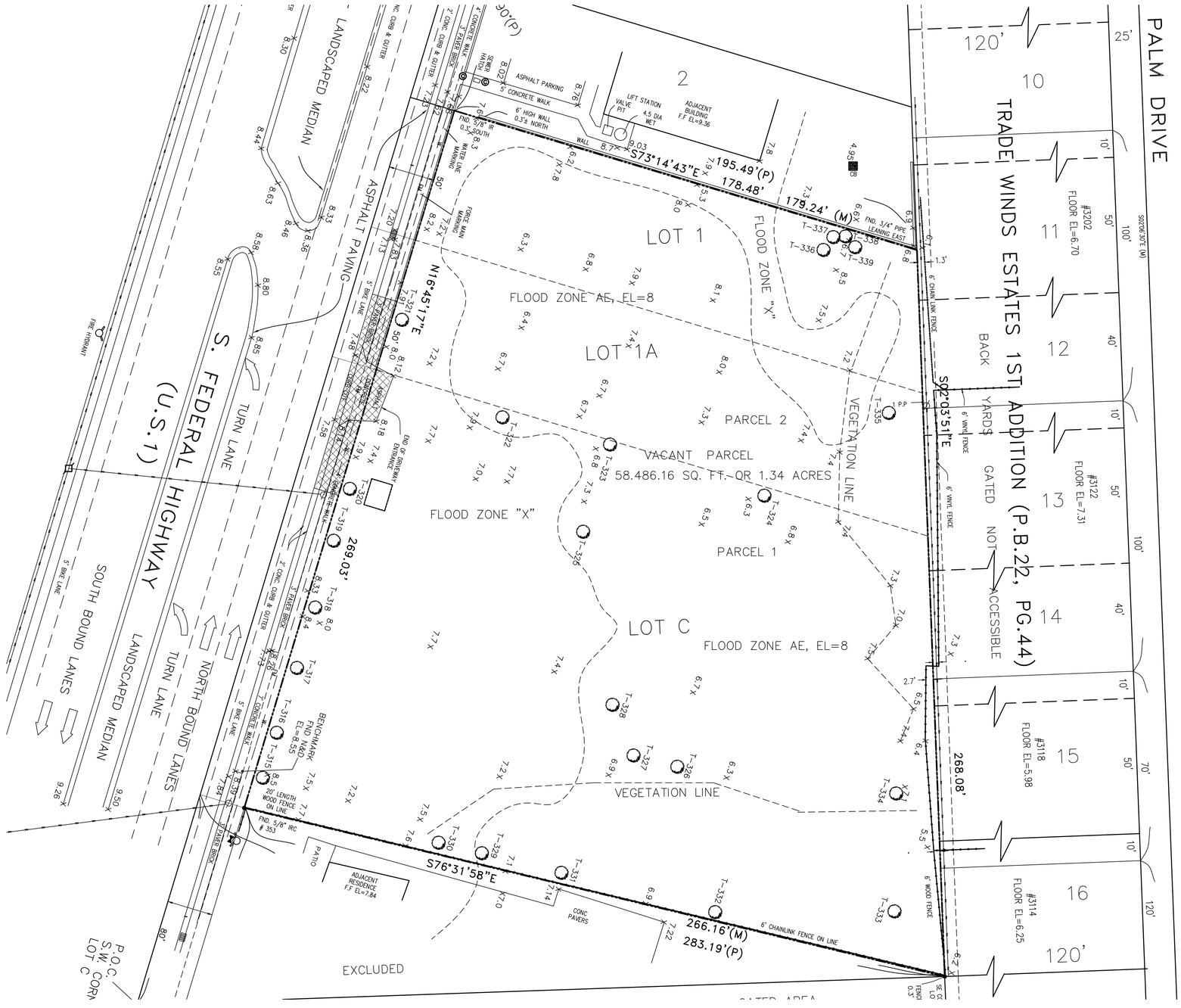
PREPARED FOR

Steve and Stephanie Setticasi

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

Approved :_____ Date:_____
John J. Haley, P.E.
Registered Engineer No. 40023
State of Florida

PROJECT NO. : 24-3205



LEGEND:

- EXISTING ELEVATION (NAVD)
- EXISTING TREE
- FLOOD ZONE LINE
- ETR — EXISTING TO REMAIN
- TBR — TO BE REMOVED
- TBV — TO BE VERIFIED
- EXISTING ASPHALT/CONCRTE TO BE REMOVED
- PORTION OF EXISTING CURB TO BE REMOVED

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

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CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
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JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

EXISTING CONDITIONS AND DEMOLITION PLAN

APPROVED:

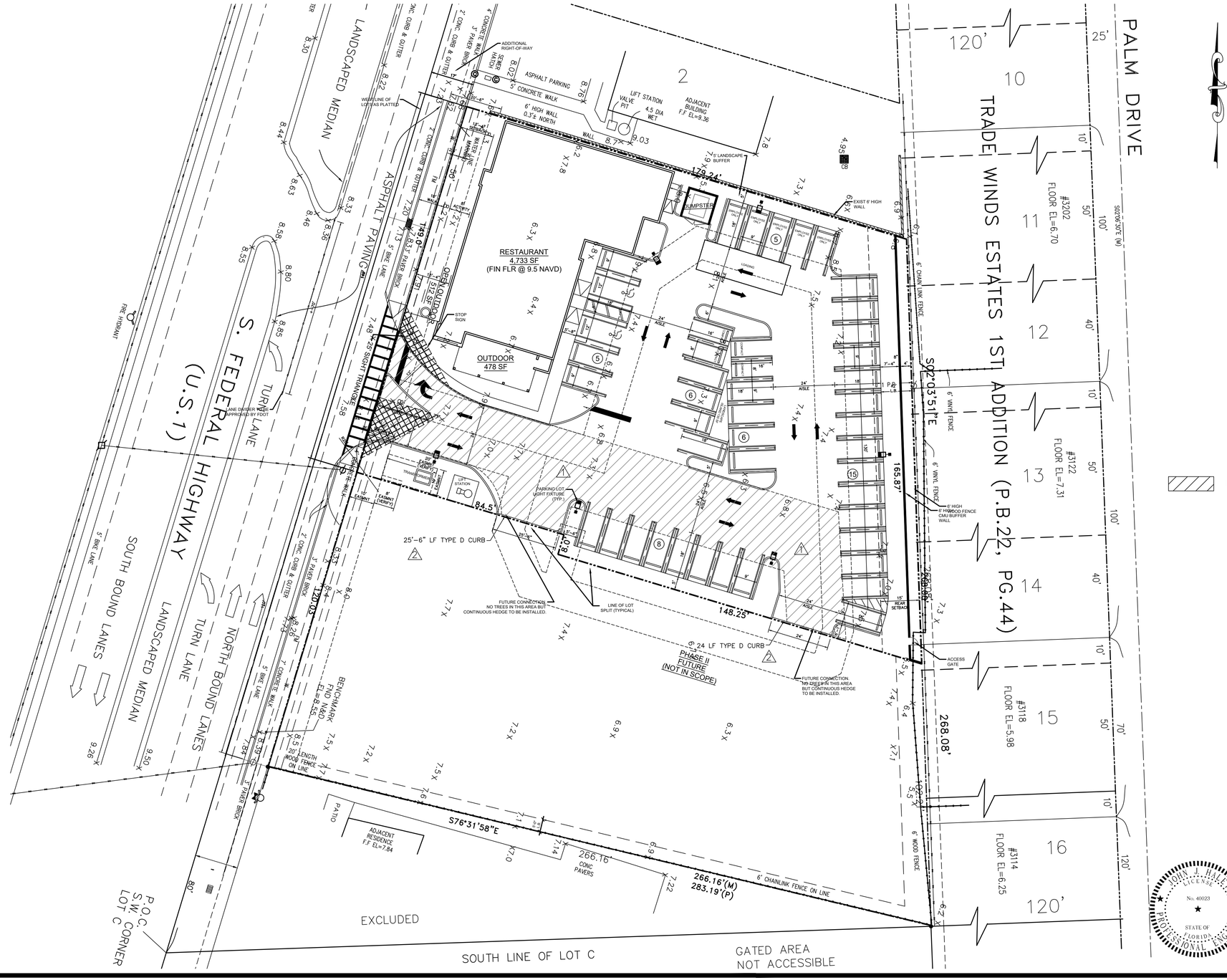
DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE 1" = 20

PROJECT NUMBER 24-3205

2/13



JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY
1	10-23-25	Revised per city comments	
2	11-13-25	Revised per city comments	

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F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

OVERALL SITE PLAN

APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: 1" = 20

PROJECT NUMBER: 24-3205

3 / 13

CITY NOTES:

1. ALL DRIVEWAYS, PARKING, VEHICULAR USE AND LOADING AREAS SHALL BE DESIGNED IN ACCORDANCE WITH THE 2010 LDR CH. 4. ART. VI AND CHAPTER 4 OF THE LATEST ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION
2. ALL CATCH BASIN AND MANHOLE COVERS SHALL BE BICYCLE PROOF PER THE 2010 LDR, CHAPTER 4, ARTICLE VIII, SECTION 3.G.b AND ENGINEERING DESIGN MANUAL CHAPTER 5, PARAGRAPH D.1.b
3. PARKING LOT CURBS AND CAR STOPS SHALL BE REQUIRED AND CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS. LANDSCAPED AREAS IN PARKING LOTS SHALL BE PROTECTED FROM THE ENCROACHMENT OF VEHICLES BY A CONTINUOUS, RAISED CURB, OR IN INSTANCE OF A PARKING STALL, BY A WHEEL STOP AND A RAISED CONTINUOUS CURB. AREAS TO BE PROTECTED INCLUDE ALL PEDESTRIAN WALKWAYS, LANDSCAPING ADJACENT TO PARKING STALLS AND LANDSCAPING ADJACENT TO CURVILINEAR DRIVE-WAYS WHERE ENCROACHMENT IS LIKELY TO OCCUR. REVISE PLANS TO SHOW CURBS AND/OR WHEEL STOPS AS NECESSARY.

AREA COVERAGES:

BUILDING AREA	= 5,211 SF	= 0.120	ACRE	16.5 %
PAVEMENT AREA	= 20,413 SF	= 0.469	ACRE	64.5 %
PERVIOUS AREA	= 6,040 SF	= 0.139	ACRE	19.1 %
TOTAL AREA	= 31,665 SF	= 0.726	ACRE	100 %

RAINFALL NOTES:

1. LOCAL DRAINAGE DISTRICT: CITY OF BOYNTON BEACH
2. 10 YEAR – 1 DAY RAINFALL = 11 INCHES
3. 25 YEAR – 1 DAY RAINFALL = 13.0 INCHES
4. 100 YEAR – 1 DAY RAINFALL = 18 INCHES

SAWCUT NOTES:

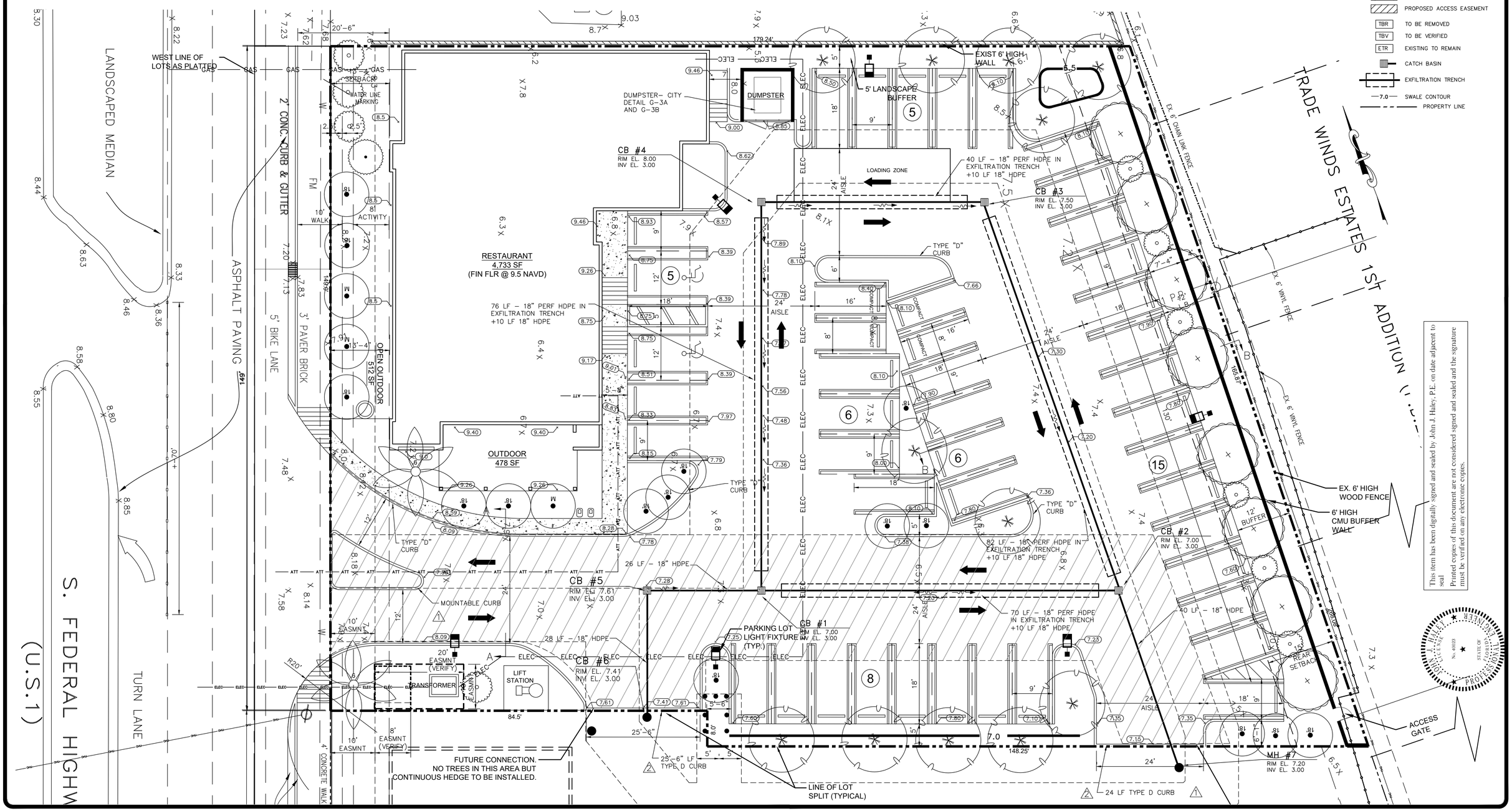
1. SAWCUT EXISTING ASPHALT PAVEMENT. MATCH NEW ASPHALT GRADE TO EXISTING ASPHALT GRADE.
2. SAWCUT EXISTING CONCRETE SIDEWALK. MATCH NEW CONRETE SIDEWALK GRADE TO EXISTING SIDEWALK GRADE.

FEMA NOTES:

FLOOD ZONE : X/AE8
BASE FLOOD ELEVATION : 8.0
FLOOD MAP : 12099-C-0981-G
DATE: 12-20-24

LEGEND:

- EXISTING ELEVATION (NAVD)
- PROPOSED ELEVATION
- RUNOFF FLOW
- PAVER BLOCK
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED ACCESS EASEMENT
- TBR — TO BE REMOVED
- TBV — TO BE VERIFIED
- ETR — EXISTING TO REMAIN
- CATCH BASIN
- EXFILTRATION TRENCH
- 7.0 — SWALE CONTOUR
- PROPERTY LINE



This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal
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Designed	J.J.H.		
Drawn	E.L.H.		
Checked	J.J.H.		

NO.	DATE	REVISION	BY
1	10-23-25	Revised per city comments	
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F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

PAVING AND DRAINAGE PLAN

APPROVED:
DATE:
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE	PROJECT NUMBER	
1" = 10	24-3205	4 / 13

NOTES:

1. All proposed fire hydrants on site must adhere strictly to the Utilities Standard Detail W–9.

2. Hydrants shall be placed in an accessible, unobstructed location with 5 feet clearance in all directions. Bollards and a 6"raised curb may be required if that distance cannot be met."

3. Water lines to be owned and operated by the City shall be included within 12 feet minimum utility easement. The easements shall be dedicated by separate instrument as stated in the Code of Ordinances, Section 26–33(a) and (e).

4. Boynton Beach Utilities will not require surety for the installation of the water and sewer utilities, on condition that the systems are fully completed, and all documentation is provided to Utilities before the first permanent meter is set. Note that setting a permanent water meter is a prerequisite to obtaining the Certificate of Occupancy

5. A building permit shall not be issued until Utilities has approved the plans for the water and/or sewer improvements required to service the project, in accordance with the Code of Ordinances, Section 26–15.

6. FDEP/Palm Beach County Health department permits will be required for the water and sewer systems serving this project,in accordance with the Code of Ordinances, Section 26–12. All water and sewer capital facilities charges (cap fees) shall be paid in full prior to Utilities signing the FDEP/Palm Beach County Health Department permit application, in accordance with the Code of Ordinances, Section 26–34

7. Permits required from other permitting agencies such as Florida Department of Transportation (FDOT), South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), Florida Department of Environmental Protection (FDEP), shall be required prior to schedule the Utilities pre–construction meeting.

8. For the proposed private lift station, comprehensive engineering calculations are required. The calculations shall demonstrate that the lift station is adequately sized and designed to reliably collect and transfer all projected wastewater flows from the contributing service area, including both peak and average daily flows for the entire build–out of the mixed–use project.

9. A Utility agreement"is required for the shared lift station

10. In accordance with the City of Boynton Beach Code of Ordinances, specifically Chapter 26, Article IV, Division 4, Subdivision D, Section 26–144 and related

11. Appropriate backflow preventer(s) will be required on the domestic water service to the building, and the fire sprinkler line if there is one, in accordance with the Code of Ordinances, Section 26–207.

