



**AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
MARCH 8, 2022
6:30 PM**

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
James Mandigo
Peter Braun
Kim Gehrman, Sr. Alternate
Larry Saingilus, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Rojelio Gonzalez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

1. Resolution No. 2022-09 - Preliminary Plat - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lot on Paetzold Drive (Quasi-Judicial Hearing)
Staff: Iramis Cabrera, PZB Director
2. Minor Site Development Plan (SPR22-05) - Planning & Zoning Board Order No. 2022-02 - 1827 Palm Acres Drive
Staff: Iramis Cabrera, PZB Director
3. Resolution No. 2022-14 - Nueva Vida New Life Church - Expansion of Special Exception (PSSE22-04) and Site Plan Approval (SPR22-07) - 3066 Drew Way (Quasi-Judicial Hearing)
Staff: Iramis Cabrera, PZB Director

4. Resolution No. 2022-13 - Site Plan Amendment (SPR22-06) and Special Exception Use (PSSE22-03) - Triomphe Restaurant and Lounge - 4206-4208 Lake Worth Road (*Quasi-Judicial Hearing*)
Staff: Rogelio Perez Gonzalez, Planner
5. Resolution No. 2022-11 - Site Plan Amendment (SPR22-04) and Special Exception Use (PSSE22-02) - Congress Square - Assembly of Spoken Word - 4175 S Congress Ave Suite E and F (*Quasi-Judicial Hearing*)
Staff: Rogelio Perez Gonzalez, Planner

OTHER BUSINESS

ADJOURNMENT

NEXT PLANNING AND ZONING BOARD MEETING TUESDAY, APRIL 12, 2022 AT 6:30 PM

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he 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. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.



Village of Palm Springs

Staff Report

AGENDA DATE: March 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #1: Resolution No. 2022-09 - Preliminary Plat - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lot on Paetzold Drive (Quasi-Judicial Hearing)

Mr. Miles Rich, the applicant, has filed a preliminary plat to re-plat portions of lots C, D, and E, Block 98 of The Palm Beach Farms CO. Plat No. 7 (as recorded in Plat Book 5 page 72 of Public Records of Palm Beach County, Florida). The applicant is proposing to join three (3) parcels into a unified plat and delineate 19 individual townhouse lots, consistent with the site plan approved by the Village Council (Resolution 2021-31 - November 18, 2021).

The Village's Surveyor, Craven Thompson & Associates Inc., has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed plat during their April 12, 2022 meeting.

If approved, a final plat will be presented to the Village Council for consideration. The recording of the plat is required prior to the issuance of a certificate of occupancy for a new residence.

FISCAL IMPACT:

There is no direct fiscal impact from the proposed preliminary plat.

ATTACHMENTS:

1. Proposed Resolution No. 2022-09 Preliminary Plat - Rich Properties FL - 3075 Prince Drive, 3098 Ferrell Drive, and a vacant lot at Paetzold Drive
2. Proposed Preliminary Plat - Prince Place
3. Letter of Compliance with Florida Statutes - Prince Place
4. Approved Site Plan
5. Aerial and Location Maps

RESOLUTION NO. 2022-09

A RESOLUTION OF THE VILLAGE COUNCIL FOR THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING/DENYING A PRELIMINARY PLAT TO SUBDIVIDE A MULTI-FAMILY PARCEL OF LAND LOCATED ON THREE (3) UNIFIED PARCELS TOTALING 1.62 ACRES SUBMITTED BY MR. MILES RICH, AGENT FOR RICH PROPERTIES FL, (“APPLICANT”), FOR THE PROPERTY LOCATED AT 3075 PRINCE DRIVE, A VACANT LOT AT PAETZOLD DRIVE AND 3098 FERRELL DRIVE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 8, 2022, Miles Rich, agent for Rich Properties FL (“Applicant”), requested approval to subdivide a multi-family parcel of land located on the three (3) lots, located at 3075 Prince Drive, a vacant lot at Paetzold Drive and 3098 Ferrell Drive; and

WHEREAS, the recommendation of the Planning and Zoning Board has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and Planning and Zoning Board, and has otherwise been fully informed regarding this matter; and

WHEREAS, the preliminary plat conforms to the applicable requirements of Chapter 34 of the Village Code.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. The Village Council of the Village of Palm Springs, Florida, having received and considered the request of the Applicant to subdivide a multi-family parcel of land located on three (3) lots at 3075 Prince Drive, a vacant lot at Paetzold Drive, and 3098 Ferrell Drive; and the same having been heard in Regular Session on April 14,

Resolution No. 2022-09 – Rich Properties FL – 3075 Prince Drive, a Vacant Lot at Paetzold and 3098 Ferrell Drive
2022, and

has been otherwise fully apprised of the premises herein, herewith approves the preliminary plat, which is incorporated herein by reference

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared this Resolution duly passed and adopted this _____ day of _____ 2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

PRINCE PLACE

A REPLAT OF A PORTIONS OF LOTS C, D, AND E, BLOCK 98, THE PALM BEACH FARMS CO.
PLAT NO.7, RECORDED IN PLAT BOOK 5 PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30,
TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PRINCETON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PRINCE PLACE, A REPLAT OF A PORTIONS OF LOTS C, D, AND E, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO.7, RECORDED IN PLAT BOOK 5 PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT D, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72.

AND

LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, THE PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72, LESS A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES AS LAID OUT AND IN USE KNOWN AS FERRELL DRIVE, AS LOCATED IN PALM BEACH FARMS COMPANY PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 30 FEET OF LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7.

AND

THE EAST 125 FEET OF LOT "E", BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, LESS THE SOUTH 34 FEET THEREOF AS GRANTED IN OFFICIAL RECORD BOOK 2225, PAGE 1069, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.620 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A-1 AND A-2:

TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

2. TRACT B:

TRACT B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING THE ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

3. TRACTS C-1 THROUGH C-4:

TRACTS C1 THROUGH C-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LIMITED COMMON ELEMENT PURPOSES, SERVING THE ADJUTING LOTS FOR PATIOS AND HVAC EQUIPMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

4. TRACT D:

TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

5. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT SHOWN HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE VILLAGE OF PALM SPRINGS FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF _____, 20__.

PRINCETON COURT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

BY: _____

MILES J. RICH, REGISTERED AGENT

WITNESS: _____

(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20__, BY MILES J. RICH, AS REGISTERED AGENT FOR PRINCETON COURT, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

_____(SIGNATURE)

_____(PRINT NAME)

NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 202__.

PRINCE PLACE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: _____

_____(NAME)

_____(TITLE--PRES. OR V. PRES.)

WITNESS: _____ (PRINT NAME)

WITNESS: _____ (PRINT NAME)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 202__.

_____(MORTGAGEE NAME)

BY: _____ (SIGNATURE)

_____(OFFICER NAME)

_____(OFFICER TITLE)

WITNESS: _____(SIGNATURE)

_____(PRINT NAME)

WITNESS: _____(SIGNATURE)

_____(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20__, BY _____(NAME), AS _____(TITLE) FOR _____(MORTGAGEE), ON BEHALF OF THE CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ (SEAL)

_____(SIGNATURE)

_____(PRINT NAME)

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PRINCETON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

BY: _____

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BRUCE S. ROSENWATER, AUTHORIZED SIGNATORY

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M.
LICENSE NO. 4826
STATE OF FLORIDA

DATE

PRINCETON COURT, LLC
SEAL
(IF AVAILABLE)

HOMEOWNERS
ASSOCIATION SEAL
(IF AVAILABLE)

MORTGAGEE
SEAL
(IF AVAILABLE)

SURVEYOR'S
SEAL

VILLAGE CLERK
SEAL

VILLAGE ENGINEER
SEAL

REVIEWING
SURVEYOR'S
SEAL

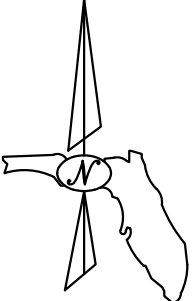
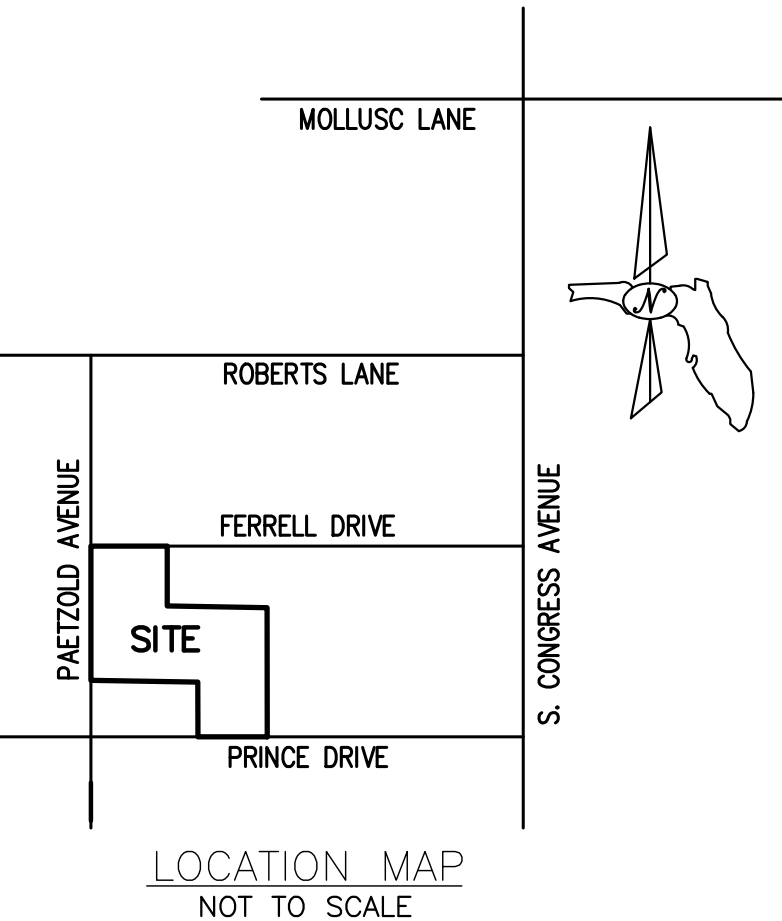
R.D. Pryce
Review No. 6
2/082022

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826



BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT ____ M.
THIS ____ DAY OF _____
A.D. 202__, AND DULY
RECORDED IN PLAT BOOK ____
ON PAGES ____ AND ____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
DEPUTY CLERK

VILLAGE OF PALM SPRINGS APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA,
THIS ____ DAY OF _____, 20__,

BY: _____, MAYOR

ATTESTED BY: _____ VILLAGE CLERK

BY: _____ VILLAGE ENGINEER

CLERK OF THE
CIRCUIT COURT AND
COMPTROLLER'S SEAL

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS ARE BASED ON N01°24'12"E (ASSUMED) ALONG THE CENTERLINE OF PAETZOLD AVENUE.

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
H. SCALE FACTOR - 1.0000421
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.

6. NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

LEGEND:

ABBREVIATIONS:

ORB - OFFICIAL RECORD BOOK	LB - LICENSED BUSINESS
P.B. - PLAT BOOK	30/44/43 - SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
NO. - NUMBER	
PG. - PAGE	U.E. - UTILITY EASEMENT
R/W - RIGHT-OF-WAY	D.E. - DRAINAGE EASEMENT
SEC. - SECTION	LLC - LIMITED LIABILITY COMPANY
C. - CENTERLINE	HVAC - HEATING, VENTILATION, AND AIR CONDITIONING
NAD - NORTH AMERICAN DATUM	

SYMBOLS:

☐ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"

☐ MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP
NOTE: AT LOTS 1-19, LOT CORNERS NOT SHOWN WITH A MONUMENT SYMBOL WILL BE MONUMENTED BY THE PHYSICAL LIMITS OF THE RESIDENTIAL UNITS CONSTRUCTED.

REVIEWING SURVEYOR'S APPROVAL

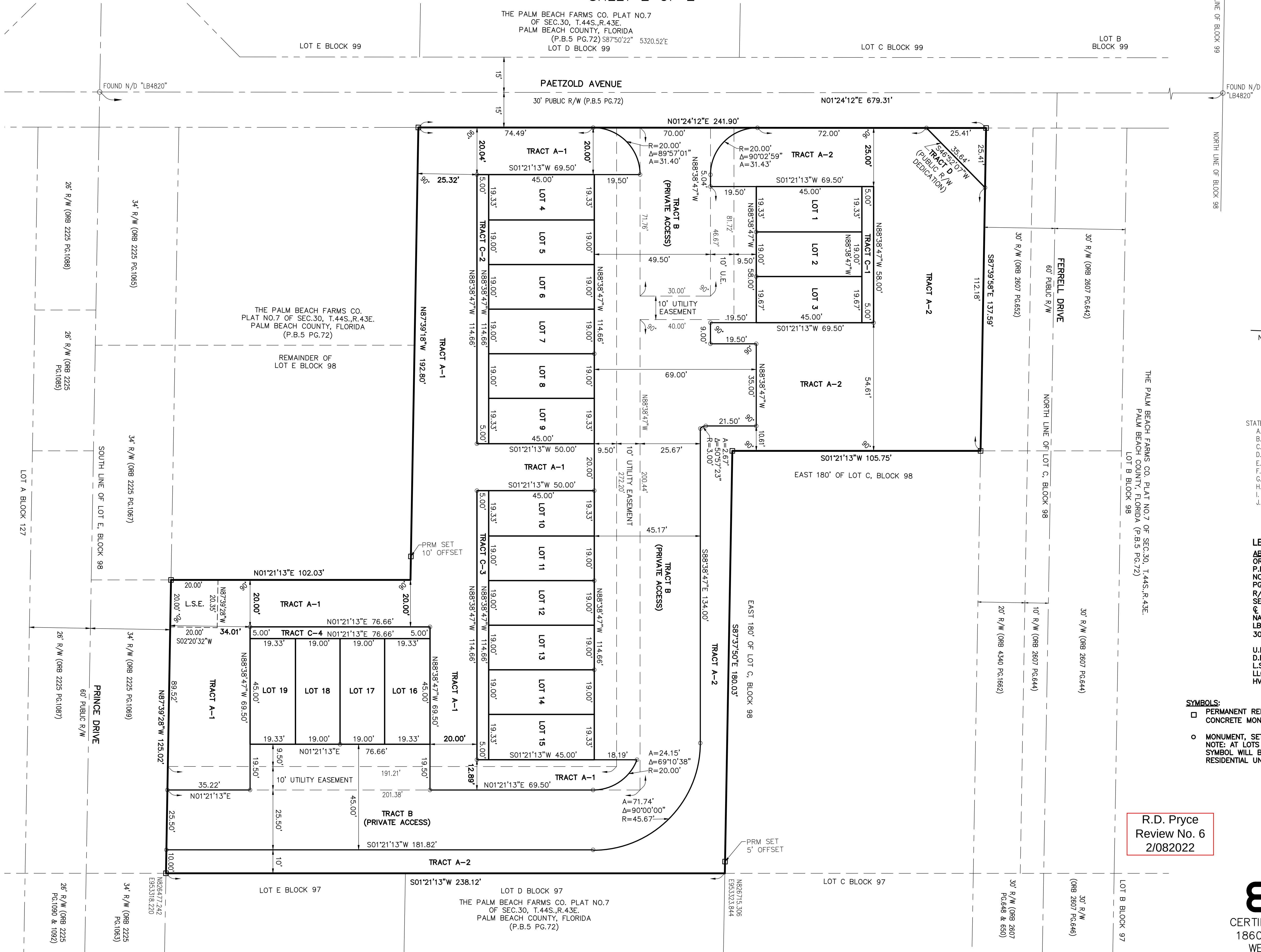
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF FULL VERIFICATION OF SAID DATA IS MADE.

RICHARD D. PRYCE, RLS/PSM NO.4038
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

DATE

PRINCE PLACE

A REPLAT OF A PORTIONS OF LOTS C, D, AND E, BLOCK 98, THE PALM BEACH FARMS CO.
PLAT NO.7, RECORDED IN PLAT BOOK 5 PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30,
TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2



E.1/4 CORNER
SECTION 30/44/43
FOUND PBC BRASS DISK
PBC POSITION:
N828469.949
E953699.554

S.E. CORNER OF
SECTION 30/44/43
FOUND N/D
"McLAUREN"
N825749.636
E953632.79

STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983/1990 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
H. SCALE FACTOR - 1.0000421
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
J. ROTATION EQUATION: NONE

COORDINATE DETAIL

(NOT TO SCALE)

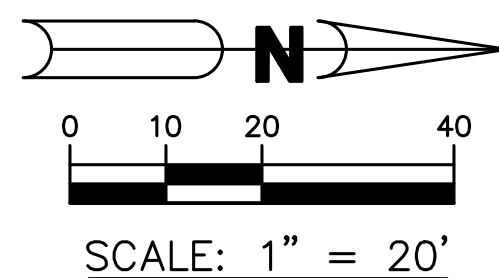
LEGEND:

ABBREVIATIONS:

- ORB - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- NO. - NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- C - CENTERLINE
- NAD - NORTH AMERICAN DATUM
- LB - LICENSED BUSINESS
- 30/44/43 - SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.S.E. - LIFT STATION EASEMENT
- LLC - LIMITED LIABILITY COMPANY
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP
NOTE: AT LOTS 1-19, LOT CORNERS NOT SHOWN WITH A MONUMENT SYMBOL WILL BE MONUMENTED BY THE PHYSICAL LIMITS OF THE RESIDENTIAL UNITS CONSTRUCTED.



R.D. Pryce
Review No. 6
2/082022

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

February 8, 2022

Email: icabrera@vpsfl.org

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Ms. Iramis Cabrera, Planner
Land Development Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461

**RE: PRINCE PLAT
SIXTH REVIEW
CRAVEN THOMPSON PROJECT NO. 21-0043-02**

Dear Ms. Cabrera:

I have reviewed all of the recent changes to the above-mentioned Plat and they are in compliance with Chapter 177, Florida Statutes and the requirements of the Village of Palm Springs. I therefore recommend that the Village approve the Plat for recording.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

RICHARD D. PRYCE, PSM
Vice President, Survey & G.I.S.

FLU (PBC): HR-8 (HIGH RESIDENTIAL)
ZONING (PBC): RM (RESIDENTIAL MEDIUM)
CURRENT USE: RESIDENTIAL APARTMENTS

PAETZOLD AVE.

FERREL DRIVE

LEGAL DESCRIPTION - (ORB 8987 PAGE 1871)

- LOT D, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72.
- LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, THE PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72, LESS A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES AS LAID OUT AND IN USE KNOWN AS FERRELL DRIVE, AS LOCATED IN PALM BEACH FARMS COMPANY PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 30 FEET OF LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7.
- THE EAST 125 FEET OF LOT "E", BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, LESS THE SOUTH 34 FEET THEREOF AS GRANTED IN OFFICIAL RECORD BOOK 2225, PAGE 1069, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- ALL STREETS SHALL BE PRIVATELY DEDICATED AND MAINTAINED.

APPLICATION DATA:

NAME OF APPLICATION: PRINCE PLACE
PARCEL ID: NORTH PARCEL: 70-43-44-30-01-098-0030
CENTRAL PARCEL: 70-43-44-30-01-098-0040
SOUTH PARCEL: 70-43-44-30-01-098-0053
3075 PRINCE DRIVE, PALM SPRINGS

SITE ADDRESS:

EXISTING FUTURE LAND USE: COMMERCIAL
PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (HDR)
EXISTING ZONING DESIGNATION: COMMERCIAL GENERAL (CG)
PROPOSED ZONING DESIGNATION: RESIDENTIAL MULTIPLE FAMILY (RM) (PUD)
HISTORIC DISTRICT: N/A

EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (19 UNITS)
PROPOSED DENSITY: 10.0 D.U.'S/ACRE (BASED ON 1.9 AC. INCLUDING ROW'S)

SITE DATA:

MIN. LOT AREA REQUIRED: 3 ACRES (130,680 S.F.)
GROSS LOT AREA: *1.62 ACRES (70,562.05 S.F.) (2)
*WAIVER REQUESTED

MAX. BLDG. HEIGHT: 35' (3 STORIES)
PROPOSED BLDG. HEIGHT: 23'-5" (2 STORIES)
(BUILDING HEIGHT MEASURED FROM ADJACENT GRADE AT BASE OF BUILDING TO THE AVG. HEIGHT LEVEL BETWEEN THE EAVES AND THE ROOF RIDGE ON GABLE, HIP OR GAMBREL ROOFS).

MAX. BLDG. LOT COVERAGE ALLOWED: 40% (28,225 S.F.)
BLDG. COVERAGE PROVIDED: 24.3% (17,127.23 S.F.)

OPEN SPACE REQUIRED: 35% (24,697 S.F.)
OPEN SPACE PROVIDED: 44.5% (31,404.23 S.F.)
COMMON AMENITY AREA REQUIRED: 4,939.4 S.F. (MIN. 20% OF OPEN SPACE)
COMMON AMENITY SPACE PROVIDED: 6,038 S.F. (24.4% OF OPEN SPACE)

IMPERVIOUS AREA PROVIDED: 37,403.82 S.F. (53%)
PERVIOUS AREA PROVIDED: *33,158.23 S.F. (47%)
*UTILIZES 25% OF PERVIOUS PARKING AREA FOR CALCULATION

SETBACKS

SETBACK	REQUIRED:	PROVIDED:
FRONT	25'	20' (1)
SIDE	20'	20'
SIDE CORNER	25'	25'
REAR	20'	20'

*WAIVER REQUESTED

PARKING DATA:

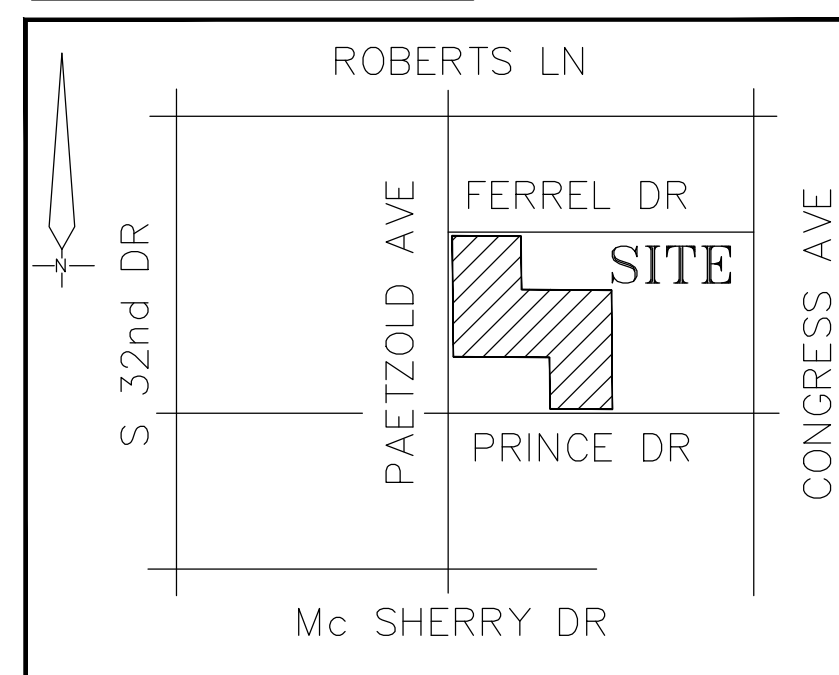
PROPOSED USES (FLEX SPACE)			
USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	19 UNITS	2.5 SP./UNIT	47.5 SPACES
GUEST PARKING		25% OF REQ'D	12 SPACES
	TOTAL PARKING REQUIRED:		60 SPACES
	TOTAL PARKING PROVIDED:		*60 SPACES
	HANDICAP SPACES REQ'D.:		**1 SPACE
	HANDICAP SPACES PROV.:		1 SPACE

*INCLUDES 1 SPACE WITHIN EACH GARAGE
**BASED ON REQUIRED GUEST SPACES

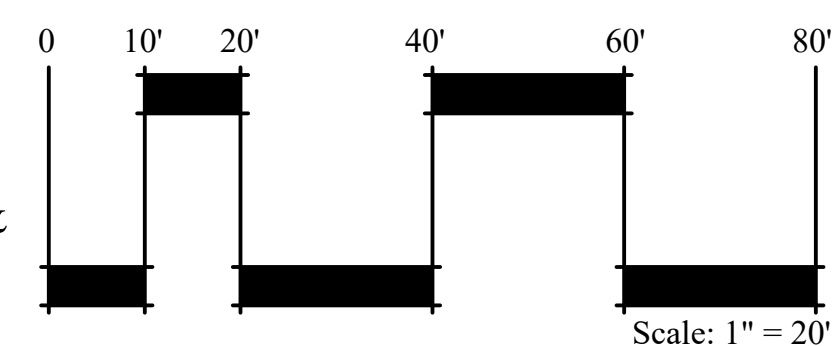
WAIVER CHART

WAIVER	WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
(1)	FRONT SETBACK	SEC. 34-766(7)	25'	20'	5'
(2)	MIN. LOT AREA	SEC. 34-1064(c)	3 ACRES	1.62 ACRES	1.38 ACRES
(3)	MIN. LOT AREA PER D/U (21 D/U'S)	SEC. 34-766(1)	8,857 S.F.	3,360 S.F.	5,497 S.F.

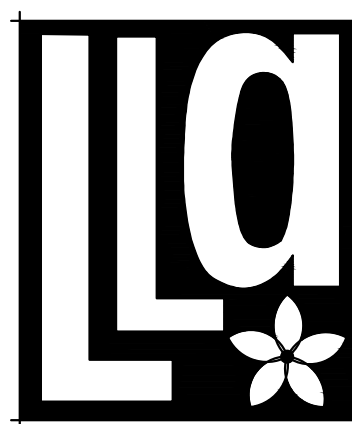
LOCATION MAP



Site Plan



REFER TO SHEET SP-2 FOR SITE & AMENITY AREA DETAILS



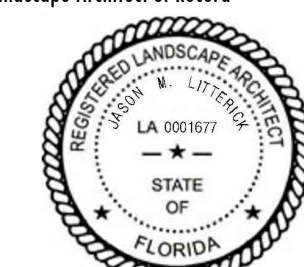
Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PRINCE PLACE
Village of Palm Springs, Florida

Project Name

Landscape Architect of Record



Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 6/1/21
Job no.
Revisions: 6/30/21
8/4/21
8/19/21
10/22/21

Sheet No.

SP-1



Village of Palm Springs

Prince Place

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Roberts Ln

Ferrell Dr

Paetzold Dr

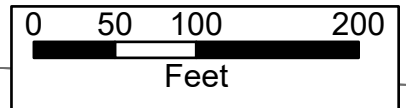
Prince Dr

McSherry Dr

70434430010980030

70434430010980040

70434430010980053



Village of Palm Springs

Prince Place

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

-  Parcels
-  Property Boundary

Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Village of Palm Springs

Staff Report

AGENDA DATE: March 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #2: Minor Site Development Plan (SPR22-05) - Planning & Zoning Board Order No. 2022-02 - 1827 Palm Acres Drive

Ms. Ana Colom, agent for the applicant, Mr. Elio Fernandez, is requesting approval of a minor site development plan to develop a 0.438-acre multi-family parcel, with the construction of three (3) dwelling units. There is an existing single-family home on the property that is being demolished with the construction of a 3,023 square feet residential triplex structure.

The property was annexed into the Village in 2001, and designated as Residential Multiple-Family Land Development (Zoning) District and Medium Density Residential (10 du/ac) Future Land Use category.

The building will be configured with two (2) bedrooms and two-bathroom apartments and one (1) three-bedroom and three-bathroom apartment. There will be a single 304 square foot utility room with a bathroom for the convenience of the maintenance person to store his tools and lawn equipment.

Note: On April 13, 2021, the Planning & Zoning Board denied an application submitted by the same applicant proposing to maintain the existing single-family home and to add a triplex structure for a total of four dwelling units. At that time, the applicant was requesting five (5) variances concurrently with the site plan. The applicant revised the project to eliminate one unit and no variances are required as part of this application.

The proposed site plan is consistent with the land use designation and generally meets land development regulations for a residential multiple-family (RM) zoning district.

Staff support the applicant's request and recommends conditional approval based on consistency with the medium density allowances that would allow up to a maximum intensity of four (4) residential dwelling units.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditure on the Village.

ATTACHMENTS:

1. Planning & Zoning Board Order 2022-02 - Minor Site Plan (SPR22-05) - 1827 Palm Acres Drive
2. Exhibit "A" Staff Report

3. Project Application and Narrative
4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
5. Color Rendering
6. Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2022-02
MINOR SITE PLAN (SPR22-05)

Elio Carlos Fernandez
1827 Palm Acres Drive
Palm Springs, FL 33461

PCN: 70-43-44-07-07-001-0050

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on March 8, 2022. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site plan application.
2. The above Applicant(s) are the owners of the property legally described as: **OLWILLS SUB LT 5 BLK 1**
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application complies with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes the construction of a 3,023 square feet residential triplex building with a storage room on the residential multi-family parcel.
6. The Minor Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this 8th day of March 2022.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Elio Carlos Fernandez, 1827 Palm Acres Drive, Palm Springs, FL 33461

Ana Colom, Team Architecture Inc., 2328 10th Avenue North, Lake Worth FL 33461

Iramis Cabrera, Planning, Building & Zoning Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan - 1827 Palm Acres Drive - Triplex

Application Summary			
Applicant / Petitioner	Ana Colom, Team Architecture Inc.	Submittal Date	12/28/2022
Reference Name	1827 Palm Acres Dr - Triplex	Case Number	SPR22-05
		Parcel Control No	70-43-44-07-07-001-0050
Location	1827 Palm Acres Drive	Site Area	±0.438 acres
P&Z Bd	Tuesday, March 8, 2022		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of a 3,864 square foot residential building with 3 dwelling units and a storage room.		
Number of Buildings	1 Triplex Structure with three dwelling units and storage room – 3,864 total SF Apartment 1: 1,495 SF - Apartment 2: 1,027 SF - Apartment 3: 1,038 SF - Storage: 304 SF		
Variances	None		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicle Parking	2.5 per D/U + 25% for Guests = 10 spaces	10 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (East)	25’	80’-7”	Yes
Rear Yard (West)	25’	40’-2”	Yes
Side Interior Yard (North)	15’	16’-6”	Yes
Side Interior Yard (South)	15’	24’-1”	Yes
Site Characteristics			
Existing Use	Single-Family Dwelling	Proposed Use	Multi-Family Dwelling
Existing Zoning	Residential Multiple-Family (RM)	Future Land Use	Medium Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential Single-Family	Medium Density Residential	Residential Multiple-Family (RM)
South	Residential Multi-Family	Medium Density Residential	Residential Multiple-Family (RM)
East	Commercial Office Building	Unincorporated PBC, commercial High Density	Unincorporated PBC, Commercial Specialized
West	Residential Single-Family	Low Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site development plan to allow the construction of a triplex building, finding the applicant’s request consistent with density allowances of the Medium Density land use category and compatibility with surrounding uses.			



I. Site History

- Ordinance 2001-16: Annexation

The property was voluntarily annexed into the Village of Palm Springs on April 26, 2001 and designated with the Land Development as Residential Multiple-Family zoning district, and Future Land Use category of Medium Density Residential.

- Planning and Zoning Board Order 2021-02 & 03: Variances

On April 13, 2021, the Planning and Zoning Advisory Board denied five variances requested 1) to allow a total of 4 residential dwelling units to be constructed on a 0.438 acres property instead of 0.562 minimum lot size required 2) to allow a 22' wide instead of 26' wide required for a double vehicular circulation drive aisle 3) to allow a 3'-9" wide landscaped buffer instead of 10' minimum required along North 4) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along West side 5) to allow a 6'-2" wide landscaped buffer instead of 10' minimum required along East side.

- Planning and Zoning Board Order 2021-03: Minor Site Plan

On April 13, 2021, the Planning and Zoning Advisory Board denied the minor site plan to construct 4 dwelling units on the property.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning district are Medium Density Residential and Residential Multiple-Family (RM), respectively. The proposed minor site development plan to add a triplex structure will be supported by the Medium Density (10 DU/acre) land use. The request is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

Not applicable.

IV. Neighborhood Compatibility

- 1) The property is located on the west side of Palm Acres Drive, south of Forest Hill Boulevard.
- 2) Surrounding properties are a mix of single-family residential, multi-family residential, and commercial.
- 3) The proposed Minor Site Plan maintains the use of the property as residential.
- 4) The three dwelling unit proposal is compatible with surrounding properties.
- 5) The site is located about a mile north of Village Hall. Other nearby major facilities include the School District office and Palm Springs Community Middle School
- 6) A mix of institutional, commercial, retail, restaurant, professional service, and medical uses are located along Forest Hill Blvd within a short distance of the site.
- 7) Transit service is available through Palm Tran routes 46, 3, and 4.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
 - 1) Proposed project generally meets required site development regulations.
 - 2) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, Florida Power and Light, and Village of Palm Springs are required prior to construction.
 - 3) All of conditions of approval provided by Engenuity Group as stated on their February 14, 2022 letter shall be corrected during the Civil/Utility plan review application.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on February 25, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 22, 2022.
- Legal advertisement was published in the Lake Worth Herald on February 24, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on November 23, 2021 depicts the following:

- An application submitted for Minor Site Development Approval for the construction of 3,864 square feet triplex structure with storage room.
 1. Site Plan dated received November 23, 2021; revised and resubmitted on December 27, 2021.
 2. Landscape plans dated received November 23, 2021; revised and resubmitted on December 27, 2021.
 3. Preliminary Engineering plans dated received November 23, 2021; revised and resubmitted on

February 8, 2022.

4. Architectural plans received November 23, 2021.
5. Boundary survey.
6. Justification Statement and proposed use.
7. Drainage report.

IX. Recommendation

The applicant is requesting a Minor Site Development Plan to re-develop the 0.43 acres multi-family parcel. There is an existing single-family home on the property and the applicant is proposing to demolish it and construct on its place a 3,864 square foot triplex structure with a storage room.

The new units will wither have 1,027 SF, 1,038 SF, or 1,495 SF. They will be configured with 2 two-bedrooms, 2 bathrooms and 1 with 3 bedrooms and 3 bathrooms, a kitchen, a living room, and each unit will be equipped with washer and dryer. There will be a 304 square feet utility room with a bathroom for the convenience of the maintenance person to storage his tools and lawn equipment. Construction of the building will be masonry with stucco and asphalt roof shingles.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code.

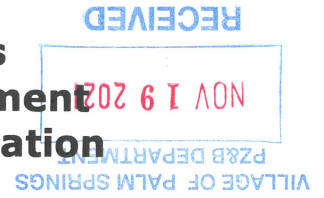
Staff recommends conditional approval of the Minor Site Development Plan to allow the construction of the proposed residential building, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following twenty-eight (28) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. The Minor Site Plan approval is valid for a period not to exceed 24 months from Planning & Zoning Board approval.
2. The Finished Floor Elevation shall be at least 18" above crown of the road, a proposed survey shall be provided **at time of permitting** showing compliance.
3. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department **at time of permitting**.
4. Absolutely **no more than 3 dwelling units** shall be permitted on the property.
5. Garbage canisters and recycling bins shall be placed within the designated enclosed area after picking up and setting out along Palm Acres Drive **only on pick up days**.
6. Utility easements shall not overlap more than 5' any landscaped buffers.
7. Mailbox's location(s) shall be approved by the United States Postal Services.
8. A root barrier shall be provided on trees that are within 12' of utility lines.
9. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
10. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
11. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
12. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
13. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
14. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
15. All mechanical equipment and above-ground infrastructure shall be screened from view.
16. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such

- additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
17. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
 18. All new electric utilities shall be underground.
 19. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
 20. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
 21. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
 22. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
 23. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
 24. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
 25. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
 26. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 27. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 28. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
29. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$15,668.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on January 12, 2022.



Village of Palm Springs Land Development Department Unified Development Application



226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | ☐ Site Plan (Minor / Major / PD)* |
| ☐ Rezoning * | ☐ Site Plan Amendment (Minor/Major)* |
| ☐ LDR / Zoning Change (text) | ☐ Special Exception* |
| ☐ Plat (Preliminary) | ☐ Development Order Amendment* |
| ☐ Master Sign Plan | ☐ Variance (District Standard)* |
| ☐ Temporary License Agreement | ☐ Variance (Sign) |
| ☐ Temporary Use Permit | ☐ Variance (Hours of Operation)* |
| ☐ Abandonment | ☐ Administrative Variance |
| ☐ Appeal | ☐ Deed Restriction / Unity of Title |
| ☐ Utility /Civil Plan | ☐ Other _____ |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting.
Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: **3 UNITS APARTMENT BUILDING**Project Address: **1827 Palm Acres Drive, Palm Springs FL, 3461**

Location of Property: The subject property is located approximately **330 FT** .
_____mile(s) N, **S**, E, W (circle one) from the intersection of **Forest HILL**
blvd & Palm Acres Drive _____, on the N, S, E, W (circle one) side of _____
_____ (street).

Shopping Center / Office Building: **N/A** _____Acreage of Property: **0.438** _____ Building Square Feet: **3833.0 SQ.FT** _____Density or FAR: **0.20** _____ Plat Name: _____PCN Number(s): **70-43-44-07-001-0050** _____Dimensions of Property: **82Feet x 232.94 Feet** _____

Palm Springs CRA District, if applicable: N/A

See Section 14 also.

Legal Description: (or attach separate sheet)

_____ **Lot 5, Block 1, Olwill's, PB 21, PG 60, Folio#7043440700010050** _____

Property History, if applicable: Describe previous applications on property
(Approved Variances, Special Exception, Site Plan, etc...) Include previous
application numbers and any conditions of approval.

Application #	Request	Action	Resolution / Ordinance #	Approval Date

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Elio Carlos F. Fernandez

Owner's Address: 5891 Queen Ann Road WPB FL, 33415

Owner's Email Address: carlosfigueredo@yahoo.com

Owner's Phone: 561-574-1550 Owner's Fax: _____

Applicant, if different than Owner: yes

Agent: Team Architecture Inc. /Ana Colom

Contact Person: Ana Colom _____

Agent's Address: 2328 10 th Avenue North Suite 200

Agent's Email Address: acolom@teamarchitecture.us

Agent's Phone: 561-355-2688 Agent's Fax: _____

All correspondence will be sent directly to agent unless otherwise instructed.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: Medium Density _____

Land Use: RM _____

Use: RM _____

Plat: _____

PROPOSED

Zoning: Medium Density _____

Land Use: RM _____

Use: RM _____

Plat: _____

ADJACENT LAND USE / ZONING / USE(S)

North: RM Residential Multifamily

South: RM Residential Multifamily

East: CG Commercial General

West: RS Residential Single Family

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

The Construction of a new Triplex Building, 2 units with 2 bathroom and 2 bedroom and one unit with 3 bathroom & 3 bedrooms. In Addition 273 sq.ft storage space use by the Owner .

The existing house will be demolished to accommodate the new building.
Construction will be masonry with painted stucco exterior and asphalt shingles.
The site includes parking for 10 spaces as required by code.
All Landscaping and setbacks meet all zoning standards.

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

[Signature] 11/13/21
Signature of Owner Date

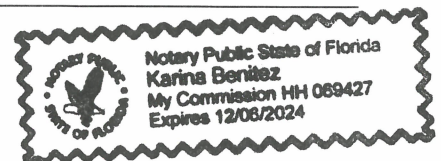
STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 2021 by Elio Carlos F. Fernandez, who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement _____

Name of officer taking acknowledgement--typed, printed or stamped Karina Benitez

Title or rank Notary Public Serial number _____



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

11-13-2021
Date

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 2021 by Ana J. Colon, who is personally known to me or who has produced Driver License (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement [Signature]

Name of officer taking acknowledgement--typed, printed or stamped Karina Benitez

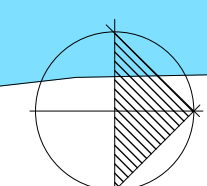
Title or rank Notary Public Serial number _____



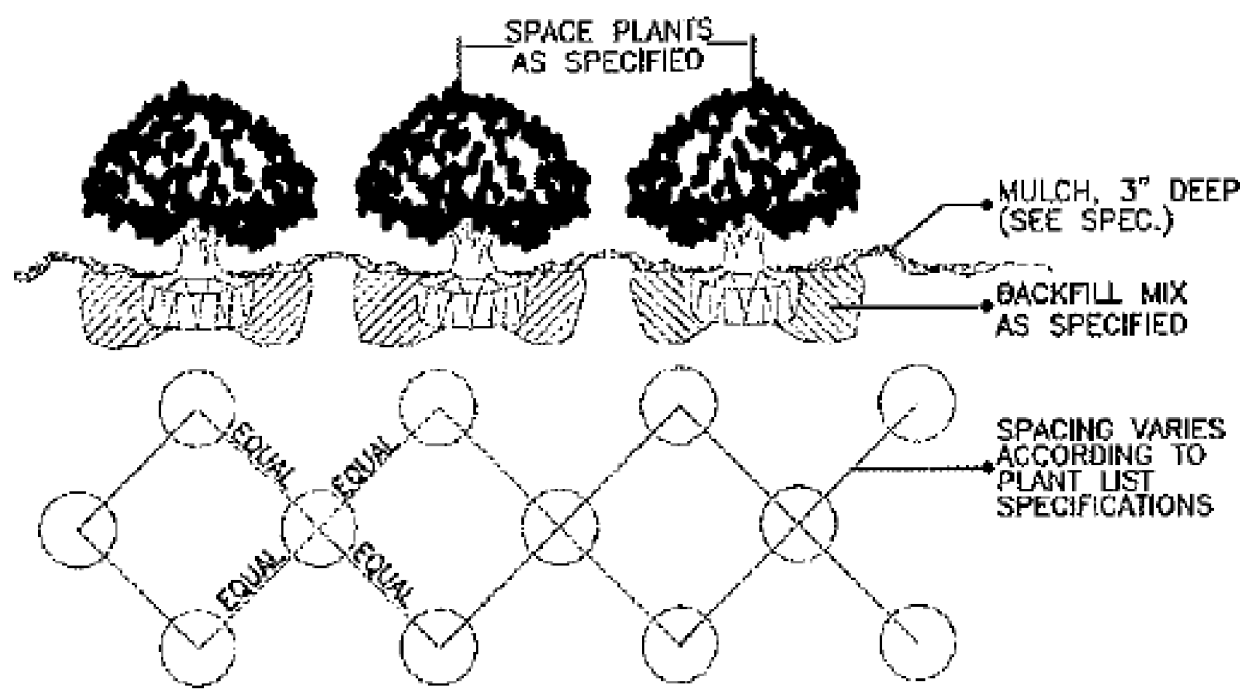
REQUIRED 10 SPACES ----- PROVIDED 10 SPACES

NORTH SIDE 16'-6" PROPOSED 15'-0"(REQUIRED)
SOUTH SIDE 24'-1" PROPOSED 15'-0" (REQUIRED)

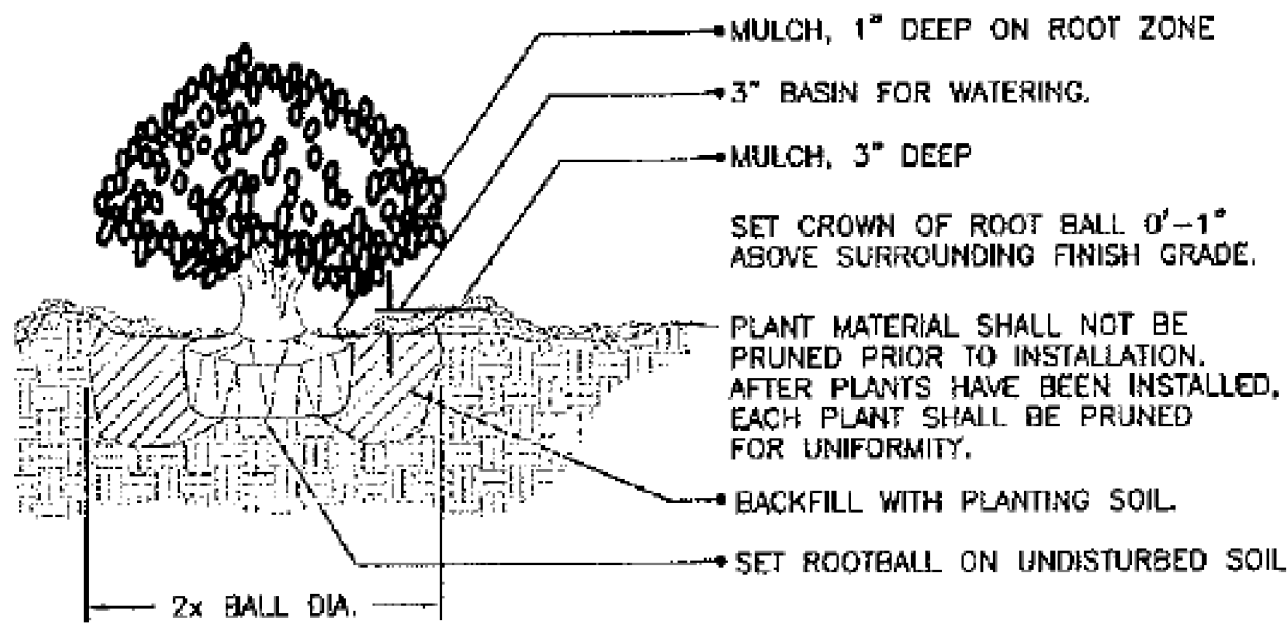
TOTAL BUILDING=3,864.61 SQ.FT



SCALE: N.T.S.

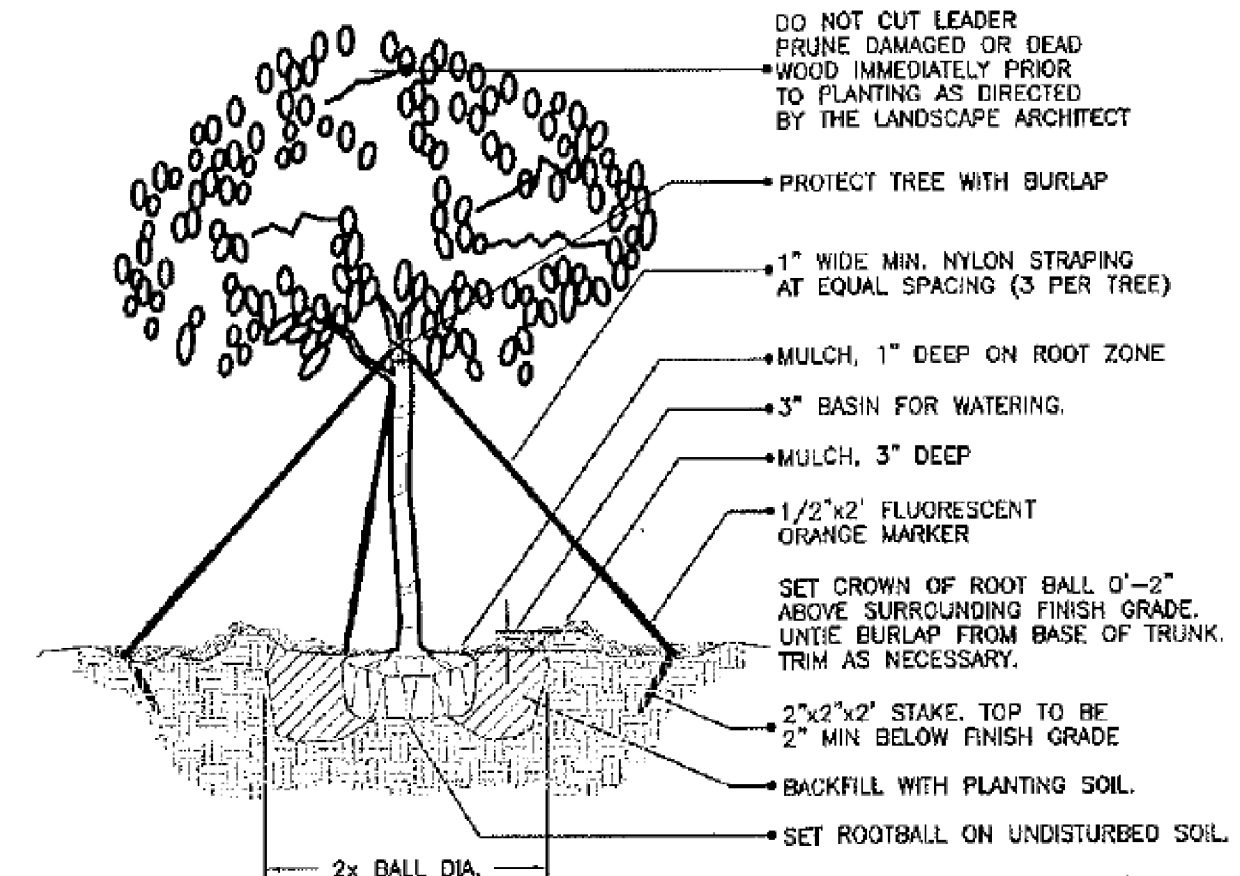


SHRUB / GROUNDCOVER PACING / PLANTING DETAIL



SHRUB PLANTING DETAIL

NTS



(2" cal. and over) LARGE TREE PLANTING DETAIL

NTS

LANDSCAPE SCHEDULE							
SYMBOL USED ON PLAN			PLANT NAME		CALIPER	HEIGHT	CANOPY DIAMETER
Symbol	New	Existing	Scientific	Common	Installed	Installed	Estimated at Maturity
FB	YES		HAMELIA PATENS	FIRE BUSH		2'-0"	2'-0"
CG	YES		CLUSIA GUTTIFERA	CLUSIA SMALL LEAF HEDGE		3'-0"	2'-0"
EL	YES		DRACAENA MARGINATA	DRAGON TREE		5'	
CV	YES		CODIGEUNM VARIEGATUM	CROTOM MAMEY		3 GAL	3'
SV	YES		SCHEFFLERA ARBORICOLA	TRINETTE		3'-0"	3'
AP	YES		VEITCHIA MERRILLII	ALEXANDER PALMS		12'	5'
CB	YES		CONOCARPUS ERECTUS	SILVER BUTTONWOOD	2"	6 GAL	6'

EXISTING TREE TABLE				
No.	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')
1	ROYAL PALM	0.70	12.00	10.00
2	ROYAL PALM	0.70	12.00	10.00
3	CABBAGE PALM	1.40	15.00	15.00
4	WHITE CLINTONIA TREE	0.80	35.00	30.00
5	CABBAGE PALM	1.20	15.00	5.00
6	CABBAGE PALM	1.20	11.00	5.00

TO REMOVE OR RELOCATE
TO REMOVE OR RELOCATE

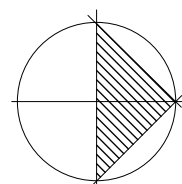
TOTAL = 1 EXISTING TREES TO REMAIN
3 EXISTING PALMS TO REMOVE
2 EXISTING PALMS TO REMOVE

GENERAL LANDSCAPE NOTES

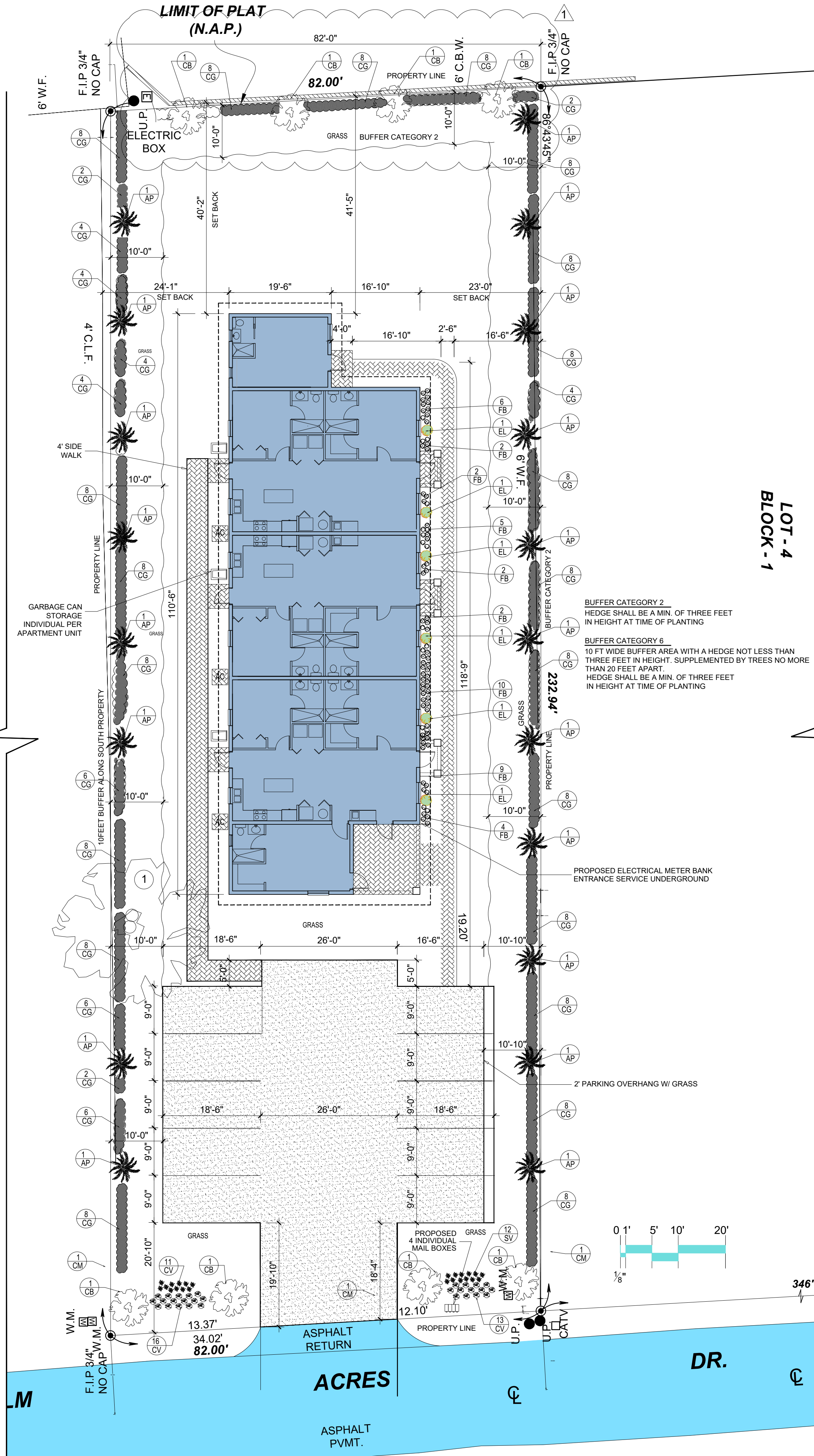
- ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
- MULCH TO BE GRADE "B" SHREDDED CYPRESS MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
- SOD TO BE 95% WEED FREE: BAHIA SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT THE TIME OF SHALL BE SODDED UNLESS IT IS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMIT SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER
- ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
- ALL MATERIALS MUST BE AS SPECIFIED IN THE LANDSCAPE PLAN. IF MATERIAL OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
- NO SUBSTITUTION OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING ALL PLANNED MATERIALS SHALL BE PLANTED WITH TERRA-SORB AG IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE RATE OF APPLICATION.

FERTILIZATION SHRUBS AND TREES

- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.



PROPOSED LANDSCAPE PLAN



NEW 3 UNITS APARTMENT BUILDING AT
1827 Palm Acres Drive
Village of Palm Springs FL. 33461

team **architecture**
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: NOVEMBER, 2021
Sheet Number

L-1

Revisions:
1 FPL REVISION
11-30-2021

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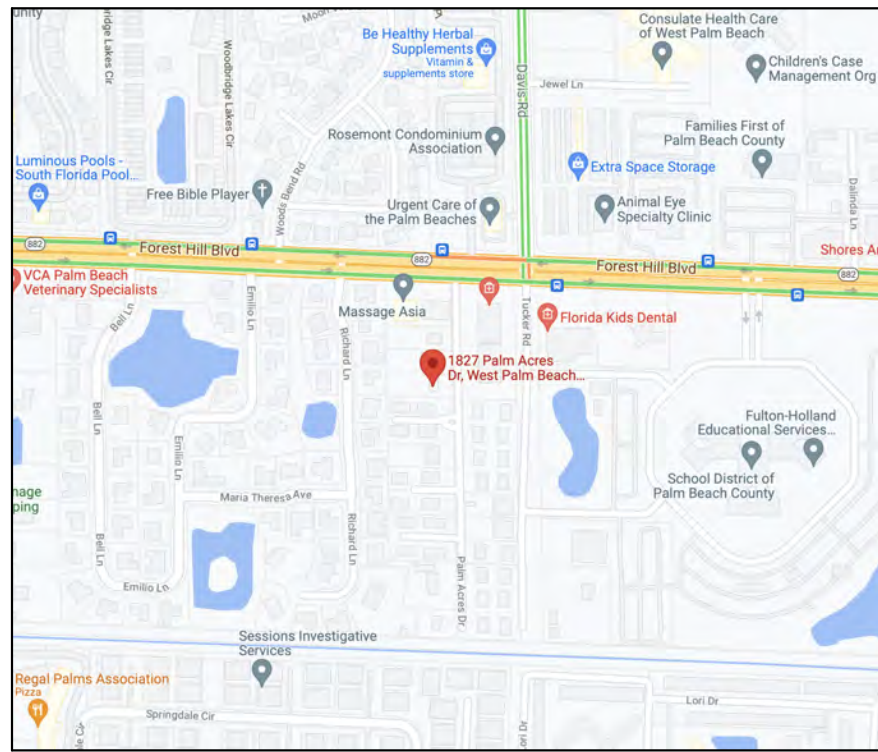
GENERAL NOTES:

- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN NOR FOR ANY FACILITY NOT SHOWN. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE UTILITY SUPPLIER OF THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGH OUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD, CONTRACTOR TO PROVIDE RECORD INFORMATION WHICH LOCATES ALL NEWLY INSTALLED PIPING.
- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- ACTIVITY ANY DAMAGE DONE TO PROPERTY DUE TO CONSTRUCTION ACTIVITY MUST BE REPAIRED TO THE EXISTING CONDITION OR BETTER AT CONTRACTORS EXPENSE.
- TOPOGRAPHIC SURVEY WAS PERFORMED BY **Pinnacle Surveying, Inc.** CONTRACTOR TO SOD ALL DISTURBED AREAS. SOD TYPE TO BE DETERMINED BY OWNER. CONTRACTOR SHALL MAINTAIN ACCESS TO THE PROPERTY AT ALL TIMES.
- CONTRACTOR TO COMPLY WITH NPDES CONSTRUCTION ACTIVITY REQUIREMENTS FOR EROSION & SEDIMENT CONTROL. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
- THESE PLANS WERE PREPARED BASED ON NAVD 88.

POLLUTION PREVENTION NOTES:

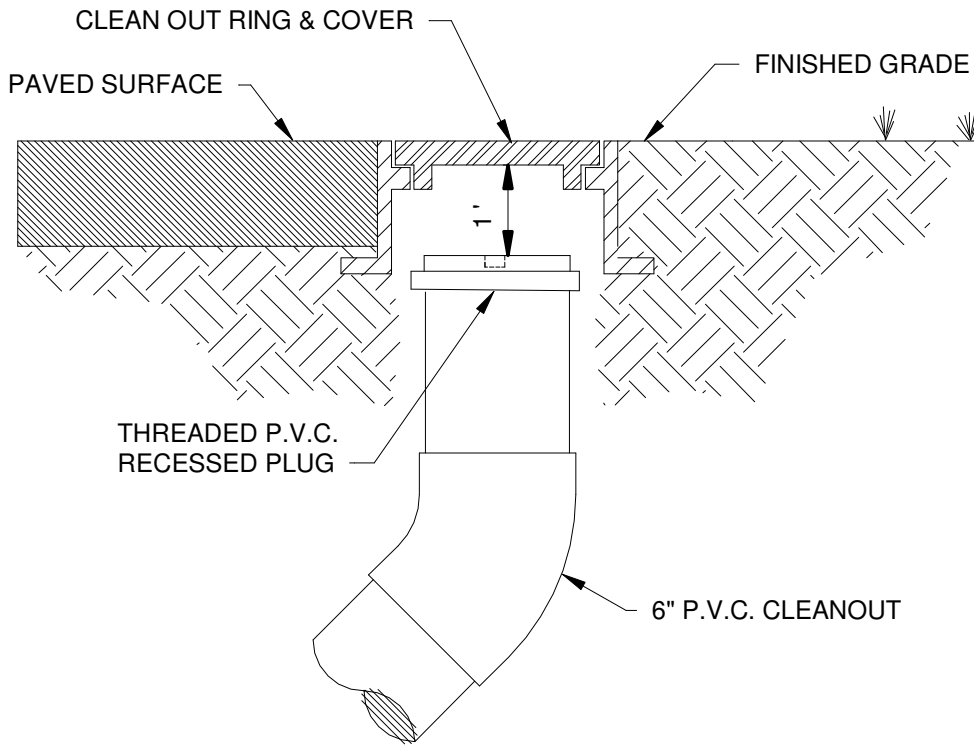
- THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT THE CONTRACTOR IS TO USE TO MAINTAIN EROSION AND SEDIMENT CONTROLS.
- SILT FENCES WILL BE PROVIDED IN THE AREAS OF DISTURBANCE TO PREVENT SILT FLOW.
 - ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH.
 - ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIR IS NECESSARY, IF IT WILL BE INITIATED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
 - BUILT-UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE.
 - SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
 - THE SWALES WILL BE INSPECTED FOR ANY BUILT UP SEDIMENT AND WILL BE CLEARED OUT AS NECESSARY FOR PROPER FLOW. THE SITE SUPERINTENDENT WILL DESIGNATE A QUALIFIED EMPLOYEE WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.

SHEET INDEX	
Sheet Number	Sheet Name
C-1	GENERAL NOTES & DETAILS
C-2	DRAINAGE, WATER & SEWER
C-3	EROSION PLAN, DETAILS & NOTES



LOCATION MAP

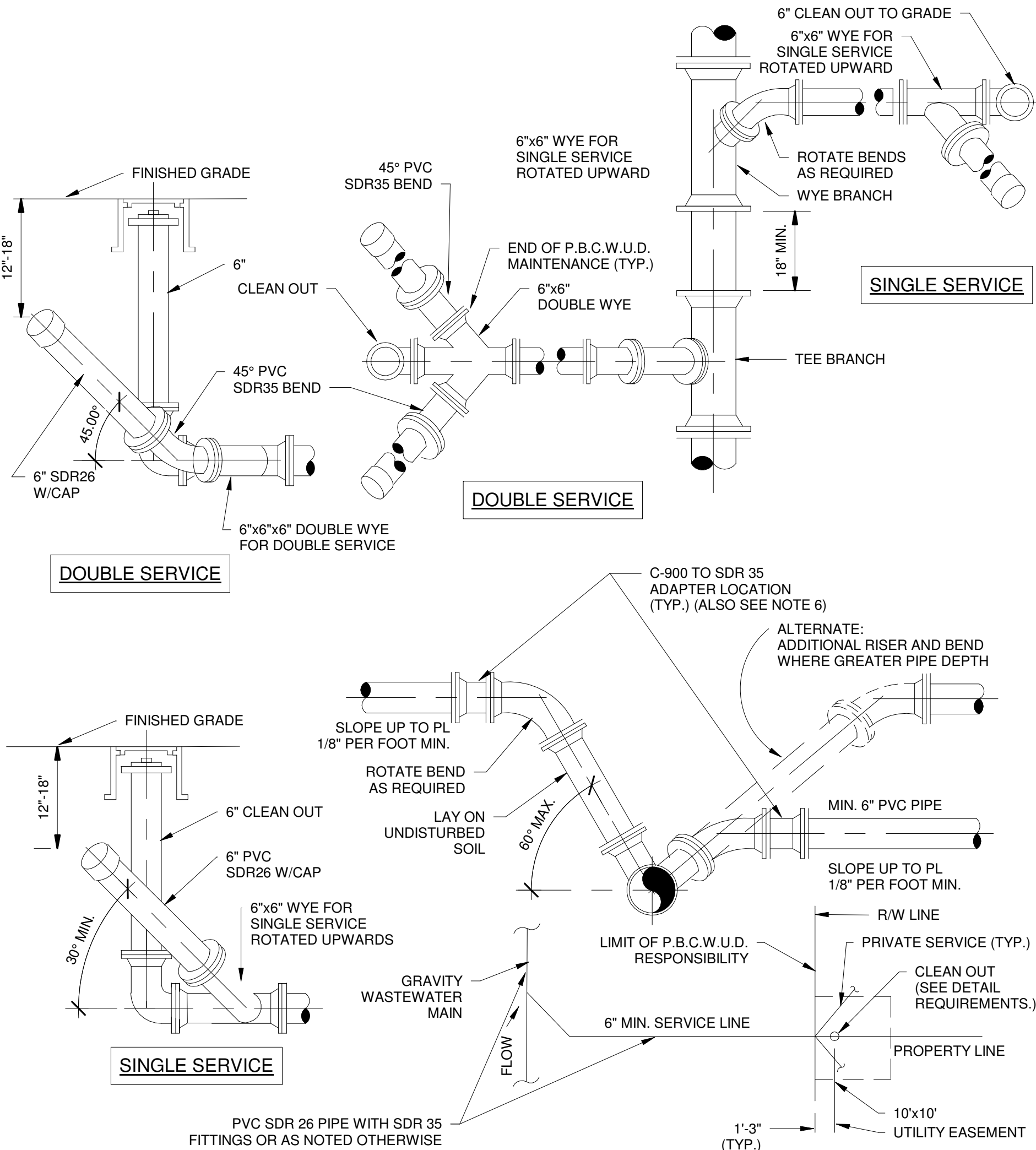
N.T.S.



