



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, April 13, 2021
6:30 PM**

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 three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

**2. ROLL CALL
BOARD MEMBERS**

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

STAFF

Interim Director of Planning, Zoning and Building, Iramis Cabrera, Assistant Village Manager, Kim Glas-Castro, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

5.1 Approval of Planning and Zoning Board Meeting Minutes of March 9, 2021
[1. March 9, 2021 Planning and Zoning Board Meeting Minutes](#)

6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

- 6.1 Proposed Ordinance No. 2021-03 - Village Code Amendment - Chapter 34 - Law Enforcement and Parks & Recreation Impact Fees
 - 1. Proposed Ordinance No. 2021-03 - Law Enforcement and Parks & Recreation Impact Fees
 - 2. Schedule of Maximum Potential Impact Fee Rates (Proposed) - Law Enforcement and Parks & Recreation
 - 3. Impact Fee Study - Tindale Oliver - draft March 18, 2021
 - 4. Calculated Percentages of Maximum Potential Impact Fee Rates - Law Enforcement and Parks and Recreation
 - 5. Resolution No. 2012-53 - Current Impact Fee Schedule
 - 6. Tindale-Oliver Presentation - Impact Fee Summary

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Planning & Zoning Board Order No. 2021-01 - Minor Site Development Plan - Gulfstream Road Apartments - 3861 Gulfstream Road
 - 1. Proposed PZ&B Order 2021-01 - Minor Site Plan Order - 3681 Gulfstream Road.doc
 - 2. Exhibit "A" - Staff Report & Conditions of Approval
 - 3. Project Narrative
 - 4. Site Plan, Landscape Plans, Architectural Plans and Letters
 - 5. Color Rendering
 - 6. Aerial and Location Maps
- 7.2 Planning & Zoning Board Order No. 2021-02 - Variances PSV21-01, PSV21-02, PSV21-03, PSV21-04, PSV21-05 - 1827 Palm Acres Drive
 - 1. Proposed PZ&B Order 2021-02 - Variance - 1827 Palm Acres Drive - Elio Carlos Fernandez.doc
 - 2. Exhibit "A" Staff Report & Conditions of Approval
 - 3. Project Narrative and Justification Statement
 - 4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
 - 5. Color Rendering
 - 6. Aerial and Location Maps
 - 7. Sec.34-602(2)Variances
- 7.3 Planning & Zoning Board Order No. 2021-03 - Minor Site Development Plan (SPR21-04) - 1827 Palm Acres Drive.
 - 1. Proposed PZ&B Order 2021-03 - Minor Site Plan Order 1827 Palm Acres Drive.doc
 - 2. Exhibit "A" - Staff Report & Conditions of Approval
 - 3. Project Narrative and Justification Statement
 - 4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
 - 5. Color Rendering
 - 6. Aerial and Location Maps
- 7.4 Resolution 2021-10 - Site Development Plan Amendment (SPR21-06) Special Exception Use (PSSE21-02) and Hours of Operation (PSV21-07) - Five Star Education - 2390 South Military Trail (*Quasi-Judicial Hearing*)

1. Res No. 2021-10 - Site Development Plan Amendment (SPR21-06) Special Exception (PSSE21-02) and Variance (PSV210-07) - 2390 South Military Trail
2. Exhibit "A" Staff Report & Conditions of Approval
3. Project Narrative and Justification Statement
4. Warranty Deed
5. Aerial Map and Location Map
6. Site Plan, Landscape Plans, Architectural and Letter

- 7.5 Resolution 2021-11 - Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) - Starbucks - 4380 Forest Hill Boulevard
 1. Res. No. 2021-11 - Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) - Starbucks - 4380 Forest Hill Boulevard
 2. Exhibit "A" Staff Report & Conditions of Approvals
 3. Project Narrative and Justification Statement
 4. Site Plan, Landscape Plans, Architectural Plans and Letter
 5. Warranty Deed
 6. Color Site Plan and Color Rendering
 7. Aerial Map and Location Map

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING - Tuesday, May 11, 2021 @ 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 verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Administration

ITEM 5.1: Approval of Planning and Zoning Board Meeting Minutes of March 9, 2021

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

March 9, 2021 Planning and Zoning Board Meeting Minutes



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
MARCH 9, 2021
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**

BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

ABSENT *James Mandigo and Kim Gehrman*

STAFF

Assistant Village Manager, Kimberly Glas-Castro, Planning , Zoning and Building Interim Director Planner, Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**
5. **MINUTES**

5.1 Approval of Planning and Zoning Board Meeting Minutes - October 13, 2020
[October 13, 2020 Planning and Zoning Board Minutes](#)

A motion to accept the minutes was made by Mr. Braun and seconded by Mr. Saingilus. Motion carried. 5 - 0

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion : 5 - 0
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5.2 Approval of Planning and Zoning Board Meeting Minutes - December 8, 2020
[December 8, 2020 Planning and Zoning Board Minutes](#)

A motion to accept the minutes was made by Mr. Braun and seconded by Mr. Saingilus. Motion carried. 5 - 0

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion Approve: 5 - 0
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5.3 Approval of Planning and Zoning Board Meeting Minutes - February 9, 2021 Minutes
[February 9, 2021 - Planning and Zoning Board Minutes](#)

Motion: Peter Braun	Second: Larry Saingilus	Vote: Motion: 5 - 0
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A motion to accept the minutes was made by Mr. Braun seconded by Mr. Saingilus. Motion carried. 5 - 0

6. PUBLIC HEARING NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Ordinance 2021-02 - Land Use Amendment and Rezoning (Small-Scale) - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road
[Ordinance No. 2021-02 - Comprehensive Plan Amendment \(Small Scale\) 4063 Davis Road and 4090 Coconut Road.pdf](#)
[Applicant's Justification Statements](#)
[Informational- Proposed Site Plan, Landscape Plans, Building Elevations - \(Informational Only\)](#)
[Aerial, Location, FLU and Zoning Map](#)

Interim Director Cabrera stated that Items 7.1 and 7.2 would be presented together.

She informed the Board the Applicant is requesting a small-scale land use and zoning map amendment to facilitate a residential planned development project. The combined properties are less than 10 acres in size and are planned for residential use: the property still have the PBC land use and zoning designation and is proposed to be designated with the Village Future Land Use of High Density and Residential Multi-Family zoning designation, which would provide a maximum intensity of 89 residential dwelling units. The property was annexed into the Village of Palm Springs but Palm Beach County Future Land Use and Zoning designations were maintained until today's date.

Additionally, the applicant is requesting site development plan approval for a residential planned development project for the combination of the properties located at 4063 Davis Road and 4090 Coconut Road. The applicant is proposing to develop the 4.73 acres site with the construction of 59 two-story fee-simple townhomes. Each townhome will be three-bedroom home with a one car garage and a driveway with space for two cars. The community will have two access driveways via Davis Road and Coconut Road right-of-way.

Amenities include a tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games.

The applicant is requesting four (4) waivers:

1. to allow a 20' wide drive ail rather than 26' wide required.
2. to allow for one sidewalk on a primary driveway instead of sidewalks on both sides of the main street.
3. to allow the construction of 59 residential dwelling units within 4.73 acres rather than 12.55 acres minimum required within the RM district.
4. to allow a 15' side setback rather than 20' minimum required.

Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment and Rezoning.

If the small-scale land use and rezoning map amendments are approved on 2nd and final reading, the proposed site plan will be considered by the Village Council during May 13th meeting.

Staff does not object to the applicant proposed and recommend conditional approval.

A motion to approve the Land Use Amendment and Rezoning, Ordinance 2021-02 was made by Mr. Saingilus and seconded by Mr. Lashells. Motion carried. 5 - 0

Motion: Larry Saingilus	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0
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7.2 Resolution 2021-03 - Site Development Plan Amendment - Fontana Townhomes Residential Planned Development Site Plan (SPR21-02) - 4063 Davis Road and 4090 Coconut Road.

[Resolution No. 2021 -03 - Site Development Plan Amendment - 4063 Davis Road & 4090 Coconut Road - SPR21-02](#)

[Exhibit "A" Staff Report & Conditions of Approval](#)

[Project Narrative and Justification Statement](#)

[Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters](#)

[Color Site Plan and Color Rendering Legal Descriptions](#)

[Aerial, Location, FLU and Zoning Maps](#)

Mr. Jerry Purser WGI, was present on behalf of the applicant, Meritage Homes of Florida, Inc., and showed a power point presentation for the Board. Mr. Purser also gave the Board information regarding the FLUM, Rezoning and a description of the development that is being proposed. Mr. Mark MacFarlan representing Heritage Homes was present for any questions the Board or Staff may have.

The Board asked the following questions regarding:

1. Did each unit have a garage and were they one (1) car garages. The measurements were also asked about.
2. What were the widths of the roads. Mr. Purser stated they were only required to be 26' for 90 degree angle parking.
3. The Board asked where the sidewalks were. Mr. Jerry stated that most units were adjacent to the sidewalks. On both dead ends there were sidewalks, but the end units would have to cross the street to get on the sidewalk.
4. Did the wall belong to the medical center. Mr. Purser answered yes.
5. Will there be a HOA with the development. Mr. Purser answered yes.
6. Who would maintain the driveways. Mr. Mark MacFarlan with Meritage stated each individual resident would maintain their individual driveways. However, the HOA documents due have memo standards so if the residents did not maintain them, the HOA could take necessary steps to maintain them.
7. Would there be a sidewalk on Coconut. Interim Director stated Coconut was a County road and it could be added as a condition, but they would have to go through the County for approval.
8. The vinyl fence was a concern of the Board.
9. Would these be workforce housing and what would be the starting price. No, they were intended to be equal opportunity in price, but they would not be workforce housing. Mr. McFarlane stated asking price would be approximately \$280,000.00.

10. How long will the project take to finish. Mr. MacFarlane stated from start to finish it would take one (1) to two (2) years. Mr. McFarlane stated they expect to sell all units within fourteen (14) month time frame.

Peter Ringle - 4462 Coconut Road - If a sidewalk were to be put on Coconut, the people would have to walk in the road to get to the sidewalk. The wall goes all the way to the road and there is a planter there and they are right up to the right of way. He would also like to speak in support of the project and Meritage homes have been very good.

Ms. Susan Butler, 4063 Davis Road - informed the Board that Mr. Wilson, a wonderful old man would not sell that one little piece of property to anyone, as it had been in the family for many many years, and he would not even sell it to me. That is why there was still one piece of property.

Approve

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-03, with the Conditions 1 - 48, with Condition #49 being strictly voluntary, was made by Mr. Braun and seconded by Mr. Hughes.

Attorney Garrett suggested for the Board to approve subject to the 48 conditions, she said item 49 strictly voluntary.

Motion: Peter Braun	Second: Richard Hughes	Vote: Motion Passed: 5 - 0
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8. ACTIONS AND REPORTS

Assistant Village Manager Glas-Castro stated next month there would be approximately five (5) Site Plans.

YMCA would be coming back.

Starbucks - Forest Hill Boulevard where the old Boston Market used to be.

Daycare (where Tappers Oar House was) on Congress Avenue - near the Dunkin' Donuts.

The Board asked about Oxygen Development - they agreed to build a parking lot on the huge grassy area, why has that not been done. Assistant Village Manager Glas-Castro stated they had to refocus manufacturing due to Covid. She said there would be a site plan coming from them with bigger sites.

The directional in the Greenbrier Publix Shopping Center had been re-painted.

Also - Garbage dumpsters behind Publix are overflowing and that causes the vultures and there is trash all over the canal. CR Chicks employee threw the bag not in the garbage, but it landed on the ground, and then there are more rodents. It is very nasty.

Lillian and Congress - the church parking lot looks great.

9. ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:18 pm.

10. NEXT MEETING

Tuesday, April 13, 2021 @ 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.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Board Meeting held on **March 9, 2021** Which minutes were formally approved and adopted by the Village Council on **April 13, 2021.**

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman



Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Administration

ITEM 6.1: Proposed Ordinance No. 2021-03 - Village Code Amendment - Chapter 34 - Law Enforcement and Parks & Recreation Impact Fees

SUMMARY:

The Planning, Zoning & Building Department is recommending an amendment to the Village Code - Chapter 34 to create a new Division 14 "Impact Fees" within Article VI "Land Use" to adopt by reference the "Village of Palm Springs Impact Fee Study" prepared by Tindale Oliver and to establish impact fee rates for Village law enforcement and Village parks and recreation facilities.

Impact fees are a one-time capital charge levied against new development to support the portion of Village capital costs (of infrastructure) that are expected to be needed/consumed as a result of the new development. Thus, ensuring that new development supports the cost of required infrastructure to meet expected levels of service and not place this cost exclusively on existing property owners.

Note: Legal requirements for impact fees have primarily been established through case law since the 1980's, but the Florida Legislature has also passed statutory procedural and methodological requirements and limitations (found in Chapter 163.31801, Florida Statutes).

The Village retained impact fee experts, Tindale Oliver, to prepare a technical study to recommend the calculation of new impact fees for law enforcement and parks and recreation in compliance with statutory and case law requirements.

Note: The Village has assessed law enforcement and parks and recreation impact fees since at least 2006, but a technical study outlining the methodology for the current rates has not been located in the archives. Additionally, the Village Code mentions impact fees, but does not currently contain the specificity of the proposed code amendments.

The proposed Ordinance includes:

1. Adoption of the impact fee study would provide a consumption-based methodology for calculating impact fee rates to be charged to new development based on the burden (demand) placed on law enforcement and parks and recreation services
2. Adoption of a schedule of rates established by land use category
3. Provisions for payment of impact fee at the time of issuance of building permits
4. Provisions for alternative fee calculations should an applicant desire to perform their own study to determine applicable rates for a proposed project
5. Allowances for developer-contribution credits
6. Allowances and restrictions on Village use of impact fees

The Consultant has developed recommended rates to be considered by the Village Council and are outlined within the attached schedule. A sample of these rates are as follows:

Land Use	Impact Unit	Current Law Enforcement Impact Fee	Proposed Law Enforcement Impact Fee	Current Parks & Recreation Impact Fee	Proposed Parks & Recreation Impact Fee
Single Family Residential	dwelling unit	\$131.80	\$274.44	\$273.00	\$659
Multi-Family Residential	dwelling unit	\$131.80	\$199.63	\$273.00	\$485
General Office	1,000 s.f.	\$56.53	\$139.20	\$ 0	\$0
Commercial Retail	1,000 s.f.	\$44.45	\$236.16	\$ 0	\$0
Fast Food Restaurant & drive-thru	1,000 s.f.	\$44.45	\$1,517.08	\$ 0	\$0

The Village Council may adopt rates that below the recommended rates and/or may may also "phase in" rates by adopting an impact fee schedule with planned increases each fiscal year that are within the maximum rates calculated by the methodology outlined in the Tindale Oliver impact fee study.

Note: Currently, the Florida Legislature is considering a proposed bill that would limit impact fee increases. As currently proposed, increases must be adopted in four equal installments, not exceed 50% of the current fee, and can only occur once every four years. If approved, this legislation would limit the Village's ability to pursue the "phase in" approach. Further, this proposed cap by the Legislature may change as this legislation is actively being considered and debated.

The proposed ordinance was prepared by the Assistant Village Manager and reviewed by the Village Attorney, the Interim Planning, Zoning & Building Director, Police Chief, Parks and Recreation Director and the Finance Director.

If approved, the proposed, new impact fees will begin to be collected on new building permits that are issued after the effective date of the ordinance on June 21, 2021 (the required 90-day notice was published March 23, 2021).

FISCAL IMPACT:

The proposed, new impact fees would increase Village revenues to assist in supporting the requisite costs to provide the highest levels of policing and parks & recreation infrastructure and would be determined by the new growth that occurs within the Village.

Based on FY 2020 permit activity, the proposed, new impact fees are expected to generate approximately \$7,537.12 and \$18,304 for law enforcement and parks & recreation, respectively, within FY 2022.

Note: Previous years' revenues for both law enforcement and parks & recreation are provided below:

Fiscal Year (FY)	Law Enforcement Impact Fee	Parks & Recreation Impact Fee
2010	\$ 4,936.53	\$ 2,139.82
2011	\$ 9,399.46	\$ 1,710.80
2012	\$ 621.19	\$ 0
2013	\$ 5,281.94	\$ 5,320.97
2014	\$ 3,145.59	\$ 2,076.40
2015	\$ 31,282.65	\$ 5,119.60
2016	\$ 3,435.58	\$ 1,029.75
2017	\$10,366.17	\$10,903.00
2018	\$ 9,747.23	\$21,144.24
2019	\$22,161.00	\$30,202.63
2020	\$ 1,213.14	\$ 4,564.42

If approved, the proposed, new impact fees will begin to be collected on new building permits that are issued after the effective date of the ordinance on June 21, 2021 (the required 90-day notice was published March 23, 2021).

ATTACHMENTS:

Proposed Ordinance No. 2021-03 - Law Enforcement and Parks & Recreation Impact Fees
Schedule of Maximum Potential Impact Fee Rates (Proposed) - Law Enforcement and Parks & Recreation

Impact Fee Study - Tindale Oliver - draft March 18, 2021

Calculated Percentages of Maximum Potential Impact Fee Rates - Law Enforcement and Parks and Recreation

Resolution No. 2012-53 - Current Impact Fee Schedule

Tindale-Oliver Presentation - Impact Fee Summary

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI "LAND USE" TO ADD A NEW DIVISION 14 "IMPACT FEES" TO PROVIDING FOR THE ADOPTION OF IMPACT FEES FOR LAW ENFORCEMENT AND PARKS AND RECREATION; PROVIDING FOR APPLICABILITY, FINDINGS OF FACT, INTENT AND PURPOSE; DEFINITIONS; ADOPTING AN IMPACT FEE STUDY; PROVIDING FOR THE CALCULATION, IMPOSITION AND PAYMENT OF IMPACT FEES AND FEE SCHEDULES; EXEMPTIONS; CHANGES IN USE; ALTERNATIVE IMPACT FEE CALCULATIONS; DEVELOPER CONTRIBUTION CREDITS; USE OF FUNDS AND REFUNDS; UPDATING, ANNUAL INDEXING, REPORTING, AND AUDITS; VESTED RIGHTS; PENALTY; APPEALS; PROVIDING CODIFICATION, IMPLEMENTING ADMINISTRATIVE ACTIONS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and F.S. sec. 166.021 grant the Village broad home rule powers necessary to carry on municipal government.

WHEREAS, Florida Statutes sec. 163.3202(3) encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives and policies of the Village's Comprehensive Plan.

WHEREAS, Florida Statutes sec. 163.31801 specifies certain requirements for impact fee ordinances.

WHEREAS, growth in residential and nonresidential properties has occurred and the population of the Village is projected to increase by thirty percent (30%) by 2045.

WHEREAS, the Village has provided law enforcement and parks and recreation capacity-adding capital improvement facilities to the community historically and wishes to continue to do so and to maintain current levels of service for these facilities.

WHEREAS, growth within the Village has resulted in the need to expand and fund law enforcement and parks and recreation facilities to accommodate the demands imposed by such growth without decreasing the level of service currently provided to existing users.

WHEREAS, expansion of capital improvement systems to accommodate new growth shall promote and protect the public health, safety and general welfare of the residents of Palm Springs.

WHEREAS, in order for future growth to pay more equitably the cost of expanding necessary capital improvement systems to meet the demands imposed by such growth, the Village Council finds that it is necessary to adopt impact fees for the law enforcement and parks and recreation facilities.

WHEREAS, the Village has included in its Five Year Capital Improvement Plan, law enforcement and parks and recreation capacity-adding improvements to serve new development and to be funded, in part, by impact fees paid by new capital improvement impact projects.

WHEREAS, the intent of the Village in imposing impact fees is to recover only the proportionate share of the costs reasonably connected to meeting the demands of new growth.

WHEREAS, the report entitled "Village of Palm Springs Impact Fee Study," dated *[March 18, 2021]*, and prepared by Tindale-Oliver & Associates, Inc. (the "Impact Fee Study") sets forth a methodology and analysis for establishing the impact of new development on the need for and costs of additional capital improvements related to law enforcement and parks and recreation services in the Village.

WHEREAS, the Impact Fee Study is based on the most recent and localized data;

WHEREAS, based on the Impact Fee Study, the Village Council finds that the capital improvement system to be funded with impact fee revenues serves the entire geographic area of the

Village and therefore have a benefit Village-wide to those paying the fees.

WHEREAS, the Village Council has evaluated its existing debt and previously approved capital improvement projects and has determined that expenditures of impact fee revenues resulting from this Ordinance, based on the Five Year Capital Improvement Plan, are reasonably connected and have a rational nexus to capacity facility impacts created by new construction, not existing development.

WHEREAS, the Village Council finds that the Impact Fee Study has provided revenue credits for sources of revenue other than impact fees, which also contribute to the provision of capital improvement facilities, to ensure fee payors do not pay twice for their contributions to new capital improvement capacity.

WHEREAS, the Village Council therefore finds that the impact fees calculated in the Impact Fee Study are proportional, reasonably connected to, and have rational nexus with the need for additional capital facilities and the increased impact generated by new residential and, as applicable, new commercial construction.

WHEREAS, the Village Council further finds that the impact fees calculated in the Impact Fee Study are proportional, reasonably connected to, and have rational nexus with the expenditures of the funds collected and the benefits accruing to the new residential and, as applicable, new commercial construction assessed impact fees by this Ordinance.

WHEREAS, the Village Council has received and accepted the Impact Fee Study and all associated schedules and analyses prepared by Tindale-Oliver & Associates, Inc.

WHEREAS, the Impact Fee Study sets forth the calculations and basis for the impact fees utilized and associated with the provision of Village capital improvements needed to serve new development.

WHEREAS, the Village Council's intent is to expend the impact fee revenues collected pursuant to this Ordinance only for the purposes for which they were collected, specifically, to defray the capital cost incurred to meet the demands imposed by growth.

WHEREAS, the Village provided notice on the 23rd day of March, 2021, at least ninety (90) days prior to the effective date of the impact fees contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Village Council of the Village of Palm Springs, Florida, as follows:

SECTION 1. That Chapter 34 "Land Development", Article VI "Land Use" of the Code of Ordinances of the Village of Palm Springs, Florida is hereby amended to create a new Division 14 "Impact Fees", as follows:

Division 14. Impact Fees

Sec. 34-1500. - Short title. This Division shall be known and may be cited as "the Village of Palm Springs Impact Fees."

Section 34-1510. Applicability.