12. All utility easements and utility lines shall be shown on the site plan and landscape plans (as well as the Water and Sewer Plans) so that we may

FOG (Fats, Oils, and Grease) management programs, the proposed restaurantfor this mixed–use project is required to install and maintain an appropriately sized grease interceptor. This mandate is essential to prevent fats, oils, and grease from entering and obstructing the public sewer collection system.

determine which appurtenances, trees or shrubbery may interfere with utilities. In general, palm trees will be the only tree species allowed within utility easements. Canopy trees may be planted outside of the easement so that roots and branches will not impact those utilities within the easement in the foreseeable future. The LDR, Chapter 7.5, and Article I, Section 18.1 gives public utilities the authority to remove any trees that may interfere with utility services, either in utility easement or public rights–of–way.

13. All water main and sanitary sewer lines shall be C–900, Polyvinyl Chloride (PVC). Fire Hydrant branches shall be Ductile Iron Pipe"

14. Attendance at a mandatory Pre–Construction Conference is required prior to the start of any utilities work on site.

15. Two independent sources of water, as well as a looped system, must be provided during all phases of construction.

16. New construction projects must provide the results of a hydrant flow test performed by the Fire Rescue Department, indicating a fire flow not less than one thousand five hundred (1,500) gpm @ twenty (20) psi above domestic use. This applies to new or existing hydrants within the required three hundred (300) feet of the facility, as stated in the Code of Ordinances, Section 9–9(b)."

LEGEND:

- EXISTING ELEVATION
- SWALE CONTOUR
- PROPOSED ACCESS EASEMENT
- EASEMENT LINE
- PROPERTY LINE
- DOUBLE DETECTOR CHECK VALVE SYSTEM
- EXISTING FIRE HYDRANT W/ GATE VALVE
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- SANITARY CLEANOUT
- SIAMESE CONNECTION
- GATE VALVE (EXISTING)
- GATE VALVE (PROPOSED)

WATER and WASTEWATER CALCULATIONS

10 hour operation

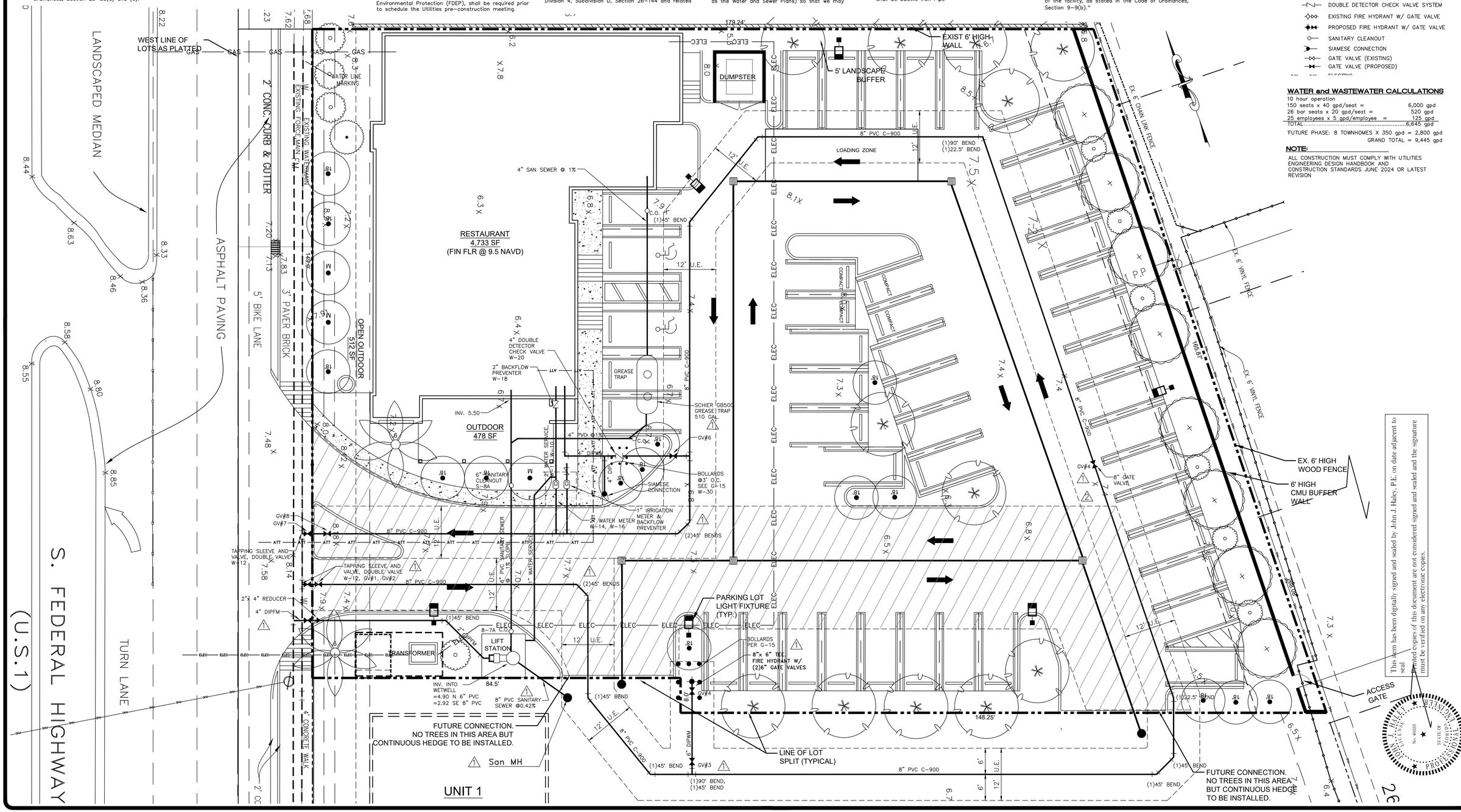
150 seats x 40 gpd/seat =	6,000 gpd
26 bar seats x 20 gpd/seat =	520 gpd
25 employees x 5 gpd/employee =	125 gpd
TOTAL	6,645 gpd

FUTURE PHASE: 8 TOWNHOMES X 350 gpd = 2,800 gpd

GRAND TOTAL = 9,445 gpd

NOTE:

ALL CONSTRUCTION MUST COMPLY WITH UTILITIES ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS JUNE 2024 OR LATEST REVISION



This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal

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Designed	J.J.H.		
Drawn	E.L.H.		
Checked	J.J.H.		

NO.	DATE	REVISION	BY
1	10–23–25	Revised per city comments	
2	11–13–25	Revised per city comments	

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
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F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

WATER AND SEWER PLAN

APPROVED:

_____ DATE:_____

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

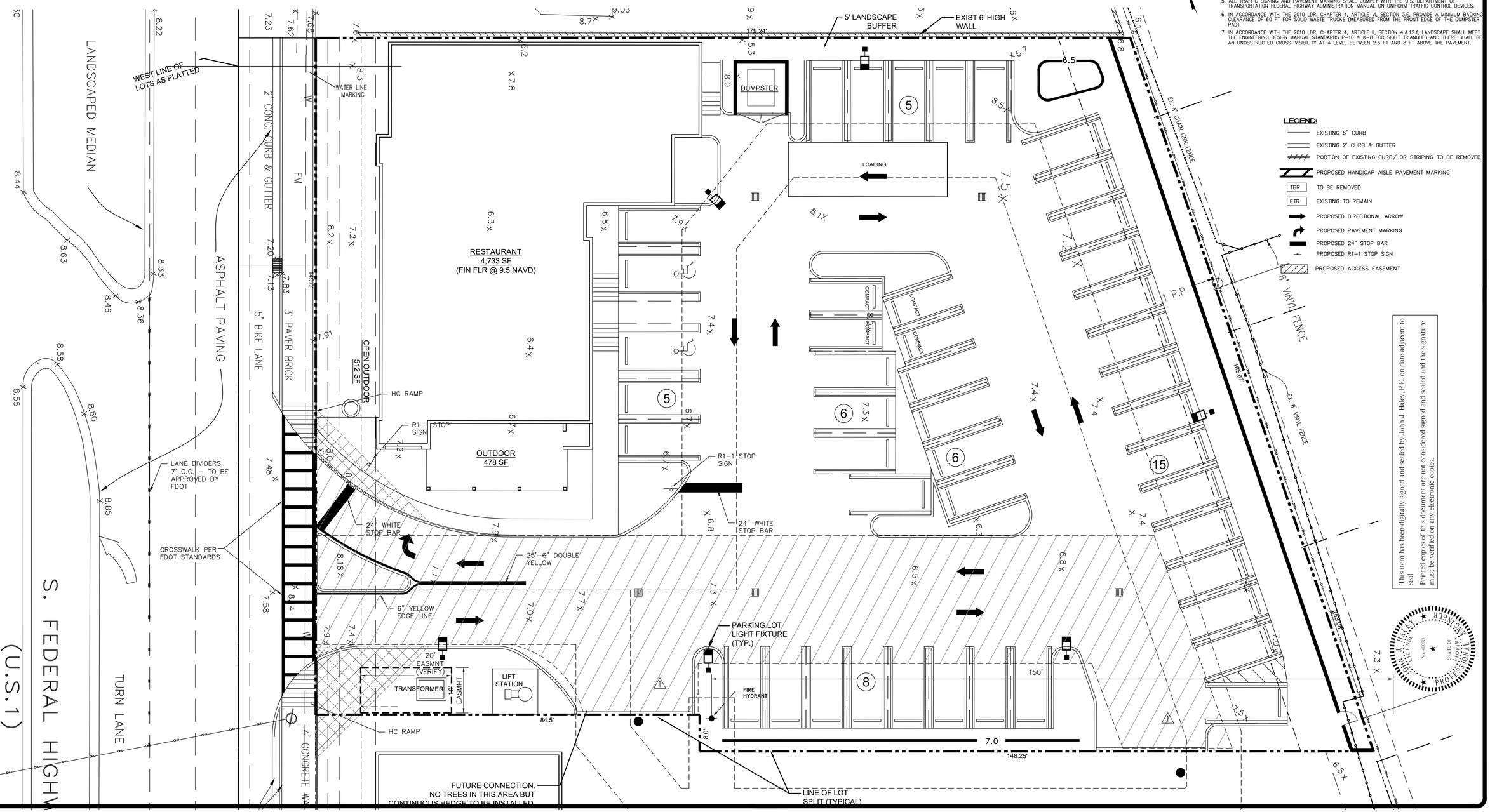
SCALE	PROJECT NUMBER	
1" = 10	24-3205	5 / 13

FIRE HYDRANT NOTES:

1. FIRE HYDRANTS SHALL BE LOCATED AT THE MAIN ENTRANCE TO ANY DEVELOPMENT AND EVERY FIVE HUNDRED (500) FEET THEREAFTER FOR ONE AND TWO-STORY FAMILY DWELLINGS AND EVERY THREE HUNDRED (300) FEET THEREAFTER FOR ALL OTHER BUILDINGS, AS STATED IN THE CODE OF ORDINANCES, SECTION 9-10(e)
2. A FIRE HYDRANT SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF THE FIRE DEPARTMENT CONNECTION, ALONG ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACES, DISTANCE MEASURED AS THE FIRE TRACK TRAVELS, AS STATED IN THE CODE OF ORDINANCES, SECTION 9-10(d)

SIGNAGE AND PAVEMENT MARKINGS

1. THE ROADS AND PARKING AREAS SHALL BE STRIPED IN ACCORDANCE WITH THE PLANS. NO STRIPE SHALL BE LESS THAN THE SPECIFIED WIDHT NOR SHALL IT EXCEED THE SPECIFIED WIDTH BY MORE THAN 1/2 INCH. STRIPING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 OF THE STANDARD SPECIFICATIONS. ALL STRIPPING WITHIN THE PUBLIUC RIGHT-OF-WAY AND AT THE DRIVEWAY ACCESS POINTS POINTS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ADEQUATE TRAFFIC CONTROL DEVICES WARNING DEVICES AND BARRIERS FOR THE PURPOSE OF PROTECTING THE TRAVELING PUBLIC, HIS WORKMEN AND THE WORK AREA IN GENERAL. SUCH TRAFFIC CONTROL SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT PERIOD, INCLUDING ANY TEMPORARY SUSPENSIONS OF THE WORK. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH SECTION 102 OF THE STANDARD SPECIFICATIONS AND THE STATE OF FLORIDA, MANUAL OF TRAFFIC CONTROL AND SAFE TRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
3. ALL PAVEMENT MARKINGS ON-SITE SHALL BETHERMOPLASTIC UNLESS OTHERWISE NOTED.
4. ALL SIGNING AND MARKINGS SHALL CONFORM TO MUTCD AND COUNTY TRAFFIC ENGINEERING STANDARDS (LATEST EDITION).
5. ALL TRAFFIC SIGNING AND PAVEMENT MARKING SHALL COMPLY WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. IN ACCORDANCE WITH THE 2010 LDR, CHAPTER 4, ARTICLE VI, SECTION 3.E, PROVIDE A MINIMUM BACKING CLEARANCE OF 60 FT FOR SOLID WASTE TRUCKS (MEASURED FROM THE FRONT EDGE OF THE DUMPSTER PAD).
7. IN ACCORDANCE WITH THE 2010 LDR, CHAPTER 4, ARTICLE II, SECTION 4.A.12.f, LANDSCAPE SHALL MEET THE ENGINEERING DESIGN MANUAL STANDARDS P-10 & K-8 FOR SIGHT TRIANGLES AND THERE SHALL BE AN UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 2.5 FT AND 8 FT ABOVE THE PAVEMENT.



LEGEND:

- EXISTING 6" CURB
- EXISTING 2' CURB & GUTTER
- PORTION OF EXISTING CURB/ OR STRIPING TO BE REMOVED
- PROPOSED HANDICAP AISLE PAVEMENT MARKING
- TBR — TO BE REMOVED
- ETR — EXISTING TO REMAIN
- PROPOSED DIRECTIONAL ARROW
- PROPOSED PAVEMENT MARKING
- PROPOSED 24" STOP BAR
- PROPOSED R1-1 STOP SIGN
- PROPOSED ACCESS EASEMENT

This item has been digitally signed and sealed by: John J. Haley, P.E. on date adjacent to seal
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JOHN J. HALEY — STATE OF FLORIDA — REGISTERED ENGINEER — No. 40023 — PROFESSIONAL

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY
1	10-23-25	Revised per city comments	
2	11-13-25	Revised per city comments	

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BOYNTON BEACH, FLORIDA

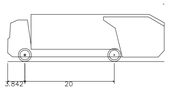
SIGNAGE AND MARKING PLAN

APPROVED:
_____ DATE:_____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: 1" = 10'
PROJECT NUMBER: 24-3205
SHEET: 6 / 13



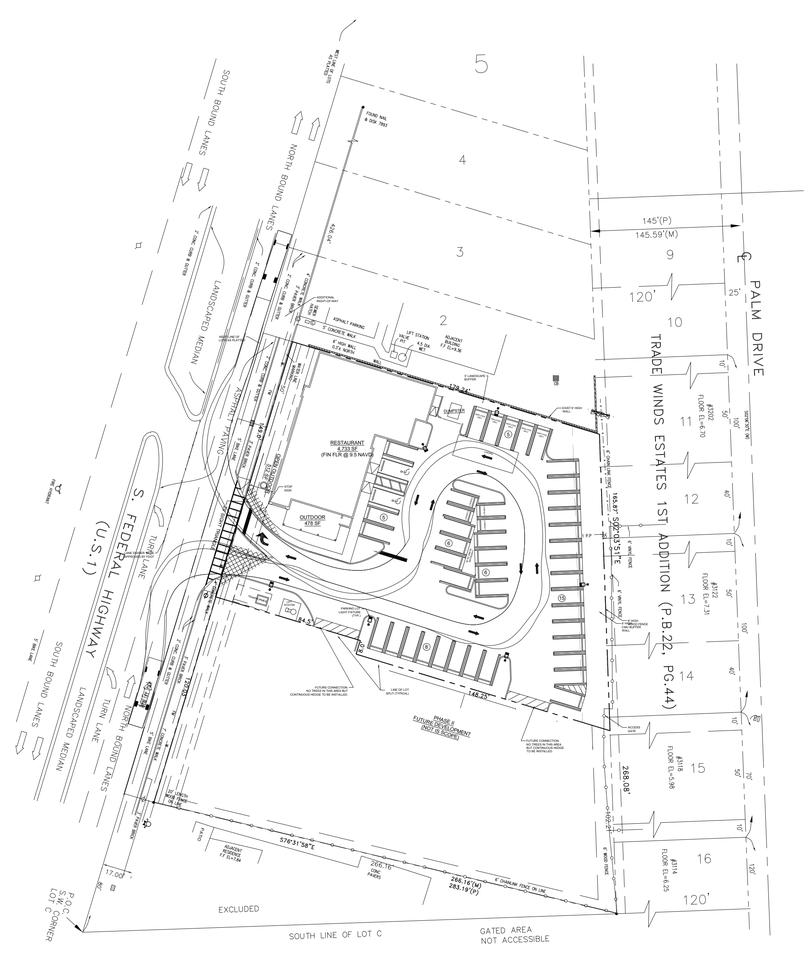
TRASH CIRCULATION



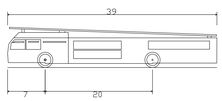
Front Loading Garbage Truck	
Overall Length	35.000ft
Overall Width	8.376ft
Overall Body Height	10.547ft
Min Body Ground Clearance	1.000ft
Track Width	8.376ft
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	29.300ft



P – Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	24.000ft



FIRE CIRCULATION



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock to lock time	5.00s
Max Wheel Angle	45.00°

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal

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

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

TRASH/FIRE TRUCK
CIRCULATION PLAN

APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE 1"=50'

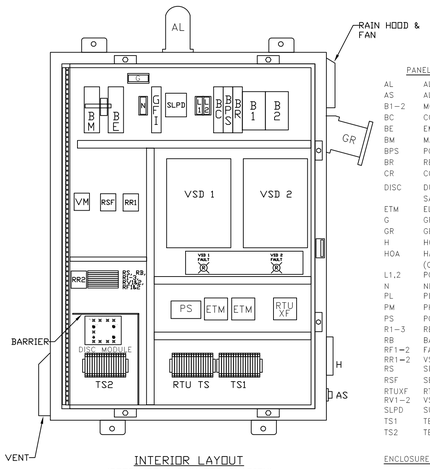
PROJECT NUMBER 24-3205

6A / 13

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



PANEL COMPONENTS

AL	ALARM LIGHT
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
CR	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RF1–2	FAULT RELAY
RR1–2	VSD RUNNING RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
RV1–2	VSD START RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

ENCLOSURE

NEMA 4X Stainless Steel
w/ Sun Shields
Single Door w/ Padlock Hasp
Aluminum Inner (Dead Front) Door
36"H x 30" W x 12" D

NOTES:

1.) PANEL LABELD FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)

2.) COMPLETE BACK–UP, SELF–CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF–45.

3) SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

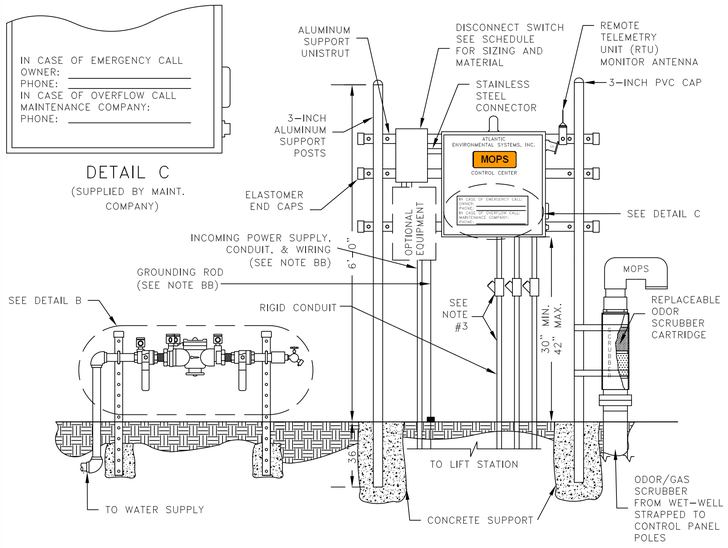
TS1 TERMINAL SCHEDULE

+	–	GN	COM	SF1	SF2	T1	T2	T3	1	2	P1C	T1	T2	T3	1	2	P2C
RTU TERMINALS (IF USED)		PUMP SEAL FAIL		MOTOR 1 LEADS				MT1 MOTOR 1	G N D	MOTOR 2 LEADS				MT2 MOTOR 2	G N D		

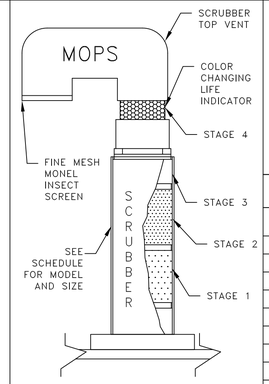
JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF	FS2 CALL LEAD	FS3 CALL LAG	FS4 HIGH ALARM				

TS2 TERMINAL SCHEDULE



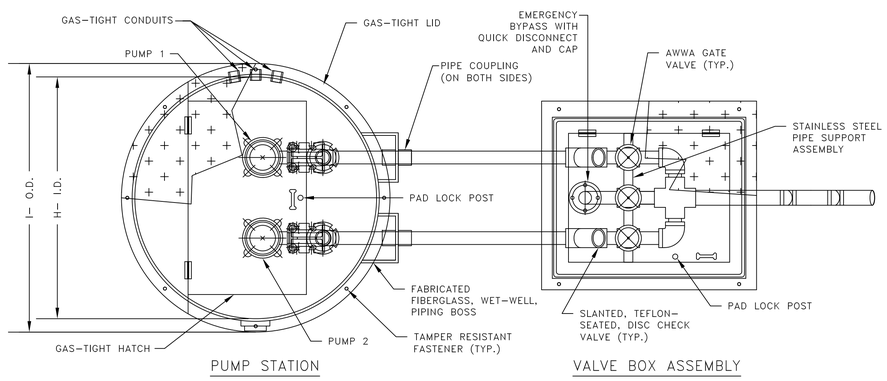
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



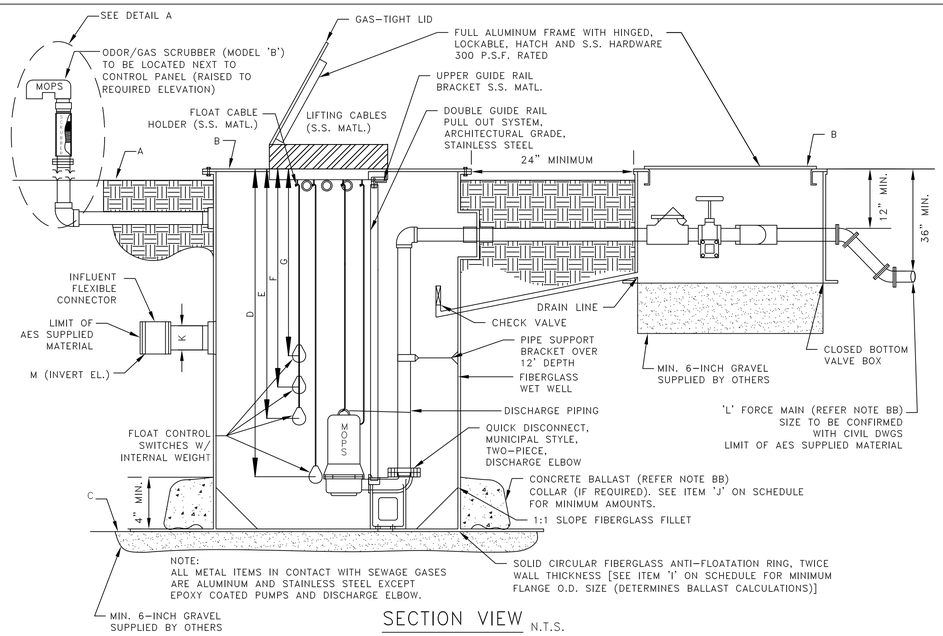
DETAIL A

MOPS ODOR/GAS SCRUBBER

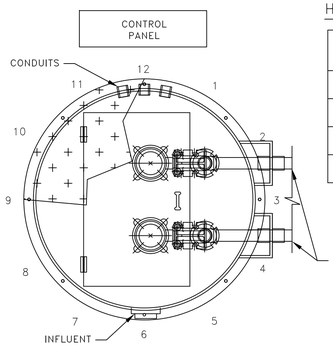
NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.

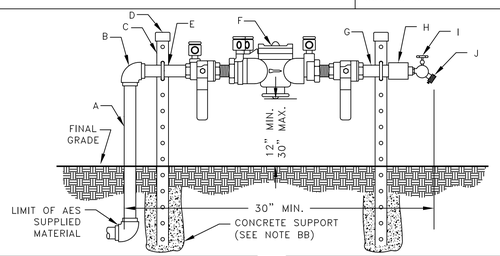


SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	6:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1–5/8"x1–5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2395
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

MOPS

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547–8080 FAX: (561) 547–3999

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PRIVATE SERIES

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	27		100 YEAR FLOOD ELEVATION	9.00'
INITIAL DESIGN HEAD (T.D.H.)	81'		25 YEAR FLOOD ELEVATION	8.50'
SECONDARY DESIGN FLOW (G.P.M.)	58	A	GRADE ELEVATION	9.00'
SECONDARY DESIGN HEAD (T.D.H.)	45'	B	TOP ELEVATION OF WET WELL	9.00'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	–3.00'
RATED MOTOR HORSEPOWER	4.0	D	ALL PUMPS OFF ELEVATION	–0.50'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	GRINDER	E	LEAD PUMP ON ELEVATION	1.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	1.50'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	2.00'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET–WELL	48"
CONTROL CENTER FULL LOAD AMPS	53	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	2.92'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22–48120–B–4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–221–4.0–I
MOPS DISCONNECT SWITCH	1	FDS–60–1–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A AYANTRA REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561–547–8080 Fax: 561–547–3999

REVISION	DATE
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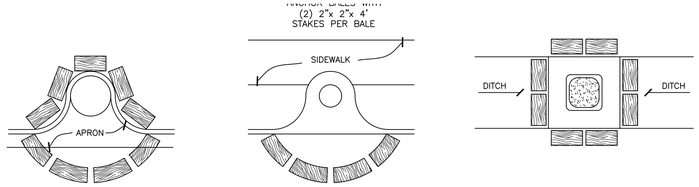
JOSIE'S RESTAURANT
HALEY ENGINEERING, INC.
1680 SE 4TH STREET, DEERFIELD BEACH, FL 33441

Project:
Prepared For:

2395
09/09/2025

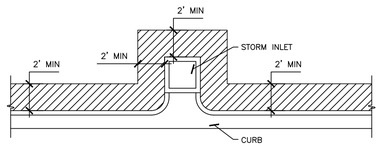
AES. Project: No:
Date:

Page No.
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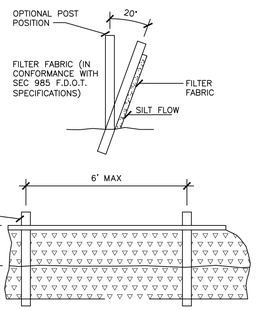
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

FIGURE 6



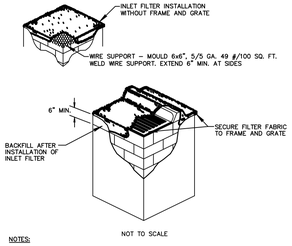
SOD ALONG CURB AND AROUND INLET
N.T.S.

FIGURE 9



TYPICAL SILT FENCE
N.T.S.

FIGURE 2



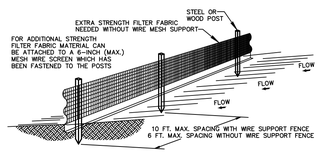
NOTES:

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

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

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

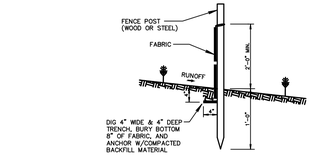
INLET FILTER DETAIL



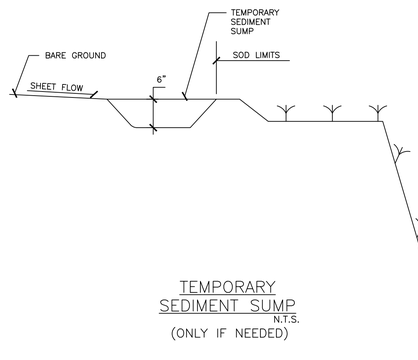
NOTES:

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 ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL D 9.1a

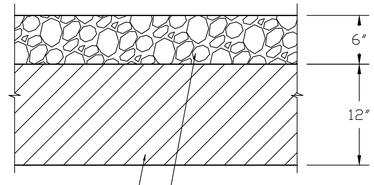


SILT FENCE INSTALLATION DETAIL D 9.1b

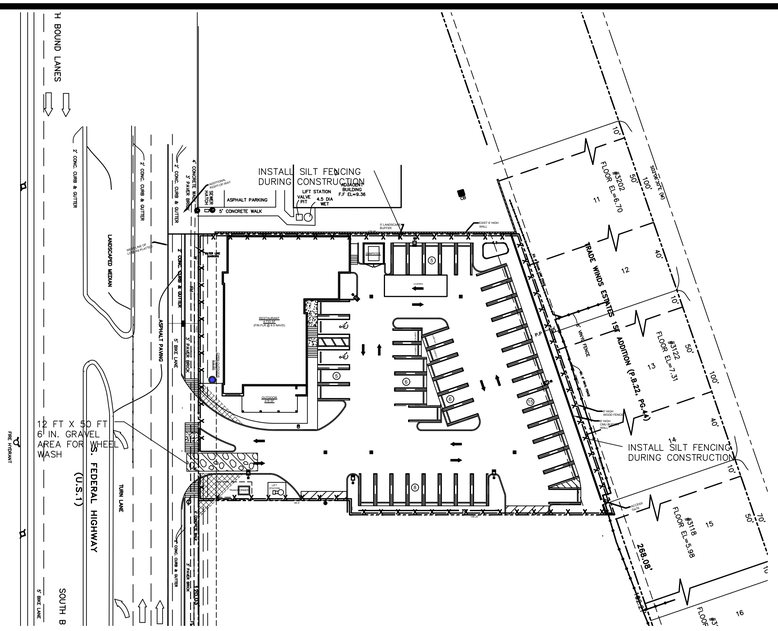


TEMPORARY SEDIMENT SUMP
N.T.S.
(ONLY IF NEEDED)

FIGURE 10



CONSTRUCTION ENTRANCE SECTION



BEST MANAGEMENT PRACTICES PLAN
SCALE 1"=40'–0"

BEST MANAGEMENT PRACTICES

SECTION A GENERAL EROSION CONTROL

A.1 General erosion control BMP's shall be employed to minimize soil erosion and potential lake slope cave–ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

A.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.

A.3 Slopes of banks retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

A.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

A.5 Sod shall be placed for a 3–foot wide srtip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

A.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION B PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

B.1 Surface water quality shall be maintained by employing the following BMP's in the construction planning and construction of all improvements.

B.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.

B.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following.

a. In general erosion shall be controlled at the furthest practical upstream location.
b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

B.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease and lubricants from entering site drainage feeatures in cluding stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use absorbent filter pods to clean up spills as soon as poissible after occurrence.

B.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION C CONTROL OF WIND EROSION

C.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2, except the minimum height shall be 4 feet.

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal

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

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260–6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

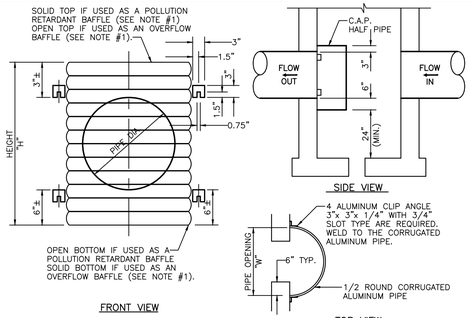
BEST MANAGEMENT PRACTICES DETAILS

APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
PROJECT NUMBER: 24-3205
8/13

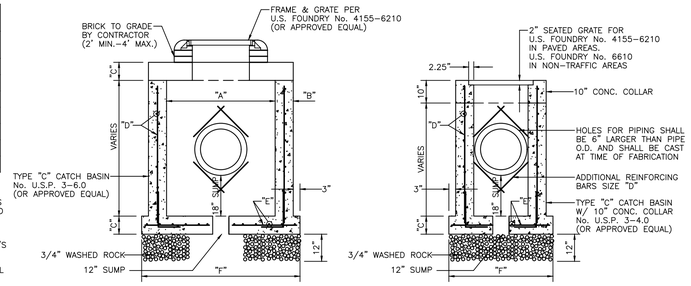


POLLUTION RETARDANT BAFFLE (OPTION)

STANDARD DIMENSIONS			
PIPE DIA.	W (INCHES)	T (GAUGE)	H (INCHES)
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"
48"	60"	14	57"
54"	66"	14	63"

NOTES:

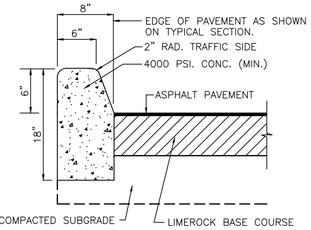
1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8" x 2" STAINLESS STEEL BOLTS.
5. MINIMUM ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2' BELOW CONTROL ELEVATION.



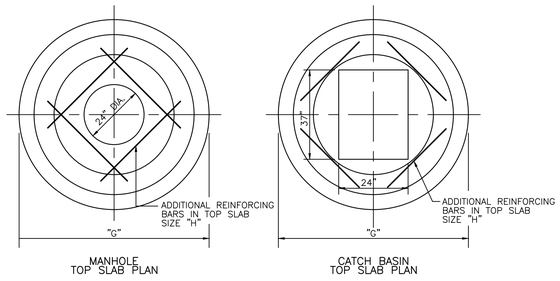
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
INLET	24" x 37"	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	46" x 59"
INLET*	42" x 48"	6"	8"	#4 @ 12" C.C.E.W.	#4 @ 9" C.C.E.W.	60" x 66"

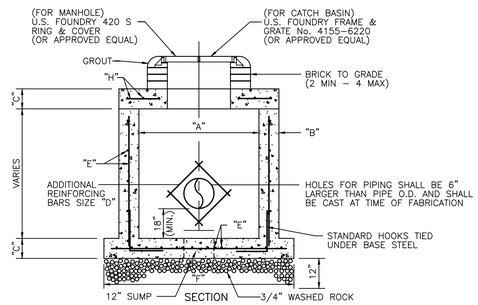
PRECAST INLET TYPE "C" (OPTION)

*USE U.S. FOUNDRY GRATE No. 6626 FOR F.D.O.T. INLET (OR APPROVED EQUAL)



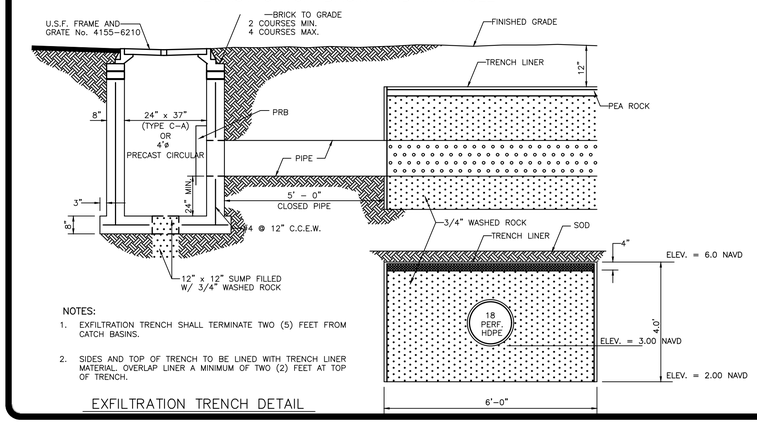
TYPE "D" CONC. CURB





TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
C–4/M–4	4'–0" ø	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'–4" ø	5'–4" ø	#4 @ 6" C.C.E.W.
C–5/M–5	5'–0" ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'–4" ø	6'–4" ø	#5 @ 8" C.C.E.W.
C–6/M–6	6'–0" ø	8"	8"	#5 @ 6" C.C.E.W.	#5 @ 6" C.C.E.W.	8'–4" ø	7'–4" ø	#5 @ 6" C.C.E.W.