NOTES:

- CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
- CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
- THE COVER TO BE MARKED "S".
- CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
- THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
- A CONCRETE COLLAR MAY BE REQUIRED IF CLEANOUT IS LOCATED BETWEEN DRIVEWAYS. A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
- ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING PBCWUD MAINTENANCE RESPONSIBILITY SHALL BBE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.

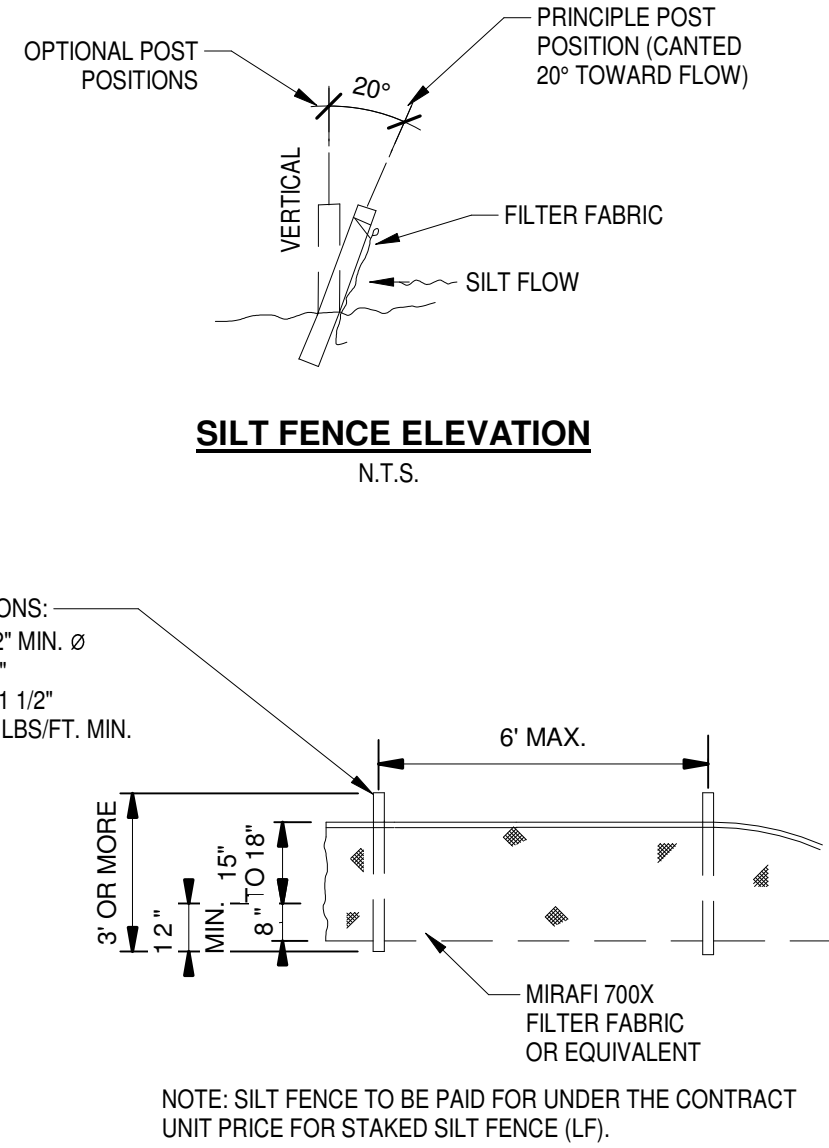
2 TYP. CLEAN OUT DETAL 1 1/2" = 1'-0"



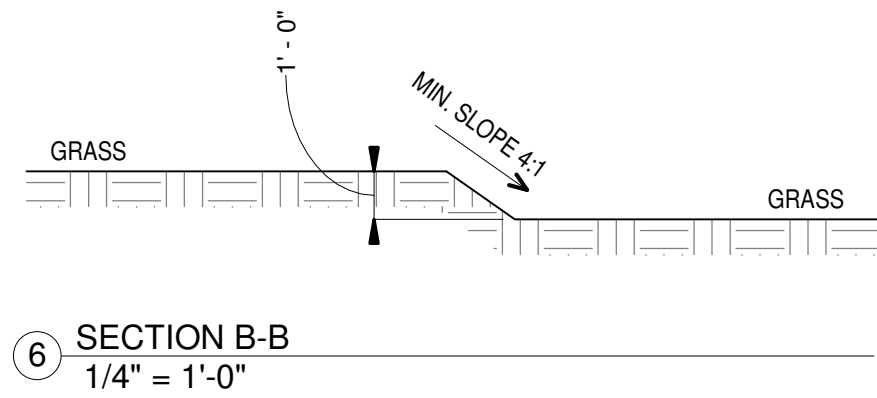
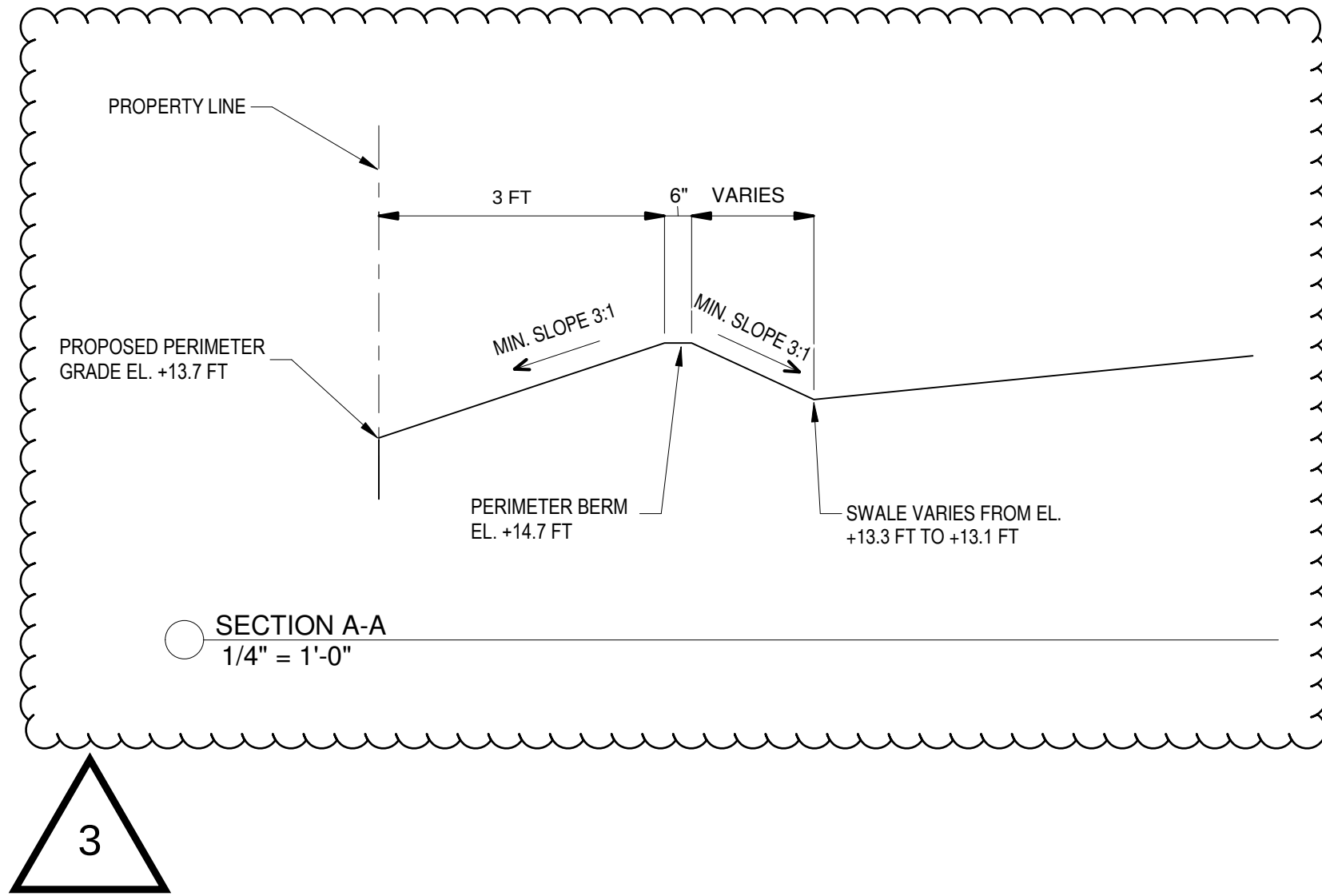
NOTES:

- MIN. 3' AND 5' MAX. DEPTH IS REQUIRED, UNLESS PLANS SHOW OTHERWISE, FOR SERVICE LATERAL WYE AT THE CLEAN OUT ENDING P.B.C.W.U.D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- CLEAN OUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSALLATION.
- WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
- CLEAN OUTS DESIGNATING THE END OF THE DEPARTMENT'S MAINTENANCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT-OF-WAY DEDICATED FOR UTILITIES.
- THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEAN OUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
- SEE MINIMUM SEPARATION STATEMENT FOR P.V.C. C-900 SDR 18 PIPE MATERIAL REQUIREMENTS AT WASTEWATER LATERAL/POTABLE WATER MAIN CROSSINGS.
- ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENT, THE CLEANOUT ENDING PBCWUD MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED 1'-3" INTO THE UTILITY EASEMENT.
- MIN. 3' HORIZONTAL SEPARATION MUST BBE MAINTAINED BBTWEEN CLEANOUTS AND EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHTPOLES, TRANSFORMERS, POWER POLES.

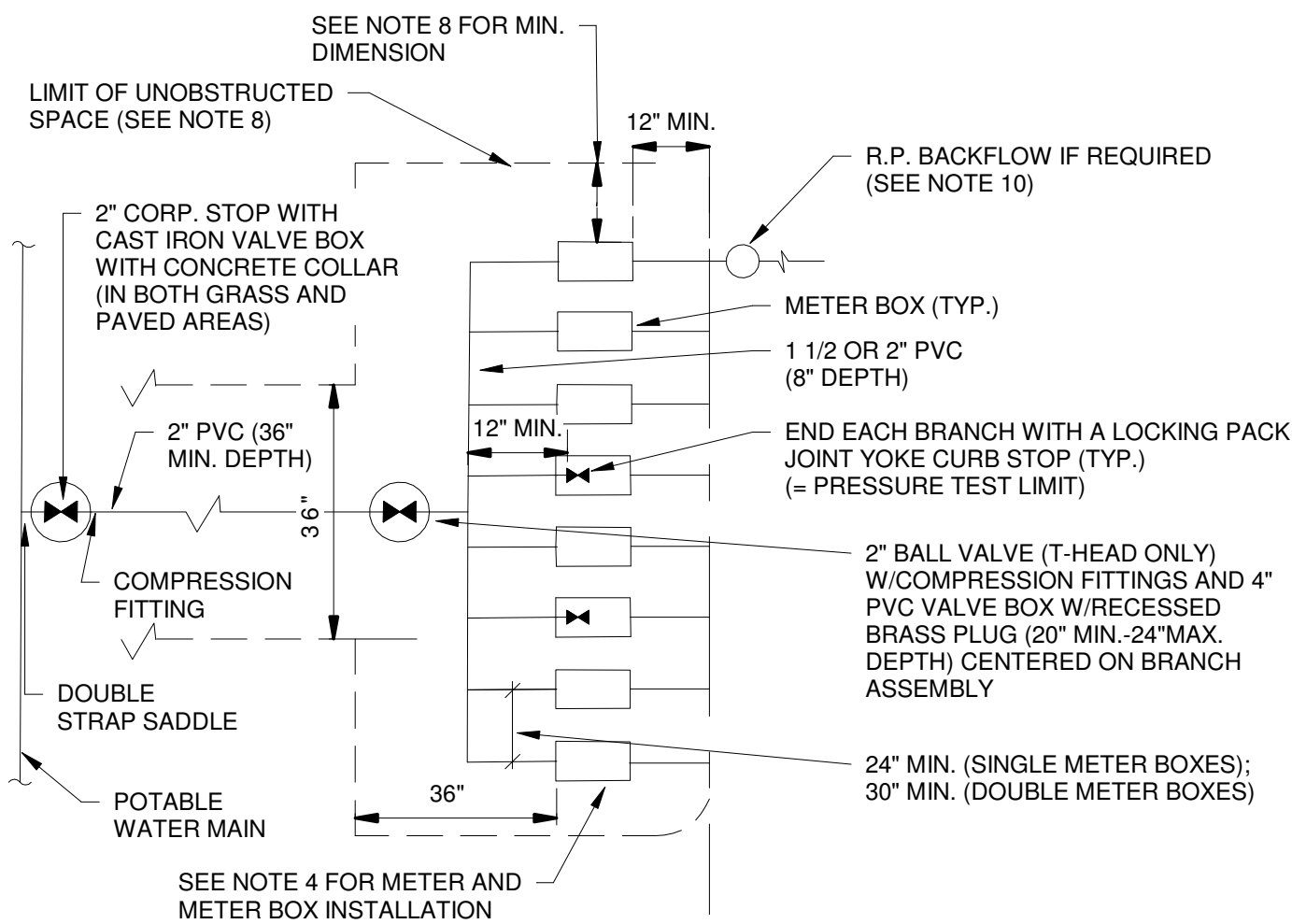
3 TYPICAL WASTEWATER SERVICE CONNECTION 1/2" = 1'-0"



SILT FENCE ELEVATION N.T.S.



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- SERVICE PIPING LARGER THAN 2" WILL NOT BE ACCEPTED. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE 4" DIAMETER BLACK IRON, PVC SCH. 40 OR HDPE SDR 9 CASING. CASING SHALL EXTEND 24" BEYOND EDGE OF PAVEMENT. END OF CASING TO BE SEALED WITH FOAM SEALANT. CASING SHALL BE COLOR CODED BLACK, WHITE, BLUE, OR BLUE STRIPED. METER LOCATION MUST CORRESPOND TO UNIT/BAY CONFIGURATION TO AVOID SERVICE LINE CROSSINGS.
- METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL.
- A) ALL FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK MUST BE COMPLETELY INSTALLED OR THE DRIVEWAY AND/OR SIDEWALK MUST HAVE BEEN INSTALLED.
- B) "MINIMUM UNOBSTRUCTED SPACE" AS SHOWN IN NOTE 2 AND ON THE PLAN VIEW IS PROVIDED WITH 12" MINIMUM VERTICAL SEPARATION REQUIRED TO ALL OTHER UTILITIES.
- C) THE REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED INITIAL TEST.
- TYPICAL METER INSTALLATION DETAILS 1" W AND 4" W AS APPLICABLE.
- THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR SERVICE INSTALLATION BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
- THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TERLON TAPE.
- MAX. (8) 5/8" METERS OR MAX. (4) 1" METERS, OR MAX. (2) 5/8" METERS WITH (2) 1" METERS MAY BE CONNECTED TO A SINGLE 2" SERVICE LINE.
- LIMIT OF UNOBSTRUCTED SPACE FROM SIDE OF WATER METER BOX SHALL BE 36" MINIMUM FOR SHRUBS AND SIMILAR OBSTRUCTION WITH 60" MINIMUM FOR TREES, WALLS, AND OTHERS SIMILAR OBSTRUCTIONS.
- PVC PIPE SHALL BE SCHEDULE 40 PIPE WITH SCHEDULE 80 FITTINGS. ALL BRASS FITTINGS SHALL BE "LEAD FREE".
- ALL NON-RESIDENTIAL SERVICES AND RESIDENTIAL SERVICES WITH SEPARATE METERED RECLAIMED WATER SERVICE SHALL HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE NOT TO EXCEED 48" WITHOUT PRIOR DEPARTMENT APPROVAL.

POTABLE WATER TYPICAL CONNECTION * MULTIPLE SERVICES

5W

1 POTABLE WATER TYP. CONNECTION 1/2" = 1'-0"



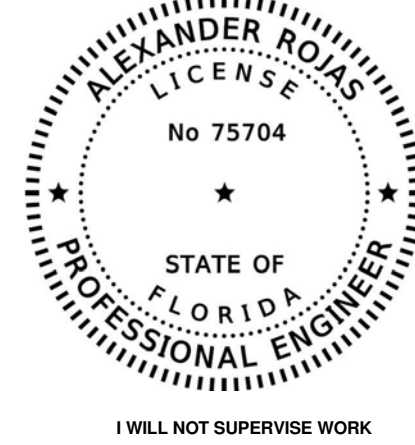
(561) 891-5124

Company Info:

T.Y.G. Consulting Engineering LLC
3921 NEW VALENCIA
GREENACRES, FL 33467
PH: 561.891.5124
email: ar.tyg.75704@gmail.com

ALEXANDER ROJAS P. E.
Registry Number 32294
FL P.E. Lic. No. 75704

Sign / Date / Seal:



Project Info:

DRAINAGE, WATER & SEWER
For: OWNER
Address: 1827 Palm Acres Dr. West Palm Beach, FL 33406

Revision Block:

NO.	DESCRIPTION	DATE
A	FOR APPROVAL	09/20/2021
3	REVISION	02/04/2022

Issue Block:

Drawn: A.R.
Checked: A.R.
Revised: A.R.

Sheet Title:

GENERAL NOTES & DETAILS

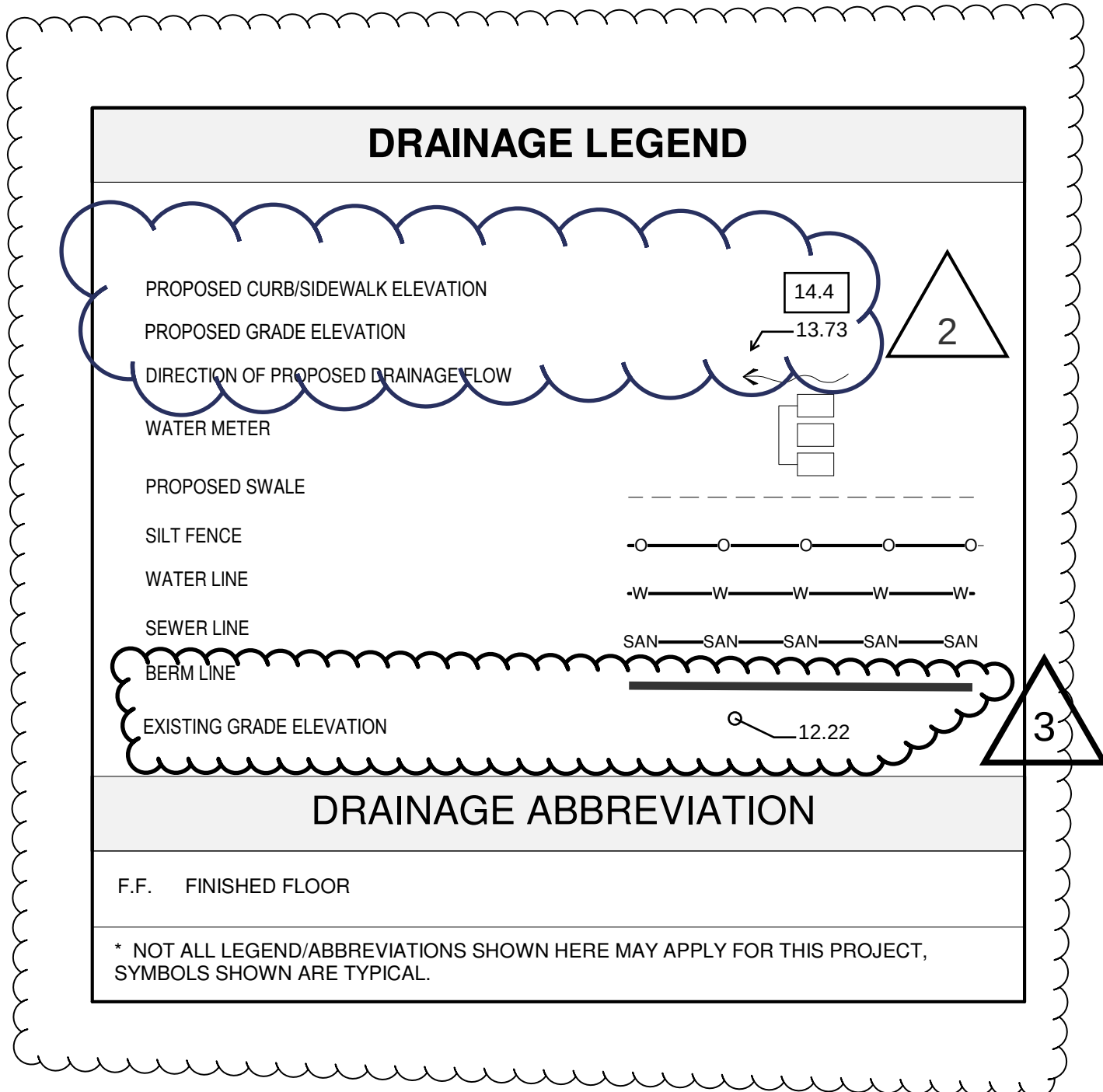
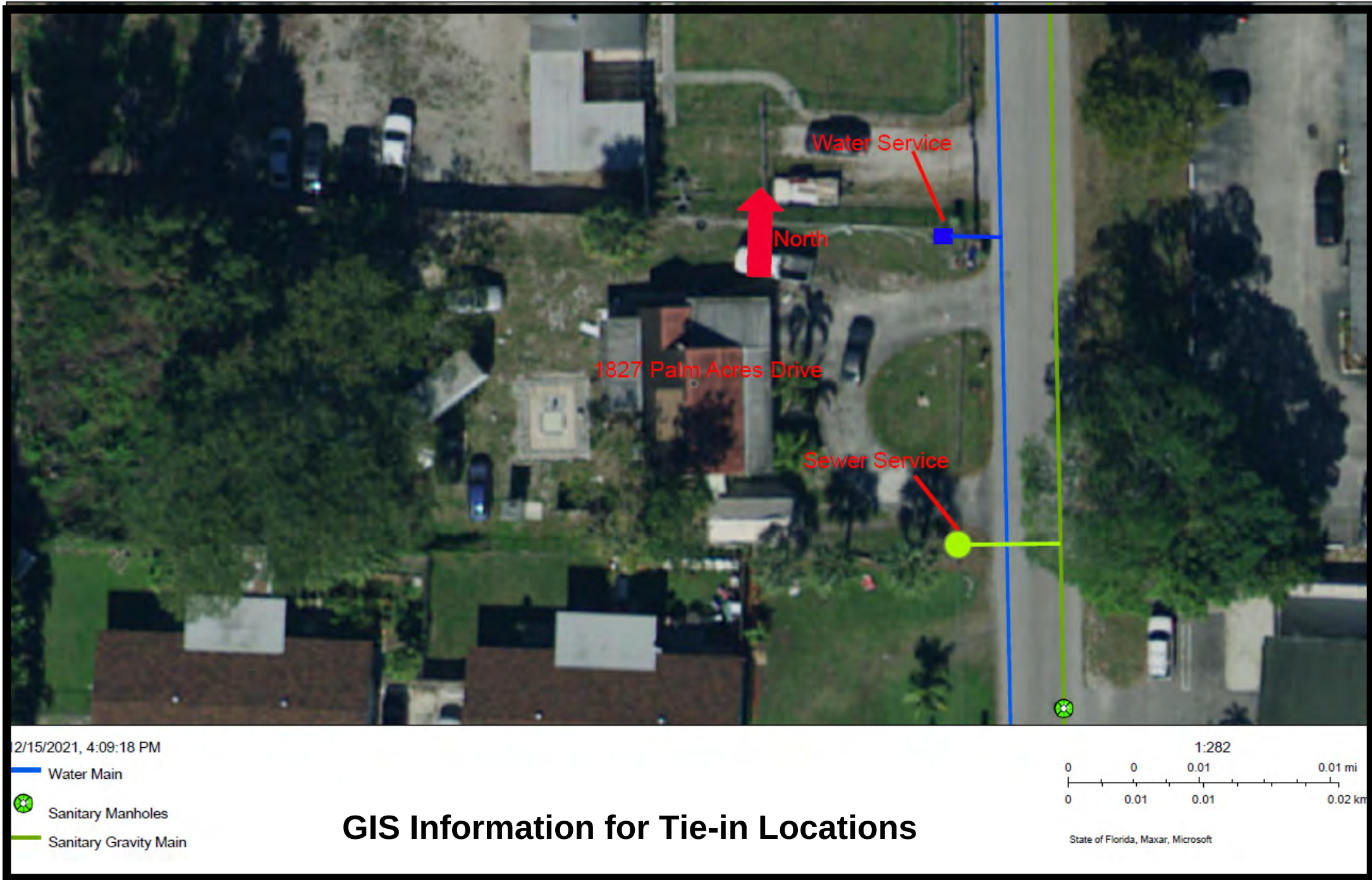
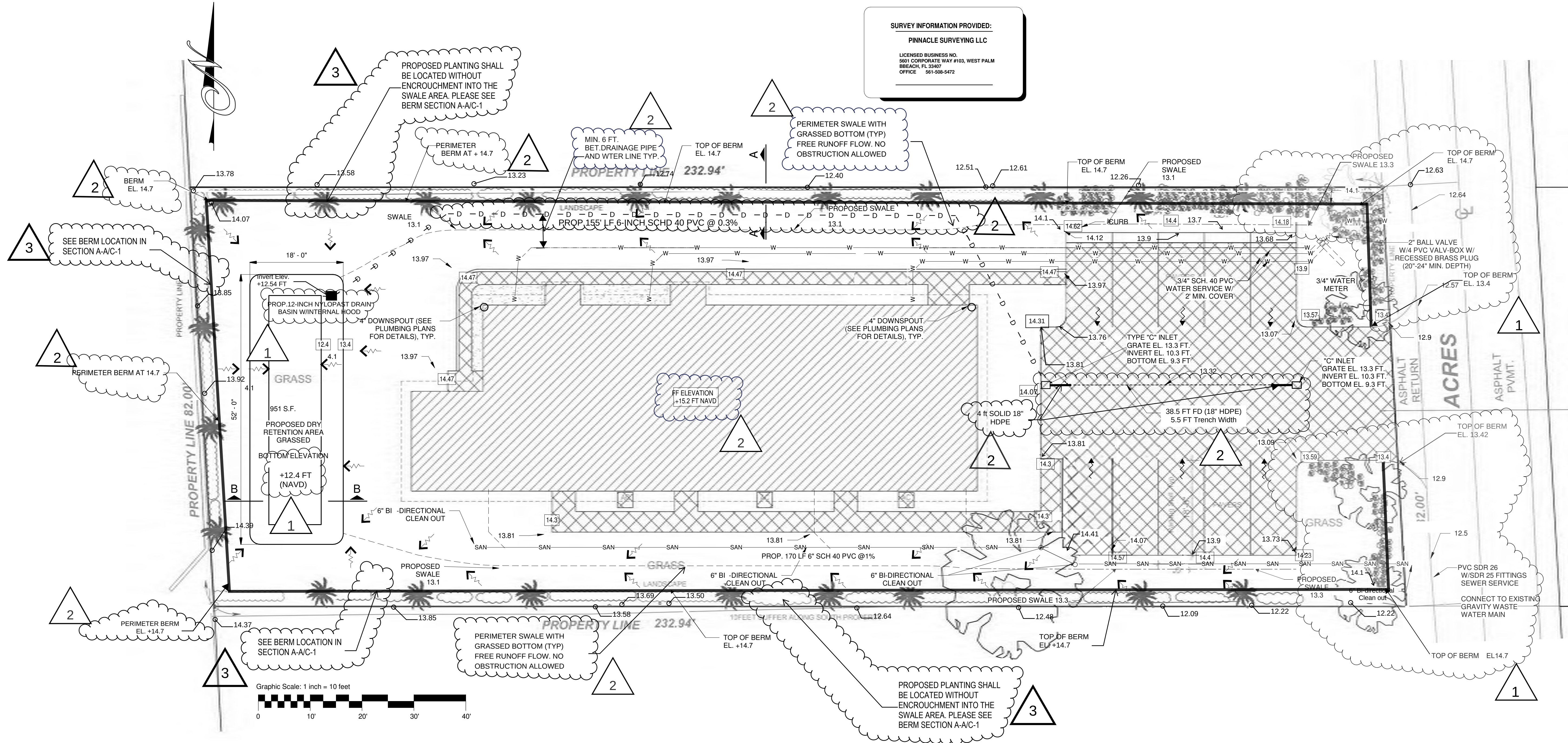
Scale: As indicated Rev.: A

Sheet Number: 1 of: 3

C-1

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T.Y.G. Consulting Engineering LLC
3921 NEW VALENCIA
GREENACRES, FL 33467
PH: 561.891.5124
email: artvg.75704@gmail.com

ALEXANDER ROJAS P. E.
Registry Number 32294
FL P.E. Lic. No. 75704

Sign / Date / Seal:

ALEXANDER ROJAS
LICENSE
No 75704
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
I WILL NOT SUPERVISE WORK

Project Info:

DRAINAGE, WATER & SEWER
For OWNER
Address: 1827 Palm Acres Dr. West Palm Beach, FL 33406

Revision Block:

NO.	DESCRIPTION	DATE
1	FOR APPROVAL	08/20/2021
2	REVISION	12/22/2021
3	REVISION	02/03/2022
4	REVISION	02/04/2022

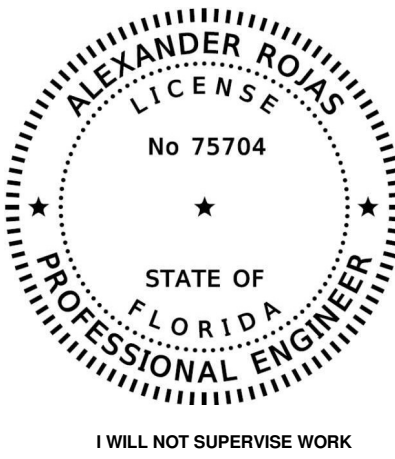
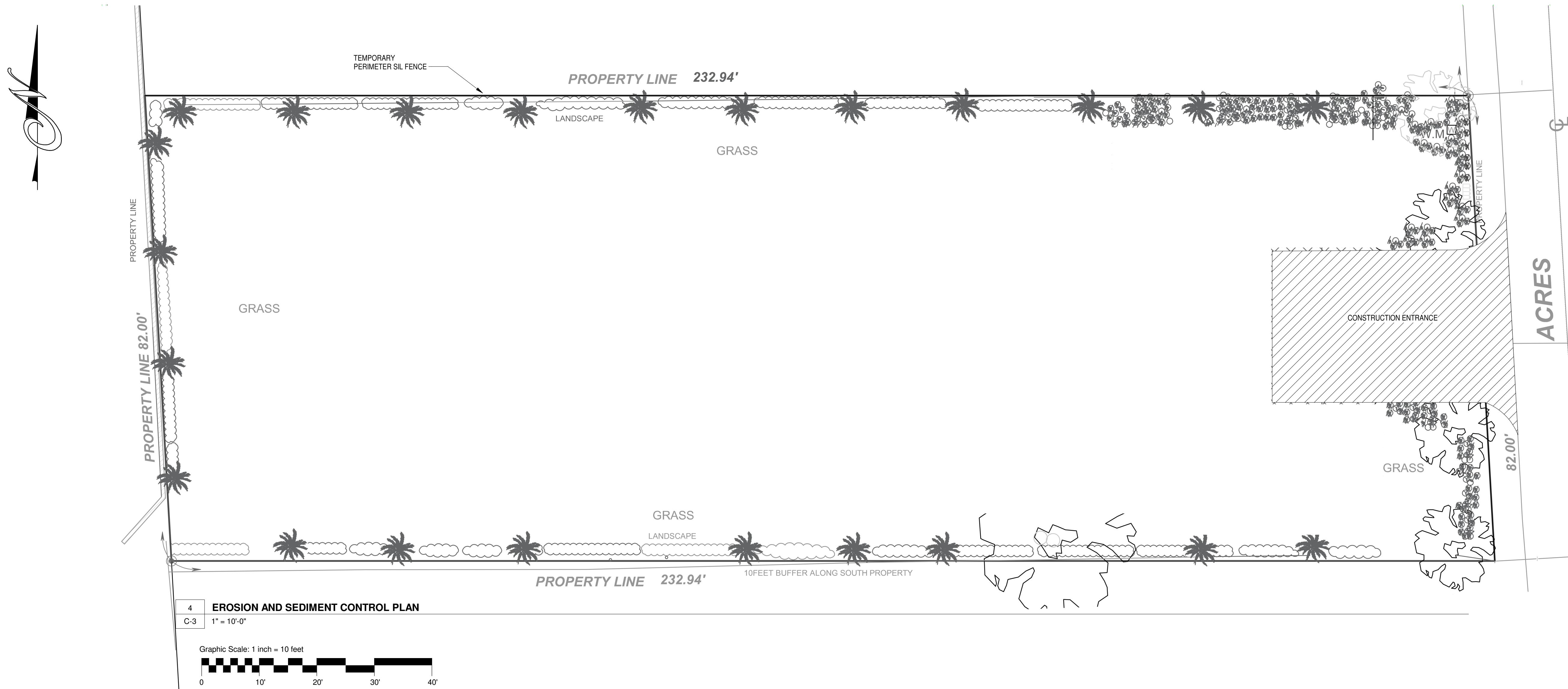
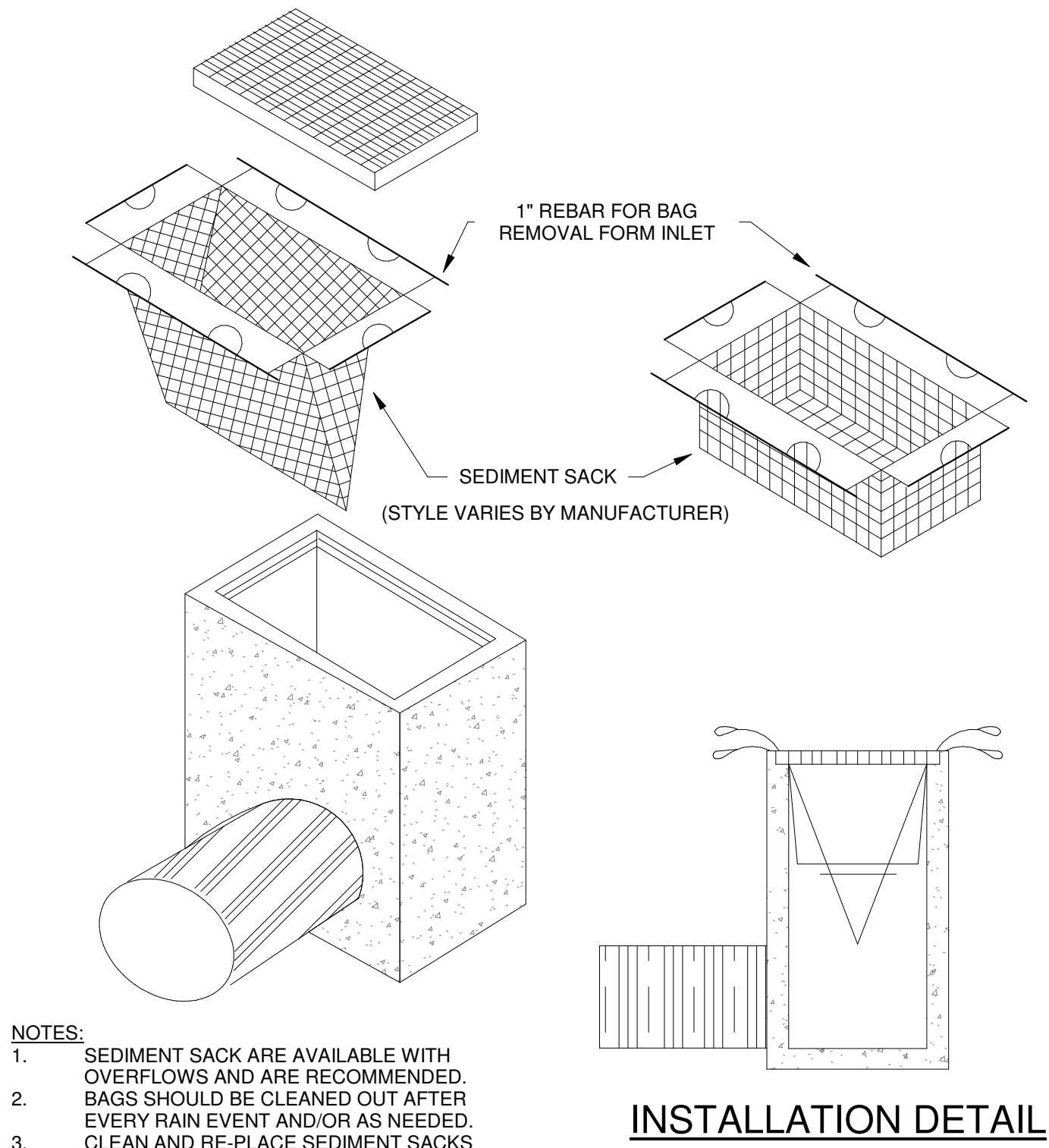
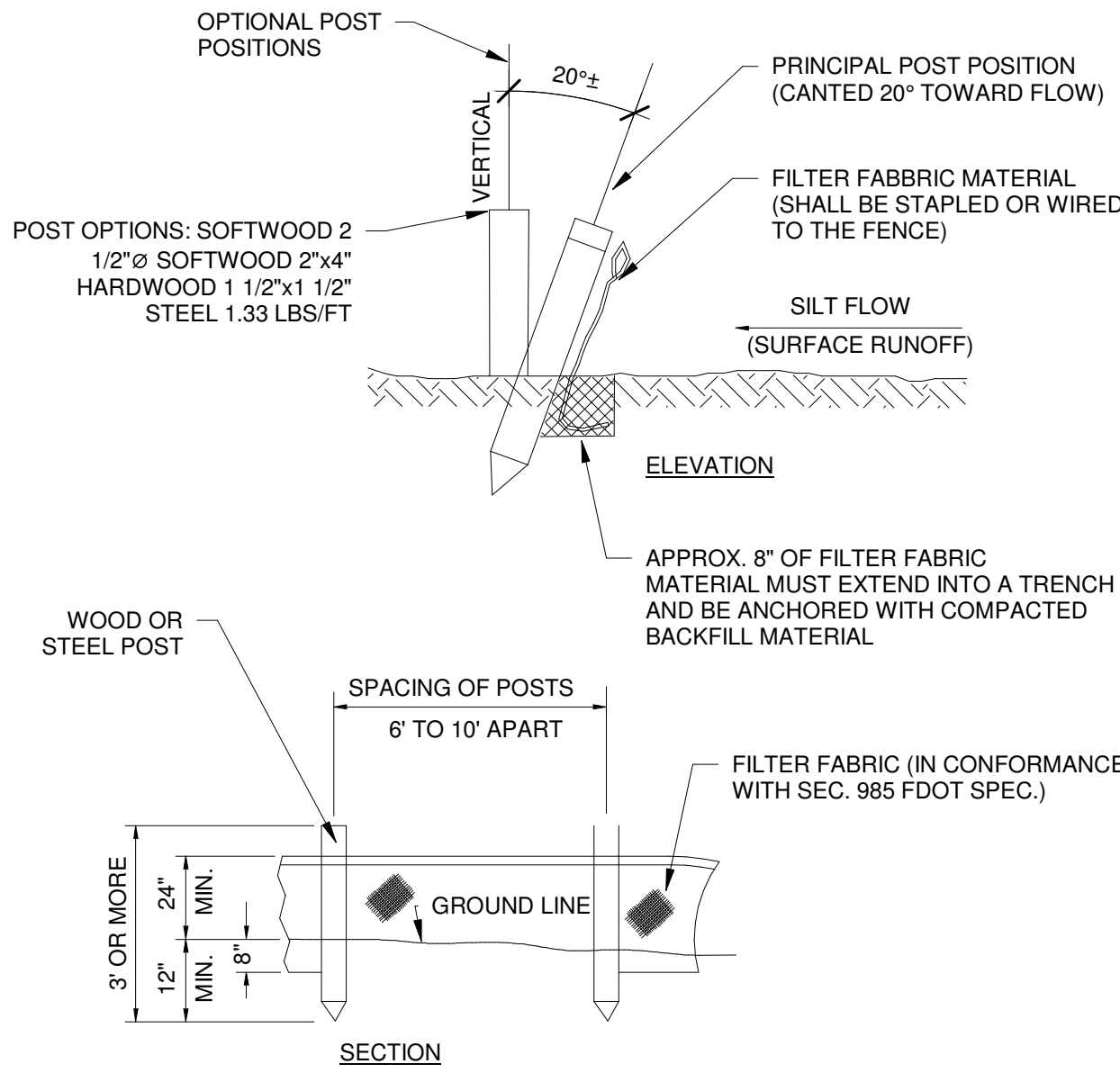
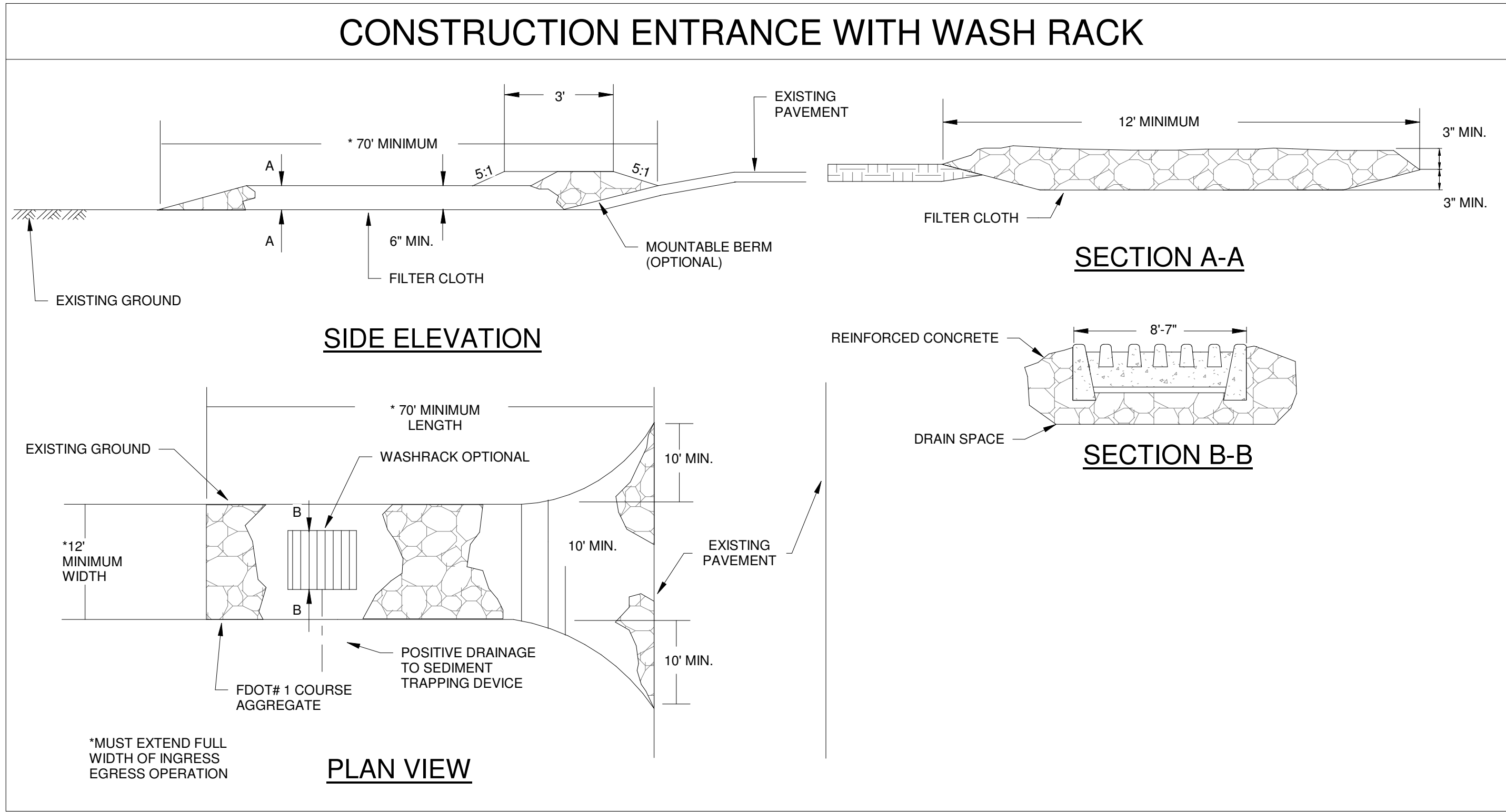
Issue Block:

Drawn: A.R.
Checked: A.R.
Revised: A.R.

Sheet Title:
DRAINAGE, WATER & SEWER

Scale: As indicated **Rev.:** A

Sheet Number: 2 **of:** 3



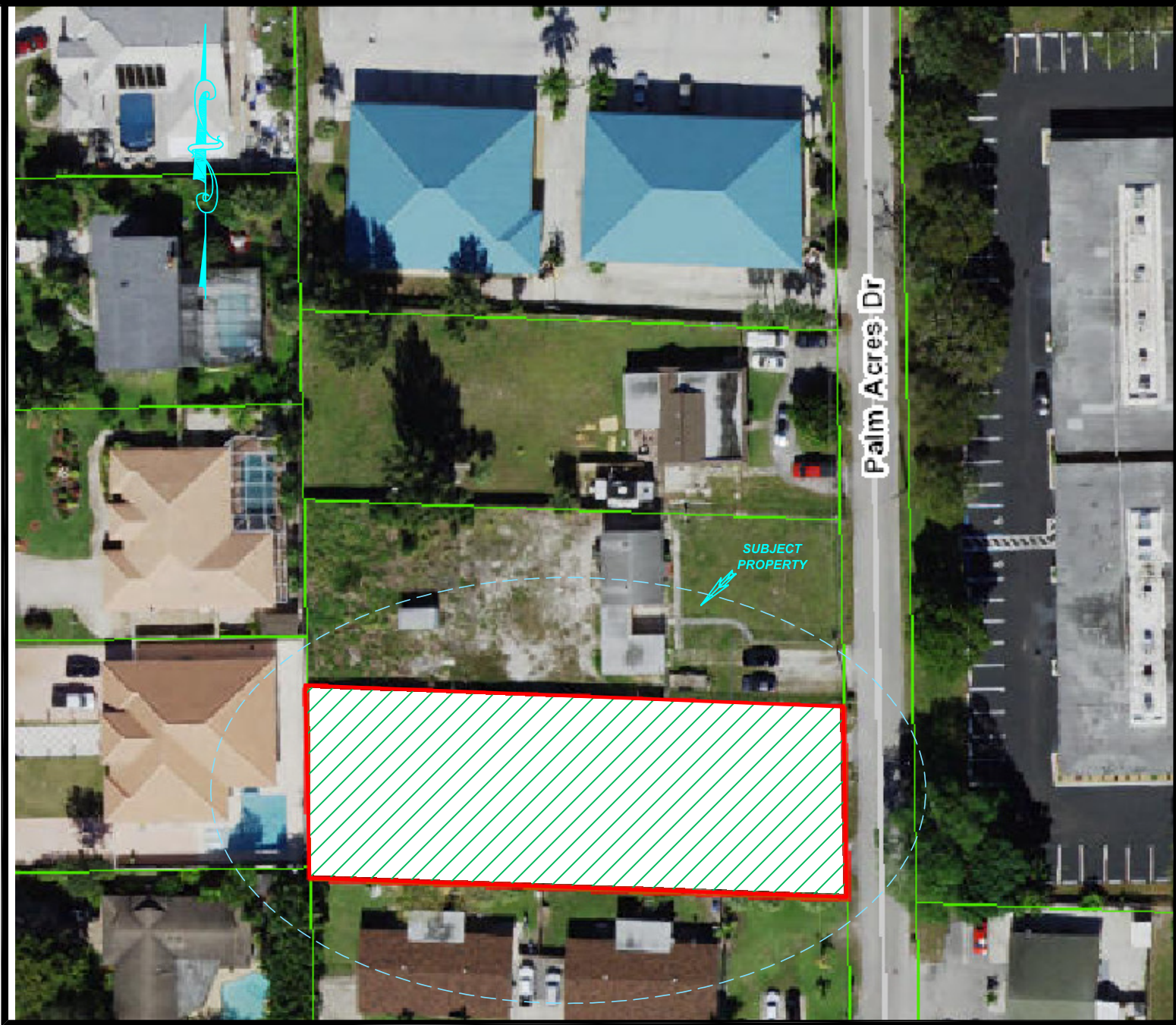
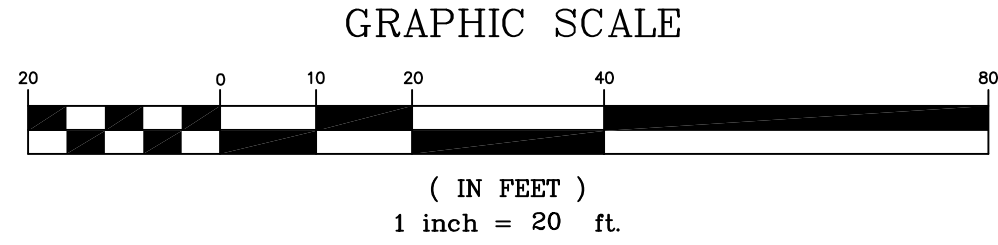
DRAINAGE, WATER & SEWER
For: OWNER
Address: 1827 Palm Acres Dr. West Palm Beach, FL 33406

NO.	DESCRIPTION	DATE
A	FOR APPROVAL	09/20/2021

Drawn: A.R.
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Revised: A.R.

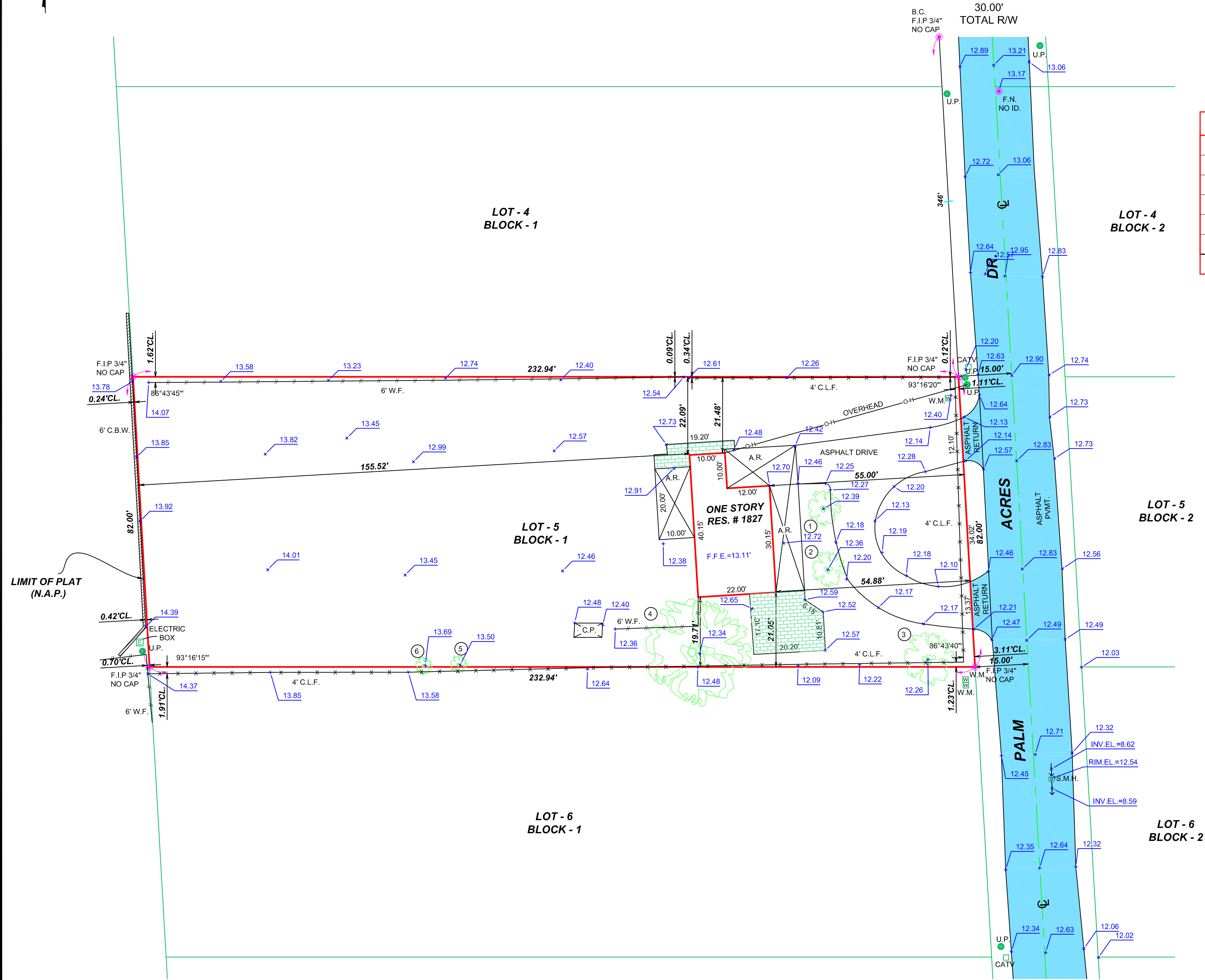
EROSION PLAN, DETAILS & NOTES

TOPOGRAPHIC SURVEY



LOCATION SKETCH N.T.S.

TREE TABLE				
No.	TREE NAME	DIAMETER (')	HEIGHT (')	SPREAD (')
1	ROYAL PALM	0.70	12.00	10.00
2	ROYAL PALM	0.70	12.00	10.00
3	CABBAGE PALM	1.40	15.00	15.00
4	WHITE CLINTONIA TREE	0.80	35.00	30.00
5	CABBAGE PALM	1.20	15.00	5.00
6	CABBAGE PALM	1.20	11.00	5.00



LEGAL DESCRIPTION:

LOT 5, BLOCK 1, OLWILL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 60, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:

FERNANDEZ, ELIO CARLOS F.

PROPERTY ADDRESS:

1827 PALM ACRES DR.
PALM SPRINGS, FL. 33461

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL AMERICAN VERTICAL DATUM OF 1988
PALM BEACH COUNTY BENCH MARK # FH-15. LOCATOR NO. 44-43-07
ELEVATION 15.44 FEET OF N.A.V.D. OF 1988
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 09/07/2020
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED.
THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE: "X"
COMMUNITY/PANEL/SUFFIX: 120223-0588-F DATE OF FIRM: 10-05-2017 BASE FLOOD ELEVATION: N/A

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.M.H. = BENCHMARK MANHOLE.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED.
C.B. = CONCRETE BLOCK STRUCTURE.
C.B.W. = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL. = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

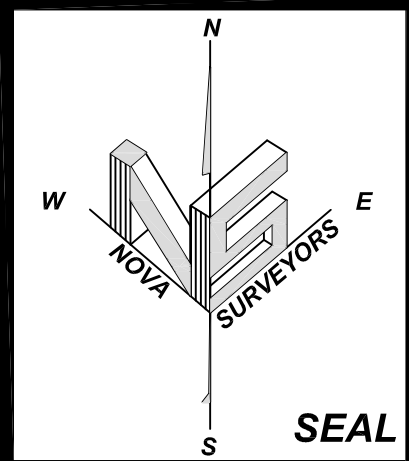
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
D = DEGREES.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENC. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR. = FRAME.
FT. = FEET.

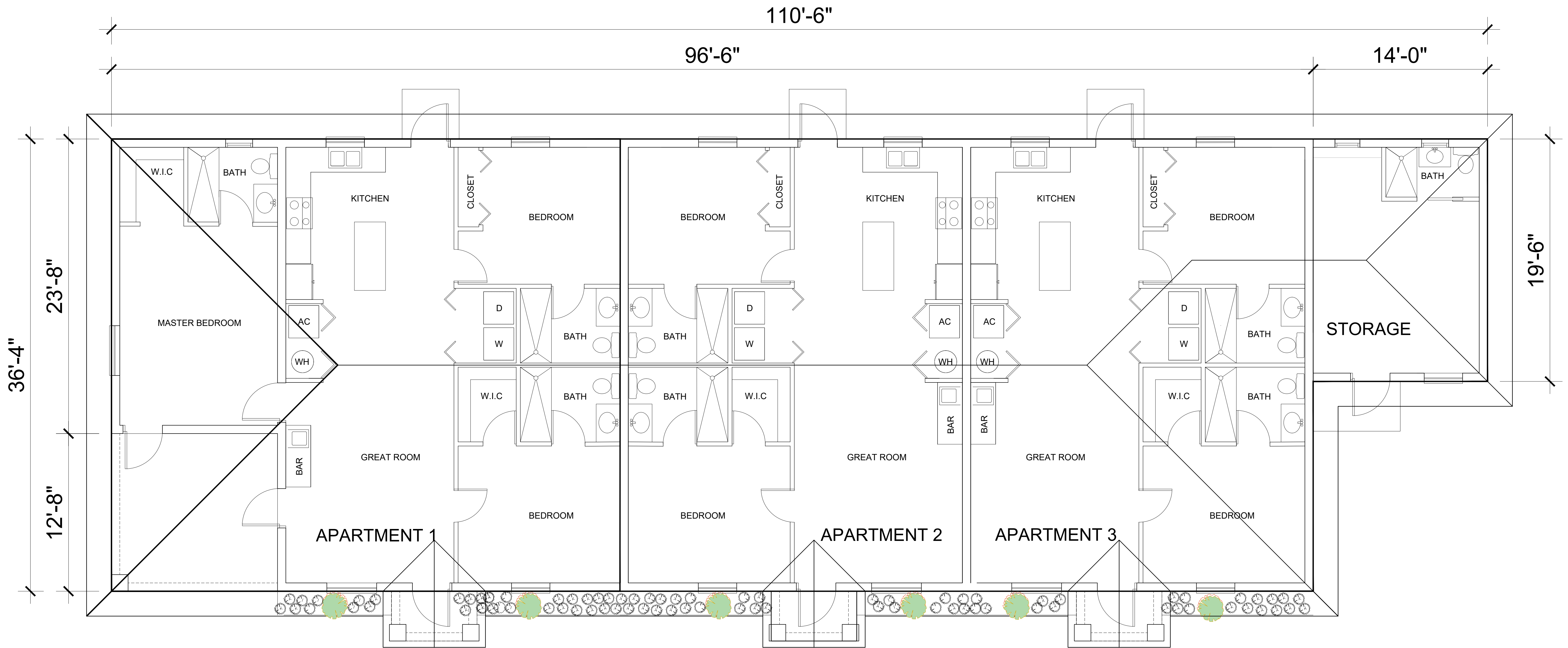
PROP. COR. = PROPERTY CORNER.
F.N.P. = FEDERAL NATIONAL INSURANCE.
F.N. = FOUND NAIL.
H. = HIGH (RIGHT).
IN. & BS. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M. = MEASURED DISTANCE.
M.M. = MONUMENT LINE.
M/H. = MANHOLE.
M/L. = MONUMENT LINE.
N.A.P. = NOT A PART OF.
N.O.D. = NATIONAL GEODESTIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
O.V. = OVERHANG.
P.V. = PAYMENT.
P.L. = PLASTER.
P/L. = PROPERTY LINE.
P.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
P.G. = PAGE.
P.V. = PARADISE.
P.M. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/R. = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STK. = STORM.
SWT. = STORMWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SECONDS.
TWP. = TOWNSHIP.
UTL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
W. = WEST.
S. = CENTER LINE.
Δ = CENTRAL ANGLE.
X = ANGLE.
--- = CHAIN LINK FENCE.
--- = WOOD FENCE.
ZZZZZZZ = C.B.S. WALL (C.B.W.).
+0.00 = EXISTING ELEVATIONS.
[0.00] = PROPOSED ELEVATIONS.
---> = TRAFFIC FLOW.
⑩ = DRAINAGE M/I





N PROPOSED BUILDING FLOOR PLAN

Revisions:

NEW 3 UNITS APARTMENT BUILDING AT
1827 Palm Acres Drive
Village of Palm Springs FL. 33461

team architecture
i n c o r p o r a t e d
2328 N. 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: NOVEMBER, 2021
Sheet Number

A-1

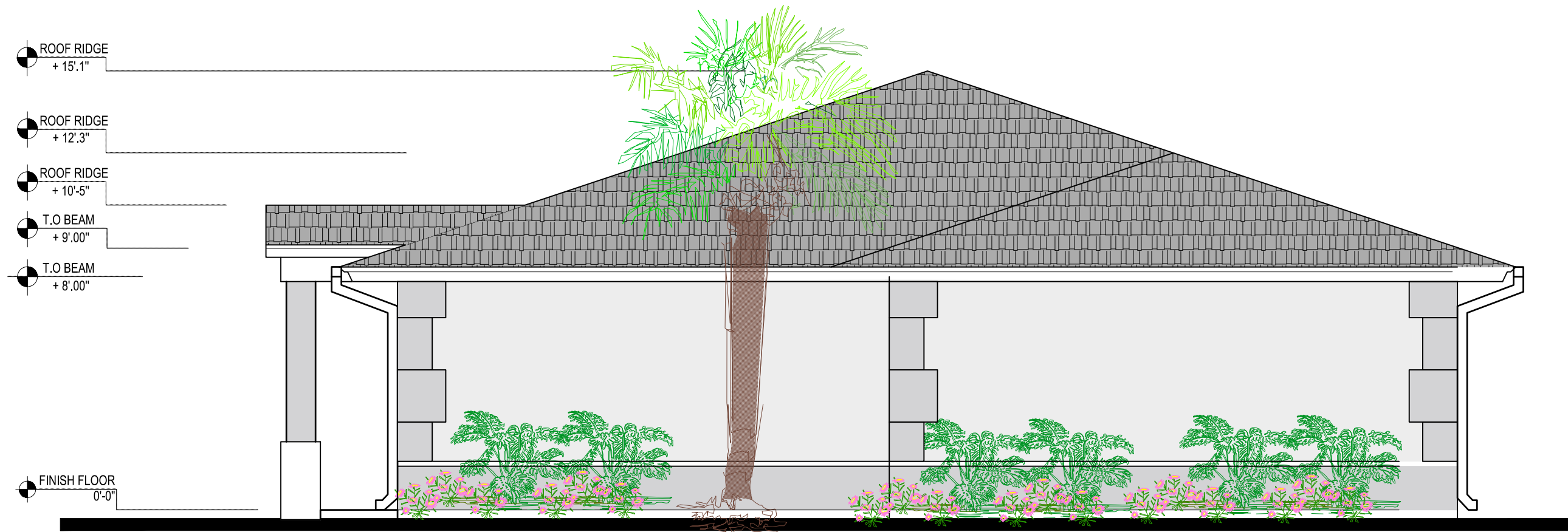
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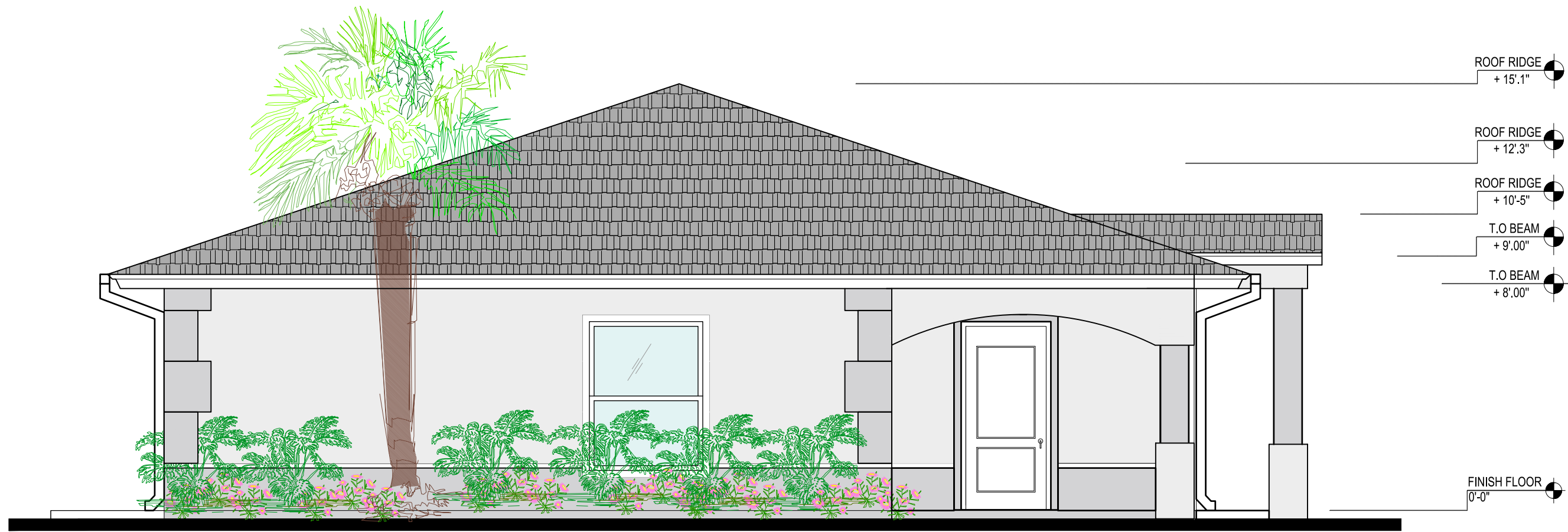
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Revisions:
REV. 7-18-21

NEW 3 UNITS APARTMENT BUILDING AT
1827 Palm Acres Drive
Village of Palm Springs FL. 33461

team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: NOVEMBER, 2021
Sheet Number

A-2

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Drainage Report

**1827 PALM ACRES DR.
West Palm Beach, FL 33406**

**Project Number 20-003
February 2022**

Prepared By:

**Luis Ponce, P.E.
License No. 71723**

**T.Y.G. CONSULTING ENGINEERING, LLC
3921 NEW VALENCIA
GREENACRES, FL 33467
PHONE: (561) 891-5124
Registry No 32294
Ar.tyg.75704@gmail.com**

**This item has been digitally signed and
sealed by Luis A. Ponce, PE, on 02/03/2022.**

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

Introduction & Project Description

This report details the drainage design concept proposed for the construction of 3 Units building on a 0.44 acres lot located at 1827 Palm Acres Dr. in the Village of Palm Spring, Florida. The Permittee proposes the construction of a 3,865-sf building consisting of 3 separate living units. The project includes the construction of a 3,480-sf access driveway and parking lot, with 10 parking spaces. The existing 910 sf building will be removed.