This division applies to new capital improvement impact projects for which a building permit is applied for after the effective date of this chapter. This chapter adopts impact fees to offset the Village's costs to maintain its capital improvement system, as the term is defined in Section 34-1530. This chapter does not exempt or affect the requirements for the payment of utility and other service fees, including water and wastewater fees, under Chapter 78 "Utilities" of the Village Code of Ordinances.

Sec. 34-1520. Findings of Fact, Purpose and Intent of Ordinance.

It is hereby ascertained, determined and declared that:

(a) Both existing development and development necessitated by the growth contemplated in the comprehensive plan will require improvements and additions to law enforcement facilities and parks and recreation facilities of the Village to accommodate and maintain existing level of service standards.

(b) Future growth necessitating capital improvement impact projects should contribute its proportional and reasonable share of the cost of capacity-adding improvements and additions to law enforcement facilities and parks and recreation facilities required to accommodate capital improvement demands generated by such growth as adopted in the comprehensive plan.

(c) Implementation of a reasonable impact fee structure to require future capital improvement impact projects to contribute their proportional and reasonable share of the cost of required new capital improvement capacity is an integral and vital element of the regulatory plan of growth management incorporated in the comprehensive plan.

(d) The projected capital improvements and additions to the capital improvement system of the Village and the allocation of projected costs between those necessary to serve existing development and those required to accommodate new capital improvement impact projects, as presented in the study entitled "Impact Fee Study," approved and adopted by the Village Council on [May 13, 2021], and such projections are found to be in conformity with the comprehensive plan.

(e) Capital improvement planning is an evolving process, and the capital improvements and additions to the law enforcement facilities and parks and recreation facilities identified upon the date of adoption of the ordinance from which this article is derived constitute projections of growth patterns and improvements and additions based upon present knowledge and judgment. Therefore, in recognition of changing growth patterns and the dynamic nature of population growth, it is the intent of the Village Council that the identified improvements and additions to the capital improvement system be reviewed and adjusted periodically to ensure that impact fees are imposed equitably and lawfully and are utilized effectively based upon actual and anticipated conditions at the time of their imposition.

(f) The purpose of this chapter is to require payment of Village-wide impact fees by new capital improvement impact projects and to provide for the cost of capital improvements to the Village's capital improvement system, which are required to accommodate the additional demand caused by such capital improvement impact projects.

(g) The Village Manager hereby designates the Planning, Zoning and Building Director as the administrator of this chapter.

(h) This chapter shall not be construed to permit the collection of impact fees from capital improvement impact projects in excess of the amount reasonably anticipated to offset the proportional demand new growth will have on the Village's capital improvement systems.

Sec. 34-1530. Definitions.

When used in this chapter, the following words, terms and phrases, whether capitalized or not, shall have the meanings set forth in this section. Terms used in this article but which are not defined here, shall have the meaning set forth in Section 1-2 of the Code of Ordinances.

Alternative Impact Fee: An alternative fee calculated by an applicant and approved by the Director pursuant to Section 34-1590.

Applicant: The person who applies for a building permit for a capital improvement impact

project.

Capital Improvements: Facilities in the Village's capital improvement system that include or add capacity to accommodate new capital improvement impact projects, consistent with the impact fee study assumptions and methodology and this article.

Capital Improvement Impact Project: Land development designed or intended to permit a use of the land which will contain more impact units than the existing use of land, or which will otherwise change the use of land in a manner that increases the demands upon the Village's capital improvement system.

Capital Improvement System: The Village-wide law enforcement facilities and parks and recreation facilities provided by the Village to accommodate additional capital improvement demands generated by new capital improvement construction.

Director: The Director of the Village's Planning, Zoning and Building Department, or the Director's designee.

Encumbered: Monies committed by contract or purchase order in a manner that obligates the Village to expend the encumbered amount upon delivery of goods or completion of services or, if applicable, conveyance of right-of-way by a vendor, supplier, contractor or owner.

Impact Fee Benefit District: The geographic area encompassed by the Village of Palm Springs at the time of the Impact Fee Study.

Impact Fee Rate: An impact fee imposed for a particular capital improvement impact project under the applicable impact fee land use category established in the schedule incorporated in Section 34-1540.

Impact Fee Study: The studies adopted pursuant to Section 34-1530.

Impact unit: An increment of development measured in dwelling units, building area, floor area, retail area, beds, or other similar measure identified in the impact fee study.

Law Enforcement Facilities: Capital improvements provided by the Village to accommodate capital improvement impact projects for the purpose of acquiring or expanding police services capital equipment and/or facilities under the jurisdiction of the Village.

Level of Service Standard: The minimum acceptable conditions of law enforcement facilities and parks and recreation facilities.

Mixed-Use Capital Improvement Impact Projects: In which more than one impact fee land use category is contemplated, with each category constituting a separate and identifiable enterprise not subordinate to or dependent on other enterprises within the capital improvement impact project.

Offsite Improvements: Capital improvements located outside of the boundaries of a capital improvement impact project, which are required by the Village in order to mitigate the demands of developments other than those of a proposed capital improvement impact project paying impact fees or requesting developer contribution credits. Offsite improvements do not include access improvements.

Owner: The person holding legal title to the real property upon which the capital improvement impact project is to occur.

Parks and recreation facilities: The community, neighborhood, and special facility park and recreation facilities provided by the Village in order to accommodate capital improvement impact projects.

Square Footage or "sf": The gross area measured in feet from the exterior faces of exterior walls or other exterior boundaries of the building.

Sec. 34-1530. Adoption of Impact Fee Study.

The Village Council hereby adopts and incorporates by reference the study entitled "Village of Palm Springs Impact Fee Study," dated [March 18, 2021], including the assumptions, conclusions and findings in the study as to the allocation of anticipated costs of capital improvements and additions to the Village's capital improvements system, between those costs required to accommodate existing development and those costs required to accommodate the demands of new capital improvement impact projects generated by new growth contemplated in the comprehensive plan.

Sec. 34-1540. Fees Imposed.

(a) All capital improvement impact projects occurring within the Village's impact fee benefit district, after the effective date, shall either pay the impact fees established in this section or redeem equivalent and valid developer credits.

(b) The impact fees are imposed on all capital improvement impact projects located in the Village, at the rates established under the applicable impact fee land use category in Table 1.

(c) The impact fees authorized by this article shall be as stated in Table 1. A proposed capital improvement impact project shall pay the stated amount for each category of the capital improvement system at the time of building permit issuance.

Table 1

Village of Palm Springs Parks & Recreational Facilities Impact Fee Schedule

Land Use	Impact Unit	Maximum Calculated Impact Fee
<i>Residential</i>		
Single Family (detached/attached):		
- Less than 1,500 sf	du	\$659
- 1,500 to 2,499 sf	du	\$731
- 2,500 sf or more	du	\$819
Multi-Family (Apartment/Condo)	du	\$485
Mobile Home	du	\$582
Senior Adult Housing (Detached)	du	\$560
Senior Adult Housing (Attached)	du	\$370

[Table 1 continues on next page]

Table 1, continued

Village of Palm Springs Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Maximum Calculated Impact Fee
<i>Residential:</i>			
210	Single Family (detached/attached)		
	- Less than 1,500 sf	du	\$271.44
	- 1,500 to 2,499 sf	du	\$301.60
	- 2,500 sf or more	du	\$337.51
220/230	Multi-Family (Apartment/Condo):	du	\$199.63
240	Mobile Home	du	\$239.85
251	Senior Housing (Detached)	du	\$229.79
252	Senior Housing (Attached)	du	\$152.24
<i>Transient, Assisted, Group:</i>			
253	Congregate Care Facility	du	\$208.01
254	Assisted Living Facility	bed	\$145.45
310	Hotel	room	\$153.27
320	Motel	room	\$126.68
620	Nursing Home	bed	\$170.48
<i>Recreational:</i>			
430	Golf Course	hole	\$131.38
444	Movie Theater	screen	\$811.72
<i>Institutions:</i>			
520	Elementary School (Private)	student	\$12.51
522	Middle School (Private)	student	\$14.08
530	High School (Private)	student	\$14.08
540	University/Junior College (7,500 or fewer students) (Private)	student	\$15.64
550	University/Junior College (more than 7,500 students) (Private)	student	\$12.51
560	Church	1,000 sf	\$57.87
565	Day Care Center	1,000 sf	\$126.68
<i>Medical</i>			
610	Hospital	1,000 sf	\$201.76
630	Clinic	1,000 sf	\$284.65
<i>Office:</i>			
710	General Office	1,000 sf	\$139.20
720	Medical Office 10,000 sq ft or less	1,000 sf	\$187.68
720	Medical Office greater than 10,000 sq ft	1,000 sf	\$269.01

[Table 1 continues on next page]

	Table 1, continued		
	Village of Palm Springs Law Enforcement Impact Fee Schedule, continued		
ITE LUC	Land Use	Impact Unit	Maximum Calculated Impact Fee
<i>Retail:</i>			
820	Shopping Center/Retail	1,000 sf gla	\$236.16
840/ 841	New/Used Auto Sales	1,000 sf	\$245.55
850	Supermarket	1,000 sf	\$376.92
880/ 881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$289.34
890	Furniture Store	1,000 sf	\$50.05
<i>Services:</i>			
911	Bank/Savings Walk-In	1,000 sf	\$161.09
912	Bank/Savings Drive-In	1,000 sf	\$233.04
931	Quality Restaurant	1,000 sf	\$900.86
932	High-Turn Over Restaurant	1,000 sf	\$871.15
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$1,517.08
942	Automobile Care Center	1,000 sf	\$261.19
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$228.34
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$278.39
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$315.93
<i>Industrial:</i>			
110	General Light Industrial	1,000 sf	\$78.20
140	Manufacturing	1,000 sf	\$71.94
150	Warehousing	1,000 sf	\$17.20
151	Mini-Warehouse	1,000 sf	\$6.26
154	High-Cube Transload/Storage	1,000 sf	\$14.08

(d) Payment of impact fees under this section does not exempt an applicant from the requirement to provide access improvements, including required right-of-way dedications or easement deeds, in accordance with the Village code requirements, and/or any valid ordinance or regulation applicable to the proposed capital improvement impact project.

Sec. 34-1550. Exemptions.

(a) The following shall be exempted from payment of impact fees:

- (1) Alteration, expansion or replacement of an existing dwelling unit which does not increase the number of families which that dwelling unit is arranged, designed, or intended to accommodate for the purpose of providing living quarters, except in the case of single family homes when the expansion results in the dwelling unit to

move into a different tier.

- (2) Alteration or expansion of a building if the building use upon completion does not generate greater demand for the applicable category of the capital improvement system than was assumed in the impact fee study and reflected under the applicable impact fee rate.
- (3) Replacement of a building or the construction of an accessory building if the replacement building or accessory building does not result in a land use generating greater demand for the applicable category of the capital improvement system than was assumed in the impact fee study and reflected under the applicable impact fee rate.
- (4) Temporary construction sheds or trailers erected to assist in construction and maintained during the term of a building permit.
- (5) Public schools and charter schools, pursuant to Florida Statutes § 1002.33(18)(d).
- (6) Any other use exempt under Florida Statutes.

(b) The Village shall not increase impact fee rates to offset any reduced revenue resulting from exemptions granted under this section, if any. In addition, to the extent an impact-generating use is exempt, the Village will further ensure sufficient funding availability to maintain levels of service.

Sec. 34-1560. Payment.

(a) Except as otherwise provided in this article, no person shall carry out any capital improvement impact project unless the appropriate impact fee as set forth in Sections 34-1540, 34-1560, 34-1580 or 34-1590 is paid at the time of issuance of the building permit for the capital improvement impact project.

(b) Except as provided in (c) below, each proposed capital improvement impact project shall be categorized by the Director according to the land use categories set forth in Section 34-1540. The Director will categorize a proposed capital improvement impact project based on the meanings assumed in the impact fee study, the definitions in Section 1-2 of the Village Code, the Land-Based Classification Standards, (APA) (<https://www.planning.org/lbcs/>), or other generally-accepted source.

(c) If a proposed use is not specifically listed and is determined by the Director not to apply to any listed land use category in Section 34-1590, the provisions of Section 34-1580 of this article apply.

(d) All impact fees required by this article shall be paid directly to the Village of Palm Springs.

(e) The payment of impact fees shall be in addition to any other fees, charges or assessments due for the issuance of a building permit, except as expressly provided otherwise by the Village Code of Ordinances.

(f) The obligation for payment of impact fee shall run with the land.

(g) The Village Council may impose a reasonable administrative charge for the collection of impact fees, not in excess of actual costs.

Sec. 34-1570. Changes in use.

Impact fees shall be imposed and calculated on any or all of the applicable below listed conditions for the alteration, expansion or replacement of a building or dwelling unit or the construction of an

accessory building if the alteration, expansion, or replacement of the building or dwelling unit or the construction of an accessory building results in a land use determined to generate greater impacts on the Village's capital improvement systems than the present use under the applicable impact fee rate. The impact fee imposed under the applicable impact fee rate shall be calculated as follows:

(a) When there is a change in land use, the impact fees imposed shall be the impact fees due under the applicable impact fee rate for the impact fee land use category resulting from the land use change less the impact fee that would be imposed under the applicable impact fee rate for the impact fee land use category prior to the land use change.

(b) Unless exempt by Section 34-1550, when the square footage of a building is increased, the impact fee rate shall be calculated based only on the increased square footage.

(c) Unless exempt by Section 34-1550, the impact fee imposed for any accessory buildings shall be that applicable under the impact fee rate for the land use for the primary building.

Sec. 34-1580. Calculation of Fees For Non-Listed Uses and Mixed-Uses.

(a) If a capital improvement impact project involves a land use not listed under the impact fee land use categories set forth in Section 34-1540, the Director shall determine the impact on the applicable category of capital improvement systems to be generated by the proposed capital improvement impact project and shall calculate appropriate impact fees utilizing a methodology generally consistent with Section 34-1590.

(b) If a capital improvement impact project involves a mixed-use capital improvement impact project, the Director shall calculate the impact fees based upon the demand, by category of capital improvement system, to be generated by each separate land use category included in the proposed mixed-use capital improvement impact project. Outparcels within larger developments shall be calculated individually and not included in the overall square footage of the development.

Sec. 34-1590. Alternative Fee; Calculation.

(a) If an applicant believes that the impact to the law enforcement facilities or parks and recreation facilities caused by the applicant's proposed capital improvement impact project is less than the fee established in Section 34-1540 or 34-1580, the applicant may, at his or her own expense, prior to issuance of a building permit for such capital improvement impact project, submit a calculation of an alternative impact fee to the Director pursuant to the provisions of this section. The Director shall make a determination within ten (10) business days of submittal, or as otherwise required by law, as to whether that calculation complies with the requirements of this Section.

(b) For purposes of any alternative impact fee calculation, the capital improvement impact project shall be presumed to have the maximum impact on the capital improvement system for the land use category contemplated under the impact fee rate.

(c) If an applicant decides to perform an alternative impact fee study, the methodology for said study shall be approved by the Director, based on the methodology adopted by the Village Council in the impact fee study, before the applicant begins the study. Through an alternative impact fee study, an applicant may calculate the demand component for a proposed development that is different than that described in the impact fee study. However, the cost and credit components for the alternative impact fee shall be those included in the impact fee study, adjusting for any indexing applied under Section 34-1620 or adjustments made by the Village Council to the fees calculated in the impact fee study.

(d) An application for an alternative impact fee shall include the following information:

(1) For law enforcement, and parks and recreation impact fees:

- a. Public facility demand for the proposed development, based on local empirical surveys for the same or similar land use types; and
- b. Estimated population based upon local empirical surveys of similar land use types.

(e) The alternative impact fee calculations shall be based on data, information or assumptions contained in this article or independent sources, provided that:

- (1) The independent source is a Village-accepted source of engineering or planning information; or
- (2) The independent source is a local study supported by a database adequate for the conclusions contained in that study, performed by a professional engineer or planner, pursuant to a generally accepted methodology of planning or engineering; or
- (3) If an applicant for a previously approved capital improvement impact project, submitted a traffic impact study during a Village approval process, which is substantially consistent with the criteria required by this Section, and if that study is determined by the Director to be current, the impact of that previously approved project shall be presumed for the proposed project to be as described in the prior study. In such circumstances, an alternative impact fee shall be established reflecting the capital improvement impacts described in the prior study.

(f) If the Director determines that the data, information and assumptions utilized by the applicant to calculate the alternative impact fee comply with the requirements of this section, the alternative impact fee shall be paid in lieu of the fee set forth in Section 34-1540 or Section 34-1580.

(g) If the Director determines that the data, information and assumptions utilized by the applicant to calculate the alternative impact fee do not comply with the requirements of this section, then the Village shall provide to the applicant by certified mail, return receipt requested, written notification of the rejection of the alternative Village-wide impact fee, and the reason therefor.

Sec. 34-1600. Developer Contribution Credits.

(a) The Village shall grant a credit against the impact fee imposed pursuant to this chapter for the donation of land or for the construction of offsite improvements, other than access improvements, to a category of the capital improvement system that the Village requires or has required pursuant to a development order, including capital improvement obligations made prior to or after the effective date of this article. Such prior obligations may include development agreements, administrative or discretionary approvals, or mitigation fees and contributions.

(b) All impact fee credits associated with projects subject to a development of regional impact development order shall be consistent with the provisions of Florida Statutes § 380.06, 163.31801(5), 163.31 and other applicable laws.

(c) In order to receive a credit, the Director must determine that:

(1) Previously obligated capital improvements either:

- a. Are included in the Village's Five Year Capital Improvement Plan or were at the time the obligation arose; or
- b. Are substantially similar in nature and extent to the same category of the capital improvement system included on the Village's Five Year Capital Improvement

Plan; or

- (2) Proposed capital improvements are an integral part of and a necessary accommodation of the contemplated offsite improvements to the category of capital improvement system included in the Village's Five Year Capital Improvement Plan.

(d) Unless established otherwise by the Director, based on prior documentation, the amount of credit resulting from a capital improvement obligated prior to the effective date of this article shall be the present value of the obligated improvements minus the maximum impact fee recommended in the impact fee study or as determined under Section 34-1590.

(e) The amount of a developer contribution credit proposed after the effective date of this article shall be determined according to the following standards of valuation:

- (1) The value of donated land shall be based upon a written appraisal of fair market value by an M.A.I. appraiser, selected and paid for by the applicant, based upon comparable sales of similar property between unrelated parties utilizing accepted land appraisal methodologies. If the appraisal does not conform to the requirements of this section, the appraisal shall be corrected and resubmitted. If the Director disagrees with the appraised value, the Village may engage another appraiser and the value of the land donation shall be an amount equal to the average of the two appraisals. If the Village's appraisal varies by 25% or more from the applicant's, the Village may assess the cost of the Village's appraisal against the applicant as provided by law.
- (2) The cost of anticipated construction of offsite improvements to a category of the capital improvement system shall be based upon cost estimates certified by a registered professional engineer and approved by the Village.
- (3) The land and construction contributions shall receive credits under this section only for capacity adding capital improvements to the category of the capital improvements system, in order to accommodate capital improvement impact projects, consistent with the impact fee study and the Village's Five Year Capital Improvement Plan.

(f) Prior to issuance of a building permit, the applicant shall submit to the Director a proposed plan of construction of offsite improvements for the applicable category of the capital improvements system. The proposed plan of construction shall, in accordance with the requirements of this section, include:

- (1) A list of the contemplated offsite improvements;
- (2) A legal description of any land proposed to be donated and a written appraisal prepared in conformity with subsection (f)(1) of this section;
- (3) An estimate of proposed construction costs certified by a registered professional engineer.
- (4) A proposed time schedule for completion of the proposed plan of construction.
- (5) A proposed methodology for the valuation of the requested credits in the event of subsequent increases in impact fee rates.

(g) The Director shall determine:

- (1) If a proposed plan of construction is in conformity with contemplated offsite improvements to the applicable category of the capital improvements system;
- (2) If the proposed donation and construction by the applicant is consistent with the public interest;

- (3) If the proposed construction time schedule is consistent with the Village capital improvements work schedule; and
- (4) In the event of a future impact fee rate increase, how holders of credits approved since the original effective date of this article, will receive the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established.
- (5) Upon receipt of a proposed plan of construction, the Director shall determine the amount of construction credit based upon the standards of valuation set out in this section, and shall approve a timetable for completion of construction.
 - a. All construction cost estimates shall be based upon, and all construction plans and specifications shall be in conformity with, the construction standards of the Village. All plans and specifications shall be approved by the Director prior to commencement of construction.
 - b. Credits approved by the Director under this section shall be subject to a credit agreement with the Village Council.
 - c. The credit agreement shall establish, among other things, the duration for which the credits remain eligible for redemption by the Village, not to exceed twenty (20) years, as well as the impact on the value of the credits of any subsequent increases in applicable Village impact fees, as required by Florida Statutes § 163.31801(5).
 - d. Any applicant shall have a right of review, pursuant to Section 34-1650, of the determinations and certifications of a proposed plan of construction and the determination and valuation of the developer contribution credit by the Director.
 - e. If the amount of developer contribution credit for a category of capital improvement system impact fees, as determined by the Director, exceeds the total amount of impact fees due by the applicant, the Village Council may execute with the applicant an agreement for future reimbursement of the excess of such construction credit from future receipts by the Village of impact fees from that category of the capital improvement system only. Such agreement for reimbursement shall not be for a period in excess of ten (10) years from the date of completion of the approved plan of construction, and shall provide for a forfeiture of any remaining reimbursement balance at the end of such ten-year period.
 - f. A credit shall not be awarded for any contribution of land, money, or services not made directly by the applicant, including a contribution or grant made by another entity.
 - g. Nothing contained in this section shall be interpreted or construed to qualify any land required as right-of-way under the Village's land development regulations, or required by the county or the state, as donated land under this section.

Sec. 34-1610. Use of Funds; Refunds.

(a) In order to ensure impact fee revenues are spent to the proportional benefit of new development, the Village Council has established and will maintain a separate accounting funds for each of the following categories of the capital improvement system, by benefit district:

- (1) law enforcement facilities; and
- (2) parks and recreation facilities.

(b) The accounting funds shall be maintained separate and apart from each other and from all other accounts of the Village. All impact fees shall be deposited into the corresponding fund immediately upon receipt.

(c) The monies deposited into an impact fee accounting fund shall be used solely for the purpose of funding capital improvement capacity within the Village, including but not limited to:

- (1) design and construction plan preparation;
- (2) building construction;
- (3) permitting;
- (4) right-of-way and land acquisition, including all costs of acquisition or condemnation;
- (5) construction management and inspection;
- (6) surveying and soils and material testing;
- (7) necessary capital equipment;
- (8) repayment of monies transferred or borrowed from any budgetary fund of the Village which were used to fund a capital improvement; and
- (9) payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the Village to provide funds to construct or acquire capital improvements to the Village's capital improvement system, in order to mitigate increased impacts generated by new residential and, as applicable, nonresidential construction.