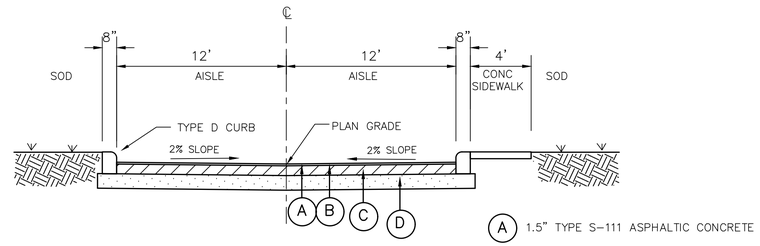
PRECAST CATCH BASIN AND MANHOLE



NOTES:

1. EXFILTRATION TRENCH SHALL TERMINATE TWO (5) FEET FROM CATCH BASINS.
2. SIDES AND TOP OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL, OVERLAP LINER A MINIMUM OF TWO (2) FEET AT TOP OF TRENCH.

EXFILTRATION TRENCH DETAIL



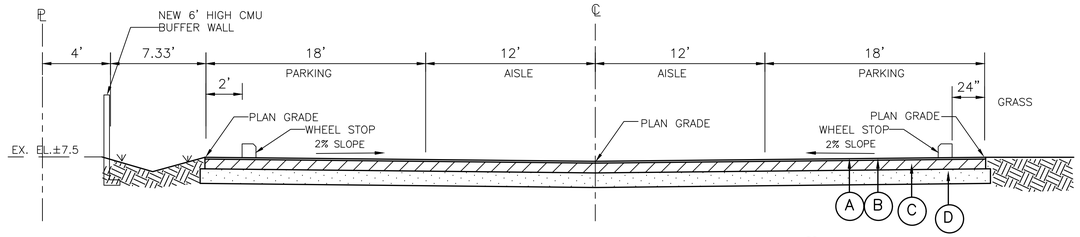
SECTION B–B
N.T.S.

(A) 1.5" TYPE S–111 ASPHALTIC CONCRETE

(B) PRIME COAT AND TACK

(C) 8" LIMEROCK BASE COURSE LBR 100, COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180

(D) 12" COMPACTED SUBGRADE LBR 40 MIN., COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180



SECTION B–B
N.T.S.

(A) 1.5" TYPE S–111 ASPHALTIC CONCRETE

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JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal

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

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

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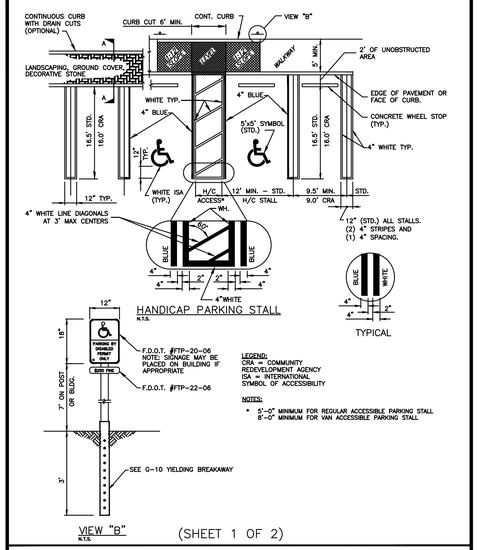
PAVING AND DRAINAGE DETAILS

APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
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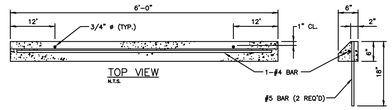
(SHEET 1 OF 2)

BOYNTON BEACH ENGINEERING STANDARD DETAIL

HANDICAP PARKING, STALLS AND DETAILS	EFF. DATE 02/20
	DETAIL NO. K-3

NOTES:

1. REFER TO LDR PART III –LAND DEVELOPMENT REGULATION FOR COMPLETE DETAILS.
2. ALL PARKING STALLS SHALL BE DOUBLE STRIPED AND ALL STRIPING SHALL BE FOUR (4) INCHES WIDE.
3. HANDICAP ACCESSWAY STRIPING SHALL BE LAID OUT ON 60° AT 4' ON CENTER AS MEASURED ALONG THE ACCESSWAY.
4. PAINT SHALL BE APPLIED AT A RATE THICK ENOUGH TO PROVIDE SOLID WHITE/BLUE/BLACK LINES WITH NO LIGHT SPOTS OR PAINT SKIPS (15 MILS MIN.).
5. PARKING STALL AREAS SHALL HAVE A MIN. OF 6" OF BASE COMPACTED TO 98% DRY DENSITY PER AASHTO T-180 SPEC. AND A MINIMUM OF 1" OF TYPE S-III PAVEMENT.

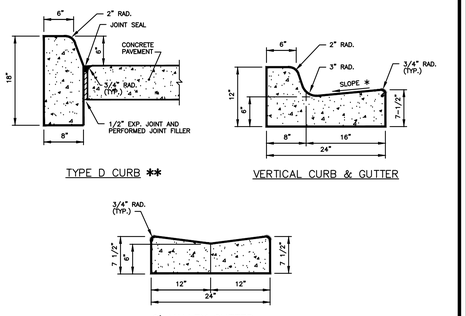


CONCRETE WHEEL STOP

(SHEET 2 OF 2)

BOYNTON BEACH ENGINEERING STANDARD DETAIL

HANDICAP PARKING, STALLS AND DETAILS	EFF. DATE 02/20
	DETAIL NO. K-4



NOTES:
1. *WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE PAVEMENT SIDE GUTTER SHALL BE 6". USE 2500 PSI CONCRETE STRENGTH.
2. **FOR USE ADJACENT TO CONCRETE OF FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
3. GUTTERS SHALL HAVE 4" MIN BASE ROCK SUPPORT W/12" SUBGRADE (SEE DETAIL P-3)

BOYNTON BEACH ENGINEERING STANDARD DETAIL

CURB & GUTTER	EFF. DATE 02/20
	DETAIL NO. P-7

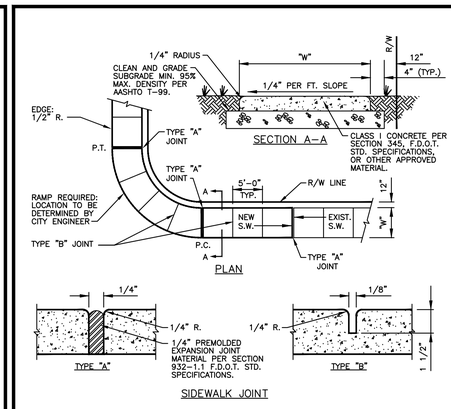


TABLE OF SIDEWALK THICKNESS – "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

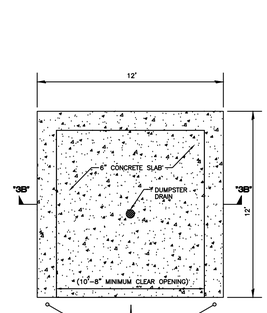
TABLE OF SIDEWALK WIDTHS – "W"	
SINGLE-FAMILY AREAS	4'*
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE LAND DEVELOPMENT REGULATIONS.	

* MINIMUM.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

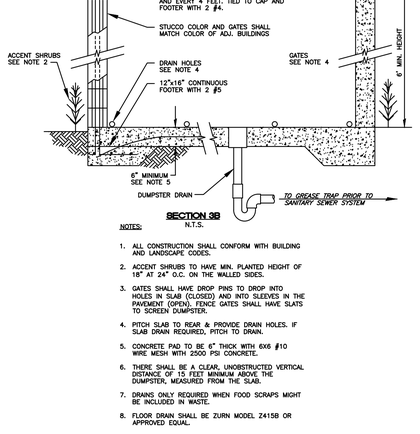
BOYNTON BEACH ENGINEERING STANDARD DETAIL

SIDEWALK CONSTRUCTION DETAIL	EFF. DATE 02/20
	DETAIL NO. P-16



BOYNTON BEACH ENGINEERING STANDARD DETAIL

DUMPSTER ENCLOSURE DETAIL	EFF. DATE 02/20
	DETAIL NO. G-3A



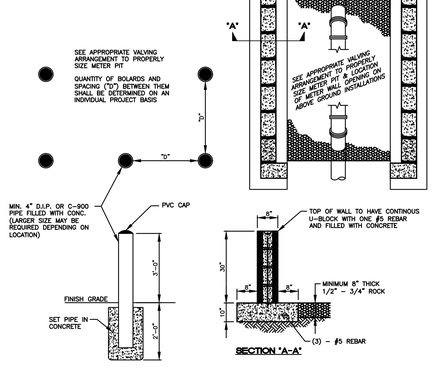
SECTION 3B
N.T.S.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM WITH BUILDING AND LANDSCAPE CODES.
2. ACCENT SHRUBS TO HAVE MIN. PLANTED HEIGHT OF 18" AT 24" O.C. ON THE WALLED SIDES.
3. GATES SHALL HAVE DROP PINS TO DROP INTO HOLES IN SLAB (CLOSED) AND INTO SLEEVES IN THE PAVEMENT (OPEN). FENCE GATES SHALL HAVE SLATS TO SCREEN DUMPSTER.
4. PITCH SLAB TO REAR & PROVIDE DRAIN HOLES. IF SLAB DRAIN REQUIRED, PITCH TO DRAIN.
5. CONCRETE PAD TO BE 6" THICK WITH 6X6 #10 WIRE MESH WITH 2500 PSI CONCRETE.
6. THERE SHALL BE A CLEAR, UNOBSTRUCTED VERTICAL DISTANCE OF 15 FEET MINIMUM ABOVE THE DUMPSTER, MEASURED FROM THE SLAB.
7. DRAINS ONLY REQUIRED WHEN FOOD SCRAPS MIGHT BE INCLUDED IN WASTE.
8. FLOOR DRAIN SHALL BE ZURN MODEL Z415B OR APPROVED EQUAL.

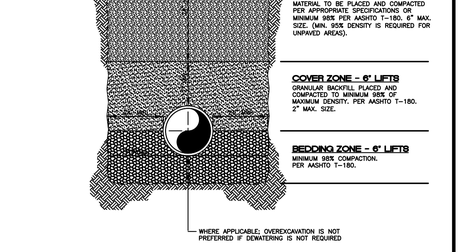
BOYNTON BEACH ENGINEERING STANDARD DETAIL

DUMPSTER ENCLOSURE DETAIL	EFF. DATE 02/20
	DETAIL NO. G-3B



BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

PROTECTIVE ENCLOSURES FOR ABOVE GROUND DEVICES	NOT TO SCALE	EFF. DATE 05/24
	PAGE NUMBER G-15	



NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING, ONLY AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MULCH AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED EACH LIFT ABOVE THE PIPE AT INTERVALS OF 100' MAXIMUM IN PUBLIC RIGHTS OF WAY & 200' MAXIMUM IN UTILITY EASEMENTS.
6. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE TRENCH SAFETY LAWS AND REGULATIONS.
7. SEE SEPARATE DETAIL FOR "ROAD CROSSING PIPE INSTALLATION UNDER EXISTING ROADWAY."
8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AS REQUIRED.
9. 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-T180.
10. 6 INCH WIDE MAGNETIC CAUTION TAPE SHALL BE INSTALLED 18" ABOVE THE CROWN OF THE PIPE.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL TRENCH DETAIL	NOT TO SCALE	EFF. DATE 05/24
	PAGE NUMBER G-5	



This item has been digitally signed and sealed by John J. Haley, P.E. on using a SHA authentication code.

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Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

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PAVING AND DRAINAGE DETAILS

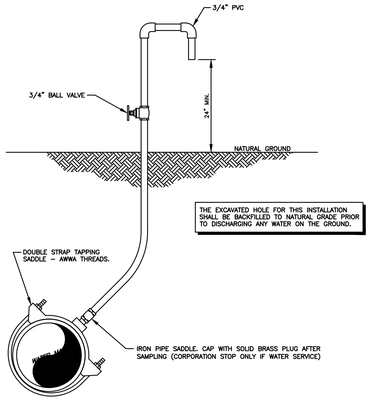
APPROVED:

_____DATE:_____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NUMBER: 24-3205

10/13



NOTES:

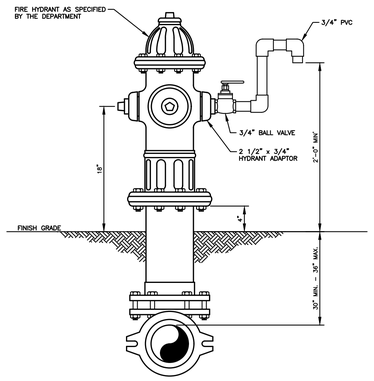
1. WHERE POSSIBLE, SERVICE TAPS SHALL BE USED AS SAMPLING POINTS.
2. IF SAMPLE POINT IS NOT A SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE REMOVED, AND PLUGGED UNDER DEPARTMENT INSPECTION AFTER SATISFACTORY BACTERIOLOGICAL TESTING AND RELEASED FOR SERVICE BY THE P.B.C. HEALTH DEPARTMENT.
3. IN NO CASE SHALL ANY SAMPLE POINT BE LOCATED IN A TRAFFIC AREA.
4. THREADED AREAS OF CORPORATION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

SAMPLING POINT (IN-LINE)

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-1



NOTE:

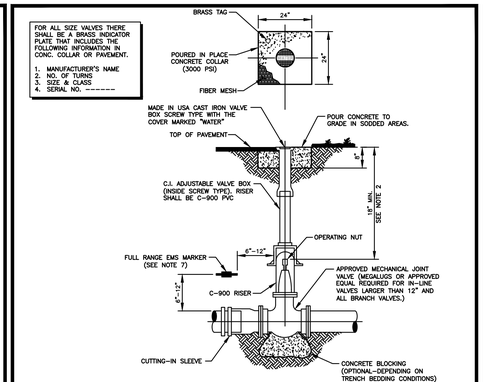
USE OF THIS SAMPLING POINT METHOD IS STRICTLY FOR USE BY THE DEPARTMENT PERSONNEL ONLY.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

SAMPLING POINT (FIRE HYDRANT)

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-2



NOTES:

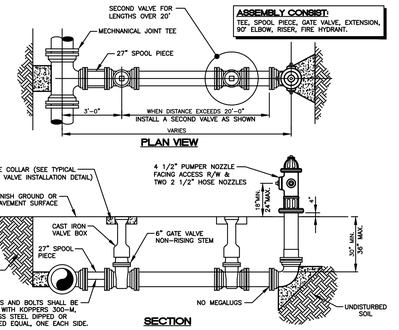
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
2. WHEN OPERATING NUT IS DEEPER THAN 36" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE 316 STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
3. VALVE BOXES SHALL HAVE COVERS MARKED "WATER" AND SHALL BE BLUE. IF THE VALVE BOX IS FOR A FIRE LINE THE VALVE COVERS SHALL HAVE COVERS MARKED "FIRE" AND SHALL BE COATED RED.
4. A GATE VALVE INSTALLATION SHALL REQUIRE MEGALUGS OR EQUAL THROUGHOUT ASSEMBLY.
5. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING "MEGALUGS", TIE RODS, OR OTHER APPROVED RESTRAINT BY DEPARTMENT.
6. A CUT-IN INSTALLATION SHALL REQUIRE MEGALUGS OR EQUAL THROUGHOUT ASSEMBLY.
7. FULL RANGE EMS MARKER SHALL BE USED. FULL RANGE MARKER CANNOT TOUCH PIPE.
8. COVER WILL BE DETERMINED BY 18" COVER TO TOP OF VALVE OPERATING NUT.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL GATE VALVE SETTING AND CUT-IN DETAIL

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-8



NOTES:

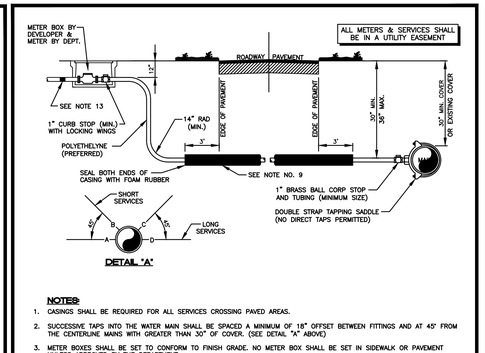
1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION (5 FEET CLEARANCE ALL SIDES)
2. THE SAME MODEL HYDRANT SHALL BE USED THROUGHOUT CURRENT CONTRACT PHASE, COLOR SHALL BE RED AS APPLIED AT FACTORY.
3. CONTROL VALVE SHALL BE PLACED ADJACENT TO MAIN AND RESTRAINED WITH 3/4" RODS & BOLTS AND MEGALUGS OR EQUAL.
4. NO MEGALUGS ARE REQUIRED AT FOOT OF FIRE HYDRANT. THUST BLOCKS ONLY.
5. HYDRANTS SHALL NOT BE PLACED IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
6. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED.
7. PAINT RED, IF REQUIRED, WITH BENJAMIN RUSTOLEUM FIRE HYDRANT RED OR APPROVED EQUAL.
8. BOLLARDS ARE REQUIRED FOR HYDRANTS WITH LESS THAN 5 FEET TO FRONT OF CURB.
9. THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
10. DRAINS OR WEEP HOLES ON HYDRANT BARREL SHALL BE PLUGGED.
11. FULL RANGE EMS MARKER SHALL BE USED. FULL RANGE MARKER CANNOT TOUCH PIPE.
12. PROVIDE "OUT OF SERVICE" PLATE AT TIME OF INSTALLATION, UNTIL SYSTEM IS RELEASED BY P.B.C. HEALTH DEPT.
13. ALL FIRE HYDRANTS MUST BE INSTALLED PRIOR TO MAIN LINE PRESSURE TESTING AND CANNON FLUSHING.
14. ALL HYDRANT PIPING TO BE DUCTILE IRON PIPE.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL FIRE HYDRANT INSTALLATION

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-9



NOTES:

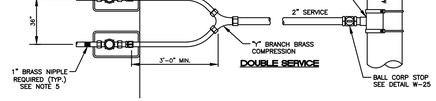
1. CASINGS SHALL BE REQUIRED FOR ALL SERVICES CROSSING PAVED AREAS.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET BETWEEN FITTINGS AND AT 45° FROM THE CENTERLINE MAINS WITH GREATER THAN 30" OF COVER. (SEE DETAIL "A" ABOVE)
3. METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE. NO METER BOX SHALL BE SET IN SIDEWALK OR PAVEMENT UNLESS APPROVED BY THE DEPARTMENT.
4. POLYETHYLENE TUBING (ENDOT BLUE) SHALL BE SDR 9.
5. ROTATE THE BALL CORP. STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL.
6. BOTH COPPER AND POLYETHYLENE TUBING SERVICE LINES SHALL BE CONTINOUS FROM BALL CORP. STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
7. TAPPING SADDLES AND BALL CORP. STOPS SHALL HAVE AWWA INLET THREADS.
8. SCHEDULE 80 PVC CASING RECOMMENDED FOR ANY INSTALLATION UNDER PAVEMENT. 3" SCHEDULE 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF THE DEPARTMENT, CASING SHOULD EXTEND THREE (3) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
   A. 1" SERVICE USE 3" CASING
   B. 1-1/2" SERVICE USE 5" OR 4" CASING
   C. 2" SERVICE USE 4" CASING
9. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
10. MAXIMUM SERVICE LENGTH IS 100' TO METER.
11. INSTALLATIONS LARGER THAN 2" METER TO BE REVIEWED ON A CASE BY CASE BASIS.
12. 1" BRASS NIPPLE TO EXTEND UP TO NO LESS THAN 2" OUTSIDE THE METER BOX.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL WATER SERVICE INSTALLATION

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-10



NOTES:

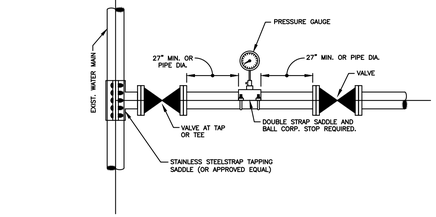
1. AUTHORIZED SERVICE LINE MATERIAL:
   A. POLYETHYLENE TUBING SDR 9.
   B. IF EITHER TERMINAL END IS LOCATED UNDER PAVEMENT, PVC CASING SHALL BE USED.
2. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
3. NO FITTINGS BETWEEN BALL CORP. STOP AND METER CURB STOP ALLOWED WHEN USING POLYETHYLENE TUBING.
4. LOW RANGE EMS MARKER SHALL BE PLACED ABOVE THE SERVICE WYE & WIRED TO THE WYE.
5. 1" BRASS NIPPLE TO EXTEND UP TO NO LESS THAN 2" OUTSIDE THE METER BOX.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TYPICAL RESIDENTIAL & COMMERCIAL WATER SERVICE

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PAGE NUMBER W-11



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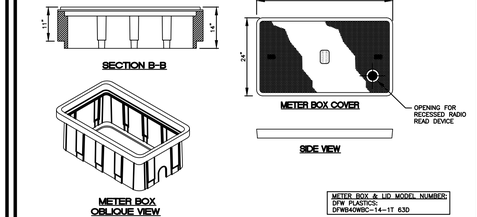
1. BOTH VALVES SHALL BE KEPT CLOSED EXCEPT FOR FILLING, FLUSHING AND BACTERIOLOGICAL TESTING PURPOSES.
2. GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST, HOLE TO BE PLUGGED AT SADDLE WITH BRASS PLUG. UNDER DEPARTMENT INSPECTION.
3. THE DEPARTMENT SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
4. VALVE BOXES ARE REQUIRED FOR BOTH VALVES.
5. PRESSURE TEST PUMP CONNECTS TO SERVICE LINE, FIRE HYDRANTS OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED UNLESS APPROVED BY THE DEPARTMENT.
6. THREAD AREAS OF BALL CORP. STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
7. DISTANCE BETWEEN DOUBLE VALVES SHALL NOT EXCEED 20 FEET UNLESS AUTHORIZED.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

WATER MAIN DOUBLE VALVE DETAIL

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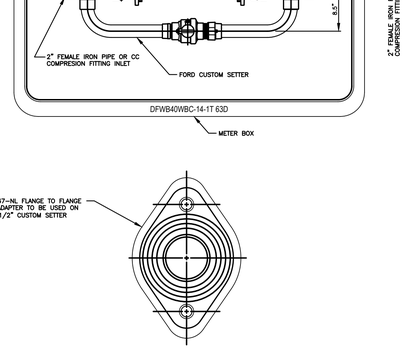
1. METER BOXES SHALL BE INSTALLED IN A GRASS AREA OUTSIDE OF DRIVEWAYS AND SIDEWALKS.
2. ALL BOXES AND COVERS SHALL BE POLYMER CONCRETE AND FIBERGLASS COMPOSITE UNLESS OTHERWISE APPROVED BY THE DEPARTMENT. THEY SHALL MEET ASTM D-570 STANDARDS FOR WATER ABSORPTION, GAINING NO MORE THAN 0.5% IN WEIGHT AFTER EXPOSURE TO MOISTURE AS ESTABLISHED BY THIS STANDARD.
3. ALL BOXES AND COVERS SHALL MEET THE REQUIREMENTS FOR INCIDENTAL TRAFFIC H-10 LOADING AS ESTABLISHED BY AASHTO, THE REQUIREMENTS OF ASTM C-857, SEC. A-9, AND A COMPRESSION STRENGTH OF AT LEAST 11,000 PSI.
4. ALL BOXES AND COVERS SHALL BE DESIGNED TO FIT AND INTERCHANGE WITH STANDARD CONCRETE BOXES AND COVERS. STANDARD COLOR TO BE CONCRETE GRAY.
5. ALL COVERS SHALL BE CONSTRUCTED WITH A 4 INCH RECESSED OPENING FOR A RADIO READ DEVICE AND ITS PERTINENT HARDWARE.
6. ALL BOXES AND COVERS SHALL BE AVAILABLE BOLTED DOWN WITH ALL HARDWARE BEING STAINLESS STEEL INCLUDING ANY REPLACEABLE PARTS.
7. FOR DETAILS OF A SERVICE LINE, METER INSTALLATION AND OTHER SERVICE REQUIREMENTS, REFER TO METER INSTALLATION DETAIL, PAGE W-15.
8. NO FLIP TOP LIDS ARE ALLOWED.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

POTABLE WATER SERVICE RADIO READ FOR SENSUS 1-1/2" & 2" WATER METERS

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PAGE NUMBER W-14

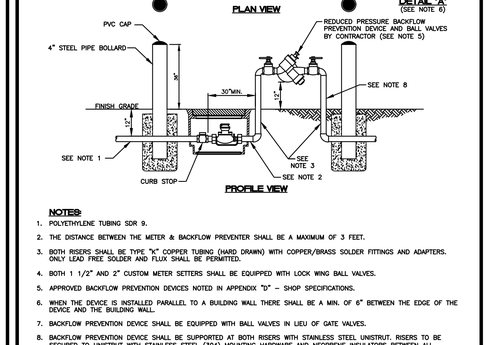


BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

POTABLE WATER SERVICE WITH CUSTOM SETTER SINGLE 1-1/2" THRU 2" METER INSTALLATION DETAIL

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PAGE NUMBER W-16



NOTES:

1. POLYETHYLENE TUBING SDR 9.
2. THE DISTANCE BETWEEN THE METER & BACKFLOW PREVENTER SHALL BE A MAXIMUM OF 3 FEET.
3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
4. BOTH 1 1/2" AND 2" CUSTOM METER SETTERS SHALL BE EQUIPPED WITH LOCK WING BALL VALVES.
5. APPROVED BACKFLOW PREVENTION DEVICES NOTED IN APPENDIX "D" – SHOP SPECIFICATIONS.
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES IN LIEU OF GATE VALVES.
8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH STAINLESS STEEL UNISTRUT. RISERS TO BE SECURED TO UNISTRUT WITH STAINLESS STEEL (304) MOUNTING HARDWARE AND NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.
9. PASSING TEST REPORT MUST BE SUBMITTED WITHIN TEN (10) BUSINESS DAYS AFTER WATER IS SUPPLIED. FAX TO 561-742-6298

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

BACKFLOW DEVICE FOR 3/4" TO 2" WATER METER

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER W-18

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

WATER AND SEWER DETAILS

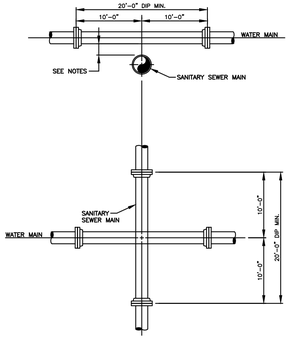
APPROVED:

_____DATE:_____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NUMBER: 24-3205

11/13



NOTE:
REFER TO DETAILS G-2A AND G-2B FOR HORIZONTAL AND VERTICAL SEPERATION REQUIREMENTS.

SEWER LATERAL CROSSING WATER MAINS:

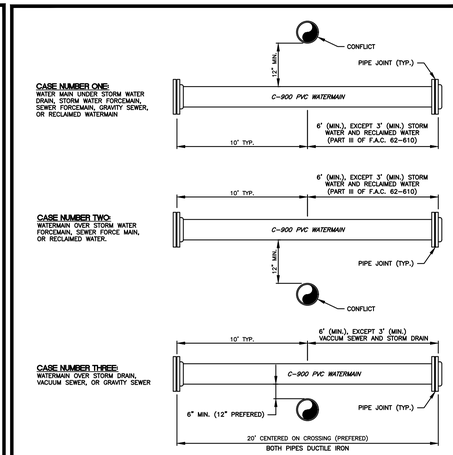
- SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE DIP AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
- WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATER MAIN SHALL BE DIP AND THE SEWER LATERAL SHALL BE C-900 SDR18 OR BETTER.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

WATER MAINS SEWER SEPARATION STATEMENT

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PAGE NUMBER G-2



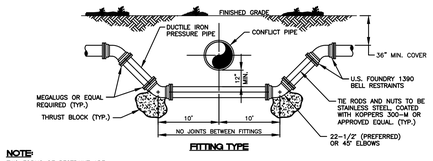
NOTE:
THIS DETAIL REPRESENTS THE REQUIRED SEPARATION OF WATERMAINS TO OTHER PIPING SYSTEM, AS REQUIRED BY F.A.C. 62-555.314 AND WHICH SHALL PREVAIL OVER THESE DETAILS.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

VERTICAL SEPARATION DETAIL

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER G-2B



FITTING TYPE

NOTE:
TWO FORMS OF RESTRAINT ARE REQUIRED FOR DEFLECTIONS

NOTES:

1. FITTINGS SHALL BE RESTRAINED WITH MEGALUGS, TIE RODS AND NUTS. TIE RODS AND NUTS SHALL BE EQUAL IN DIAMETER TO TEE BOLTS AND NUTS.
2. THE FITTING TYPE CROSSING IS PREFERRED.
3. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE. NO DEFLECTION AT THE JOINT IS ALLOWED FOR P.V.C. PIPE.
   - BENDING OF P.V.C. PIPE SHALL NOT EXCEED THE FOLLOWING PARAMETERS.'

PVC PIPE SIZE (INCH)	MIN. ALLOWED RADIUS (FT.)	MAX. DEFLECTION (INCH) PER 20' LENGTH
6"	300	5"
8"	400	6"
10"	600	4"
12"	600	4"

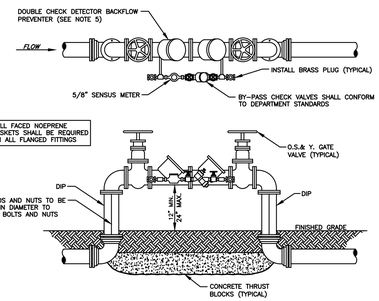
4. ALL EXPOSED TIE STEEL SHALL BE COATED WITH COAL-TAR EXPOXY.
5. DEFLECTIONS ARE NOT PERMITTED. ONLY OFFSETS.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

PRESSURE PIPE VERTICAL DEFLECTION

NOT TO SCALE | EFF. DATE 05/24

PAGE NUMBER G-3



NOTES:

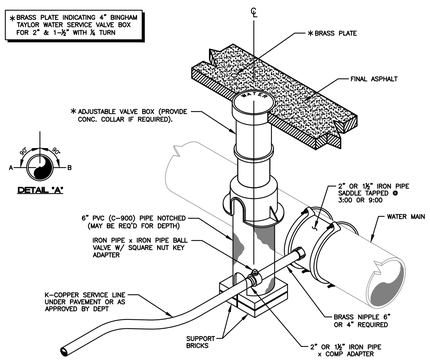
1. MECHANICAL JOINT DIP FITTINGS & PIPE SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE, NO UNIFLANGES PERMITTED.
2. PAINT THE ABOVE GROUND ASSEMBLY, INCLUDING ENTIRE LENGTH OF TIE RODS, WITH KOPPERS 300-M (BLACK) OR APPROVED EQUAL AFTER MANUFACTURERS RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS.
3. SUPPORT PIERS OR PIPE JACKS AS APPROVED BY DEPARTMENT, EXACT LOCATION TO BE DETERMINED IN THE FIELD.
4. EITHER PROTECTIVE PIPE STANCHIONS OR A SCREEN WALL IS REQUIRED, SEE "G-15 PROTECTIVE ENCLOSURES FOR ABOVE GROUND DEVICES" DETAIL.
5. APPROVED DOUBLE DETECTOR CHECK VALVE ASSEMBLIES:
   A.) SEE APPENDIX EXHIBIT "D" – SHOP SPECIFICATIONS.
6. SPECIAL FIRE PROTECTION SYSTEMS USING INTERNAL PUMPS, TANKS, ETC. SHALL BE REQUIRED TO USE A RPZ REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR APPROVED EQUAL.
7. PASSING TEST REPORT MUST BE SUBMITTED WITHIN TEN (10) BUSINESS DAYS AFTER WATER IS SUPPLIED. FAX TO 561-742-6298

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

DOUBLE DETECTOR CHECK BACKFLOW ASSEMBLY

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PAGE NUMBER W-20



NOTES:

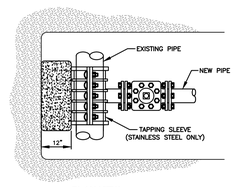
1. 2" RESILIENT SEAT GATE VALVE IS ACCEPTABLE WITH STANDARD 5" VALVE BOX.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT 90° FROM THE CENTERLINE AS SHOWN ON DETAIL "A".
3. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
4. ALL BUSHINGS OR REDUCERS SHALL BE BRASS.
5. COPPER TUBING SERVICE LINES SHALL BE CONTINUOUS FROM BALL CORP TO METER STOP WITH NO FITTINGS IN BETWEEN.
6. TAPPING SADDLES TO HAVE IRON PIPE THREADS.
7. BALL VALVE AT THE MAIN TO HAVE FEMALE IRON PIPE THREADS ON BOTH SIDES.
8. VALVE BOX SHALL BE 4 -1/4" CAST IRON SCREW TYPE ADJUSTABLE.
9. CONCRETE COLLAR VALVE BOX SUPPORT TO BE PLACED ON COMPACTED SOIL TO SUPPORT VALVE BOX SO THAT A MINIMUM OF 4 INCHES EXISTS BETWEEN THE BOTTOM OF THE CONCRETE COLLAR AND THE TOP OF THE WATER MAIN.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

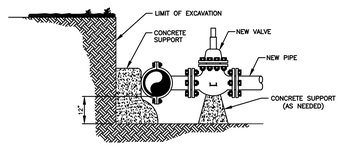
1-1/2" & 2" COMMERCIAL & MULTI FAMILY BALL VALVE & BOX ILLUSTRATION

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PLAN VIEW



SECTION

NOTES:

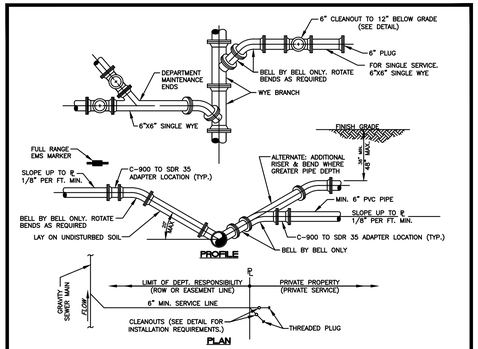
1. 18" CLEARANCE FROM FITTINGS & BELLS.
2. TAPPING VALVE & SLEEVE SHALL BE PRESSURE TESTED AT 155 PSI PRIOR TO BEING TAPPED.