Design Criteria

The site is located within the South Florida Water Management District Basin C51, sub basin 32, with an allowable discharge rate not to exceed the current permitted rate of discharge or 35 CSM and the Storm Design Event as the 10 Year/3 Day Storm.

This design provides storage per Chapter 40E-41.263 Conditions of Issuance of Permits in the C-51 Basin, that requires that any water storage volume removed from the site due to the improvements must be accommodated by an equal volume of open storage compensation.

The minimum volume which must be accommodated on site must be equal to the existing volume stored below level 12.90 NGVD (11.4 NAVD), per Figure 41-8. Conversion value (1.502 ft) was obtained from the NOAA Orthometric Height Conversion tool (VERTCON).

The attached Pre vs Post Stage Storage calculations demonstrate that the storage provided by the site meets the required by the District. The results are tabulated below:

Storage: Elevation	Existing Conditions Water Storage	Proposed Improvement Water Storage
12.90' NGVD (11.4'NAVD)	0.0 ac-ft.	0.04 ac-ft

Quality requirement is provided at elevation +13.53 ft (NAVD) by means of a combination system utilizing exfiltration trench, and a grass/vegetated retention area. The combined system is designed to provide storage for the proposed improvement water storage (0.04 ac-ft), produced by the first inch of runoff from the developed project, which is greater than the 2.5 inches times the percentage of imperviousness.

The proposed exfiltration trench drainage system will consist of a (2) inlets and underground exfiltration trench pipes which will collect and stored storm water. The exfiltration trench system will be connected to the dry detention area. Complete calculations and results are provided in the attachment.

Minimum Elevations

Minimum Finished Floor elevation (100YR72HR Zero Discharge) = 15.00 ft
Provided Finished Floor elevation = 15.2 ft (6 inches above berm elevation)

Minimum Perimeter Berm elevation (10YR72HR) = 14.7 ft
Provided Perimeter Berm elevation = 14.7 ft

Minimum Parking elevation (5YR1HR) = 13.3 ft
Provided Minimum Parking elevation = 13.3 ft

Conclusions

Based on our analyses, we believe that the proposed project site as depicted on the plans meets or exceeds the mandated requirements by the Village of Palm Springs for the finish floor elevation and surface water management system.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS PRE DEVELOPMENT

Project Name: 1827 Palm Acres
Project Number: 20-003

Designed:	LP
Checked:	AR

I. Site Data

A. Acreage

1. Total	0.44 ac
2. Impervious	
a. Existing Building	0.03 ac
b. Existing Sidewalk	0.01 ac
c. Existing Driveway	0.03 ac
d.	0.00 ac
	Total Impervious 0.07 ac
3. Water management	
a. Lake Surface	0.00 ac
b. Lake Bank	0.00 ac
	Total lake 0.00 ac
c. Dry Detention Bottom	0.00 ac
d. Dry Detention Bank	0.00 ac
e. Swale Bottom	0.00 ac
f. Swale Bank	0.00 ac
	Total retention/detention 0.00 ac
4. Pervious	
a. Landscape	0.37 ac
b. N/A	0.00 ac
c. N/A	0.00 ac
Total Pervious	Total Pervious 0.37 ac

B. Minimum elevations

1. Finished Floor (Existing)	13.11 ft-NAVD
------------------------------	---------------

C. Water Table Elevation

1. Wet season water table	9.50 ft-NAVD
2. Control elevation	9.50 ft-NAVD
3. Receiving body water level	9.50 ft-NAVD

III. Computations

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation	9.50 ft-NAVD
---	--------------

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	AxG
Ex. Building	0.03	13.11	0.39
Ex. Sidewalk	0.01	12.74	0.13
Lake Bank	0.00	0.00	0.00
Dry Detention	0.00	0.00	0.00
Dry Detention Bank	0.00	0.00	0.00
Landscape	0.37	13.09	4.84
NA		0.00	0.00
Total	0.41		5.36
Weighted Site Grade			12.96 ft-NAVD

3. Average depth to water table will be
 = Average site grade - average water table/control elevation
 = 3.46 ft
4. Soil type: *Compacted Depressional (3)*
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 4.13 inches
6. Compute available soil storage
 = Storage available X pervious area
 = 0.13 ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
 = Available soil storage onsite/site area
 = 3.47 inches of site-wide storage, S
8. SCS Curve Number, CN
 = $1000/(S+10)$
 = 74.2 SCS Curve Number

C. Project Surface Storage

1. Assumptions

Land Use	Start	End	Area
Ex. Building	13.11	13.11	0.03
Ex. Sidewalk	12.57	12.91	0.01
Ex. Driveway	12.10	12.46	0.03
Landscape	12.10	14.07	0.37
NA	0.00	0.00	0.00
NA	0.00	0.00	0.00

2. For Stage-Storage curve data, please refer to table attached.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SOIL STORAGE CALCULATION

Project Name: 1827 Palm Acres

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water	Compacted Water	Cumulative	Compacted Water	Cumulative	Compacted
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

Depth to Water Table (feet)	Compacted Water Storage
3.00	3.30
3.46	4.13
4.00	5.10

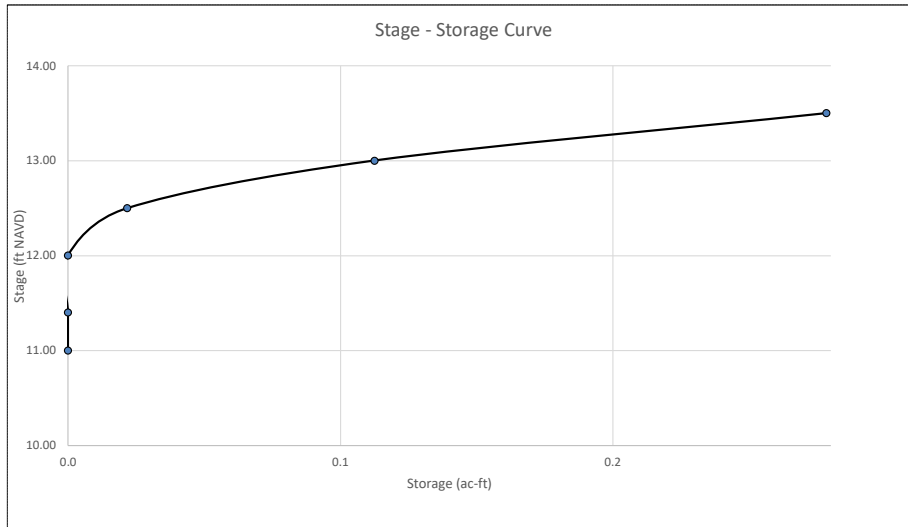
* Max Depth

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
STAGE - STORAGE CALCULATION

Stage-Storage Curve Data											
Area (ac)	0.03	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37
Start (ft-NAVD)	13.11	12.57	12.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.10
Ends (ft-NAVD)	13.11	12.91	12.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.07
Difference	0.00	0.34	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97
Stage (ft-NAVD)	Ex. Bldg	Ex. Sidewalk	Ex. Driveway	Prop. Driveway	Prop. Parking Lot	Prop. Sidewalk	Pond Surface	Pond Bank	Swale Bottom	Swale Bank	Landscape
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.50	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
13.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
13.50	0.00	0.01	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18

Design Stage (Fig 41.8) =
Volume of total open storage=

12.9 NGVD (11.40 NAVD)
0.00 ac-ft



SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS POST DEVELOPMENT

Project Name: 1827 Palm Acres
Project Number: 20-003

Designed:	LP
Checked:	AR

I. Site Data

A. Acreage

1. Total	0.438 ac
2. Impervious	
a. Ex. Building	0.00
b. Ex. Concrete Pad	0.00 ac
c. Ex. Slab	0.00 ac
c. Prop. Building	0.088 ac
d. Prop. Parking Lot & Entrance	0.080 ac
e. Prop. Sidewalk	0.019 ac
Total Impervious	0.19 ac
3. Water management	
a. Lake Surface	0.00 ac
b. Lake Bank	0.00 ac
Total lake	0.00 ac
c. Dry Detention Bottom	0.010 ac
d. Dry Detention Bank	0.012 ac
e. Swale Bottom	0.00 ac
f. Swale Bank	0.00 ac
Total retention/detention	0.022 ac
4. Pervious	
a. Landscape	0.23 ac
b. N/A	0.00 ac
c. N/A	0.00 ac
Total Pervious	0.23 ac

B. Minimum elevations

1. Finished Floor ft-NAVD

C. Allowable discharge

1. For the SFWMD C-51 Canal, Sub-basin 32	35.00	CSM
2. Allowable discharge for this project	0.00	CFS

D. Water level Elevation

1. Wet season water table	9.50	ft-NAVD
2. Control elevation	9.50	ft-NAVD
3. Receiving body water level	9.50	ft-NAVD

E. Rainfall amounts

1. Minimum Parking (5-year, 1-hr)	<u>3.2</u>	inches
2. (10-year, 3 days)	<u>10.5</u>	inches
3. Road crown (10-year, 1-day)	8.0	inches
4. Design Storm (25-year, 3-day)	12.5	inches
5. Finish Floor (100-year, 3-day)	<u>15.0</u>	inches

II. Design Criteria

A. Quality

1. If a wet detention system is proposed, then provide for whichever is greater of:
 - a. The first inch of runoff from the entire site, or
 - b. The amount of 2.5 inches times the percentage of imperviousness.
2. A detention system shall be designed to discharge not more than 1/2 of the detained volume per day.

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= 0.036 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
= Total project - (Lake + Bldg Roof)
= 0.35 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
= (site area for water quality pervious/impervious) - pervious
= 0.12 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
= (Impervious area for water quality/site area for water quality) 100%
= 35.7 % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= 0.89 inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= 0.033 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since 0.033 ac-ft for the 2.5 inches X the percentag is Smaller than
0.036 ac-ft for the first inch of run 0.036 ac-ft controls

B. SCS Curve Number

1. The wet season water/control elevation and the control elevation 9.5 ft-NAVD
2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	AxG
Ex.Bldg	0.000	0.00	0.00
Ex. Concrete Pad	0.000	0.00	0.00
Prop. Building	0.088	15.20	1.34
Prop. Parking Lot + Entry	0.080	13.51	1.08
Prop. Sidewalk	0.019	14.39	0.27
Detention Bottom	0.010	12.40	0.12
Detention Bank	0.012	12.90	0.15
Landscape	0.229	13.75	3.15
Total	0.438		6.12
Weighted Site Grade		13.97 ft-NAVD	

3. Average depth to water table will be
= Average site grade - average water table/control elevation
= 4.47 ft
4. Soil type: **Compacted Depressional (3)**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: 5.10 inches
6. Compute available soil storage
= Storage available X pervious area
= 0.10 ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
= Available soil storage onsite/site area
= 2.62 inches of site-wide storage, S
8. SCS Curve Number, CN
= 1000/(S+10)
= 79.2 SCS Curve Number

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

SOIL STORAGE CALCULATION

Project Name: 1827 Palm Acres

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water	Compacted Water	Cumulative	Compacted Water	Cumulative	Compacted
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4*	10.90	8.18	9.00	6.75	6.80	5.10

(1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.

(2) Water tables 15"-40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

Depth to Water Table (feet)	Compacted Water Storage
>4	5.10

*Max Depth

C. Project Surface Storage

1. Assumptions

Land Use	Start	End	Area
Prop. Building	15.20	15.20	0.088
Prop. Parking lot + Entry	12.90	14.12	0.080
Prop. Sidewalk	14.30	14.47	0.019
Dry Det Bottom	12.40	12.40	0.010
Dry Det Bank	12.40	13.40	0.012
Landscape	13.40	14.10	0.229
NA	0.00	0.00	0.000

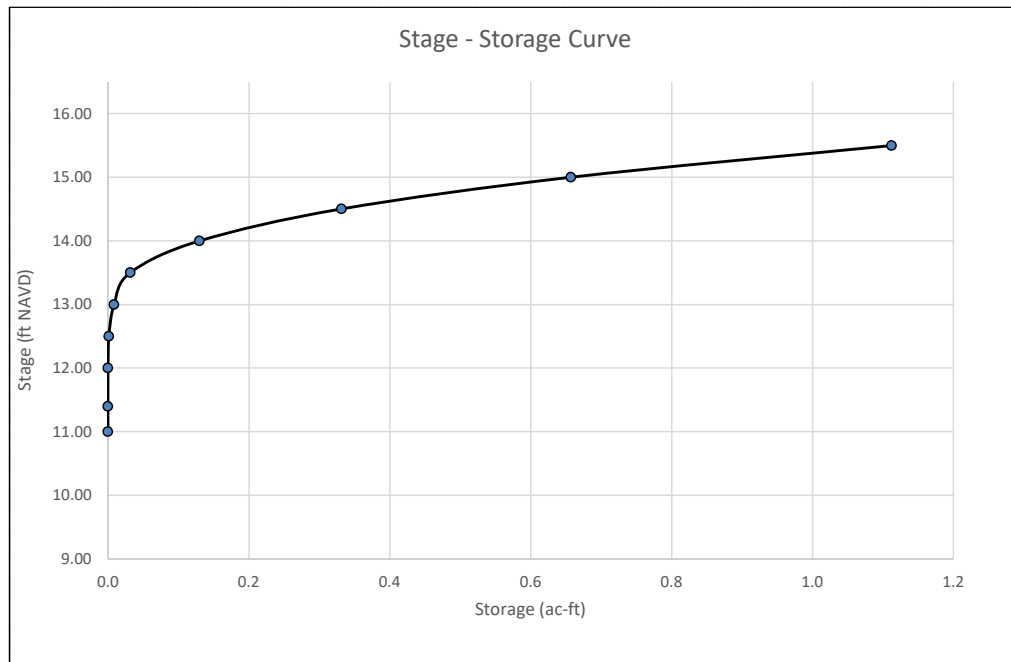
2. For Stage-Storage curve data, please refer to table attached. 0.438

3. Stage-Storage curve.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
STAGE - STORAGE CALCULATION
Stage-Storage Curve Data

Area (ac)	0.00	0.00	0.088	0.08	0.019	0.010	0.012	0.00	0.00	0.229	Total
Start (ft-NAVD)	0.00	0.00	15.20	12.90	14.30	12.40	12.40	0.00	0.00	13.40	
Ends (ft-NAVD)	0.00	0.00	15.20	14.12	14.47	12.40	13.40	0.00	0.00	14.10	
Difference	0.00	0.00	0.00	1.22	0.17	0.00	1.00	0.00	0.00	0.70	
Stage (ft-NAVD)	Ex. Bldg	Ex. Pad	Prop. Bldg	Prop. Drive/Entry	Prop. Sidewalk	Dry Detention Bottom	Dry Detention Bank	Swale Bottom	Swale Bank	Landscape	
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00
13.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01
13.50	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.00	0.03
14.00	0.00	0.00	0.00	0.04	0.00	0.02	0.02	0.00	0.00	0.06	0.13
14.50	0.00	0.00	0.00	0.08	0.00	0.02	0.03	0.00	0.00	0.20	0.33
15.00	0.00	0.00	0.00	0.14	0.03	0.03	0.04	0.00	0.00	0.42	0.66
15.50	0.00	0.00	0.00	0.22	0.08	0.03	0.06	0.00	0.00	0.72	1.11

The required Water Quality is provided at El.= **13.53 FT (NAVD)**
Volume of total open storage compensation = **0.036 ac.ft**



IV. Design Storm Stages

A. Stage Summary

Design Storm	Stage (ft)
10-Year 3-day storm	14.7
100-Year 3-day storm	15.0
5-Year 1-hr storm	13.3

Note: Finish Floor El. was set at +15.2 ft or 6-inches above berm elevation (+14.7 ft)

B. 10 Year, 3 days

- The rainfall of the 10-year 3-day storm = 10.5 inches
= 1-day rainfall X 1.359 = 14.3 inches
- Inches of runoff, $Q = [P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 11.5 inches of runoff from the 10-year 3-day storm
- Runoff Volume
= Inches of runoff X Site area
= 0.42 ac-ft runoff volume
- The zero-discharge stage corresponding to the volume of runoff is
= 14.7 feet, see table below

Storage (ac-ft)	Stage (ft)
0.33	14.50
0.43	14.65
0.66	15.00

F. Minimum Finished Floor Elevation

- The rainfall of the 100-year 3-day storm
= 1-day rainfall X 1.359
= 20.39 Inches
- Inches of runoff, Q
- Runoff Volume
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 17.55 inches of runoff from the 100-year 3-day storm
= Inches of runoff X Site area
= 0.64 ac-ft runoff volume
- The zero-discharge stage corresponding to the volume of runoff is
= 15.0 feet, see table below

Storage (ac-ft)	Stage (ft)
0.66	15
0.65	15.0
1.11	15.5

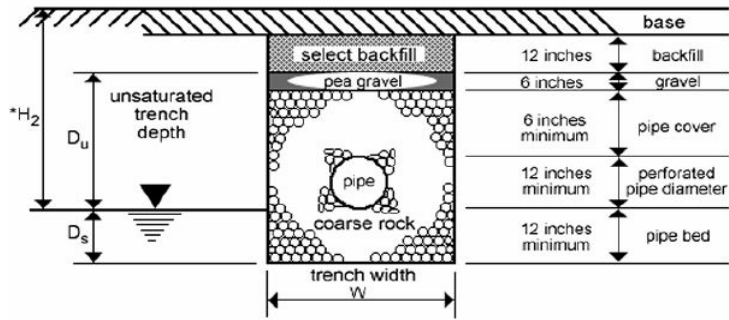
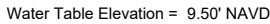
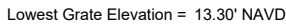
G. Minimum Parking Lot Elevation

- The rainfall of the 5-year 1-hr storm = 3.2 inches
= 1-day rainfall X 1.359
= 4.35 Inches
- Inches of runoff, Q
- Runoff Volume
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 0.63 inches of runoff from the 3-year 1-day storm
= Inches of runoff X Site area
= 0.023 ac-ft runoff volume
- The zero-discharge stage corresponding to the volume of runoff is
= 13.3 feet, see table below

Storage (ac-ft)	Stage (ft)
0.01	13
0.02	13.3
0.03	13.5

Exfiltration Trench Calculations :

TYPICAL EXFILTRATION TRENCH



Required minimum L.F. of French Drain:

$$L = \frac{V}{K^*(H_2^*W + 2^*H_2^*Du - Du^2 + 2H_2^*Ds) + (1.39 \cdot 10^{-4})^*W^*Du}$$

Volume to contain=

0.020	ac-ft
871 cf.	0.240 ac-in

K= Hydraulic Conductivity

H₂= Depth to Water Table

W= Trench width

D_u= Non-saturated trench depth (H2 - ~25")

D_s= Saturated trench depth

1.31E-04	cfs/ft ² -ft.head
3.80	ft
5.5	ft
1.72	ft
1.00	ft

Length of trench Required

Exf: when $D_s > D_u$

$$\text{CFS/LF} = K \cdot (H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du:$$

$$\text{CFS/LF} = \underline{0.00364}$$

Exf: when $D_s \leq D_u$

$$\text{CFS/LF} = K^*(H_2^*W + 2^*H_2^*Du - Du^2 + 2H_2^*Ds) + (1.39^*10^{-4})^*W^*Du:$$

$$\text{CFS/LF} = \underline{0.00637}$$

Will use an Ext of 0.0064

Summary of Drainage Calculations:

Required Retention	EXF. RATE	LENGTH OF FD REQUIRED	LENGTH OF FD PROVIDED
Volume in (ac-in)	(CFS/LF)	V/Exf.	V/Exf.
0.240	0.0064	38	38.5

February 14, 2022

To: Iramis Cabrera, VPS Planning, Zoning & Building Director

From: Tara Bamber, PE 

**Re: 1872 Palm Acres Dr. Multi-Family
Site Plan Approval Letter
Engenuity Group Project No. 6001.110**

We have received the following on 2-10-22 through email:

1. Civil Plan, 2 sheets (C-1, C-2), revised 2-4-22, by T. Y. G. Consulting Engineering, LLC.
2. Response to Comments Letter, 1 sheet, dated 2-1-22, by T. Y. G. Consulting Engineering, LLC.

We recommend Site Plan approval with the following conditions:

1. Sheet C-2,
 - a. Existing grades under elevation 13.7 do not meet Section A-A on Sheet C-1. Provide alternative methods of meeting existing grades on adjacent properties.
 - b. Provide existing utility tie-in per surveyed locations, including water and sewer.
2. Provide necessary Village of Palm Springs Utility Standards and Details. The CAD files are available upon request.
3. Provide permits from all applicable permitting agencies, including PBC Fire Rescue.
4. Additional comments may be asked at time of Civil/Utility Plan review.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Lisa Tropepe, PE
Ed Horton**

From: Wesley Jolin R. <WJolin@pbcgov.org>
Sent: Tuesday, December 14, 2021 14:37
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: Request for Review 1827 Palm Acres Drive Triplex Apartment Building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

No site plan comments; however, please remind the design team all new apartment buildings are required to be protected by a monitored automatic fire sprinkler system.

Thank you.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / Fax: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

JOSEPH SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	01/10/2022		
	SCAD No.	21122201D – D. O.		
	FLU /Rezoning/D.O. No.	202101547 – Village of Palm Springs		
	Property Control No.	70-43-44-07-07-001-0050/1827 Palm Acres Drive		
	Development Name	3 Units at 1827 Palm Acres Drive		
	Owner / Agent Name	Elio Gonzalez / Ana Colom		
	SAC No.	174		
	Proposed Unit No. /Type	3 Multi-Family Units		
Impact Review		Berkshire Elementary School	Palm Springs Middle School	Forest Hill High School
	New Students Generated	1	1	1
	Capacity Available	78	73	-882
	Utilization Percentage	94%	96%	148%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$15,668.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 01/12/2022 to 01/11/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 01/11/2023 or this determination will expire automatically on 01/11/2023.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

January 12, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZB Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

SITE PARKING

MINIMUM NUMBER OF PARKING
REQUIRED 2.5 PARKING SPACES FOR UNIT + 25%

REQUIRED 10 SPACES ----- PROVIDED 10 SPACES

SET BACK

FRONT 80'-7" (EAST)
REAR 40'-2" (WEST)

NORTH SIDE 16'-6" PROPOSED 15'-0" (REQUIRED)
SOUTH SIDE 24'-1" PROPOSED 15'-0" (REQUIRED)

AREAS CALCULATION

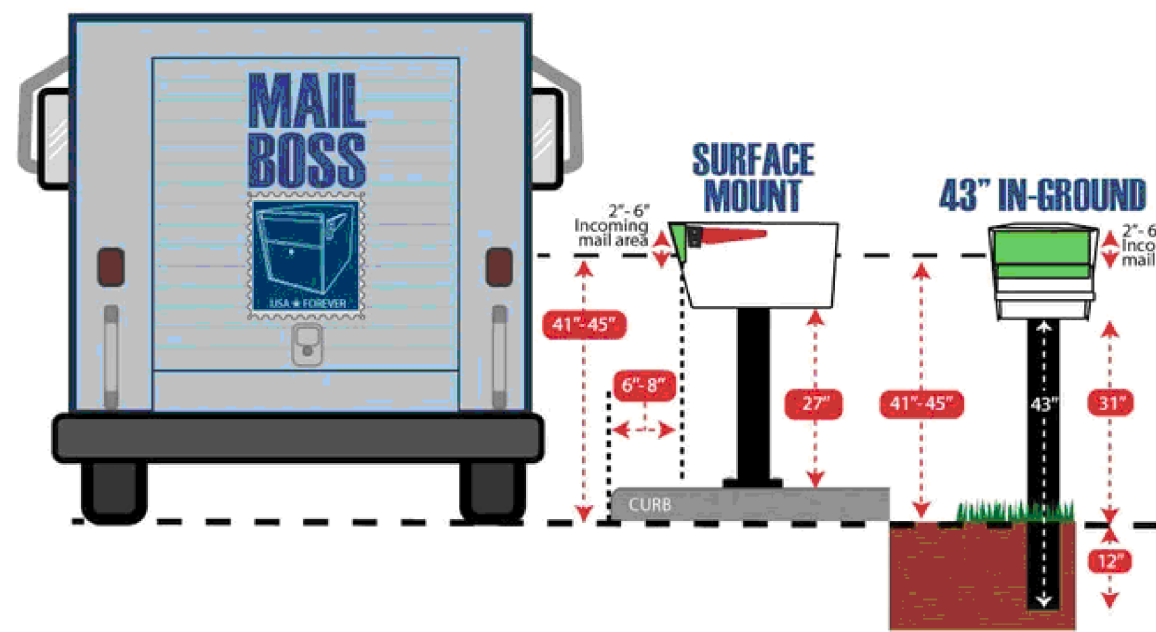
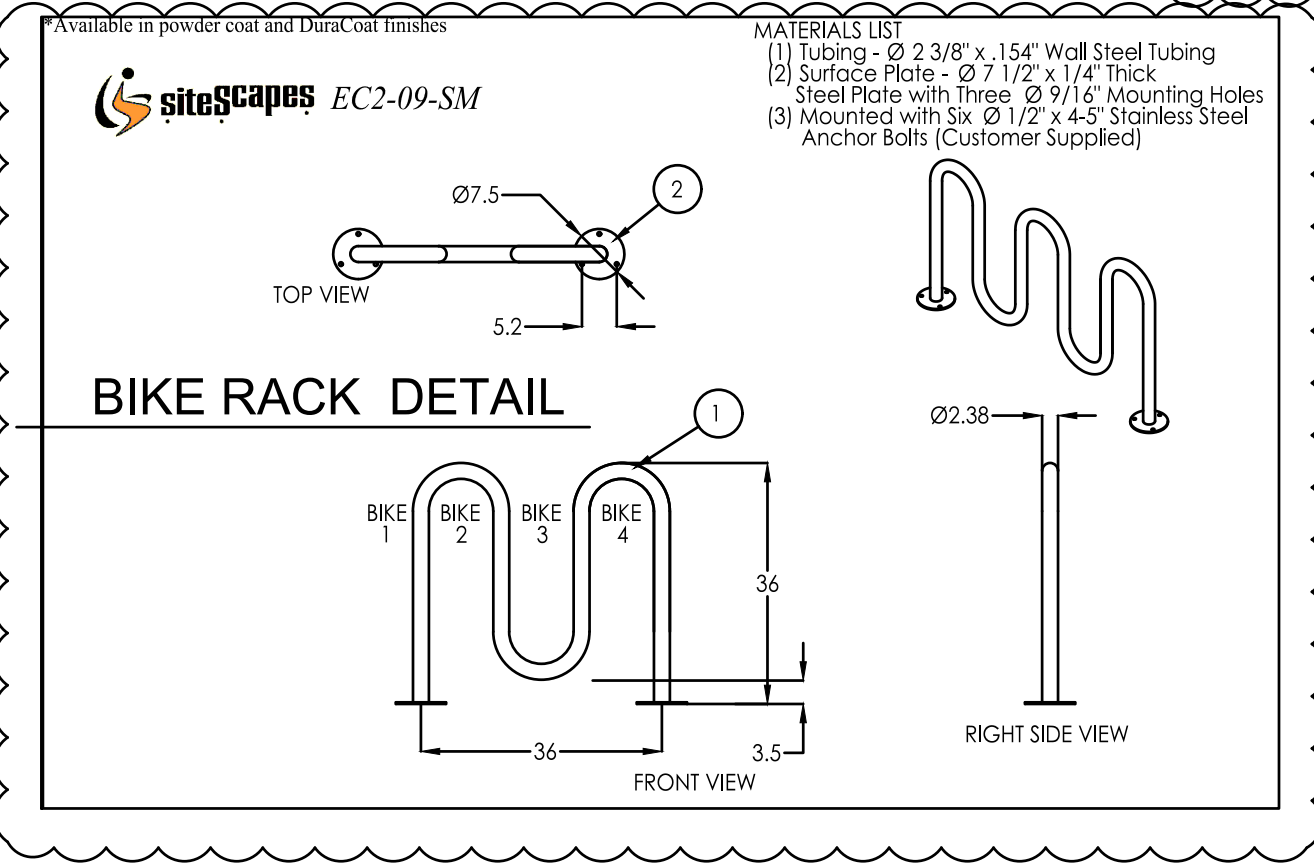
STORAGE SPACE 272.6 SQ.FT

APARTMENT #1 1495.3 SQ.FT

APARTMENT #2 1026.7 SQ.FT

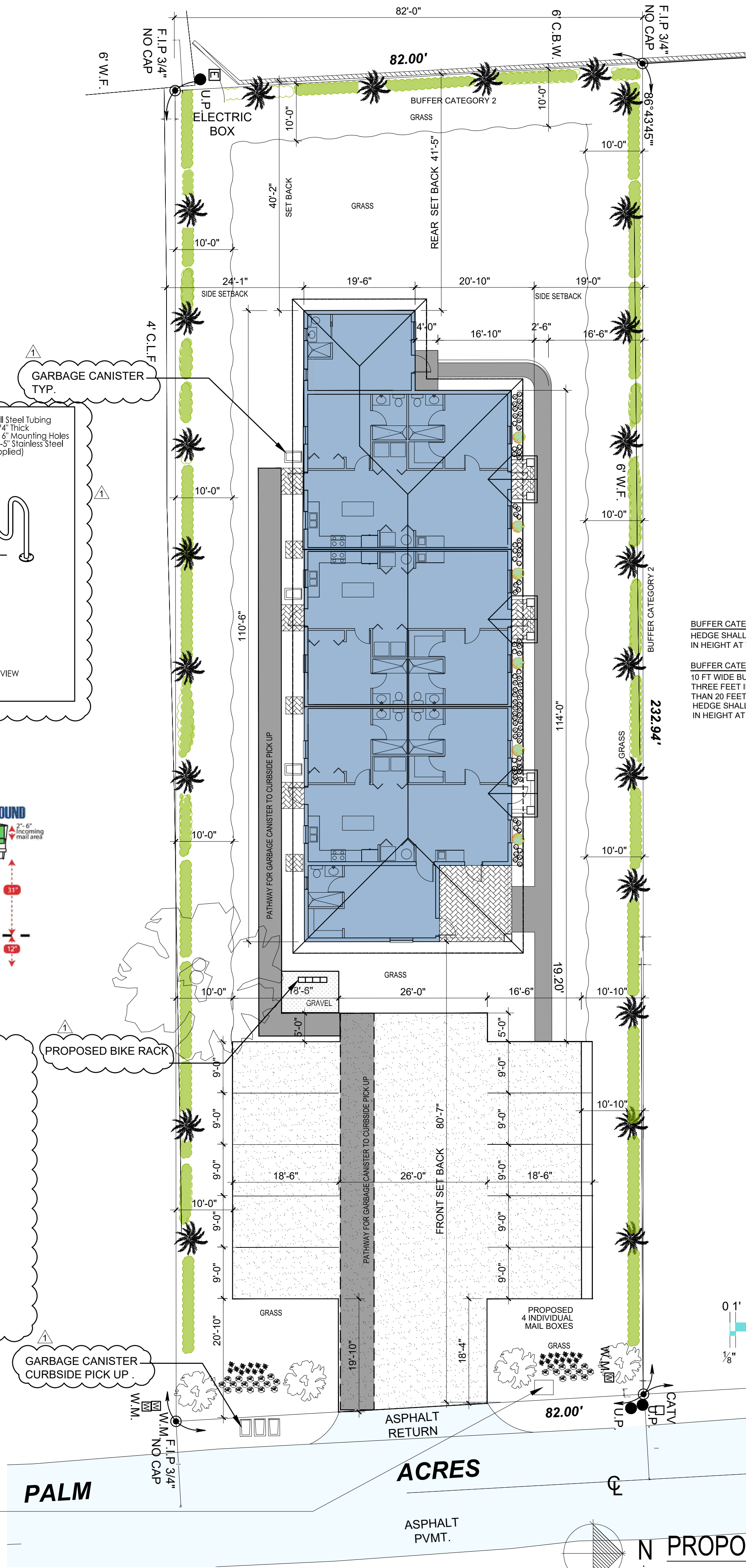
APARTMENT #3 1038.6 SQ.FT

TOTAL BUILDING=3,833.0 SQ.FT



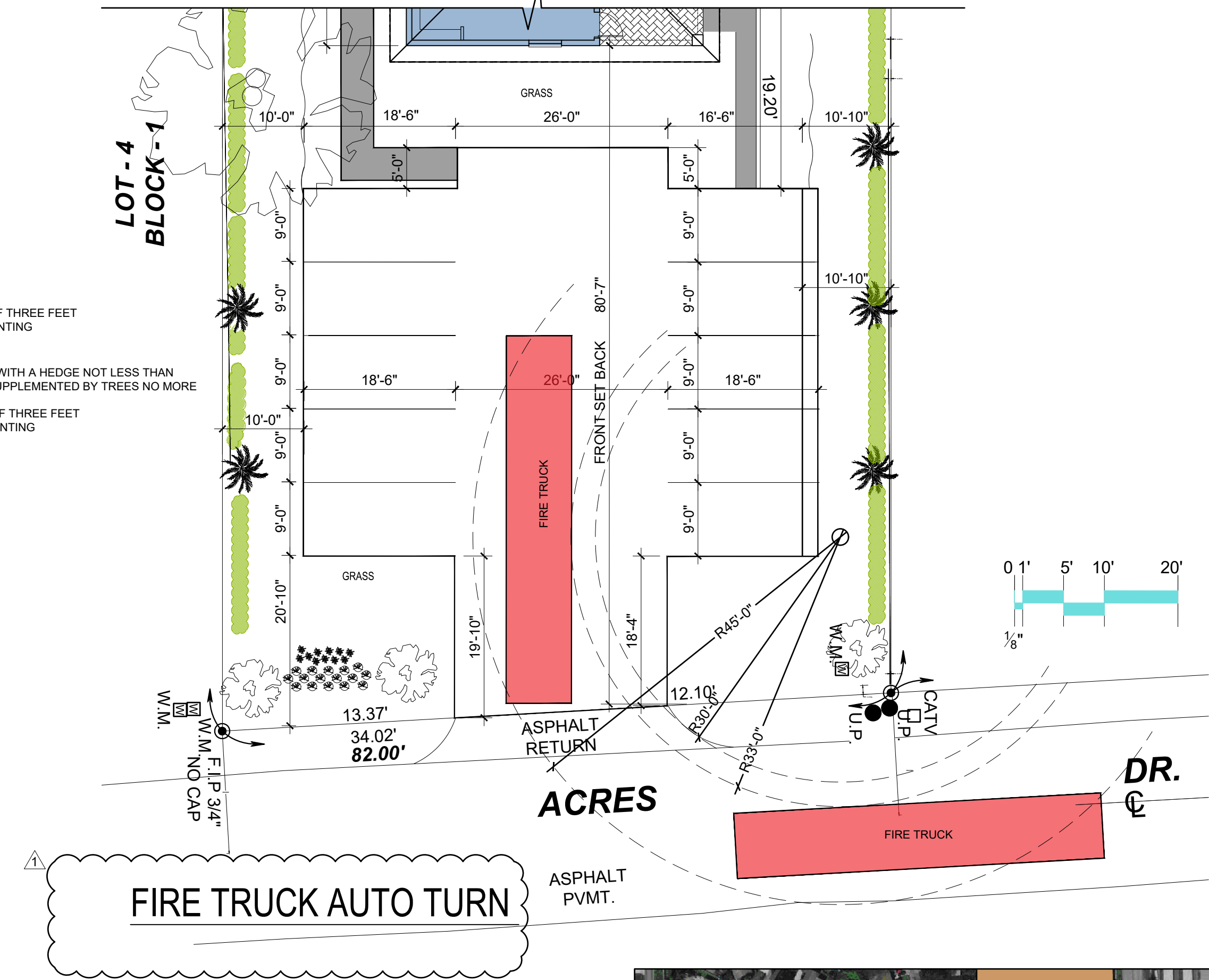
MAIL BOX TYPICAL DETAIL

USPS APPROVED
CLUSTER MAIL
BOX -4 TENANT
DOORS, 2 PARCEL
LOCKERS



SURROUNDING EXISTING LAND USE, FUTURE LAND USE, ZONING DISTRICT			
DIRECTION	EXISTING LAND USE	FUTURE LAND USE	ZONING DISTRICT
NORTH	RM	RM	MEDIUM DENSITY
SOUTH	RM	RM	MEDIUM DENSITY
EAST	CG	CG	COMERCIAL (UNICORPORATED)
WEST	RS	RS	LOW DENSITY

PROPOSED SITE DATA				
TOTAL SITE AREA		ACRES	0.438	19,083.6 SQ.FT
PROPERTY CONTROL NUMBER	70-43-44-07-07-001-0050			
AREA	SQUARE FOOTAGE	ACRES	PERCENTAGE	TOTAL
BUILDING LOT COVERAGE (FOOTPRINT)	3864.61 SQ.FT	0.088	20.25%	43.09%
SITE IMPERVIOUS AREA	4358.95 SQ.FT	0.10	22.84%	
SITE PERVIOUS (LANDSCAPE)	10861.06 SQ.FT	0.24	56.91%	56.90%
SITE TOTAL AREA	19,083.6 SQ.FT	0.438	100%	100%
GROSS FLOOR AREA	3864.61 SQ.FT	0.088	20.25%	



VICINITY MAP
SCALE: N.T.S.

Revisions:
• USPS COMMENTS
• FIRE TRUCK AUTO TURN
• GARBAGE PATHWAY
• NEW BIKE RACK

NEW 3 UNITS APARTMENT BUILDING AT
1827 Palm Acres Drive
Village of Palm Springs FL. 33461

team architecture
incorporated
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: NOVEMBER, 2021
Sheet Number

SP-1

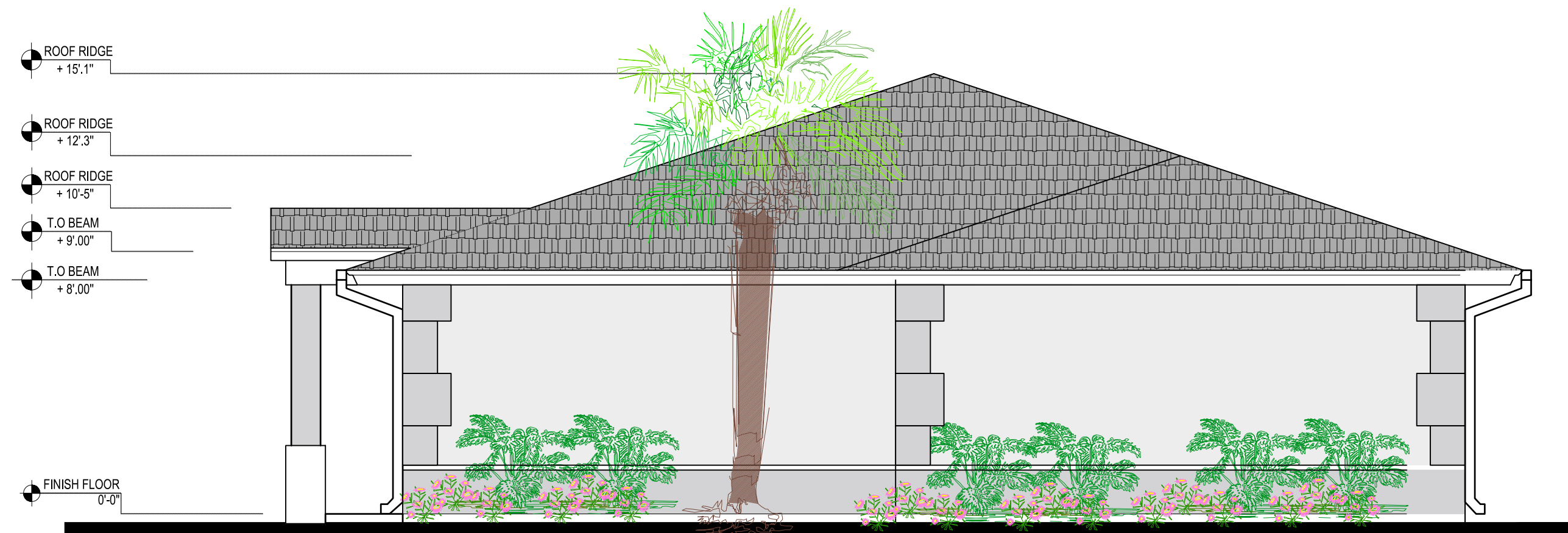
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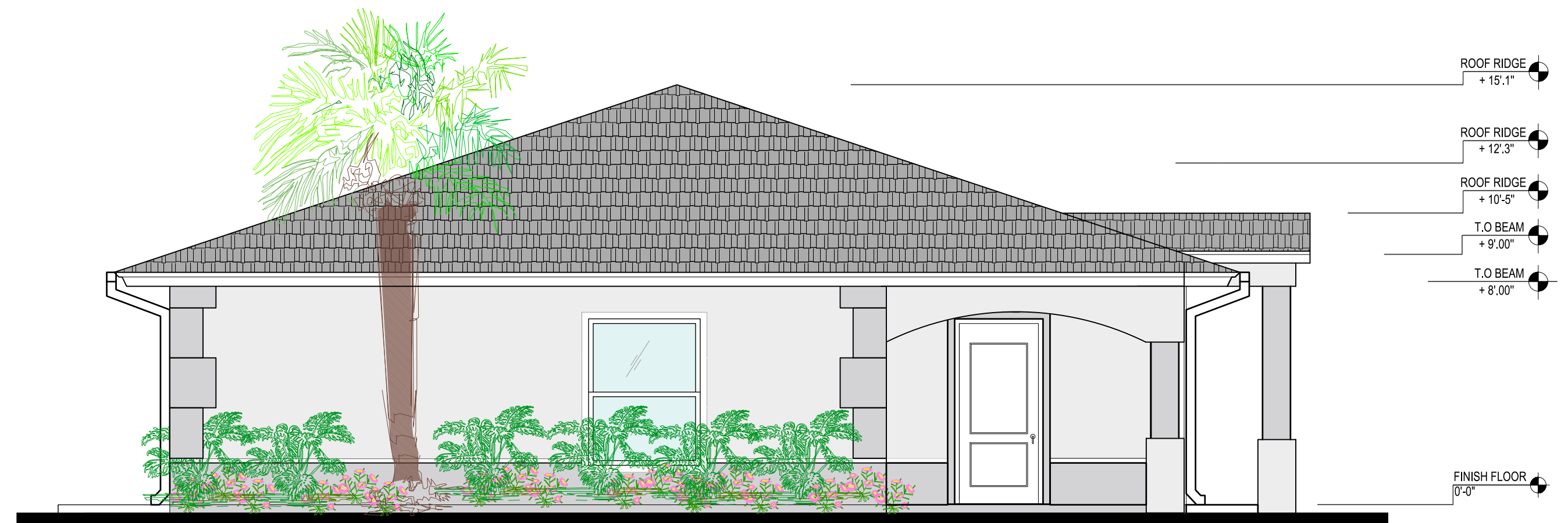
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Revisions:
REV. 7-18-21

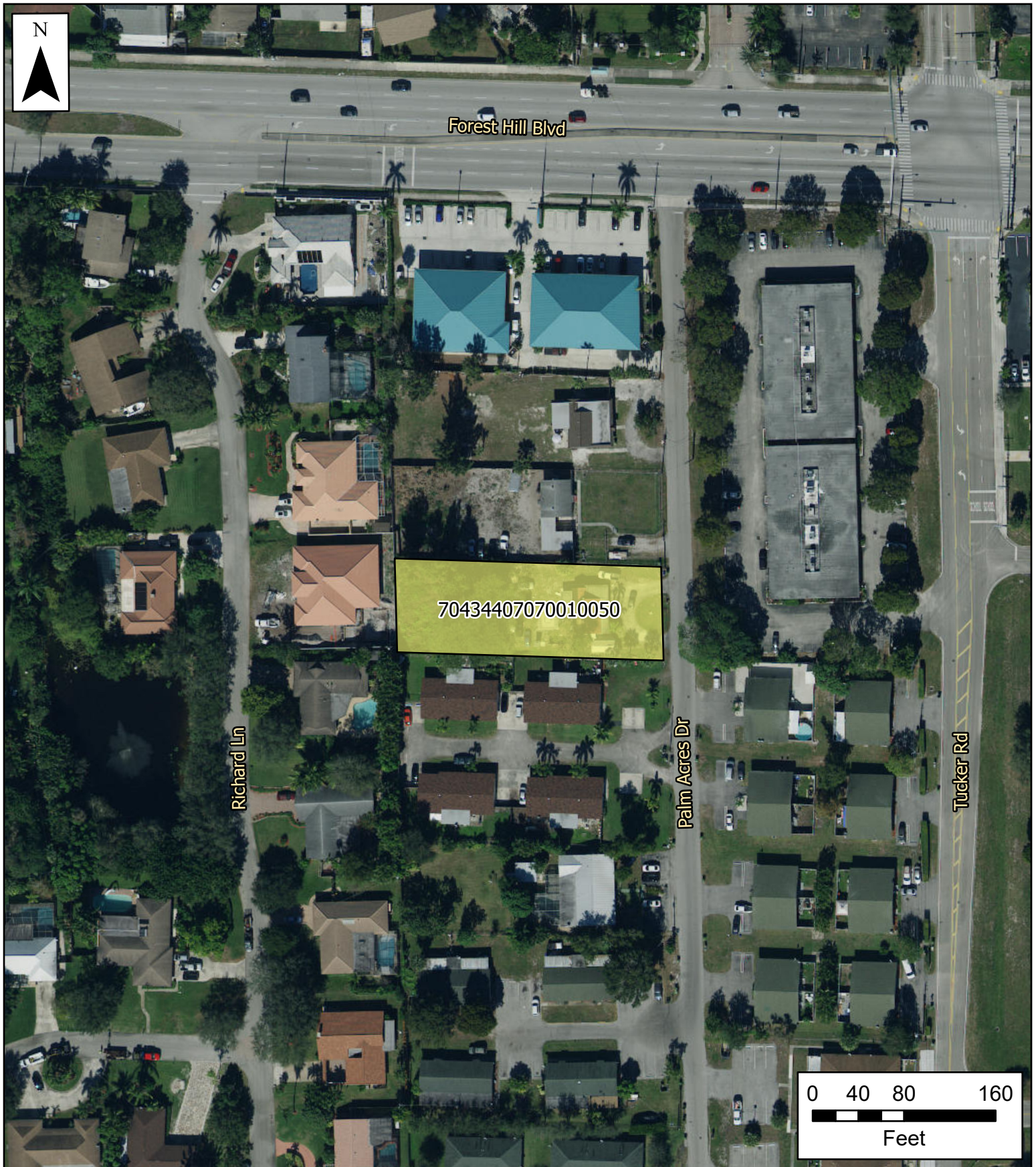
NEW 3 UNITS APARTMENT BUILDING AT
1827 Palm Acres Drive
Village of Palm Springs FL. 33461

team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO
Check By: FP
Design By: AC
Drawn By: AC
Date: NOVEMBER, 2021
Sheet Number

A-2

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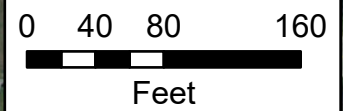
Forest Hill Blvd

Richard Ln

Palm Acres Dr

Tucker Rd

70434407070010050



Village of Palm Springs

1827 Palm Acres Drive

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Project boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



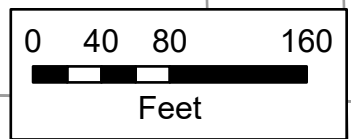
Forest Hill Blvd

Richard Ln

Palm Acres Dr

Tucker Rd

70434407070010050



Village of Palm Springs

1827 Palm Acres Drive

-  Parcels
-  Property Boundary

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Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

Staff Report

AGENDA DATE: March 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Nueva Vida New Life Church - Expansion of Site Plan Approval (SPR22-07) and Special Exception (PSSE22-04) - 3066 Drew Way

SUMMARY: Nueva Vida New Life Inc., as the property owner of the existing church at 3066 Drew Way, is requesting a modification to the site plan and a special exception for a place of worship to construct a new 1,775 square feet sanctuary building.

The existing structures consisting of a place of worship, office, and meeting space, and a parsonage residence (totaling 3,551 square feet) will remain on the property as part of the Church's campus, and, with the proposed expansion, the total building area will be 5,326 square feet.

Note: On July 9, 2015, the Village Council approved a site plan amendment (SPR15-08) and a special exception use (PSSE15-04), under Resolution 2015-52, to construct a new 3,814 square foot church building. A building permit was issued on June 7, 2016, but construction was never completed. Currently, the site plan proposed constitutes a reduction of the building area by 2,039 square feet.

A place of worship is a special exception use in the residential single-family (RS) district. The church provides a transition between the commercial uses along Congress Avenue and the single-family residences along Drew Way.

The Planning, Zoning, and Building Staff does not object to the expansion of the special exception use and the site plan requested and recommends conditional approval subject to thirty-four (34) conditions.

FISCAL IMPACT:

The proposed request does not have an immediate fiscal impact on the Village since the church is tax-exempt; however, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Proposed Resolution No. 2022-14 - Site Plan Amendment (SPR22-07) and Special Exception (PSSE22-04) Nueva Vida New Life Inc
2. Exhibit "A" Staff Report & Conditions of Approval
3. Project Narrative and Justification Statement
4. Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters
5. Color Rendering
6. Warranty Deed
7. Aerial Map and Location Map

RESOLUTION NO. 2022-14

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT, (SPR22-07) AND CONCURRENTLY REQUESTING A SPECIAL EXCEPTION USE (PSSE22-04) TO ALLOW A 1,175 SQUARE FOOT AUDITORIUM ADDITION TO THE EXISTING 1,500 SQUARE FOOT CHURCH BUILDING, LOCATED AT 3066 DREW WAY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Steven Siebert of Siebert Architecture, Inc., Agent for the owner, Nueva Vida New Life, Inc., (“Applicant”) request approval of a Site Plan Amendment (SPR22-07) and concurrently a Special Exception Use (PSSE22-04), to allow a 1,775 square foot auditorium addition to the existing 1,500 square foot church building. The property is located at 3066 Drew Way; and

WHEREAS, the recommendation of the Planning, Zoning, and Building Department is to approve this application, subject to staff report conditions; and

WHEREAS, the Planning and Zoning Board has heard this matter in public session; and its recommendation has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and Planning and Zoning Board and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of Steven Siebert, Agent for the owner, Nueva Vida New Life, Inc., (“Applicant”) request approval of a Site Plan Amendment (SPR22-07) and concurrently a Special Exception Use (PSSE22-04), to allow a 1,775 square foot auditorium addition to the existing 1,500 square

foot church building. The property is located at 3066 Drew Way; and

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby adopts the findings of the Board and approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.

OR

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby rejects the findings of the Board and denies the application, finding that good cause has NOT been shown and they have NOT been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-607, for the following reason(s):

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2022-14 – Site Plan Amendment (SPR22-07) & Special Exception Use (PSSE22-04) – 3066 Drew Way – Nueva Vida New Life, Inc.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment – Nueva Vida New Life Inc.

Application Summary			
Applicant / Petitioner	Steven Siebert, Steven Siebert Architecture, Inc.	Submittal Date	12/20/2021
Reference Name	Nueva Vida New Life Inc.	Case Numbers	SPR22-22-07, PSSE22-04
		Parcel Control No.	70-43-44-18-01-000-0070
Location	3066 Drew Way	Site Area	± 1.36 net acres
P&Z Board Meeting	March 8, 2022	Village Council Meeting	April 14, 2022
Requests			
Proposed Use	Special exception to allow expansion of the existing use (church) and Site Plan Amendment to add a 1,775 square foot auditorium to the existing 1,500 square foot church building		
Number of Buildings	3 Existing (1 residential building, 1 auxiliary church building and 1 auditorium building) (total of 3,551 SF existing) 1 proposed auditorium addition (1,775 S.F) 4 total buildings (5,326 SF).		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Church: 1 space per 4 seats @ 135 seats or 1 space per 100 SF @ 3,275 SF = 34 spaces Auxiliary church bldg. 1/ 200 @ 764 SF = 4 spaces Single-Family Residential Unit 2/U = 2 spaces	40 **6 spaces existing	Yes
Setbacks			
Code	Required Minimum	Existing/ Proposed	Meets Requirement
Front Yard (North)	25'	31' 4" (new building)	Yes
Rear Yard	12.5'	172' 5" (new building)	Yes
Side Yard (East & West)	7.5'	50' 9 ½" (East- new building) 18' (west-existing residence)	Yes
Site Characteristics			
Existing Use	Church	Proposed Use	Church
Existing Zoning	Residential Single-Family (RS)	Proposed Zoning	Residential Single-Family (RS)
Existing Future Land Use	Low Density Residential	Proposed Future Land Use	Low Density Residential
Surrounding Area Characteristics			
Direction	Existing Use	FLU	Zoning District
North	Single-Family residence and a vacant lot	Low Density Residential	Residential Single-Family (RS)
South	LW Drainage District L-9 Canal	N/A	N/A
East	Vacant commercial lot and medical offices	Commercial	Commercial General (CG)
West	Single-Family Residence	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning and Building Staff recommends conditional approval of the expansion of the special exception use for a place of worship, as depicted on the proposed site plan, based on consistency with the Village comprehensive plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 1999-36: Annexation

The church property was voluntarily annexed into the Village of Palm Springs on September 21, 1999 and designated with Single-Family Zoning designation and Low Density Future Land Use designation, along with a special exception for the church use in recognition of the existing use.

- Resolution 2015-52: Site Plan Amendment and Special Exception Use

On July 9, 2015, the Village Council adopted the resolution to approve a site plan amendment (SPR15-08) and special exception use (PSSE15-04) to construct a new 3,814 square foot church building. A building permit was issued on June 7, 2016, but construction was never completed.

- Tolling of Expiration of Building Permit, Site Plan, And Special Exception Use.

On September 10, 2020, the Planning, Zoning and Building Director approved administratively, the effectiveness of the building permit, as well as the special exception use and site plan to August 31, 2021.

II. Comprehensive Plan Consistency

- The subject property's Zoning and Future land Use designation is Low Density Residential and Single-Family Residential (RS), respectively. A church requires special exception approval.
- The proposed special exception use is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

Not Applicable.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Drew Way between Sylvia Lane and South Congress Avenue.
- 2) Surrounding properties to the west and north are mostly single-family dwellings. The site is west of the S Congress commercial corridor and north of the LWDD L-9 Canal.
- 3) A mix of different retail and professional services like general retail, restaurants, schools, and professional offices are located within walking distance along S Congress Avenue.
- 4) The site is located within about 5 minutes walking time east of Village Hall.
- 5) Public transportation is available through Palm Tran bus stops along S Congress via route 60.
- 6) The church provides a transition between the commercial uses along Congress Avenue and the single-family residences on Drew Way.
- 7) The existing single-family residence on the property will continue to be used as a parsonage and meeting space.
- 8) Bible study and church group meetings are typically held between 7:30-9:30 pm.

V. Regulatory Issues

The site plan generally conforms to the property development standards of the RS zoning district.

- 1) Proposed project plan generally meets required site development regulations.
- 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Lake Worth Drainage District, and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/Notification

- The subject property was posted on February 25, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 25, 2022.
- Legal advertisement was published in the paper on March 3, 2022.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on December 20, 2021, depicts the following:

- Application for Site Plan Amendment and concurrent Special Exception request:
 1. Site Plan received on December 20, 2021. Last revised and resubmitted on February 17, 2022.
 2. Landscape plans received on December 20, 2021. Last revised and resubmitted on January 17, 2022.
 3. Engineering plan received on December 20, 2021. Last revised and resubmitted on January 28, 2022.
 4. Architectural plans received December 20, 2021.
 5. Photometric plan received December 20, 2021.

6. Boundary and topographic survey received December 20, 2021 and resubmitted on January 28, 2022.
7. Traffic study received January 17, 2022.
8. Project narrative and Justification Statement of proposed use received December 20, 2021.
9. Drainage Statement received December 20, 2021. Last revised and resubmitted on January 28, 2022.
10. Conceptual Drainage Plan received December 20, 2021.

IX. Recommendation

The applicant is proposing an expansion of the existing church use on the 1.36-acre parcel with the construction of an auditorium building and the provision of on-site parking.

The project involves a 1,775 square foot worship auditorium addition to an existing 1,500 square foot church facility within a residential neighborhood. The previous approved site plan included an addition of 3,814 square feet place of assembly building. The revised site plan implies a reduction of the building area by 2,039 square feet from the previously approved.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Development Site Plan to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The proposed expansion of the place of worship does not negatively impact natural system or public facilities and is compatible with the character and use of the surrounding properties in its function and hours of operations.

Pedestrian access to the facility will be installed from the road to the front door, and bicycle parking spaces will also be provided.

PZ&B Staff recommends conditional approval of the Site Plan Amendment and concurrent Special Exception subject to the following thirty-four (34) conditions below:

1. Construction of the new improvements shall commence within 2 years of Council approval, or the site plan becomes null and void.
2. The worship sanctuary area shall be limited to 135 seats.
3. The unfinished structure shall be removed from the property **prior to the issuance of a building permit** for the new construction.
4. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Utilities **at time of permitting**.
5. Hours of operation shall comply with Sec. 34-891(1) to promote compatibility with surrounding residences.
6. Based on the number of complaints or calls for service for incidents at the premises, the applicant and/or property owner may be required to provide additional parking area, as determined by the Police Chief and Planning, Zoning and building Director.
7. Any proposed outdoor activities will necessitate subsequent approval from the Village.
8. No loitering on the grounds will be permitted.
9. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
10. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
11. Conditions of approval stated in Village Engineer's letter (Engenuity Group) issued on February 7, 2022, shall be satisfied **at time of Civil/Utility application review**.
12. The applicant shall provide updated drainage calculations using the proposed Site Plan data, including the perimeter berm, and finished floor.

13. The applicant shall allow the Village of Palm Springs to inspect the condition of the sanitary sewer vacuum station.
14. The applicant shall provide root barriers on proposed trees within 5-ft of existing underground infrastructure.
15. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
16. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
17. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting** and certified by an engineer **prior to CO**.
18. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
19. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
20. The applicant shall provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, Palm Beach County, and the Village of Palm Springs **at the time of permitting**.
21. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
22. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
23. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
24. All mechanical equipment's and above-ground infrastructure shall be screened from view.
25. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
26. All new electric utilities shall be underground.
27. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
28. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
29. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
30. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
31. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense
32. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
34. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

Special Exception Narrative

New Life Church

3066 Drew Way, Village of Palm Springs, FL

Chapter 34, Section 34-606: (7) exceptions

Site History.

Sometime prior to establishing the Village of Palm Springs in July of 1957, A Church was in operation on this parcel. In 1977, the Holy Spirit Anglican Church, Inc. took ownership, and began worship services in the historic Chapel. The original chapel had such historic and sentimental value, that when the Anglican Church sold the property to New Life Church, they took the Chapel with them. This Application is to build a new worship auditorium in the location of the former Chapel.

Project Description.

The project is a 1,775 square-foot Worship Auditorium addition to an existing 1,500 square-foot church facility in a residential neighborhood. The existing structure and function have operated in this location since 2011. In 2013, a 3,182 SF expansion was approved, but failed to complete. This application is for a smaller, affordable, community focused, expansion to the current use. Below is the narrative on why this projects meets the Chapter 34 exceptions for the use.

1. Consistent with goals, objectives, and policies of the comprehensive plan.
Community Churches are permitted and desired in residential zones. They serve a need for socializing, meeting the spiritual needs, and generally adding necessary good will to neighborhoods.
2. Consistent with Planning, Building, & Zoning regulations
The use is consistent with the Planning, Building, and Zoning regulations. The proposed occupancy is for 135 in worship with a parking requirement of 34 cars. 35 parking spaces are provided along with all applicable zoning requirements for the use.

3. Compatible with Character & use of the surrounding properties in its function; hours of operation, type & amount of traffic, building location, mass, height & setback.

The single story facility will be added to North/Street side of the existing facility. The design meets all required, setback & height requirements as noted on the attached Site Plan Drawing. The proposed, new, community-friendly design will enhance the aesthetic appearance of the existing property and reflect well with the single story residences in the neighborhood. Sunday and occasional weekday evenings of operation will not impact the local traffic for this neighborhood. It should also be noted here, that the Property to the East is Commercial and includes vacant land and a 2-story office building. This small community church is a nice buffer between the commercial properties on Congress Avenue and the first residence to the West.

4. Does not create a proliferation of the same or similar type of special exception use.

No other community churches are in the current neighborhood, however, with the deep-lot sizes, easy access to Congress, and located between Commercial facilities and the Community Park, this neighborhood would support a similar facility without detriment.