(d) Funds on deposit in an impact fee fund shall not be used, in whole or in part, to pay existing debt or for previously approved capital facilities, unless such expenditures are reasonably connected to and have a rational nexus with increased impacts on such facilities by new construction.

(e) Funds on deposit in an impact fee fund shall not be used for any expenditure that would be classified as a maintenance, operation, or repair expense or to cure an existing deficiency in the capital improvement system.

(f) Funds on deposit in an impact fee fund shall not be used for any expenditure other than for the same category of capital improvement system fee for which the fee was collected, in accordance with the impact fee study, and only within the same benefit district from which the fees were collected.

(g) The monies deposited into an impact fee fund shall be used solely to provide additional capital improvement capacity to the Village's capital improvement system required to accommodate new capital improvement impact projects, as provided in the Village's Five Year Capital Improvement Plan or by agreement with Palm Beach County or other partnering agency providing capital improvements in the Village impact fee benefit district.

(h) Any monies on deposit which are not immediately necessary for expenditure shall be invested in interest bearing accounts by the Village. All interest income derived from such investments shall remain or be deposited in the impact fee accounting fund on which the interest income was earned.

(i) The impact fees collected pursuant to this article shall be returned to the applicant that paid them on the building permit if:

- (1) A building permit issued for a capital improvement impact project is revoked, expires, withdrawn, or is cancelled prior to completion of the developer's project; or

- (2) such fees have not been expended or encumbered prior to the end of the fiscal year immediately following the seventh anniversary of the date upon which such fees were paid.
- (j) Refunds shall be made only in accordance with the following procedure:
 - (1) The applicant shall file a refund request with the Director for a revoked, expired, withdrawn, or cancelled building permit within 180 days of such action or, where it is alleged that the Village has not complied with (i)(2) above, shall file a petition with the Village Council within one (1) year following the end of the fiscal year in which occurs the date of the seventh anniversary of the payment of the impact fee by the original capital improvement impact project.
 - (2) The petition for refund shall be submitted to the Director and shall contain:
 - a. A notarized sworn statement that the petitioner was the applicant and paid the impact fees for which a refund is sought; and
 - b. A copy of the dated receipt issued for payment of the fee, or such other record as would indicate payment of the fee.
 - (3) Within ninety (90) days from the date of receipt of a complete refund request application, related to a revoked, withdrawn, cancelled, or expired building permit, or as otherwise provided by law, the Director shall either approve or deny the request.
 - (4) Within sixty (60) days from the date of receipt of a petition for refund under (j)(2) above, or as otherwise provided by law, the Director will advise the petitioner and the Village Council of the status of the impact fee refund request, and, whether the impact fee paid has not been spent or encumbered within the applicable time period. If it was not, within ninety (90) days of the petition, or as otherwise provided by law, the Village Council shall authorize the fees to be returned to the petitioner with interest at the average net interest rate earned by the Village in the applicable impact fee accounting fund during the time such impact fee was on deposit. For the purposes of this section, fees collected are deemed to be spent or encumbered on the following basis: The first fee in shall be the first fee out.

Sec. 34-1620. Updating, Indexing, Annual Reporting, and Audits

- (a) At least once every five (5) years, the Village shall update the impact fee study that provides the basis for the impact fees imposed under this article.
- (b) During years when no update occurs, as required above, and beginning in June 2022 the impact fee schedules set forth in Section 34-1540 shall be adjusted annually to account for inflationary increases in the costs to the Village of providing capital improvements to new development.
- (c) These annual adjustments shall be consistent with the methodology set forth in the impact fee study and shall be based on the Construction Cost Index calculated by the Engineering News-Record (ENR), the Palm Beach County Property Appraiser, the U.S. Department of Labor Consumer Price Index, and Florida Department of Transportation databases, as applicable and appropriate to a particular impact fee capital improvement system category.

(d) After consultation with the Village Attorney, the Director shall confirm the reasonableness of the proposed index to the impact fee rates. Based on the reference data and methodology contained in this section, the Director may submit a request for the proposed indexing of the impact fee rates as a separate item in the annual budget submittal to Village Council for the Planning, Zoning and Building Department. If Village Council approves the proposed indexing of the impact fee rate as a part of the department's budget submittal, the Director shall submit a resolution for Village Council approval, adopting the new impact fee rates, in ordinance with procedures required by law. If Village Council does not adopt the proposed indexing of impact fee rates, the impact fee rate for the previous year remains in effect.

(e) Increases in impact fee rates must comply with the developer credit provisions in Section 34-1600 and must ensure the holders of any impact fee credits created under this article, but in existence before a fee increase, receive the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established, including credits granted under Florida Statute § 163.3180 or § 380.06 after the original effective date of this article.

(f) On an annual basis, the Director shall report to the Village Council as to the following:

- (1) the amount of impact fee revenues currently on account for each category of the capital improvement system for which impact fees are collected;
- (2) the amount and nature of any expenditure or encumbrance of impact fees since the prior annual report;
- (3) the status of outstanding developer credits and credit balances; and
- (4) the amount and nature of any planned expenditures or encumbrances of impact fees prior to the next annual report.

(g) Audits of the Village's financial statements, which are performed by a certified public accountant pursuant to § 218.39, Florida Statutes and submitted to the Auditor General, must include an affidavit signed by the Finance Director, stating that the Village has complied with the requirements of Florida Statutes § 163.31801.

(h) In addition to the items that are reported in the annual financial reports under F.S. § 218.39 and section 34-1620(g) above, the Village will issue a report on impact fees that includes the following data:

- (1) The specific purpose of the impact fee, including the specific infrastructure needs to be met, for each category of impact fee collected pursuant to this Article.
- (2) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage, as set out in the impact fee study.
- (3) The amount assessed for each purpose and for each type of dwelling.
- (4) The total amount of impact fees charged by type of dwelling.
- (5) Each exception and waiver provided for construction or development of housing that is affordable.

Sec 34-1630. Vested Rights.

Nothing in this article shall limit or modify the rights of any person to complete any development for which a lawful building permit was issued prior to the effective date of this article and on which there has been a good faith reliance and a substantial change of position.

Sec. 34-1640. Penalty.

Violations of this article may be punished as provided in Section 34-572 of the Village Code. Additionally, the county may obtain an injunction or other legal or equitable relief in the circuit court against any person violating this article.

Sec. 34-1650. Appeals.

(a) Final decisions of the Director, or his or her designee, under this article are subject to appeal. An appeal must be filed with the Village clerk within 30 days of the date of the final decision to be appealed. Any appeal not timely filed as set forth above shall be waived. The Village Council shall hear the appeal. The hearing shall occur within 30 days of the receipt of the appeal, unless waived by the appellant, and a written decision shall be rendered within 20 days of the hearing.

(b) Nothing in this section shall affect the remedies the Village has available under applicable law.

Section 34-1660. Effective Date.

The Village will provide notice of not less than ninety (90) days before the effective date of adoption of this Division and any revisions or any resolution increasing impact fee rates or adopting new impact fee rates.

SECTION 2. Codification. The provisions of this Ordinance shall be codified as and become and be made a part of the Village of Palm Springs Code of Ordinances. The Sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word "Ordinance," or similar words, may be changed to "Chapter", "Section," "Article," or other appropriate word; provided, however, that Sections 3-6 shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 3. Implementing Administrative Actions. The Village Manager, or designees within Village management staff, shall have the power and authority to implement the provisions of this Ordinance by taking appropriate administrative actions to include, but not be limited to, the promulgation of appropriate administrative rules and forms.

SECTION 4. Conflicts. To the extent of any conflict between any other Village regulations and ordinances and this Ordinance, this Ordinance shall be deemed to control. Provided, however, that this Ordinance is not intended to amend or repeal any existing chapter or regulation, unless expressly set forth in this Ordinance.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereof.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

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

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the _____ day of _____, 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY SMITH, MAYOR

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

**Village of Palm Springs Parks & Recreational Facilities
Impact Fee Schedule**

Land Use	Impact Unit	Maximum Calculated Impact Fee
<i>Residential</i>		
Single Family (detached/attached):		
- Less than 1,500 sf	du	\$659
- 1,500 to 2,499 sf	du	\$731
- 2,500 sf or more	du	\$819
Multi-Family (Apartment/Condo)	du	\$485
Mobile Home	du	\$582
Senior Adult Housing (Detached)	du	\$560
Senior Adult Housing (Attached)	du	\$370

Village of Palm Springs Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Maximum Calculated Impact Fee
Residential			
210	Single Family (detached/attached)		
	- Less than 1,500 sf	du	\$271.44
	- 1,500 to 2,499 sf	du	\$301.60
	- 2,500 sf or more	du	\$337.51
220/230	Multi-Family (Apartment/Condo):	du	\$199.63
240	Mobile Home	du	\$239.85
251	Senior Housing (Detached)	du	\$229.79
252	Senior Housing (Attached)	du	\$152.24
Transient, Assisted, Group:			
253	Congregate Care Facility	du	\$208.01
254	Assisted Living Facility	bed	\$145.45
310	Hotel	room	\$153.27
320	Motel	room	\$126.68
620	Nursing Home	bed	\$170.48
Recreational:			
430	Golf Course	hole	\$131.38
444	Movie Theater	screen	\$811.72
Institutions:			
520	Elementary School (Private)	student	\$12.51
522	Middle School (Private)	student	\$14.08
530	High School (Private)	student	\$14.08
540	University/Junior College (7,500 or fewer students) (Private)	student	\$15.64
550	University/Junior College (more than 7,500 students) (Private)	student	\$12.51
560	Church	1,000 sf	\$57.87
565	Day Care Center	1,000 sf	\$126.68
Medical			
610	Hospital	1,000 sf	\$201.76
630	Clinic	1,000 sf	\$284.65
Office:			
710	General Office	1,000 sf	\$139.20
720	Medical Office 10,000 sq ft or less	1,000 sf	\$187.68
720	Medical Office greater than 10,000 sq ft	1,000 sf	\$269.01
Retail:			
820	Shopping Center/Retail	1,000 sf gla	\$236.16
840/841	New/Used Auto Sales	1,000 sf	\$245.55
850	Supermarket	1,000 sf	\$376.92
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$289.34
890	Furniture Store	1,000 sf	\$50.05
Services:			
911	Bank/Savings Walk-In	1,000 sf	\$161.09
912	Bank/Savings Drive-In	1,000 sf	\$233.04
931	Quality Restaurant	1,000 sf	\$900.86
932	High-Turn Over Restaurant	1,000 sf	\$871.15
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$1,517.08
942	Automobile Care Center	1,000 sf	\$261.19
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$228.34
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$278.39
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$315.93
Industrial:			
110	General Light Industrial	1,000 sf	\$78.20
140	Manufacturing	1,000 sf	\$71.94
150	Warehousing	1,000 sf	\$17.20
151	Mini-Warehouse	1,000 sf	\$6.26
154	High-Cube Transload/Storage	1,000 sf	\$14.08



VILLAGE OF
PALM SPRINGS
Florida



Village of Palm Springs Impact Fee Study

DRAFT Report
March 18, 2021



Prepared for:

Village of Palm Springs

Development Services Department
226 Cypress Lane
Palm Springs, Florida 33461
ph (561) 965-4010

Prepared by:

Tindale Oliver

1000 N. Ashley Dr., Suite 400
Tampa, Florida 33602
ph (813) 224-8862
fax (813) 226-2106
E-mail: nkamp@tindaleoliver.com
0704002-02.20

Village of Palm Springs Impact Fee Study

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Appendices:

Appendix A: Demand Component -- Population: Supplemental Information

Appendix B: Cost Component -- Building and Land Values: Supplemental Information

I. Introduction

The Village of Palm Springs is the 12th largest municipality in Palm Beach County, with a population of approximately 24,000 permanent residents. Since 2000, the Village's population doubled primarily due to an aggressive annexation program. These annexations included improved residential and commercial properties as well as some vacant land. As the Village becomes more developed, the growth is starting to occur through redevelopment projects. To address capital infrastructure needs associated with new growth, the Village implemented law enforcement and parks and recreational facilities impact fees. At this time, to comply with the legislative requirements and to reflect most recent data, the Village is interested in updating its impact fee program.

The Village of Palm Springs has retained Tindale Oliver (TO) to prepare the technical study for these fees and this report serves as the technical study to support the calculation of the impact fees.

Methodology

In updating the Village's impact fee program, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit of development in the case of law enforcement and parks and recreational facilities impact fee areas.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure necessitated by and available for use by new growth. Unlike a "needs-based" approach, the consumption-based approach ensures that the impact fee is set at a rate that does not generate revenues at a level to correct existing deficiencies. As such, the Village does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future tax contributions generated by new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same service.

Legal Standard Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the Capital Improvement Plans, Capital Improvement Elements, or another planning documents/Master Plans.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, such as the requirement of the fee being based on most recent and localized data, a 90-day requirement for fee changes, and other similar requirements, most of which were common to the practice already.

More recent legislation further affected the impact fee framework in Florida, including the following:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Economic Opportunity) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.

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- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180 (5)(f), Florida Statutes.
- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
 1. Impact fees cannot be collected prior to building permit issuance; and
 2. Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement will operate prospectively. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction. In addition, added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Requires reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.

The following paragraphs provide further detail on the generally applicable legal standards applicable here.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for impact fee calculations for each fee in the following sections, including an evaluation of the inventory, service area, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained through November 2020 from the Village and other sources, as indicated.

II. Law Enforcement

This section discusses the analysis used in the update of the law enforcement impact fee. Several elements addressed in this section include:

- Facility Inventory
- Service Area and Demand Component
- Level of Service
- Cost Component
- Credit Component
- Net Impact Cost
- Calculated Impact Fee Schedule
- Impact Fee Schedule Comparison

These elements are summarized throughout this section.

Facility Inventory

The facility inventory for the Village's law enforcement services includes buildings, land, vehicles and equipment. According to information provided by the Village of Palm Springs, law enforcement building and land related capital assets include approximately 13,950 square feet of building space and 2.5 acres of land. Table II-1 presents this information.

Cost estimate for the police station is based primarily on insurance values, estimated cost figures for the police station expansion and cost information obtained from other jurisdictions. Land values are based on a review of current value of land where the existing station is located and estimated value of a parcel the Village is considering purchasing based on information obtained from the Palm Beach County Property Appraiser as well as vacant land sales and values of similarly sized parcels.

Based on this data and analysis, the building value is estimated at \$300 per square foot and the land value is estimated at \$250,000 per acre. These cost estimates result in a total building and land value of approximately \$4.8 million, of which \$4.2 million is for buildings and the remaining \$625,000 is for land. A more detailed explanation of building and land value estimates is included in Appendix B.

Table II-1
Law Enforcement Building and Land Inventory

Facility⁽¹⁾	Address⁽¹⁾	Square Footage⁽¹⁾	Total Acres⁽¹⁾	Building Value⁽²⁾	Land Value⁽³⁾	Total Building and Land Value⁽⁴⁾
Police Station	230 Cypress Lane	13,946	2.50	\$4,183,800	\$625,000	\$4,808,800
Building Value per Square Foot⁽⁵⁾				\$300		
Land Value per Acre⁽⁶⁾					\$250,000	

1) Source: Village of Palm Springs

2) Square footage (Item 1) multiplied by the estimated building value per square foot (Item 5)

3) Total acres (Item 1) multiplied by the land value per acre (Item 6)

4) Sum of building value (Item 2) and land value (Item 3)

5) Source: Appendix B

6) Source: Appendix B

In addition to land and buildings, the Village of Palm Springs law enforcement impact fee inventory includes the necessary vehicles and equipment required to perform law enforcement services. As presented in Table II-2, the total vehicle and equipment value is approximately \$3.0 million.

Table II-2
Law Enforcement Equipment and Vehicle Inventory⁽¹⁾

Description ⁽¹⁾	Total Units ⁽¹⁾	Unit Value ⁽²⁾	Total Value ⁽¹⁾
Vehicles			
Police Car	55	\$42,289	\$2,325,900
Truck	3	\$22,500	\$67,500
Van	1	\$50,000	\$50,000
Total Vehicle Value			\$2,443,400
Equipment			
Taser Gun	32	\$1,402	\$44,878
Paraclete Rifle Shield	4	\$5,187	\$20,748
800 Frequency Radio and Tower	1	\$9,000	\$9,000
Motorola Quantar Radio Repeater	1	\$15,601	\$15,601
Motorola Radio System Hardware	1	\$121,342	\$121,342
Thermal Imaging Camera	1	\$5,619	\$5,619
In-Camera System WI-FI Points	1	\$5,478	\$5,478
Watch Guard In-Car Camera System Server Setup	1	\$10,650	\$10,650
911 Telephone Recording Unit	1	\$12,180	\$12,180
Cell Phone Reader	1	\$9,350	\$9,350
Canon DR-7550c Image Scanner	1	\$5,000	\$5,000
Live Scan Fingerprint Device & Child ID	1	\$7,157	\$7,157
Closed Circuit Television System	1	\$20,000	\$20,000
Bi-Directional Amplifier	1	\$29,297	\$29,297
Wanco Portable Light Tower	1	\$7,600	\$7,600
Wanco Solar Minimatrix Message Board	1	\$19,150	\$19,150
Motorola Apx7500 Consollete Control St	1	\$6,417	\$6,417
Recording System Intell Xeon Quad Core	1	\$9,858	\$9,858
Polaris Ranger UTV (Golf Cart)	1	\$13,205	\$13,205
Polaris Ranger Crew ATV	1	\$11,774	\$11,774
Speed Trailer Smart 850	1	\$10,705	\$10,705
Radar Speed Trailer	1	\$10,220	\$10,220
Crash Zone Traffic System	1	\$6,126	\$6,126
Generac 2000 Diesel Generator-New PS Bldg	1	\$46,400	\$46,400
Dispatcher Workstation	3	\$15,021	\$45,063
Radio Consoles	3	\$19,412	\$58,236
Furniture	1	\$8,567	\$8,567
Total Equipment Value			\$569,621
Total Vehicle and Equipment Value			\$3,013,021
Number of Officers ⁽³⁾			49
Cost per Officer			\$61,490

1) Source: Village of Palm Springs

2) Total value divided by number of units

3) Source: Village of Palm Springs

Service Area and Demand Component

The Village of Palm Springs Police Department provides law enforcement services for the entire Village. As such, the proper benefit district for law enforcement is the entire Village. In this technical study, the current 2021 weighted and functional population estimates are used.

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Because simply using weighted (permanent plus weighted seasonal) population estimates does not fully address daily workers and visitors who also benefit from law enforcement services, the “functional” weekly 24-hour population approach is used to establish a common unit of demand across different land uses. Functional population accounts for residents, visitors and workers traveling in and out of the Village throughout the day and calculates the presence of population at different land uses during the day, which represents the demand component of the impact fee equation. Appendix A provides further explanation of the population analysis and demand calculations.

Level of Service

Based on sworn officer counts provided by the Village of Palm Springs Police Department, as well as, population estimates produced in Appendix A, the current level of service (LOS) is calculated at 2.01 sworn officers per 1,000 weighted seasonal residents. Table II-3 presents the calculation of the existing LOS, which are used in the impact fee calculations assuming the Village will continue to provide this LOS in the future.

While the 2020 LOS is 2.01 sworn officers per 1,000 weighted seasonal residents, to calculate the law enforcement impact fee, the LOS needs to be calculated in terms functional residents. As shown, the current LOS of law enforcement services is 2.18 sworn officers per 1,000 functional residents, which is utilized in calculating the law enforcement impact fee for the Village of Palm Springs.

Table II-3
Current Level of Service (2020)

Component	Year 2021	
	Weighted Population	Functional Population
Population ⁽¹⁾	24,435	22,495
Number of Law Enforcement Officers ⁽²⁾	49	49
Residents per Officer ⁽³⁾	499	459
LOS (officers per 1,000 residents)⁽⁴⁾	2.01	2.18

1) Source: Appendix A, Table A-1 for weighted population and Table A-7 for functional population

2) Source: Table II-2

3) Population (Item 1) divided by number of officers (Item 2)

4) Number of officers (Item 2) divided by the population (Item 1) and multiplied by 1,000

Table II-4 summarizes a LOS comparison between the Village of Palm Springs and other Florida cities. The LOS is displayed in terms of permanent population for all jurisdictions because a functional population analysis has not been completed for these entities. The LOS comparison is based on the permanent population for 2020 and number of officers reported in the 2019 FDLE Criminal Justice Agency Profile Report, as these are the most recent data available for all jurisdictions. As presented in this table, the Village of Palm Springs' LOS is in the lower-range of the communities reviewed.

Table II-4
Level of Service Comparison (2020)

Jurisdiction	Service Area Population (2020)⁽¹⁾	Number of Officers⁽²⁾	LOS (Officers per 1,000 Residents)⁽³⁾
Town of Jupiter	63,188	114	1.80
Village of Palm Springs	23,867	49	2.05
City of Palm Beach Gardens	56,709	147	2.59
City of Boca Raton	95,139	201	2.11
City of Boynton Beach	78,495	145	1.85
City of Delray Beach	67,168	165	2.46
Village of North Palm Beach	12,813	44	3.43
City of West Palm Beach	116,781	292	2.50
City of Riviera Beach	36,057	124	3.44
Town of Juno Beach	3,463	14	4.04
Town of Palm Beach	8,409	64	7.61

1) Source: University of Florida, Bureau of Economic & Business Research (BEBR)

2) Source: FDLE Criminal Justice Agency Profile Report, 2019 for all jurisdictions except for City of Greenacres and Village of Palm Springs. The City of Greenacres is served by Palm Beach County Sheriff's Office, District 16. The officer figure for Palm Springs reflects the current count.

3) Permanent population (Item 1) divided by the number of officers (Item 2) and multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land and equipment/vehicles. Table II-5 provides a summary of all capital costs, which amounts to approximately \$7.8 million or \$160,000 per sworn officer.

In addition, Table II-5 also provides the impact cost per functional resident, which is calculated by multiplying the net asset value per sworn officer of \$160,000 by the current achieved LOS

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(sworn officers per 1,000 functional residents) of 2.18 and dividing by 1,000. As shown, this calculation results in law enforcement capital cost of \$348 per functional resident.