BOYNTON BEACH UTILITIES DEPARTMENT CONSTRUCTION STANDARDS & DETAILS

TAPPING SLEEVE AND VALVE INSTALLATION DETAIL

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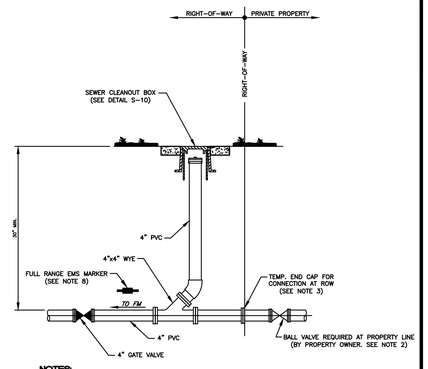
NOTES:

1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET (MIN.) TO 4' (MAX.) TO TOP OF PIPE.
2. ALL C-900 BENDS ARE TO BE BELL BY BELL. SPIGOT BY BELL ALLOWED ONLY AT CLEANOUT.
3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED THREADED PLUG.
4. CUT OFF BELL END WHEN USING FERNCO COUPLING FOR V.C.P. (FOR EXISTING SERVICES ONLY).
5. CLEANOUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION. AN INSPECTION OF CONNECTION INTO THE DEPARTMENTS LATERAL IS REQUIRED PRIOR TO WATER METER RELEASE. A HIGH RANGE EMS MARKER REQUIRED AT ALL CLEANOUTS.
6. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL. ALTERNATE MATERIALS TO BE APPROVED BY THE DEPT.
7. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATION.
8. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON "PAVEMENT REPLACEMENT" DETAIL.
9. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
10. ANY DEVIATION FROM THESE METHODS SHALL BE APPROVED BY THE DEPARTMENT.
11. THE USE OF UNNECESSARY FITTINGS ON THE CUSTOMERS LINE TO REDUCE EXCAVATION EFFORTS WILL BE CAUSE FOR REJECTION.
12. CLEANOUTS DESIGNATING THE END OF THE DEPARTMENTS MAINTENENCE RESPONSIBILITY SHALL BE LOCATED WITHIN A UTILITY EASEMENT OR RIGHT-OF-WAY DEDICATED FOR UTILITIES.
13. ALL FITTINGS FROM MAIN LINE TO CITY CLEANOUT MUST BE C-900 AND HARCO FITTINGS

WASTEWATER SERVICE TYPICAL CONNECTIONS

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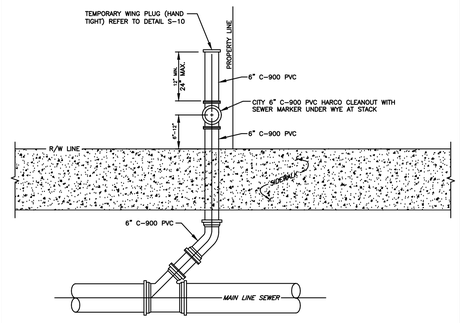
NOTES:

1. GRINDER PUMP CONNECTION SHALL CONSIST OF A CLEANOUT AND CAP.
2. PROPERTY OWNER SHALL BE REPONSIBLE FOR PRIVATE GRINDER STATION WITH CHECK VALVE & BALL VALVE AT CONNECTION POINT.
3. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30" IN PAVED AREAS OR PLANNED ROADWAYS. SWALES MINIMUM COVER SHALL BE 36".
4. CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE.
5. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
6. MINI MANHOLES ARE TO BE MADE IN USA, U.S. FOUNDRY NO. 7610. THE COVER SHALL BE MARKED "S".
7. STANDARD WYE SHALL BE USED AT CLEANOUT. NO 90° BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.
8. FULL RANGE MARKER SHALL BE USED. FULL RANGE MARKER CANNOT TOUCH PIPE.
9. ALL FITTINGS SHALL BE SCHEDULE 40 PVC

PRIVATE GRINDER PUMP CONNECTION

EFF. DATE 05/24

PAGE NUMBER S-7A



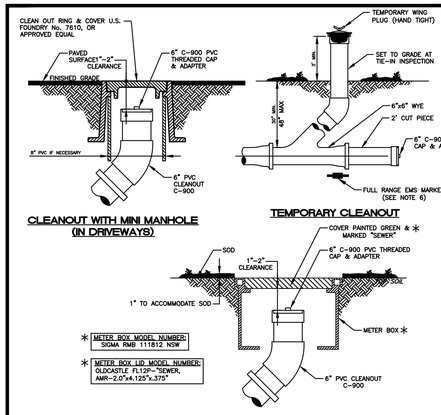
NOTES:

1. ALL PIPE FROM GRAVITY MAIN LINE WYE TO CLEANOUT MUST BE C-900 PVC/HARCO FITTINGS.
2. CLEANOUTS ARE TO BE SAME SIZE AS LATERAL PIPE.

SINGLE SERVICE SEWER LATERAL

EFF. DATE 05/24

PAGE NUMBER S-8A



NOTES:

1. CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. MINI MANHOLES SHALL BE INSTALLED IN DRIVEWAYS & ARE TO BE MADE IN USA, U.S. FOUNDRY No. 7610. THE COVER SHALL BE MARKED "S".
4. STANDARD WYE SHALL BE USED AT CLEANOUT. NO 90° BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION & TIE-IN INSPECTION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. FULL RANGE MARKER SHALL BE USED. FULL RANGE MARKER CANNOT TOUCH PIPE.
7. ALL FITTINGS SHALL BE C-900 PVC HARCO.

TYPICAL CLEANOUT INSTALLATION

EFF. DATE 05/24

PAGE NUMBER S-10

JOHN J. HALEY P.E. LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

WATER AND SEWER DETAILS

APPROVED:

_____ DATE: _____

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NUMBER: 24-3205

12/13

GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.

2. CONSTRUCTION SAFETY – ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90–96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C.F.R. SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRE CONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.

2. THE CONTRACTOR SHALL OBTAIN AN SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.

2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES – IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. TRAFFIC REGULATION – MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STANDARD SPECIFICATIONS.

3. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F.PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK, AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

G. PROJECT RECORD DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED, INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.

2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD "AS–BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS–BUILTS" AND THE ENGINEER HAS APPROVED PAVING TO COMMENCE.

3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.

4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.

5. ALL "AS–BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF "AS–BUILT" CONSTRUCTION DRAWINGS (PRINTS) AND ONE MYLAR ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS–BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.

7. ALL "AS–BUILT" INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

8. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: LATEST REVISION TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST REVISION BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

H. EARTHWORK AND COMPACTION

a. GENERAL

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.

2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

b. ON–SITE:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE FEET OF AREAS TO BE PAVED SHALL BE REMOVED.

2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

I. STORM DRAINAGE

a. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS.

1. ALUMINUM:

A. PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.

B. PIPE SHALL BE SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7–1/2" ON CENTER. GAUGE THICKNESS SHALL MEET FDOT STANDARD 945–1.

C. PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME ALLOY AS THE PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.

D. POLYURETHANE OR OTHER SEALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON–PERFORATED PIPE.

2. REINFORCED CONCRETE PIPE (RCP):

CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM I.70–79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

3. MISCELLANEOUS:

A. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.

B. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASSHTO T–180.

C. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

D. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL.

4. INSTALLATION:

A. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.

B. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").

C. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

D. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER CONTROL DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

5. HDPE DRAINAGE PIPE SHALL CONFORM TO AASHTO M294, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE, 12" TO 36" DIAMETER, SMOOTH LINED INSIDE WALLS.

J. STORM DRAINAGE PRE–TREATMENT/EXFILTRATION SYSTEM

a. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

b. THE TRENCH LINER SHALL BE TYPAR SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTURED BY THE DUPONT COMPANY, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

c. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.

d. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5') SHALL BE NON–PERFORATED PIPE.

e. PIPES SHALL TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

K. PAVING

a. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.

2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.

5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF BOYNTON BEACH "AS–BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS–BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.

b. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.

2. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.

3. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S–3 ASPHALT.

4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 6" NO. 6 GAUGE WIRE MESH.

c. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE 8 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80–C.

2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.

3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1" THICK.

NOTE: LBR AND PROCTOR REPORTS TO BE PROVIDED FOR ALL SUBGRADE AND LIMEROCK BASE MATERIALS PRIOR TO SCHEDULING THE REQUIRED TESTING AND INSPECTIONS.

4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.

5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

d. TESTING:

ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF BOYNTON BEACH.

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF BOYNTON BEACH.

3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

L. WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM

A. GENERAL:

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BOYNTON BEACH UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD NO LATER 24 HOUR PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. A CITY OF BOYNTON BEACH ENGINEERING DIVISION REPRESENTATIVE AND THE ENGINEER OF RECORD MUST BE PRESENT.

2. SEPARATION OF WATER AND SEWER MAINS:

A. PARALLEL WATER AND SEWER MAINS SHALL HAVE A MINIMUM 10 FEET HORIZONTAL SEPARATION. WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE IN A SEPARATE TRENCH AND BE AT LEAST 18 INCHES BELOW THE WATER MAIN OR BOTH MAINS SHALL BE DUCTILE IRON WITH A MINIMUM 12' CLEARANCE, PER PRESSURE PIPE SPECIFICATIONS.

B. THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18 INCHES VERTICAL CLEARANCE. WHERE THE CLEARANCE IS LESS THAN 18 INCHES, THE SEWER MAIN AND THE WATER MAIN SHALL BE DUCTILE IRON PIPE, WITH A MINIMUM 12' CLEARANCE, FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.

C. IF A SEWER MAIN MUST CROSS ABOVE A WATER MAIN, REGARDLESS OF VERTICAL CLEARANCE, THE PRECAUTION IN ITEM (B.) ABOVE SHALL BE TAKEN.

3. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS FOR THE WATER MAINS AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF BOYNTON BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

4. CLEANING OF NEWLY INSTALLED PIPING SYSTEMS SHALL BE ACCOMPLISHED USING PIPE PIGGING METHODS. OPEN FLUSHING SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE UTILITIES DEPARTMENT. ALL WATER WILL BE ACCOUNTED FOR.

5. ALL EFFORTS SHALL BE MADE SO THAT WATER AND FORCE MAINS CROSS ABOVE DRAINAGE LINES WITH ADEQUATE COVER AND SEPARATION. IF THIS IS NOT POSSIBLE, IT SHALL BE INDICATED ON THE PLANS.

6. A THREE (3) FOOT LATERAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SEWER LINES AND OBSTRUCTIONS (I.E.., CATCH BASINS, CONCRETE POLES, ETC.), FIVE (5) FEET FROM TREES.

7. THE MAXIMUM DEPTH TO THE BOTTOM OF THE PRESSURE MAIN INSTALLED SHALL NOT EXCEED SIX (6) FEET UNLESS APPROVED BY THE CITY OF BOYNTON BEACH ENGINEERING DIVISION.

FOR POTABLE WATER SPECIFICATIONS, REFER TO UTILITIES ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS, ARTICLE TWO, JUNE 2024 OR LATEST REVISION. - BOYNTON BEACH UTILITIES

M. GRAVITY SEWAGE COLLECTION SYSTEM

FOR SANITARY SEWER SPECIFICATIONS, REFER TO UTILITIES ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS, ARTICLE THREE, JUNE 2024 OR LATEST REVISION. - BOYNTON BEACH UTILITIES

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by John J. Haley, P.E. on date adjacent to seal

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

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260–6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

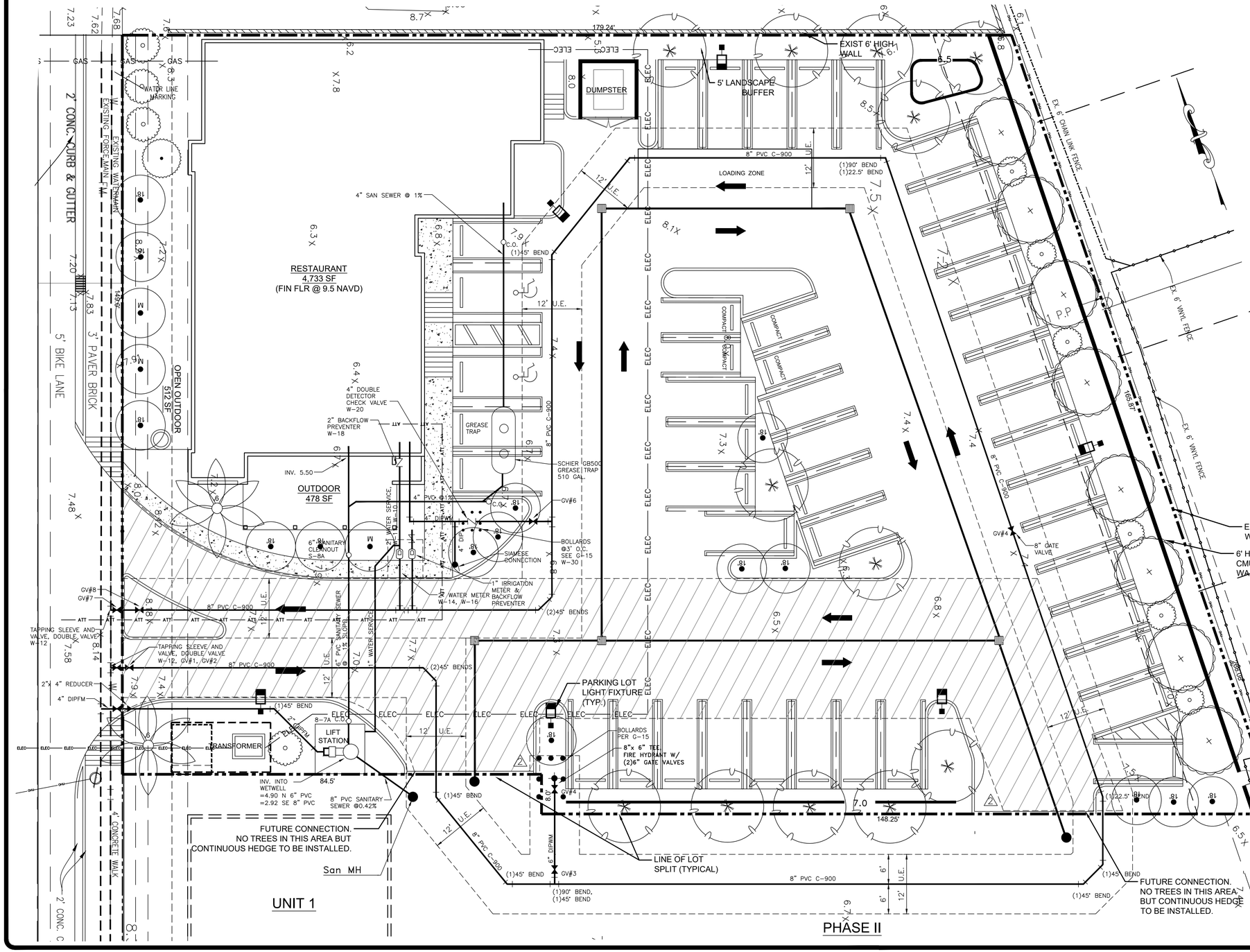
JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

NOTES AND SPECIFICATIONS

APPROVED:

_____ DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
PROJECT NUMBER: 24-3205
13/13



UTILITIES:

1. XFINITY: SIGNATURE / TITLE / PRINT NAME / DATE

2. ATT: SIGNATURE / TITLE / PRINT NAME / DATE

3. FPL: SIGNATURE / TITLE / PRINT NAME / DATE

4. FPU FLORIDA PUBLIC UTILITIES: SIGNATURE / TITLE / PRINT NAME / DATE

5. BOYNTON WATER AND SEWER: SIGNATURE / TITLE / PRINT NAME / DATE

SIGNATURE / TITLE / PRINT NAME / DATE

NOTE:

ALL CONSTRUCTION MUST COMPLY WITH UTILITIES ENGINEERING DESIGN HANDBOOK AND CONSTRUCTION STANDARDS JUNE 2024 OR LATEST REVISION

LEGEND:

- EXISTING ELEVATION
- SWALE CONTOUR
- PROPOSED ACCESS EASEMENT
- EASEMENT LINE
- PROPERTY LINE
- DOUBLE DETECTOR CHECK VALVE SYSTEM
- EXISTING FIRE HYDRANT W/ GATE VALVE
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- SANITARY CLEANOUT
- SIAMESE CONNECTION
- GATE VALVE (EXISTING)
- GATE VALVE (PROPOSED)
- ELEC ELEC ELECTRIC
- GAS GAS GAS
- ATT ATT ATT

This item has been digitally signed and sealed by John J Haley, P.E. on date adjacent to seal
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOHN J. HALEY — LICENSED PROFESSIONAL ENGINEER — No. 40023 — STATE OF FLORIDA

NO.	DATE	REVISION	BY
1	10-23-25	Revised per city comments	
2	11-13-25	Revised per city comments	

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
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JOSIES RESTAURANT
3047 NORTH FEDERAL HWY
BOYNTON BEACH, FLORIDA

COMPOSITE UTILITY PLAN

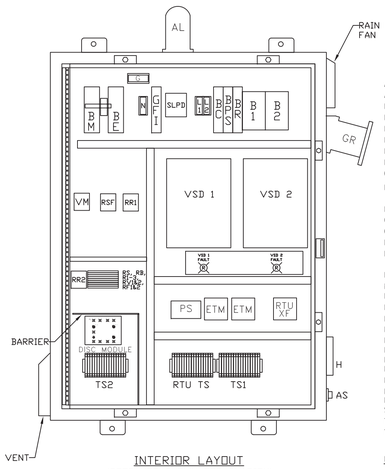
APPROVED:
DATE:
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE	PROJECT NUMBER	
1" = 10	24-3205	13A / 13

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
CR	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RF1–2	FAULT RELAY
RR1–2	VSD RUNNING RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
RV1–2	VSD START RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
w/ Sun Shields
Single Door w/ Padlock Hasp
Aluminum Inner (Dead Front) Door
36"H x 30" W x 12" D

NOTES:

1.) PANEL LABELD FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)

2.) COMPLETE BACK–UP, SELF–CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF–45.

3) SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

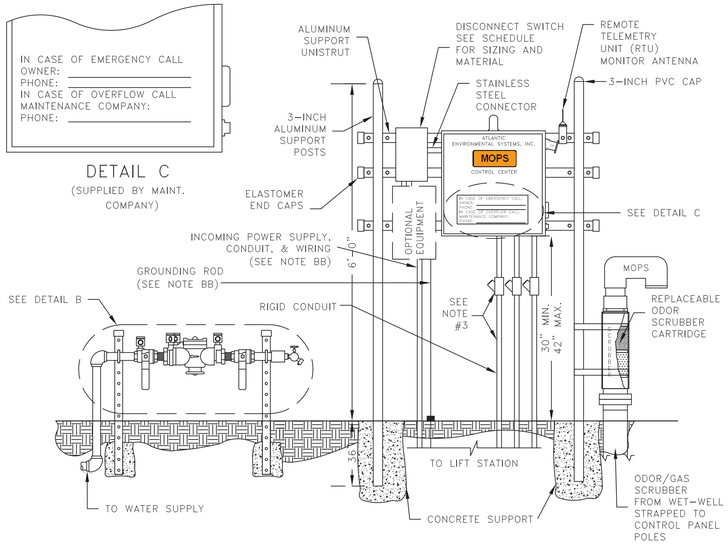
TS1 TERMINAL SCHEDULE

+	–	GND	COM	SF1	SF2	T1	T2	T3	1	2	P1C	T1	T2	T3	1	2	P2C
RTU TERMINALS (IF USED)		PUMP SEAL FAIL		MOTOR 1 LEADS				MT1 MOTOR 1	G N D	MOTOR 2 LEADS				MT2 MOTOR 2	G N D		

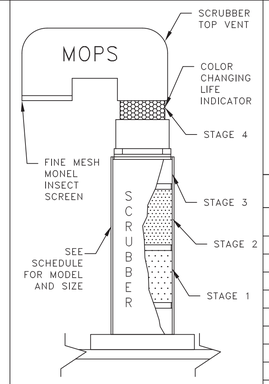
JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE



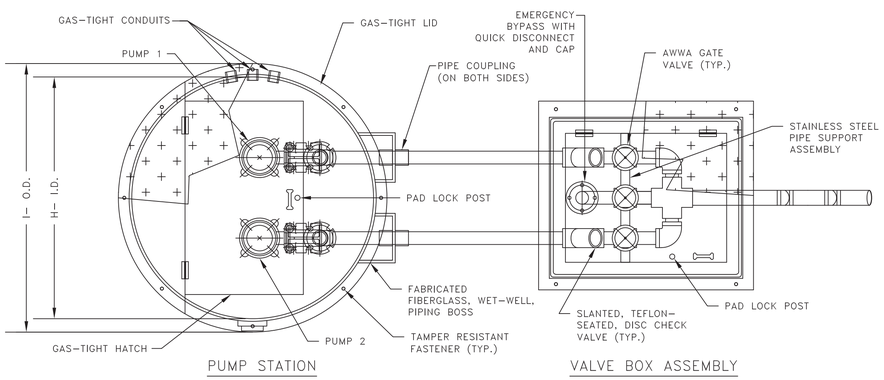
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



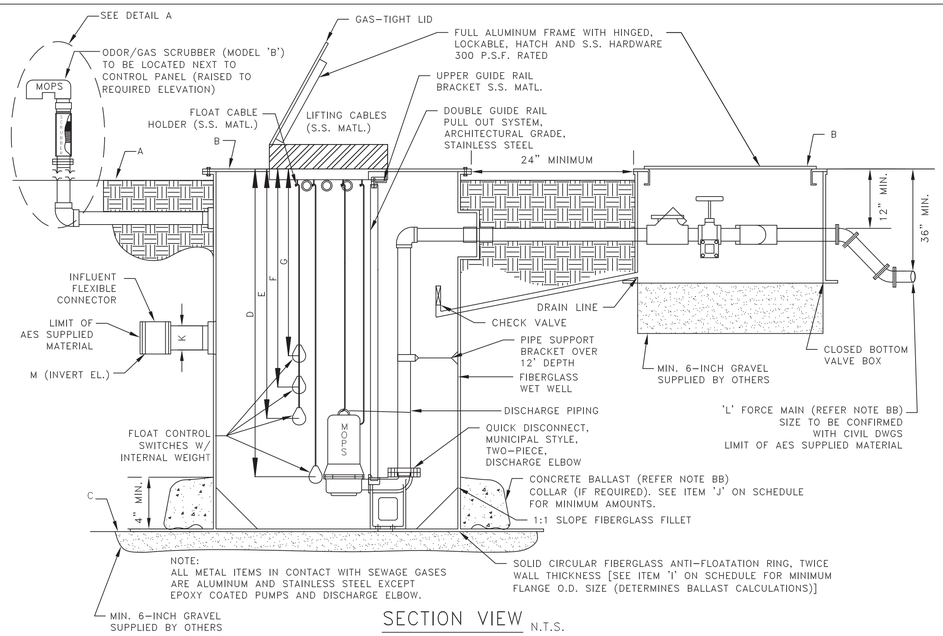
DETAIL A

MOPS ODOR/GAS SCRUBBER

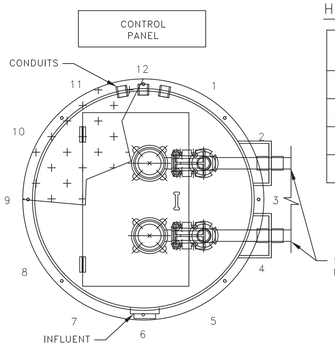
NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.

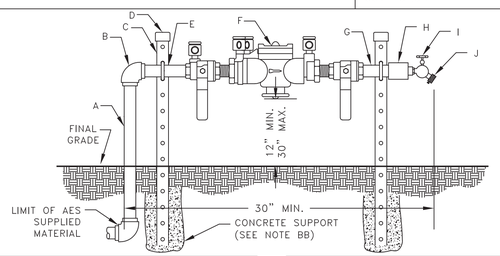


HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	6:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1–5/8"x1–5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2395
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547–8080 FAX: (561) 547–3999

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THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

REVISION	DATE
–	–/–/–
–	–/–/–
–	–/–/–
–	–/–/–

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	27		100 YEAR FLOOD ELEVATION	9.00'
INITIAL DESIGN HEAD (T.D.H.)	81'		25 YEAR FLOOD ELEVATION	8.50'
SECONDARY DESIGN FLOW (G.P.M.)	58	A	GRADE ELEVATION	9.00'
SECONDARY DESIGN HEAD (T.D.H.)	45'	B	TOP ELEVATION OF WET WELL	9.00'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	–3.00'
RATED MOTOR HORSEPOWER	4.0	D	ALL PUMPS OFF ELEVATION	–0.50'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	GRINDER	E	LEAD PUMP ON ELEVATION	1.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	1.50'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	2.00'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET–WELL	48"
CONTROL CENTER FULL LOAD AMPS	53	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	2.92'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22–48120–B–4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–221–4.0–I
MOPS DISCONNECT SWITCH	1	FDS–60–1–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A AYANTRA REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26390
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561–547–8080 Fax: 561–547–3999

BONNIE S. McLEOD LICENSE No. 70797 STATE OF FLORIDA PROFESSIONAL ENGINEER

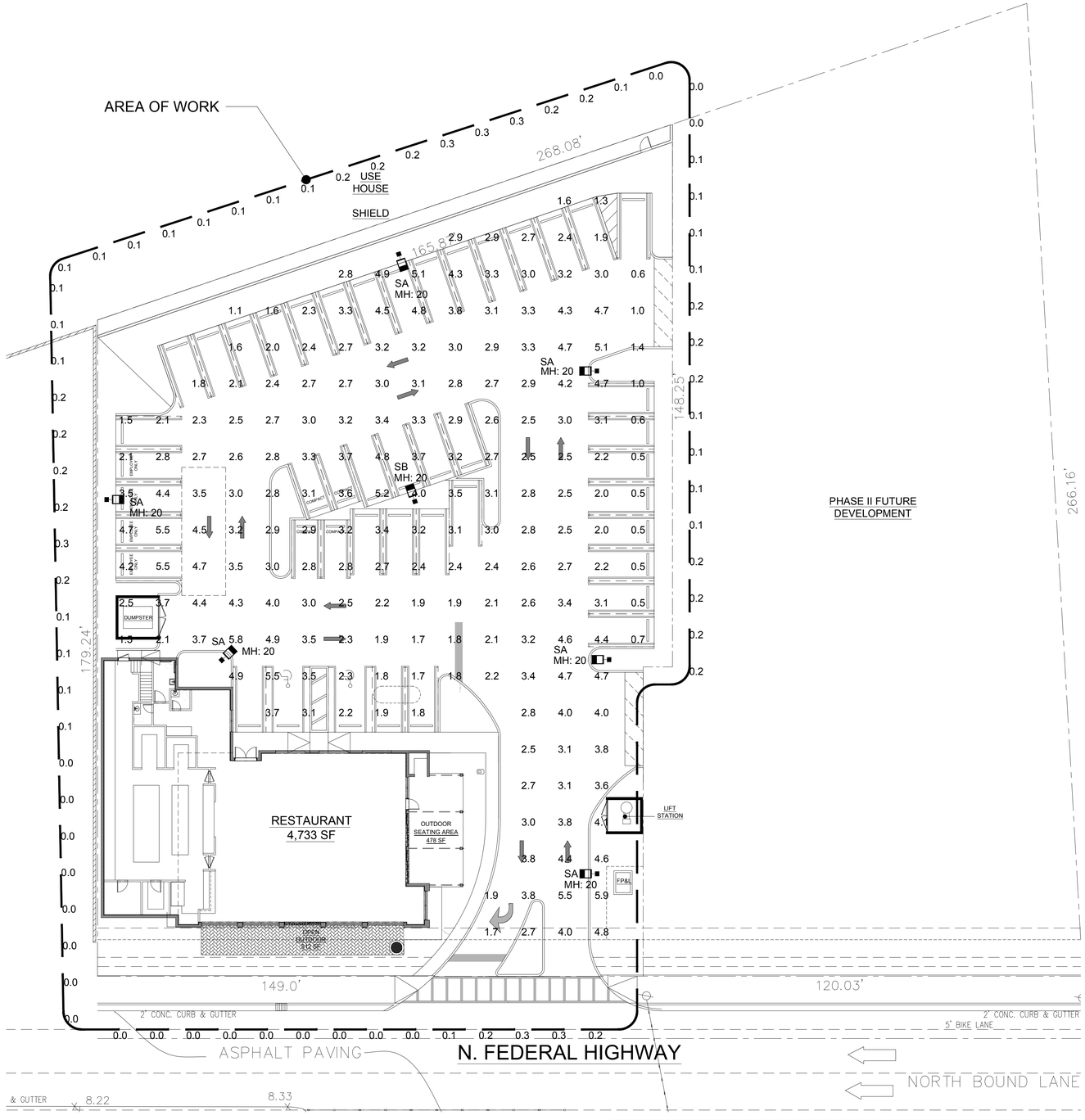
This item has been digitally signed and sealed by Bonnie S. McLeod, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Date: 09/22/2025

Project: JOSIE'S RESTAURANT
Prepared For: HALEY ENGINEERING, INC.
1680 SE 4TH STREET, DEERFIELD BEACH, FL 33441

AES. Project: No: 2395
Date: 09/09/2025

Sheet No. 7

103



LUMINAIRE SCHEDULE									
Symbol	Qty	Label	Arrangement	Description	MOUNT	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
■◨	6	SA	Single	Xtra Light VNTS-15000L-40K-DIM-4M-N-XX-XX-HSS	20'	0.900	10366	109	654
	1	SB	Single	Xtra Light VNTS-15000L-40K-DIM-5S-N-XX-XX	20'	0.900	15887	109	109

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.96	5.8	0.5	5.92	11.60
Property Line	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.

JOSIE'S RISTORANTE PROPOSED FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	Type	VOLTS	MOUNTING	REMARKS	INPUT WATTS
SA	XTRALIGHT	VNTS-15000L-40K-DIM-4M-N-XX-XX-HSS	LED SITE HEAD	LED INCLUDED	UNV	SURFACE		109
SB	XTRALIGHT	VNTS-15000L-40K-DIM-5S-N-XX-XX	LED SITE HEAD	LED INCLUDED	UNV	SURFACE		109
SA/SB	XTRALIGHT	VNT-ASF-XX	ADJUSTABLE SLIP FITTER			SURFACE		0
POLE	GENESIS LIGHTING	20' MH CONCRETE POLES	CONCRETE POLES		UNV	DIRECT		

LIGHTING SCHEDULE NOTES

1. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. CARRY THE BASIS OF DESIGN LIGHTING FIXTURE PACKAGE IN THE BASE BID. ANY ALTERNATES SHALL BE SHOWN AS A DEDUCT TO BASE BID AND MUST BE ACCOMPANIED BY UNIT PRICES AND SUBMITTAL PACKAGE AT THE TIME OF BID. ANY PROPOSED ALTERNATES MUST MEET ALL SPECIFIED C
3. FINISH TO BE DETERMINED BY THE ARCHITECT / OWNER

SITE PLAN PHOTOMETRIC

SCALE: 1/16" = 1'-0"

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WHEN PLOTTED FULL SIZE THIS SHEET MEASURES 24"x36"

DATE PLOTTED: Sep 17, 2025 - 3:26pm FILENAME: ES-100 - SITE PLAN PHOTOMETRIC.dwg Person Plotting wdelb



ENGINEER OF RECORD

designONE CONSULTING ENGINEERS
STATE CERTIFIED ELECTRICAL CONTRACTOR & ENGINEERS
ELECTRICAL MECHANICAL PLUMBING FIRE PROTECTION FIRE ALARM
14310 SW 8TH ST. SUITE 2558 MIAMI, FLORIDA 33186
AND CAPE CORAL, FLORIDA 33909
P: 754-900-0999 | WILLIAMS, SCOTT E. | WDESIGNONE@GMAIL.COM

PROJECT

Josie's Ristorante

3047 N FEDERAL HIGHWAY BOYNTON BEACH, FL

REVISION

ISSUE FOR PERMIT

SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **OLGA B. PINO, PE** ON THE DATE SHOWN UNDER THE SEAL USING A DIGITAL SIGNATURE CERTIFICATED ISSUED BY **idenTrust.**
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OLGA B. PINO P.E. No. 62947
September 17, 2025

DATE	PROJECT No.
04-25-2025	25003
SCALE | PLT SCALE	DIRECTION
AS NOTED	

SHEET TITLE

SITE PLAN PHOTOMETRIC

SHEET #

ES-100

Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNTS-15000L-40K-DIM-4M-N-XX-XX-HSS Notes:	SA GENLIGHT25-67502

VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	33492	143	36971	148	36456	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4
	40000L	2M	40952	146	42658	152	42018	150	280	B5-U0-G4
		3M	38022	136	39606	141	39012	139		B4-U0-G4
		4M	38370	137	39969	143	39369	141		B4-U0-G5
		5S	39267	140	40903	146	40289	144		B5-U0-G5
	45000L	2M	46738	143	48685	150	47955	147	326	B5-U0-G4
		3M	43393	133	45201	139	44523	137		B5-U0-G4
		4M	43522	134	45335	139	44655	137		B4-U0-G5
		5S	44814	137	46681	143	45981	141		B5-U0-G5
	50000L	2M	51723	143	53878	149	53070	147	361	B5-U0-G5
		3M	47148	131	49112	136	48375	134		B5-U0-G5
		4M	47292	131	49263	136	48524	134		B4-U0-G5
		5S	48694	135	50723	141	49962	138		B5-U0-G5
	55000L	2M	54761	141	57043	147	56187	145	388	B5-U0-G5
		3M	51848	134	54112	139	53300	137		B5-U0-G5
		4M	52141	134	54314	140	53499	138		B4-U0-G5
		5S	53689	138	55926	144	55087	142		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNTS-15000L-40K-DIM-4M-N-XX-XX-HSS Notes:	SA GENLIGHT25-67502

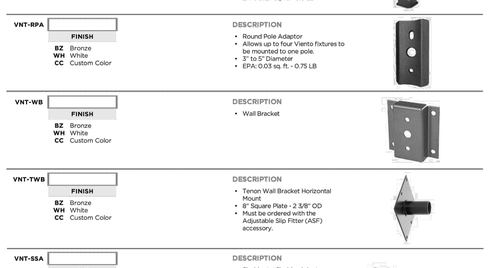
VIENTO AREA LUMINARE

VNT

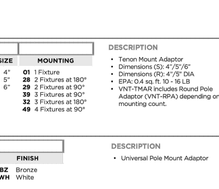
DIMENSIONAL DATA

STANDARD SIZES

WEIGHT:
Medium = 29 LB
Large = 39 LB



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNTS-15000L-40K-DIM-5S-N-XX-XX Notes:	SB GENLIGHT25-67502

XtraLight® LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.atl-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: **VNTL-550001-50K-DIM-5SN-BZ**

VNT

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	5000L	30K 3000K	DIM Dim 0-10V 120-277V	2M Type II Medium	N Normal (Forward)	BZ Bronze	XX No Future Controls	HSS House-side Shield
	10000L	40K 4000K	DIMO Dim 0-10V, 120-277V to off	3M Type III Medium	L Left	WH White	IS3 IR Smart Sensor, 20'H/40'D	AS/F[2] Adjustable Slip Fitter Cord Whip
	18000L	50K 5000K	HVD Dim 0-10V, 347-480V	4M Type IV Medium	R Right	CC Custom Color	IS7 IR Smart Sensor, 40'H/100'D	3[3] NEMA 3-Pin Twist-Lock Receptacle
M Medium	15000L			5S[4] Type V Square		MUST SPECIFY	BS3 Bluetooth Smart Sensor, 20'H/40'D	5[3] NEMA 5-Pin Twist-Lock Receptacle
	20000L						BS7 Bluetooth Smart Sensor, 40'H/100'D	7[3] NEMA 7-Pin Twist-Lock Receptacle
	25000L						CAS Casambi Controlled	
	30000L						AUT Autani Controlled	
	35000L						SYN Synapse Controlled	
L Large	30000L						SWX Sensorworx Controlled	
	35000L						CUS Custom Sensor (Factory Installed)	
	40000L							
	45000L							
	50000L							
	55000L							

1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIMO** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
6. Photocell not included.

Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNTS-15000L-40K-DIM-5S-N-XX-XX Notes:	SB GENLIGHT25-67502

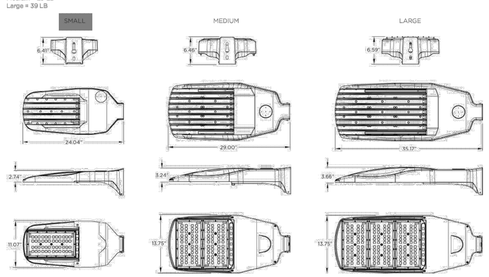
VIENTO AREA LUMINARE

VNT

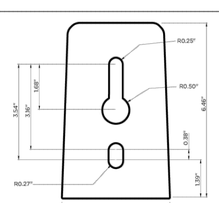
DIMENSIONAL DATA

STANDARD SIZES

WEIGHT:
Medium = 29 LB
Large = 39 LB



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNT-ASF-XX Notes:	SA/SB GENLIGHT25-67502

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF — MUST SPECIFY

FINISH: BZ Bronze; WH White; CC Custom Color

DESCRIPTION
- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB



VNT-RPA

FINISH: BZ Bronze; WH White; CC Custom Color

DESCRIPTION
- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB

VNT-WB

FINISH: BZ Bronze; WH White; CC Custom Color

DESCRIPTION
- Wall Bracket

VNT-TWB

FINISH: BZ Bronze; WH White; CC Custom Color

DESCRIPTION
- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.

VNT-SSA

FINISH: BZ Bronze; WH White; CC Custom Color

DESCRIPTION
- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

POLE	FINISH	SIZE	MOUNTING
S Square R Round	BZ Bronze WH White	4 4" 5 5" 6 6"	01 1 Fixture 28 2 Fixtures at 180° 29 2 Fixtures at 90° 39 3 Fixtures at 90° 32 3 Fixtures at 180° 49 4 Fixtures at 90°

DESCRIPTION
- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.



VNT-UPM

POLE	FINISH
SQ Square RD Round	BZ Bronze WH White

DESCRIPTION
- Universal Pole Mount Adaptor



Submitted by Genesis Lighting

Job Name:	Catalog Number:	Type:
JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	20' MH CONCRETE POLES Notes:	POLE GENLIGHT25-67502

Utilities Structures, Inc.
PO Box 9303 Ft Myers, Fl. 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

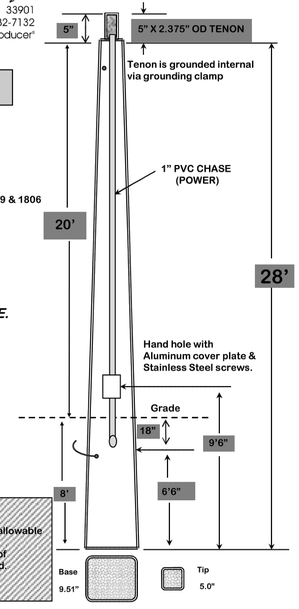
USI28TII-S-9666

Prestressed Concrete Pole

- **Pole Weight= 1,550lbs**
- **Wind speed= 180mph Vult**
- **Exposure "C"**
- **Risk Category II**
- **Gust Factor= 1.2**
- **7th Edition 2020 FBC 1620 HVHZ, 1609 & 1806**
- **ASCE 7-16**
- **Min. Brk. Strength 2,400#**
- **Concrete= 6,500lbs @ 28 days**
- **Grd. Wire= #6 copper**
- **Strand= 1/2" @ 70% Ultimate**
- **Tenon= 2.375" OD x 5" Hgt.**

Select Structural, LLC.

Shawn R. Anderson, P.E., S.E.



PROJECT:

This pole embedded 8' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Broward Co. with the 3.0sqft epa attached.



ENGINEER OF RECORD

designONE CONSULTING ENGINEERS
STATE CERTIFIED ELECTRICAL CONTRACTOR & ENGINEERS
ELECTRICAL MECHANICAL PLUMBING FIRE PROTECTION FIRE ALARM
14310 SW 8TH ST. SUITE 2558 MIAMI, FLORIDA 33186
AND CAPE CORAL, FLORIDA 33909
P.561.404.9494 WILLIAMS ESOTE C. WOELLER PE67357

PROJECT

Josie's Ristorante
3047 N FEDERAL HIGHWAY BOYNTON BEACH, FL

REVISION

ISSUE FOR PERMIT

SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **OLGA B. PINO, PE** ON THE DATE SHOWN UNDER THE SEAL. USING A DIGITAL SIGNATURE CERTIFICATED ISSUED BY **idenTrust.**

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OLGA B. PINO P.E. No. 62947
April 23, 2025

DATE	PROJECT No.
04-25-2025	25003
SCALE | PLT SCALE	DIRECTION
AS NOTED	

SHEET TITLE

FIXTURE SPECIFICATIONS AND DETAILS

SHEET #

ES-200

DATE PLOTTED: Apr 23, 2025 - 5:05pm FILENAME: ES-200 - FIXTURE SPECS & DETAILS.dwg Person Plotting wdelb

FIXTURE SPECIFICATIONS AND DETAILS

SCALE: 1/16" = 1'-0"

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WHEN PLOTTED FULL SIZE THIS SHEET MEASURES 24"x36"

Submitted by Genesis Lighting	Job Name:	Catalog Number:	Type:
GENESIS LIGHTING	JOSIES RESTAURANTE Engineer: DESIGN ONE CONSULTING ENGINEERS (Miami)	VNTS-15000L-40K-DIM-4M-N-XX-XX-HSS Notes:	SA GENLIGHT25-67502

XtraLight® LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ugr-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or ppl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: **VNTL-55000L-50K-DIM-5SN-BZ**

VNT

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	5000L 10000L 15000L 18000L	30K 3000K 40K 4000K 50K 5000K	DIM Dim 0-10V, 120-277V DIMO Dim 0-10V, 120-277V HVD to off Dim 0-10V, 347-480V	2M Type II Medium 3M Type III Medium 4M Type IV Medium 5S[3] Type V Square	N Normal (forward) L Left R Right	BZ Bronze WH White CC[2] Custom Color MUST SPECIFY	XX No Factory Controls IS3 IR Smart Sensor, 20'H/40'D IS7 IR Smart Sensor, 40'H/100'D BS3 Bluetooth Smart Sensor, 20'H/40'D BS7 Bluetooth Smart Sensor, 40'H/100'D CAS Casambi Controlled AUT Autani Controlled SYN Synapse Controlled SWX Sensorworx Controlled CUS Custom Sensor (Factory Installed)	HSS[4] Houseside Shield ASF[5] Adjustable Slip Fitter Cord Whip 3P NEMA 3-Pin Twist-Lock Receptacle 5P NEMA 5-Pin Twist-Lock Receptacle 7P NEMA 7-Pin Twist-Lock Receptacle
M Medium	15000L 20000L 25000L 30000L 35000L							
L Large	30000L 35000L 40000L 45000L 50000L 55000L							

1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIMO** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
6. Photocell not included.

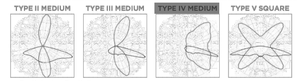
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VIENTO AREA LUMINARE

VNT

ISO LINES

TYPE II MEDIUM | TYPE III MEDIUM | TYPE IV MEDIUM | TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

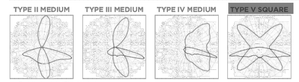
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VIENTO AREA LUMINARE

VNT

ISO LINES

TYPE II MEDIUM | TYPE III MEDIUM | TYPE IV MEDIUM | TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
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		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
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	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
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		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
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		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

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VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
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		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4
	40000L	2M	40952	146	42658	152	42018	150	280	B5-U0-G4
		3M	38022	136	39606	141	39012	139		B5-U0-G4
		4M	38370	137	39969	143	39369	141		B4-U0-G5
		5S	39267	140	40903	146	40289	144		B5-U0-G5
	45000L	2M	46738	143	48685	150	47955	147	326	B5-U0-G4
		3M	43393	133	45201	139	44523	137		B4-U0-G4
		4M	43522	134	45335	139	44655	137		B4-U0-G5
		5S	44814	137	46681	143	45981	141		B5-U0-G5
	50000L	2M	51723	143	53878	149	53070	147	361	B5-U0-G5
		3M	47148	131	49112	136	48375	134		B5-U0-G5
		4M	47292	131	49263	136	48524	134		B4-U0-G5
		5S	48694	135	50723	141	49962	138		B5-U0-G5
	55000L	2M	54761	141	57043	147	56187	145	388	B5-U0-G5
		3M	51948	134	54112	139	53300	137		B5-U0-G5
		4M	52141	134	54314	140	53499	138		B4-U0-G5
		5S	53689	138	55926	144	55087	142		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)



ENGINEER OF RECORD

designONE CONSULTING ENGINEERS
STATE CERTIFIED ELECTRICAL CONTRACTOR & ENGINEERS
ELECTRICAL MECHANICAL PLUMBING FIRE PROTECTION FIRE ALARM
14310 SW 8TH ST. SUITE 2658 MIAMI, FLORIDA 33186
AND CAPE CORAL, FLORIDA 33909
P: 954.906.9191 | AES: EC13010792 | FIRE: FEC13010792 | LCSE: ES-0001

PROJECT

Josie's Ristorante
3047 N FEDERAL HIGHWAY BOYNTON BEACH, FL

REVISION

ISSUE FOR PERMIT

SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **OLGA B. PINO, PE** ON THE DATE SHOWN UNDER THE SEAL. USING A DIGITAL SIGNATURE. CERTIFICATED ISSUED BY **idenTrust.**

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OLGA B. PINO P.E. No. 62947
April 23, 2025

DATE	PROJECT No.
04-25-2025	25003
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AS NOTED	

SHEET TITLE

FIXTURE SPECIFICATIONS AND DETAILS

SHEET #

ES-201

DATE PLOTTED: Apr 23, 2025 - 5:09pm FILENAME: ES-201 - FIXTURE SPECS & DETAILS.dwg Person Plotting wdelb

FIXTURE SPECIFICATIONS AND DETAILS

SCALE: 1/16" = 1'-0"

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WHEN PLOTTED FULL SIZE THIS SHEET MEASURES 24"x36"

EXHIBIT "D"

Conditions of Approval

Project Name: Josie's Restaurant, New Major Site Plan
Case number: NWSP-2025.05.3470
Reference: (Tabled) January 20, 2026, Commission Meeting
February 3, 2026, Commission Meeting

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / UTILITIES		
Utilities:		
1. To establish comprehensive water main looping, one of the proposed water main branches shall connect to the existing 8-inch water main located on the west side of N. Federal Hwy. This comment must be addressed during the CSIT submittal.	X	
Engineering:		
2. At the time the Engineer of Record submits plans for a Land Development Permit (LDP), an in-depth review will take place. The plans shall comply with all Land Development Regulations, the Engineering Design Handbook and Construction Standards (EDHCS), and all other applicable standards and requirements set forth by the city or other public entities with jurisdiction.	X	
3. Permits required from other permitting agencies, such as the Florida Department of Transportation (FDOT), South Florida Water Management District (SFWMD), Lake Worth drainage District (LWDD), Florida Department of Environmental Protection (FDEP), Palm Beach County Health Department (PBCHD), Palm Beach County Engineering Department (PBCED), Palm Beach County Department of Environmental Resource Management (PBCDERM), and any others, shall be required prior to issuance of a Land Development Permit.	X	
4. Full drainage plans, including drainage calculations, in accordance with the 2010 LDR, Chapter 4, Article VIII, Section 3.G., will be required at the time of permitting.	X	
5. All traffic signing and pavement marking shall comply with the U.S. Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices.	X	
6. All catch basin and manhole covers shall be bicycle-proof per the 2010 LDR, Chapter 4, Article VIII, Section 3. G.b. and Engineering Design Manual Chapter 5, Paragraph D.1.b.	X	
7. Prior to permit application, contact the Public Works Department (561-742-6200) regarding the removal of refuse during the construction phase per the CODE, Section 10-26(a).	X	

DEPARTMENTS		INCLUDE	REJECT
8.	Prior to the issuance of any permits, an addressing plan in accordance with 2010 LDR Ch. 4, Art. VIII. Sec.3.C.e. shall be submitted for approval.	X	
9.	In accordance with the 2010 LDR Ch. 4. Art. VIII. Sec. 3. B, utilities, including but not limited to power and light, telephone, telegraph, water, sewer, cable television, wiring to streetlights, and gas, shall be installed underground in accordance with the current Engineering Design Handbook and Construction Standards. Easements shall be coordinated with requesting utility authorities and shall be provided as prescribed by these Regulations for the installation of underground utilities or relocating existing facilities in conformance with the respective utility authority's rules and regulations. The developer shall make the necessary cost and other arrangements for such underground installations with each person, firm, or corporation furnishing utility service involved. Utilities shall be constructed in easements as prescribed by these Regulations.	X	
10.	Provide a Composite Utility Plan signed by a representative of each utility provider attesting to the fact that services (water, sewer, drainage, gas, power, telephone, and cable) can be accommodated as shown on the composite Utility Plan. The Composite Utility Plan shall ensure that physical features do not conflict with each other and existing or proposed utility services. The Composite Utility Plan was provided with signatures from all utility companies except for AT&T. At the time of LDP submission, the Composite Utility Plan must be signed by a representative from all utility providers.	X	
11.	Island at the driveway entrance to have mountable curbs to improve truck access to the site.	X	
12.	Dead-end signs to be mounted on breakaway posts at both drive aisles that dead-end adjacent to the property to the south. This will be acceptable as a temporary measure before future development occurs. Should a Land Development Permit not be submitted within 2 years of this approval for the parcel to the south, or a Certificate of Occupancy not be issued within 3 years of this approval for the parcel to the south, the developer/property owner will be required to install concrete curbing at these locations.	X	
PLANNING AND ZONING			
Comments:			

DEPARTMENTS		INCLUDE	REJECT
13.	Prior to issuance of any building permits, the applicant shall obtain approval and recordation of a Replat creating separate legal parcels for the proposed restaurant site and the remaining vacant portion of the property, consistent with the approved plans.	X	
14.	The previously recorded Unity of Title shall be formally released and recorded in the Official Records of Palm Beach County prior to recordation of the replat.	X	
15.	Issuance of building permit shall be contingent upon final approval and adoption of the companion Future Land Use Map Amendment (FLUM-2025.05.3470), Rezoning (REZN-2025.05.3470) applications, and Release of Unity of Title (REUT-2025.11.7257)	X	
16.	Landscaping and buffering shall be installed in accordance with the approved landscape plans and Urban Commercial Overlay District standards prior to issuance of a Certificate of Occupancy.	X	
17.	Please be aware that all proposed signage requires a Sign Permit prior to installation. All signs must be designed to follow the Boynton Beach Promenade Master Sign Program and City Code Part III, Chapter 4, Article IV, Sign Standards.	X	
18.	Pursuant to City Land Development Regulations (LDR) Park III, Chapter 4, Article XIV, the applicant is required to participate in the Art in Public Places program.	X	
19.	At such time as the properties adjacent to the restaurant parcel are developed or redeveloped and brought into compliance with the Pedestrian Zone requirements, the restaurant parcel shall also be required to bring its frontage along N Federal Highway into compliance with the Pedestrian Zone standards to ensure a consistent streetscape.	X	
20.	The parcel designated for future development at the south shall be maintained in a stabilized condition at all times. The parcel shall be sodded with drought-tolerant grass or Florida-friendly landscape materials and irrigated within thirty (30) days following any clearing, grubbing, grading, excavation, or filling activity, or prior to the issuance of the Certificate of Occupancy for the restaurant building, whichever occurs first, unless construction for the future development has commenced. All stabilization shall comply with City Code Part III, Chapter 4, Article I, Section 4.E. Where additional site work is ongoing, appropriate erosion and sediment control measures shall be immediately implemented.	X	

DEPARTMENTS	INCLUDE	REJECT
POLICE		
21. The applicant must arrange the restaurant and outdoor dining areas to provide clear sightlines to parking areas, entrances, and sidewalks.	X	
22. The applicant must install bright, well-placed LED lighting in parking lots, walkways, and entrances to eliminate dark spots.	X	
23. The applicant must maintain landscaping with shrubs under 3 feet and thin tree canopies above 6 feet to preserve visibility.	X	
24. The applicant must install a security camera system covering parking areas, building entrances and exits, and dumpster/service areas.	X	
25. The applicant must display visible signage indicating that video surveillance is in use to deter potential criminal activity.	X	
26. Security measures at the construction site should include a fenced staging area to store equipment and park machinery.	X	
FIRE		
27. The building(s) must be equipped with a fire sprinkler and fire alarm system. NFPA 101- 12.3.5.1,12.3.4.	X	