5. Does not have a detrimental impact on surrounding properties:

- a. Number of persons using
135 max occupants, typically on Sunday
- b. Degree of noise, odor, or visual nuisance
Music for worship on Sunday's will be contained within 8" masonry walls, and should not be an issue in the community.
(Traffic noise from Congress Avenue would be a greater concern)
- c. Flow of traffic
The proposed Church is the first driveway (West) of Congress, the traffic will not negatively affect the surround property

6. The proposed special exception use:

- a. Does not reduce light & air to adjacent properties
No impact (the 1775 is smaller than most homes built today)
- b. Does not adversely affect adjacent property values

The church use is pre-existing, the upgrade to this property should positively affect the adjacent property values

- c. Would not be a deterrent to the improvement of surrounding properties

No deterrent to future improvement. (may actually encourage surrounding improvement)

- d. Does not negatively impact adjacent natural systems

No negative impact – drainage to the South & Parks to the West shall remain

- e. Provides pedestrian amenities not limited to: benches, trash receptacles, and/or bicycle parking

Pedestrian access to the facility will be installed from the road to the front door. A bicycle parking space will be provided, and as a community facility – all public is invited and included in the programs provided by the entire facility.

- 7. The proposed use would enhance and/or promote redevelopment of the Village (providing needed community-serving uses)

Community churches provide needed activity for communities for all age groups. By their spiritual purpose, they encourage community involvement, community gathering, community service, service to those less fortunate, and are an asset to any neighborhood. New Life Church has a 10 year legacy in this community they wish to expand upon.

PROJECT DATA:

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A (1,775 SF) CMU ADDITION TO AN EXISTING WOOD FRAME STRUCTURE. EXISTING AUXILIARY BUILDINGS ON-SITE ARE TO REMAIN.

PROJECT INFORMATION:

OWNER: NUEVA VIDA NEW LIFE CHURCH

ADDRESS: 3066 DREW WAY
VILLAGE OF PALM SPRINGS, 33406

FOLIO: 70-43-44-18-01-000-0070

LEGAL: DREW MANOR LTS 7 & 8

FLOOD: FLOOD ZONE - 'X'
12099C0979F - EFFECTIVE DATE 10/5/2017

ZONING AND CODE INFORMATION:

ZONING: RS- RESIDENTIAL SINGLE FAMILY (70 -PALM SPRINGS)

OCCUPANCY: GROUP - A-3

CONSTRUCTION TYPE: III-B

CURRENT USE: 7100 RELIGIOUS

PROPOSED USE: 7100 RELIGIOUS

FLORIDA BUILDING CODE:

FBC-2020 7th EDITION BUILDING CODE
FBC EC= FLORIDA BUILDING CODE ENERGY CONSERVATION 2020
NEC= NFPA 70 2014 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES
FLORIDA FIRE PREVENTION CODE, 7TH EDITION
NFPA 101: LIFE SAFETY CODE 2014 EDITION
ACCESSIBILITY CODE: 2020 FLORIDA ACCESSIBILITY CODE

BUILDING DATA:

EXIST. CHURCH U.A.	1,500 SF
PROPOSED CHURCH U.A.:	1,775 SF
TOTAL SF U.A.	3,275 SF

SITE/LAND DATA:	REQUIRED	PROPOSED
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TOTAL SITE AREA: 1.3554 AC (58,176.1 SF)

EXIST. CHURCH: 1,500 SF

PROPOSED CHURCH: 1,775 SF

EXIST. RESIDENCE: 899 SF

EXIST. RESIDENCE: 764 SF

EXIST. CARPORT & SHED: 388 SF

TOTAL STRUCTURE: 5,326 SF

EX. PAVE/WALKS/DRIVES: 1,894 SF

NEW WALKS: 982 SF

NEW ASPHALT DRIVE: 2,363 SF

NEW ASPHALT PARKING: 11,473 SF

HARDSCAPE (IMPERMEABLE): NA 37.9% (22,038 SF)

GREEN SPACE (PERMEABLE): 25% 62.1% (36,138 SF)

PROPERTY DEVELOPMENT REGULATIONS (SEC. 34-746):

	REQUIRED	PROPOSED
MIN. LOT AREA:	6500 SF	58,176 SF
MIN. LOT WIDTH (INT):	65'	200'
MIN. LOT WIDTH (CORNER):	95'	NA
MIN. FRONTAGE:	65'	200'
MIN. LOT DEPTH:	100'	294.17'
MAX. LOT COVERAGE:	45%	36.6%
MIN. FRONT YARD:	25'	31'-4"
MIN. REAR YARD:	12.5'	172'-5"
MIN. SIDE YARD (INT):	7.5'	50'-9"
MIN. SIDE YARD (CORNER):	25'	NA
MAX. BLDG. HT.:	2 STORIES OR 25'	21'-6"

PARKING DATA:

	REQUIRED	PROPOSED
CHURCH:		
1 SP/4 SEATS; 135 SEATS/4=	33.75	34
TOTAL SP		34
*HANDICAP	1	1
(INCLUDED IN OVERALL PARKING SPACE COUNT)		
EXIST. HOUSE:	2	4

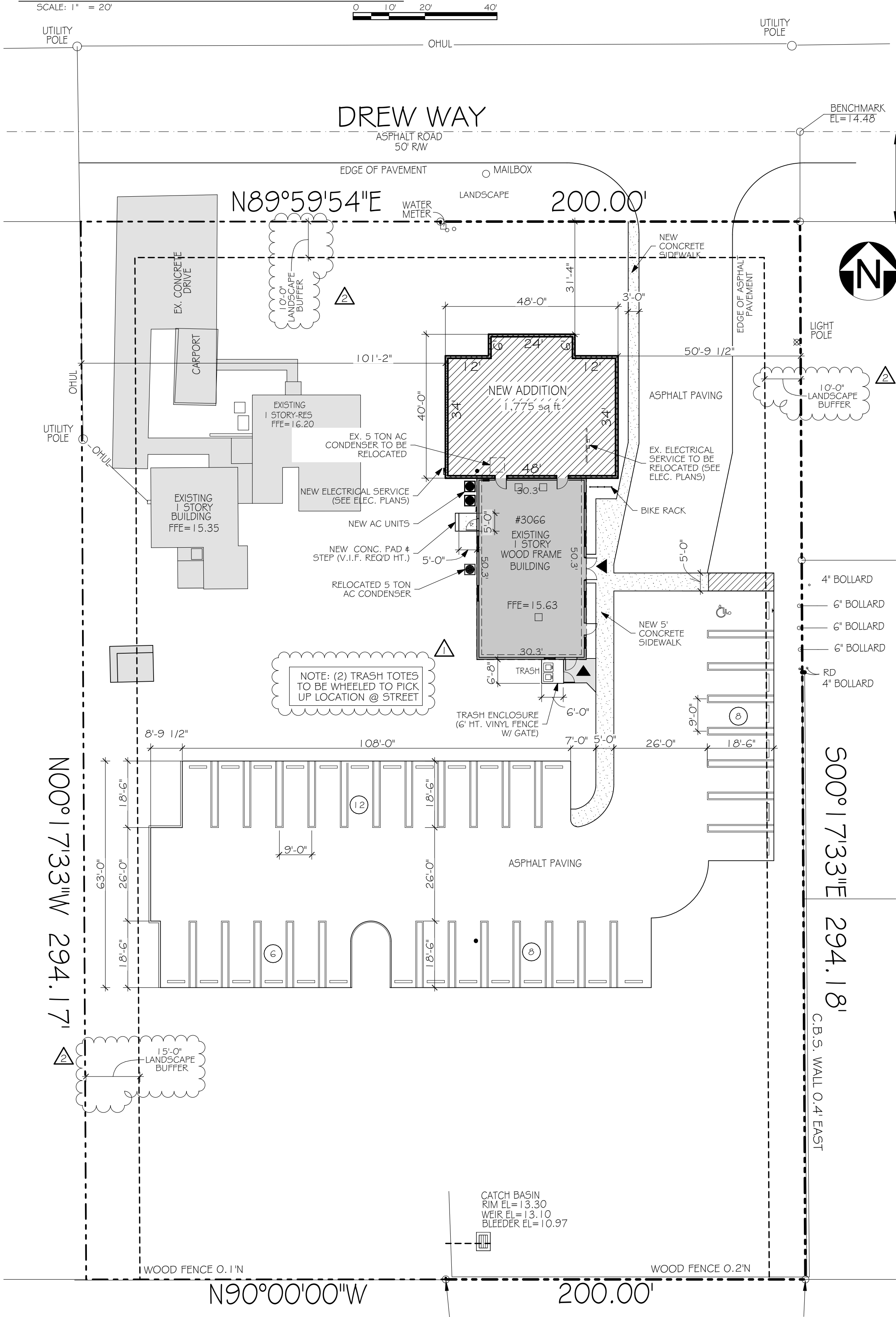
BICYCLE PARKING DATA:

	REQUIRED	PROPOSED
SPACES PER FACILITY	0	3 LOOPS



NOTE: ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY/CIVIL WORK AND/OR ANY SUCH DRAWINGS THAT ARE INSERTED INTO THIS SET AND/OR LACK THERE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY THE ADJUDICATING CITY OR A LICENSED CIVIL ENGINEER.

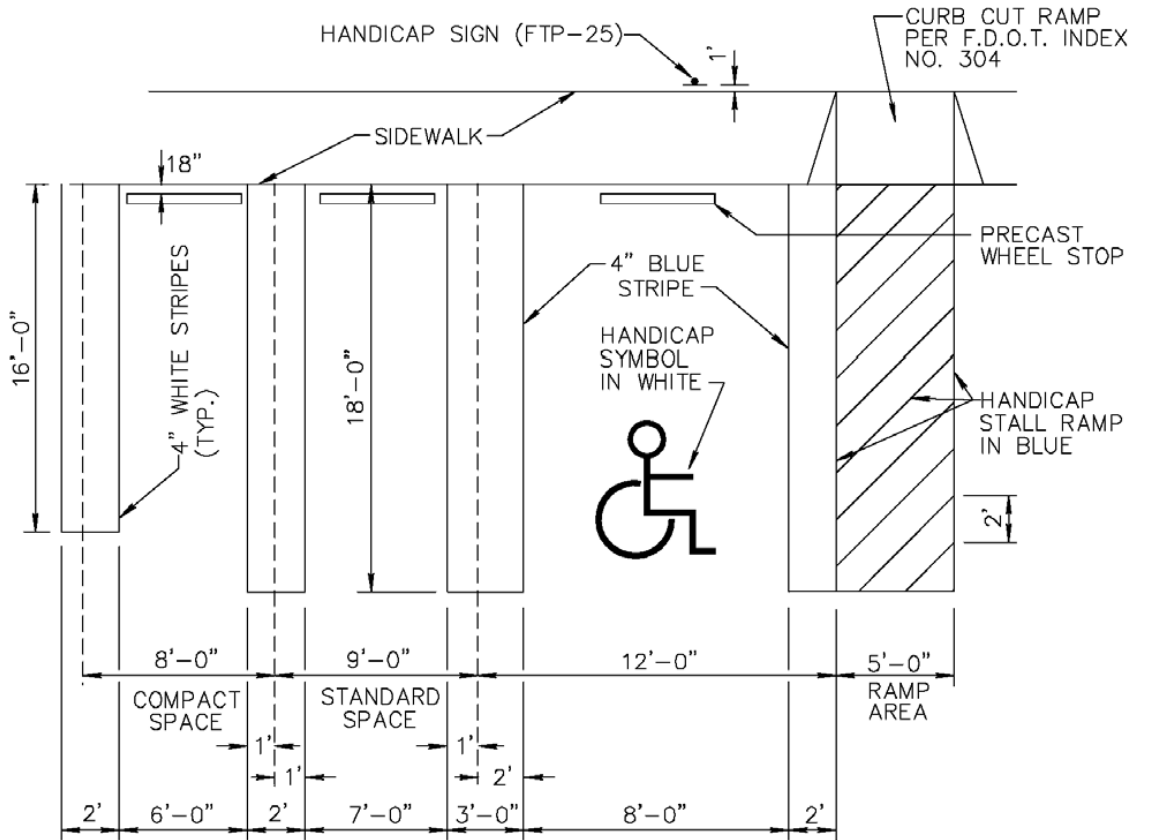
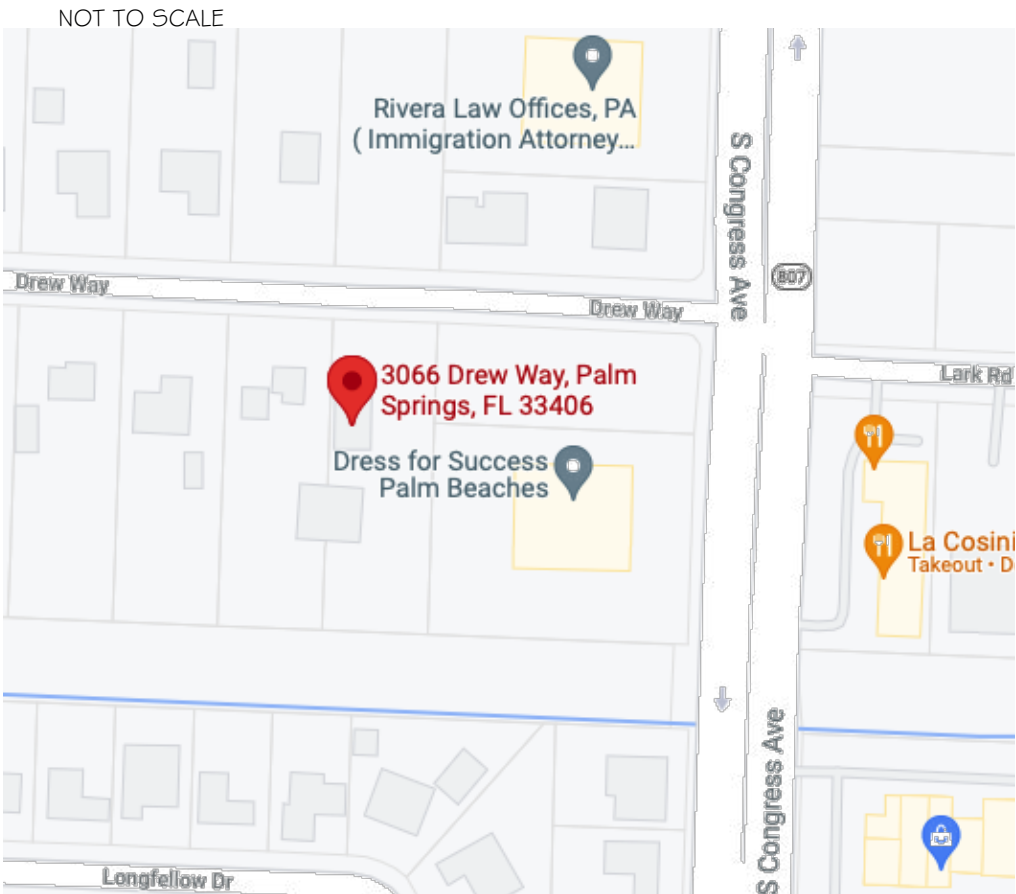
ARCHITECTURAL SITE PLAN



DRAWING ABBREVIATIONS

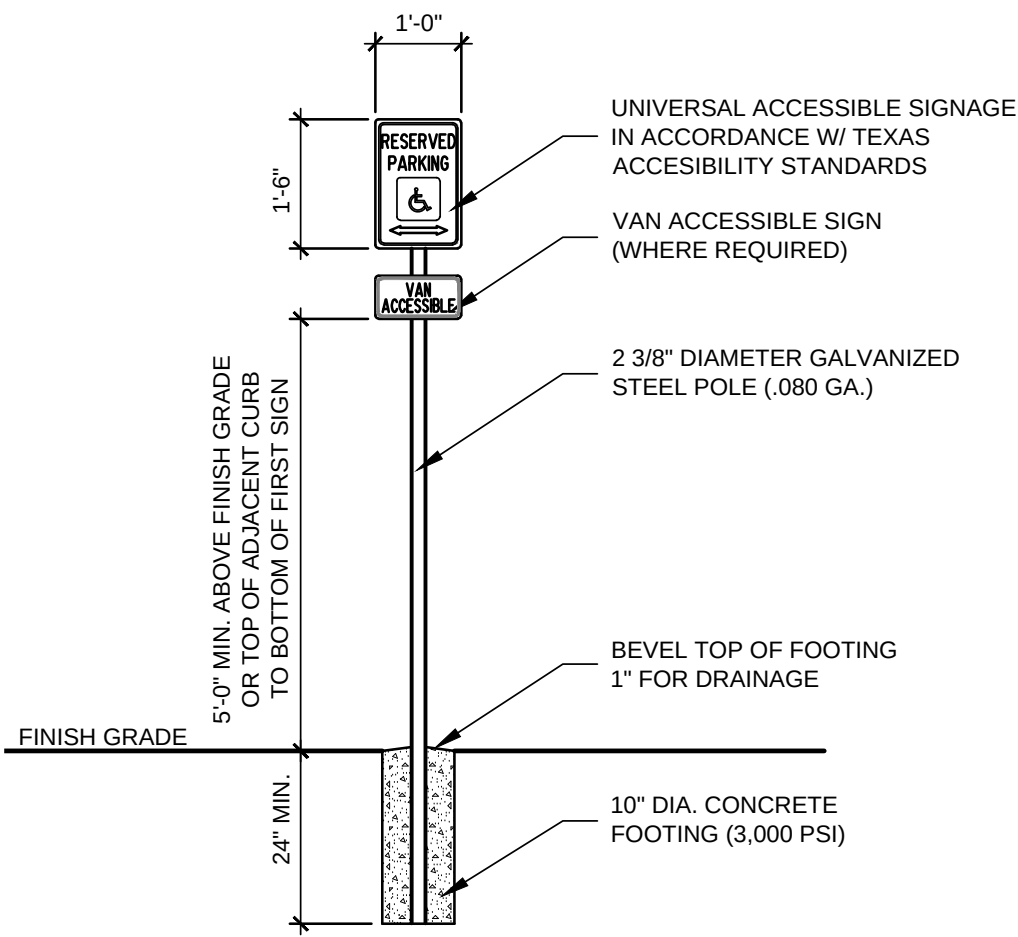
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE
EASEMENT	
S.B.	SETBACK
B.S.B.	BUILDING SETBACK
PROP. B.S.B.	PROPOSED BUILDING SET
BACK	
E.O.W.	EDGE OF WATER
L.B.E.	LANDSCAPE BUFFER
EASEMENT	
R.O.W	RIGHT OF WAY
CB.	CATCH BASIN

LOCATION MAP



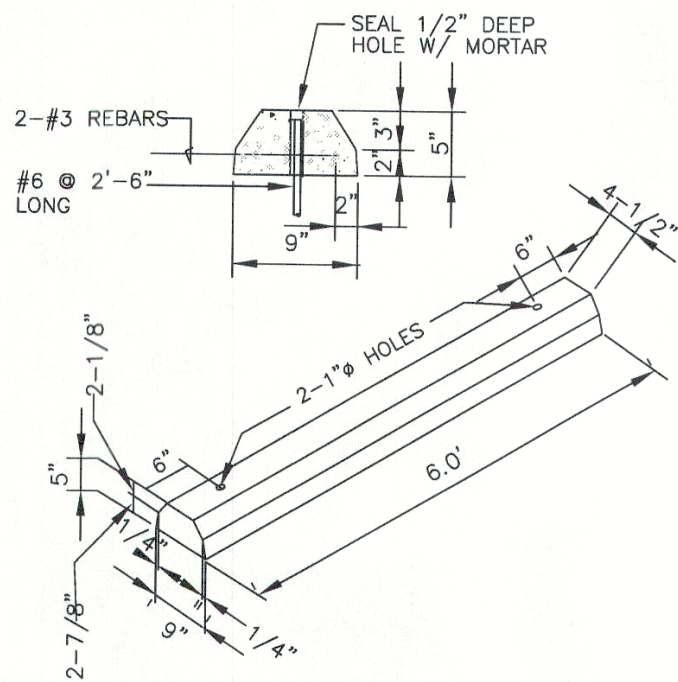
PARKING DETAIL

NOT TO SCALE



ADA SIGN DETAIL

NOT TO SCALE



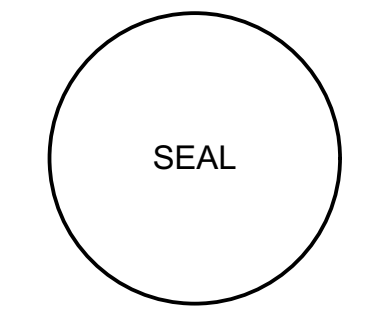
WHEEL STOP DETAIL

NOT TO SCALE



STEVE SIEBERT ARCHITECTURE

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FLORIDA AR0017834
NEW JERSEY 21A101517500
TEXAS 26934

NEUVA VIDA CHURCH

3066 DREW WAY

VILLAGE OF PALM SPRINGS, FL 33406

S.P.A.

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED REPRODUCTION OR ANY OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO: 21-347
DATE: 12.17.19
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:
1 CITY COMMENTS (01.25.22)
2 CITY COMMENTS (02.17.22)

SITE PLAN

SP1.1

GENERAL NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 100% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days after final acceptance by the owner or owner's representative.

Broward County Notes:
Foundation planting is required along the front of the house in the form of ground cover and/or shrubs but shall not block any openings or entranceways.

Turfgrass and groundcover shall constitute a minimum of 35% of the lot size.

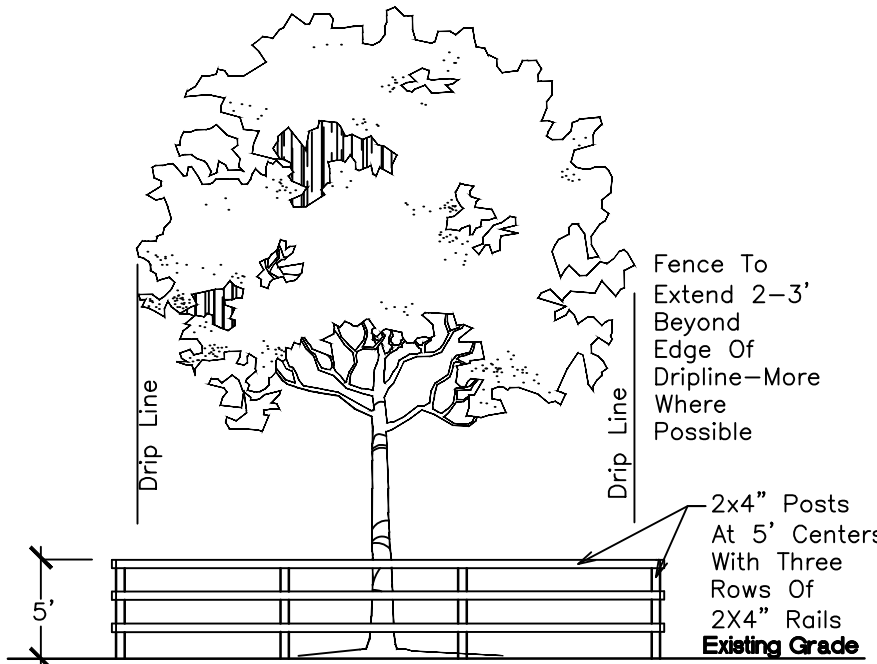
Topsoil shall be free of roots, clods, stones larger than three-fourths inch in the greatest dimension, pockets of coarse sand, noxious weeds, sticks, lumber, brush, and other litter. It shall not be infested with undesirable disease-causing organisms such as insects and plant pathogens.

The topsoil for all planting areas shall be composed of a minimum of thirty percent (30%) muck or horticulturally-acceptable organic material. Excluding palm trees, all trees shall be planted with twelve

(12) inches of topsoil around the root ball and shrubs shall be planted with a minimum of six (6) inches of topsoil around the root ball. A minimum of three (3) inches of shredded, approved, organic mulch or groundcover shall be installed around each tree planting, including palms, for a minimum of thirty-six

(36) inches beyond its trunk in all directions and throughout all hedge and shrub planting. A six (6) inch clear area will be made around each trunk to prevent root rot and other damaging effects. The use of clean mulch (i.e., seeds killed) either recycled or obtained from Melaleuca, Eucalyptus, Australian Pine, or other nonold growth hardwood is encouraged in order to reduce impacts on the environment and to preserve the remaining native plant communities.

A layer of organic mulch three (3) inches deep shall be placed in plant beds, except annual beds, and individual trees in turf areas. Mulch rings should extend at least three (3) feet around freestanding trees and shrubs. Mulch should be at least six (6) inches away from any portion of a building or structure, or the trunks of trees, and at least three (3) inches away from the base of shrubs. Prior to installation, a pre-inspection of the site by the County is required to determine conditions on the subject property and appropriate use and selection of landscape material.



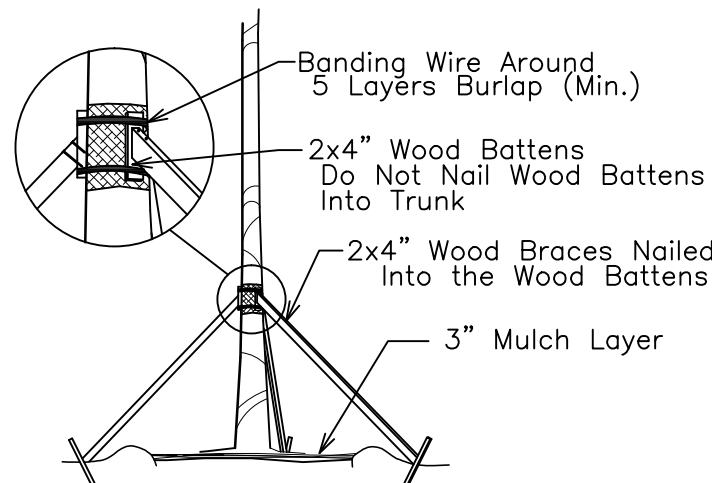
NOTE:
From The Start And Throughout The Duration Of The Project:
Contractor To Install A Wood Fence Barrier To Form A Continuous Circle Around The Tree Or All Existing Trees To Remain.

Contractor Shall Take Extra Care During Earthwork And Utility Operations To Protect All Existing Trees And Shall Be Responsible To Replace Any Damaged Trees During Construction.

EXISTING TREE PROTECTION DETAIL

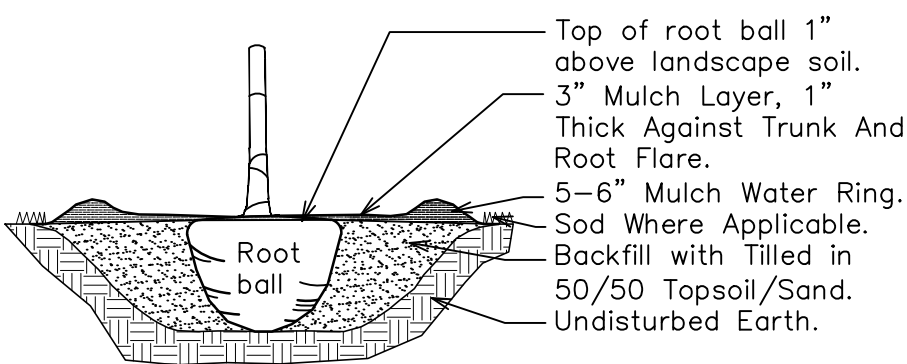
NTS

Code	Drought	Qty.	Botanical Name / Common Name	Specifications
EXISTING PALMS				
EAR	(N) V	1	Acer rubrum / Red Maple	20' OA Ht.
EMI	V	3	Mangifera indica / Mango	20' OA Ht.
EPA	V	1	Persea americana / Avocado	20' OA Ht.
EQL	(N) V	6	Quercus laurifolia / Laurel Oak	25' OA Ht.
PROPOSED TREES				
BS	(N) V	5	Bursera simarubra / Gumbo Limbo	12' Ht. x 5' Spr., 4' CT, 2' DBH, Sing. Trunks
CD	(N) V	5	Coccoloba diversifolia / Pigeon Plum	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
LB	(N) V	1	Lysiloma bahamensis / Wild Tamarind	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
LI	V	6	Lagerstroemia indica / Crape Myrtle 'Muskogee' (Street Tree)	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
PE	(N) V	3	Pinus Elliottii / Slash Pine	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
QV	(N) V	9	Quercus virginiana / Live Oak	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
SP	(N) V	4	Sabal palmetto / Cabbage Palm	16-24' GW, Slaggered Hts.
TH	V	6	Tabebuia heterophylla / Pink Trumpet Tree	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
TR	(N) V	2	Thrinax radiata / Florida Thatch Palm	10' Ht. x 4-5' Spr., 4' CT, 1.5' DBH, Sing. Trunks
VM	V	1	Vetichia montgomeryana / Montgomery Palm, Sing. Trunks	16' OA Ht.
VMD	V	1	Vetichia montgomeryana / Montgomery Palm, Dbl. Trunks	16' OA Ht.
		48	Total Trees (SP, TR, VM Counted 3:1)	
		33	Native Trees	
		68%	Native Trees	
PROPOSED ACCENTS / SHRUBS				
CFS	(N) V	49	Clusia flava / Small Leaf Clusia	3 Gal., 24x24', 30" OC
CIR	(N) V	301	Chrysobalanua icaco / Red Tipped Cocoplum	3 Gal., 24x24', 24" OC
PMP	V	26	Podocarpus macrophyllus / Podocarpus	3 Gal., 24x24', 24" OC
TDF	(N) V	53	Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24x24', 48" OC
		429	Total Shrubs	
		403	Native Shrubs	
		94%	Native Shrubs	
GROUND COVER / TURF / MISCELLANEOUS				
LME	V	50	Liriope muscari 'eg' / Liriope Evergreen Giant	1 Gal., 12" OA, 12" OC
SOD	M	SF	St. Augustine Palmetto	Solid application - no gaps between seams
SOIL			Sand / Topsoil	Per Planting Details
		(N)	Florida Native Plant Species	
		M	Moderate Drought Tolerance	
		V	Very Drought Tolerant	



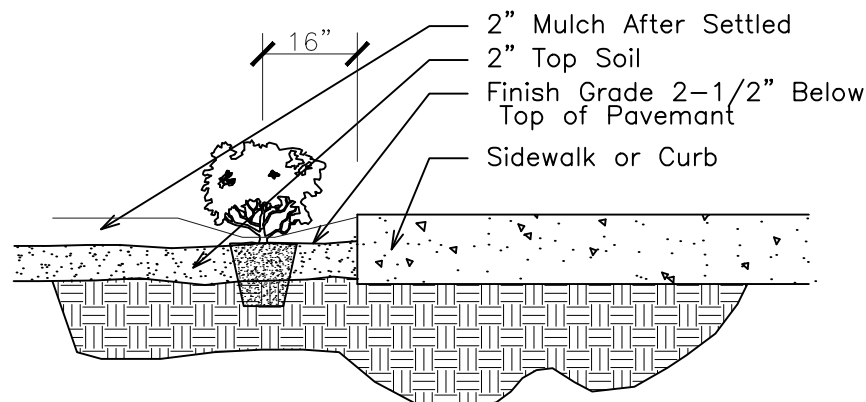
TREE/PALM BRACING DETAIL

NTS



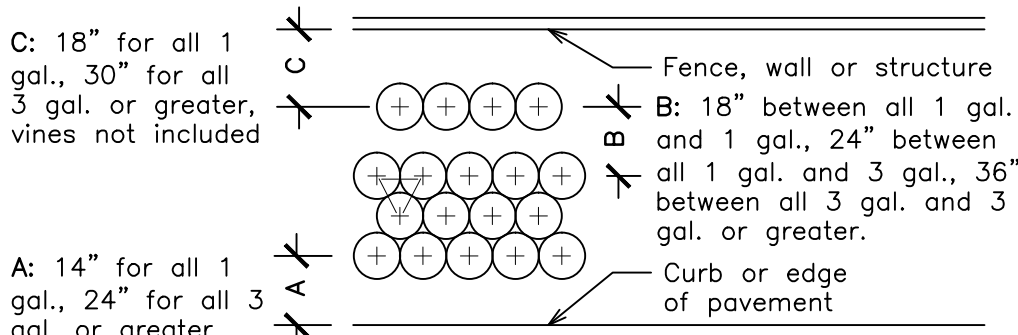
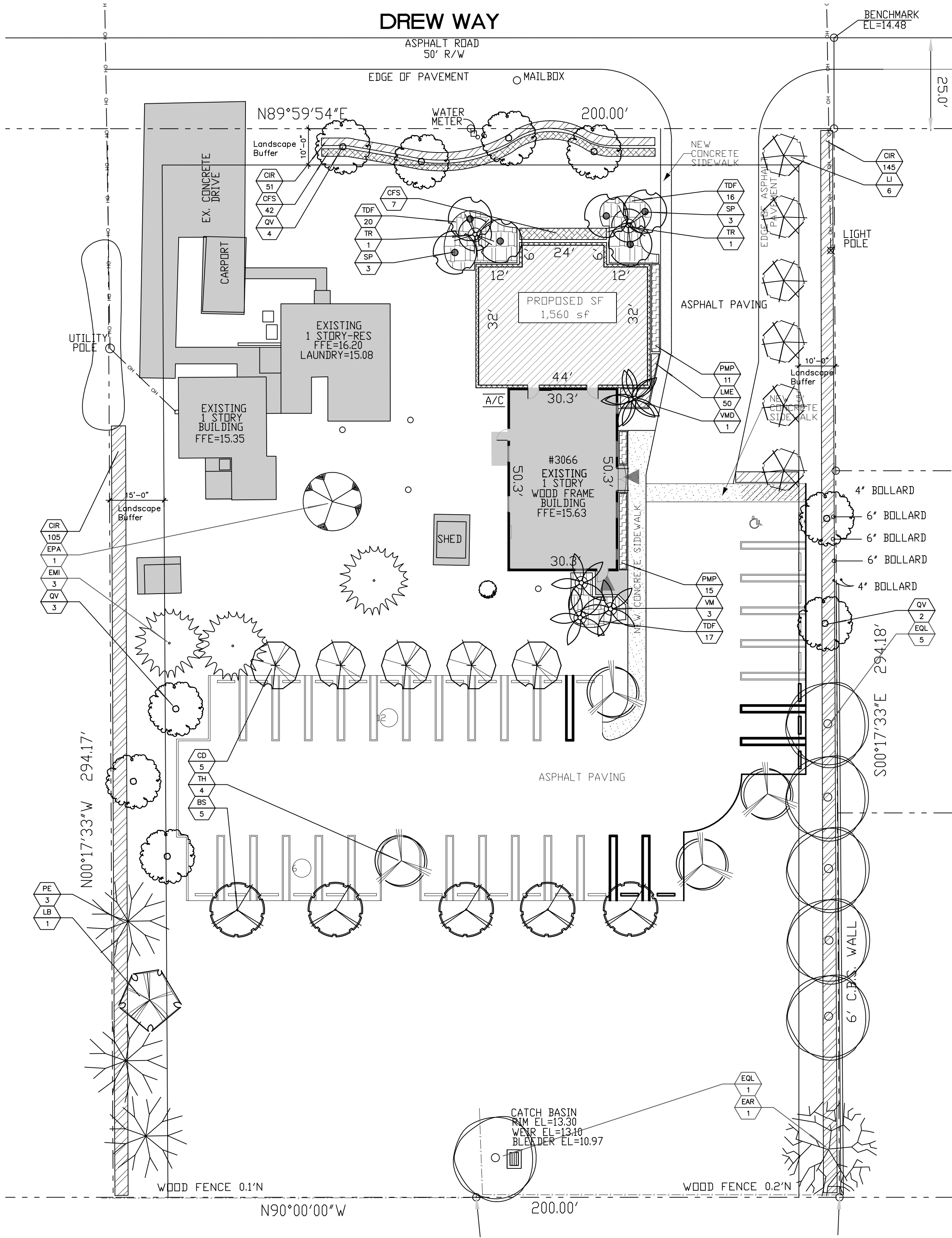
TREE/PALM PLANTING DETAIL

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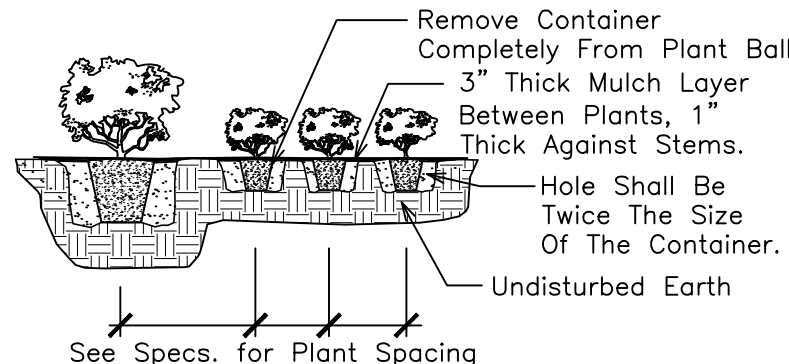
SHRUB INSTALLATION DETAIL

NTS



TYPICAL PLANT SPACING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST,
2800 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcwhite@telsouth.net
954-253-2265

REVISIONS

2-17-2022: North, East
& West Landscape
Buffers Added Per City
P&Z Comments

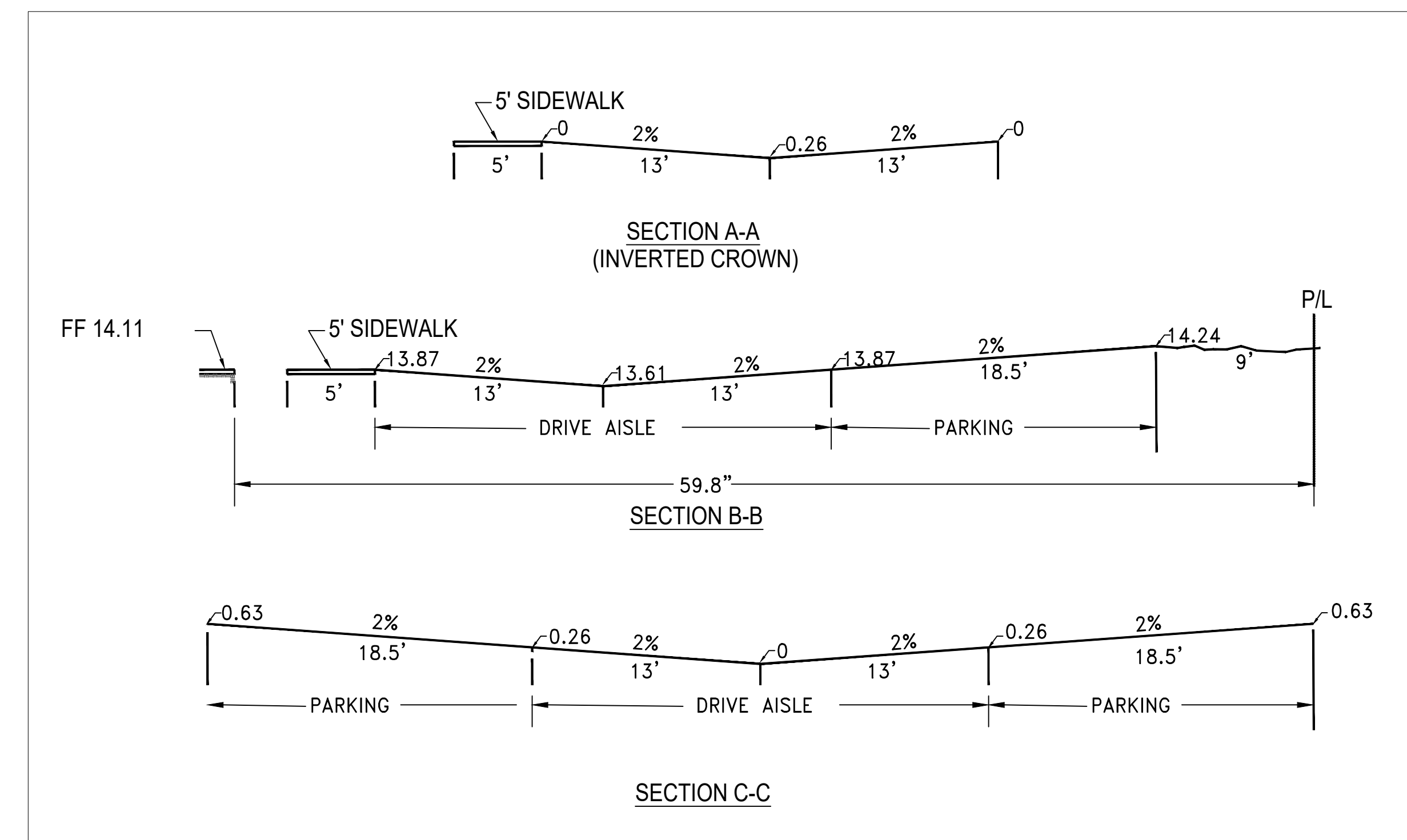
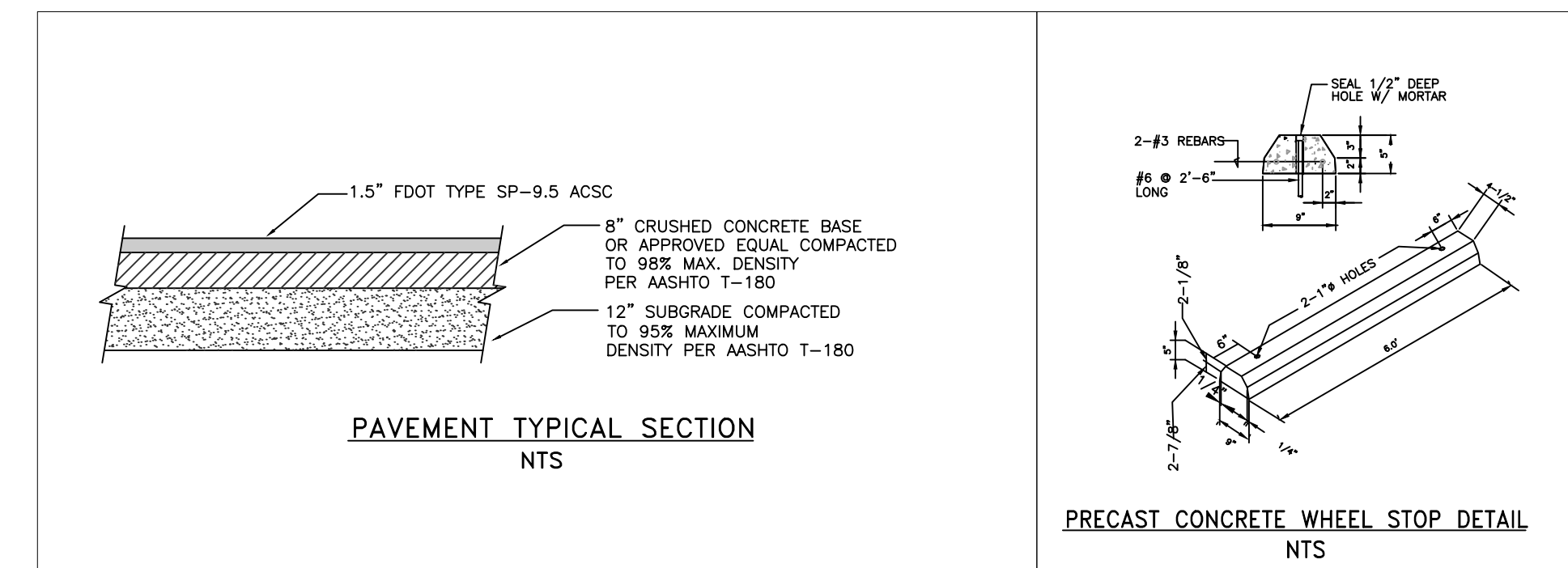
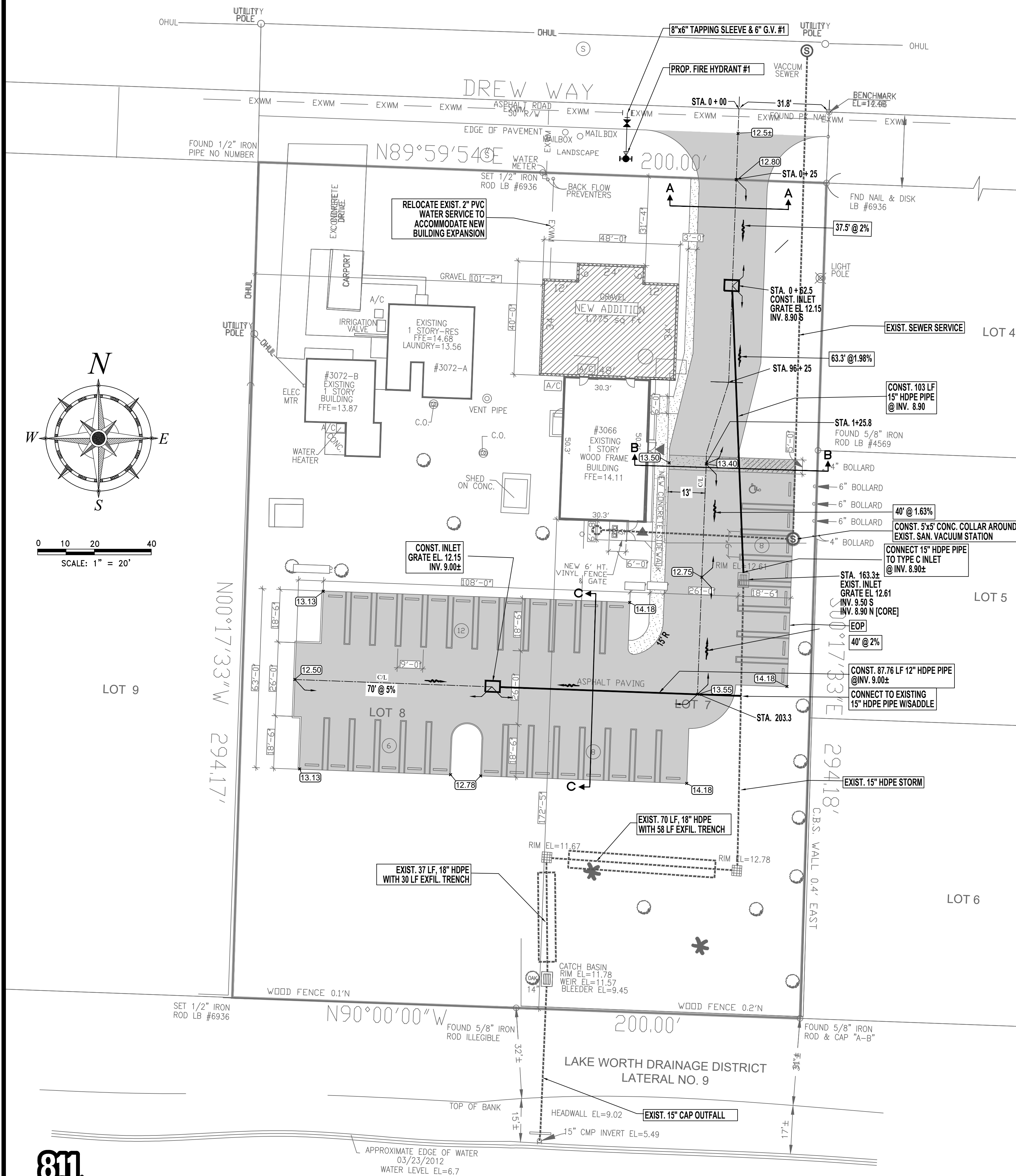
Tree Survey / Landscape Permit Plan
Neuva Vida Church
3066 Drew Way
West Palm Beach, Florida 33406



DRAWN:
TW
CHECKED:
TW
DATE:
11-12-2021
SCALE: As Shown

Sheet No.

L-1
Sheet 1 Of 2



DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

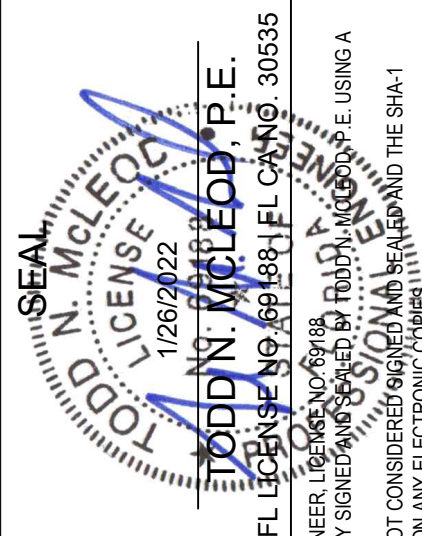
SITE PLAN SET

1/26/2022



**McLeod • McCarthy &
Associates, P.A.**
Civil Engineers

The Forum III
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FIELD:
DRAWN: P. Saffold
DESIGNED: TMC
APPROVED: TNM
PROJECT #:21-036

TODD N. McLEOD, P.E., PROFESSIONAL ENGINEER
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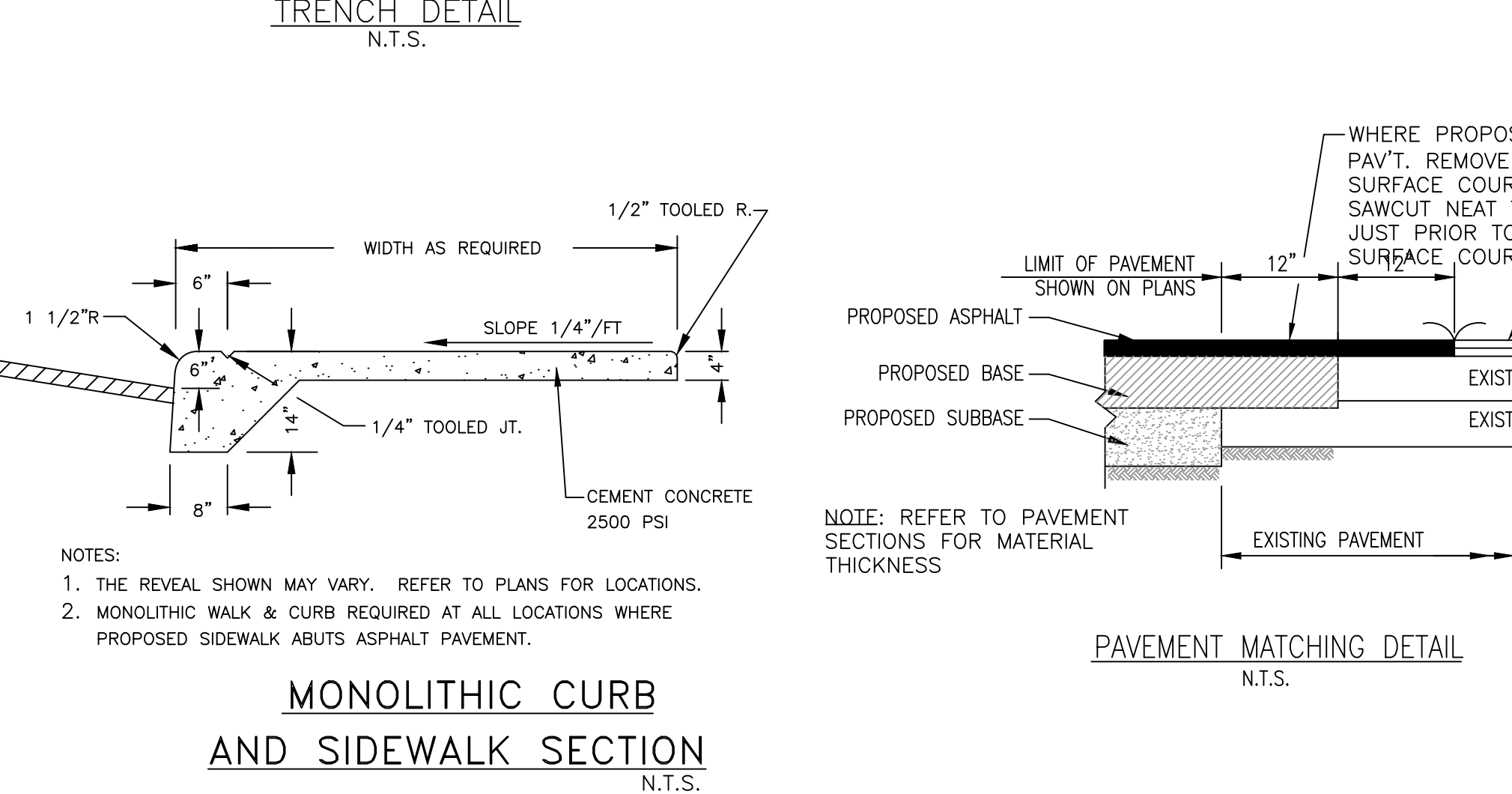
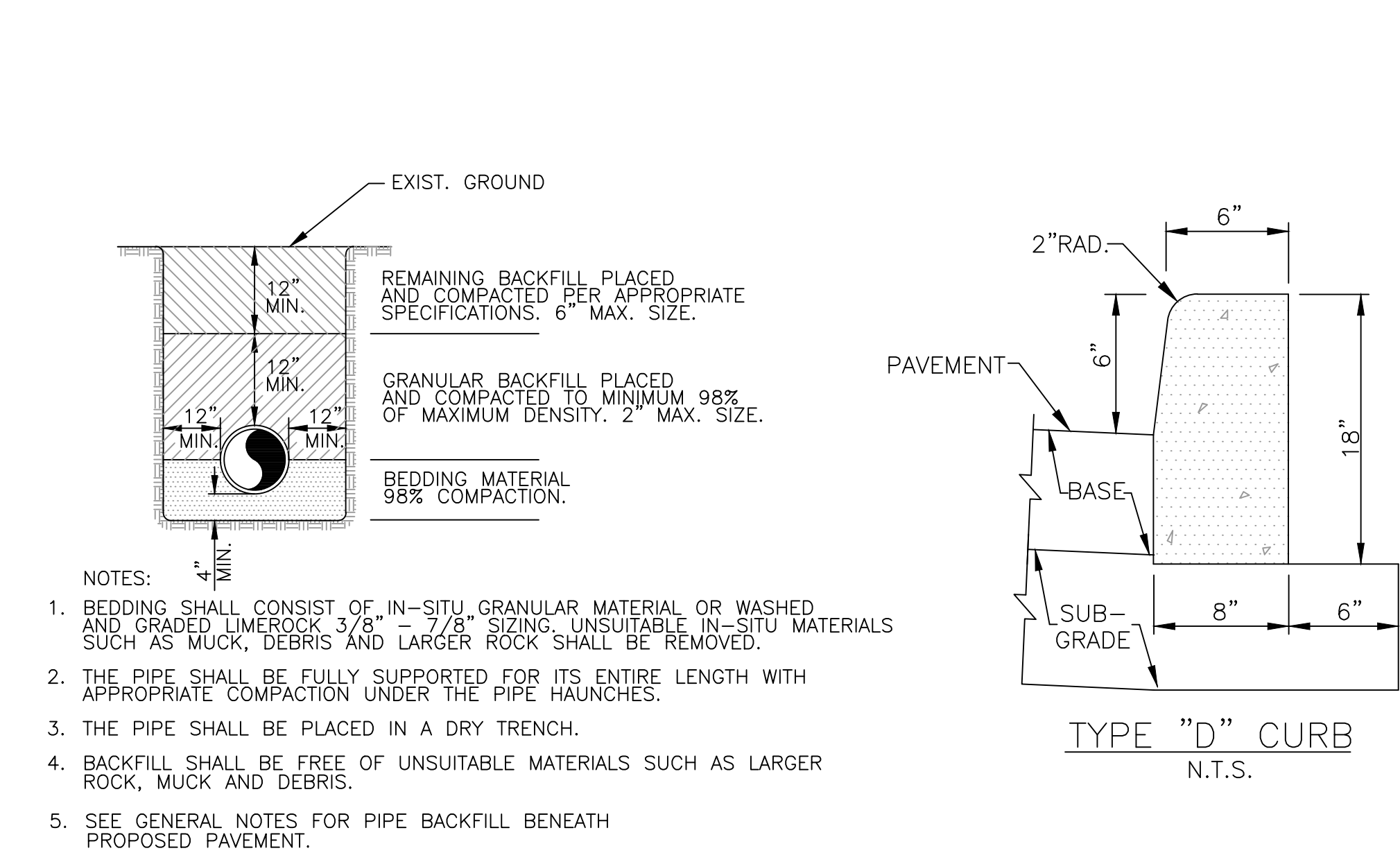
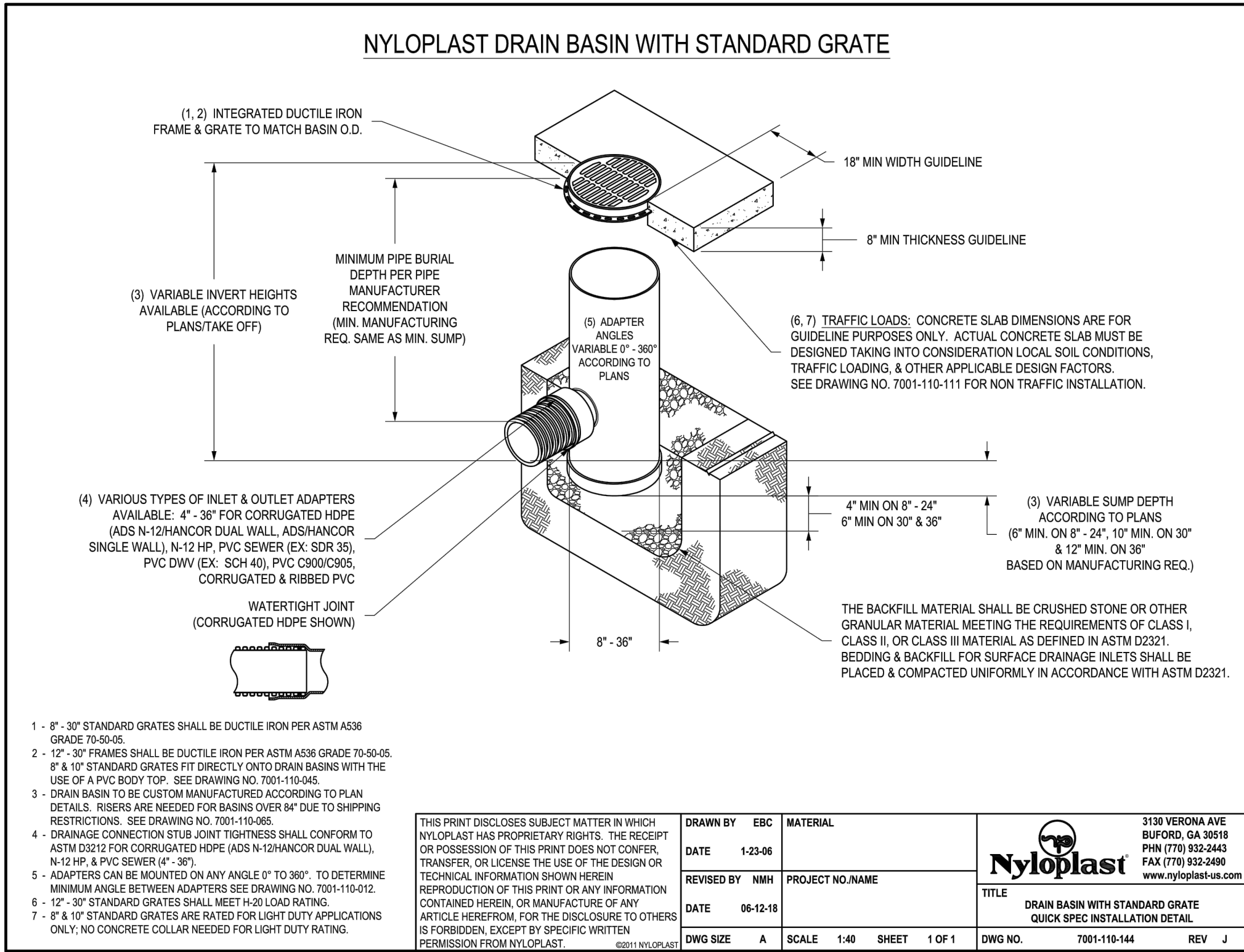
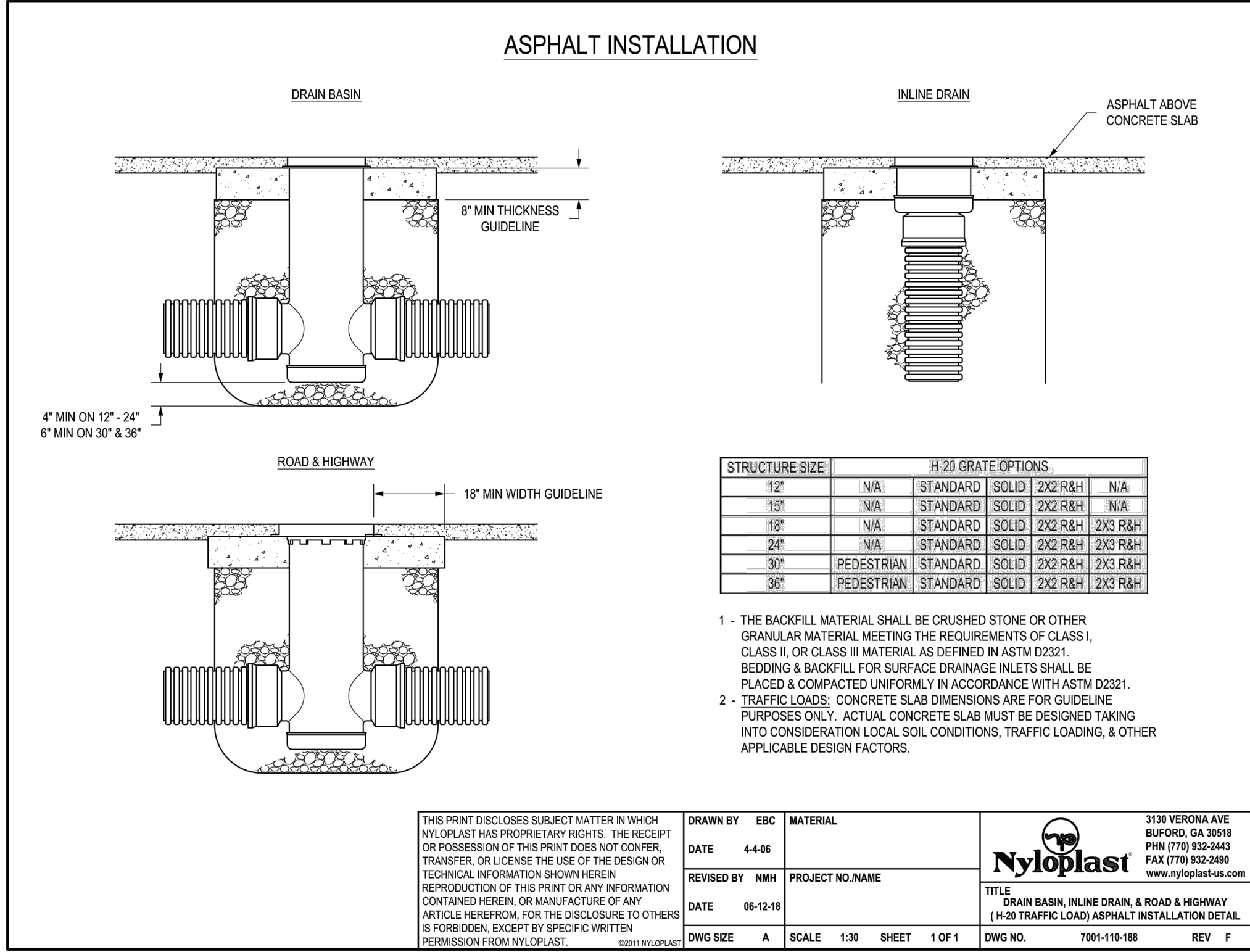
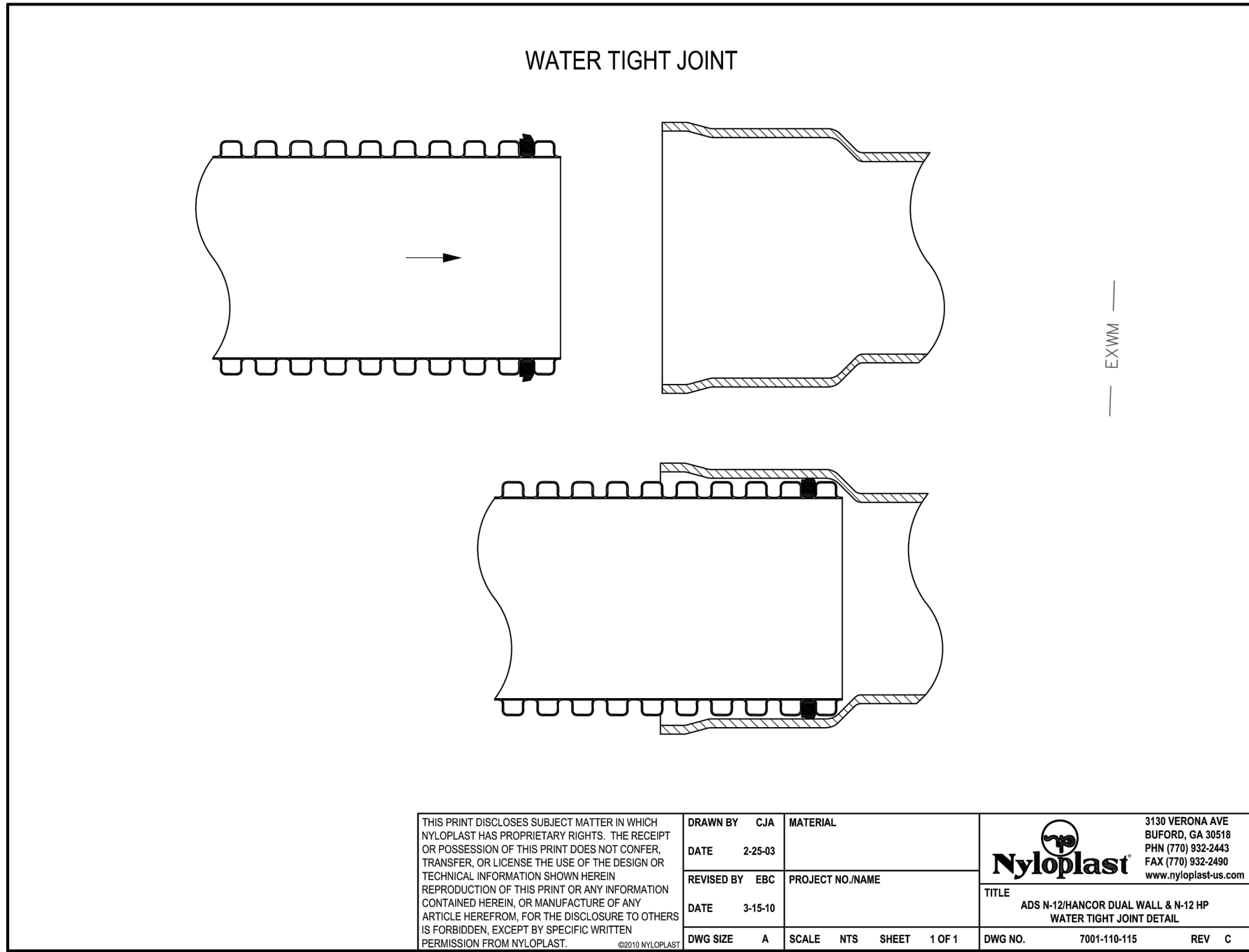
REVISIONS