Table II-5
Total Impact Cost per Functional Resident

Component	Cost	Percent of Total Value ⁽⁸⁾
Building Value ⁽¹⁾	\$4,183,800	53.5%
Land Value ⁽¹⁾	\$625,000	8.0%
Vehicle and Equipment Value ⁽²⁾	\$3,013,021	38.5%
Total Asset Value⁽³⁾	\$7,821,821	100.0%
Number of police Officers ⁽⁴⁾	49	
Total Asset Value per Officer⁽⁵⁾	\$159,629	
Level-of-Service (Officers/1,000 Functional Residents) ⁽⁶⁾	2.18	
Total Impact Cost per Functional Resident⁽⁷⁾	\$347.99	

1) Source: Table II-1

2) Source: Table II-2

3) Sum of building, land, and vehicle and equipment value (Items 1 and 2)

4) Source: Table II-2

5) Total asset value (Item 3) divided by the number of police officers (Item 4)

6) Source: Table II-3

7) Total asset value per officer (Item 5) multiplied by the LOS (Item 6) divided by 1,000

8) Distribution of building, land, and vehicle/equipment values as part of the total asset value

Credit Component

To avoid overcharging new development, a review of the capital funding allocation for law enforcement services is completed. The purpose of this review is to determine any potential revenues generated by future development that is likely to be used for capital facilities, land, vehicle, and equipment expansion of the law enforcement program. Revenue credits are then applied against the total impact cost per functional resident so that new development is not charged twice for capital revenue contributions used to expand the law enforcement program.

Capital Expansion Credit

To calculate the capital expansion credit per functional resident, funding sources used for historical and future programmed capacity projects are reviewed. Between 2016 and 2025, the Village of Palm Springs allocated an average non-impact fee funding of \$172,000 per year toward law enforcement capital facilities utilizing General Fund and Sales Tax revenues. The annual capital expansion expenditures were divided by the average annual functional residents for the

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same period to calculate the average annual capital expansion credit per functional resident. As presented in Table II-6, the result is \$7.63 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 5 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes per dwelling unit than older homes and was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit per population amounts to \$7.90 per year.

Table II-6
Capital Expansion Credit

Description ⁽¹⁾	Funding Source	FY 2016-2020	FY 2021-2025	Total (FY 2016-2025)
Machinery and Equipment	General Fund	\$184,784		\$184,784
Vehicles	General Fund	\$160,000		\$160,000
Police Station Expansion	Sales Tax		\$1,375,000	\$1,375,000
Total Capital Expansion Expenditures				\$1,719,784
Annual Capital Expansion Expenditures ⁽²⁾				\$171,978
Average Functional Population (FY 2016-2025) ⁽³⁾				22,554
Annual Capital Expansion Expenditure per Functional Resident⁽⁴⁾				\$7.63
Portion of Capital Expansion Projects Funded with Ad Valorem Tax Revenues ⁽⁵⁾				5%
Portion Funded with Ad-Valorem Tax Revenues ⁽⁶⁾				\$0.38
Credit Adjustment Factor for Residential Land Uses ⁽⁷⁾				1.70
Residential Land Uses - Adjusted Annual Capital Improvement Credit per Functional Resident ⁽⁸⁾				\$0.65
Portion Funded with Other Sources ⁽⁹⁾				\$7.25
Residential Land Uses: Total Capital Expansion Credit per Functional Resident⁽¹⁰⁾				\$7.90

1) Source: Village of Palm Springs

2) Average capital expenditures over the 10-year period

3) Source: Appendix A, Table A-7

4) Annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)

5) Portion of total capital expansion expenditures funded by ad valorem tax revenue

6) Annual capital expansion expenditure per functional resident (Item 4) multiplied by the portion of capital expansion projects funded with ad valorem tax revenues (Item 5)

7) Adjustment factor to reflect higher ad valorem taxes paid by new homes

8) Portion funded with ad valorem tax revenues (Item 6) multiplied by the credit adjustment factor (Item 7)

9) Capital expansion expenditures per functional resident (Item 4) less portion funded with ad-valorem tax revenues (Item 6)

10) Adjusted capital expansion expenditures per functional resident (Item 8) plus the portion funded with other revenue sources (Item 9)

Debt Service Credit

Any outstanding bond issues related to the law enforcement also will result in a credit to the impact fee. The Village of Palm Springs used bond proceeds for the construction of the police station. The remaining debt service payments are divided by the population during the same period to determine the debt service credit per resident. Table II-7 presents these calculations.

Table II-7
Debt Service Credit

Description ⁽¹⁾	Funding Source ⁽¹⁾	Present Value of Payments Remaining ⁽¹⁾	Avg Annual Functional Population During Remaining Debt Service Period ⁽²⁾	Credit per Resident ⁽³⁾
General Obligation Bond, Portion Associated with Construction of Police Station	General Fund	\$1,135,239	23,780	\$47.74
Total Debt Service Credit per Functional Resident				\$47.74
Portion Funded with Ad Valorem Tax Revenues ⁽⁴⁾				23%
Total Debt Service Credit per Functional Resident Paid with Ad Valorem Tax Revenues ⁽⁵⁾				\$10.98
Adjustment Factor for Residential Land Uses ⁽⁶⁾				1.70
Adjusted Portion of the Debt Service Credit for Residential Land Uses ⁽⁷⁾				\$18.67
Portion Funded with Other Sources ⁽⁸⁾				\$36.76
Total Debt Service Credit for Residential Land Uses ⁽⁹⁾				\$55.43

1) Source: Village of Palm Springs

2) Source: Appendix A, Table A-7

3) Present value of payments remaining (Item 1) divided by average annual functional population (Item 2)

4) Portion of total debt service expenditures funded by ad valorem tax revenue based on portion of General Fund funded with ad valorem taxes

5) Total debt service credit per functional resident multiplied by the portion funded with ad valorem tax revenues (Item 4)

6) Adjustment factor to reflect higher ad valorem taxes paid by new homes

7) Total debt service credit per functional resident paid with ad valorem tax revenues (Item 5) multiplied by the credit adjustment factor (Item 6)

8) Total debt service credit per functional resident less the portion paid with ad valorem tax revenues (Item 5)

9) Sum of the adjusted portion of the debt service credit for residential land uses (Item 7) and the portion funded with other sources (Item 8)

Net Law Enforcement Impact Cost

The net impact cost per resident is the difference between the cost component and the credit component. Table II-8 summarizes the calculation of the net impact cost which amounts to approximately \$144 per functional resident for residential land uses and \$156 per functional resident for non-residential land uses.

Table II-8
Net Impact Cost

Impact Cost / Credit Element	Per Functional Resident
Impact Cost	
Total Impact Cost ⁽¹⁾	\$347.99
Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident ⁽²⁾	
- Residential	\$7.90
- Non-residential	\$7.63
Capitalization Rate	2.3%
Capitalization Period (in years)	25
Capital Expansion "Cash" Credit per Functional Resident ⁽³⁾	
- Residential	\$148.94
- Non-residential	\$143.85
Debt Service Credit ⁽⁴⁾	
- Residential	\$55.43
- Non-residential	\$47.74
Total Revenue Credit ⁽⁵⁾	
- Residential	\$204.37
- Non-residential	\$191.59
Net Impact Cost⁽⁶⁾	
- Residential	\$143.62
- Non-residential	\$156.40

1) Source: Table II-5

2) Source: Table II-6

3) Average annual capital improvement credit (Item 2) for a capitalization rate of 2.3% over 25 years

4) Source: Table II-7

5) Sum of total capital improvement credit (Item 3) and total debt service credit (Item 4)

6) Total impact cost (Item 1) less total revenue credit (Item 5)

Calculated Law Enforcement Impact Fee Schedule

Table II-9 presents the calculated law enforcement impact fee schedule scenarios for the Village of Palm Springs for both residential and non-residential land uses, based on the net impact cost per functional resident previously presented in Table II-8.

Table II-9
Calculated Village of Palm Springs Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Population Coefficient ⁽¹⁾	Net Impact Fee per Unit ⁽²⁾	Current Adopted Fee ⁽³⁾	Percent Change ⁽⁴⁾
Residential:						
210	Single Family (detached/attached)					
	- Less than 1,500 sf	du	1.89	\$271.44	\$131.80	106%
	- 1,500 to 2,499 sf	du	2.10	\$301.60	\$131.80	129%
	- 2,500 sf or more	du	2.35	\$337.51	\$131.80	156%
220/230	Multi-Family (Apartment/Condo):	du	1.39	\$199.63	\$131.80	52%
240	Mobile Home	du	1.67	\$239.85	\$131.80	82%
251	Senior Housing (Detached)	du	1.60	\$229.79	\$131.80	74%
252	Senior Housing (Attached)	du	1.06	\$152.24	\$131.80	16%
Transient, Assisted, Group:						
253	Congregate Care Facility	du	1.33	\$208.01	N/A	N/A
254	Assisted Living Facility	bed	0.93	\$145.45	N/A	N/A
310	Hotel	room	0.98	\$153.27	N/A	N/A
320	Motel	room	0.81	\$126.68	N/A	N/A
620	Nursing Home	bed	1.09	\$170.48	N/A	N/A
Recreational:						
430	Golf Course	hole	0.84	\$131.38	N/A	N/A
444	Movie Theater	screen	5.19	\$811.72	N/A	N/A
Institutions:						
520	Elementary School (Private)	student	0.08	\$12.51	N/A	N/A
522	Middle School (Private)	student	0.09	\$14.08	N/A	N/A
530	High School (Private)	student	0.09	\$14.08	N/A	N/A
540	University/Junior College (7,500 or fewer students) (Private)	student	0.10	\$15.64	N/A	N/A
550	University/Junior College (more than 7,500 students) (Private)	student	0.08	\$12.51	N/A	N/A
560	Church	1,000 sf	0.37	\$57.87	N/A	N/A
565	Day Care Center	1,000 sf	0.81	\$126.68	N/A	N/A
Medical						
610	Hospital	1,000 sf	1.29	\$201.76	\$49.45	308%
630	Clinic	1,000 sf	1.82	\$284.65	\$49.45	476%
Office:						
710	General Office	1,000 sf	0.89	\$139.20	\$56.53	146%
720	Medical Office 10,000 sq ft or less	1,000 sf	1.20	\$187.68	\$49.45	280%
720	Medical Office greater than 10,000 sq ft	1,000 sf	1.72	\$269.01	\$49.45	444%
Retail:						
820	Shopping Center/Retail	1,000 sf gla	1.51	\$236.16	\$44.45	431%
840/841	New/Used Auto Sales	1,000 sf	1.57	\$245.55	\$44.45	452%
850	Supermarket	1,000 sf	2.41	\$376.92	\$44.45	748%
880/881	Pharmacy/Drug Store w/ & without Drive-Thru	1,000 sf	1.85	\$289.34	\$44.45	551%
890	Furniture Store	1,000 sf	0.32	\$50.05	\$44.45	13%
Services:						
911	Bank/Savings Walk-In	1,000 sf	1.03	\$161.09	\$44.45	262%
912	Bank/Savings Drive-In	1,000 sf	1.49	\$233.04	\$44.45	424%
931	Quality Restaurant	1,000 sf	5.76	\$900.86	\$44.45	1927%
932	High-Turn Over Restaurant	1,000 sf	5.57	\$871.15	\$44.45	1860%
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.70	\$1,517.08	\$44.45	3313%
942	Automobile Care Center	1,000 sf	1.67	\$261.19	\$44.45	488%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.46	\$228.34	N/A	N/A
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	1.78	\$278.39	N/A	N/A
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	2.02	\$315.93	N/A	N/A

Table II-9 (Continued)
Calculated Village of Palm Springs Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Population Coefficient ⁽¹⁾	Net Impact Fee per Unit ⁽²⁾	Current Adopted Fee ⁽³⁾	Percent Change ⁽⁴⁾
Industrial:						
110	General Light Industrial	1,000 sf	0.50	\$78.20	\$9.34	737%
140	Manufacturing	1,000 sf	0.46	\$71.94	\$9.34	670%
150	Warehousing	1,000 sf	0.11	\$17.20	\$9.34	84%
151	Mini-Warehouse	1,000 sf	0.04	\$6.26	\$9.34	-33%
154	High-Cube Transload/Storage	1,000 sf	0.09	\$14.08	\$9.34	51%

1) Source: Appendix A, Table A-8 for residential land uses and Appendix A, Table A-9 for non-residential land uses

2) Source: Net impact cost per functional resident from Table II-8 is multiplied by the functional population coefficient for each land use

3) Source: Village of Palm Springs

4) Change from the current fee to calculated fee

N/A – Indicates a new land use or different impact unit

Law Enforcement Impact Fee Schedule Comparison

As part of the work effort in updating the Village of Palm Springs's law enforcement impact fee schedule, the Village's calculated impact fees for select land uses were compared to the adopted fee schedules of several Florida cities. Table II-10 presents this comparison.

Table II-10
Law Enforcement IF Schedule Comparison

Land Use	Unit ⁽²⁾	Village of Palm Springs		Cooper City ⁽⁵⁾	Dania Beach ⁽⁶⁾	Davie ⁽⁷⁾	Hallandale Beach ⁽⁸⁾	Miramar ⁽⁹⁾	Palm Beach Gardens ⁽¹⁰⁾	Palm Beach Shores ⁽¹¹⁾
		Calculated ⁽³⁾	Adopted ⁽⁴⁾							
Date of Last Update		2021	N/A	1990	2005	2009	2019	2016	2015	2005
Assessed Portion of Calculated ⁽¹⁾		N/A	N/A	100%	100%	100%	N/A	74%	100%	N/A
Residential:										
Single Family (1,600 sq ft)	du	\$302	\$132	\$91	\$294	\$307	\$380	\$543	\$307	\$560
Multi-Family (1,300 sq ft)	du	\$200	\$132	\$91	\$239	\$114	\$218	\$543	\$252	\$455
Non-Residential:										
Light Industrial	1,000 sf	\$78	\$9	\$37	\$184	\$48	\$92	\$420	\$179	\$350
Office (50,000 sq ft)	1,000 sf	\$139	\$57	\$37	\$184	\$300	\$167	\$420	\$365	\$350
Retail (125,000 sq ft)	1,000 sfgla	\$236	\$44	\$37	\$184	\$300	\$290	\$420	\$596	\$350
Bank w/Drive-Thru	1,000 sf	\$233	\$44	\$37	\$184	\$300	\$288	\$420	\$591	\$350
Fast Food w/Drive-Thru	1,000 sf	\$1,517	\$44	\$37	\$184	\$300	\$1,750	\$420	\$2,307	\$350

- 1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
- 2) du = dwelling unit
- 3) Source: Table II-9
- 4) Source: Village of Palm Springs
- 5) Source: Cooper City Code of Ordinances, Chapter 22 Planning and Public Facilities, Article IV. Impact Fees, Sec. 22-65. Fee shown is "Public Safety Improvements" fee, which includes a combined police and fire. services fee.
- 6) Source: City of Dania Beach Document Center. Fee is \$.389 per sq. ft. for residential and commercial.
- 7) Source: Town of Davie Planning and Zoning Department. Less than 10 units per parcel fee shown as a proxy for multi-family.
- 8) Source: Tindale Oliver 2019 City of Hallandale Beach Impact Fee Study. Fees shown represent maximum calculated law enforcement impact fees. Fees shown are not yet adopted. Multi-family 3 to 9 units utilized as a proxy for multi-family.
- 9) Source: City of Miramar Community and Economic Development Department
- 10) Source: Palm Beach Gardens Unified Services.
- 11) Source: Palm Beach Shores Code of Ordinances, Chapter 28 - Finance, Article III - Impact Fees, Sec. 28-46

III. Parks & Recreation Facilities

This section addresses the analysis used in developing the parks and recreation impact fee. Several elements addressed in the section include:

- Park Land and Recreation Facilities Inventory
- Service Area and Demand Component
- Level of Service
- Cost Component
- Credit Component
- Net Impact Cost
- Calculated Impact Fee Schedule
- Impact Fee Schedule Comparison

These elements are summarized throughout this section.

Park Land and Recreation Facilities Inventory

Based on information provided by the Village of Palm Springs, the Village's land and recreation facilities inventory utilized for impact fee purposes includes 11 parks totaling approximately 38 acres. The inventory excludes park land that is not owned by the Village's and parks that are operated by another entity and/or generate revenue. Table III-1 presents a summary of the inventory included in the parks and recreation facilities impact fee.

Table III-1
Park Land and Recreation Facility Inventory

Park Name ⁽¹⁾	Classification	Acres	Buildings		Courts						Fields	
			Leisure Activities	Teen Center	Basketball (lit)	Futsal (lit)	Pickleball (lit)	Sand Volleyball (lit)	Sand Volleyball (unlit)	Tennis (lit)	Baseball/ Softball (lit)	Multi-Purpose
Village Athletic Center Complex	Community	18.00	4,380	950	2	1	2	1		2	2	1
Christmas Palm Park	Neighborhood	0.28										
Frost Lake Park	Neighborhood	4.60										
Greenbrier Park	Neighborhood	0.39										
Lakewood Gardens Park	Neighborhood	2.30			1				1			
Royal Palm Park	Neighborhood	2.30										
Sabal Palm Park	Neighborhood	2.00										1
Sago Palm Park	Community	3.50										
Foxtail Palm Park	Neighborhood	3.30										
Areca Palm Park	Neighborhood	0.77										
Ponytail Palm Park	Neighborhood	0.21										
Total		37.65	4,380	950	3	1	2	1	1	2	2	2
Summary	Count	Acres	Leisure Activities	Teen Center	Basketball (lit)	Futsal (lit)	Pickleball (lit)	Sand Volleyball (lit)	Sand Volleyball (unlit)	Tennis (lit)	Baseball/ Softball (lit)	Multi-Purpose
Total	11	37.65	4,380	950	3	1	2	1	1	2	2	2
Neighborhood	9	16.15	0	0	1	0	0	0	1	0	0	1
Community	2	21.50	4,380	950	2	1	2	1	0	2	2	1

Table III -1 (Continued)
Park Land and Recreation Facility Inventory

Park Name ⁽¹⁾	Classification	Acres	Fishing Pier	Miniature Golf Course	Parking Spaces	Pavilion	Playground	Restrooms (square feet)	Trail: Paved (miles)	Wooden Gazebo
Village Athletic Center Complex	Community	18.00			340	1	1	320		
Christmas Palm Park	Neighborhood	0.28								
Frost Lake Park	Neighborhood	4.60	1						0.33	
Greenbrier Park	Neighborhood	0.39								
Lakewood Gardens Park	Neighborhood	2.30					1			
Royal Palm Park	Neighborhood	2.30			10		1			
Sabal Palm Park	Neighborhood	2.00			43			126		
Sago Palm Park	Community	3.50	1		9	1	1	960		1
Foxtail Palm Park	Neighborhood	3.30			6	1	1		0.12	
Areca Palm Park	Neighborhood	0.77		1	20					
Ponytail Palm Park	Neighborhood	0.21			5					
Total		37.65	2	1	433	3	5	1,406	0.45	1
Summary	Count	Acres	Fishing Pier	Miniature Golf Course	Parking Spaces	Pavilion	Playground	Restrooms (square feet)	Trail: Paved (miles)	Wooden Gazebo
Total	11	37.65	2	1	433	3	5	1,406	0.45	1
Neighborhood	9	16.15	1	1	84	1	3	126	0.45	0
Community	2	21.50	1	0	349	2	2	1,280	0.00	1

1) Source: Village of Palm Springs

Service Area and Demand Component

The Village-owned parks are utilized village-wide, and therefore, the village-wide service area and population are used in the calculation of parks and recreational facilities impact fee. Appendix A, Table A-1, provides the estimated population for 2021 and the projected population through 2045. Parks and recreation impact fees are charged only to residential land uses. As such, the weighted seasonal population per housing unit is used to measure demand from each residential land use, which is presented in Appendix A.

Level of Service

The current LOS for all Village of Palm Springs-owned and maintained parks is presented in Table III-2. To determine the current LOS, the total acreage of each park type is divided by the Village's population for 2021 and multiplied by 1,000. As shown, the current LOS for neighborhood parks is 0.68 acres per 1,000 residents while the adopted LOS standard is 0.50 acres per 1,000 residents. In the case of community parks, the achieved LOS is 0.91 acres per 1,000 residents while the adopted LOS standard is 1.50 acres per 1,000 residents. While the achieved LOS indicates the investment made by the community, the adopted LOS standard provides the intended/goal LOS. For impact fee calculation purposes, the lower of the two measures are used to ensure new development is not being charged at a level above what the existing community invested to date or intend to provide in the future. This approach results in the use of adopted LOS standard for neighborhood parks and the use of current LOS for the community parks, for a total of 1.41 acres per 1,000 residents.

Table III -2
Current Level of Service (2021)

Park Type Classification	Inventory (Acres)⁽¹⁾	Current LOS⁽²⁾	Adopted LOS Standard⁽³⁾	LOS Used in Calculations⁽⁴⁾
Neighborhood	16.15	0.68	0.50	0.50
Community	<u>21.50</u>	<u>0.91</u>	<u>1.50</u>	0.91
Total	37.65	1.59	2.00	1.41
2021 Permanent Population ⁽⁵⁾			23,720	

1) Source: Table III-1

2) Source: Acres for each park type (Item 1) divided by 2021 population (Item 5) multiplied by 1,000

3) Source: Village of Palm Springs, Recreation and Open Space Level of Service

4) Used lower of the current LOS vs. adopted LOS standard

5) Source: Appendix A, Table A-10 for permanent population

Table III-3 presents a comparison of the parks and recreation adopted LOS standards of other select Florida cities to the Village of Palm Springs' adopted LOS standard in terms of acreage per population. As shown, the Village's current LOS is in the lower end of the range of the adopted LOS standards of the other jurisdictions reviewed.

Table III -3
Level of Service Comparison (Adopted)

Jurisdiction	LOS Standard (Acres per 1,000 Residents)
Village of Palm Springs⁽¹⁾	2.00
Boynton Beach ⁽²⁾	2.50
Lake Worth ⁽³⁾	2.50
Greenacres ⁽⁴⁾	3.00
Riviera Beach ⁽⁵⁾	3.00
Lantana ⁽⁶⁾	3.14
North Palm Beach ⁽⁷⁾	4.00
Palm Beach Gardens ⁽⁸⁾	5.00
Town of Palm Beach ⁽⁹⁾	6.00
Village of Royal Palm Beach ⁽¹⁰⁾	10.00
Average (excluding VPS)	4.35

- 1) Source: Village of Palm Springs Comprehensive Plan, Recreation and Open Space Element, Policy A.6
- 2) Source: City of Boynton Beach, Comprehensive Plan, Recreation and Open Element, Objective 5.3.1
- 3) Source: City of Lake Worth Comprehensive Plan, Recreation and Open Space Element, Policy 7.1.1.9.
- 4) Source: City of Greenacres Comprehensive Plan, Chapter 5, Provision of Parks and Facilities, Objective 1.
- 5) Source: City of Riviera Beach Comprehensive Plan, Recreation and Open Space Element, Policy 1.2.2.
- 6) Source: Town of Lantana Comprehensive Plan 2017, Recreation and Open Space Element, Policy Rec 1.2.1.
- 7) Source: Village of North Palm Beach Comprehensive Plan, Recreation and Open Space Element, Table 9-1.
- 8) Source: City of Palm Beach Gardens Comprehensive Plan, Recreation and Open Space Element, Policy 7.1.1.1.
- 9) Source: Town of Palm Beach Comprehensive Plan, Recreation/Open Space Element, Table VI-4 Level of Service for Recreation and Open Space Acreage 2010 - 2025.
- 10) Source: Village of Royal Palm Beach Comprehensive Plan, Recreation and Open Space Element, Policy ROS-1.1.4.