NO.	DATE
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PRELIMINARY SITE / CIVIL PLAN
NUEVA VIDA NEW LIFE CHURCH
3066 Drew Way
Village of Palm Springs, Florida 33406

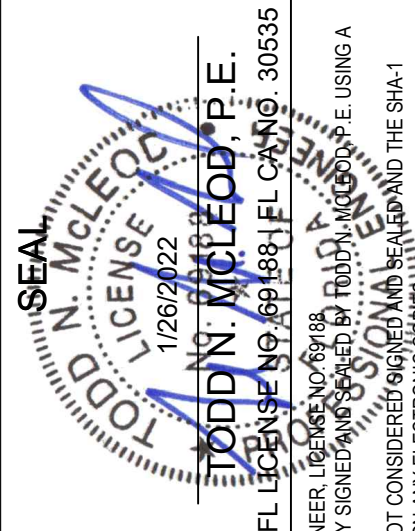
SCALE: AS SHOWN
DATE: 1/26/2022

SHEET
1
OF 2



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FIELD:
DRAWN: P. Saffold
DESIGNED: TMC
APPROVED: TMM
PROJECT #21-036

NO.	DATE	REVISIONS

PRELIMINARY SITE / CIVIL DETAILS
NUEVA VIDA NEW LIFE CHURCH
3066 Drew Way
Village of Palm Springs, Florida 33406

SCALE: AS SHOWN
DATE: 1/26/2022

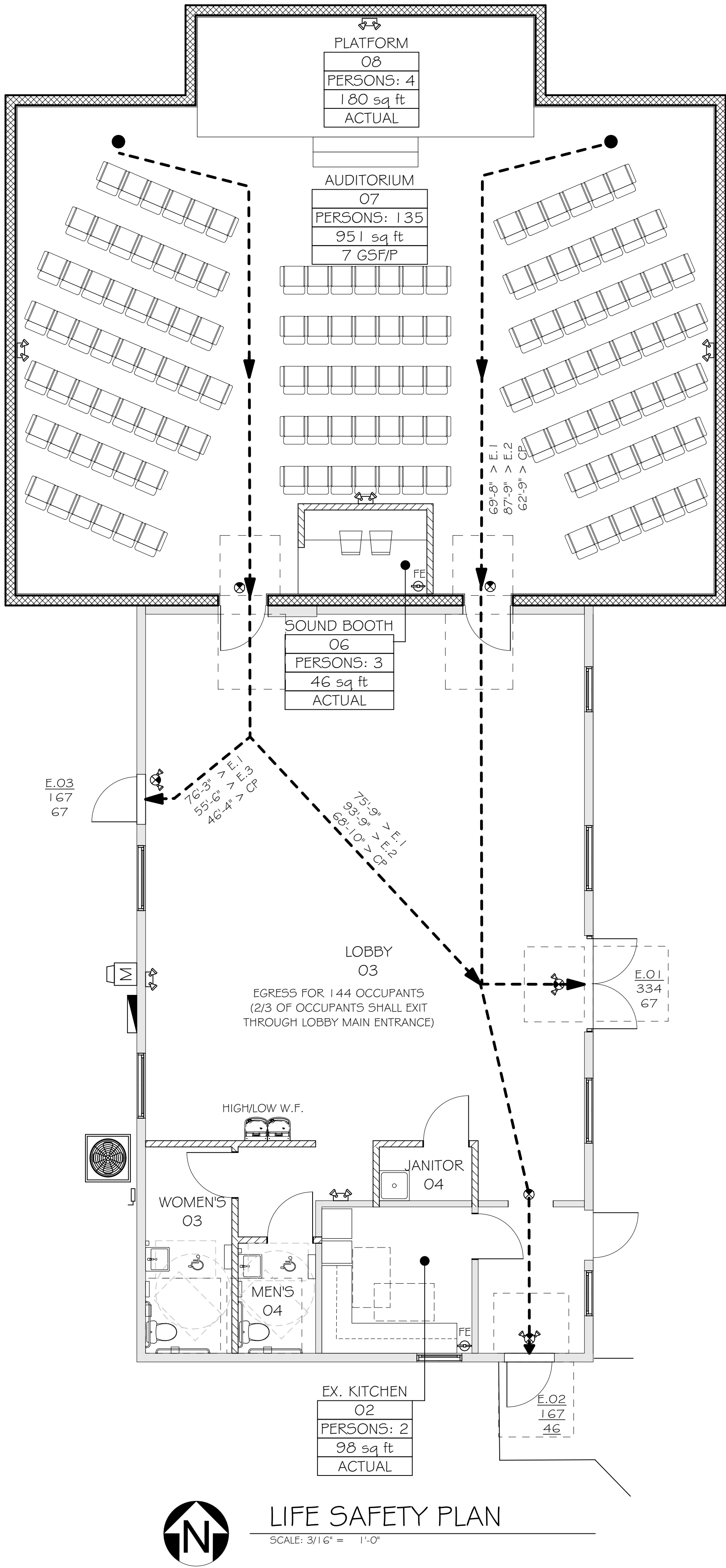
SHEET
2
OF 2

SITE PLAN SET
1/26/2022



GENERAL LIFE SAFETY NOTES:

1. ANY DOOR IN THE MEANS OF EGRESS SHALL MEET THE REQUIREMENTS UNDER NFPA 101 (SECTION 7.2.1). DOOR LEAVES SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED PER NFPA 101 (7.2.1.5.1). LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. PER NFPA 101 7.2.1.5.3
2. ALL INTERIOR WALLS AND CEILINGS FINISHES SHALL COMPLY W/ NFPA 101 & FBC TABLE 603.1.1 PER APPROPRIATE OCCUPANCY
3. 7.10.1.2.2* HORIZONTAL COMPONENTS OF THE EGRESS PATH WITHIN AN EXIT ENCLOSURE SHALL BE MARKED BY APPROVED EXIT OR DIRECTIONAL EXIT SIGNS WHERE THE CONTINUATION OF THE EGRESS PATH IS NOT OBVIOUS.
4. 7.10.1.3 EXIT DOOR TACTILE SIGNAGE. TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL OF THE FOLLOWING CRITERIA, UNLESS OTHERWISE PROVIDED IN 7.10.1.4: (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT. (3) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
5. PROVIDE KNOX BOX AS REQUIRED, COORDINATE FINAL LOCATION W/ LOCAL FIRE MARSHAL
6. ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE LEVELED 1 TO 2
7. GC SHALL WALK ALONG ANY AGRESS TO VERIFY ALL EGRESS DOORS HAVE A PANIC HARDWARE SET OR NON-LUCK ABLE LATCHES.
8. ANY LIFE SAFETY ELECTRICAL TO BE WIRED AHEAD OF ANY SWITCHES - TYPICAL
9. ALL SMOKE DETECTOR SHALL BE HARD WIRE PER CODE
10. (IF APPLICABLE) ALL EMERGENCY INCLOSED STAIR CASE SHALL BE AUTOMATIC VENTED, REFER TO MEP DWGS.
11. REFER TO ELECTRICAL ENGINEER'S DWGS. FOR EXIT SIGNAGE AND EMERGENCY LIGHTING INFORMATION
12. (IF APPLICABLE) ALL SOUND SYSTEMS SHALL TIE INTO THE FIRE ALARM AS-REQUIRED PER FBC & NFPA 101. SOUND SYSTEM MUST SHUNT WITH ACTIVATION OF FIRE ALARM SYSTEM
13. THE BUILDING SHALL HAVE A FIRE-ALARM SYSTEM INSTALLED PER FLORIDA BUILDING CODE AND THE FLORIDA FIRE PREVENTION CODE. THE SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE-PROTECTION SPECIALTY CONTRACTOR. SHOP DRAWINGS FOR THE COMPLETE DESIGN OF THE SYSTEM WILL BE PROVIDED WITH THE CONTRACTOR'S APPLICATION FOR PERMIT (DOCUMENTS WILL BE SEALED WITH AN ENGINEER'S SEAL, LICENSED IN THE STATE OF FLORIDA) (DELAYED APPLICATION BY SUPPLIER)
14. (ONLY FOR GROUP-A)EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. PER FBC 1004.3
15. PLACES OF RELIGIOUS WORSHIP SHALL NOT BE REQUIRED TO MEET THE PROVISIONS OF THIS SECTION IN ORDER TO OPERATE A NURSERY WHILE SERVICES ARE BEING HELD IN THE BUILDING. PER FBC 466.1.1
16. G.C SHALL VERIFY ALL EXIST. EMERGENCY EXITS SIGNS ARE IN WORKING ORDER. PROVIDE NEW AS-REQUIRED PER CODE.
17. THE FIRST FLOOR EXIST. AUDITORIUM SEATING WILL BE INTERLOCKING
18. PER NFPA 101 - 13.3.4.1.1 ASSEMBLY OCC. W/ OCC. LOADS OF MORE THAN 300 AND ALL THEATERS W/ MORE ONE AUDIENCE-VIEWING ROOM SHALL BE PROVIDED W/ AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE W/ 9.6.1 & 13.3.4, UNLESS OTHERWISE PERMITTED BY 13.3.4.1.2, 13.3.4.1.3, OR 13.3.4.1.4
19. FIRE ALARM SYSTEM SHOWN IN THESE PLANS ARE DIAGRAMMATIC DESIGN ON THIS LIFE-SAFETY-PLAN IS PROVIDED FOR REVIEW AND APPROVAL PURPOSES ONLY - IT IS THE NOT THE ACTUAL DESIGN FOR PERMITTING. FINAL FIRE-ALARM SHOP DWGS. SHALL COMPLY W/ NFPA 72(2016 EDITION) & FLORIDA ADMINISTRATIVE CODE 61G15-32 AS-REQUIRED
20. (IF APPLICABLE)EACH NEW FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION, OR ANY OTHER NEW WALL REQUIRED TO HAVE PROTECTED OPENING SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH THE WORDING, FIRE AND SMOKE BARRIER PROTECT ALL OPENING, OR SIMILAR LANGUAGE. SUCH SIGNS OR STENCILING SHALL BE IN 4-INCH-HIGH LETTER, ½" INCH STROKE, AND NOT MORE THAN 15 FEET ON CENTER. (NFPA 101 CHAPTER 8 SECTION 8.3.2.4)



GENERAL NOTES: THE PROPOSED PROJECT IS A (1,775 SF) CMU ADDITION TO AN EXISTING WOOD FRAME STRUCTURE. EXISTING AUXILIARY BUILDINGS ON-SITE ARE TO REMAIN.

BUILDING INFORMATION	
PLATFORM	180 SF
AUDITORIUM	951 SF
SOUND	46 SF
LOBBY	1,147 SF
TOILET RM5	125 SF
JANITOR	22 SF
KITCHEN	98 SF
TOTAL AREA:	2,569 SF

OCCUPANCY CLASSIFICATION : A3- HOUSE OF WORSHIP
CHAPTER 3; SECTION 302;

CONSTRUCTION TYPE : 3B
CHAPTER 6; TABLE 601

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903.2.1.2 NOT REQUIRED
NOT PROVIDED

AUTOMATIC FIRE-ALARM SYSTEM: PER SECTION 907.2 NOT REQUIRED
NOT PROVIDED

TYPE OF ADJACENT OCCUPANCY: (INCLUDING FLOORS ABOVE AND BELOW) NA

NUMBER OF EXITS: PER. FBC 1006.3.1 2 EXIT REQUIRED
2 EXITS PROVIDED

TOTAL EGRESS WIDTH: PER. FBC 1005.1 IS .2" PER OCCUP. 28.8" REQUIRED
144 OCCUP. x .2= 28.8 501" PROVIDED

EXIT ACCESS TRAVEL DISTANCE: CHAPTER 10; TABLE 1017.2: MAX ALLOWED 200'
MAX DISTANCE = 93'-9"

MAX. COMMON PATH TRAVEL LENGTH: CHAPTER 10; TABLE 1006.2.1: MAX ALLOWED 75'
MAX DISTANCE = 68'-10"

DEAD END TRAVEL DISTANCE: FBC 1020.4 MAX ALLOWED 20'
MAX DISTANCE = N/A

MINIMUM CORRIDOR WIDTH: PER FBC SECTION 1020.2, TABLE 1020.2 MIN ALLOWED 44" MIN.
MIN PROVIDED = 48"

OCCUPANCY LOAD CHART CHAPTER 10;

PLATFORM (1/15 NET)	4 OCCUPANTS
982 SF / 15	
AUDITORIUM (1/7 NET)	135 OCCUPANTS
2,123 SF / 7	
SOUND BOOTH.....	3 OCCUPANTS
46 SF / ACTUAL	
KITCHEN (1/200 GROSS)	2 OCCUPANTS
241 SF / ACTUAL	
TOTAL:	144 OCCUPANTS

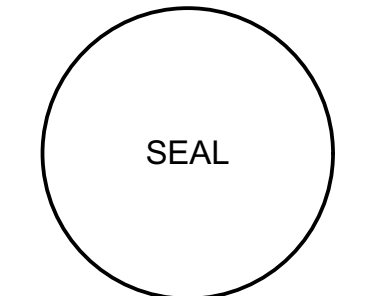
TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES						
OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING	SLOP
	MALE	FEMALE	MALE	FEMALE	FOUNTAIN	SINK
ASSEMBLY:	1/150	1/75	1/200		1/1000	1
PROVIDED:	1	1	1	1	1	1

LEGEND

- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS (MIN. 90 MINUTES BATTER LIFE)
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- EXIT LIGHT FIXTURE AND EMERGENCY LIGHT COMBO (MIN. 90 MINUTES BATTER LIFE)
- FIRE EXTINGUISHER (3-PROVIDED) FEC WITH 5LB ABC. (1 OLB IN KITCHENS) LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION. REFER TO NFPA 10
- DIRECTION OF EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- | | |
|----------|------------------------|
| ROOM | = ROOM NAME |
| 04 | = ROOM NUMBER |
| 1 | = OCCUPANT LOAD |
| XX SF | = ROOM AREA |
| XXX G5FP | = OCCUPANT LOAD FACTOR |
- | | |
|-----|------------------------------|
| EO# | = EXIT I.D. NUMBER |
| MAX | = MAX. OCCUPANT LOAD OF EXIT |
| OC | = OCCUPANTS SERVED BY EXIT |
- | | |
|--------|---------------------------|
| XX>EO1 | = MAX. DISTANCE TO EXIT 1 |
| XX>EO2 | = MAX. DISTANCE TO EXIT 2 |
| XX>CP | = COMMON PATH OF TRAVEL |
- FIRE ALARM (HORN & STROBE) "VOICE EVACUATION"
- FIRE ALARM (PULL-STATION)
- FIRE ALARM (HORN)
- FIRE ALARM (STROBE)
- NEW FIRE SPRINKLER HEAD (TURNED DOWN)
- NEW SMOKE DUCT DETECTOR
- INDICATES EXISTING TO REMAIN



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S.P.A.

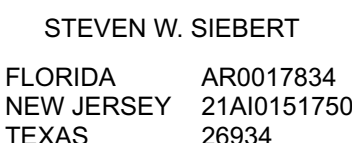
THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
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PROJECT NO: 21-347
DATE: 1.25.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS: _____

LIFE SAFTEY PLAN

LS1.1

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3066 DREW WAY

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FIRST FLOOR PLAN

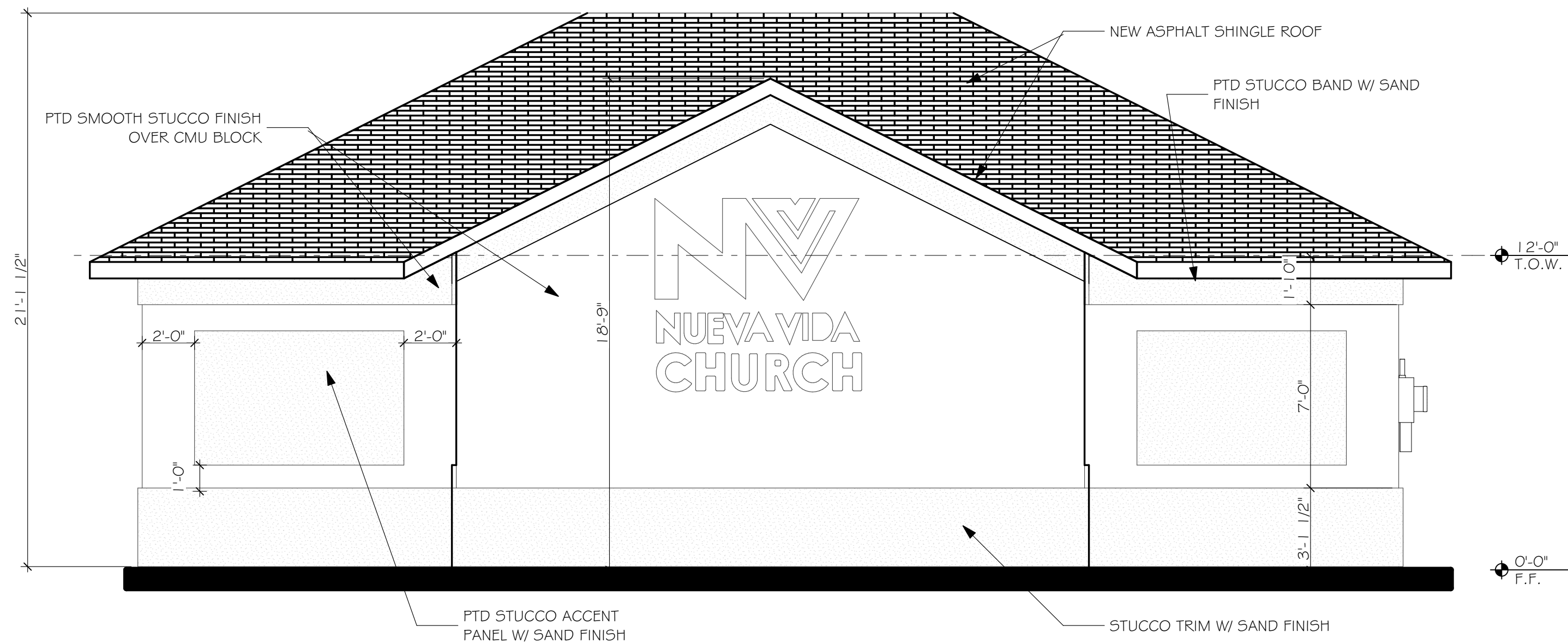
1. DEMOLITION PLANS SHOW APPROXIMATE LAYOUT OF EXISTING BUILDING AND ARE NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK, PRIOR TO THE START OF CONSTRUCTION.
2. WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES (ELECTRICAL, PLUMBING, LOW-VOLTAGE, ETC) WITHIN DASHED (WALLS) SHALL ALSO BE REMOVED.
3. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN (IF APPLICABLE). SHORING AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE LOCAL JURISDICTION.
4. ALL ELECTRICAL DEMOLITION (DISCONNECT) WORK SHALL BE PERFORMED BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT APPLICABLE CODES.
5. ALL PLUMBING LINES; (SUPPLY & DRAIN) SHALL BE PROPERLY DISCONNECTED AND TEMPORARILY CAPPED TO BE EXTENDED AND RELOCATED ACCORDING TO THE FUTURE (SIGNED AND SEALED ENGINEERING DOCUMENTS) BY A FLORIDA LICENSED PLUMBING CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.
8. ANY AND ALL HAZARDOUS MATERIAL TO BE REMOVED SHALL BE PROPERLY REMOVED AS REQUIRED BY AN EPA LICENSED AND INSURED MATERIAL CONTAINMENT CONTRACTOR.
9. ASBESTOS REPORT FOR DEMOLITION SHALL BE COMPLETED AND SUBMITTED BY THE GENERAL CONTRACTOR.
10. SELECTIVE DEMOLITION SHALL BE PERFORMED WITH A METHOD DESIGNED TO PRESERVE ADJACENT MATERIAL SCHEDULED TO REMAIN.



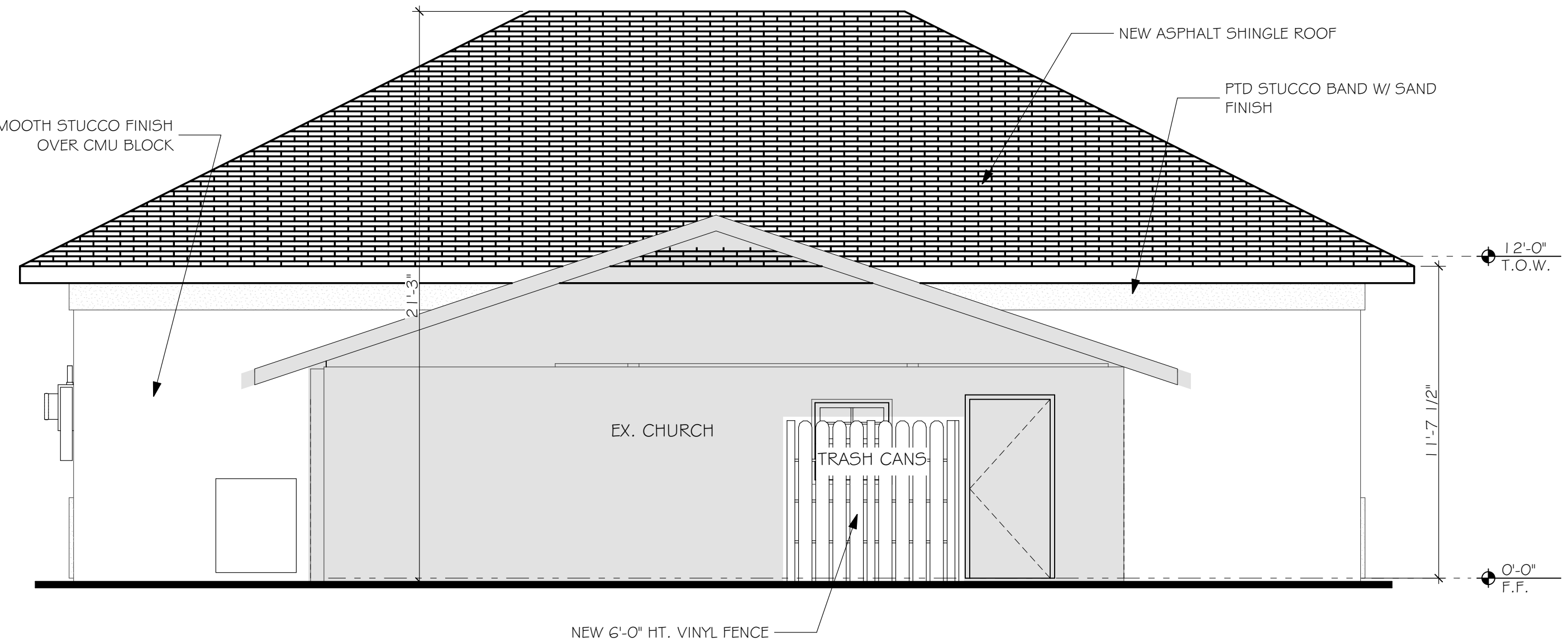
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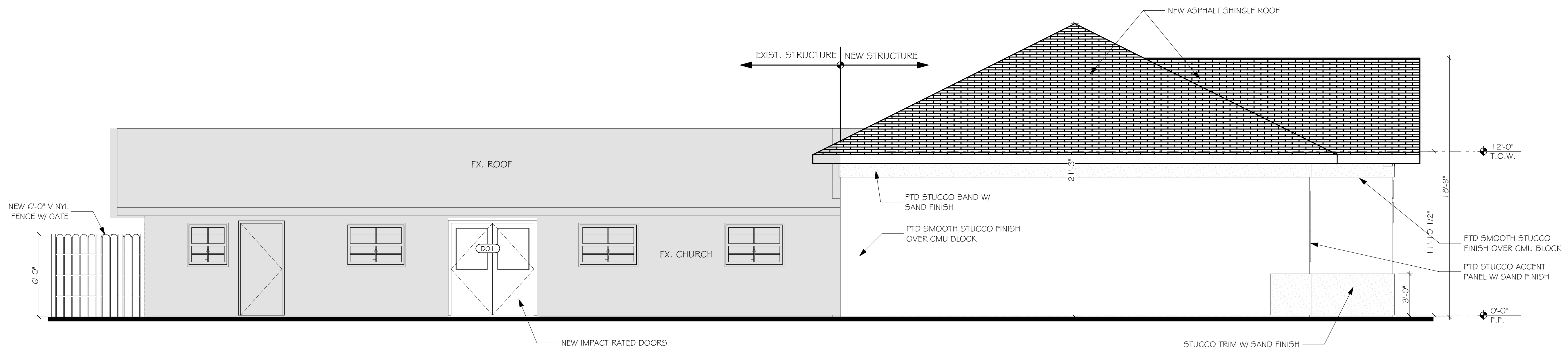
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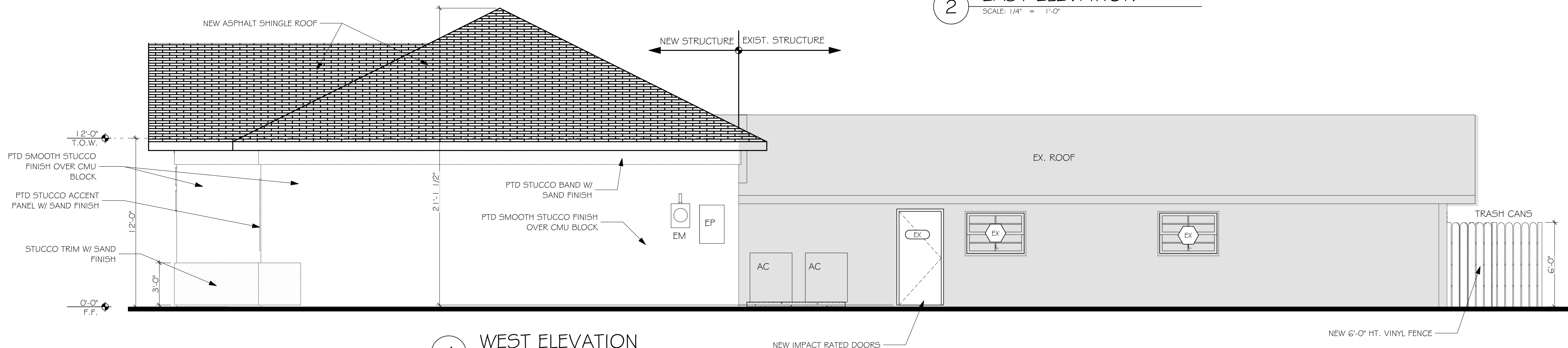
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3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



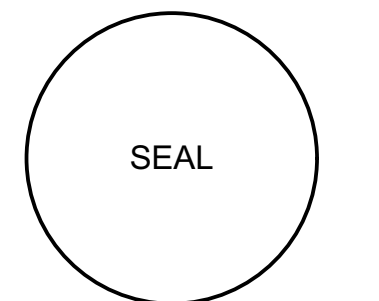
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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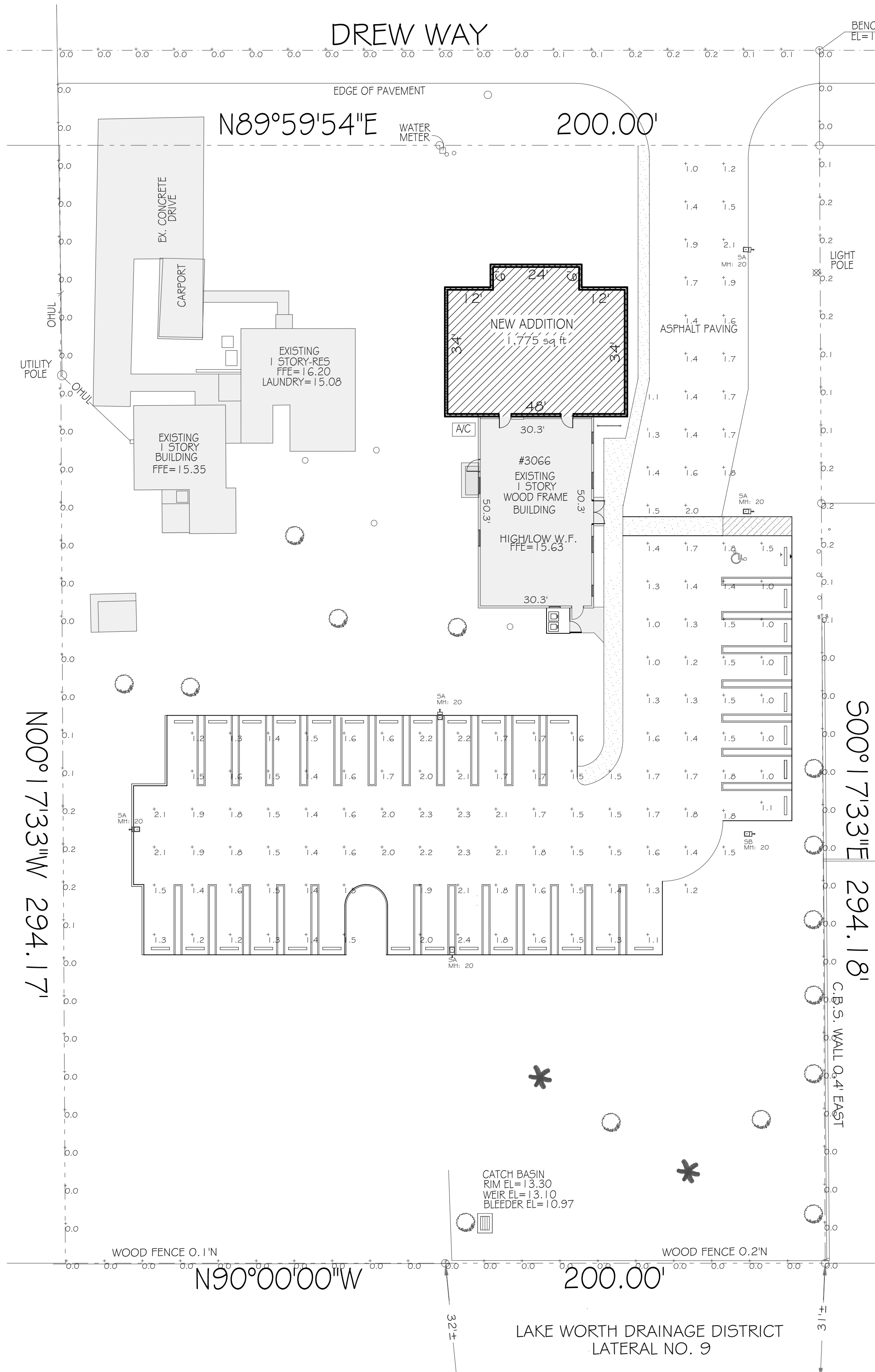
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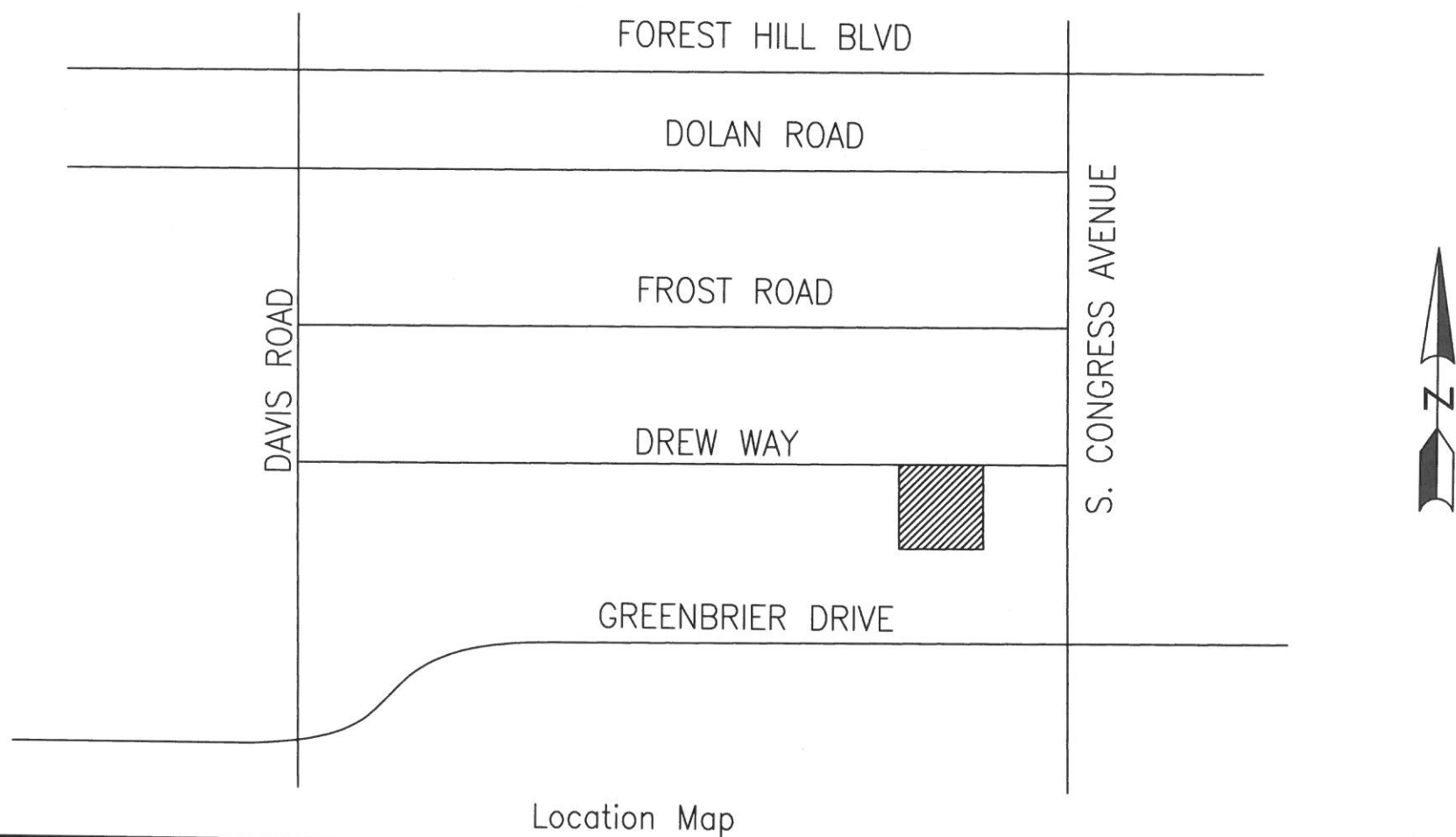
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PROJECT NO: 21-347
DATE: 2.9.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:

ELEVATIONS

A4.1





LEGAL DESCRIPTION:

LOTS 7 & 8, OF DREW MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY THERE MAY EXIST EASEMENTS OR OTHER MATTERS WHICH MAY AFFECT THE USAGE OF THE LANDS SHOWN HEREIN
2. 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.
3. THIS BOUNDARY SURVEY MEETS THE ACCURACY STANDARDS OF A URBAN SURVEY WITH A PRECISION OF 1 FOOT IN 7500 FEET AS REQUIRED BY STANDARDS OF PRACTICE AS DEFINED IN 5J-17 FLORIDA AMINISTRATIVE CODE.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE.
5. ALL DISTANCES AND ANGLES ARE FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
6. THIS SURVEY IS PREPARED FOR THE PARTIES AS LISTED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES.
7. THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED FOR THE SPECIFIC PURPOSE AND THE CLIENT FOR WHICH IT IS PREPARED. REUSE OR RELIANCE UPON THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF DEAN SURVEYING & MAPPING, INC., SHALL BE WITHOUT LIABILITY TO DEAN SURVEYING & MAPPING, INC.
8. ELEVATIONS AS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. REFERENCE BENCHMARK IS PALM BEACH COUNTY BRASS DISK DESIGNATED "CON 29" WHICH HAS AN ESTABLISHED ELEVATION = 12.443.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR:
NUEVA VIDA NEW LIFE, INC.

PROPERTY LIES WITHIN A FLOOD ZONE X, AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP COMMUNITY PANEL NUMBER 12099C0589F

PROPERTY ADDRESS: 3066 & 3072 DREW WAY, PALM SPRINGS, FL 33406

NOTE:
This drawing is not valid without
embossed seal or digital
signature of surveyor

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



Dean Surveying & Mapping, Inc.

"The Measuring Line Shall Go Forth" Jeremiah 31:39

4201 Westgate Ave.
Suite A3
West Palm Beach, Florida 33409

Tel: (561) 625-8748

Facsimile (561) 626-4558

FIELD: R.N.D.

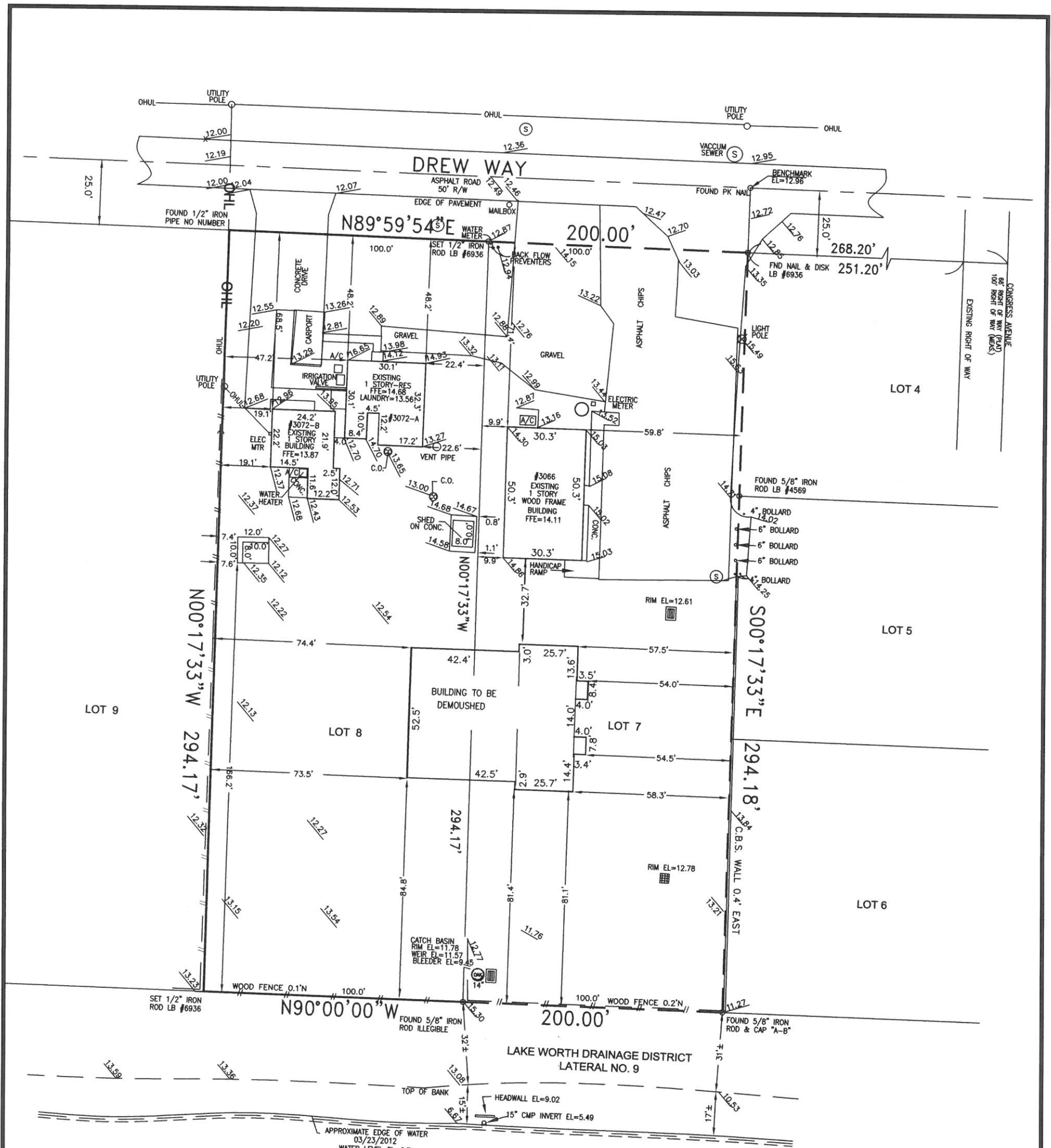
DATE: 11/03/21

DRAWN: S.D.B.

SCALE: N/A

SHEET: 1 of 2

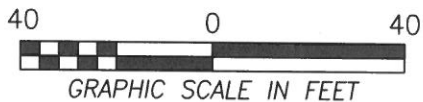
JOB No.: 014-1002



AREA=58,835 SQUARE FEET OR 1.35 ACRE

Legend

- | | | |
|--|---|--------------------------------|
| ⊙ Indicates Set NAIL & DISK
Rod & Cap #LB6936 | ⊗ Indicates Water Valve | (P) Indicates Plot Dimension |
| ● Indicates Found Iron Rod & Cap | □ Indicates Water Service METER | (D) Indicates Drainage Manhole |
| ⊕ Indicates Electric Service | ⊙ Indicates Sanitary Cleanout | (S) Indicates Sanitary Manhole |
| ○ Indicates Wood Utility Pole | — OHUL — Indicates Overhead Utility Lines | △ Indicates Cable TV Pedestal |
| ← Indicates Pole Anchor | — — — Indicates WOOD Fence | ○ Indicates S.B.T&T Pedestal |
| ■ Indicates Catch Basin | ×-×-× Indicates Chain Link Fence | ⊕ Indicates FIRE HYDRANT |



UPDATE SURVEY	11/03/21
TIE-BEAM LOCATION	9/24/19
ADDITIONAL DIMENSIONS TO LOT LINES	5/29/18
UNDERCONSTRUCTION SLAB & WALL (ADJUSTED)	4/26/18
UNDERCONSTRUCTION SLAB & WALL (ADJUSTED)	8/17/17
STEM WALL/FOR BOARD TIE-IN	8/3/16
ADDED PROPOSED BUILDING	5/2/16
ADDED SQUARE FOOTAGE OF LOTS	6/18/15
CORRECT LEGEND-WOOD FENCE	1/19/15
REVISIONS	DATE

BOUNDARY & TOPOGRAPHIC SURVEY Prepared For:
NUEVA VIDA NEW LIFE, INC.

NOTE:

This drawing is not valid without
embossed seal or digital
signature of surveyor

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



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FIELD:	R.N.D.	DATE:	11/03/21
DRAWN:	S.D.B.	SCALE:	1"=40'
SHEET:	2 of 2	JOB No.:	014-1002

Water Management Calculations
for

Nueva Vida New Life Church
Palm Springs

22-Apr-15

Revised June 12, 2015

Revised October 14, 2015

LAND USE SUMMARY

	Total (Acres)	Pervious (Acres)	Impervious (Acres)
Roadway/parking	0.47	0.00	0.47
Buildings	0.16	0.00	0.16
Open	0.72	0.72	0.00
Total	1.35	0.72	0.63

DESIGN RAINFALL EVENTS

<u>Design Storm</u>	<u>Total Rainfall(Inches)</u>
5 Year, 1 Hour	3.2
5 Year, 24 Hour	7.0
10-Year, 72-Hour	10.0
100-Year, 72-Hour	15.0

Water Quality Detention

1.35 acre site presently drains to LWDD Lateral Canal No. 9. In order to meet current water management design criteria exfiltration trench will be used to provide for the retention of the 1st inch of runoff

Site Area 1.35 acres

1st inch of runoff 0.11 ac ft 1.32 ac inches

EXFILTRATION TRENCH

Size Exfiltration Trench to provide 5 year, 1 hr storm protection for parking lot

Hydraulic Conductivity = 1.2×10^{-3} cfs/ft²

Required 6' wide by 3' wide trench
(see attached trench calculations)

88 Linear Feet

11-2-15
PROFESSIONAL ENGINEER

SITE GRADING/SURFACE STORAGE ASSUMPTIONS

Description	Area	Storage	From	To
Roadway/Parking	0.47	Linear	14.5	15.5
Open areas	0.72	Linear	13.8	14.4

Buildings not available for storage: 0.16
1.35

SOIL STORAGE

Soil Storage is calculated using the coastal soil type presented in the SFWMD Basis of Review, reduced by 25 percent to account for compaction.

Description	Previous Area	Avg. Finished Grade	D.T.W.T. (Feet)	Uncompacted Soil Storage	Compacted Soil Storage	Soil Storage (Ac-Ft)
		(Ft. NGVD)		(Inches)	(Inches)	
Open/Green Area	0.72	14.1	+4	10.9	8.18	0.49
						0.49

Site Equivalent Soil Storage (S) = 4.4 Inches

Curve Number = $1000 / (S + 10) = 70$

Design Storm Flood Routing

The perimeter grading should be at or above the 10 year 72 hr peak stage

	peak stage
5 year - 24 hr	14.0'
10 year - 72 hr	14.1'

(see attached routings)

MINIMUM FINISH FLOOR ELEVATION

100-YEAR, 3-DAY ZERO DISCHARGE VOLUME

SCS Runoff (inches):

$$Q = (P - 0.2S) / (P + 0.8S)$$

Q = accumulated direct runoff (inches)	=	10.8 Inches
P = accumulated rainfall (inches)	=	15 Inches
S = equivalent soil storage (inches)	=	4.4 Inches

Runoff Volume = Drainage Area x Runoff x (1ft/12 inches)

$$= 1.2 \text{ Ac-Ft}$$

Flood stage (interpolated from stage storage table) = 15.33 Ft. NGVD

Proposed Finish Floor of 15.6' NGVD above 100 year zero discharge flood stage

Exfiltration Trench Calculation
Reference: SFWMD Vol. IV
Nueva Vida New Life Church

6/12/2015

Case 1:

$$\text{Length} = \text{Volume} / (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

Variable Definitions:

Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H ₂ =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a) This equation (**Case 1**) is a special case. Validity criteria: (1) Ds < Du. (2) W < 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	0 ft	Validity Check:	
Du =	3 ft	(1) Ds < Du ?	Yes
H ₂ =	4 ft	(2) W < 2 * (Ds+Du)?	Yes
W =	6 ft	(3) W > 3 ?	Yes
Volume =	4.32 ac-in		
K =	1.20E-03 cfs/ft ² (i.e. ft/sec)		

Case 1: Calculated Trench Length = 88 ft

Case 2:

$$\text{Length} = \text{Volume} / (K(2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39E-4 \cdot W \cdot Du))$$

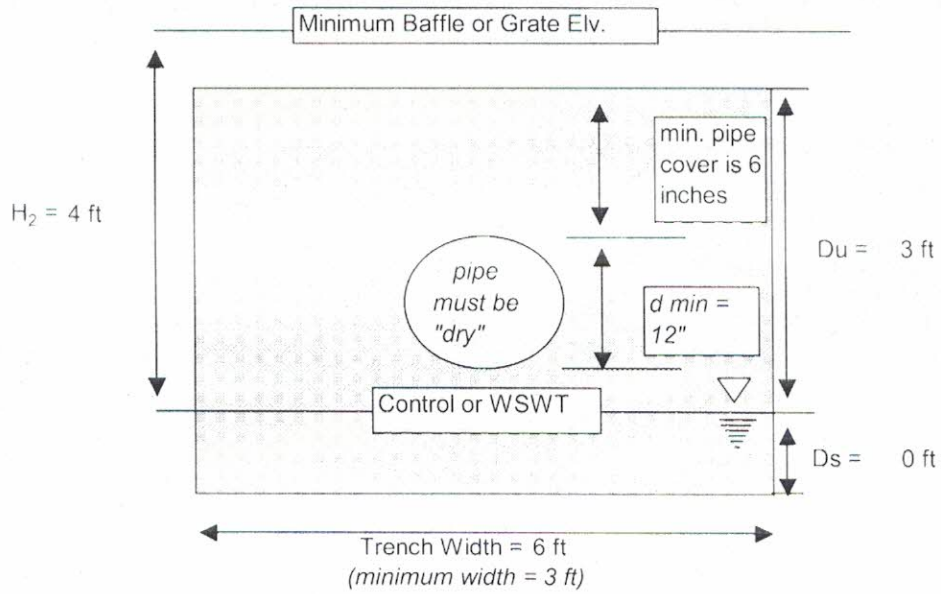
✦ This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds > Du.

Note: (a) This equation (**case 2**) is a special case. Validity criteria: (1) Ds > Du. (2) W > 2 * (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calculated Trench Length = 211 ft

<u>Validity Check:</u>	
(1) Ds > Du ?	criterion NOT met
(2) W > 2 * (Ds+Du)?	criterion NOT met
(3) W > 3 ?	Yes

Nueva Vida New Life Church



Project Name: Nueva Vida

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 1.35 acres

Ground Storage: 4.4 inches

Time of Concentration: 0.5 hours

Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
13.50	0.10
14.00	0.11
14.50	0.40
15.00	0.80
15.50	1.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	8.50
200.00	8.50

Structure: 1

From Basin: site

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 13.1 ft NGVD, Length = 2.5 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	8.50
1.00	0.04	0.00	0.00	0.00	13.00	8.50
2.00	0.09	0.00	0.00	0.00	13.00	8.50
3.00	0.13	0.00	0.00	0.00	13.00	8.50
4.00	0.17	0.00	0.00	0.00	13.00	8.50
5.00	0.21	0.00	0.00	0.00	13.00	8.50
6.00	0.26	0.00	0.00	0.00	13.00	8.50
7.00	0.30	0.00	0.00	0.00	13.00	8.50
8.00	0.34	0.00	0.00	0.00	13.00	8.50
9.00	0.38	0.00	0.00	0.00	13.00	8.50
10.00	0.43	0.00	0.00	0.00	13.00	8.50
11.00	0.47	0.00	0.00	0.00	13.00	8.50
12.00	0.51	0.00	0.00	0.00	13.00	8.50
13.00	0.55	0.00	0.00	0.00	13.00	8.50
14.00	0.60	0.00	0.00	0.00	13.00	8.50
15.00	0.64	0.00	0.00	0.00	13.00	8.50
16.00	0.68	0.00	0.00	0.00	13.00	8.50
17.00	0.72	0.00	0.00	0.00	13.00	8.50
18.00	0.77	0.00	0.00	0.00	13.00	8.50
19.00	0.81	0.00	0.00	0.00	13.00	8.50
20.00	0.85	0.00	0.00	0.00	13.00	8.50
21.00	0.89	0.00	0.00	0.00	13.00	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
22.00	0.94	0.00	0.00	0.00	13.00	8.50
23.00	0.98	0.00	0.00	0.00	13.00	8.50
24.00	1.02	0.00	0.00	0.00	13.00	8.50
25.00	1.08	0.01	0.00	0.00	13.00	8.50
26.00	1.15	0.01	0.00	0.00	13.01	8.50
27.00	1.21	0.01	0.00	0.00	13.01	8.50
28.00	1.27	0.01	0.00	0.00	13.02	8.50
29.00	1.33	0.01	0.00	0.00	13.02	8.50
30.00	1.39	0.02	0.00	0.00	13.03	8.50
31.00	1.46	0.02	0.00	0.00	13.03	8.50
32.00	1.52	0.02	0.00	0.00	13.04	8.50
33.00	1.58	0.02	0.00	0.00	13.05	8.50
34.00	1.64	0.02	0.00	0.00	13.06	8.50
35.00	1.71	0.02	0.00	0.00	13.07	8.50
36.00	1.77	0.03	0.00	0.00	13.08	8.50
37.00	1.83	0.03	0.00	0.00	13.09	8.50
38.00	1.89	0.03	0.00	0.00	13.10	8.50
39.00	1.95	0.03	0.01	0.00	13.11	8.50
40.00	2.02	0.03	0.02	0.00	13.12	8.50
41.00	2.08	0.03	0.02	0.00	13.12	8.50
42.00	2.14	0.03	0.03	0.01	13.12	8.50
43.00	2.20	0.03	0.03	0.01	13.13	8.50
44.00	2.26	0.04	0.03	0.01	13.13	8.50
45.00	2.33	0.04	0.03	0.01	13.13	8.50
46.00	2.39	0.04	0.04	0.02	13.13	8.50
47.00	2.45	0.04	0.04	0.02	13.13	8.50
48.00	2.51	0.04	0.04	0.02	13.13	8.50
49.00	2.58	0.04	0.04	0.03	13.13	8.50
50.00	2.65	0.05	0.04	0.03	13.13	8.50
51.00	2.74	0.06	0.05	0.03	13.13	8.50
52.00	2.83	0.06	0.06	0.04	13.14	8.50
53.00	2.95	0.09	0.07	0.04	13.14	8.50
54.00	3.09	0.11	0.09	0.05	13.15	8.50
55.00	3.27	0.13	0.11	0.06	13.16	8.50
56.00	3.47	0.16	0.14	0.07	13.17	8.50
57.00	3.71	0.20	0.17	0.08	13.18	8.50
58.00	4.00	0.26	0.22	0.10	13.19	8.50
59.00	4.40	0.37	0.30	0.12	13.21	8.50
60.00	7.11	3.37	1.83	0.19	13.48	8.50
61.00	7.88	1.12	1.47	0.32	14.04	8.50
62.00	8.24	0.50	1.25	0.40	13.70	8.50
63.00	8.46	0.29	0.52	0.48	13.26	8.50
64.00	8.67	0.25	0.30	0.51	13.21	8.50
65.00	8.80	0.16	0.21	0.53	13.19	8.50
66.00	8.93	0.15	0.17	0.54	13.18	8.50
67.00	9.05	0.15	0.16	0.56	13.17	8.50
68.00	9.18	0.15	0.15	0.57	13.17	8.50
69.00	9.26	0.11	0.13	0.58	13.16	8.50
70.00	9.35	0.10	0.11	0.59	13.16	8.50
71.00	9.43	0.10	0.10	0.60	13.16	8.50
72.00	9.51	0.10	0.10	0.61	13.16	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.83	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
site	14.05	60.60	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
site	0.64	0.00	0.61	0.00	0.03	0.00

Project Name: Nueva Vida

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 10 year
 3 Day Rainfall: 10 inches
 Area: 1.35 acres
 Ground Storage: 4.4 inches
 Time of Concentration: 0.5 hours
 Initial Stage: 13 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
13.00	0.00
13.50	0.10
14.00	0.11
14.50	0.40
15.00	0.80
15.50	1.40

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	8.50
200.00	8.50

Structure: 1

From Basin: site

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 13.1 ft NGVD, Length = 2.5 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	13.00	8.50
1.00	0.04	0.00	0.00	0.00	13.00	8.50
2.00	0.09	0.00	0.00	0.00	13.00	8.50
3.00	0.13	0.00	0.00	0.00	13.00	8.50
4.00	0.18	0.00	0.00	0.00	13.00	8.50
5.00	0.22	0.00	0.00	0.00	13.00	8.50
6.00	0.27	0.00	0.00	0.00	13.00	8.50
7.00	0.31	0.00	0.00	0.00	13.00	8.50
8.00	0.36	0.00	0.00	0.00	13.00	8.50
9.00	0.40	0.00	0.00	0.00	13.00	8.50
10.00	0.45	0.00	0.00	0.00	13.00	8.50
11.00	0.49	0.00	0.00	0.00	13.00	8.50
12.00	0.54	0.00	0.00	0.00	13.00	8.50
13.00	0.58	0.00	0.00	0.00	13.00	8.50
14.00	0.63	0.00	0.00	0.00	13.00	8.50
15.00	0.67	0.00	0.00	0.00	13.00	8.50
16.00	0.72	0.00	0.00	0.00	13.00	8.50
17.00	0.76	0.00	0.00	0.00	13.00	8.50
18.00	0.81	0.00	0.00	0.00	13.00	8.50
19.00	0.85	0.00	0.00	0.00	13.00	8.50
20.00	0.90	0.00	0.00	0.00	13.00	8.50
21.00	0.94	0.00	0.00	0.00	13.00	8.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
22.00	0.98	0.00	0.00	0.00	13.00	8.50
23.00	1.03	0.00	0.00	0.00	13.00	8.50
24.00	1.07	0.00	0.00	0.00	13.00	8.50
25.00	1.14	0.01	0.00	0.00	13.01	8.50
26.00	1.20	0.01	0.00	0.00	13.01	8.50
27.00	1.27	0.01	0.00	0.00	13.02	8.50
28.00	1.34	0.01	0.00	0.00	13.02	8.50
29.00	1.40	0.02	0.00	0.00	13.03	8.50
30.00	1.47	0.02	0.00	0.00	13.03	8.50
31.00	1.53	0.02	0.00	0.00	13.04	8.50
32.00	1.60	0.02	0.00	0.00	13.05	8.50
33.00	1.66	0.02	0.00	0.00	13.06	8.50
34.00	1.73	0.03	0.00	0.00	13.07	8.50
35.00	1.79	0.03	0.00	0.00	13.08	8.50
36.00	1.86	0.03	0.00	0.00	13.09	8.50
37.00	1.92	0.03	0.00	0.00	13.11	8.50
38.00	1.99	0.03	0.01	0.00	13.11	8.50
39.00	2.05	0.03	0.02	0.00	13.12	8.50
40.00	2.12	0.03	0.03	0.00	13.12	8.50
41.00	2.18	0.04	0.03	0.01	13.13	8.50
42.00	2.25	0.04	0.03	0.01	13.13	8.50
43.00	2.32	0.04	0.04	0.01	13.13	8.50
44.00	2.38	0.04	0.04	0.02	13.13	8.50
45.00	2.45	0.04	0.04	0.02	13.13	8.50
46.00	2.51	0.04	0.04	0.02	13.13	8.50
47.00	2.58	0.04	0.04	0.03	13.13	8.50
48.00	2.64	0.04	0.04	0.03	13.13	8.50
49.00	2.72	0.05	0.04	0.03	13.13	8.50
50.00	2.79	0.05	0.05	0.04	13.13	8.50
51.00	2.88	0.06	0.05	0.04	13.14	8.50
52.00	2.97	0.07	0.06	0.05	13.14	8.50
53.00	3.10	0.09	0.08	0.05	13.15	8.50
54.00	3.25	0.12	0.10	0.06	13.15	8.50
55.00	3.44	0.15	0.12	0.07	13.16	8.50
56.00	3.65	0.18	0.15	0.08	13.17	8.50
57.00	3.90	0.22	0.19	0.09	13.18	8.50
58.00	4.21	0.28	0.24	0.11	13.20	8.50
59.00	4.62	0.40	0.32	0.14	13.22	8.50
60.00	7.47	3.60	0.74	0.19	14.00	8.50
61.00	8.29	1.19	1.40	0.40	13.42	8.50
62.00	8.66	0.53	0.74	0.48	13.31	8.50
63.00	8.90	0.31	0.41	0.52	13.24	8.50
64.00	9.12	0.27	0.30	0.55	13.21	8.50
65.00	9.25	0.17	0.22	0.57	13.19	8.50
66.00	9.38	0.16	0.18	0.59	13.18	8.50
67.00	9.51	0.16	0.16	0.60	13.18	8.50
68.00	9.65	0.16	0.16	0.62	13.18	8.50
69.00	9.74	0.11	0.14	0.63	13.17	8.50
70.00	9.82	0.11	0.12	0.64	13.16	8.50
71.00	9.91	0.11	0.11	0.65	13.16	8.50
72.00	10.00	0.11	0.11	0.66	13.16	8.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	6.74	60.40	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
site	14.06	60.20	13.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
site	0.69	0.00	0.66	0.00	0.03	0.00

Testing Lab of the Palm Beaches, Inc.

GEOTECHNICAL*ENVIRONMENTAL*CONTRACT DRILLING*CONSULTING ENGINEERING*TESTING*INSPECTIONS
CA No. 663

SFWMD USUAL CONDITION TEST

Client: Nueva Vita New Life Church **TLPB File No.....:** 15/107-3
McLeod, McCarthy & Associates, Inc.
Project Location: 3066 Drew Way **Date Test Performed:** 4/30/15
Palm Springs, FL **Performed by.....:** CG/JH

TEST NUMBER: UCT-1

LOCATION: 54' W & 43' S of NE Property Corner

DEPTH	SOIL DESCRIPTION
0.0' - 0.5'	Brown Medium Fine Sand with Shell and Gravel, Trace of Roots (SP)
0.5' - 2.0'	Light Brown to Brown Medium Fine Sand with Trace of Roots, Scattered Gravel (SP)
2.0' - 5.0'	Very Light Gray Medium Fine Sand (SP)
5.0' - 6.0'	Brown Medium Fine Sand (SP)
End of Auger	Water Table = 5.2' @ "0.5" Hours

PERMEABILITY RESULTS

AVERAGE Q = 0.01173 cfs OR $K_{IV} = 1.2 \times 10^{-3}$ CFS/Ft² - Ft Head

HOLE DIAMETER: 2 inches **CASED OR UNCASED:** Cased 2"
DEPTH OF HOLE: 6 feet **CASING DEPTH:** 6 feet

NOTES:

The test procedures were conducted in general accordance with the latest South Florida Water Management District Regulatory Criteria Usual Condition Test Procedures.

The water table depth is the distance for the ground surface to the water table before the addition of water.