Cost Component

The capital cost associated with parks and recreation facilities consists of two components: the cost of recreational facilities located at each park and the cost of purchasing and developing land for each park. The following paragraphs address park land and recreation facility value estimates.

Land Cost

The park land value per acre for the Village's park inventory is calculated based on upcoming park land purchase cost estimates, value of current park land, vacant land sales of similar size parcels over the past four years, and value of similar size vacant parcels based on information obtained from the Palm Beach County Property Appraiser's database. This analysis resulted in an estimated average land value of \$250,000 per acre as presented in Table III-4. Appendix B provides further detail regarding the calculation of the land value.

The cost of land for parks and recreation facilities includes more than just the purchase cost of the land. Landscaping, site improvement, and parking costs are also considered. These costs can vary greatly, depending on the type of park. Based on information provided by the Village and other Florida jurisdictions, the cost for landscaping, site preparation, and parking is estimated at \$10,000 per acre. The total land cost of \$260,000 per acre translates into land value of \$367 per resident based on the LOS of 1.41 acres per 1,000 residents.

Table III -4
Land Value per Resident

Variable/Calculation Step	Park Land Value
<i>Land Value:</i>	
Land Purchase Cost per Acre ⁽¹⁾	\$250,000
Landscaping, Site Preparation & Irrigation Cost per Acre ⁽²⁾	<u>\$10,000</u>
Total Land Cost per Acre ⁽³⁾	\$260,000
Achieved LOS/Adopted LOS Standard ⁽⁴⁾	1.41
Total Land Value per Weighted Resident⁽⁵⁾	\$366.60

1) Source: Appendix B

2) Source: Information provided by the Village of Palm Springs and other Florida jurisdictions

3) Sum of land purchase cost per acre (Item 1) and landscaping, site preparation, and irrigation cost per acre (Item 2)

4) Source: Table III-3

5) Total land cost per acre (Item 3) multiplied by total acres (Item 4) divided by 1,000

Recreational Facility Value

To estimate current recreational facility value, multiple sources were reviewed to determine the unit cost of each recreational facility type, including insured values of the facilities, recent cost information obtained for similar facilities from other jurisdictions and input from the Village of Palm Springs representatives.

In addition to the construction cost of recreational facilities, the architectural, engineering and inspection (AE&I) costs associated with developing this infrastructure are also included. The AE&I cost is estimated at 9 percent of the construction cost based on estimates obtained from the Village of Palm Springs. This percentage is also consistent with information obtained from other jurisdictions and industry standards.

As shown in Table III-5, the total recreational facility value for all parks is \$4.5 million, which equates to an average of \$120,000 per acre and \$190 per resident.

Table III -5
Recreational Facility Value

Description	Unit	Unit Cost ⁽¹⁾	Inventory Count by Park Type ⁽²⁾				Total Value by Park Type ⁽³⁾		
			Neighborhood	Community	All		Neighborhood	Community	All
Buildings									
Leisure Activities	sq. ft.	\$200	0	4,380	4,380		\$0	\$876,000	\$876,000
Teen Center	sq. ft.	\$100	0	950	950		\$0	\$95,000	\$95,000
Courts									
Basketball (lit)	sq. ft.	\$85,000	1	2	3		\$85,000	\$170,000	\$255,000
Futsal (lit)	court	\$45,000	0	1	1		\$0	\$45,000	\$45,000
Pickleball (lit)	court	\$30,000	0	2	2		\$0	\$60,000	\$60,000
Sand Volleyball (lit)	court	\$10,000	0	1	1		\$0	\$10,000	\$10,000
Sand Volleyball (unlit)	court	\$7,500	1	0	1		\$7,500	\$0	\$7,500
Tennis (lit)	court	\$60,000	0	2	2		\$0	\$120,000	\$120,000
Fields									
Baseball(lit)	field	\$315,000	0	2	2		\$0	\$630,000	\$630,000
Multi-Purpose	field	\$110,000	1	1	2		\$110,000	\$110,000	\$220,000
Fishing Pier	pier	\$20,000	1	1	2		\$20,000	\$20,000	\$40,000
Miniature Golf Course	course	\$70,000	1	0	1		\$70,000	\$0	\$70,000
Parking Spaces	space	\$2,000	84	349	433		\$168,000	\$698,000	\$866,000
Pavilion	pavilion	\$48,000	1	2	3		\$48,000	\$96,000	\$144,000
Playground	playground	\$75,000	3	2	5		\$225,000	\$150,000	\$375,000
Restrooms	sq. ft.	\$155	126	1,280	1,406		\$19,530	\$198,400	\$217,930
Trail: Paved	mile of trail	\$250,000	0.45	0.00	0.45		\$112,500	\$0	\$112,500
Wooden Gazebo	gazebo	\$12,000	0	1	1		\$0	\$12,000	\$12,000
Recreational Facility Value									\$4,155,930
Architecture, Engineering, and Inspection @ 9% ⁽⁴⁾									\$374,034
Total Recreational Facility Value ⁽⁵⁾									\$4,529,964
Total Number of Acres ⁽⁶⁾									37.65
Total Recreational Facility Value per Acre ⁽⁷⁾									\$120,318
Total Permanent Population ⁽⁸⁾									23,720
Total Facilities and Equipment Value per Resident ⁽⁹⁾									\$190.98

1) Estimates based on recent construction costs, insured values of the facilities, discussions with the Village of Palm Springs staff, and recent cost information obtained for similar facilities from other jurisdictions.

2) Source: Table II-1

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- 3) Inventory count by park type (Item 2) multiplied by the estimated unit cost (Item 1)
- 4) Facility and equipment value multiplied by 9% based on information provided by Village of Palm Springs
- 5) Sum of the facilities and equipment value and the architecture, engineering, and inspection cost (Item 4)
- 6) Source: Table II-1
- 7) Total facilities and equipment value (Item 5) divided by total number of acres (Item 6)
- 8) Source: Appendix A, Table A-10
- 9) Total facilities and equipment value (Item 5) divided by the total weighted seasonal population (Item 8)

Credit Component

To avoid overcharging new development for the capital cost of providing parks and recreation services, a review of the capital funding program for the parks and recreation program was completed. The purpose of this review is to estimate any future revenues generated by new development, other than impact fees, which will be used to fund the expansion of capital facilities and land related to the Village of Palm Springs parks and recreation program. As mentioned previously, the credit component does not include any capital renovation, maintenance, or operations expenses, as these types of expenditures do not add capacity and should not be considered for impact fee credit.

Capital Expansion Credit

The capital expansion expenditure credit per resident was calculated based on non-impact fee revenue funding for capital expansion projects completed over the past five years as well as those programmed for the next five years. To calculate the capital expenditure per resident, the average annual capital expansion expenditures are divided by average population for the same period. As shown in Table III-6, the average annual expenditure over this five-year period amounts to approximately \$403,000 and approximately \$17 per resident per year.

Once the revenue credit per population is calculated, a credit adjustment was made for the portion of the revenue credit funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes per dwelling unit than older homes and was estimated based on a comparison of the average taxable value of newer homes to that of all homes.

Table III -6
Capital Expansion Credit

Description ⁽¹⁾	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total (FY 2018-25)
General Fund											
Foxtail Palm Park Improvements			\$27,537	\$19,364	\$172,307						\$219,208
Royal Palm Park Improvements					\$9,100						\$9,100
Tennis Court Conversion to Futsal & Pickleball Courts					\$21,476						\$21,476
Areca Palm Park Improvements			\$22,568	\$7,563							\$30,131
Frost Lake Irrigation		\$13,286	\$3,542								\$16,828
Royal Palm Park Irrigation & Electric			\$4,065								\$4,065
Lakewood Gardens Park Irrigation & Electric			\$8,470								\$8,470
Pony Tail Palm Park Improvements				\$3,987							\$3,987
Sago Park Group Pavilion (one large group pavilion)							\$37,500				\$37,500
Sago Park Group Pavilion (one small group pavilion)							\$12,500				\$12,500
Sago Palm Park Improvements						\$6,667	\$32,500				\$39,167
Purchase of Artificial Christmas Tree							\$20,000				\$20,000
Subtotal -- General Fund	\$0	\$13,286	\$66,182	\$30,914	\$202,883	\$6,667	\$102,500	\$0	\$0	\$0	\$422,432
Sales Tax											
Sabal Palm Park Restroom & Improvements					\$75,853						\$75,853
Park Connector Pathway Improvements				\$43,479	\$132,530						\$176,009
Royal Palm Park Irrigation & Electric & Improvements			\$1,305		\$78						\$1,383
Lakewood Gardens Park Irrigation & Electric			\$694								\$694
Sabal Palm Park Eng Services for Restroom Facility				\$4,744							\$4,744
Areca Palm Park Improvements				\$196,128							\$196,128
Royal Palm Park Engineering Services				\$17,965							\$17,965
Sago Park Group Pavilion (one large group pavilion)							\$37,500				\$37,500
Sago Park Group Pavilion (one small group pavilion)							\$12,500				\$12,500
Pathway Park - Expansion Engineering & Construction						\$637,187	\$494,034	\$800,000			\$1,931,221
Sago Palm Park Improvements						\$6,667	\$32,500				\$39,167
Subtotal -- Sales Tax	\$0	\$0	\$1,999	\$262,316	\$208,461	\$643,854	\$576,534	\$800,000	\$0	\$0	\$2,493,164
Grants & Other Sources											
Foxtail Palm Park Improvements					\$610,906						\$610,906
Park Connector Pathway Improvements				\$113,263	\$151,542						\$264,805
Pathway Park - Expansion Engineering & Construction						\$200,000					\$200,000
Sago Palm Park Improvements						\$6,667	\$32,500				\$39,167
Subtotal -- Grants & Other Sources	\$0	\$0	\$0	\$113,263	\$762,448	\$206,667	\$32,500	\$0	\$0	\$0	\$1,114,878
Total Capital Expansion Expenditures	\$0	\$13,286	\$68,181	\$406,493	\$1,173,792	\$857,188	\$711,534	\$800,000	\$0	\$0	\$4,030,474
Annual Capital Expansion Expenditures ⁽²⁾											\$403,047
Average Population (FY 2016-2025) ⁽³⁾											23,777
Annual Capital Expansion Expenditure per Person⁽⁴⁾											\$16.95
Portion of Capital Expansion Projects Funded with Ad Valorem Tax Revenues ⁽⁵⁾											2%
Portion Funded with Ad-Valorem Tax Revenues ⁽⁶⁾											\$0.34
Credit Adjustment Factor for Residential Land Uses ⁽⁷⁾											1.70
Adjusted Annual Capital Improvement Credit per Person ⁽⁸⁾											\$0.58
Portion Funded with Sources Other than Ad Valorem Tax Revenues ⁽⁹⁾											\$16.61
Residential Land Uses: Total Capital Expansion Credit per Resident⁽¹⁰⁾											\$17.19

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- 1) Source: Village of Palm Springs
- 2) Average capital expenditures over the 10-year period
- 3) Source: Appendix A, Table A-10
- 4) Annual capital expansion expenditures (Item 2) divided by the average population (Item 3)
- 5) Portion of total capital expansion expenditures funded by ad valorem tax revenue
- 6) Annual capital expansion expenditure per person (Item 4) multiplied by the portion of capital expansion projects funded with ad valorem tax revenues (Item 5)
- 7) Adjustment factor to reflect higher ad valorem taxes paid by new homes
- 8) Portion funded with ad valorem tax revenues (Item 6) multiplied by the credit adjustment factor (Item 7)
- 9) Annual capital expansion expenditures per person (Item 4) less portion funded with ad-valorem tax revenues (Item 6)
- 10) Adjusted capital expansion expenditures per person (Item 8) plus the portion funded with other revenue sources (Item 9)

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Debt Service Credit

Any outstanding bond issues related to parks and recreation also will result in a credit to the impact fee. The capital expansion portion of the remaining payments of debt service are divided by the population during the same period to determine the debt service credit per resident. Table III-7 presents these calculations for parks and recreation facilities.

Table III-7
Debt Service Credit

Description ⁽¹⁾	Funding Source ⁽¹⁾	Present Value of Payments Remaining ⁽¹⁾	Avg Annual Population During Remaining Bond Issue Period ⁽²⁾	Credit per Resident ⁽³⁾
General Obligation Bond, Park Improvements	General Fund	\$168,184	25,047	\$6.71
Total Debt Service Credit per Resident				\$6.71
Portion Funded with Ad Valorem Revenues ⁽⁴⁾				\$1.54
Credit Adjustment Factor ⁽⁵⁾				1.70
Adjusted Debt Service Credit per Resident for Portion Funded with Ad Valorem Revenues ⁽⁶⁾				\$2.62
Portion Funded with Sources Other than Ad Valorem Tax Revenues ⁽⁷⁾				\$5.17
Total Adjusted Debt Service Credit per Resident⁽⁸⁾				\$7.79

1) Source: Village of Palm Springs

2) Source: Appendix A, Table A-10

3) Present value of payments remaining (Item 1) divided by average annual population (Item 2)

4) Portion of debt service funded with ad valorem revenues

5) Adjustment factor to reflect higher ad valorem taxes paid by new homes

6) Portion funded with ad valorem revenues multiplied by the credit adjustment factor (Item 5)

7) Total debt service credit per resident less portion funded with ad valorem revenue (Item 4)

8) Adjusted debt service credit per resident (Item 6) plus the portion funded with other revenue sources (Item 7)

Net Parks & Recreation Facilities Impact Cost

The net impact cost per resident is the difference between the cost and credit components. Table III-8 summarizes the calculation of the net impact cost for the parks and recreational facilities impact fee. As presented, the net impact cost amounts to approximately \$226 per resident.

Table III-8
Net Impact Cost per Resident

Impact Cost / Credit Element	Per Permanent Resident
Impact Cost	
Total Land Value per Resident ⁽¹⁾	\$366.60
Facilities and Equipment Value per Resident ⁽²⁾	\$190.98
Total Impact Cost per Resident	\$557.58
Revenue Credit	
Capital Expansion Credit ⁽³⁾ :	
- Annual Expenditures	\$17.19
Capitalization Rate	2.3%
Capitalization Period (in years)	25
Total Capital Expansion Credit ⁽⁴⁾	\$324.08
Total Debt Service Credit ⁽⁵⁾	\$7.79
Total Revenue Credit ⁽⁶⁾	\$331.87
Net Impact Cost	
Net Impact Cost ⁽⁷⁾	\$225.71

1) Source: Table III-4

2) Source: Table III-5

3) Source: Table III-6

4) Source: The present value of the capital expansion credit per resident (Item 3) at a discount rate of 2.3% with a capitalization period of 25 years

5) Source: Table III-7

6) Sum of the total capital expansion credit per resident (Item 4) and debt service credit per resident (Item 5)

7) Total impact cost per resident less total revenue credit per resident (Item 6)

Calculated Parks & Recreation Facilities Impact Fee Schedule

Table III-9 presents the calculated parks and recreation facilities impact fee schedule for the Village of Palm Springs for residential land uses, based on the net impact cost per resident previously presented in Table III-8. Also presented in the table is a comparison to the Village's current adopted fee and percent change from the current fee. The Village's current impact fee charges all residential categories the same fee. The proposed methodology differentiates by residential category and tiers single family homes.

Table III-9
Calculated Parks and Recreation Facilities Impact Fee Schedule

Land Use	Impact Unit	Residents per Unit ⁽¹⁾	Net Cost per Resident ⁽²⁾	Total Impact Fee ⁽³⁾	Current Adopted Fee ⁽⁴⁾	Percent Change ⁽⁵⁾
Residential						
Single Family (detached/attached):						
- Less than 1,500 sf	du	2.92	\$225.71	\$659	\$273	141%
- 1,500 to 2,499 sf	du	3.24	\$225.71	\$731	\$273	168%
- 2,500 sf or more	du	3.63	\$225.71	\$819	\$273	200%
Multi-Family (Apartment/Condo)	du	2.15	\$225.71	\$485	\$273	78%
Mobile Home	du	2.58	\$225.71	\$582	\$273	113%
Senior Adult Housing (Detached)	du	2.48	\$225.71	\$560	\$273	105%
Senior Adult Housing (Attached)	du	1.64	\$225.71	\$370	\$273	36%

1) Source: Appendix A, Table A-2

2) Source: Table III-8

3) Residents per unit (Item 1) for each land use category multiplied by the net cost per resident (Item 2)

4) Source: Village of Palm Springs

5) Percent change from the current adopted fee (Item 4) to the total impact fee (Item 3)

Parks & Recreation Facilities Impact Fee Schedule Comparison

As part of the work effort in updating Village of Palm Springs parks and recreation impact fee schedule, the Village's calculated and adopted impact fee schedules were compared to the adopted fee schedules of select Florida jurisdictions. The comparison also incorporates Palm Beach County parks impact fee collected in each jurisdiction to provide a comparison of total parks and recreation fees paid by new development. Table III-10 presents this comparison.

Table III-10
Calculated Parks & Recreation Facilities Impact Fee Schedule

Land Use	Unit ⁽²⁾	Village of Palm Springs		Boca Raton ⁽⁵⁾	Boynton Beach ⁽⁶⁾	Jupiter ⁽⁷⁾	Mangonia Park ⁽⁸⁾	Palm Beach Gardens ⁽⁹⁾	Palm Beach Shores ⁽¹⁰⁾	Royal Palm Beach ⁽¹¹⁾	Tequesta ⁽¹²⁾	Wellington ⁽¹³⁾
		Calculated ⁽³⁾	Adopted ⁽⁴⁾									
Date of Last Update		2021	N/A	N/A	N/A	2006	2009	2015	2005	2016	N/A	2003
Assessed Portion of Calculated ⁽¹⁾		N/A	N/A	N/A	N/A	100%	N/A	100%	N/A	66%	N/A	100%
Residential:												
Single Family (1,600 sq ft)	du	\$731	\$273	\$4,000	\$875	\$967	\$1,253	\$3,703	\$416	\$1,994	\$276	\$3,925
Multi-Family (1,300 sq ft)	du	\$485	\$273	\$3,500	\$595	\$845	\$863	\$3,041	\$338	\$1,636	\$196	\$3,925

- 1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
- 2) du = dwelling unit
- 3) Table III-9
- 4) Source: Village of Palm Springs
- 5) Source: Boca Raton Municipal Facilities And Services User Fee Schedule
- 6) Source: City of Boynton Beach; Code Library
- 7) Source: City of Jupiter, Code Library
- 8) Source: Mangonia Park, Florida - Code of Ordinances, Chapter 11.5 - Impact Fee, Article II. - Impact Fees
- 9) Source: City of Palm Beach Gardens Division of Unified Services
- 10) Source: Palm Beach Shores, Florida - Code of Ordinances, Chapter 28 - Finance, Article III. - Impact Fees
- 11) Source: Village of Royal Palm Beach; Municode
- 12) Source: Tequesta, Florida - Code of Ordinances, Chapter 38 - Impact Fees
- 13) Source: Wellington, Florida - Code of Ordinances Chapter 33 - Impact Fees, Division 3. - Parks and Recreational Facilities Impact Fee

Appendix A
Demand Component
Population: Supplemental Information

Appendix A: Population

Both impact fee programs included in this report require the use of population data in calculating current levels of service, performance standards, and demand and credit calculations. With this in mind, a consistent approach to developing population estimates and projections is an important component of the data compilation process.

In the case of parks and recreational facilities impact fee, permanent resident population was used to be consistent with the population measure used in establishing the Village's adopted LOS standards.

In the case of law enforcement, to accurately determine demand for services, not only the residents, or permanent population of the Village, but also the seasonal residents and visitors were considered. Seasonal residents include visitors and part-time residents, which are defined as living in Palm Springs for less than six months each year.

Table A-1 presents the Village of Palm Springs' population trends. The projections indicate that the current weighted seasonal population of the Village is approximately 24,400 and is estimated to increase to 29,300 (increase of 4,900) by 2045. Based on these estimates, the projected population growth rate averages 0.7% percent per year between 2020 and 2045.

Table A-1
Weighted Seasonal Population Trends and Projections

Year	Village of Palm Springs Weighted Population ⁽¹⁾
2000	12,271
2001	13,164
2002	13,448
2003	13,622
2004	14,605
2005	14,619
2006	15,265
2007	11,932
2008	16,426
2009	16,549
2010	19,497
2011	19,658
2012	20,366
2013	21,105
2014	21,517
2015	22,954
2016	23,136
2017	23,952
2018	24,155
2019	24,271
2020	24,587
2021	24,435
2022	24,699
2023	24,965
2024	25,236
2025	25,502
2026	25,727
2027	25,953
2028	26,180
2029	26,411
2030	26,644
2031	26,839
2032	27,034
2033	27,232
2034	27,431
2035	27,635
2036	27,806
2037	27,979
2038	28,152
2039	28,326
2040	28,507
2041	28,655
2042	28,805
2043	28,954
2044	29,105
2045	29,259

1) Source: Appendix A, Table A-10

Apportionment of Demand by Residential Unit Type and Size

Table A-2 presents the population per housing unit (PPH) for the several residential categories based on weighted seasonal and permanent population. This analysis includes all housing units, both occupied and vacant.

Table A-2
Persons per Housing Unit by Housing Type

Housing Type	Population ⁽¹⁾	Housing Units ⁽²⁾	Ratio ⁽³⁾	Weighted Population / Housing Units ⁽⁴⁾	Permanent Population / Housing Units ⁽⁵⁾
Single Family (detached)	12,391	3,713			
- Less than 1,500 sf			90%	3.01	2.92
- 1,500 to 2,499 sf			100%	3.34	3.24
- 2,500 sf or greater			112%	3.74	3.63
Multi-Family	12,620	5,708		2.21	2.15
Mobile Home	447	168		2.66	2.58
Senior Housing (Detached) ⁽⁶⁾	9,475	3,713		2.55	2.48
Senior Housing (Attached) ⁽⁷⁾	9,651	5,708		1.69	1.64
Congregate Care Facility/Continuing Care Retirement Center ⁽⁸⁾	19,126	9,421		2.03	1.97

1) Source: 2019 American Community Survey (ACS); 5-Yr. Estimates, Table B25033 (adjusted for seasonal population)

2) Source: 2019 ACS, 5-Year Estimates, Table DP04

3) Ratios developed based on national PPH data derived from the 2019 American Housing Survey

4) Population (Item 1) divided by housing units (Item 2). Single family residential tiers are adjusted by the ratios developed using the 2019 AHS data (Item 3).

5) Permanent population divided by housing units (Item 2)

6) Estimate for Senior Housing (Detached) is based on people per household figures for single-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

7) Estimate for Senior Housing (Attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

8) Estimate for congregate care facility is based on people per household figures for single and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Notes: Excludes boats, RVs, vans, etc.

Functional Population

Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas, including law enforcement services, and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the Village to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at a total estimate of effective population needed to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992)¹. By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future years can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of the Village of Palm Springs' functional population, an analysis of the Village's population and employment characteristics was conducted. Tables A-3 and A-4 present this analysis for the Village. Based on this analysis, people in the Village, on average, spend 15.1 hours each day at their place of residence. This corresponds to approximately 63 percent of each 24-hour day at their place of residence and the remaining 37 percent away from home.

¹ Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," *Journal of Urban Planning and Development* 118(2): 45-58 (1992)

Table A-3
Population & Employment Characteristics

Calculation Step	Figure
Total workers living in Village of Palm Springs ⁽¹⁾	11,015
Total Census Population (2010) ⁽²⁾	18,928
Total workers as a percent of population ⁽³⁾	58.2%
School age population (5-17 years) (2010) ⁽⁴⁾	3,172
School age population as a percent of population ⁽⁵⁾	16.8%
Population net of workers and school age population ⁽⁶⁾	4,741
Other population as a percent of total population ⁽⁷⁾	25.0%

1) Source: Census Transportation Planning Package (CTPP), 2016

2) Source: 2010 U.S Census, Table P-1

3) Total workers (Item 1) divided by population (Item 2)

4) Source: 2010 U.S Census, Table QT-P1

5) Total school age population (Item 4) divided by 2010 population (Item 2)

6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)

7) Population net of workers and school age population (Item 6) divided by 2010 population (Item 2)

Table A-4
Residential Coefficient for 24-Hour Functional Population

Population Group	Hours at Residence ⁽¹⁾	Percent of Population ⁽²⁾	Effective Hours ⁽³⁾
Workers	13	58.2%	7.6
Students	15	16.8%	2.5
Other	20	25.0%	<u>5.0</u>
Total Hours at Residence ⁽⁴⁾			15.1
Residential Functional Population Coefficient⁽⁵⁾			62.9%

1) Estimated

2) Source: Table A-3

3) Hours at residence (Item 1) multiplied by the percent of population (Item 2)

4) Sum of effective hours (Item 3)

5) Sum of effective hours (Item 4) divided by 24

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, which is now widely used in the industry. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip

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Generation Manual and Tindale Oliver's Trip Characteristics Database, information of passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables.

Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).
- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table A-5
General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In- Place ⁽¹⁾	Trips per Employee ⁽²⁾	One-Way Trips per Employee ⁽³⁾	Journey-to-Work Occupants per Trip ⁽⁴⁾	Daily Occupants per Trip ⁽⁵⁾	Visitors per Employee ⁽⁶⁾	Visitor Hours per Trip ⁽¹⁾	Days per Week ⁽⁷⁾	Functional Population Coefficient ⁽⁸⁾
Population									7.00	0.629
Natural Resources	N/A	9.00	3.05	1.53	1.32	1.38	0.09	1.00	7.00	0.379
Construction	110	9.00	3.05	1.53	1.32	1.38	0.09	1.00	5.00	0.271
Manufacturing	140	9.00	2.47	1.24	1.32	1.38	0.07	1.00	5.00	0.270
Transportation, Communication, Utilities	110	9.00	3.05	1.53	1.32	1.38	0.09	1.00	5.00	0.271
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	0.272
Retail Trade	820	9.00	48.90	24.45	1.24	1.73	11.98	1.50	7.00	1.124
Finance, Insurance, Real Estate	710	9.00	3.28	1.64	1.24	1.73	0.80	1.00	5.00	0.292
Services ⁽⁹⁾	N/A	9.00	28.38	14.19	1.24	1.73	6.95	1.00	6.00	0.570
Government ⁽¹⁰⁾	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	0.451

(1) Assumed

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 10th Edition (Institute of Transportation Engineers 2017) as follows:

ITE Code 110 at 3.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 11

ITE Code 140 at 2.47 weekday trips per employee, Volume 2 - Industrial Land Uses, page 58

ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 77

ITE Code 710 at 3.28 weekday trips per employee, Volume 2 Office Land Uses, page 12

ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 180

ITE Code 820 based on blended average of trips by retail center size calculated below, adapted from Volume 2 - Retail Land Uses, page 138.

Trips per retail employee from the following table:

Retail Scale	Assumed Center Size	Trip Rate	Sq Ft per Employee ⁽¹¹⁾	Trips per Employee	Share	Weighted Trips
Neighborhood <50k sq.ft.	50	75.05	802	60	45.0%	27.00
Community 50k-250k sq.ft.	250	44.84	975	44	35.0%	15.40
Regional 250k-500k sq.ft.	500	35.92	1,043	37	15.0%	5.55
Super Reg. 500k-1000k sq.ft.	1,000	28.78	676	19	5.0%	0.95
Sum of Weighted Trips/1k sq.ft.						48.90

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3))]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-7 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

((Days per Week x Employee Hours in Place) + (Visitors per Employee x Visitor Hours per Trip x Days per Week))

(24 Hours per Day x 7 Days per Week)

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 10th ed., when available, or else derived from the square feet per employee for the appropriate land use category from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2003.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2003

Table A-6
Village Functional Population (2020)

Population Category	Village of Palm Springs Baseline Data ⁽¹⁾	Functional Resident Coefficient ⁽²⁾	Functional Population ⁽³⁾
2021 Weighted Population	24,435	0.629	15,370
Employment Category			
Natural Resources	0	0.379	0
Construction	361	0.271	98
Manufacturing	94	0.270	25
Transportation, Communication, and Utilities	242	0.271	66
Wholesale Trade	239	0.272	65
Retail Trade	738	1.124	830
Finance, Insurance, and Real Estate	1,372	0.292	401
Services	9,189	0.570	5,238
Government Services	891	0.451	402
Total Employment by Category Population ⁽⁴⁾			7,125
2021 Total Functional Population⁽⁵⁾			22,495

1) Source: Table A-1 for population and Woods & Poole employment data published in 2020

2) Source: Table A-5

3) Functional population is calculated by multiplying the baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)

4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)

5) The total functional population is the sum of the residential functional population and the employment functional population

Table A-7 presents the Village's annual functional population figures from 2000 through 2045, based on the 2021 functional population figure from Table A-6 and the annual population growth rates from the population figures previously presented in Table A-1.

Table A-7
Village of Palm Springs Functional Population (2000 - 2045)

Year	Village of Palm Springs Functional Population
2000	11,295
2001	12,119
2002	12,386
2003	12,547
2004	13,450
2005	13,463
2006	14,055
2007	10,991
2008	15,134
2009	15,240
2010	17,953
2011	18,097
2012	18,749
2013	19,424
2014	19,812
2015	21,139
2016	21,308
2017	22,054
2018	22,230
2019	22,341
2020	22,631
2021	22,495
2022	22,742
2023	22,992
2024	23,245
2025	23,501
2026	23,713
2027	23,926
2028	24,141
2029	24,358
2030	24,577
2031	24,749
2032	24,922
2033	25,096
2034	25,272
2035	25,449
2036	25,602
2037	25,756
2038	25,911
2039	26,066
2040	26,222
2041	26,353
2042	26,485
2043	26,617
2044	26,750
2045	26,884

Source: Table A-6 for 2021. Remaining years are based on growth rates of the weighted seasonal population; Table A-1

Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population coefficient estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, different functional population coefficients need to be developed for each impact fee service area to be analyzed. For residential and transient land uses, these coefficients are displayed in Table A-8. The average number of persons per housing unit was calculated for single family homes by size of home, multi-family, and mobile home land uses separately. Besides the residential land uses, Table A-8 also includes transient land uses, such as hotels, motels, congregate care facilities (CCF), assisted living facilities and nursing homes. Secondary sources, such as Palm Beach County Tourist Development Council and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for hotels, motels, CCF, assisted living and nursing homes.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. Table A-9 presents basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the table shows the estimated functional resident coefficients by land use. These coefficients by land use measure the demand component for several impact fee programs and will be used in the calculation of the impact fee per unit for each land use category in the related impact fee schedules.

Table A-8
Functional Population for Residential and Transient Land Uses

Residential Land Use	Impact Unit	ITE LUC ⁽¹⁾	Residents/Visitors Per Unit ⁽²⁾	Occupancy Rate ⁽³⁾	Adjusted Residents Per Unit ⁽⁴⁾	Visitor Hours at Place ⁽⁵⁾	Workers Per Unit ⁽⁶⁾	Work Day Hours ⁽⁷⁾	Days Per Week ⁽⁸⁾	Work Week Residents Per Unit ⁽⁹⁾
Residential:										
Single Family (detached):										
- Less than 1,500 sf	du	210	3.01	-	-	-	-	-	-	1.89
- 1,500 to 2,499 sf	du	210	3.34	-	-	-	-	-	-	2.10
- 2,500 sf and greater	du	210	3.74	-	-	-	-	-	-	2.35
Multi-Family (Apartment/Condominium/Townhouse)	du	220/221/222	2.21	-	-	-	-	-	-	1.39
Mobile Home	du	240	2.66	-	-	-	-	-	-	1.67
Senior Adult Housing (Detached)	du	251	2.55	-	-	-	-	-	-	1.60
Senior Adult Housing (Attached)	du	252	1.69	-	-	-	-	-	-	1.06
Transient, Assisted, Group:										
Congregate Care Facility/Continuing Care Retirement Center	du	253/255	2.03	84%	1.71	16	0.51	9	7	1.33
Assisted Living	bed	254	1.00	84%	0.84	20	0.61	9	7	0.93
Hotel	room	310	2.10	73%	1.53	12	0.58	9	7	0.98
Motel	room	320	2.10	73%	1.53	12	0.13	9	7	0.81
Nursing Home	bed	620	1.00	84%	0.84	20	1.05	9	7	1.09
(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition (2) Estimates for the residential and congregate care facility/continuing care retirement center land use from Table A-2; estimates for the hotel and motel land use is based on data obtained from Palm Beach County Tourist Development Council; and the estimate used for assisted living/ nursing home land use is based on 1 person per bed. (3) Source for hotel/motel occupancy: Palm Beach County Tourist Development Council. Average hotel/motel occupancy rate for 2014 through 2016. Source for nursing home occupancy rate is the Florida Department of Elderly Affairs, Palm Beach County Profile. Average occupancy rate for 2016 through 2018. (4) Residents per unit times occupancy rate (Item 3) (5), (7), (8) Estimated (6) Adapted from ITE Trip Generation Handbook, 10th Edition (9) For residential this is Residents Per Unit times 0.628. For Transient, Assisted, and Group it is: <u>[(Adjusted Residents per Unit X Hours at Place X Days per Week) + (Workers Per Unit X Work Hours Per Day X Days per Week)]</u> (24 Hours per Day X 7 Days per Week)										

Table A-9
Functional Population Coefficients for Non-Residential Land Uses

ITE LUC ⁽¹⁾	Land Use	Impact Unit	Trips Per Unit ⁽²⁾	Trip Rate Source	Trips Per Employee ⁽³⁾	Employees Per Unit ⁽⁴⁾	One-Way Factor @ 50% ⁽⁵⁾	Worker Hours ⁽⁶⁾	Occupants Per Trip ⁽⁷⁾	Visitors ⁽⁸⁾	Visitor Hours Per Trip ⁽⁹⁾	Days Per Week ⁽¹⁰⁾	Functional Resident Coefficient ⁽¹¹⁾
RECREATIONAL:													
430	Golf Course	hole	30.38	ITE 10th Edition	20.52	1.48	15.19	9	1.87	26.93	0.25	7	0.84
444	Movie Theater	screen	114.83	Blend ITE 10th& FL Studies	53.12	2.16	57.42	9	1.87	105.22	1.00	7	5.19
INSTITUTIONAL:													
520	Elementary School (Private)	student	1.89	ITE 10th Edition	21.00	0.09	0.95	9	1.11	0.96	2.00	5	0.08
522	Middle School (Private)	student	2.13	ITE 10th Edition	25.15	0.08	1.07	9	1.11	1.11	2.00	5	0.09
530	High School (Private)	student	2.03	ITE 10th Edition	22.25	0.09	1.02	9	1.11	1.04	2.00	5	0.09
540	University/Junior College (7,500 or fewer students) (Private)	student	2.00	ITE Regression Analysis	11.75	0.17	1.00	9	1.11	0.94	2.00	5	0.10
550	University/Junior College (more than 7,500 students) (Private)	student	1.50	ITE Regression Analysis	11.75	0.13	0.75	9	1.11	0.70	2.00	5	0.08
560	Church	1,000 sf	6.95	ITE 10th Edition	20.64	0.34	3.48	9	1.79	5.89	1.00	7	0.37
565	Day Care Center	1,000 sf	49.63	Blend ITE 10th& FL Studies	21.38	2.32	24.82	9	1.79	42.11	0.15	5	0.81
MEDICAL:													
610	Hospital	1,000 sf	10.72	ITE 10th Edition	3.79	2.83	5.36	9	1.54	5.42	1.00	7	1.29
630	Clinic	1,000 sf	37.46	Blend ITE 10th& FL Studies	9.25	4.05	18.73	9	1.54	24.79	1.00	5	1.82
OFFICE:													
710	General Office	1,000 sf	9.74	ITE 10th Edition	3.28	2.97	4.87	9	1.27	3.21	1.00	5	0.89
720	Medical Office 10,000 sq ft or less	1,000 sf	23.83	FL Studies	8.70	2.74	11.92	9	1.54	15.62	1.00	5	1.20
720	Medical Office greater than 10,000 sq ft	1,000 sf	34.12	Blend ITE 10th& FL Studies	8.70	3.92	17.06	9	1.54	22.35	1.00	5	1.72
RETAIL:													
820	Shopping Center/Retail	1,000 sf	37.75	ITE 10th Edition	16.11	2.34	18.88	9	1.72	30.13	0.50	7	1.51
840/841	New/Used Auto Sales	1,000 sf	24.58	Blend ITE 10th& FL Studies	11.84	2.08	12.29	9	1.72	19.06	1.00	7	1.57
850	Supermarket	1,000 sf	106.64	Blend ITE 10th& FL Studies	75.01	1.42	53.32	9	1.72	90.29	0.50	7	2.41
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	104.37	Blend ITE 10th& FL Studies	69.17	1.51	52.19	9	1.72	88.26	0.35	7	1.85
890	Furniture Store	1,000 sf	6.30	ITE 10th Edition	10.93	0.58	3.15	9	1.72	4.84	0.50	7	0.32
SERVICES:													
911	Bank/Savings Walk-In	1,000 sf	59.39	ITE 10th Edition(adjusted)	47.11	1.26	29.70	9	1.72	49.82	0.35	6	1.03
912	Bank/Savings Drive-In	1,000 sf	102.66	Blend ITE 10th& FL Studies	31.79	3.23	51.33	9	1.72	85.06	0.15	6	1.49
931	Quality Restaurant	1,000 sf	86.03	Blend ITE 10th& FL Studies	17.90	4.81	43.02	9	2.32	95.00	1.00	7	5.76
932	High-Turn Over Restaurant	1,000 sf	106.26	Blend ITE 10th& FL Studies	21.26	5.00	53.13	9	2.32	118.26	0.75	7	5.57
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	482.53	Blend ITE 10th& FL Studies	45.49	10.61	241.27	9	2.32	549.14	0.25	7	9.70
942	Automobile Care Center	1,000 sf	28.19	Blend ITE 10th& FL Studies	14.30	1.97	14.10	9	1.72	22.28	1.00	7	1.67
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	ITE 10th Edition	275.78	0.62	86.01	9	1.72	147.32	0.20	7	1.46
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	205.36	ITE 10th Edition	243.86	0.84	102.68	9	1.72	175.77	0.20	7	1.78
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	230.52	ITE 10th Edition	230.91	1.00	115.26	9	1.72	197.25	0.20	7	2.02
INDUSTRIAL:													
110	General Light Industrial	1,000 sf	4.96	ITE 10th Edition	3.05	1.63	2.48	9	1.46	1.99	1.00	5	0.50
140	Manufacturing	1,000 sf	3.93	ITE 10th Edition	2.47	1.59	1.97	9	1.46	1.29	1.00	5	0.46
150	Warehousing	1,000 sf	1.74	ITE 10th Edition	5.05	0.34	0.87	9	1.46	0.93	0.75	5	0.11
151	Mini-Warehouse	1,000 sf	1.49	Blend ITE 10th & FL Studies	61.90	0.02	0.75	9	1.46	1.08	0.75	7	0.04
154	High-Cube Transload/Storage	1,000 sf	1.40	ITE 10th Edition	5.05	0.28	0.70	9	1.46	0.74	0.75	5	0.09

Sources:
(1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition
(2) Land uses and trip generation rates consistent with those utilized in the Transportation Impact Fee calculation
(3) Trips per employee from ITE Trip Generation Handbook, 10th Edition, when available
(4) Trips per impact unit divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated.
(5) Trips per unit (Item 2) multiplied by 50 percent
(6), (9), (10) Estimated
(7) Nationwide Personal Transportation Survey
(8) [(One-way Trips/Unit X Occupants/Trip) - Employees].
(11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)

Table A-10
Weighted Seasonal Population Projections

Year	Permanent Population ⁽¹⁾	Seasonal Population ⁽²⁾	Total Weighted Season Population ⁽³⁾
2000	11,699	572	12,271
2001	12,549	615	13,164
2002	12,819	629	13,448
2003	12,985	637	13,622
2004	13,922	683	14,605
2005	13,936	683	14,619
2006	14,551	714	15,265
2007	11,374	558	11,932
2008	15,657	769	16,426
2009	15,775	774	16,549
2010	18,928	569	19,497
2011	19,082	576	19,658
2012	19,769	597	20,366
2013	20,487	618	21,105
2014	20,887	630	21,517
2015	22,282	672	22,954
2016	22,458	678	23,136
2017	23,250	702	23,952
2018	23,448	707	24,155
2019	23,560	711	24,271
2020	23,867	720	24,587
2021	23,720	715	24,435
2022	23,976	723	24,699
2023	24,235	730	24,965
2024	24,497	739	25,236
2025	24,755	747	25,502
2026	24,973	754	25,727
2027	25,193	760	25,953
2028	25,414	766	26,180
2029	25,638	773	26,411
2030	25,864	780	26,644
2031	26,053	786	26,839
2032	26,243	791	27,034
2033	26,435	797	27,232
2034	26,628	803	27,431
2035	26,826	809	27,635
2036	26,992	814	27,806
2037	27,159	820	27,979
2038	27,328	824	28,152
2039	27,497	829	28,326
2040	27,672	835	28,507
2041	27,816	839	28,655
2042	27,961	844	28,805
2043	28,106	848	28,954
2044	28,252	853	29,105
2045	28,403	856	29,259

1) Source: U.S. Census and the Bureau of Economic and Business Research (BEBR).

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- 2) Seasonal population is estimated by multiplying permanent population (Item 1) by the ratio of seasonal to permanent population from the 2000 U.S. Census for years 2001-2009 and the 2010 U.S. Census for years 2011-2045. The figures are weighed by 0.42 to account for seasonal residents only residing in the Village for a portion of the year (assume 5 months; 5 months divided by 12 months = 0.42).
- 3) Sum of permanent population (Item 1) and seasonal population (Item 2)

Appendix B
Cost Component
Building and Land Values:
Supplemental Information

Appendix B: Building and Land Values

This Appendix provides a summary of building and land value estimates for law enforcement and parks and recreation impact fees.

Building Values

To estimate building and recreational facility value, the following information was reviewed:

- Recent construction by the Village of Palm Springs, if any;
- Cost estimates for future facilities, if any;
- Insurance values of existing facilities;
- Data from other jurisdictions; and
- Discussions with the representatives from the Village.

The following paragraphs provide a summary for each service area.

Law Enforcement

As part of the cost estimate for the police station the following was considered:

- The Village is considering expanding the existing police station. The construction cost estimate for the expansion portion is \$275 per square foot. When soft costs are added, this estimated increases to \$360 per square foot.
- The insured value of the existing police station is \$226 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure when determining insurance values since they would not have to be rebuilt if the structure was damaged or lost.
- Station cost data from other jurisdictions ranged from \$200 per square foot to \$350 per square foot.

Given this information a building value of \$300 per square foot is used for the police station.

Recreational Facilities

Similar to law enforcement facilities, recreational facility values are based on the following:

- Construction cost of recently built facilities, if any;
- Insurance values of existing facilities;

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- Facility values obtained from other jurisdictions; and
- Input from the Village representatives.

The resulting estimates are presented in Table III-5, earlier in this report.

Land Values

For each impact fee program area, land values were determined based on the following analysis, as data available:

- Recent land purchases or appraisals/estimates for upcoming purchases for the related infrastructure (if any);
- Land value of current inventory as reported by the Palm Beach County Property Appraiser;
- Value of vacant land by size and by land use;
- Vacant land sales between 2017 and 2020 by size and by land use; and
- Discussions with the Village representatives.

Law Enforcement

The land value estimate for law enforcement facilities is based on the following:

- The Village of Palm Springs has not purchased any land for law enforcement facilities over the past five years.
- The Village is considering buying a parcel near the Municipal Complex to be used both as a park and potentially for the expansion of the police station. Estimated cost of this purchase is approximately \$254,000 per acre.
- The value of the parcel where the current police station is located is \$62,500 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (between 0.05 acre and 5 acres) between 2017 and 2020 averaged \$254,000 per acre with a median value of \$229,000 per acre for all vacant land use types. These prices were higher for commercial properties, with an average of \$298,000 per acre and a median value of \$270,000 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged \$294,000 per acre with a median value of \$261,000 per acre for all vacant properties with 0.5 acres to 5 acres. For commercial properties, the average value is estimated at \$379,000 per acre with a median value of \$492,000 per acre.

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Given this information, an average land value of **\$250,000 per acre** is determined to be a reasonable estimate for law enforcement impact fee calculation purposes.