TESTING LAB OF THE PALM BEACHES, INC


John Adair, P.E. Date: 4/30/15
Registered Professional Engineer No. 4151

The Original of this report was Signed and Impressed Sealed by the Above Registered Engineer in Accordance with Rule 21-H-18.11, Chapter 471, Florida Statutes

rl:\Z:\2015\Geotechnical\107-3 - 3066 Drew Way McCarthy\Usual conditions test.wpd

PROFESSIONAL ENGINEERING SERVICES THROUGHOUT SOUTH FLORIDA SINCE 1961

421 So. "H" Street • Lake Worth, Florida 33460-4436 • Phone (561) 585-7515 • Fax (561) 585-7622

February 7, 2022

To: Iramis Cabrera, VPS Planning, Zoning & Building Director

From: Tara Bamber, PE 

**Re: Nueva Vida Church at 3066 Drew Way
Site Plan Approval Letter
Engenuity Group Project No. 6001.124**

We have received the following through WeTransfer on 1-30-22:

1. Preliminary Site/Civil Plans, 2 sheets, dated 1-26-22, by McLeod McCarthy & Associates, P. A.
2. Landscape Plan, 1 sheet (L-1), dated 11-12-21, by Thomas White, ASLA-ISA Landscape Architect.
3. Site Plan, 1 sheet (SP1.1), revised 1-25-22, by Steve Siebert Architecture.
4. Survey, 2 sheets, revised 11-3-21, by Dean Surveying & Mapping, Inc.
5. Water Management Calculations, 14 sheets, revised 10-14-15
6. PBC Fire Rescue Plan Review Critique, 1 sheet, dated 3-7-16
7. LWDD Permit No.15-241D.05, 1 sheet, dated 10-15-15
8. Geotechnical Test, 1 sheet, dated 4-30-15, by Testing Lab of the Palm Beaches
9. Response to 1-5-22 Comments Letter, 2 sheets, by McLeod McCarthy & Associates

We recommend Site Plan approval with the following conditions:

1. Provide updated drainage calculations using the proposed Site Plan data. Include perimeter berm and finished floor.
2. Allow the Village of Palm Springs to inspect the condition of the sanitary sewer vacuum station.
3. The existing underground infrastructure shall be cleaned and assessed for use with the new Site Plan.
4. Provide necessary Village details and specifications (CAD files are available) for the water and sewer work.
5. Provide root barriers on proposed trees within 5-ft of existing underground infrastructure.
6. Provide permits from applicable agencies including, but not limited to, LWDD, PBC Fire Rescue, etc.

7. Additional comments may be asked at time of Civil/Utility permit review.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Rogelio Perez Gonzalez
Ed Horton

Rogelio J. Perez Gonzalez

From: Anne Perry <aperry@lwdd.net>
Sent: Friday, February 4, 2022 13:10
To: Rogelio J. Perez Gonzalez
Cc: Iramis Cabrera
Subject: RE: Request for Review and Comment - Nueva Vida Church - 3066 Drew Way 33406 - 202101686

Sorry for the delayed response.

As long as there is not encroachments to the south of their property line, everything is fine to proceed. There can be no plantings, fence, wall, etc. on LWDD's right-of-way.

Please feel free to ask any questions.

Thank you.

Anne H. Perry

Anne Perry | Right-of-Way Specialist
Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484
Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, February 1, 2022 10:18 AM
To: Anne Perry <aperry@lwdd.net>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: Request for Review and Comment - Nueva Vida Church - 3066 Drew Way 33406 - 202101686

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

This site is adjacent to canal no. L-9, and the project with permit no. 15-241D.05 was executed on 10/15/2015. Please let us know if there are additional comments.

Thank you,



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484 -1105

Board of Supervisors
James M. Alderman
Joyce D. Haley
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Robert M. Brown
Attorney
Mark A. Perry, P.A.

FULLY EXECUTED ORIGINAL PERMIT

October 15, 2015

Tom McCarthy, P.E.
McLeod, McCarthy & Associates, PA
1655 Palm Beach Lakes Boulevard, Suite 712
West Palm Beach, FL 33401

**Re: Nueva Vida New Life Church
West of Congress Avenue, South of ZDrew Way; 18/44/43
Lots 7 & 8, DREW MANOR, PB 21, PG 36
Consultant Job No. N/A
PCN: 70-43-44-18-01-000-0070
LWDD Canal No. L-9 (Adjacent)
LWDD Permit No. 15-241D.05**

Dear Mr. McCarthy:

Enclosed is an original drainage permit modification for the above-referenced project, executed on October 15, 2015 by the Lake Worth Drainage District for your files. The other original permit will be retained at the LWDD's Records Department.

If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Deborah L. Harris". The signature is written in a cursive, flowing style.

Deborah L. Harris
Engineering Assistant

Enclosure

C. Steve Norlander, Area Inspector, LWDD

12/22/2021

No fire rescue comments. Thank you.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, December 21, 2021 5:26 PM
To: Wesley Jolin R. <WJolin@pbcgov.org>; Daniel Turbet <Daniel.Turbet@FPL.com>; Anne Perry <aperry@lwdd.net>; Chris Schulle <CSchulle@WasteProUSA.com>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: Request for Review and Comment Nueva Vida Church 3066 Drew Way 33406

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good afternoon,

Please review and comment on this proposed church expansion on the south side of Drew Way, west of South Congress Avenue.

Thanks for your time,



[\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

Rogelio Perez

Planner

Planning, Zoning, & Building Department, Village of
Palm Springs

(561) 584-8200 Ext. 8462

226 Cypress Lane | Palm Springs, Florida 33461-
1604

From: Pinnock, Kylla <Kylla.Pinnock@fpl.com>

Sent: Wednesday, January 5, 2022 11:57 AM

To: Turbet, Daniel <Daniel.Turbet@fpl.com>

Subject: RE: Request for Review and Comment Nueva Vida Church 3066 Drew Way 33406

Hello Danny,

My only comment would be to have the customer reach out to us if they plan to upgrade their panel along with the new addition. It does not look like the expansion will interfere with any easements or facilities.

Thank you,

Kylla Pinnock

Associate Engineer

West Palm Service Planning

810 Charlotte Ave

West Palm Beach, FL 33401

Phone: 561-616-1618

Email: Kylla.Pinnock@FPL.com

Link to **FPL's Electrical Service Standards**: <https://www.fpl.com/partner/builders/service-standards.html>

Visit the new **FPL Project Portal** at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Jorge Sanchez at (o) 561-616-1657 or Jorge.I.Sanchez@fpl.com





FRONT (NORTH) PERSPECTIVE

NOT TO SCALE



REAR (SOUTH) PERSPECTIVE

NOT TO SCALE



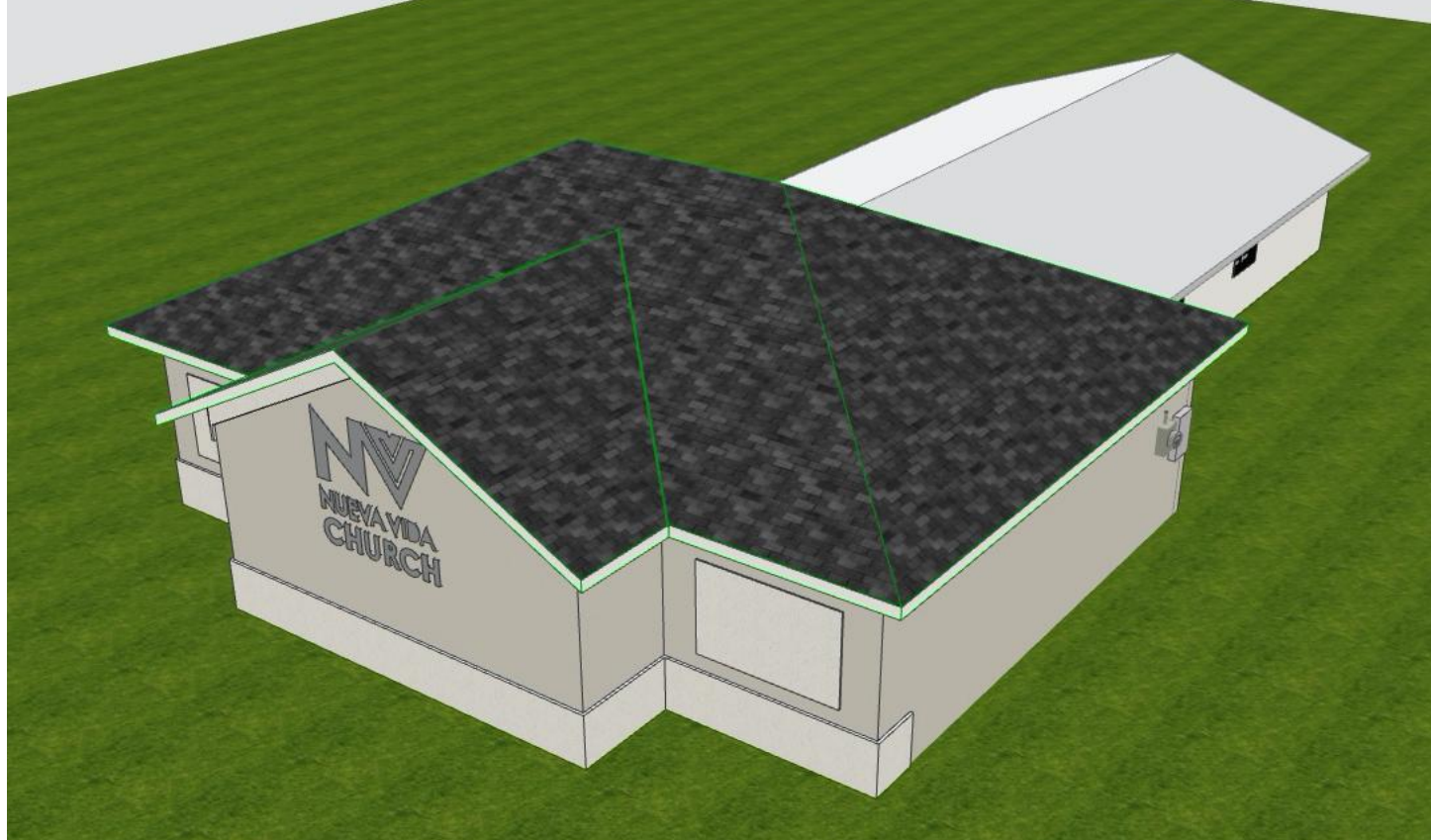
SIDE (EAST) PERSPECTIVE

NOT TO SCALE



SIDE (WEST) PERSPECTIVE

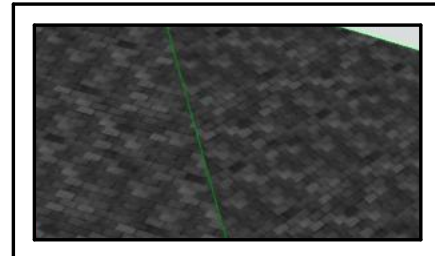
NOT TO SCALE



BIRD'S EYE VIEW

NOT TO SCALE

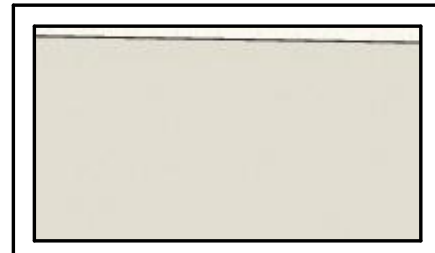
PAINT COLOR SELECTIONS



ROOF:
CHARCOAL ASPHALT
SHINGLES



WALLS:
RELAXED KHAKI
(SW-6149)

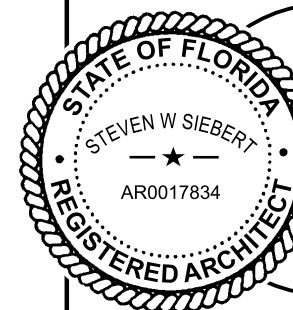


ACCENT/TRIM:
TOQUE WHITE
(SW-7003)



STEVE SIEBERT
ARCHITECTURE

466 N. FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435
PH: 561.860.7894
Steve@stevesiebert.com
www.stevesiebert.com



Digitally signed by
Steven W. Siebert
DN: c=US,
o=Unaffiliated,
ou=A0141DD0000077,
62E6E34E000057AA,
cn=Steven W. Siebert
Date: 2022.02.17
13:31:01 -05'00'
STEVEN W. SIEBERT

FLORIDA AR0017834
NEW JERSEY 21A101517500
TEXAS 26934

NEUVA VIDA CHURCH
3066 DREW WAY
VILLAGE OF PALM SPRINGS, FL 33406

S.P.A.

THE WRITTEN DIMENSIONS ON
THESE DRAWINGS SHALL TAKE
PRECEDENCE OVER SCALED
DIMENSIONS.
THE CONTRACTOR SHALL VERIFY
AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON
THE JOB, AND THIS OFFICE MUST BE
NOTIFIED OF ANY VARIATION FROM
THE DIMENSIONS.
COPYRIGHT STEVE SIEBERT
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PROJECT NO: 21-347
DATE: 2.9.22
DRAWN BY: B.T.
CHECKED BY: S.S.
REVISIONS:

PERSPECTIVE VIEWS

A0.1

CFN 20110430942
OR BK 24860 PG 1595
RECORDED 11/18/2011 11:50:48
Palm Beach County, Florida
AMT 340,000.00
Doc Stamp 2,380.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1595 - 1596; (2pgs)

Prepared by and return to:
ROSEMARY MATOS

Doak S. Campbell, III, Esq.
70 SE 4th Avenue
Delray Beach, FL 33483
561-278-1890
File Number: 6793.00003
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of November, 2011 between HOLY SPIRIT ANGLICAN CHURCH, INC, a Florida not for profit corporation whose post office address is 1325 Cardinal Lane, Lantana, FL 33462, grantor, and NUEVA VIDA/ NEW LIFE INC, a Florida not for Profit Corporation whose post office address is 4320 S. Congress Avenue, Lake Worth, FL 33461, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

PARCEL I:

Lot 7, DREW MANOR, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, Page 36, of the Public Records of Palm Beach County, Florida.

PARCEL II:

Lot 8, DREW MANOR, according to the Plat thereof, recorded in Plat Book 21, Page 36, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 70-43-44-18-01-000-0070 and

Parcel Identification Number: 70-43-44-18-01-000-0080 respectively

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Steven Arango
Witness Name: Steven Arango

Gretchen Sargent
Witness Name: Gretchen Sargent

HOLY SPIRIT ANGLICAN CHURCH, INC, a Florida not for profit corporation

By: Christine Bennett
CHRISTINE BENNET, Vice President and Senior Warden

By: Lindsey Sargent
LINDSEY SARGENT, Secretary

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of November, 2011 by CHRISTINE BENNET, Vice President and Senior Warden and LINDSEY SARGENT, Secretary of HOLY SPIRIT ANGLICAN CHURCH, INC, a Florida not for profit corporation, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



GRETCHEN A. SARGENT
Notary Public - State of Florida
My Commission Exp. Dec 29, 2012
Commission # DD 839921

Gretchen A. Sargent
Notary Public

Printed Name: Gretchen A. Sargent

My Commission Expires: 12-29-2012



PREPARED BY AND RETURN TO:
DOAK S. CAMPBELL, III, ESQ.
 70 Southeast 4th Avenue
 Delray Beach, FL 33483

CFN 20110430941
 OR BK 24860 PG 1594
 RECORDED 11/18/2011 11:50:48
 Palm Beach County, Florida
 AMT 10.00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 1594; (1pg)

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 8th day of Nov 2011, by **JANET E. SHEPARD, an unmarried widower of DONALD D. SHEPARD** (hereinafter referred to as the "Grantor), to **HOLY SPIRIT ANGLICAN CHURCH, INC., a Florida Non Profit Corporation**, whose post office address is 3066 Drew Way, Palm Springs, FL 33406-7634 (hereinafter referred to as the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described property situate, lying and being in the County of Palm Beach, State of Florida, more particularly described as follows (the "Property"):

Lot 7, DREW MANOR, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 21, Page 36, of the Public Records of Palm Beach County, Florida.

TOGETHER: will all the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee forever.

IN WITNESS WHEREOF, the said party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Caroline L. Fallon
 Print Name: Caroline L. Fallon

James L. Fallon
 Print Name: James L. Fallon

Janet E. Shepard
JANET E. SHEPARD

**STATE OF FLORIDA
 COUNTY OF PALM BEACH**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **JANET E. SHEPARD**, known to me known to be the individual described by said name in and who executed the foregoing instrument and she acknowledged and declare that her purposes therein set forth. She is personally known to me ___ or produced FD-10. Notary as identification.

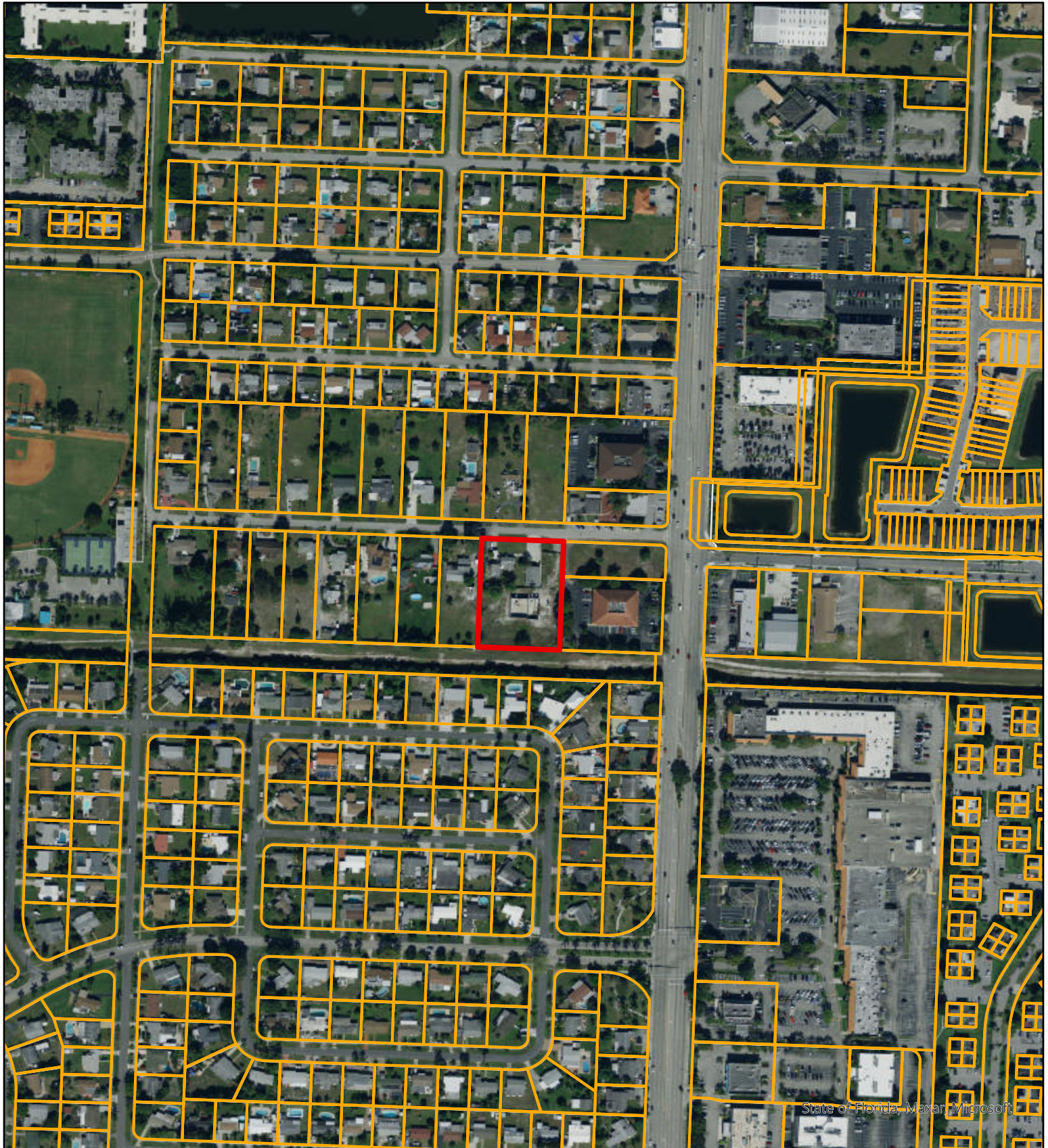
WITNESS my hand and official seal in the County and State last aforesaid this 8th day of October, 2011.
November

Paula McKie
 Notary Public



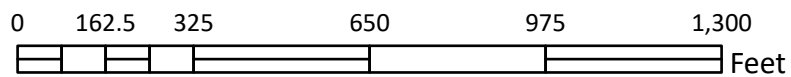
Village of Palm Springs

3066 Drew Way



State of Florida, Maxar, Microsoft

-  Village Parcels
-  70-43-44-18-01-000-0070



DATE: 2/18/2022



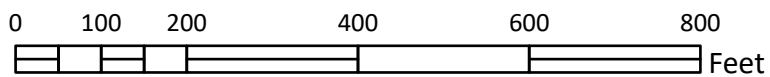
Village of Palm Springs

3066 Drew Way



 Village Parcels

 70-43-44-18-01-000-0070



DATE: 2/18/2022





Village of Palm Springs

Staff Report

AGENDA DATE: March 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Site Plan Amendment (SPR22-06) and Special Exception Use (PSSE22-03) - Triomphe Restaurant and Lounge - 4206-4208 Lake Worth Road

SUMMARY: Mr. Scott Ehrenberg of Berg Design, Inc., agent for the tenant Triomphe Restaurant, Lounge, & Banquet Hall, LLC., "applicant", is requesting a Site Plan Amendment (SPR22-06) and Special Exception Use (PSSE22-03) to allow the conversion of a 7,080 square foot retail-office spaces into a restaurant and private club located on a 4.25-acre parcel that is at 4236 Lake Worth Road. The proposed tenant will be occupying two tenant bays within the existing Commercial General (CG) shopping center (4206-4208 Lake Worth Road).

Note: The 4.25-acre property was annexed into the Village in 2014 as a developed parcel with a total of 40,240 square feet building area within two (2) commercial structures.

The applicant was illegally operating a banquet hall/private club without previous approval by the Village. A restaurant and private club are permissible as special exception uses in the CG district, and approval by the Village Council is required. If the special exception uses are approved, they would be valid as long as they remain in operation. The approved uses would become null and void should the uses cease or be unutilized for more than twelve (12) months.

A site plan amendment is being requested to enable the applicant to bring the property up to code to the greatest extent possible and to increase consistency with the Village's Commercial General (CG) zoning district regulations.

As a separate item, the applicant is requesting relief from the Code with two variances (PSV22-02 and PSV22-03) from Section 14-61 to allow business operations to commence at 8:00 am and to be extended until 2:00 am on Sundays, rather than from 12:00 pm to 11:00 pm, as it is required for establishments that dispense alcohol beverages for on-premise consumption. Additionally, the applicant is requesting an allowance to operate later than 11:00 pm on premises located within 54 feet from a residential district rather than the required 250 feet.

1. (PSV22-02) - Variance relief from Section 14-61 to allow operation from 8:00 am until 2:00 am on Sundays instead of 12:00 pm to 11:00 pm operating time required.

2. (PSV22-03) - Variance relief from Section 14-61 (d) to allow hours of operation later than 11:00 pm located 54 feet away from the nearest residential district instead of the required 250 feet.

Note: The proposed hours of operation variance and distance requirement variance will not be considered by the Planning & Zoning Advisory Board as Village Code (Section 34-891 - Hours of

Operation) states that these variances are approved by the Village Council.

The Planning, Zoning and Building Staff have conducted a review of the application and have concerns that the criteria for a Special Exception use have not been met. Specifically, Section 34-607(b)(3) and five (5) have not been met in that:

1. The proposed special exception use may have a detrimental impact on surrounding properties in terms of air pollution, crime, noise, and other potential nuisance. The establishment was operating illegally without village approval. There are reports of the establishment serving alcohol without proper credentials, and with minors present. There have been multiple complaints to Palm Springs Police regarding loud music and vehicle racing on the site.

A special exception is "a use that would not be appropriate generally or without restriction throughout the zoning district". The staff did not find that the requested special exception (private club) would provide for the appropriate use of the land pursuant to Section 34-602(d) in consideration of the previously mentioned issues.

The Planning, Zoning, & Building Staff objects to the proposed special exception use, site plan amendment, and hours of operation variance and recommends denial of the proposed request. Should the Planning and Zoning Board desire to recommend approval of the application, Staff recommend that said motion be subject to the conditions listed on the Staff Report.

FISCAL IMPACT:

The proposed project is not expected to have a direct fiscal impact on the Village. However, if approved, this project would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

1. Resolution No. 2022-13 - Site Plan Amendment SPR22-06 and Special Exception PSSE22-03 - Triomphe Restaurant - 4206-4208 Lake Worth Road
2. Exhibit "A" Staff Report & Conditions of Approval
3. Project Narrative and Justification Statements
4. Site Plan, Floor Plan, Photometric Plan and Letters
5. Certificate of Title
6. Aerial Map and Location Map

RESOLUTION NO. 2022-13

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT, (SPR22-06) AND CONCURRENTLY REQUESTING A SPECIAL EXCEPTION USE (PSSE22-03) TO ALLOW A 7,080 SQUARE FOOT RESTAURANT AND PRIVATE CLUB WITHIN TWO (2) TENANT BAYS IN THE EXISTING COMMERCIAL GENERAL SHOPPING CENTER AND TWO (2) VARIANCES (PSV22-02) TO ALLOW HOURS FROM 8 AM TO 2 AM ON SUNDAYS INSTEAD OF 12 PM TO 11 PM AND (PSV22-03) TO ALLOW HOURS OF OPERATION LATER THAN 11 PM TO BE LOCATED 54 FEET AWAY FROM THE NEAREST RESIDENTIAL DISTRICT INSTEAD OF THE 250 FEET REQUIRED, LOCATED AT 4206-4208 LAKE WORTH ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Scott Ehrenberg of Berg Design, Inc., Agent for the tenant, Triomphe Restaurant, Lounge, Banquet Hall, LLC., (“Applicant”) request approval of a Site Development Plan Amendment (SPR22-06) and concurrently a Special Exception Use (PSSE22-03), to allow a 7,080 square foot restaurant and private club within two tenant bays in the existing Commercial General shopping center. The property is located at 4206-4208 Lake Worth Road; and

WHEREAS, Applicant is also requesting the following two (2) variances:

- 1) Section 14-61 - (PSV22-02) to allow operation from 8 AM until 2 AM on Sundays instead of 12 PM to 11 PM operating time required.
- 2) Section 14-61(d) - (PSV22-03) - to allow hours of operation later than 11:00 PM to be located 54 feet away from the nearest residential district instead of the 250 feet required.

WHEREAS, the Village Council and Planning & Zoning Board (“Board”) heard and considered the Site Plan Amendment and Special Exception Use at the Board’s March 8, 2022 meeting, and the Board’s recommendation has been transmitted to the Village Council; and

Resolution No. 2022-13 – Site Plan Amendment (SPR22-06) & Special Exception Use (PSSE22-03) – 4206-4208 Lake Worth Road – Triomphe Restaurant, Lounge, and Banquet Hall, LLC

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and the Planning and Zoning Board; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of Mr. Scott Ehrenberg, agent for the (“Applicant”), for approval of Site Plan Amendment (SPR22-06), Special Exception Use (PSSE22-03) for the proposed restaurant and private club, determines as follows:

Note: Within the proposed Site Plan Amendment, the Applicant is requesting two (2) variances:

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.**

OR

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby denies the application for the following reason(s):**

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. The Village Council having received and considered the request by Mr. Scott Ehrenberg, agent for the Applicant, for approval of two (2) variances, (PSV22-02) from Section 14-61 to allow operation from 8 AM until 2 AM on Sundays instead of 12 PM to 11 PM operating time required, and (PSV22-03) from Section 14-61(d) to allow hours of operation later than 11:00 PM to be located 54 feet away from the nearest residential district instead of the 250 feet required, in light of the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code and the sworn testimony and other evidence presented at public hearing, determines as follows:

Resolution No. 2022-13 – Site Plan Amendment (SPR22-06) & Special Exception Use (PSSE22-03) – 4206-4208 Lake Worth Road – Triomphe Restaurant, Lounge, and Banquet Hall, LLC

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby finds that there is substantial evidence to support same, and hereby **APPROVES** the request for the above-described variance relief.

OR

_____ Having been otherwise fully apprised of the premises herein, the Village Council hereby **DENIES** the application for variance relief, finding that the requirements of Chapter 34 have not been met for the following reasons:

Section 3. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

Resolution No. 2022-13 – Site Plan Amendment (SPR22-06) & Special Exception Use (PSSE22-03) – 4206-4208 Lake Worth Road – Triomphe Restaurant, Lounge, and Banquet Hall, LLC

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Triomphe Restaurant - Site Plan Amendment and Special Exception Use with Two Variances

Application Summary			
Applicant / Petitioner	Triomphe Restaurant, Lounge, & Banquet Hall, LLC (Tenant)	Submittal Date	1/28/2022
Reference Name	Triomphe Restaurant, Lounge & Banquet Hall	Case Numbers	SPR22-06, PSSE22-03, PSV22-02, PSV22-03
		Parcel Control No	70-42-44-25-00-000-1030
Location	4206-4208 Lake Worth Rd	Site Area	± 4.25 acres
P&Z Meeting	March 8, 2022	Council Meeting	April 14, 2022
Requests			
Proposed Uses	Site Plan Amendment and concurrently requesting Special Exception Use to allow the operation of a restaurant, lounge, and private club within 7,080 square feet of the existing 40,240 square feet commercial buildings with two variances.		
Number of Buildings	2 detached commercial building Tenant will occupy two tenant bays within 1 building.		
Variances	1. Variance relief from Section 14-61 to allow operation from 8 am until 2 am on Sundays instead of 12 pm to 11 pm operating time required. 2. Variance relief from Section 14-61 (d) to allow restaurant operation later than 11:00 pm to be located 54 feet away from a residential district instead of the 200 feet required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	1/ 3 seats @ 176 seats = 59 spaces or 1 / 100 sf = <u>71 spaces</u>	237 spaces for the entire plaza	Yes
Setbacks			
Code	Required Minimum	Existing	Meets Requirement
Front (North)	50'	59.6'	Yes
Rear (South)	20'	34.3'	Yes
Side (West)	15'	28.9'	Yes
Side (East)	15'	54'	Yes
Site Characteristics			
Existing Use	Empty bay	Proposed Use	Restaurant & private club
Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Home Depot (Retail Store)	Commercial	Commercial General CG
South	Canal L-12, LW Drainage District	Unincorporated PBC	Unincorporated PBC
East	Personal Services, Single-Family Residences	Unincorporated PBC,	Unincorporated PBC
West	Multi-Family Residences, Vacant Commercial	Unincorporated PBC	Unincorporated PBC
Recommendation			
Planning, Zoning and Building Staff does not support the applicant's request and recommends denial of the Special Exception Use and the Variances requested finding criteria of Section 34-607(b)(3) and (5) have not been met and incompatibility with the Comprehensive Plan, including provisions for protecting the general welfare.			



I. Site History

- **Ordinance 2014-31: Annexation**

On December 11, 2014, the property at 4236 Lake Worth Road was involuntarily annexed into the Village of Palm Springs along with thirty-two (32) other commercial and residential parcels. The parcel at 4236 Lake Worth Road was annexed with a Future Land Use Designation of Commercial and a Zoning Designation of Commercial General (CG).

- **Administrative Site Plan Amendment # 202200051**

On January 26, 2022, the Land Development Director issued conditional approval of the administrative site plan amendment for the proposed exterior remodeling work proposed for 4236 Lake Worth Road. The proposed work involves minor modifications to the exterior façade of the building, including a built-up roof, new stucco, new back light decorative grill, awning and canopy additions, and architectural tile additions to the walls.

II. Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Commercial and Commercial General (CG), respectively. Typically, a proposed special exception use of a restaurant, lounge, and private club would be consistent with goals, objectives and policies of the Village's Comprehensive Plan. However, this particular special exception request is not consistent because of concerns about maintaining the public welfare, considering that the applicant has operated illegally without Village-issued Certificates of Occupancy, reports of the business serving alcohol without proper credentials and with minors present, and consistent complaints about loud music on weekend nights.

III. Variances Requested

The applicant is seeking the following variances:

1. **PSV22-02** Variance relief from Section 14-61 to allow operation from 8 am until 2 am on Sundays instead of 12 pm to 11 pm operating time required.
2. **PSV22-03** Variance relief from Section 14-61 (d) to allow hours of operations later than 11:00 pm to be located 54 feet away from a residential district instead of the 250 feet required.

The applicant's full justification is attached hereto:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

Variance 1: There are Special Conditions and Circumstances that exist at this location which are particular to this type of Building and Development District. This property was Developed as a Shopping Center with substantial Off-Street Parking in a Commercial area with buffering to adjacent properties and uses.

Variance 2: There are Special Conditions and Circumstances that exist at this location which are particular to this type of Building and Development District. This property was Developed as a Shopping Center with substantial Off-Street Parking in a Commercial area with buffering to adjacent properties and uses.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

Variance 1: These conditions are not the result of the Tenants Actions and are not Special to this Tenant. The property was developed prior to the involvement of this Tenant.

Variance 2: These conditions are not the result of the Tenants Actions and are not Special to this Tenant. The property was developed prior to the involvement of this Tenant.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Variance 1: Granting of this Variance is consistent with other similar uses in the district.

Variance 2: Granting of this Variance is consistent with other similar uses in the district.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Variance 1: Granting of this Variance is consistent with other similar uses in the district. To deny this use for this Applicant would deprive them of reasonable use and cause undue Hardship for the proposed use.

Variance 2: Granting of this Variance is consistent with other similar uses in the district. To deny this use for this Applicant would deprive them of reasonable use and cause undue Hardship for the proposed use.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Variance 1: The size style and shape of this structure require various types of occupants and services as Tenants. The requested Variance is the Minimum required for this Tenant to have reasonable use of this Structure.

Variance 2: The size style and shape of this structure require various types of occupants and services as Tenants. The requested Variance is the Minimum required for this Tenant to have reasonable use of this Structure.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Variance 1: The development of this property as a Shopping Center is in Harmony with the general neighborhood, area, and Public Welfare.

Variance 2: The development of this property as a Shopping Center is in Harmony with the general neighborhood, area, and Public Welfare.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Variance 1: The granting of this variance shall be consistent with the use intended for this structure. This use should have a positive impact on the welfare of the community.

Variance 2: This location is in a Plaza where the entrance/exit on the opposite side of the building from the residential district and therefore should not be an issue. The granting of this variance shall be consistent with the use intended for this structure. This use should have a positive impact on the welfare of the community.

Staff does not support the applicant's request finding that the criteria of Sec. 34-603(b) "Variance" have not been adequately demonstrated and based on concerns that granting the variances will be counter to public interest and may contribute to factors negatively affecting the public welfare. This recommendation is given considering that this business was operating on the site without proper approvals with the Village and without Village-issued Certificates of Occupancy, reports of the business serving alcohol without proper credentials and with minors present, and consistent complaints about loud music and vehicle racing on weekend nights.

Additionally, Staff have concerns that criteria for a Special Exception use have not been met. Specifically, Section 34-607(b)(3) and (5) have not been met in that the proposed special exception use may have a detrimental impact on surrounding properties in terms of air pollution, crime, noise and other potential nuisance.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Lake Worth Road near the southeast corner of Lake Worth Road and Military Trail, between S 42 Way and Colley Court.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) A variety of restaurant, commercial retail, and professional uses are located within waling distance of the site.
- 4) The existing retail plaza where the proposed restaurant and private club is proposed has different tenants occupying the building.
- 5) Transit service is available through Palm Tran route 62 and 3.

V. Regulatory Issues:

- Palm Beach County Traffic Division has determined that the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA), thus making the project exempt from the Traffic Performance standards of Palm Beach County.
- The site is subject to site inspection to be performed by PBC Fire Department and Village of Palm Springs Building Official to confirm some construction work done without a building permit or proper approvals. Staff cannot confirm if construction done complies with Florida Building Code.

VI. Environmental Issues:

- There are no environmental (wetlands, floodplains, etc) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on February 25, 2022.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on February 25, 2022.
- Legal advertisement was published in the paper on March 3, 2022.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans depict the following:

1. Application for Special Exception received on January 28, 2022.
2. Justification Statement of Proposed Use received on February 15, 2022.
3. TPS letter.
4. Floor plan dated August 2017.
5. Life Safety Plan dated August 2017.
6. Site Plan dated August 2007.
7. Photometric Plan dated December 16, 2021
8. Survey dated July 8, 2020

IX. Recommendation

The Village received an application submitted by Scott Ehrenberg, agent for Triomphe Restaurant and Lounge. The applicant is requesting approval of a Special Exception Use to allow a 7,080 SF restaurant, lounge, and private club within two tenant spaces in the commercial plaza located at 4236 Lake Worth Road.

Staff have conducted a review of the application and found the proposed Special Exception Use is inconsistent with the goals, objectives and policies of the Village's Comprehensive Plan. The project currently may not be consistent with the Land Development and Zoning Regulations and all other portions of the code. The proposed Special Exception Use does not significantly reduce light and air to adjacent properties but may be a deterrent to the improvement or redevelopment of surrounding properties in accord with existing regulations. The proposed project use does not negatively impact natural system or public facilities but is not compatible with the character and use of the surrounding properties in its function and hours of operations. Staff have concerns that criteria for a Special Exception use have not been met, specifically, Section 34-607(b)(3) and (5) that the proposed special exception use may have a detrimental impact on surrounding properties in terms of air pollution, crime, noise and other potential nuisance.

Staff recommends denial of the Site Plan Amendment, the Special Exception Use and the two Variances for the proposed restaurant-private club and lounge in consideration of the previously mentioned issues.

Should the Planning & Zoning Board desire to recommend approval of the Special Exception Use and Site Plan amendment, Planning, Zoning and Building staff recommends that said motion include the following eleven (11) conditions below:

1. The special exception approval shall be implemented within 18 months of Council approval.
2. Deliveries shall occur through the rear of the building.
3. Delivery vans shall utilize existing parking spaces and not obstruct traffic circulation.
4. Deliveries shall not occur prior to 8:00 a.m. or not later than 9:00 p.m.
5. A Business Tax Receipt must be obtained with the Village and PBC Tax Collector office.
6. Any construction activity shall obtain permits from the Village of Palm Springs **prior to any construction commence.**
7. Any sign shall be in accordance with the Village regulations and a permit must be obtained prior

to any sign installation.

8. The Applicant will be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
9. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
10. At the time of CO, the petitioner shall provide the Land Development Department with electronic copies of as-builts.
11. Grease trap (size, capacity and installation) will be evaluated and inspected by The Planning, Zoning and Building Department during the interior build out work is performed.

Project Name: Triomphe Restaurant, Lounge & Banquet Hall, LLC.
4206-4208 Lake Worth Road
Village of Palm Springs, FL 33461

Date: 02/14/2022

Narrative Attachments

Application Section 4

Description of Project:

This Project is for the location of a Restaurant, Lounge & Private Club in an Existing Shopping Center. This shopping Center is in a Commercial General Zone. The Commercial General Zone allows for the uses of Restaurants, Private clubs & Lounges with a Special Exception.

We are hereby requesting a Special Exception to allow the use of this property for a Restaurant, Lounge & Private Club.

We are also hereby requesting a review of the Hours of Operation and subsequent Variance if applicable.

Application Section 8

Variance Only (Hours of Operation)

The Hours of Operation Proposed:

Restaurant: Monday – Sunday 8:00 am – 11:00 pm

Private Club: Monday – Wednesday 8:00 am – 11:00 pm Thursday – Sunday 8:00 am – 2:00 am.

- a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.

There are Special Conditions and Circumstances that exist at this location which are particular to this type of Building and Development District. This property was Developed as a Shopping Center with substantial Off-Street Parking in a Commercial area with buffering to adjacent properties and uses.

- b. The special conditions and circumstances do not result from the actions of the applicant.

These conditions are not the result of the Tenants Actions and are not Special to this Tenant. The property was developed prior to the involvement of this Tenant.

- c. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Granting of this Variance is consistent with other similar uses in the district.

- d. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Granting of this Variance is consistent with other similar uses in the district. To deny this use for this Applicant would deprive them of reasonable use and cause undue Hardship for the proposed use.

- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The size style and shape of this structure require various types of occupants and services as Tenants. The requested Variance is the Minimum required for this Tenant to have reasonable use of this Structure.

- f. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

The development of this property as a Shopping Center is in Harmony with the general neighborhood, area, and Public Welfare.

- g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of this variance shall be consistent with the use intended for this structure. This use should have a positive impact on the welfare of the community.

Sec. 14-61. - Hours of operation of establishments where served.

- (a) Except as otherwise designated herein, all establishments within the village wherein alcoholic beverages are dispensed for on premise consumption shall be restricted in the hours in which such alcoholic beverages shall be served to between the hours of 7:00 a.m. and 2:00 a.m. each day, except on Sunday when such hours shall not commence until 12:00 noon.

We may be open before noon on Sunday and perhaps serve appropriate alcohol such as Mimosa's, but not a full-service bar.

- (b) Establishments within the village designated as restaurants which serve alcoholic beverages, with or without a lounge, may remain open for business as late as 11:00 p.m. after which all restaurants serving alcoholic beverages within the village must close.

The parties in our Private Club often do not get going until 9:00 pm and therefore, 11:00 pm is too early to end.

- (c) Package liquor stores shall be permitted to remain open for the sale of alcoholic beverages (off-premises consumption only) from 7:00 a.m. to 2:00 a.m.

N/A

- (d) Establishments located within 250 feet of a residential district shall not continue business activities later than 11:00 p.m. daily. Measurement shall be taken by drawing a straight line from the closest point on the perimeter of the residential district to the closest point on the perimeter of the exterior wall, structure, or bay, housing the establishment.

This location is in a Plaza where the entrance/exit on the opposite side of the building from the residential district and therefore should not be an issue.

- a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.

There are Special Conditions and Circumstances that exist at this location which are particular to this type of Building and Development District. This property was Developed as a Shopping Center with substantial Off-Street Parking in a Commercial area with buffering to adjacent properties and uses.

- b. The special conditions and circumstances do not result from the actions of the applicant.

These conditions are not the result of the Tenants Actions and are not Special to this Tenant. The property was developed prior to the involvement of this Tenant.

- c. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Granting of this Variance is consistent with other similar uses in the district.

- d. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Granting of this Variance is consistent with other similar uses in the district. To deny this use for this Applicant would deprive them of reasonable use and cause undue Hardship for the proposed use.

- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The size style and shape of this structure require various types of occupants and services as Tenants. The requested Variance is the Minimum required for this Tenant to have reasonable use of this Structure.

- f. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

The development of this property as a Shopping Center is in Harmony with the general neighborhood, area, and Public Welfare.

- g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of this variance shall be consistent with the use intended for this structure. This use should have a positive impact on the welfare of the community.

- (e) Any establishment desiring to operate later than these specified times may apply for a variance and request alternative hours of operation and the reasons for deviations from the provisions of this section. The village council, in its discretion, may vary the hours from those set forth in this section.

We are requesting a variance for the reasons stated.

Application Section 9
Special Exception Only

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.

This use should not have a major impact on the village comprehensive plan.

- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this code.

This use should not have a major impact on the land development and zoning regulations.

- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type, and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

This tenant does not have any input to the general property since it has already been developed. The traffic study shows that this use will have minimal impact and reduce the traffic during normal peak traffic hours.

- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the redevelopment of the area in which the special exception use is proposed to be developed.

I am not aware of any similar uses in the area.

- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

The Number of people, using and working at the property is consistent with the use of a Shopping Center in regard to noise, odor, visual and other potential nuisance factors. The effect of Traffic for this use does not conflict with the general area because the Traffic for this use should not occur at the same time as the general "Rush Hour" traffic for this area.

- (6) That the proposed special exception use:
- a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

This tenant does not have any input to the general property since it has already been developed. This property was developed as a Shopping Center which is consistent with property values and development in the immediate area. There is no significant effect on the Light and/or Air quality to the adjacent properties. There is no effect to Parks, Recreation, Open Space or other Pedestrian activities. The effects of these issues and amenities are not in the control of this tenant.

- (7) The proposed use would enhance and/or promote redevelopment of the village, fulfill redevelopment objectives, and/or have a positive economic impact on the Village, including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.

This use should not have a major impact on the village redevelopment objectives. This proposed use will provide a valuable service to the neighborhood, create good quality Jobs, and provide a reasonable use for the existing Structure.

Application Section 14
Consistency with the Palm Springs Community Redevelopment Plan

The Community Redevelopment Plan has 5 Key Goals. This Restaurant is not going to have a Major Effect on the things like Utilities, Infrastructure, Workforce Housing, and the Overall Partnership with Palm Beach County.

This Restaurant will help with Economic Growth by providing jobs for residents. The expanded seating capacity of this restaurant will also provide a necessary service for the community. This facility will be providing a location for Weddings, Funerals, Birthday's, Anniversary's. Graduations and other similar occasions. This can also include small events for the K-12 Schools along with Palm Beach College and perhaps G-Star Academy.

The five (5) key goals established in the 2019 CRA Plan:

I. Improving Utilities and Infrastructure

N/A

II. Expanding Job Development and Economic Growth

Will provide good quality jobs and services in the Village,

III. Enhancing Public Safety

N/A

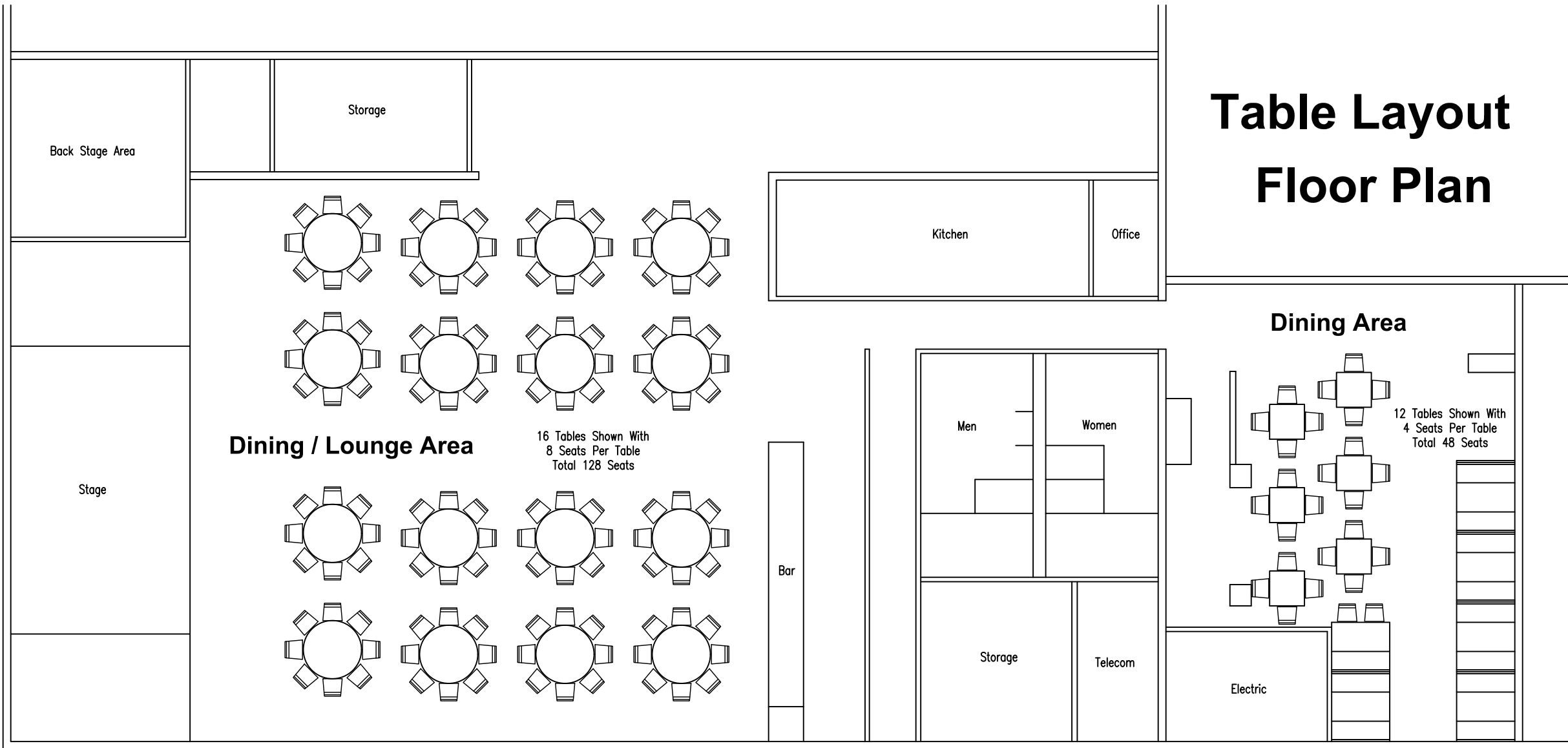
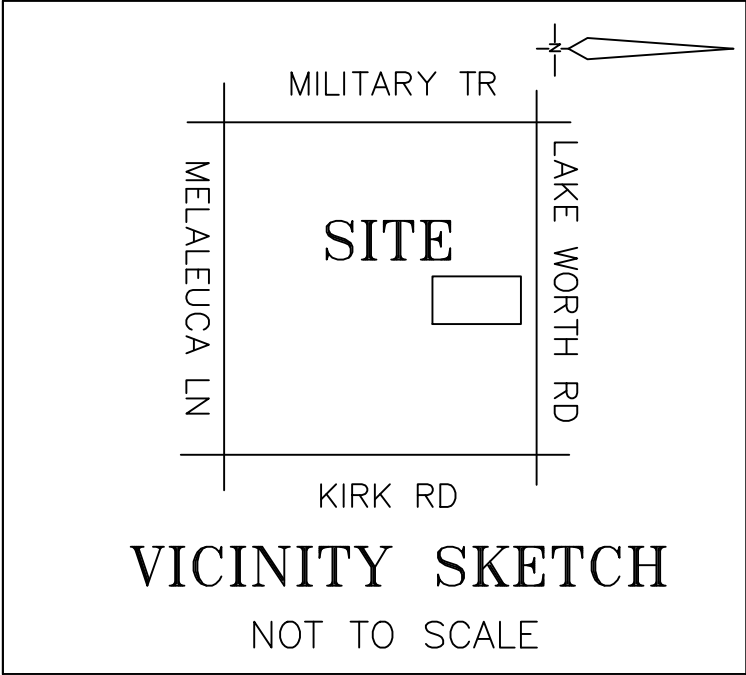
IV. Increasing and Maintaining Work force Housing

N/A

V. Advancing the Partnership with Palm Beach County

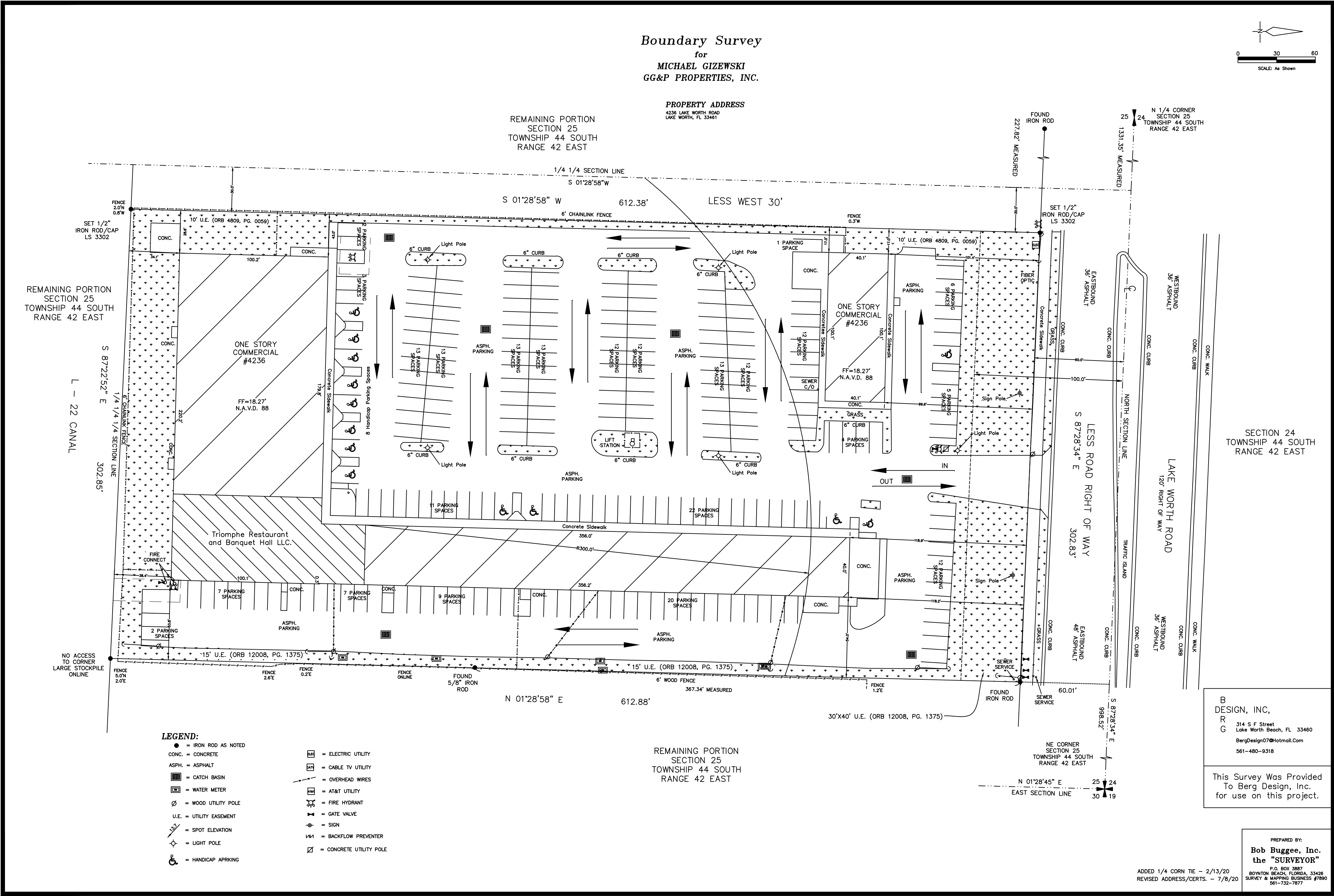
N/A

This tenant should be consistent with the Economic Development Strategic Plan for the Palm Springs Community Redevelopment Agency which is built upon key economic development drivers which contribute to encouraging economic growth, improving quality of life, and building wealth.



Site Plan

Parking Calculations			
Description	Square Feet	Ratio	Total Spaces
Overall Plaza	40,240	1:200	202
Subject Area	7,080	1:100	71
Balance of Plaza	33,160	1:200	166
Total Needed			237
Total Available			237
Normal Plaza Requires $\frac{1}{200}$ SF = 202 Spaces			
Normal Assembly Parking Requires $\frac{1}{300}$ SF = 24 Spaces			
Special Exception Requires Private Clubs, Restaurants and Lounges $\frac{1}{100}$ SF = 71 Spaces			
or			
1 Space for every 3 Persons			
Table Layout Shows 176 Seats/3 = 59 Spaces			
71 Spaces x 3 People = 213 Maximum Occupancy			
Site Plan Shows 191 Spaces Within 300'-0" of Subject Unit			
Handicap Spaces 12'x18.5' Plus 4' Loading Space Grading <4% Max. Ramp Grade 12:1 Max. Total Handicap Spaces 13			
Regular Parking Spaces 9'x 18.5' Total Regular Parking Spaces 224			



J-W Engineering, Inc.

C.O.A #9937
20 Balfour Road West
Palm Beach Gardens, FL 33418
561-450-3550 JWWessonPE@aol.com

SEAL

James W. Wesson, P.E.
Florida License No. 46487

Revision	Date
Original Issue	12/12/2021

Scale: Varies As Noted

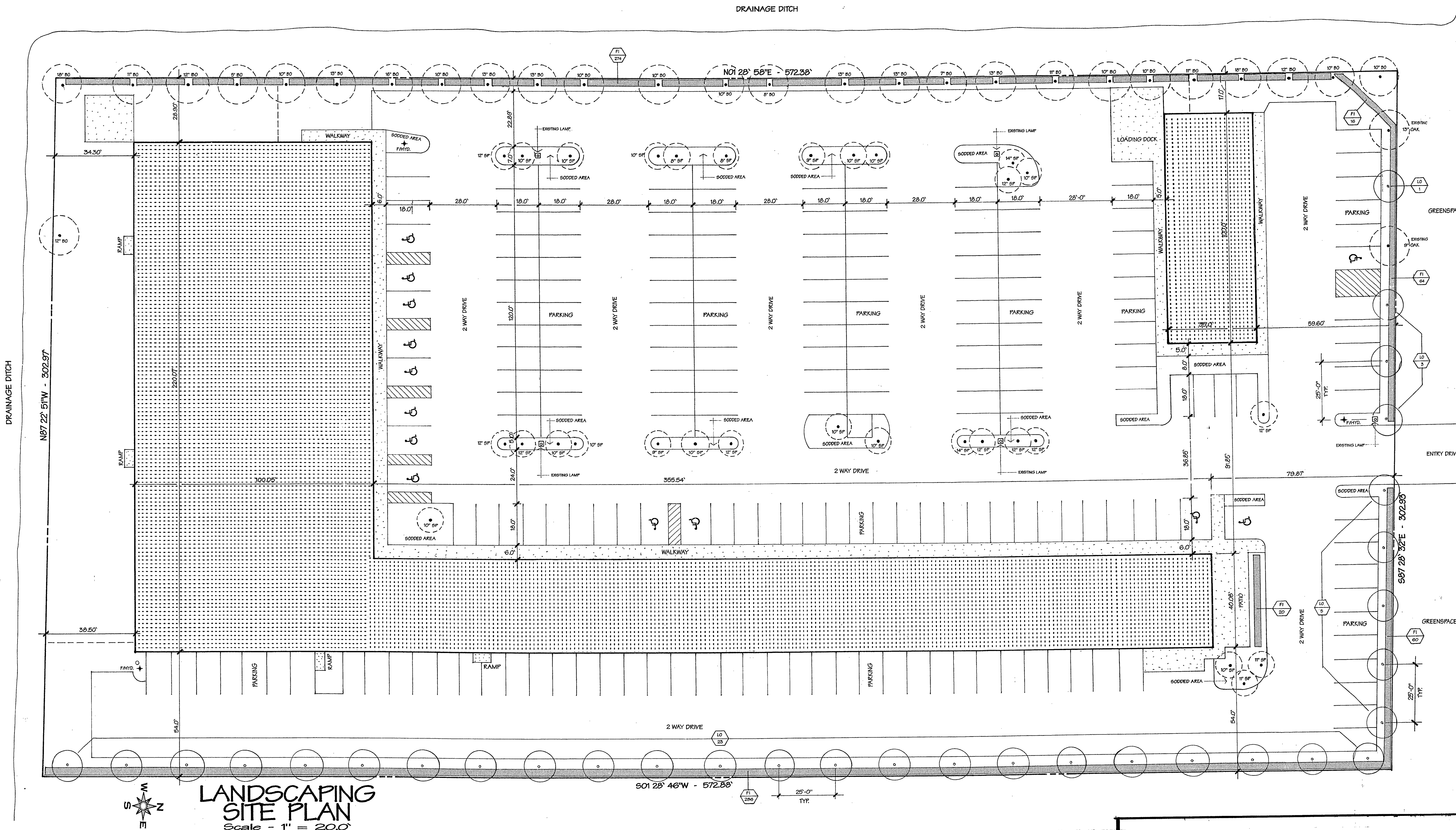
Preliminary
Site Plan

A-1

B
R
G
DESIGN, INC.

Triomphe Restaurant
& Banquet Hall, L.L.C.
4206 & 4208 Lake Worth Road
Village of Palm Springs, FL 33461

314 South F Street
Lake Worth Beach, FL 33460
BergDesign07@hotmail.com
561-480-9318



THIS PLAN HAS BEEN
REVIEWED FOR COMPLIANCE
OCT 29 2007
WITH PALM BEACH COUNTY
FIRE CODE COMPLIANCE IS
THE RESPONSIBILITY OF THE
PERMIT APPLICANT.
REVIEWER: DAWN SAULS

Florida Design
Architects P.A.
Gerald J. Oakley - Architect
License No. AR010374
AA2680198
1111 U.S. Hwy 1
N. Palm Beach, Florida 33460
561.588.0707
NOTE: This drawing is a copy of the original design of Florida Design Architects P.A. and shall not be used or modified in any way without the written permission of Gerald J. Oakley.

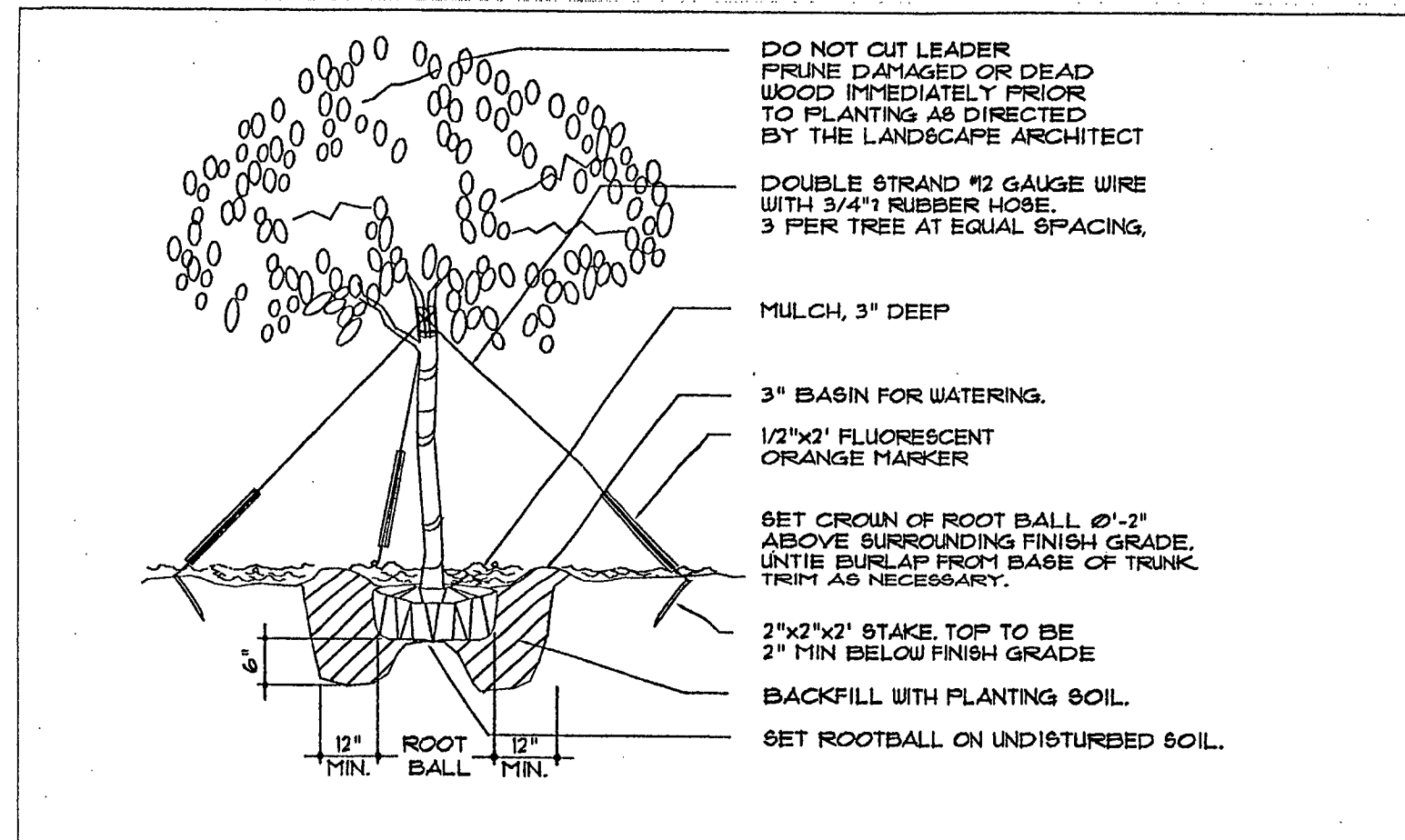
Proposed
COMMERCIAL
INTERIOR RENOVATIONS
for
NEW STATE OFFICES
4236 Lake Worth Road
Lake Worth, Florida

DATE	REVISION
JOB NO. DATE	A.385.07 Aug. 2007

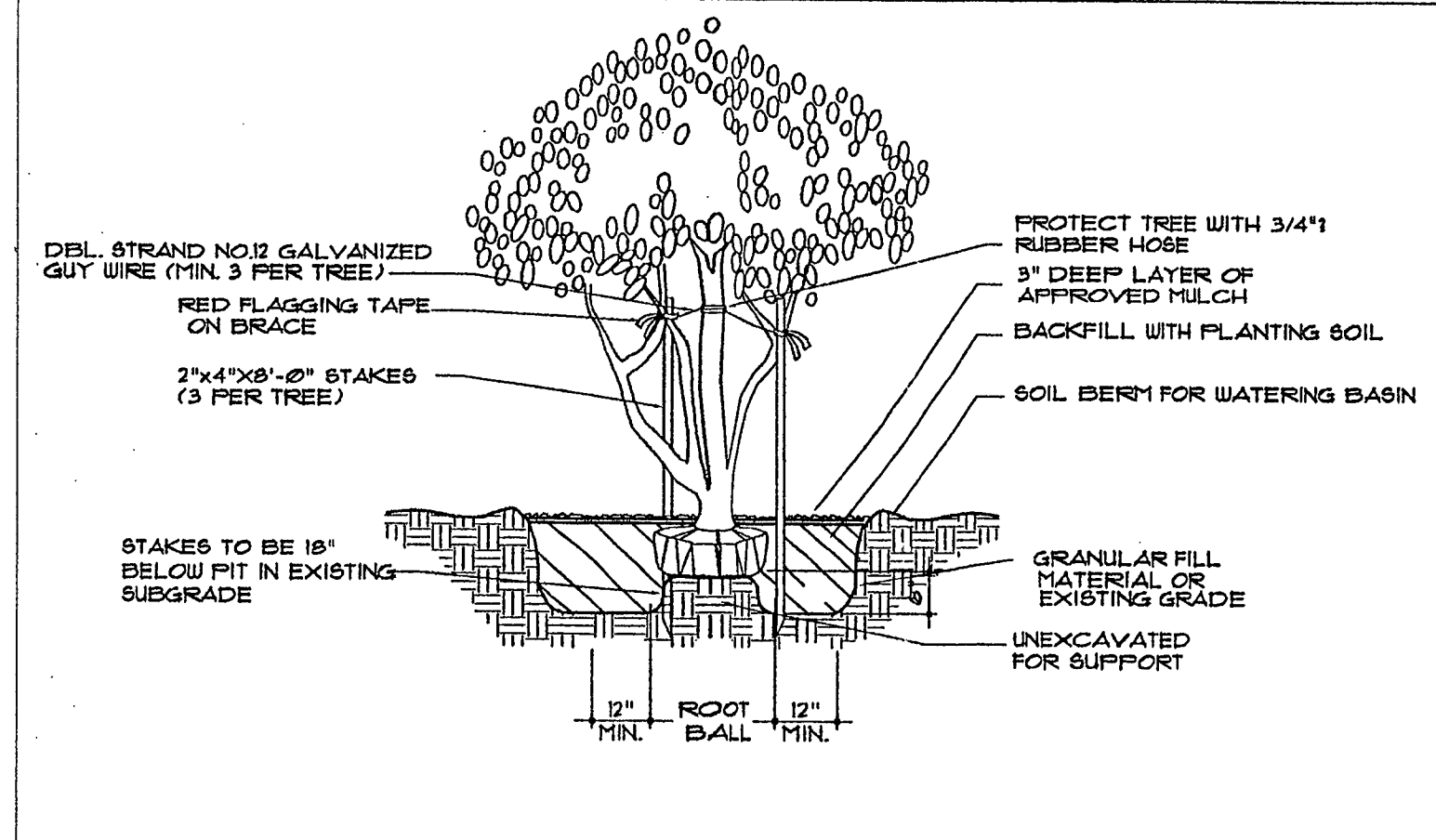
SHEET
L9
OF SHEETS
All dimensions shown on these drawings shall take precedence over verbal dimensions. Contractor shall verify design team of any changes in dimensions of job conditions before any work is begun. Without due notification, Contractor takes responsibility for any changes in drawing or job conditions.