Parks

The park land value estimate is based on the following:

- The Village has not purchased any park land over the past five years; however, the Village is considering purchasing a parcel to expand the park area adjacent to the Municipal Complex. The estimated cost of this purchase is approximately \$254,000 per acre.
- The value of parcels where current parks are located averages \$114,000 per acre with a range of \$62,000 per acre to \$418,000 per acre. As mentioned previously, Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (up to 5 acres) between 2017 and 2020 averaged \$254,000 per acre with a median value of \$229,000 per acre for all vacant land use types. Because there tends to be more flexibility in terms of location for parks, residential land values were also reviewed. Vacant residential land sales averaged \$216,000 per acre with a median value of \$218,000 per acre. There were no sales of any parcels larger than 5 acres over the past three years.
- The value of vacant land reported by the Property Appraiser averaged \$257,000 per acre with a median value of \$254,000 per acre for all vacant properties with up to 10 acres. For residential properties, the average value is estimated at \$173,000 per acre with a median value of \$183,000 per acre.

Given this information, an average land value of **\$250,000 per acre** is determined to be a reasonable estimate for parks and recreational facilities impact fee calculation purposes.

Village of Palm Springs Parks & Recreational Facilities Impact Fee Schedule

Land Use	Impact Unit	60%	70%	80%	90%
		Year 1	Year 2	Year 3	Year 4
Residential					
Single Family (detached/attached):					
- Less than 1,500 sf	du	\$395	\$461	\$527	\$593
- 1,500 to 2,499 sf	du	\$439	\$512	\$585	\$658
- 2,500 sf or more	du	\$491	\$573	\$655	\$737
Multi-Family (Apartment/Condo)	du	\$291	\$340	\$388	\$437
Mobile Home	du	\$349	\$407	\$466	\$524
Senior Adult Housing (Detached)	du	\$336	\$392	\$448	\$504
Senior Adult Housing (Attached)	du	\$222	\$259	\$296	\$333

100%

Maximum Calculated Impact Fee	
	\$659
	\$731
	\$819
	\$485
	\$582
	\$560
	\$370

Village of Palm Springs Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit
<i>Residential:</i>		
210	Single Family (detached/attached)	
	- Less than 1,500 sf	du
	- 1,500 to 2,499 sf	du
	- 2,500 sf or more	du
220/221/222	Multi-Family (Apartment/Condo):	du
240	Mobile Home	du
251	Senior Housing (Detached)	du
252	Senior Housing (Attached)	du
<i>Transient, Assisted, Group:</i>		
253	Congregate Care Facility	du
254	Assisted Living Facility	bed
310	Hotel	room
320	Motel	room
620	Nursing Home	bed
<i>Recreational:</i>		
430	Golf Course	hole
444	Movie Theater	screen
<i>Institutions:</i>		
520	Elementary School (Private)	student
522	Middle School (Private)	student
530	High School (Private)	student
540	University/Junior College (7,500 or fewer students) (Private)	student
550	University/Junior College (more than 7,500 students) (Private)	student
560	Church	1,000 sf
565	Day Care Center	1,000 sf
<i>Medical</i>		
610	Hospital	1,000 sf
630	Clinic	1,000 sf
<i>Office:</i>		
710	General Office	1,000 sf
720	Medical Office 10,000 sq ft or less	1,000 sf
720	Medical Office greater than 10,000 sq ft	1,000 sf
<i>Retail:</i>		
820	Shopping Center/Retail	1,000 sf gla
840/841	New/Used Auto Sales	1,000 sf
850	Supermarket	1,000 sf
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf
890	Furniture Store	1,000 sf
<i>Services:</i>		
911	Bank/Savings Walk-In	1,000 sf
912	Bank/Savings Drive-In	1,000 sf

931	Quality Restaurant	1,000 sf
932	High-Turn Over Restaurant	1,000 sf
934	Fast Food Restaurant w/Drive-Thru	1,000 sf
942	Automobile Care Center	1,000 sf
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.
<i>Industrial:</i>		
110	General Light Industrial	1,000 sf
140	Manufacturing	1,000 sf
150	Warehousing	1,000 sf
151	Mini-Warehouse	1,000 sf
154	High-Cube Transload/Storage	1,000 sf

60%

70%

80%

90%

100%

Year 1	Year 2	Year 3	Year 4	Maximum Calculated Impact Fee
\$162.86	\$190.01	\$217.15	\$244.30	\$271.44
\$180.96	\$211.12	\$241.28	\$271.44	\$301.60
\$202.51	\$236.26	\$270.01	\$303.76	\$337.51
\$119.78	\$139.74	\$159.70	\$179.67	\$199.63
\$143.91	\$167.90	\$191.88	\$215.87	\$239.85
\$137.87	\$160.85	\$183.83	\$206.81	\$229.79
\$91.34	\$106.57	\$121.79	\$137.02	\$152.24
\$124.81	\$145.61	\$166.41	\$187.21	\$208.01
\$87.27	\$101.82	\$116.36	\$130.91	\$145.45
\$91.96	\$107.29	\$122.62	\$137.94	\$153.27
\$76.01	\$88.68	\$101.34	\$114.01	\$126.68
\$102.29	\$119.34	\$136.38	\$153.43	\$170.48
\$78.83	\$91.97	\$105.10	\$118.24	\$131.38
\$487.03	\$568.20	\$649.38	\$730.55	\$811.72
\$7.51	\$8.76	\$10.01	\$11.26	\$12.51
\$8.45	\$9.86	\$11.26	\$12.67	\$14.08
\$8.45	\$9.86	\$11.26	\$12.67	\$14.08
\$9.38	\$10.95	\$12.51	\$14.08	\$15.64
\$7.51	\$8.76	\$10.01	\$11.26	\$12.51
\$34.72	\$40.51	\$46.30	\$52.08	\$57.87
\$76.01	\$88.68	\$101.34	\$114.01	\$126.68
\$121.06	\$141.23	\$161.41	\$181.58	\$201.76
\$170.79	\$199.26	\$227.72	\$256.19	\$284.65
\$83.52	\$97.44	\$111.36	\$125.28	\$139.20
\$112.61	\$131.38	\$150.14	\$168.91	\$187.68
\$161.41	\$188.31	\$215.21	\$242.11	\$269.01
\$141.70	\$165.31	\$188.93	\$212.54	\$236.16
\$147.33	\$171.89	\$196.44	\$221.00	\$245.55
\$226.15	\$263.84	\$301.54	\$339.23	\$376.92
\$173.60	\$202.54	\$231.47	\$260.41	\$289.34
\$30.03	\$35.04	\$40.04	\$45.05	\$50.05
\$96.65	\$112.76	\$128.87	\$144.98	\$161.09
\$139.82	\$163.13	\$186.43	\$209.74	\$233.04

\$540.52	\$630.60	\$720.69	\$810.77	\$900.86
\$522.69	\$609.81	\$696.92	\$784.04	\$871.15
\$910.25	\$1,061.96	\$1,213.66	\$1,365.37	\$1,517.08
\$156.71	\$182.83	\$208.95	\$235.07	\$261.19
\$137.00	\$159.84	\$182.67	\$205.51	\$228.34
\$167.03	\$194.87	\$222.71	\$250.55	\$278.39
\$189.56	\$221.15	\$252.74	\$284.34	\$315.93
\$46.92	\$54.74	\$62.56	\$70.38	\$78.20
\$43.16	\$50.36	\$57.55	\$64.75	\$71.94
\$10.32	\$12.04	\$13.76	\$15.48	\$17.20
\$3.76	\$4.38	\$5.01	\$5.63	\$6.26
\$8.45	\$9.86	\$11.26	\$12.67	\$14.08

RESOLUTION NO. 2012-53

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING CERTAIN BUILDING PERMIT AND LAND DEVELOPMENT FEES; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 2-2 and Section 10-51 of the Code of Ordinances of the Village of Palm Springs, Florida authorizes the Village Council to establish a fee schedule for all building, electrical, plumbing, mechanical, gas, or other improvements requiring a permit, and land development fees and service fees, which shall be printed in a Schedule of Fees adopted by resolution, in accordance with policies and procedures established by the Village Council; and

WHEREAS, the Village Council has determined that there is a need to amend certain building permit and land development fees.

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

Section 1. The Village Council of the Village of Palm Springs, Florida hereby amends the Schedule of Fees at Chapter 10 Building and Building Permit Regulations to read in its entirety as follows:

- (1) *Permit fees.* A permit fee shall be calculated by using the appropriate figure in table 1.1 below and the fee shall not be less than \$50.00. The permit fee shall be paid at the time of filing the permit application. The formula for principle structures shall be used to verify the cost estimate submitted by the contractor. The larger value of the estimated cost and the calculated cost shall be used for fee determination. The building official at his discretion can request a copy of the contract for his records. A primary permit fee will include the fee for all sub-permits,

Resolution No. 2012-53

provided the necessary information is completely and adequately detailed on the plans and other information submitted.

Table 1.1

Permit fee formulas

Principle structures ^{1, 2} = (Unit rate⁵ X floor area⁶) ⁹ X percentage⁷

General improvements and service systems³ = Estimated value⁸ X percent⁷

Demolition = 2% of contract value, but not less than \$50.00

Notes:

1. As determined by the building official.
2. Structures or improvements, which can be calculated by the square footage method.
3. Systems such as electrical services, swimming pools, tenant improvements, and renovations, which cannot be calculated by the square footage method.
4. The minimum permit fee shall not be less than \$50.00.
5. Unit rates are found in Table 1.2.
6. Floor area means the total area under roof, including all and any porches, garages, entryways (square feet).
7. Percentages are those found in Table 1.3.
8. Estimated value is the average cost of all building material and labor to complete the task. This cost must be able to be verified by the building official using recognized construction cost data.
9. The estimated value of the work being done will be rounded up or down to the nearest thousand.

Table 1.2
Square Foot Construction Costs^{a, b, c, d}

(2006 International Building Code)		Type of Construction								
GROUP		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and Industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
GROUP		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.

Resolution No. 2012-53

I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3	Residential, one-and two- family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Table 1.3
Percentages X Value

2.52.0% = the first 50,000 plus

1.75% = over 50,000

(2) *Plan review and permit processing fees.*

Table 2.1

Resolution No. 2012-53

Type of Service	Fee
Minor Revision/pre-permit	No fee ¹
Minor Revision/post-permit	\$30.00 per hour with 1 hr. minimum + \$20.00 administrative fee ¹
Major Revision/pre-permit	\$30.00 per hour with 1 hr. minimum + \$20.00 administrative fee ²
Major Revision/post-permit	\$30.00 per hour with 1 hr. minimum + \$20.00 administrative fee ²
Revalidation/No revisions	30% of original permit fee but not less than \$50.00
Design Review	\$30.00 per hour with 1 hr. minimum + \$20.00 administrative fee ³
Change of Contractor/Owner (No Plan Review Required)	\$50.00
Change of Contractor/Owner (Plan Review Required)	\$50.00 + Revision
Change of Lot	\$30.00 per hour with 1 hr. minimum + \$20.00 administrative fee
Duplicate Plans	\$10.00 per sheet + administrative cost
Replacement permit card	\$30.00 each + \$20.00 administrative cost
Replacement Certificate of Occupancy	\$30.00 each + \$20.00 administrative cost
Temporary or Conditional Certificate of Occupancy:	
Single Family or Duplex	\$200.00
Commercial or Multi-Family	\$500.00 + \$50.00 per condition

1. Minor plan revisions are those which would change minor components, as determined by the building official, on a set of construction plans. Such minor components include, but are not limited to, revision to electrical, mechanical, or plumbing and changes to structural components that do not change the model of the unit or the square footage or layout of the structure.
2. Major plan revisions are those, which change the model of the unit or the square footage or layout of the structure, as determined by the building official, on a set of construction plans. Major revisions may require a review by zoning, building, fire, and public works.
3. Prior to application for permit, the owner or contractor may request design review. This review shall be conducted in accordance with this section, together with the policies and procedures established by the Village Council. This process is intended for structures or projects in the design stage. The review is intended to aide applicants by familiarizing them with code requirements, which may affect their design. The

Resolution No. 2012-53

cursory review will cover the following areas: building, electric, plumbing, mechanical, gas, and fire.

(3) *Inspection Fees.*

Table 3.1

Inspection Fees

Type of Inspection	Fee
First Reinspection	\$0.00
Second Re-inspection (same type)	\$60.00
Third Reinspection (same type)	\$90.00
Fourth Reinspection (same type)	\$120.00
Miscellaneous or Emergency Inspection (During normal working hours)	\$45.00
Special Inspection (Weekends, Holidays, and other times not considered within normal working hours)	\$45.00 per hour – (2 hour minimum)
First Yearly Inspection (Fire Marshall)	No Charge
First Reinspection (Fire Marshall)	No Charge
Additional Re-inspections, each	\$0.00
Second Re-inspection (same type)	\$60.00
Third Re-inspection (same type)	\$90.00
Fourth Re-inspection (same type)	\$120.00

Table 6.1
Special Fees

Type of Permit	Fee
Pod or Dumpster	\$50.00
Garage sales permit	\$1.00
Commercial outdoor sales permit except tax exempt	\$50.00
Antenna	Same as miscellaneous improvements- Table 1.1

Resolution No. 2012-53

Professional Services	Actual costs incurred, plus \$50.00 for administrative cost
Appeal of Building Official Determination	\$350.00
Zoning and code compliance review (zoning ltr.)	\$50.00

Table 7.1
Right-of-Way Fees

Application Fees:

On-Site Drainage Review, for commercial site drainage	Actual Cost + Admin Cost
per dwelling unit for residential site drainage	Actual Cost + Admin Cost
Right-of-Way Construction & Landscaping Review	Actual Cost + Admin Cost

Permit Fees:

Installation of gravity sanitary and storm sewer including appurtenant manholes and/or catch basins:

- | | |
|--|---------|
| a. First 200 lineal feet or less | \$40.00 |
| b. Next 400 lineal feet or fraction thereof | \$35.00 |
| c. Each additional 500 lineal feet or fraction thereof | \$25.00 |

Installation of all other underground facilities, including but not limited to, sanitary force main, water, gas, liquid or semi-liquid pipe lines, including appurtenant manholes and/or catch basins, and cable television, underground electric:

- | | |
|--|---------|
| a. First 200 lineal feet or less | \$40.00 |
| b. Next 300 lineal feet or fraction thereof | \$20.00 |
| c. Each additional 500 lineal feet or fraction thereof | \$15.00 |

Construction or installation of individual catch basins, manholes or junction boxes not erected in connection with an installation governed by 1 or 2 above: \$50.00 each

All underground crossings of paved roads of widths of up to 25 ft. of paving (open cut):

- | | |
|--|----------|
| a. For pipe sizes 18" or less in diameter, per cut | \$100.00 |
| b. For pipe sizes over 18" up to and including 48" diameter, per cut | \$50.00 |
| c. For pipe sizes greater than 48" diameter, per cut | \$200.00 |

All underground crossing of paved roads over 25 feet in paving width (open cut):

- | | |
|--|----------|
| a. For pipe sizes 18" or less in diameter, per cut | \$200.00 |
| b. For pipe sizes over 18" up to and including 48" diameter, per cut | \$300.00 |
| c. For pipe sizes greater than 48" diameter, per cut | \$400.00 |

Resolution No. 2012-53

All underground jack and bore crossings of paved Village roadways based on width of paving including median:

- | | | |
|----|--|--------|
| a. | For pipe sizes 18" or less in diameter, per foot | \$2.00 |
| b. | For pipe sizes over 18" up to and including 48" diameter, per foot | \$4.00 |
| c. | For pipe sizes greater than 48" diameter, per foot | \$6.00 |

Installation of a pole line for overhead facilities:

- | | | |
|----|---|---------|
| a. | First 200 lineal feet or less | \$85.00 |
| b. | Next 300 lineal feet or fraction thereof | \$50.00 |
| c. | Each additional 500 lineal feet or fraction thereof | \$35.00 |

Turnouts:

- | | | |
|----|---|------------|
| a. | Commercial turnout connection | \$250.00 |
| b. | Residential turnout | \$50.00 |
| c. | Where culverts are used in conjunction with turnout | \$2.00/ft. |

Street Connections:

- | | | |
|----|--|----------|
| a. | Paved street connection for tying into existing and/or new Village roads, each | \$250.00 |
| b. | Where culverts are used in conjunction with street connections, per foot | \$2.00 |

All construction within or upon village maintained rights-of-way including but not limited to turn lanes, new and expansion of existing roads, and landscaping: 3 percent of cost

Section 2. The Village Council of the Village of Palm Springs, Florida hereby amends the Schedule of Fees at Chapter 10 and Chapter 34 Building and Building Permit Regulations to read in its entirety as follows:

Ch. 34. Land Development.

- (1) *Reserved.*
- (2) *Subdivisions.*

a.	Filing fees for master plan	\$2,000.00
		+Professional Fees
b.	Minor plat	\$1,000.00
		+Professional Fees

Resolution No. 2012-53

c. Major plat	\$1,500.00
	+Professional Fees

(3) *Land Use.*

All filing fees are in addition to professional fees as indicated in (k) herein.

a. Site and development plan review	\$2,500.00
1. Minor plan review	\$1,000.00
2. Existing Tenant Space w/ Special Exception	\$500.00
3. Administrative SP Amendment	\$500.00
b. Variance application commercial & multi-family (for up to 2 concurrent variances per project)	\$1,000.00
Each Additional Concurrent Variance	\$250.00
1. Administrative Variance	\$500.00
2. Single family home	\$300.00
c. Special exception application	\$1,000.00
d. Temporary Use License/Permit application	\$1,000.00
e. Abandonment (easement and/or right-of-way)	\$1,500.00 +Plus land value
f. Rezone (except with annexation)	\$750.00
g. Text amendment	
-Comprehensive Plan (FLUM Amendment)	\$1,000.00
-Comprehensive Plan (Text Amendment)	\$3,000.00
-Zoning Ordinance	\$1,500.00
h. Local Business Tax	\$115.76
i. Business Permit (county license)	\$52.50
j. Rental Business Permit Fee units	\$52.50/Dwelling

Resolution No. 2012-53

- k. Cost Recovery of administrative, engineering, legal review, and/or any other professional service required in conjunction with any application or required by the Land Development Director Cost incurred

(4) *Impact Fees*

Fire Impact Fees

Single Family Detached	\$483.51
Single Family Attached	\$483.51
Multi-Family	\$239.57
Mobile Homes	\$239.57
Retail per 1,000 sq. ft.	\$225.13
Office per 1,000 sq. ft.	\$185.09
Medical Office per 1,000 sq. ft.	\$185.09
Warehouse per 1,000 sq. ft.	\$ 45.82

Law Enforcement Fees

Single Family Detached	\$131.80
Single Family Attached	\$131.80
Multi-Family	\$ 44.45
Retail per 1,000 sq. ft.	\$ 44.45
Office per 1,000 sq. ft.	\$ 56.53
Medical Office per 1,000 sq. ft.	\$ 49.45
Warehouse per 1,000 sq. ft.	\$ 9.34

Recreational impact fee calculation. The charge per dwelling unit shall be determined by dividing the current annual parks and recreation budget (operating and capital) by the number of dwelling units contained within the Village of Palm Springs. The number of households is calculated by dividing the population as determined by the University of Florida Bureau and Economic Research, BEBR, by the persons per household also determined by BEBR.

Charge per dwelling unit =
$$\frac{[\text{Parks and Recreation Budget}] \times \text{Persons per household}}{\text{BEBR Population}}$$

Utility Plan Review	\$1200.00
---------------------	-----------

Section 3. This Resolution shall take effect upon adoption.

Resolution No. 2012-53

Council Member Waller offered the foregoing resolution. Council Member Gunther 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	☐	☐	☒
JONI BRINKMAN, VICE MAYOR	☒	☐	☐
PATTI WALLER, MAYOR PRO TEM	☒	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☒	☐	☐
SERGIO ESCALADA, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this 26th day of JULY 2012.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: Joni S. Brinkman for
BEV SMITH, MAYOR

ATTEST:

BY: Virginia M. Walton
VIRGINIA M. WALTON, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: Glen J. Torcivia
GLEN J. TORCIVIA, VILLAGE ATTORNEY

**Village of Palm Springs
Office of the Village Manager**



Council Agenda

Date: July 26, 2012

**Subject: Resolution No. 2012-53, Modifying the
Fee Schedule for Permits and Various
Zoning Fees**

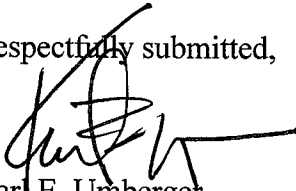
Honorable Mayor
and
Members of the Village Council

As an item for the agenda for the Council Meeting of July 26, 2012, is Resolution No. 2012-53, modifying the fee schedule for building permits and various zoning fees.

Table 1.1 was modified to increase building permit fees to cover the actual costs of staff review time. Table 2.1 was amended to clarify the fee for duplicate plans. Table 6.1 was revised to better define how the fee for professional services is determined. Chapter 34 has been updated to more accurately reflect the processing costs for various planning and zoning applications.

It is requested that the Council approve Resolution No 2012-53.