RECORD OFFICE
COPY

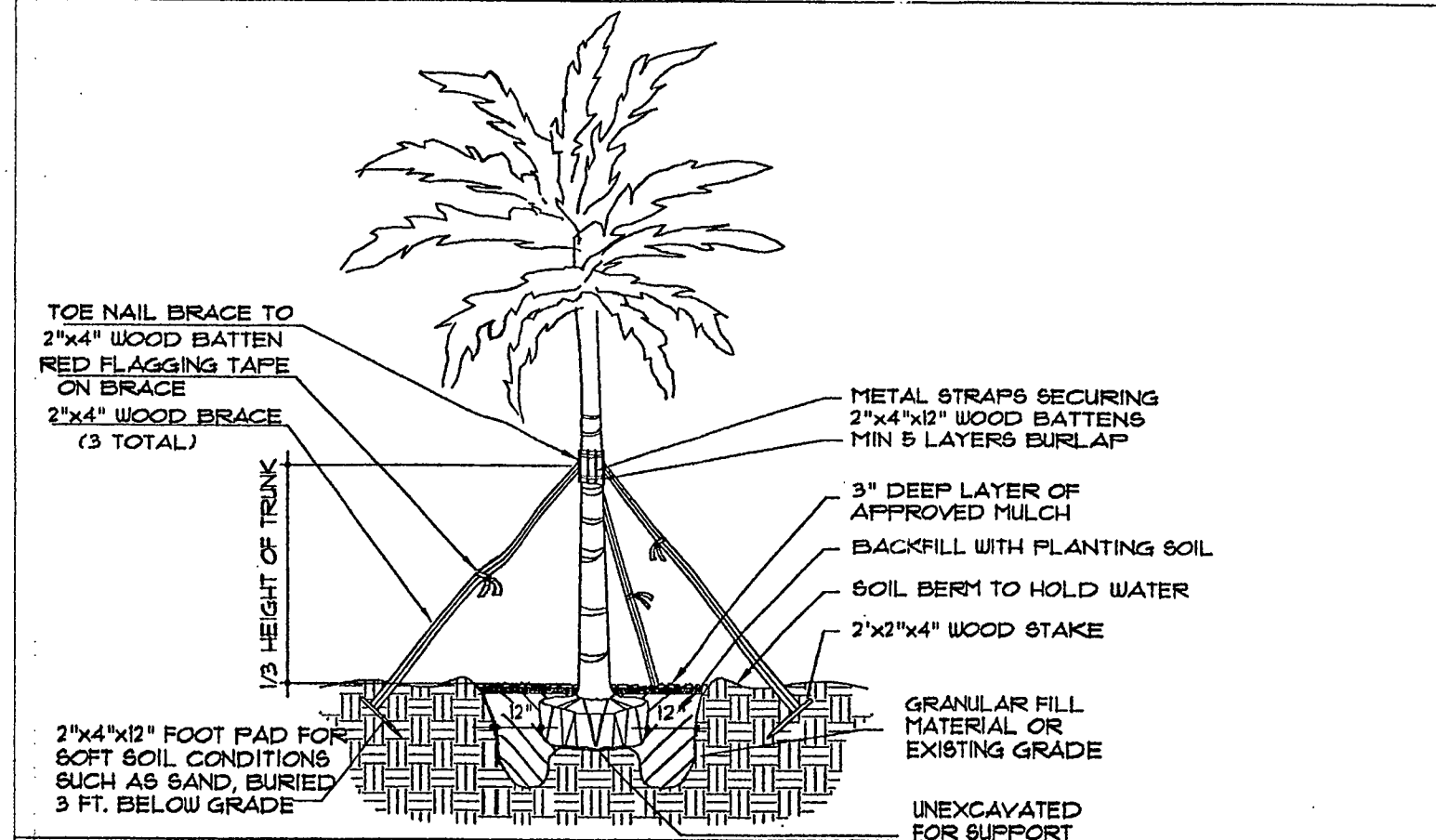
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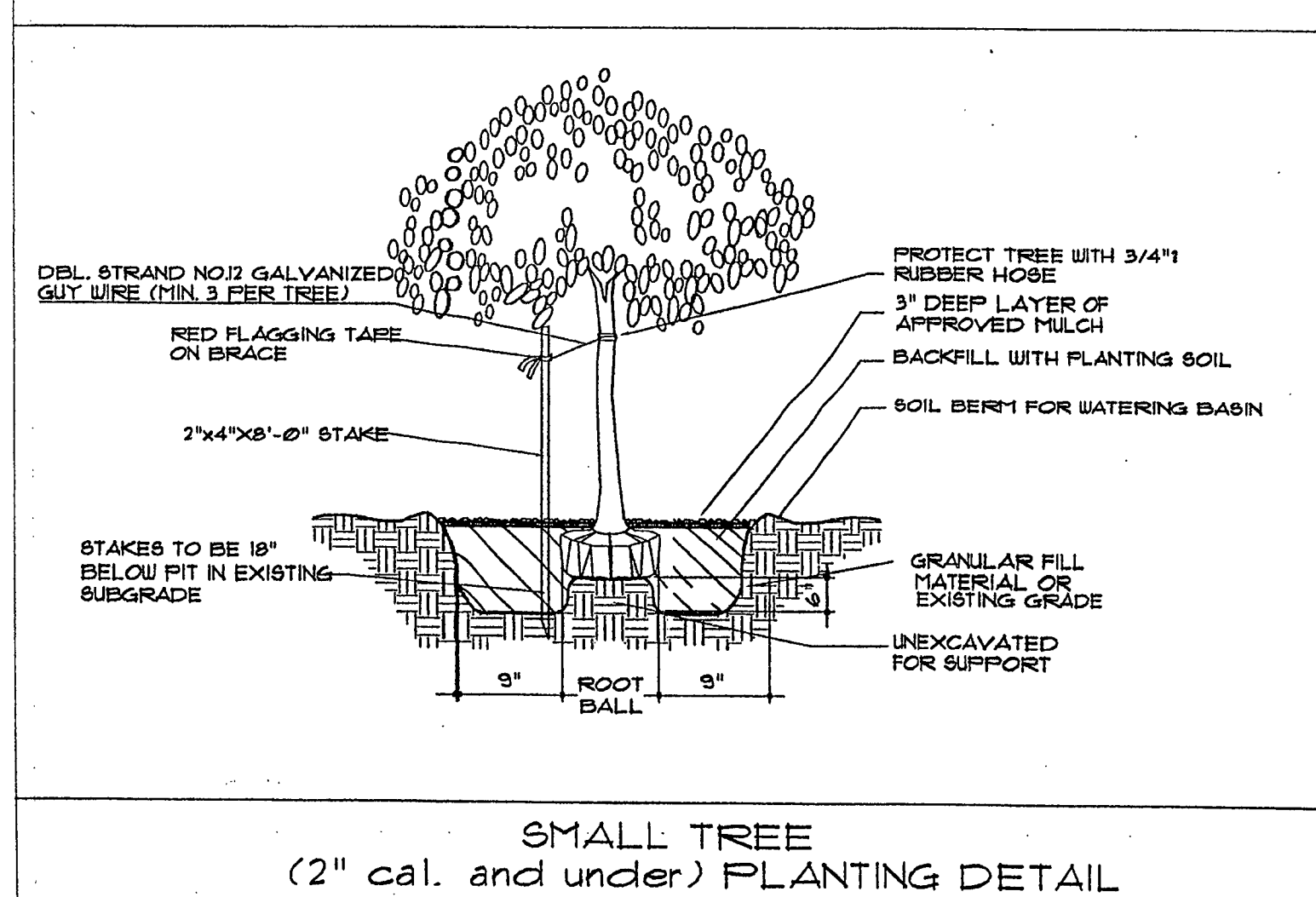
LARGE TREE
(2" cal. and over) PLANTING DETAIL



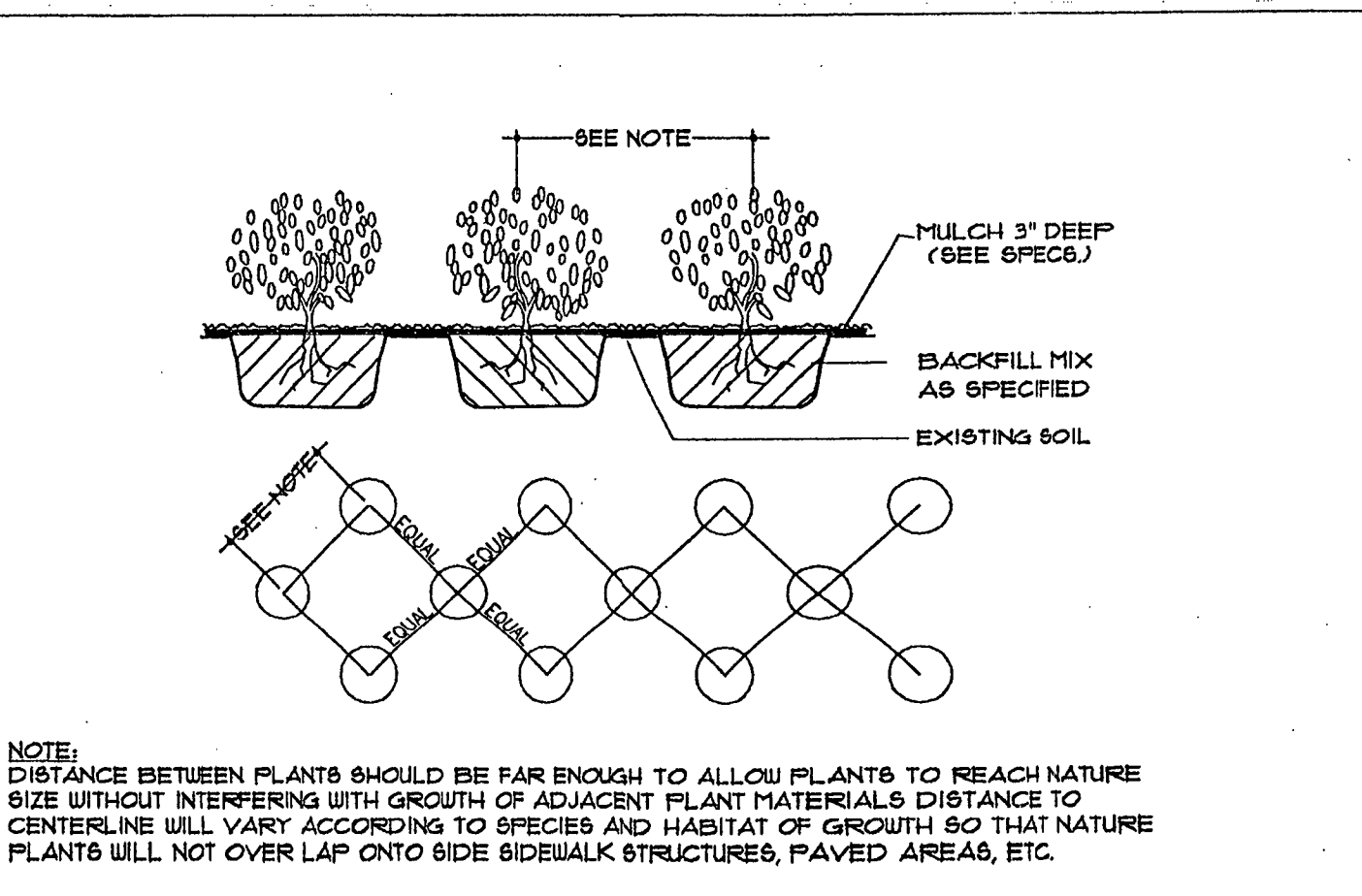
MULTI-TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL



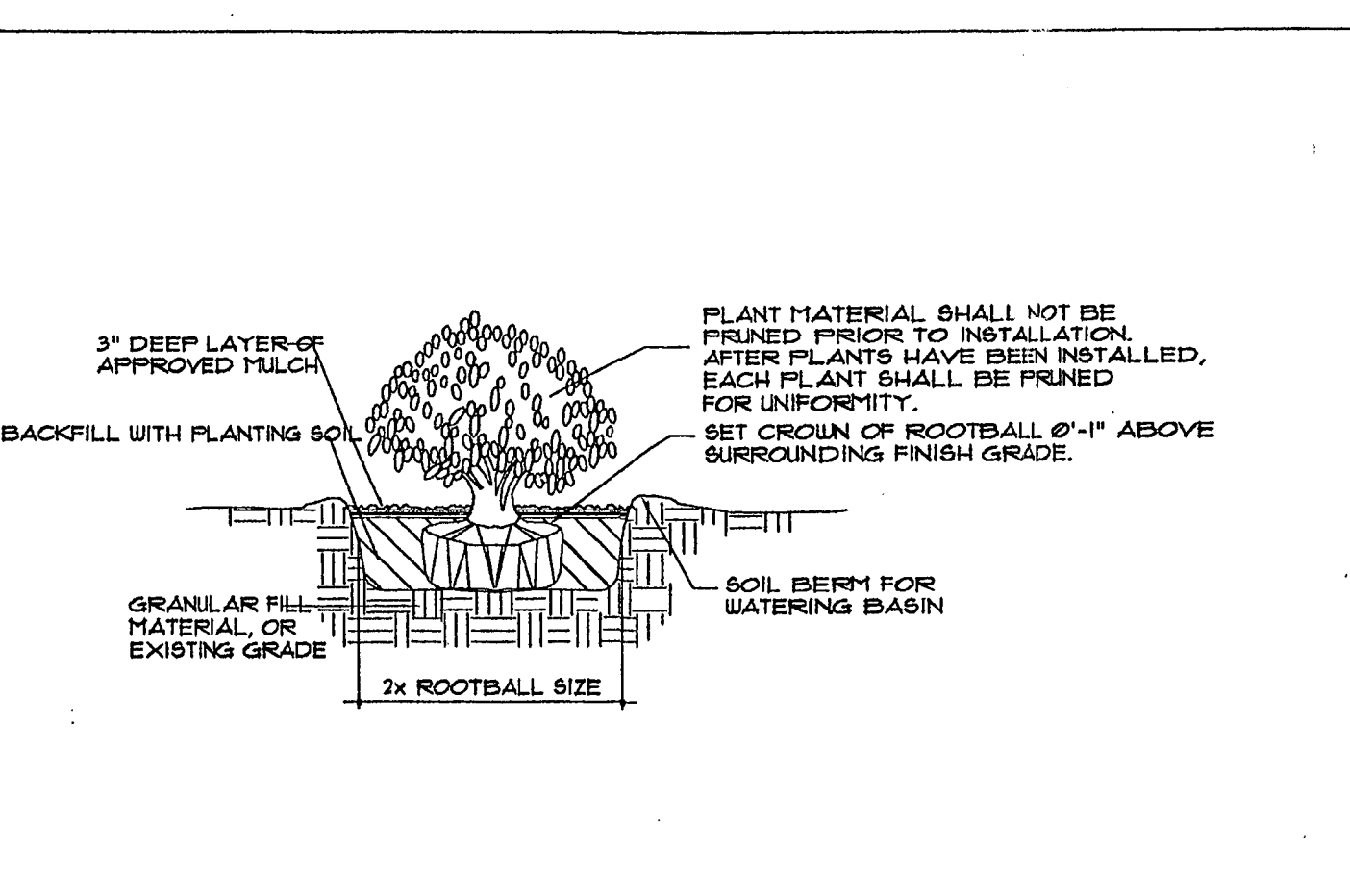
PALM PLANTING DETAIL



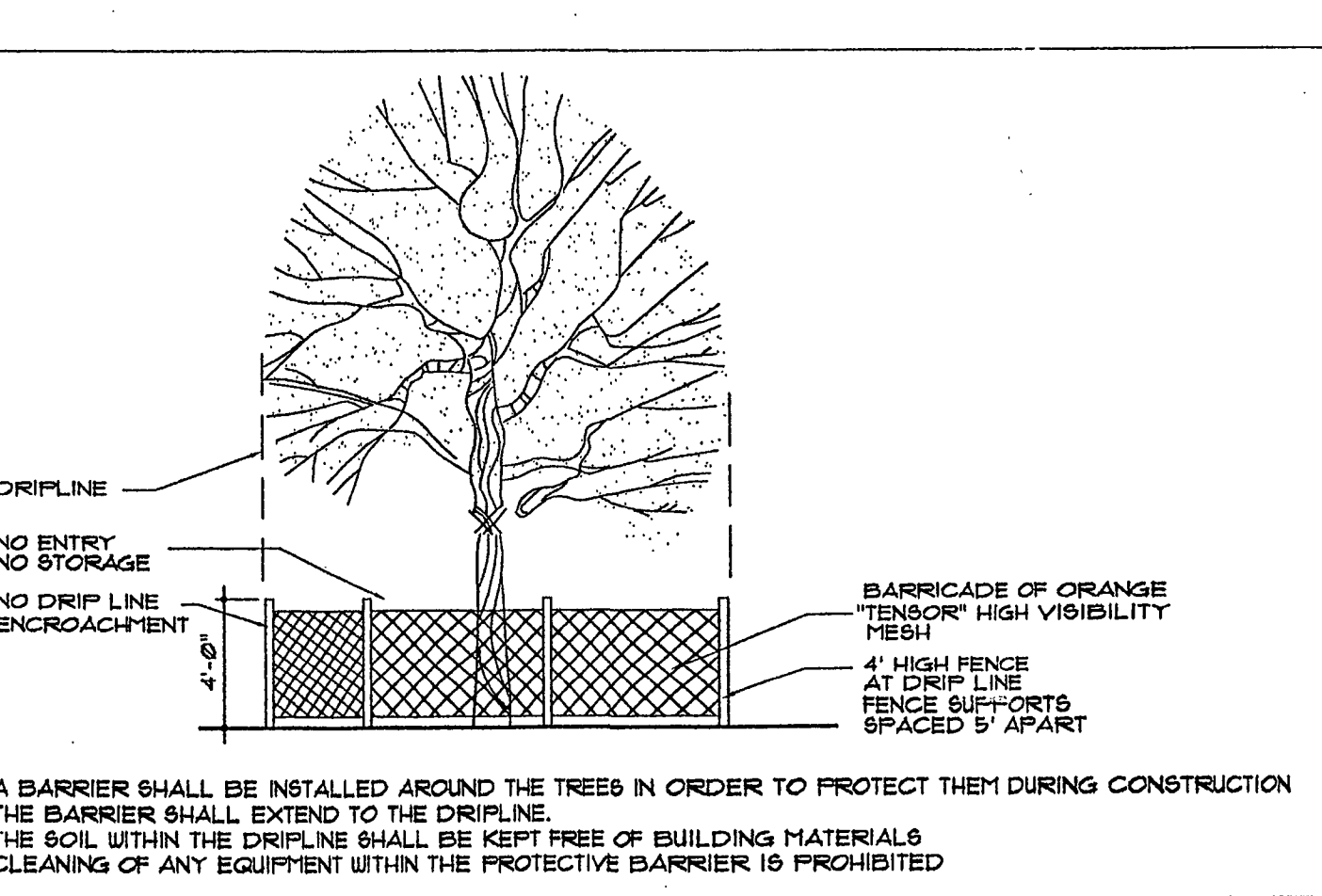
SMALL TREE
(2" cal. and under) PLANTING DETAIL



SHRUB/ GROUNDCOVER SPACING DETAIL



SHRUB PLANTING DETAIL



TREE PRESERVATION
BARRICADE FENCING DETAIL

LANDSCAPE PLANTING DETAILS

LANDSCAPE NOTES

1. PLANT MATERIAL: All plant material shall be Florida "or better" as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or other organic mulch grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing City codes and applicable deed restrictions.
7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean exterior line of any abutting canal, lake or waterway. Sod to be grade "A" seed free. All areas marked "Lawn" shall be St. Augustine "Floratum" solid sod. The Dry Retention area shall be "Bahia Grass" / "Paspalum Notatum". All sod shall be set level tight and even along planting beds.
8. Landscaping contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage of all areas specified.
9. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas, 4" for seeded grass areas and 2" for sodded grass areas.
10. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details. Planting soil backfill for all proposed Date Palms, Coconut Palms, Royal Palms and Liriodendrons shall be backfilled with 80% sand and 20% muck mixed with existing soil free of rock and debris. Bougainvillea species shall be backfilled with 100% sand at time of planting.
11. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
12. Contractor to notify "Sunshine" at 1-800-639-4031 (48) hours prior to digging for underground utility locations.
13. Contractor shall be responsible for providing final grading of all associated planting areas.
14. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
15. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
16. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
17. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
18. All parking islands measuring less than 11 feet (including curbs) due to turning radii requirements shall have root barriers installed against the full perimeter of the island. All linerock shall be excavated from islands to a depth of 2-1/2 feet and backfilled with the specified planting mix.
19. Fertilizer for grass areas shall be NPK 16-4-8 @ 125 lbs/10000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
20. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Architect, the owner and The City of Miramar.

21. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
22. EXISTING MATERIAL: All existing material shall be brought to current city code standards. All existing hedges must be continuous as required.
23. DRAINAGE EASEMENT: Written approval must be obtained from local water management district prior to planting within the drainage easement.
24. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. Warranty is null and void for plant material which is damaged or dies as a result of "acts of God" limited to hail, freeze, lightning, automobile damage, and wind exceeding 15 mph as defined by the Miami Hurricane Center. All trees that lean or are blown over caused by winds less than 15 mph will be re-set and braced by the Contractor at no additional cost to the Owner.
25. Type "D" curbing and wheel stops shall be provided in the V.I.A. Refer to paving and drainage detail sheet for detail of type "D" curb and wheel stop.
26. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
27. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
28. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
29. Root-prune all trees a minimum of (8) weeks prior to planting.
30. Tree grates shall be positioned to rest in the center of tree well and have uniform spacing around outside edges of castings. Install grates where indicated on plans flush and leveled with surrounding pavement surface. Install steel angle frame, in concrete flush and leveled with surrounding paving surface, maintain flush and leveled at all times.
31. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not overpray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
32. Hedge material shall be planted equal to the height of all dumpsters, transformers, mechanical equipment and other ground free-standing utility equipment or enclosures.
33. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
34. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
35. Ground cover plantings shall provide not less than 75 percent coverage immediately upon planting and 100 percent coverage within 3 months after planting.
36. Tree protection barricades shall be provided around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
37. Tree removal/relocation permits must be obtained for existing trees to be removed or relocated.
38. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

LANDSCAPE LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUAN.
TREES					
LO	Live Oak	Quercus Virginiana	14' / 16'	25' o.c.	32
OA	Water Oak	Existing			2
BO	Black Olive	Existing			23
SP	Sabal Palm	Existing			30
SHRUBS					
FI	Ficus Hedge	Ficus Benjamin	24' / 30'	24' o.c.	720

NOTE:
Irrigation system for new and existing landscaping is existing with multizone timers.

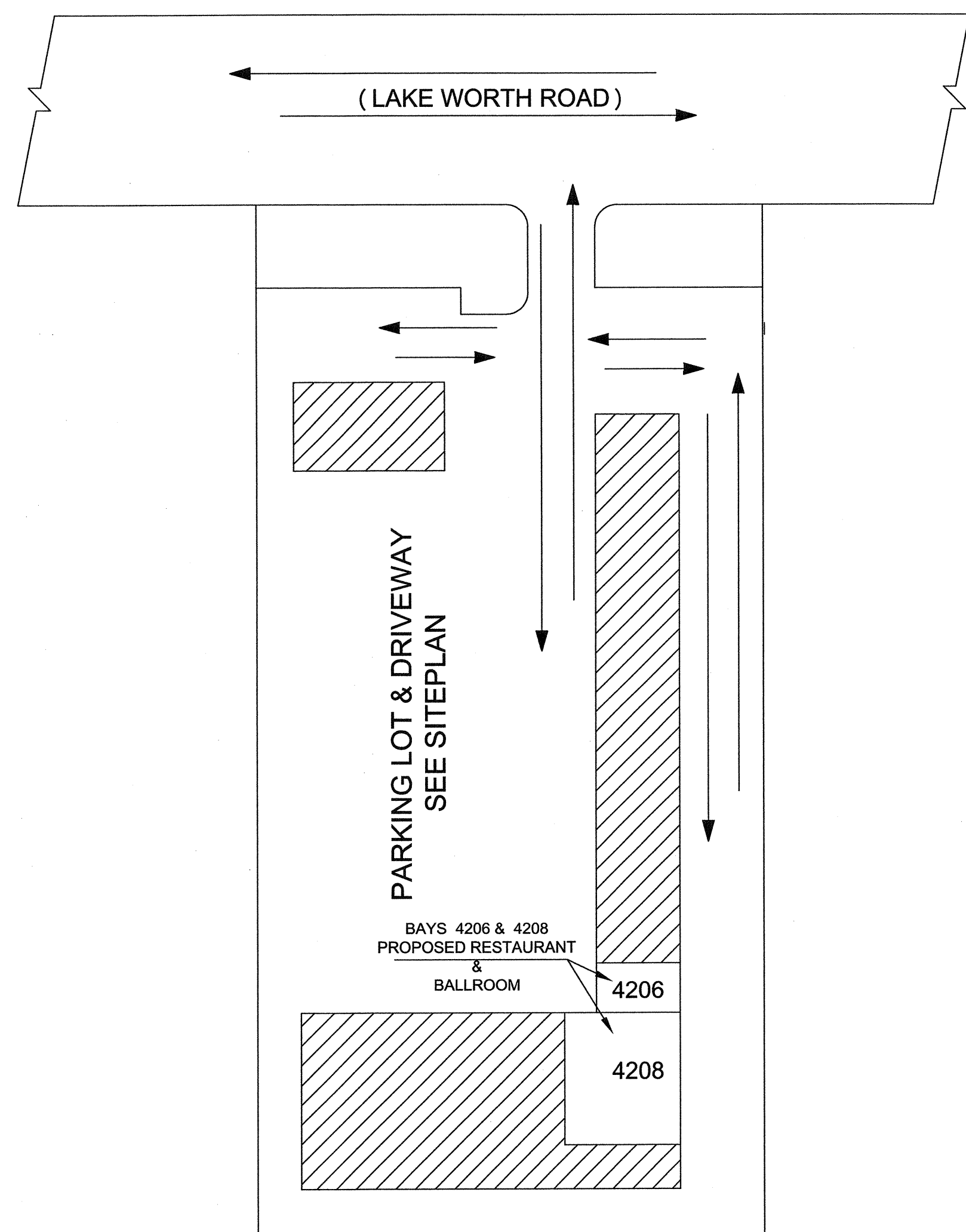
THESE PLANS HAVE BEEN
REVIEWED FOR COMPLIANCE
OCT 29 2007
WITH PALM BEACH COUNTY
FIRE CODE COMPLIANCE IS
THE RESPONSIBILITY OF THE
PERMIT APPLICANT
REVIEWER: DAVID A. SAULS

Florida Design
Architects P.A.
Gerald J. Oakley - Architect
License No. AB010374
AA2600186
1101 U.S. Hwy 1
N. Palm Beach, Florida 33408
561.558.6707
NOTE: This drawing is a computerized design of Florida Design
Architects P.A. Everything on this drawing is the property of
the designer. No part or design shall be used, copied or
disclosed to any person, firm or company without written
permission of Gerald J. Oakley.

Proposed
COMMERCIAL
INTERIOR RENOVATIONS
for
NEW STATE OFFICES
4236 Lake Worth Road
Lake Worth, Florida

DATE REVISION
JOB NO. A.385.07
DATE AUG. 2007
SHEET
L10
OF SHEETS
All dimensions shown on these drawings shall take precedence
over notes. The contractor shall verify all dimensions before work
is begun. Without the signature of the contractor, the contractor
assumes responsibility for any changes in drawing or job conditions.

RECORD OFFICE
COPY



ONE STOREY COMMERCIAL BUILDING
4236 LAKE WORTH ROAD OWNED BY MAMPG LLC.
 (LOCATION PLAN)

SCOPE OF WORK

STRUCTURAL

- 1) REPAIR PARTITION WALLS & DOORS AS SHOWN IN PLANS, ELEVATIONS AND SECTIONS.
- 2) INSTALL CABINETS, COUNTERS AND SHELVES.

MECHANICAL & FIRE PROTECTION (BY OWNERS)

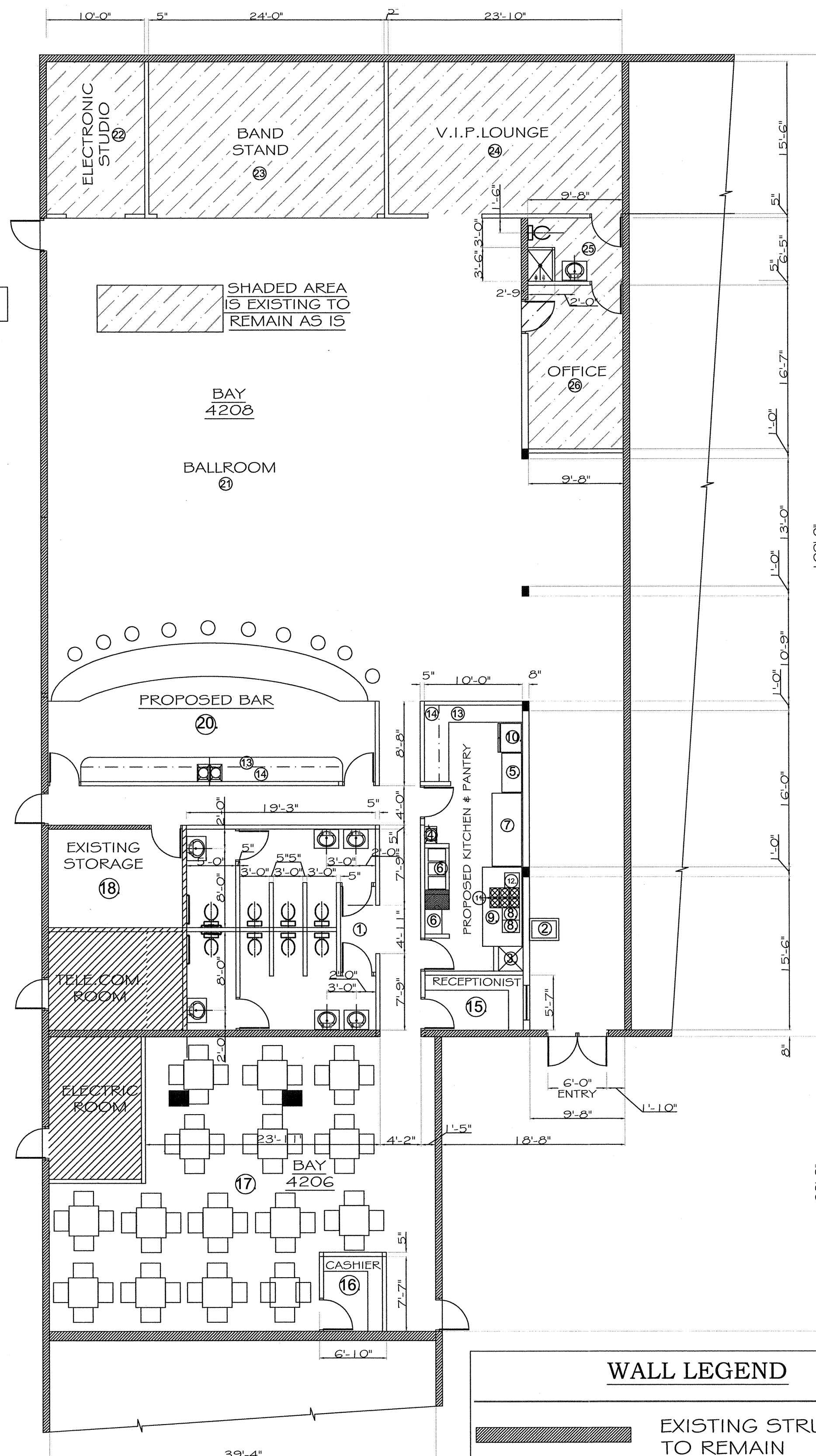
- 1) AIR CONDITIONING TO BE PROVIDED BY OWNERS.
- 2) MECHANICAL CONTRACTORS TO PROVIDE WORKING DRAWINGS AND INSTALL ALL EQUIPMENT NEEDED FOR PROPER VENTILATION.
- 3) INSTALL PROTEX II OR (SIMILAR) FIRE PROTECTION SYSTEM

ELECTRICAL

- 1) INSTALL ALL LIGHTING FIXTURES AS SHOWN.
- 2) INSTALL NEW SWITCHES AND OUTLETS AS SHOWN.

LIFE SAFETY

- 1) INSTALL EMERGENCY AND EXIT LIGHTS AS INDICATED ON PLAN.
- 2) PROVIDE DIAGRAMATIC LAYOUT OF LIFE SAFETY ROUTE.
- 3) PROVIDE FIRE EXTINGUISHERS AND INSTALL AT ENTRANCES & EXITS AND AT POINTS INSIDE THE BUILDING NOT TO EXCEED 75'-0" FROM EACH OTHER.



PROPOSED FLOOR PLAN

WALL LEGEND

- EXISTING STRUCTURAL WALLS TO REMAIN
- INTERIOR PARTITION WALLS
- EXISTING STRUCTURAL COLUMNS TO REMAIN. (MAY BE DECORATED AS DESIRED.)

NOTES

ZONING INFORMATION:

OCCUPIED AREA , 1200 + 5880 = 7080.0 SQ. FT.
 PARKING SPACE REQUIRED = 1/200 SQ. FT.
 EXIST PARKING SPACES AVAILABLE = 25+

OCCUPANCY CLASSIFICATION:

F.B.C. :303.3 ASSEMBLY GROUP A-2.
 CLASSIFICATION: BANQUET HALL & RESTAURANT

CODES AND STANDARDS

FL. BUILDING: FLORIDA BUILDING CODE-2017 6th. EDITION

THE CODES AND STANDARDS THAT GOVERN AND PERTAINS TO THEIR PRESCRIBED SCOPE OF WORK.

ELECTRICAL: ELECTRICAL COMPONENTS, EQUIPMENT & SYSTEMS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 70

MECHANICAL: (BY OWNER) MECHANICAL APPLIANCES, EQUIPMENT & SYSTEMS SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE F.B.C.

FIRE PREVENTION: (BY OWNER) TO INTERLOCK WITH MECHANICAL SYSTEMS & SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE F.B.C.

ENERGY: TO COMPLY WITH STATE OF FLORIDA DEPT. OF COMMUNITY AFFAIRS ENERGY EFFICIENT CODE FOR BUILDING CONSTRUCTION.

HANDICAPPED: CODE (A) DEPT. OF COMMUNITY AFFAIRS FLORIDA ACCESSIBILITY CODE FOR BLDG.CONSTRUCTION.

THESE REQUIREMENTS SHALL BE INCLUSIVE OF ALL ADDENDUMS AND CLARIFICATIONS ISSUED UP TO THE TIME WHEN THE BUILDING PERMIT IS GRANTED. THE LISTED CODES AND STANDARDS SHALL NOT BE CONSTRUED TO BE THE ONLY APPLICABLE CODES STANDARDS GOVERNING THIS PROJECT. THE GENERAL CONTRACTORS, ALL SUB-CONTRACTORS AND SUPPLIERS SHALL VERIFY AND ADHERE TO THE REQUIREMENTS OF THE CODES AND STANDARDS THAT GOVERN AND PERTAINS TO THEIR PRESCRIBED SCOPE OF WORK.

ITEMISED LAYOUT OF AREA.

- 1) RESTROOMS
- 2) GREASE TRAP
- 3) ALL PURPOSE SINK
- 4) HANDWASH SINK
- 5) DEEFPREEZE
- 6) 3 COMPARTMENT SINK & DISHWASHER
- 7) WORK STATION
- 8) FRYER
- 9) HOOD WITH FIRE SUPPRESSION SYSTEM
- 10) REFRIGERATOR
- 11) 6 BURNER STOVE
- 12) FLAT TOP GRIDDLE
- 13) COUNTERTOP
- 14) CABINET ABOVE
- 15) RECEPTIONIST
- 16) CASHIER
- 17) SEATING IN RESTAURANT
- 18) STORAGE
- 19) WATER HEATER
- 20) PROPOSED BAR
- 21) BALLROOM
- 22) ELECTRONIC STUDIO
- 23) BAND STAND
- 24) V.I.P. LOUNGE
- 25) COMPLEMENTARY RESTROOM
- 26) OFFICE
- 27)
- 28)

NOTES

GENERAL

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- 2) THE CONTRACTOR PERFORMING WORK ON THIS PROJECT MUST BE LICENSED TO OPERATE IN ACCORDANCE WITH ALL GOVERNING AUTHORITY REQUIREMENTS.
- 3) THE CONTRACTOR HEREINAFTER, AND FOR THE DURATION OF THE PERIOD REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE REFERRED TO AS THE "TENANT'S CONTRACTOR"
- 4) THE TENANT'S CONTRACTOR SHALL COORDINATE ALL ACTIVITIES DURING CONSTRUCTION WITH THE LANDLORD'S PROJECT MANAGER, OR MALL MANAGER.
- 5) THE TENANT'S CONTRACTOR SHALL FOLLOW ALL CONSTRUCTION POLICIES AND PROCEDURES ESTABLISHED BY THE LANDLORD FOR THE SHOPPING CENTER.
- 6) THE TENANT'S CONTRACTOR SHALL NOTIFY THE MALL MANAGER OR PROJECT MANAGER WHENEVER THE REMODELLONG IS COMPLETE AND READY FOR INSPECTION.
- 7) IN THE EVENT THERE ARE DISCREPANCIES, INCOMPLETIONS, OR ANY OTHER UNSATISFACTORY ITEMS, A LIST (PUNCH LIST) WILL BE SENT TO THE TENANT'S CONTRACTOR FOR CORRECTION. THESE ITEMS MUST BE CORRECTER, COMPLETED, & REINSPECTED FOR APPROVAL.
- 8) THE TENANT'S CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR INSPECTION BY THE CITY'S BUILDING AUTHORITIES.
- 9) ONE SET OF "AS BUILT" PLANS REFLECTING ANY SUBSEQUENT CHANGE TO INITIALLY APPROVED PLANS, MUST BE SENT TO THE LANDLORD'S TENANT COORDINATOR IMMEDIATELY UPON COMPLETION OF REMODELLING WORK.
- 10) THE TENANT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS ON SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENTS OR CORRECTIONS.
- 11) THE TENANT'S CONTRACTOR SHALL VERIFY ROUGH OPENINGS, DIMENSIONS FOR DOORS, WINDOWS AND GLAZED AREAS.
- 12) THE TENANT'S CONTRACTOR SHALL COORDINATE WITH RESPECTIVE SUB-CONTRACTORS OR THEIR REPRESENTATIVES FOR ANY PROVISIONS FOR PROPER INSTALLATION OF MATERIALS AND OR EQUIPMENT.

LUMBER

- 1) LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL AND WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.I.T.C.
- 2) ALL WOOD IN CONTACT WITH MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED
- 3) PLYWOOD SHALL BE EXTERIOR TYPE CDX GRADE AT ALL EXTERIOR FOR SHEATHING AND ROOF UNDERLAYMENT.
- 4) STRUCTURAL WOOD METAL CONNECTORS SHALL CONFORM TO THE LATEST REQUIREMENT OF THE FLORIDA BUILDING CODE. ALL METALS, INCLUDING NAILS, FLASHING, AND DRIP EDGE, EXPOSED TO WEATHER SHALL BE GALVANISED, UNLESS SPECIFIED OTHERWISE.
- 5) ALL WOOD TO BE USED IN TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. (FBC 603.1.1)

FINISHES

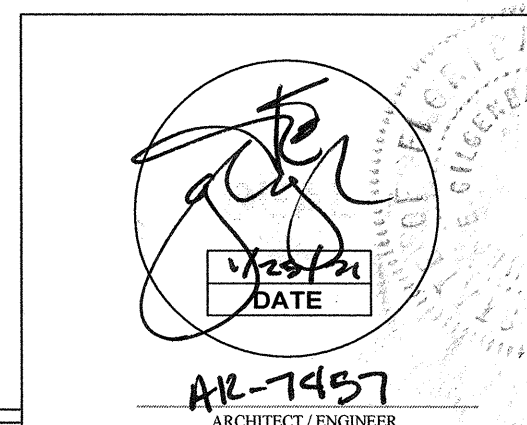
- 1) ALL FLOOR AND BASE BOARD IN GENERAL AREA TO BE WOOD AND SURFACES TO BE SMOOTH AND UNIFORMLY SLIP RESISTANT.
- 2) ALL FLOOR AND COVE BASE IN THE FOOD PREP, FOOD STORAGE, DRY STORAGE, COOKING AND DISHWASHING AREAS TO BE NON SKID PORCELEAN TILES.
- 3) ALL WALL IN GENERAL AREA AND DRY STORAGE AREAS SHALL BE GYPSUM BOARD. PAINT SHALL BE PRIMER AND FINISHED COAT AND SHALL BE SMOOTH WITHOUT RUNS SAGS OR DEFECTS.
- 4) ALL WALL IN FOOD PREP, FOOD STORAGE, COOKING AND DISHWASHING TO BE OF IMPERVIOUS MATERIAL FINISHED WITH PORCELEAN TILES.
- 5) ALL SURFACES SHALL BE SMOOTH AND EASILY CLEANABLE.
- 6) EXESTING CEILING IN GENERAL AREAS TO REMAIN. CEILING IN HIGH TEMPERATURE COMPARTMENT TO BE OF FIRE RESISTANT MATERIAL. FIRESTOP ALL PENETRATIONS OF THE FIRE RATED WALL AND OR CEILINGS WITH "3M" OR EQUAL FIRE BARRIER PRODUCT AND APPLY AS PER MANUFACTURER'S SPECS.

INDEX

- SHEET A101.....LOCATION PLAN,PROPOSED FLOOR PLAN
 GENERAL INFORMATION CODES & NOTES
- SHEET A102.....LIFE SAFETY PLAN
- SHEET A103.....ELECTRICAL LIGHTING PLAN
- SHEET A104.....ELECTRICAL PLAN OUTLETS & SWITCHES
- SHEET A105.....PLUMBING PLAN - SUPPLY LINES
- SHEET A106.....PLUMBING PLAN - SEWERAGE DISPOSAL

SHEET TITLE:

SHEET A 101....LOCATION PLAN,PROPOSED
 FLOOR PLAN GENERAL INFORMATION CODES &
 NOTES



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 ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED
 WITHOUT WRITTEN CONSENT OF ARCHITECT/ENGINEER.

sheet number

A-101

CF BUILDING SERVICES

inspection · design drafting · project management ·
 965 39th. street, west palm beach, FL 33407
 Tele: (954) 616-9809 / (561) 283-7100

email :- cfacsone@gmail.com

JAMES E. GILGENBACH ARCHITECTURE & PLANNING

9009 ONE PUTT PLACE
 (561) 809 - 8491

PORT ST LUCIE
 FLORIDA 34986

PROJECT DESCRIPTION:

PROPOSED FACILITIES (for)
 TRIOMPHE RESTAURANT &
 BANQUET HALL L.L.C.
 4206 & 4208 LAKE WORTH RD.,
 LAKE WORTH, FL. 33461

LEGAL DESCRIPTION:

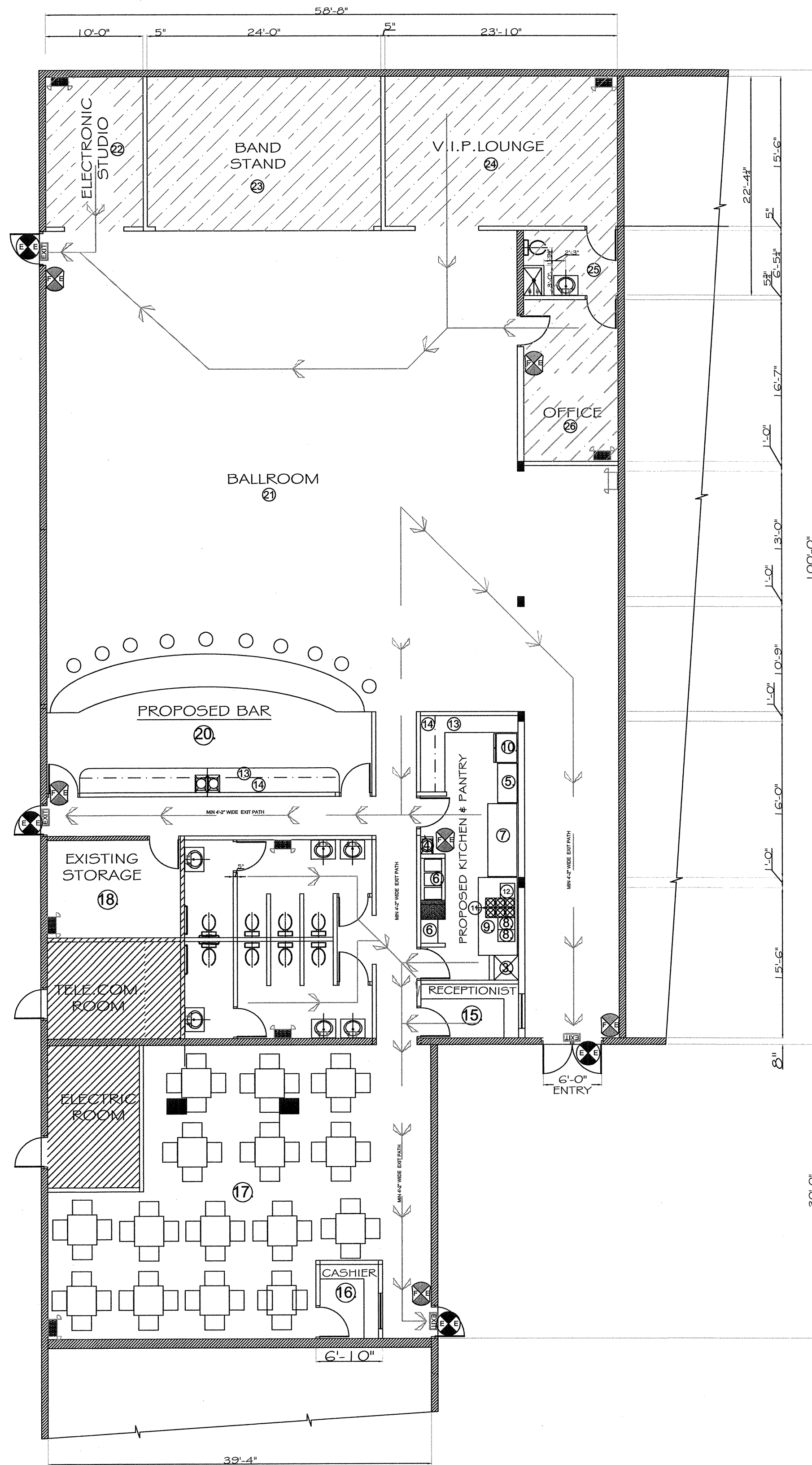
PCN 70-42-44-25-00-000-1030
 25-44-42-W 1/2 OF NW 1/4 OF NE
 1/4 LESS N 60FT. SR 802 R/W &
 W 30FT. RD R/W

REVISIONS

See notes / Month.

SCHEDULE

DRAWING DATE: AUG.2017
 DRAWN BY: CNP
 PROJECT NUMBER: 1904007
 CHECKED BY:



LIFE SAFETY PLAN
(EMERGENCY EXIT ROUTE)

SAFETY LEGEND	
	EMERGENCY EXIT DOORS FITTED WITH PANIC HARDWARE
	EMERGENCY DUAL LIGHT 15W - MAX
	EXIT SIGN / LIGHT COMBO 2 - 15W
	4.45 kg. DRY CHEMICAL POWDER FIRE EXTINGUISHER

FIRE SAFETY NOTES

- 1) PROVIDE 6" HIGH ADDRESS NUMBERS ON ALL EXTERIOR DOORS.
- 2) PROVIDE DOOR HARDWARE DESCRIPTION FOR ALL DOORS. MUST BE SPECIFIED BY DOOR AND IN THE DOOR SCHEDULE.
- 3) ALL EXTERIOR DOORS SHALL BE KEYED TO THE EXTERIOR.
- 4) PROVIDE DIRECTIONAL SIGNAGE : (a) Provide sign on exit side of door by utility closet, (b) Provide exit sign at hall leading to exit as you pass through door.
- 5) WALKING SURFACE INSIDE AND OUTSIDE OF EXTERIOR DOORS MUST BE NO MORE THAN 1/2" DIFFERENCE FOR THE LENGTH AND WIDTH OF THE DOOR.
- 6) CONTRACTOR TO VERIFY FIRE WALLS AND REPAIR AS NEEDED TO PROVIDE 1-HR. SEPARATION. LABEL FIRE WALLS ABOVE CEILING AS PER NFPA 1.08/13. (TO BE NOTED ON STRUCTURAL / ARCHITECTURAL PLANS.)
- 7) PROVIDE UL LISTED ASSY. FOR FIRE WALLS.

CF BUILDING SERVICES
inspection · design drafting · project management
965 39th. street, west palm beach, FL 33407
Tele: (954) 616-9809 / (561) 283-700
email: cfacsone@gmail.com

JAMES E. GILGENBACH & PLANNING
9009 ONE PUTT PLACE PORT ST LUCIE
(561) 809 - 8491 FLORIDA 34986

PROJECT DESCRIPTION:
PROPOSED FACILITIES (for)
TRIOMPHE RESTAURANT &
BANQUET HALL L.L.C.
4206 & 4208 LAKE WORTH RD.,
LAKE WORTH, FL. 33461

LEGAL DESCRIPTION:
PCN 70-42-44-25-00-000-1030
25-44-42.W 1/2 OF NW 1/4 OF NE
1/4 LESS N 60FT. SR 802 R/W &
W 30FT. RD R/W

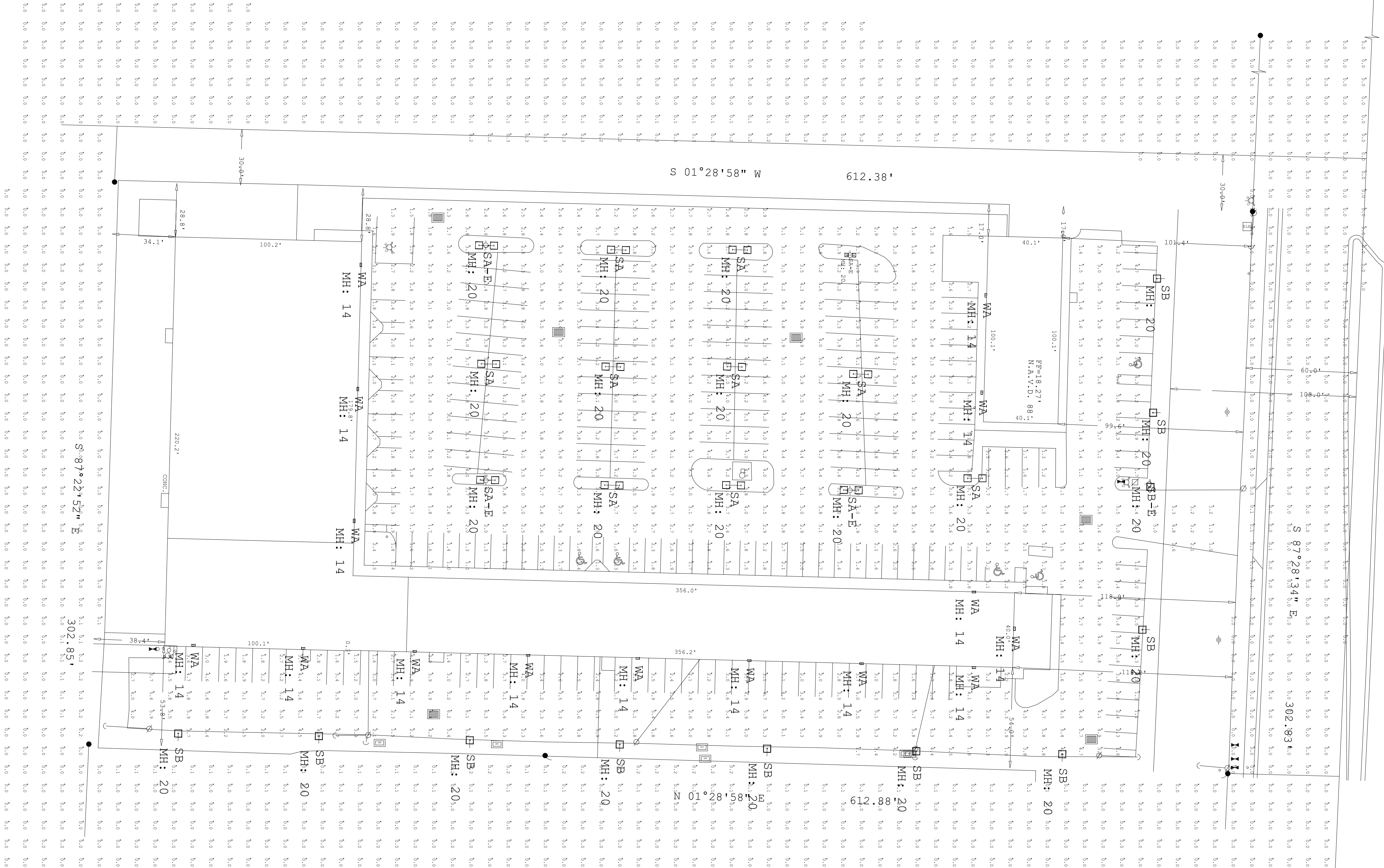
REVISIONS	
	See notes / Sept.

SCHEDULE		
DRAWING DATE:	DRAWN BY: CNF	PROJECT NUMBER:
AUG.2017	CHECKED BY:	1904007

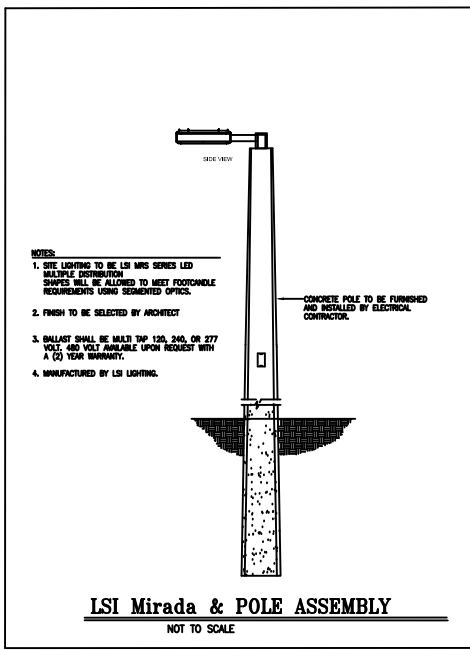
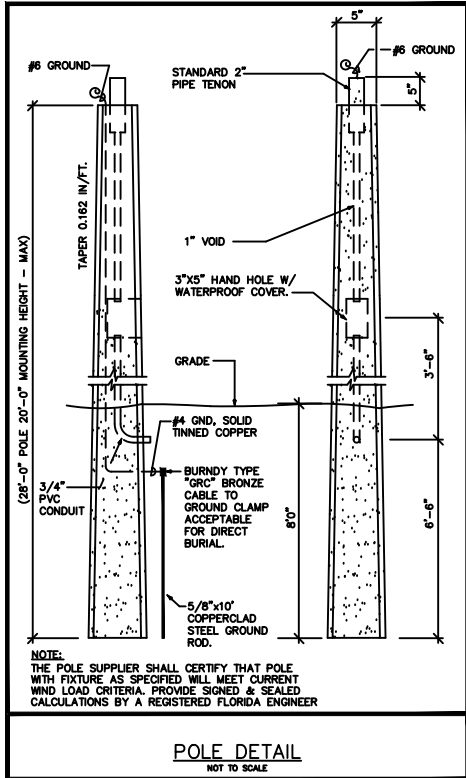
INDEX:
SHEET A 102....LIFE SAFETY PLAN

ARCHITECT / ENGINEER
1/06/2017
DATE
AR-7457
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT / ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT / ENGINEER.

sheet number
A-102



Luminaire Schedule		Calculation Summary		Units		Avg		Max		Min		Avg/Min		Max/Min	
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag							
SA	9	SA	BACK-BACK	9118	63	0.900	LSI Industries MRS-LED-09L-SIL-SW-40-70CRI, 2ø180°								
SB	10	SB	SINGLE	11444	135	0.900	LSI Industries MRS-LED-18L-SIL-SW-40-70CRI, Single Head								
WA	15	WA	SINGLE	609	44.7	0.900	LSI Industries MRS-LED-09L-SIL-SW-40-70CRI, Single Head								
SA-E	4	SA-E	BACK-BACK	9118	63	0.900	LSI Industries MRS-LED-09L-SIL-SW-40-70CRI, 2ø180°								
SB-E	1	SB-E	SINGLE	11444	135	0.900	LSI Industries MRS-LED-18L-SIL-SW-40-70CRI, Single Head								



Photometric Plan

J-W Engineering, Inc.

C.O.A #9937
20 Balfour Road West
Palm Beach Gardens, FL 33418
561-430-3550 JWWessonPE@aol.com

SEAL

James W. Wesson, P.E.
Florida License No. 46487

Revision	Date
Original Issue	12/16/2021

Scale: Varies As Noted

Photometric Plan

Triomphe Restaurant
& Banquet Hall, L.L.C.
4206 & 4208 Lake Worth Road
Village of Palm Springs, FL 33461

B
DESIGN, INC.
R
G
314 South F Street
Lake Worth Beach, FL 33460
BergDesign07@hotmail.com
561-480-9318

E-1

August 26, 2021

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

**Re: 4236 Lake Worth Road - #PTC21-078
Concurrency Statement**

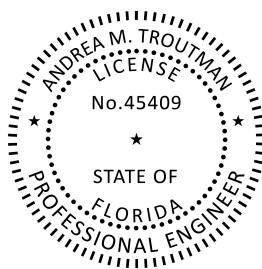
Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the south side of Lake Worth Road east of Military Trail in the Village of Palm Springs as shown on Attachment 1. It is proposed to redevelop 7,080 SF of retail use into indoor entertainment/banquet hall in an existing shopping center. Only interior renovations are proposed. Site data and floor plans are provided in the Appendix. The existing access to Lake Worth Road will be unchanged. The Property Control Number (PCN) is 70-42-44-25-00-000-1030. Buildout of this project is estimated to be 2023.

Attachments 2A through 2C provide the Daily and Peak Hour trip generation for the existing and proposed uses. The Daily and Peak Hour trips, two-way, associated with the proposed uses are less than or equal to the existing uses. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



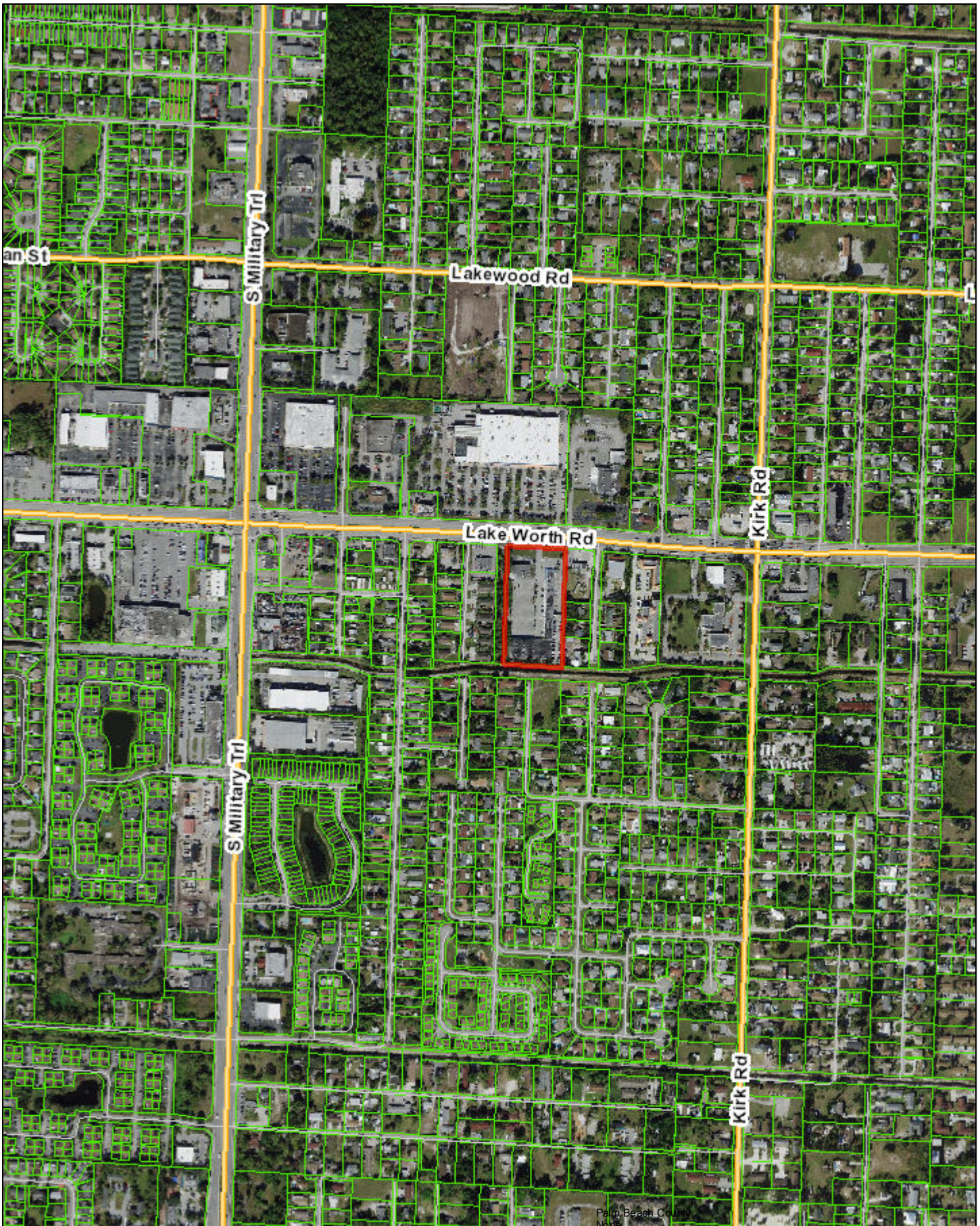
Digitally signed by
Andrea M
Troutman
Date: 2021.08.26
13:27:09 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

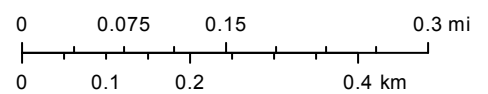
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 8/26/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location



August 13, 2021

1:9,028



Attachment 2A
4236 Lake Worth Road
Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Gen. Commercial (>10,000)	820	40,240 SF	$\text{Ln}(T) = 0.68\text{Ln}(X) + 5.57$	50%	3,237	-	0%	3,237	1,580	48.8%	1,657
TOTAL		40,240 SF			3,237	-		3,237	1,580		1,657

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Gen. Commercial (>10,000)	820	40,240 SF	0.94 / 1000 SF	62%	24	14	38	-	0%	24	14	38	19	48.8%	12	7	19
TOTAL		40,240 SF			24	14	38	-		24	14	38	19		12	7	19

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Gen. Commercial (>10,000)	820	40,240 SF	$\text{Ln (T)} = 0.74\text{Ln (X)} + 2.89$	48%	133	144	277	-	0%	133	144	277	135	48.8%	68	74	142
TOTAL		40,240 SF			133	144	277	-		133	144	277	135		68	74	142

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 2B
4236 Lake Worth Road
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%				
Gen. Commercial (>10,000)	820	33,160 SF	$\ln(T) = 0.68\ln(X) + 5.57$	50%	2,838	30	1.1%	2,808	1,421	50.6%	1,387
Indoor Entertainment/Banquet Hall	435	7,080 SF	42.17 /1,000 SF (2)	50%	299	30	10%	269	121	45%	148
TOTAL		40,240 SF			3,137	60		3,077	1,542		1,535

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Gen. Commercial (>10,000)	820	33,160 SF	0.94 / 1000 SF	62%	19	12	31	-	0%	19	12	31	16	50.6%	9	6	15
Indoor Entertainment/Banquet Hall	435	7,080 SF	0.52 /1,000 SF (2)	50%	2	2	4	-	10%	2	2	4	-	0%	2	2	4
TOTAL		40,240 SF			21	14	35	-		21	14	35	16		11	8	19

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Gen. Commercial (>10,000)	820	33,160 SF	$\ln(T) = 0.74\ln(X) + 2.89$	48%	115	125	240	3	1.1%	113	124	237	120	50.6%	56	61	117
Indoor Entertainment/Banquet Hall	435	7,080 SF	3.58 /1,000 SF (2)	50%	13	12	25	3	10%	12	10	22	-	0%	12	10	22
TOTAL		40,240 SF			128	137	265	6		125	134	259	120		68	71	139

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

(2) Source: ITE, Trip Generation, 10th Edition. For daily and AM Peak Hour, utilized Boomers per acre relationship to PM Peak hour. See Appendix for Boomers data.

Boomers Per
ITE Code 435 Acre 1000 SF
Daily 103.9 103.9/8.82 x 3.58 = 42.17
AM 1.27 1.27/8.82 x 3.58 = 0.52
PM 8.82 3.58

Attachment 2C
4236 Lake Worth Road
Net Trip Generation

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Uses (1)	1,657	12	7	19	68	74	142
Proposed Uses (2)	1,535	11	8	19	68	71	139
Net Trips	-122	-1	1	0	0	-3	-3

(1) See Attachment 2A.

(2) See Attachment 2B.

APPENDIX

Property Detail

Parcel Control Number:	70-42-44-25-00-000-1030	Location Address:	4236 LAKE WORTH RD	
Owners:	MAMPG LLC			
Mailing Address:	400 POST AVE STE 303, WESTBURY NY 11590 2226			
Last Sale:	JUL-2020	Book/Page#:	31552 / 238	Price: \$0
Property Use Code:	1100 - STORES	Zoning:	CG - Commercial General (70-PALM SPRINGS)	
Legal Description:	25-44-42, W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS N 60 FT SR 802 R/W & W 30 FT RD R/W)	Total SF:	40240	Acres 4.25

2021 Values (Preliminary)

Improvement Value	\$1,146,450
Land Value	\$1,481,032
Total Market Value	\$2,627,482
Assessed Value	\$2,627,482
Exemption Amount	\$0
Taxable Value	\$2,627,482

All values are as of January 1st each year.

2021 Taxes (Preliminary)

Ad Valorem	\$54,116
Non Ad Valorem	\$8,334
Total Tax	\$62,450

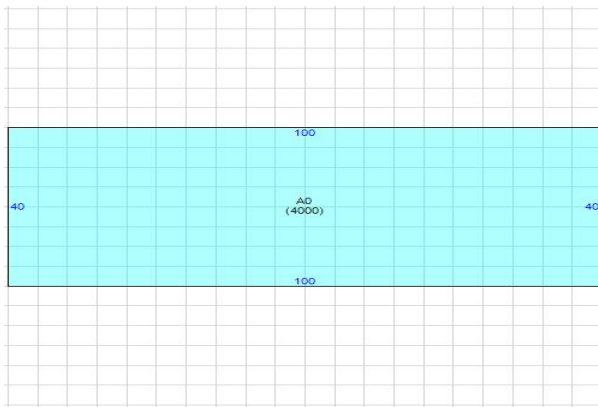
2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RETAIL STORE	4000
Total Square Footage : 4000	

Extra Features

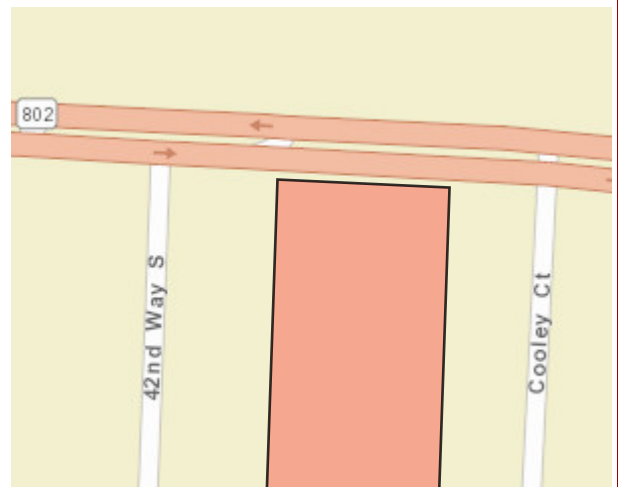
Description	Year Built	Unit
Paving- Asphalt	1985	1080
Fence- Chain Link 6ft #11 Gaug	1996	470
Paving- Asphalt	1985	87582
Wall	1985	180
Paving- Asphalt	1985	1442
Patio	1985	390

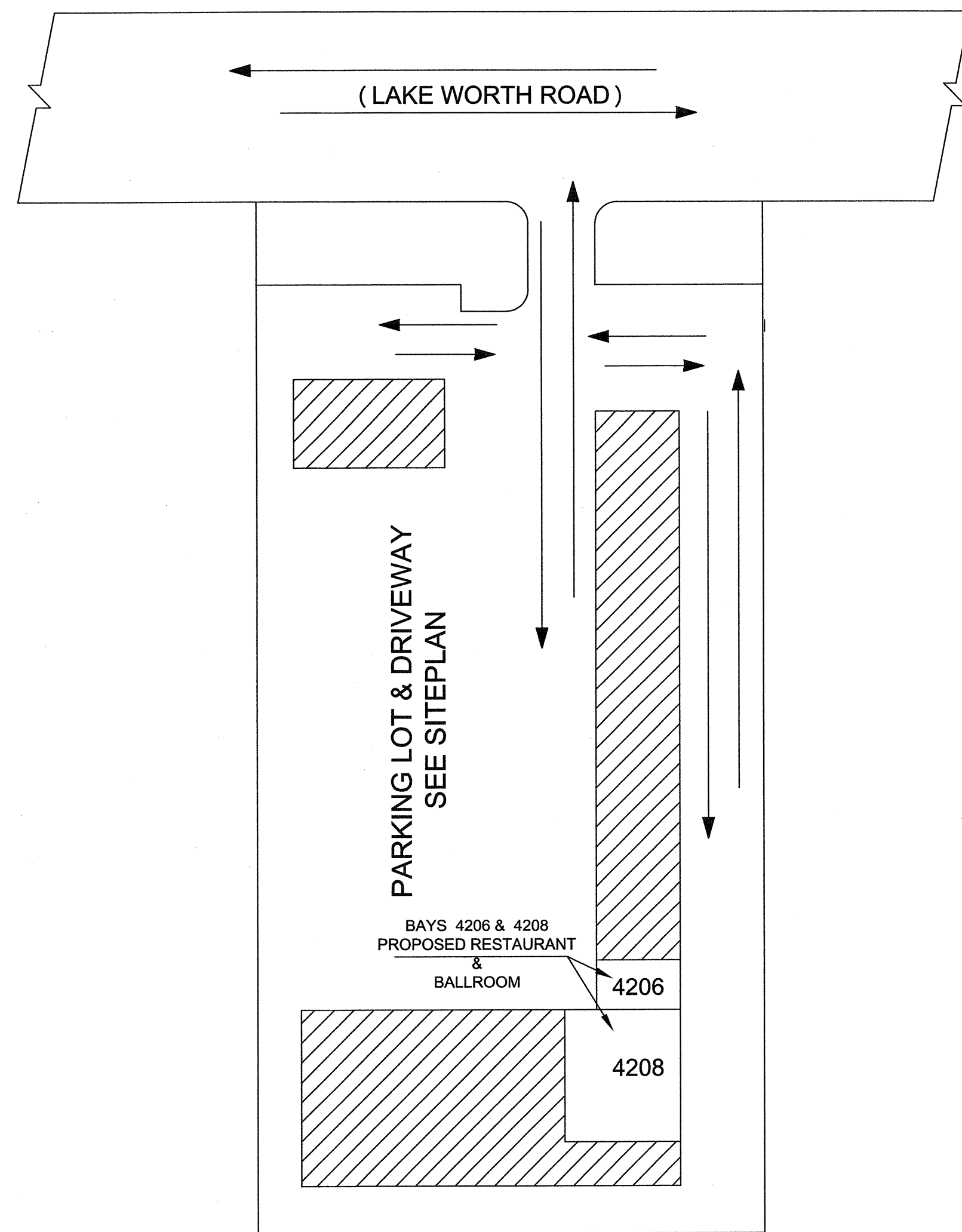
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1985
2. RETAIL SINGLE OCCUP	4000

MAP





ONE STOREY COMMERCIAL BUILDING
4236 LAKE WORTH ROAD OWNED BY MAMPG LLC.
 (LOCATION PLAN)

SCOPE OF WORK

STRUCTURAL

- 1) REPAIR PARTITION WALLS & DOORS AS SHOWN IN PLANS, ELEVATIONS AND SECTIONS.
- 2) INSTALL CABINETS, COUNTERS AND SHELVES.

MECHANICAL & FIRE PROTECTION (BY OWNERS)

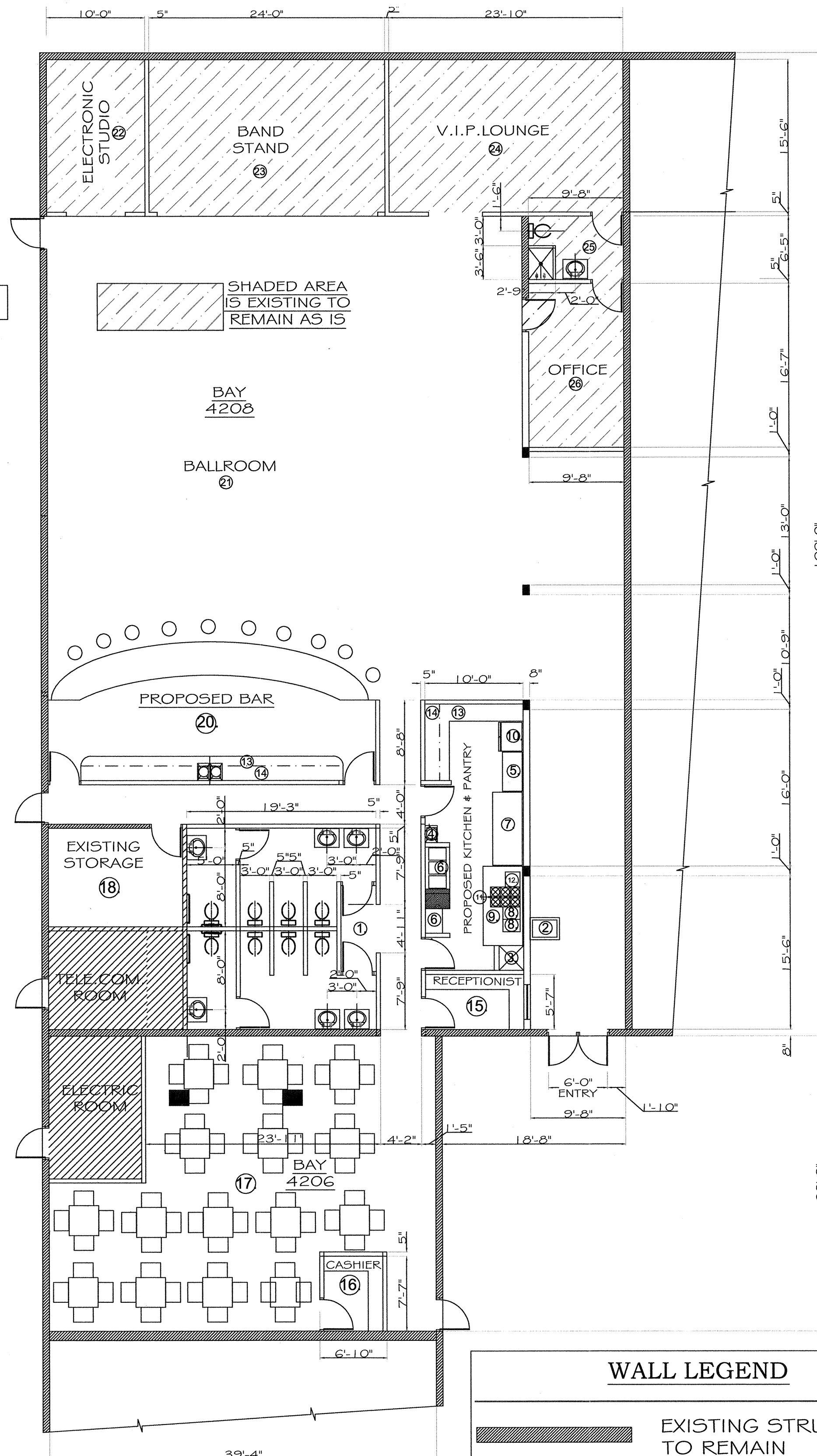
- 1) AIR CONDITIONING TO BE PROVIDED BY OWNERS.
- 2) MECHANICAL CONTRACTORS TO PROVIDE WORKING DRAWINGS AND INSTALL ALL EQUIPMENT NEEDED FOR PROPER VENTILATION.
- 3) INSTALL PROTEX II OR (SIMILAR) FIRE PROTECTION SYSTEM

ELECTRICAL

- 1) INSTALL ALL LIGHTING FIXTURES AS SHOWN.
- 2) INSTALL NEW SWITCHES AND OUTLETS AS SHOWN.

LIFE SAFETY

- 1) INSTALL EMERGENCY AND EXIT LIGHTS AS INDICATED ON PLAN.
- 2) PROVIDE DIAGRAMATIC LAYOUT OF LIFE SAFETY ROUTE.
- 3) PROVIDE FIRE EXTINGUISHERS AND INSTALL AT ENTRANCES & EXITS AND AT POINTS INSIDE THE BUILDING NOT TO EXCEED 75'-0" FROM EACH OTHER.



PROPOSED FLOOR PLAN

WALL LEGEND

- EXISTING STRUCTURAL WALLS TO REMAIN
- INTERIOR PARTITION WALLS
- EXISTING STRUCTURAL COLUMNS TO REMAIN. (MAY BE DECORATED AS DESIRED.)

NOTES

ZONING INFORMATION:

OCCUPIED AREA : 1200 + 5880 = 7080.0 SQ. FT.
 PARKING SPACE REQUIRED = 1/300 SQ. FT.
 EXIST PARKING SPACES AVAILABLE = 25+

OCCUPANCY CLASSIFICATION:

F.B.C. :303.3 ASSEMBLY GROUP A-2.
 CLASSIFICATION: BANQUET HALL & RESTAURANT

CODES AND STANDARDS

FL. BUILDING: FLORIDA BUILDING CODE-2017 6th. EDITION

THE CODES AND STANDARDS THAT GOVERN AND PERTAINS TO THEIR PRESCRIBED SCOPE OF WORK.

ELECTRICAL: ELECTRICAL COMPONENTS, EQUIPMENT & SYSTEMS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 70

MECHANICAL: (BY OWNER) MECHANICAL APPLIANCES, EQUIPMENT & SYSTEMS SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE F.B.C.

FIRE PREVENTION: (BY OWNER) TO INTERLOCK WITH MECHANICAL SYSTEMS & SHALL BE CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE F.B.C.

ENERGY: TO COMPLY WITH STATE OF FLORIDA DEPT. OF COMMUNITY AFFAIRS ENERGY EFFICIENT CODE FOR BUILDING CONSTRUCTION.

HANDICAPPED: CODE (A) DEPT. OF COMMUNITY AFFAIRS FLORIDA ACCESSIBILITY CODE FOR BLDG.CONSTRUCTION.

THESE REQUIREMENTS SHALL BE INCLUSIVE OF ALL ADDENDUMS AND CLARIFICATIONS ISSUED UP TO THE TIME WHEN THE BUILDING PERMIT IS GRANTED. THE LISTED CODES AND STANDARDS SHALL NOT BE CONSTRUED TO BE THE ONLY APPLICABLE CODES STANDARDS GOVERNING THIS PROJECT. THE GENERAL CONTRACTORS, ALL SUB-CONTRACTORS AND SUPPLIERS SHALL VERIFY AND ADHERE TO THE REQUIREMENTS OF THE CODES AND STANDARDS THAT GOVERN AND PERTAINS TO THEIR PRESCRIBED SCOPE OF WORK.

ITEMISED LAYOUT OF AREA.

- 1) RESTROOMS
- 2) GREASE TRAP
- 3) ALL PURPOSE SINK
- 4) HANDWASH SINK
- 5) DEEPFREEZE
- 6) 3 COMPARTMENT SINK & DISHWASHER
- 7) WORK STATION
- 8) FRYER
- 9) HOOD WITH FIRE SUPPRESSION SYSTEM
- 10) REFRIGERATOR
- 11) 6 BURNER STOVE
- 12) FLAT TOP GRIDDLE
- 13) COUNTERTOP
- 14) CABINET ABOVE
- 15) RECEPTIONIST
- 16) CASHIER
- 17) SEATING IN RESTAURANT
- 18) STORAGE
- 19) WATER HEATER
- 20) PROPOSED BAR
- 21) BALLROOM
- 22) ELECTRONIC STUDIO
- 23) BAND STAND
- 24) V.I.P. LOUNGE
- 25) COMPLEMENTARY RESTROOM
- 26) OFFICE
- 27)
- 28)

NOTES

GENERAL

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- 2) THE CONTRACTOR PERFORMING WORK ON THIS PROJECT MUST BE LICENSED TO OPERATE IN ACCORDANCE WITH ALL GOVERNING AUTHORITY REQUIREMENTS.
- 3) THE CONTRACTOR HEREINAFTER, AND FOR THE DURATION OF THE PERIOD REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE REFERRED TO AS THE "TENANT'S CONTRACTOR"
- 4) THE TENANT'S CONTRACTOR SHALL COORDINATE ALL ACTIVITIES DURING CONSTRUCTION WITH THE LANDLORD'S PROJECT MANAGER, OR MALL MANAGER.
- 5) THE TENANT'S CONTRACTOR SHALL FOLLOW ALL CONSTRUCTION POLICIES AND PROCEDURES ESTABLISHED BY THE LANDLORD FOR THE SHOPPING CENTER.
- 6) THE TENANT'S CONTRACTOR SHALL NOTIFY THE MALL MANAGER OR PROJECT MANAGER WHENEVER THE REMODELLONG IS COMPLETE AND READY FOR INSPECTION.
- 7) IN THE EVENT THERE ARE DISCREPANCIES, INCOMPLETIONS, OR ANY OTHER UNSATISFACTORY ITEMS, A LIST (PUNCH LIST) WILL BE SENT TO THE TENANT'S CONTRACTOR FOR CORRECTION. THESE ITEMS MUST BE CORRECTER, COMPLETED, & REINSPECTED FOR APPROVAL.
- 8) THE TENANT'S CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR INSPECTION BY THE CITY'S BUILDING AUTHORITIES.
- 9) ONE SET OF "AS BUILT" PLANS REFLECTING ANY SUBSEQUENT CHANGE TO INITIALLY APPROVED PLANS, MUST BE SENT TO THE LANDLORD'S TENANT COORDINATOR IMMEDIATELY UPON COMPLETION OF REMODELLING WORK.
- 10) THE TENANT'S CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS ON SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENTS OR CORRECTIONS.
- 11) THE TENANT'S CONTRACTOR SHALL VERIFY ROUGH OPENINGS, DIMENSIONS FOR DOORS, WINDOWS AND GLAZED AREAS.
- 12) THE TENANT'S CONTRACTOR SHALL COORDINATE WITH RESPECTIVE SUB-CONTRACTORS OR THEIR REPRESENTATIVES FOR ANY PROVISIONS FOR PROPER INSTALLATION OF MATERIALS AND OR EQUIPMENT.

LUMBER

- 1) LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL AND WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.I.T.C.
- 2) ALL WOOD IN CONTACT WITH MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED
- 3) PLYWOOD SHALL BE EXTERIOR TYPE CDX GRADE AT ALL EXTERIOR FOR SHEATHING AND ROOF UNDERLAYMENT.
- 4) STRUCTURAL WOOD METAL CONNECTORS SHALL CONFORM TO THE LATEST REQUIREMENT OF THE FLORIDA BUILDING CODE. ALL METALS, INCLUDING NAILS, FLASHING, AND DRIP EDGE, EXPOSED TO WEATHER SHALL BE GALVANISED, UNLESS SPECIFIED OTHERWISE.
- 5) ALL WOOD TO BE USED IN TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED. (FBC 603.1.1)

FINISHES

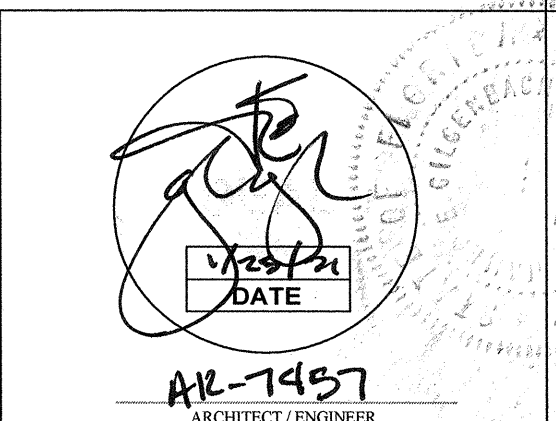
- 1) ALL FLOOR AND BASE BOARD IN GENERAL AREA TO BE WOOD AND SURFACES TO BE SMOOTH AND UNIFORMLY SLIP RESISTANT.
- 2) ALL FLOOR AND COVE BASE IN THE FOOD PREP, FOOD STORAGE, DRY STORAGE, COOKING AND DISHWASHING AREAS TO BE NON SKID PORCELEAN TILES.
- 3) ALL WALL IN GENERAL AREA AND DRY STORAGE AREAS SHALL BE GYPSUM BOARD. PAINT SHALL BE PRIMER AND FINISHED COAT AND SHALL BE SMOOTH WITHOUT RUNS SAGS OR DEFECTS.
- 4) ALL WALL IN FOOD PREP, FOOD STORAGE, COOKING AND DISHWASHING TO BE OF IMPERVIOUS MATERIAL FINISHED WITH PORCELEAN TILES.
- 5) ALL SURFACES SHALL BE SMOOTH AND EASILY CLEANABLE.
- 6) EXESTING CEILING IN GENERAL AREAS TO REMAIN. CEILING IN HIGH TEMPERATURE COMPARTMENT TO BE OF FIRE RESISTANT MATERIAL. FIRESTOP ALL PENETRATIONS OF THE FIRE RATED WALL AND OR CEILINGS WITH "3M" OR EQUAL FIRE BARRIER PRODUCT AND APPLY AS PER MANUFACTURER'S SPECS.

INDEX

- SHEET A101.....LOCATION PLAN,PROPOSED FLOOR PLAN
 GENERAL INFORMATION CODES & NOTES
- SHEET A102.....LIFE SAFETY PLAN
- SHEET A103.....ELECTRICAL LIGHTING PLAN
- SHEET A104.....ELECTRICAL PLAN OUTLETS & SWITCHES
- SHEET A105.....PLUMBING PLAN - SUPPLY LINES
- SHEET A106.....PLUMBING PLAN - SEWERAGE DISPOSAL

SHEET TITLE:

SHEET A 101....LOCATION PLAN,PROPOSED
 FLOOR PLAN GENERAL INFORMATION CODES &
 NOTES



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
 CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/
 ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED
 WITHOUT WRITTEN CONSENT OF ARCHITECT/ENGINEER.

sheet number

A-101

CF BUILDING SERVICES

inspection · design drafting · project management
 965 39th. street, west palm beach, FL 33407
 Tele: (954) 616-9809 / (561) 283-700

email :- cfacsone@gmail.com

JAMES E. GILGENBACH ARCHITECTURE & PLANNING

9009 ONE PUTT PLACE
 (561) 809 - 8491

PORT ST LUCIE
 FLORIDA 34986

PROJECT DESCRIPTION:

PROPOSED FACILITIES (for)
 TRIOMPHE RESTAURANT &
 BANQUET HALL L.L.C.
 4206 & 4208 LAKE WORTH RD.,
 LAKE WORTH, FL. 33461

LEGAL DESCRIPTION:

PCN 70-42-44-25-00-000-1030
 25-44-42-W 1/2 OF NW 1/4 OF NE
 1/4 LESS N 60FT. SR 802 R/W &
 W 30FT. RD R/W

REVISIONS

See notes / Month.

SCHEDULE

DRAWING DATE: AUG.2017
 DRAWN BY: CNP
 PROJECT NUMBER: 1904007
 CHECKED BY:



September 7, 2021

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**Department of Engineering
and Public Works**

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



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor

Maria G. Marino
Gregg K. Weiss

Maria Sachs
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

**RE: 4236 Lake Worth Road
Project #: 210808
Traffic Performance Standards (TPS) Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated August 26, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	South side of Lake Worth Road, about 0.26 miles east of Military Trail
PCN:	70-42-44-25-00-000-1030
Access:	As existing <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	General Commercial = 40,240 SF
Proposed Uses:	Convert the existing building to: Indoor Entertainment/Banquet Hall = 7,080 SF; and, General Retail = 33,160 SF
Project Daily Trips:	1535
Project Peak Hour Trips:	19 (11/8) AM; 139 (68/71) PM
New Daily Trips:	(122)
New Peak Hour Trips:	0 AM; -3 (0/-3) PM
Build-out:	Not Applicable

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA); therefore, the project is exempt from the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

"An Equal Opportunity
Affirmative Action Employer"



Andrea M. Troutman, P.E.
September 7, 2021
Page 2

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

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:qg

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs

Hanane Akif, P.E., Project Coordinator II, Traffic Division

Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210808 - 4236 LAKE WORTH ROAD.DOCX

Rogelio J. Perez Gonzalez

From: Wesley Jolin R. <WJolin@pbcgov.org>
Sent: Tuesday, February 1, 2022 10:25
To: Rogelio J. Perez Gonzalez
Cc: Iramis Cabrera
Subject: RE: Triomphe Restaurant 4206-4208 Lake Worth Rd 202200140

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

No additional comments.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, February 1, 2022 9:36 AM
To: Wesley Jolin R. <WJolin@pbcgov.org>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: Triomphe Restaurant 4206-4208 Lake Worth Rd 202200140

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good morning Wesley,

Do you have any further comments on this proposed restaurant? I attached the site plan, floor plan, and life safety plan.

Thank you,



[\[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)

Rogelio Perez B.U.R.P

Planner

Planning, Zoning, & Building Department, Village of Palm Springs
(561) 584-8200 Ext. 8462
JWR3+6V2 | 226 Cypress Lane | Palm Springs, Florida 33461-1604

From: Wesley Jolin R. <WJolin@pbcgov.org>
Sent: Friday, January 21, 2022 11:28
To: Scott Ehrenberg <bergdesign07@hotmail.com>; Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>

CFN 20190142446
OR BK 30559 PG 47
RECORDED 04/23/2019 13:59:13
Palm Beach County, Florida
AMT 2,800,200.00
DEED DOC 19,601.40
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0047-0048; (2Pgs)

IN THE CIRCUIT COURT OF THE JUDICIAL
CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. **2018CA010496**

HML BIZ LLC

Plaintiff (s) / Petitioner (s)

vs.

KB INVESTMENT PROPERTY LLC; KENNETH BAILYNSON

Defendant (s) / Respondent (s)

CERTIFICATE OF TITLE

Chapter 45

THE UNDERSIGNED CLERK OF this Court Certifies that a Certificate of Sale was executed and filed in this action on **April 9, 2019** for the property described herein and that objections to the sale have either not been filed within the time allowed by statutory law or, if filed, have been heard by the court. The property in Palm Beach County, Florida is described as follows:

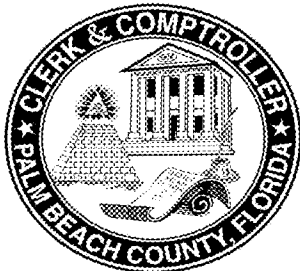
For full legal description, see attached

was sold to:

MAMPG, LLC

400 Post Ave Ste 303

Westbury, NY 11590



WITNESS my hand and seal of this Court on **April 23, 2019**.

Sharon R. Bock, Clerk & Comptroller, Palm Beach County

By: _____

Deputy Clerk

Duncan MacDonald

Consideration **\$2,800,200.00**

Doc Stamps **\$19,601.40**

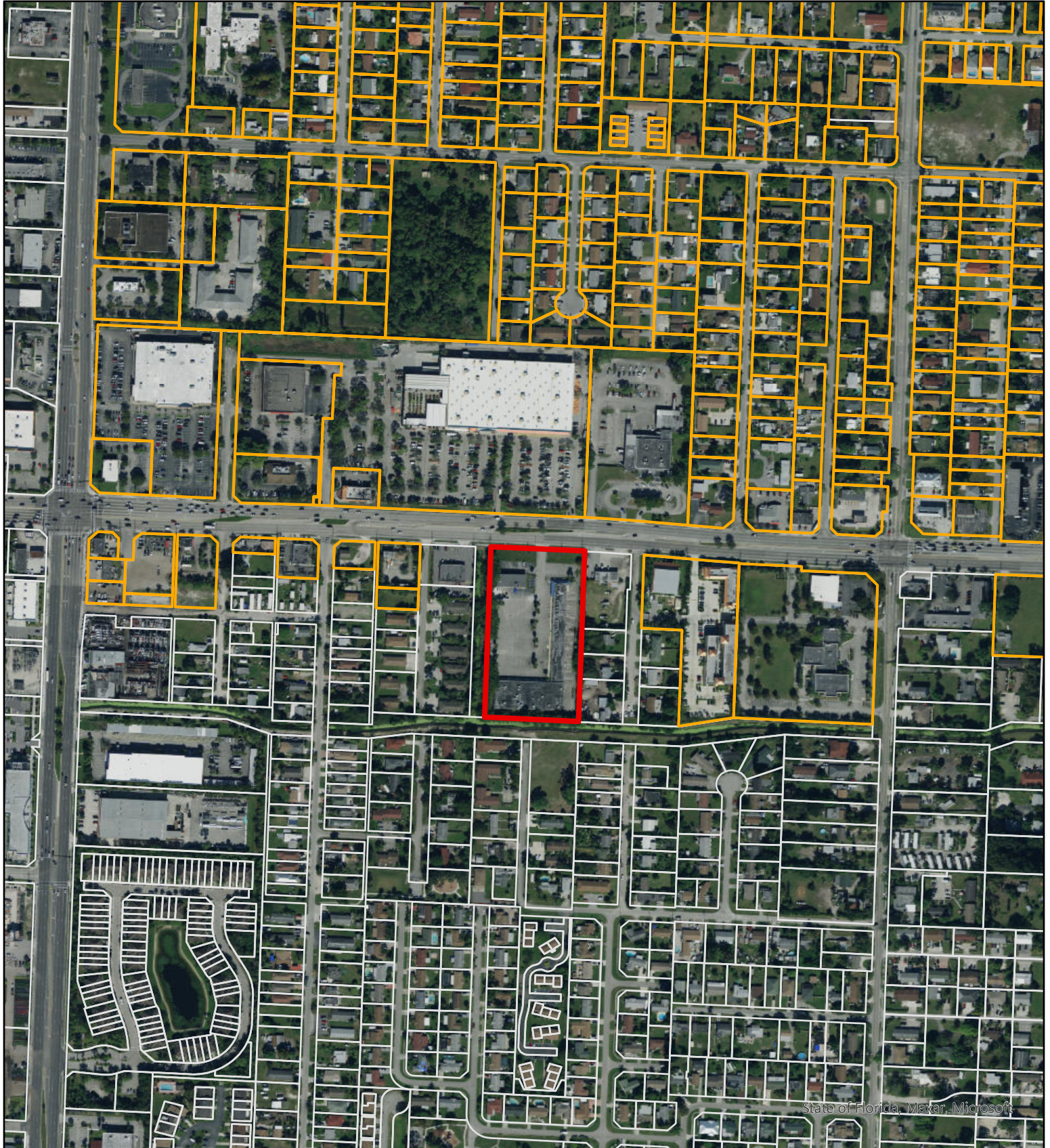
A parcel of land in Section 25, Township 44 South, Range 42 East, Palm Beach County, Florida, described as follows: The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{2}$, Less the North 100.00 feet and the West 30.00 feet thereof, in Section 25, Township 44 South, Range 42 East, Palm Beach County, Florida; together with the North 100.00 feet of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$. Less the West 30.00 feet thereof, in Section 25, Township 44 South, Range 42 East, Palm Beach County, Florida. Less road right of way for Lake Worth Road.

Parcel Identification Number: 70-42-44-25-00-000-1030.

This is not a certified copy

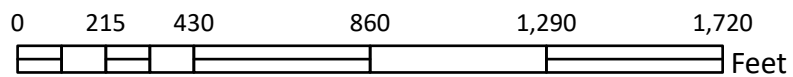
Village of Palm Springs

4206-4208 Lake Worth Road



State of Florida, Maxar, Microsoft

-  Village Parcels
-  70-42-44-25-00-000-1030



DATE: 2/16/2022

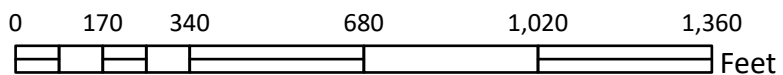


Village of Palm Springs

4206-4208 Lake Worth Road



-  Village Parcels
-  70-42-44-25-00-000-1030



DATE: 2/16/2022





Village of Palm Springs

Staff Report

AGENDA DATE: March 8, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Site Plan Amendment (SPR22-04) and Special Exception Use (PSSE22-02) - Congress Square - Assembly of Spoken Word - 4175 S Congress Ave Suite E and F

SUMMARY: Mr. Kevin McGinley of Land Research Management, Inc., agent for the owner Medical Services of America, Inc., Applicant, is requesting a Site Plan Amendment (SPR22-04) and Special Exception Use (PSSE22-02) to allow a 1,640 square foot place of worship within two tenant bays at the Congress Square shopping center in the Commerical General property, located at 4175 South Congress Avenue.

Note: The 1.86-acre property is developed with a 17,590 square foot commercial plaza. The property was annexed into the Village in 2016 as a developed parcel. Additionally, in 2019, the Planning, Zoning, & Building Director approved an Administrative Site Plan Amendment and Special Exception Use to allow 820-square foot restaurant use.

A place of worship is a special exception use in the CG district. Per the Village Code, the approved special exception use is valid as long as it remains in operation, and should it cease or not be utilized for more than 12 months, the approval becomes null and void.

Planning, Zoning, & Building Staff does not object to the proposed special exception use and site plan amendment and recommends conditional approval of the proposed development subject to eight (8) conditions.

FISCAL IMPACT:

The proposed project is not expected to have a direct fiscal impact on the Village as the use is anticipated to be tax exempt. However, if this project is approved, it would require various Village services, which would result in increased expenditures for the Village.

ATTACHMENTS:

1. Resolution No. 2022-11 - Site Plan Amendment SPR22-04 and Special Exception PSSE22-02 Medical Services of America Inc.
2. Exhibit "A" Staff Report and Conditions of Approval
3. Project Narrative and Justification Statement
4. Plans and Letters
5. Warranty Deed
6. Aerial Map and Location Map

RESOLUTION NO. 2022-11

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN AMENDMENT, (SPR22-04) AND SPECIAL EXCEPTION USE (PSSE22-02) TO ALLOW A 1,640 SQUARE FOOT PLACE OF WORSHIP, ASSEMBLY OF SPOKEN WORD, WITHIN TWO (2) TENANTS BAYS LOCATED AT 4175 SOUTH CONGRESS AVENUE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Kevin McGinley, Agent for Medical Services of America, Inc. (“Applicant”) request approval of a Site Development Plan Amendment (SPR22-04) and concurrently a Special Exception Use (PSSE22-02), to allow 1,640 square foot place of worship, Assembly of Spoken Word, within two tenant bays at the Congress Square shopping center in the Commercial district property. The property is located at 4175 South Congress Avenue; and

WHEREAS, the recommendation of the Planning, Zoning, and Building Department is to approve this application, subject to staff report conditions; and

WHEREAS, the Planning and Zoning Board has heard this matter in public session; and its recommendation has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and Planning and Zoning Board and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of Kevin McGinley, Agent for Palm Springs Baptist Church, Inc., (“Applicant”), for approval of a Site Development Plan Amendment (SPR22-04) and concurrently requesting a Special Exception Use (PSSE22-02), to allow 1,640 square foot place of worship, Assembly of Spoken Word, within two tenant bays at the Congress Square shopping center in the Commercial district property. The property is located at 4175 South Congress Avenue; and

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby adopts the findings of the Board and approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.**

OR

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby rejects the Board findings and denies the application, for the following reason(s):**

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

Resolution No. 2022-11 – Site Plan Amendment (SPR22-04) & Special Exception Use (PSSE22-02) – 4175 South Congress Avenue – Assembly of Spoken Word

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
GARY READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment – Assembly of Spoken Word
Congress Square – 4175 S Congress Ave Units E-F

Application Summary

Applicant / Petitioner	Kevin McGinley, Land Research Management, Inc. (Agent) Medical Services of America, Inc. (Owner)	Submittal Date	2/14/2022
Reference Name	Congress Square – Assembly of Spoken Word	Case Numbers	SPR22-04, PSSE22-02
		Parcel Control No	70-43-44-30-01-032-0030
Location	4175 S Congress Ave Units E-F	Site Area	1,640 SF out of ± 1.86 acres
P & Z Board Meeting	March 8, 2022	Council Meeting	April 14, 2022

Requests

Proposed Use	Site Plan Amendment and concurrent Special Exception Use to allow a place of worship within two tenant bays in the commercial shopping center.
Number of Buildings	Two tenant bays (1,640 SF) within one (1) commercial building (17,590 SF).

Parking

Code	Required	Provided	Meets Requirement
Total Vehicle Parking	One per 100 SF = 17 spaces	88 on the entire plaza	Yes

Setbacks

Code	Required Minimum	Existing	Meets Requirement
Front (West)	50'	55'	Yes
Rear (East)	20'	26.7'	Yes
Side (North)	15'	23.5'	Yes
Side (South)	15'	30.8'	Yes

Site Characteristics

Existing Use	Commercial	Proposed Use	Place of Worship
Zoning	Commercial General (CG)	Existing Future Land Use	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning

Direction	Existing Use	Future Land Use	Zoning District
North	Office	Commercial	Commercial General (CG)
South	Vacant	Commercial	Commercial General (CG)
East	Palm Beach State College	Unincorporated Palm Beach County	Unincorporated Palm Beach County
West	Multi-Family Dwelling Units	Medium Density Residential	Residential Multiple-Family (RM)

Recommendation

Planning, Zoning and Building Staff recommends conditional approval of the site plan amendment and special exception use for the place of worship based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.



I. Site History

- **Ordinance 2016-23: Annexation**

On December 15, 2016, the property on 4175 S Congress Avenue was involuntarily annexed. The property was given the Commercial General (CG) Zoning designation and Commercial Future Land Use designation.

- **Administrative Special Exception and Site Plan Amendment # 201801548**

On January 4, 2019, the Planning, Zoning, & Building Department Director issued conditional approval of the administrative special exception for a proposed 820 square foot restaurant (Eight seats) within Suite A of the commercial building at 4175 S Congress Ave.

II. Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Commercial and Commercial General (CG), respectively. The proposed special exception use of a restaurant is consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

- 1) The proposed project is located on the west side South Congress Avenue, near the southwest corner of Lake Worth Road and S Congress Ave.
- 2) Properties on the west are commercial and residential.
- 3) Properties on the north and south are designated with Commercial General (CG) zoning
- 4) The site is located west across the street from Palm Beach State College.
- 5) The existing retail plaza has a mixed of different tenants occupying the building, including retail and professional uses.
- 6) Transit service is available through Palm Tran routes 2, 61, 62, and 64.

IV. Regulatory Issues:

- ITE Trip projection shows that the proposed place of worship generates a lower count of total trips and a lower or equivalent number of morning and afternoon peak hour trips than the existing commercial use.

V. Environmental Issues:

- There are no environmental (wetlands, floodplains, etc) issues identified.

VI. Community Outreach/ Notification

- The subject property was posted on February 24, 2022.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on February 22, 2022.
- Legal advertisement was published in the Lake Worth Herald on February 24, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans depict the following:

1. Application for Special Exception received on February 1, 2022.
2. Justification Statement of Proposed Use received on February 1, 2022.
3. Site plan received on February 1, 2022.
4. Traffic Statement received on February 1, 2022.
5. Floor plan received on February 14, 2022.

VIII. Recommendation

The Village has received an application submitted by Kevin McGinley, agent for the owner Medical Services of America, Inc., for a site plan amendment and concurrently special exception use to allow a 1,640 square foot place of worship, Assembly of Spoken Word, within two tenant bays at 4175 South Congress Ave.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Development Site Plan to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The proposed expansion of the place of worship does not negatively impact natural system or public facilities and is compatible with the character and use of the surrounding properties in its function and hours of operations.

PZ&B Staff recommends conditional approval of the Special Exception Use for the place of worship subject to the following eight (8) conditions below:

1. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
2. Egress doors will open outwards and will be installed with panic hardware per PBC Fire requirement.
3. A Business Tax Receipt must be obtained at the Village and Palm Beach County Tax Collector office prior to commencing operation of business.
4. Any construction activity shall obtain permits from the Village of Palm Springs and be constructed in accordance with the FBC edition in effect at the time of permitting.
5. Any sign shall be in accordance with the Village regulations and a permit must be obtained prior to any sign installation.
6. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
7. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
8. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

ASSEMBLY OF SPOKEN WORD – CONGRESS SQUARE
PETITIONER’S STATEMENT-DESCRIPTION OF PROJECT
January 28, 2022

Request

The Owner/Petitioner, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception approval to convert 1,640 sq. ft of existing commercial building to a 29-seat place of worship on property located at 4175 South Congress Avenue, Palm Springs, Florida.

Background

The 1.86-acre subject property is located at the west side of South Congress Avenue south of Lake Worth Road, across from Palm Beach State College. The site presently supports a 2-story 17,590 sq. ft. commercial building constructed in 1987. Records indicate the subject property was annexed to the Village of Palm Springs the same year.

Code Provisions

The subject property is presently zoned CG (Commercial General), with a corresponding Commercial land use designation. Section 34-824 of the Village Code provides for churches and houses of worship as Special Exception uses in the CG District.

The subject property’s size and configuration meet the CG District PDRs as does the lot coverage and building height. All building setbacks were established in 1987 when the property was permitted and constructed through the Palm Beach County regulations in place at the time.

The church will hold services on Sundays when most of the other tenants in Congress Square are closed, in particular Sunday mornings 9am – 11am and 7pm – 9pm. Small group meetings will be held weekdays after 6pm. No parking conflicts are anticipated to occur as a result of the use of the church.

Proposed Improvements

The existing 1,640 sq. ft. space that is proposed to be utilized as a place of worship is proposed to be renovated to accommodate the change in use and meet public safety and building code requirements. No exterior site improvements are proposed.

**ASSEMBLY OF SPOKEN WORD – CONGRESS SQUARE
SPECIAL EXCEPTION STANDARDS
PROPOSED USE AND STATEMENT OF USE JUSTIFICATION**

Request

Applicant is petitioning the Village of Palm Springs to allow conversion of a portion of an existing commercial building (1,640 sq. ft.) to a church (house of worship) in the CG Zoning District, pursuant to Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of the Village. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meet all applicable property development regulations and all other provisions of the code specific to places of worship in the CG District.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from general commercial to church includes the utilization and conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass, height, setbacks, and traffic impacts remain unaffected or in the case of traffic impacts, will decrease. The change in use will conform to existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter. No adverse impacts to the commercial corridor along South Congress Avenue or the neighboring residential development to the west of the subject property are anticipated to be associated with the request.

Proposed Use and Statement of Use Justification

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or Redevelopment of the area in which the special exception use is proposed to be developed.

Response: While there is an adjacent place of worship south of the subject property (Bethel Assembly of God), the establishment of the proposed 1,640 sq. ft. church or place of worship at this location could hardly be deemed detrimental to the community. A concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the surrounding properties based on:

- a. The number of persons anticipated to be using, residing or working on the property as a result of the special exception use;**
- b. The degree of noise, odor, visual or other potential nuisance factors generated by the special exception uses, and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Response: The proposed church will be used primarily on weekends when services are held and 2-3 evenings per week for church-related meetings and functions. Administrative church offices will be open weekly and staffed by one or two church employees and volunteers. The church will operate in a manner consistent with the surrounding commercial and residential uses in terms of odors, noise and visual effects. The traffic statement that accompanies this request identifies the change in use as having and insignificant traffic impact which does not warrant any road improvements.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.**
- b. Do not adversely affect property values in the adjacent areas.**
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. Do not negatively impact adjacent natural systems or public facilities, including parks and open spaces.**
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycling parking.**

Proposed Use and Statement of Use Justification p.3

Response: The proposed change in use will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change to the existing building except for interior improvements. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: January 28, 2022



PROJECT NAME:	CONGRESS SQUARE
PROPERTY ADDRESS:	4175 S. CONGRESS AVE
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG - COMMERCIAL GENERAL
SECTION, TOWNSHIP, RANGE:	30,44,43
PROPERTY CONTROL NUMBER:	70-43-44-30-01-032-0030
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL

DEVELOPMENT ACREAGE (81,021.6 SF): 1.86 ACRES

TOTAL BUILDING SQUARE FOOTAGE: 17,590 SF.

EXISTING BUILDING A - 9,680 SF.

EXISTING BUILDING B - 7,910 SF.

*INCLUDES 1,640 SF. OF PLACE OF WORSHIP (MAX. 29 SEATS)

LOT COVERAGE: 23%

(INCLUDES COVERED WALKWAY)

FLOOR AREA RATIO (FAR): 0.21

PERVIOUS AREA:	11,741 SF (14.5%)
	68,333 SF (85.5%)

22. GRACE

PARKING REQUIRED: 88 SPACES

SHOPPING CENTER - 1 SPACE/200 SF. @ 17,590 SF
PARKING REQUIRED 22 SPACES

PARKING PROVIDED: 88 SPACES
HANDICAP SPACES REQUIRED: 4 SPACES

HANDICAP SPACES REQUIRED: 4 SPACES
HANDICAP SPACES PROVIDED: 4 SPACES

REQUIRED SETBACKS TO BUILDING:

FRONT: MIN. 50' (EAST)

REAR: MIN. 20' (WEST)

INTERIOR SIDE: MIN. 15' (NORTH)

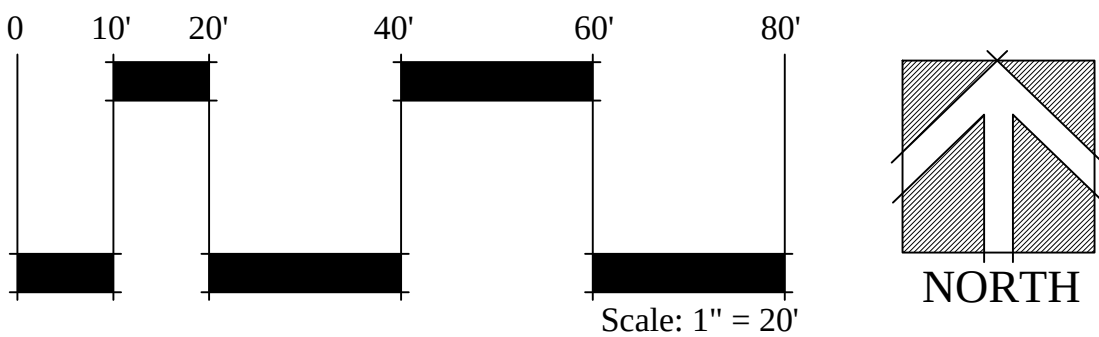
INTERIOR SIDE: MIN. 15' (SOUTH)

ACTUAL SETBACKS TO BUILDING:

FRONT: 45.0' (EAST)

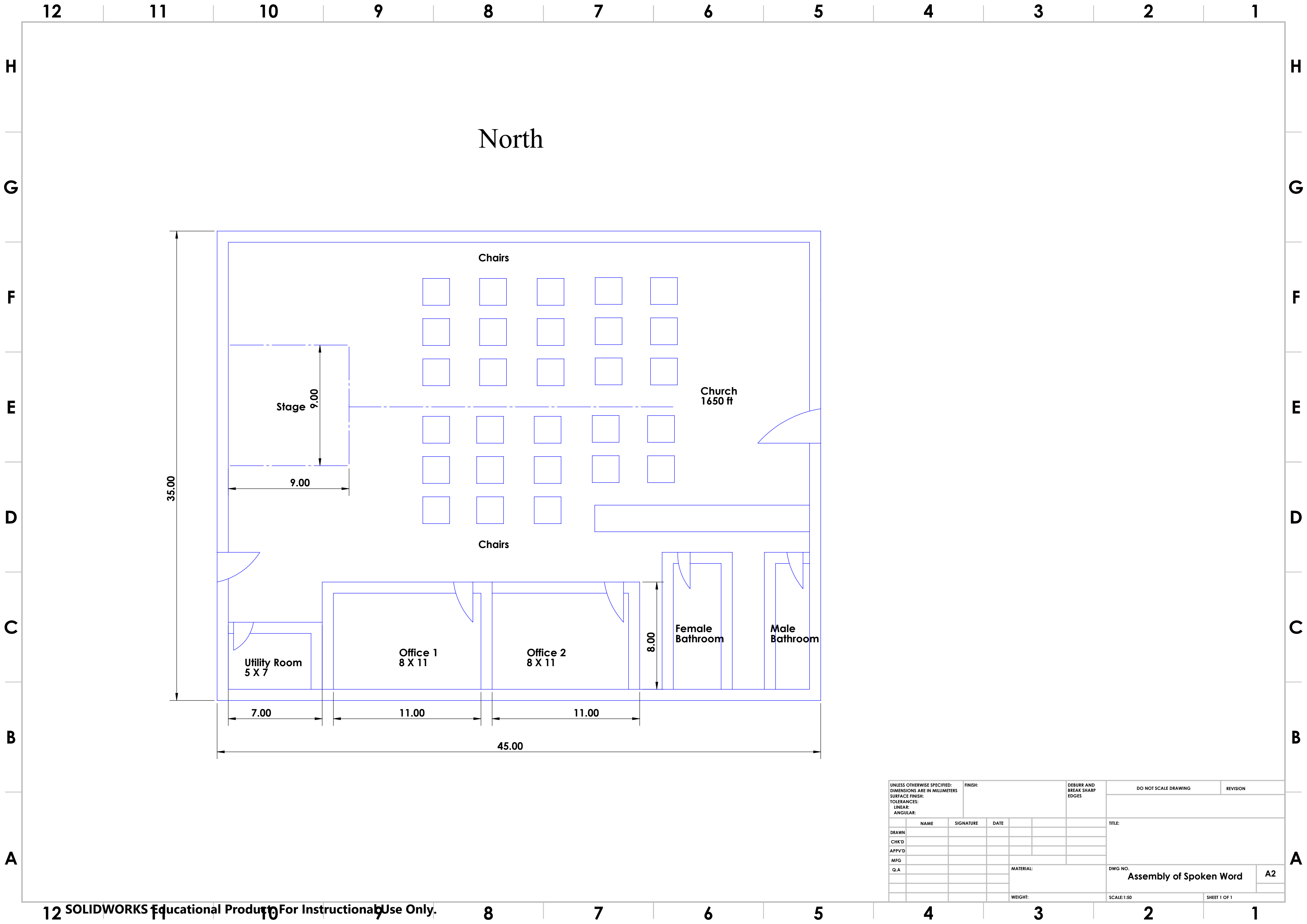
REAR: 26.7' (WEST)
INTERIOR SIDE: 22.4' (NORTH)

INTERIOR SIDE: 23.4' (NORTH)
INTERIOR SIDE: 23.7' (SOUTH)



CONGRESS SQUARE

Village of Palm Springs, Florida



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					WEIGHT:					SCALE:1:50		SHEET 1 OF 1	



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

TRAFFIC STATEMENT FOR ASSEMBLY OF SPOKEN WORD

CONGRESS SQUARE

January 28, 2022

The attached table contains a comparison of trip generation rates for the existing commercial approval and the place of worship. The latter has a lower count of total trips and a lower or equivalent am and pm peak hour trips than the existing equivalent commercial use; thus, no traffic analysis is necessary.

A handwritten signature in black ink, which appears to read 'Kevin McGinley', is written over a horizontal line. The signature is stylized and cursive.

Kevin McGinley

Trip Comparison

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		Total Trips
						Trips	%		Trips	%	
Church/Synagogue	560	1,640 SF	6.95 / 1000 SF	50%	11	-	0%	11	1	5%	10
Gen. Commercial (<10,000)	820	1,640 SF	125.61 / 1000 SF	50%	206	-	0%	206	128	62%	78

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Church/Synagogue	560	1,640 SF	0.33 / 1000 SF	60%	1	-	1	-	0%	1	-	1	-	5%	1	-	1
Gen. Commercial (<10,000)	820	1,640 SF	0.94 / 1000 SF	62%	1	1	2	-	0%	1	1	2	1	62%	-	1	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Church/Synagogue	560	1,640 SF	0.49 / 1000 SF	45%	-	1	1	-	0%	-	1	1	-	5%	-	1	1
Gen. Commercial (<10,000)	820	1,640 SF	9.90 / 1000 SF	48%	8	8	16	-	0%	8	8	16	10	62%	3	3	6

(1) Source: Palm Beach County Traffic Division and ITE [Trip Generation](#), 10th Edition.

Rogelio J. Perez Gonzalez

From: Wesley Jolin R. <WJolin@pbcgov.org>
Sent: Thursday, February 17, 2022 10:06
To: Rogelio J. Perez Gonzalez
Cc: Iramis Cabrera
Subject: RE: Request for Review and Comment 4175 S Congress Ave Units E-F

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

The two egress doors need to swing outward not inward and be equipped with panic hardware.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Thursday, February 17, 2022 8:11 AM
To: Wesley Jolin R. <WJolin@pbcgov.org>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: FW: Request for Review and Comment 4175 S Congress Ave Units E-F

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good morning,

I wanted to follow up on this. Do you have any comments on this floor plan?

From: Rogelio J. Perez Gonzalez
Sent: Monday, February 14, 2022 11:20
To: Wesley Jolin R. <WJolin@pbcgov.org>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: Request for Review and Comment 4175 S Congress Ave Units E-F

Hello,

Please review this floor plan and site plan for a proposed place of worship.

Thanks,

WILL CALL 03
Prepared by/Return to:
Rae Franks, Esquire
1000 Southern Boulevard #201
West Palm Beach, FL 33405

DEC-17-1992 03:37PM 92-386463

ORB 7520 Pg 1502

92-386463
Cdn 1,200,000.00 Doc 8,400.00
CLERK OF THE COURT - FB COUNTY, FL

Grantee SS No.: [REDACTED]
Name: Wilshire Corporation

Property appraiser's P.I.N.
00 43 44 30 01 031 0040
00 43 44 30 01 031 0030

WARRANTY DEED

THIS WARRANTY DEED, made and executed this 17th day of December, 1992, by WILSHIRE CORPORATION, a Delaware corporation authorized to do business in the State of Florida, whose address is 375 South County Road, Palm Beach, Florida 33480, hereinafter called the Grantor, to MEDICAL SERVICES OF AMERICA, INC., a Virginia corporation, whose post office address is P.O. Box 21763, Columbia, South Carolina 29221, hereinafter called the Grantee:

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in PALM BEACH County, Florida, to-wit:

Lots C and D, Block 31, together with Lots C and D, Block 32, PALM BEACH FARMS COMPANY PLAT NO. 7, as recorded in Plat Book 5, Page 72, in and for the Public Records of Palm Beach County, Florida, (less and except for the east 10 feet of Lots C and D, Block 32, PALM BEACH FARMS COMPANY, PLAT NO. 7, as recorded in Plat Book 5, Page 72, in and for the Public Records of Palm Beach County, Florida, conveyed as a right of way to Palm Beach County in Official Records Book 4783, Page 204, Public Records of Palm Beach County, Florida.)

SUBJECT TO: restrictions, reservations and easements of record; zoning and other governmental restrictions; taxes for the year 1993 and all subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This is Not

JRE 7520 Pg 1503

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Attest

WILSHIRE CORPORATION,
a Delaware corporation

LEON UNTERHALTER
Printed signature

By:

STANLEY FRANKS, as its
President

RAE FRANKS
Attest

RAE FRANKS
Printed Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 17th day of December, 1992 by STANLEY FRANKS, as President of WILSHIRE CORPORATION, A Delaware corporation authorized to do business in the State of Florida; and he has produced N/A as identification or is personally known to me, and did ~~(did not)~~ take an oath, and has full capacity and authority to execute this instrument.

Stan Franks
NOTARY PUBLIC
State of Florida

Stan Franks
Printed signature of notary
Commission NO.: AA 733000

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN. 20, 1994
92-1042 BONDED THRU GENERAL LIA. 1000. /

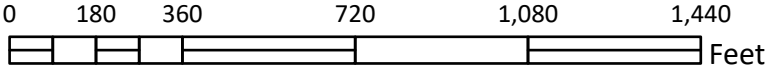
RECORD VERIFIED
PALM BEACH COUNTY, FLA

CLERK CIRCUIT COURT

Village of Palm Springs
4175 South Congress Avenue



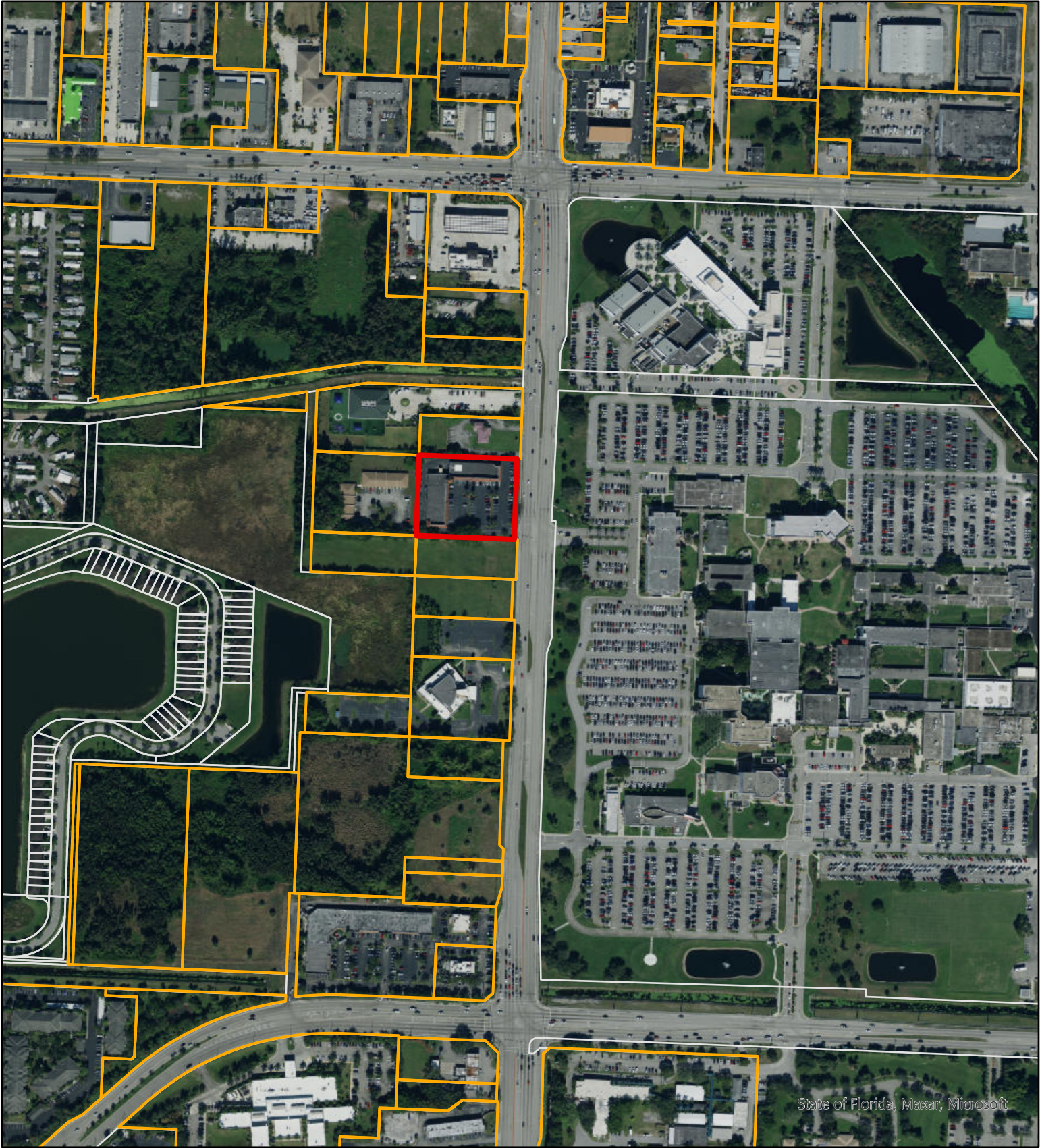
Village Parcels
70-43-44-30-01-032-0030



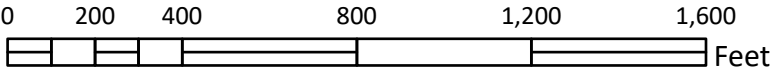
DATE: 2/16/2022



Village of Palm Springs
4175 South Congress Avenue



- Village Parcels
- 70-43-44-30-01-032-0030



DATE: 2/16/2022