Respectfully submitted,


Karl E. Umberger
Village Manager

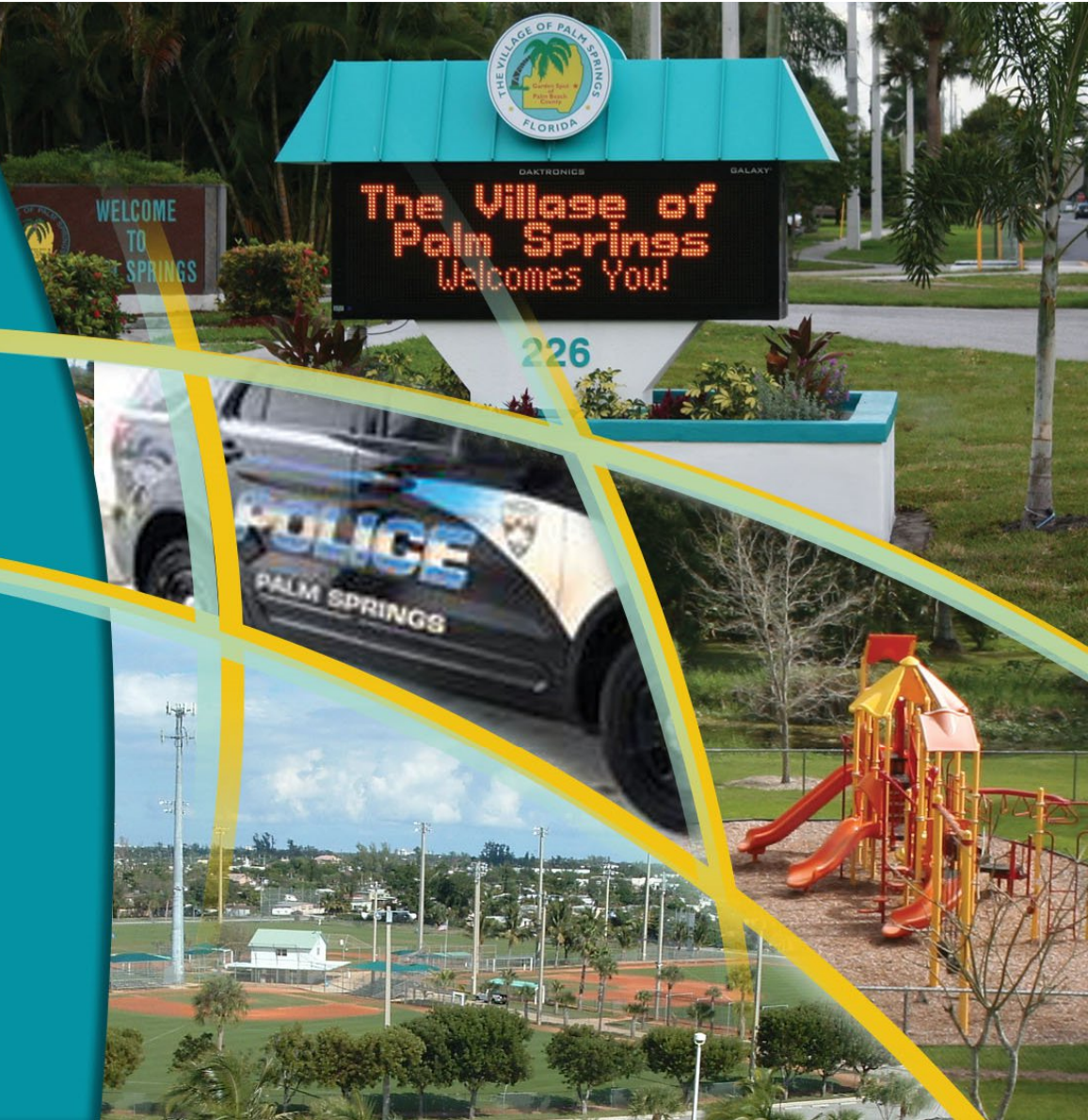
Attachment



Village of Palm Springs Impact Fee Study

April 8, 2021

**Tindale
Oliver**





Presentation Overview

- 1 **Background/Purpose**
- 2 **Technical Study Findings**
- 3 **Next Steps**





Background/Purpose

Village of Palm Springs:

- Continuing to experience growth
 - Annexations
 - Redevelopment
- Implemented impact fees for:
 - Law Enforcement
 - Parks and Recreational Facilities





Presentation Overview

- 1 **Background/Purpose**
- 2 **Technical Study Findings**
- 3 **Next Steps**





Impact Fees

Impact Fee Definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
- Implements the CIE and CIP



Impact Fees

Why Impact Fees?

- Maintain current level-of-service (LOS)
- Calculate the cost of growth
- Potential large developments
- Most needed when:
 - High growth
 - Limited funding





Impact Fees

Consumption-Based Methodology:

- **Common methodology** used by many Florida jurisdictions
- Charges new growth **based on its consumption of capacity**
- Fees are calculated at **a rate that cannot correct existing deficiencies**
- The Village Council can adopt fees at a reduced rate



Impact Fees

Legal Requirements – F.S. 163.31801:

- **Most recent and localized data**
- Minimum of **90-day notice** for any fee increases after adoption
- May not collect prior to building permit
- Rational nexus in the amount of collection and expenditures
- May not use for prior debt or projects unless there is a nexus showing use for need due to new growth
- **In any action challenging the fee, the government has the burden of proof**
- Accounting of impact fee collections & expenditures



Impact Fees

Basic Impact Fee Formula:

$$\text{Net Impact Fee} = (\text{Cost} - \text{Credit}) \times \text{Demand}$$

Diagram illustrating the components of the Net Impact Fee formula:

- Cost to add capacity** (points to **Cost**)
- Non-impact fee revenue from future development** (points to **Credit**)
- Population** (points to **Demand**)



Impact Fees

Components:

- Inventory
- Level of Service
- Cost Component
- Credit Component
- Net Impact Cost
- Calculated Fee
- Fee Comparison



Impact Fees

Summary of Calculated Impact Fees

Land Use	Impact Unit	Law Enf.	Parks & Recr.	Calculated Total Fee		Adopted Total Fee	% Change
Single Family (1,600 sf)	du	\$302	\$731	\$1,033		\$405	155%
Multi-Family	du	\$200	\$485	\$685		\$405	69%
General Light Industrial	1,000 sf	\$78	N/A	\$78		\$9	767%
General Office Building	1,000 sf	\$139	N/A	\$139		\$57	144%
Retail	1,000 sf gla	\$236	N/A	\$236		\$44	436%
Bank w/Drive-In	1,000 sf	\$233	N/A	\$233		\$44	430%
Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,517	N/A	\$1,517		\$44	3348%



LAW ENFORCEMENT





Law Enforcement

Inventory:

- Police Station
 - 13,946 sq ft of building space
 - 2.5 acres of land
- Vehicles/Equipment
- Unit Costs:
 - Buildings: \$300 per square foot
 - Land: \$250,000 per acre





Law Enforcement

Level of Service:

Calculation Step	Weighted Seasonal Population	Functional Population
2021 Population	24,435	22,495
Number of Sworn Officers	49	49
Current LOS (Officers per 1,000 Residents)	2.01	2.18



Law Enforcement

Level of Service Comparison, 2020

Jurisdiction	Service Area Population (2020)	Number of Officers	LOS (Officers per 1,000 Residents)
Town of Jupiter	63,188	114	1.80
City of Boynton Beach	78,495	145	1.85
Village of Palm Springs	23,867	49	2.05
City of Boca Raton	95,139	201	2.11
City of Delray Beach	67,168	165	2.46
City of West Palm Beach	116,781	292	2.50
City of Palm Beach Gardens	56,709	147	2.59
Village of North Palm Beach	12,813	44	3.43
City of Riviera Beach	36,057	124	3.44
Town of Juno Beach	3,463	14	4.04
Town of Palm Beach	8,409	64	7.61

*Florida Department of Law Enforcement, 2019



Law Enforcement

Cost Component:

Variable	Cost	% of Total
Building Value	\$4.2 M	53.5%
Land Value	\$0.6 M	8.0%
Vehicle & Equipment Value	<u>\$3.0 M</u>	<u>38.5%</u>
Total Asset Value	≈\$7.8 M	100%
Functional Population	22,495	-
Impact Cost per Functional Resident	≈\$348	-



Law Enforcement

Credit Component – Cash Credit:

Variable	Figure	% of Total
General Fund	\$344,784	20%
Sales Tax	\$1,375,000	80%
Total Capital Expenditures (2016-2025)	\$1,719,784	100%
Avg. Annual Capital Expansion Expenditure	\$171,978	
Avg. Annual Population (2016-2025)	22,554	
Total Capital Expansion Exp. Per Resident	\$7.63	
Ad Valorem Portion (adjusted for Res.)	\$0.65	
Non-Ad Valorem Portion	<u>\$7.25</u>	-
Total Capital Impr. Credit per Resident	\$7.90	-

liver



Law Enforcement

Credit Component – Debt Service Credit:

- Remaining payments for the GO Bond funding the Police station
- Divided by population in the same period (2021-2032)
- Total Debt Service per Resident:
 - Residential: **\$55.43**
 - Non-Residential: **\$47.74**



Law Enforcement

Total Credit

Credit Element	Per Functional Resident
"Cash" Credit	
- Residential	\$7.90
- Non-residential	\$7.63
Capitalization Rate	2.3%
Capitalization Period (in Years)	25
Capital Expansion Cash Credit per Resident	
- Residential	\$148.94
- Non-residential	\$143.85
Debt Service Credit	
- Residential	\$55.43
- Non-residential	\$47.74
Total Credit per Resident	
- Residential	\$204.37
- Non-residential	\$191.59



Law Enforcement

Net Impact Cost

Variable	Impact Cost per Resident	Revenue Credit per Resident
<i>Total Impact Cost</i>		
Total Asset Value per Resident	\$347.99	
<i>Revenue Credit</i>		
- Residential		\$204.37
- Non-residential		\$191.59
<i>Net Impact Cost</i>		
- Residential	\$143.62	
- Non-residential	\$156.40	



Law Enforcement

Calculated Law Enforcement Impact Fee

Land Use	Impact Unit	Fn Residents per Unit	Calculated Fee	Adopted Fee	% Change
Single Family (1,600 sq ft)	du	2.10	\$302	\$132	129%
Multi-Family (1,300 sq ft)	du	1.39	\$200	\$132	349%
Light Industrial	1,000 sf	0.50	\$78	\$9	737%
Office Building (50,000 sq ft)	1,000 sf	0.89	\$139	\$57	146%
Retail (125,000 sq ft)	1,000 sfgla	1.51	\$236	\$44	431%
Bank w/Drive-In	1,000 sf	1.49	\$233	\$44	424%
Fast Food Rest. w/Drive-Thru	1,000 sf	9.70	\$1,517	\$44	3313%



Law Enforcement

Law Enforcement Impact Fee Comparison (Ranked):

Jurisdiction	Single Family (1,600 sq ft)
Cooper City	\$91
Village of Palm Springs-Adopted	\$132
Dania Beach	\$294
Village of Palm Springs-Calculated	\$302
Davie	\$307
Palm Beach Gardens	\$307
Hallandale Beach	\$380
Miramar	\$543
Palm Beach Shores	\$560

Jurisdiction	Multi-Family (1,300 sq ft)
Cooper City	\$91
Davie	\$114
Village of Palm Springs-Adopted	\$132
Village of Palm Springs-Calculated	\$200
Hallandale Beach	\$218
Dania Beach	\$239
Palm Beach Gardens	\$252
Palm Beach Shores	\$455
Miramar	\$543



PARKS & RECREATION





Parks & Recreation

Inventory

- 11 parks
 - 38 acres of land included in the study
 - Recreational facilities



Parks & Recreation

Level of Service

Park Classification	Inventory (Acres)	Current LOS	Adopted LOS Standard	LOS Used in Calculations
Neighborhood	16.15	0.68	0.50	0.50
Community	<u>21.50</u>	<u>0.91</u>	<u>1.50</u>	<u>0.91</u>
Total	37.65	1.59	2.00	1.41
2021 Permanent Population			23,720	



Parks & Recreation

Level of Service Comparison

Jurisdiction	LOS Standard (Acres per 1,000 Residents)
Village of Palm Springs	2.00
Boynton Beach	2.50
Lake Worth	2.50
Greenacres	3.00
Riviera Beach	3.00
Lantana	3.14
North Palm Beach	4.00
Palm Beach Gardens	5.00
Town of Palm Beach	6.00
Village of Royal Palm Beach	10.00
Average (excluding VPS)	4.35



Parks & Recreation

Cost Component – Park Land

Variable	Park Land Value
Land Purchase Cost per Acre	\$250,000
Landscaping, Site Preparation & Irrigation Cost per Acre	<u>\$10,000</u>
Total Land Cost per Acre	≈\$260,000
Achieved LOS/Adopted LOS Standard	1.41
Total Land Value per Weighted Resident	≈\$367



Parks & Recreation

Cost Component – Recreational Facilities

Variable	Figure
Recreational Facility Value per Acre	\$120,318
Total Acres	37.65
Total Recreational Facility Value	≈\$4,529,964
Population	23,720
Total Rec. Facility Cost per Resident	≈\$191



Parks & Recreation

Total Cost

Variable	Asset Value	% of Total Value
Recreational Facility Value per Resident	\$191	34%
Land Value per Resident	<u>\$367</u>	<u>66%</u>
Total Asset Value per Resident	\$558	100%



Parks & Recreation

Credit Component – Cash Credit

Variable	Figure	% of Total
Sales Tax	\$2,493,164	62%
Grants/Other	\$1,114,878	28%
General Fund	<u>\$422,432</u>	<u>10%</u>
Total Capital Expenditures (2016-2025)	\$4,030,474	100%
Avg. Annual Capital Expansion Expenditure	\$403,047	
Annual Permanent Population (2016-2025)	23,777	
Total Capital Expansion Expenditures per Resident	\$16.95	
Ad Valorem Portion (adjusted for Residential)	\$0.58	
Non-Ad Valorem Portion	<u>\$16.61</u>	-
Total Cash Credit per Resident	\$17.19	-



Parks & Recreation

Credit Component – Debt Service Credit

- Remaining payments for the GO Bond funding for parks improvements
- Divided by population in the same period (2021-2032)
- Total Debt Service per Resident:
 - Residential: **\$7.79**



Parks & Recreation

Total Credit

Credit Element	Per Resident
“Cash” Credit	
- Residential	\$17.19
Capitalization Rate	2.3%
Capitalization Period (in Years)	25
Capital Expansion Credit per Resident	
- Residential	\$324.08
Debt Service Credit	
- Residential	<u>\$7.79</u>
Total Credit per Resident	
- Residential	\$331.87



Parks & Recreation

Net Impact Cost per Resident

Impact Cost / Credit Element	Impact Cost	Revenue Credit
Total Impact Cost		
Total Asset Value per Resident	\$558	
Revenue Credit		
Total Credit per Resident		\$332
Net Impact Cost		
Net Impact Cost per Resident	\$226	



Parks & Recreation

Calculated Parks & Recreation Impact Fee

Land Use	Impact Unit	Residents per Unit	Calculated Fee	Adopted Fee	% Change
Single Family:					
- Less than 1,500 sf	du	2.92	\$659	\$273	141%
- 1,500 sf to 2,499 sf	du	3.24	\$731	\$273	168%
- 2,500 sf or greater	du	3.63	\$819	\$273	200%
Multi-Family	du	2.15	\$485	\$273	78%
Mobile Home	du	2.58	\$582	\$273	113%
Senior Adult Housing (Detached)	du	2.48	\$560	\$273	105%
Senior Adult Housing (Attached)	du	1.64	\$370	\$273	36%



Parks & Recreation

Parks & Recreation Impact Fee Comparison (Ranked):

Jurisdiction	Single Family (1,600 sq ft)
Village of Palm Springs-Adopted	\$273
Tequesta	\$276
Palm Beach Shores	\$416
Village of Palm Springs-Calculated	\$731
Boynton Beach	\$875
Jupiter	\$967
Mangonia Park	\$1,253
Royal Palm Beach	\$1,994
Palm Beach Gardens	\$3,703
Wellington	\$3,925
Boca Raton	\$4,000

Jurisdiction	Multi-Family (1,300 sq ft)
Village of Palm Springs-Adopted	\$273
Tequesta	\$196
Palm Beach Shores	\$338
Village of Palm Springs-Calculated	\$485
Boynton Beach	\$595
Jupiter	\$845
Mangonia Park	\$863
Royal Palm Beach	\$1,636
Palm Beach Gardens	\$3,041
Wellington	\$3,925
Boca Raton	\$3,500



Presentation Overview

- 1 **Background/Purpose**
- 2 **Technical Study Findings**
- 3 **Next Steps**





Next Steps

- Village Council Input/Directions
- Final Report
- Adoption Hearing





Next Steps

Summary of Calculated Impact Fees

Land Use	Impact Unit	Law Enf.	Parks & Recr.	Calculated Total Fee		Adopted Total Fee	% Change
Single Family (1,600 sf)	du	\$302	\$731	\$1,033		\$405	155%
Multi-Family	du	\$200	\$485	\$685		\$405	69%
General Light Industrial	1,000 sf	\$78	N/A	\$78		\$9	767%
General Office Building	1,000 sf	\$139	N/A	\$139		\$57	144%
Retail	1,000 sf gla	\$236	N/A	\$236		\$44	436%
Bank w/Drive-In	1,000 sf	\$233	N/A	\$233		\$44	430%
Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,517	N/A	\$1,517		\$44	3348%



Questions?





Law Enforcement

Law Enforcement Impact Fee Comparison:

Land Use	Impact Unit	Palm Springs Calculated	Palm Springs Adopted	Cooper City	Dania Beach	Davie	Hallandale Beach	Miramar	Palm Beach Gardens	Palm Beach Shores
Date of Last Update	-	2021	n/a	1990	2005	2009	2019	2016	2015	2005
Assessed Portion of Calculated	-	n/a	n/a	100%	100%	100%	n/a	74%	100%	N/A
Single Family (1,600 sq ft)	du	\$302	\$132	\$91	\$294	\$307	\$380	\$543	\$307	\$560
Multi-Family (1,300 sq ft)	du	\$200	\$44	\$91	\$239	\$114	\$218	\$543	\$252	\$455
Light Industrial	1,000 sf	\$78	\$9	\$37	\$184	\$48	\$92	\$420	\$179	\$350
Office Building (50,000 sq ft)	1,000 sf	\$139	\$57	\$37	\$184	\$300	\$167	\$420	\$365	\$350
Retail (125,000 sq ft)	1,000 sfgla	\$236	\$44	\$37	\$184	\$300	\$290	\$420	\$596	\$350
Bank w/Drive-In	1,000 sf	\$233	\$44	\$37	\$184	\$300	\$288	\$420	\$591	\$350
Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,517	\$44	\$37	\$184	\$300	\$1,750	\$420	\$2,307	\$350



Parks & Recreation

Parks & Recreations Impact Fee Comparison:

Land Use	Unit	Village of Palm Springs		Boca Raton	Boynton Beach	Jupiter	Mangonia Park	Palm Beach Gardens
		Calculated	Adopted					
Date of Last Update		2021	N/A	N/A	N/A	2006	2009	2015
Assessed Portion of Calculated		N/A	N/A	N/A	N/A	100%	N/A	100%
Single Family (1,600 sf)	du	\$731	\$273	\$4,000	\$875	\$967	\$1,253	\$3,703
Multi-Family (1,300 sq ft)	du	\$485	\$273	\$3,500	\$595	\$845	\$863	\$3,041



Parks & Recreation

Parks & Recreations Impact Fee Comparison (continued):

Land Use	Unit	Village of Palm Springs		Palm Beach Shores	Royal Palm Beach	Tequesta	Wellington
		Calculated	Existing				
Date of Last Update		2021	N/A	2005	2016	N/A	2003
Assessed Portion of Calculated		N/A	N/A	N/A	66%	N/A	100%
Single Family (1,600 sf)	du	\$731	\$273	\$416	\$1,994	\$276	\$3,925
Multi-Family (1,300 sq ft)	du	\$485	\$273	\$338	\$1,636	\$196	\$3,925



Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Planning & Zoning Board Order No. 2021-01 - Minor Site Development Plan - Gulfstream Road Apartments - 3861 Gulfstream Road

SUMMARY:

Mr. Corey W. O'Gorman, agent for the applicant, Tencel LLC, is requesting Minor Site Development Plan approval to develop the 0.93 acres Multi-Family parcel, with the construction of 9,200 square feet of residential living space. The applicant is proposing the construction of five (5) residential dwelling units within two two-story duplexes structures and one two-story single structure.

The property was annexed into the Village of Palm Springs in 2012 and at that time was developed with four structures containing a total of five residential units. All structures were demolished in 2016.

The property is designated with the Residential Multiple-Family Land Development (Zoning) District and the Low Density Residential Future Land Use category (5.8 du/ac). Therefore up to a maximum of five dwelling units is possible on the property. The proposed minor site development project is consistent with the land use designation and generally meets land development regulation for a residential multiple-family (RM) zoning district.

Each unit will be configured with five bedrooms, four bathrooms, a kitchen, a great room, and be equipped with washer and dryer and have its own outdoor yard area.

Staff support the Applicant's request and recommends conditional approval based on consistency with the Village Land Development Regulations and compatibility with zoning district.

FISCAL IMPACT:

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

ATTACHMENTS:

Proposed PZ&B Order 2021-01 - Minor Site Plan Order - 3681 Gulfstream Road.doc

Exhibit "A" - Staff Report & Conditions of Approval

Project Narrative

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Rendering

Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2021-01
MINOR SITE PLAN (SPR21-03)

Gulfstream Road Apartments
3861 Gulfstream Road
Palm Springs, FL 33461

PCN: 70-43-44-19-11-001-0060

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on April 13, 2021. 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: **LAKEWOOD GARDENS PLAT 1 TR 6 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 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes **for the construction of five (5) residential dwelling units within two two-story duplexes structures and one two-story single structure.**
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this **13th** day of **April, 2021.**

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

Gulfstream Road Apartments, 3681 Gulfstream Road, Palm Springs, FL 33461

Corey O'Gorman, Place Planning & Design, 700 US Highway One, Suite 1, North Palm Beach, FL 33408

Iramis Cabrera, Planning, Building & Zoning Interim 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 - Gulfstream Road Apartments – 3861 Gulfstream Road.

Application Summary			
Applicant / Petitioner	Tencel LLC	Submittal Date	6/23/2020
Reference Name	Gulfstream Road Apartments	Case Number	SPR21-03
		Parcel Control No	70-43-44-19-11-001-0060
Location	3861 Gulfstream Road	Site Area	±0.93 acres
P&Z Bd	April 13, 2021		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 9,200 square foot residential structures within three (3) 2-story townhome buildings, for a total of 5 dwelling units.		
Number of Buildings	3 buildings – total of 9,200 sf 2 2-units building – 3,680 sf each 1 1-unit building - 1,840 sf		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	17 spaces	29 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	25'	Yes
Rear yard (West)	25'	34'- 10 ½"	Yes
Side interior yard (North)	15'	18'-9"	Yes
Side interior yard (South)	15'	50'	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Multi-family
Existing Zoning	Residential Multiple-Family (RM)	Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential single-family home	Low Density Residential	Residential Multiple-Family (RM)
South	Residential single-family home	Low Density Residential	Residential Multiple-Family (RM)
East	Residential single-family home	Low Density Residential	Residential Multiple-Family (RM)
West	Residential single-family home	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 five Multi-Family dwelling units, finding the applicant's request consistent with density allowances of the Low-Density land use category and compatibility with surrounding uses.			



I. Site History

- Ordinance 2012-03: Annexation

The property was voluntarily annexed into the Village of Palm Springs in January 26, 2012 and designated with the Land Development as Residential Multiple-Family zoning district, and Future Land Use category of Low Density Residential. At the time of the annexation, the property was developed with four structures with a total of five dwelling units that were demolished in 2016.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multiple-Family (RM), respectively. The proposed minor site development plan to construct five residential dwelling units is supported by the Low Density (5.8 DU/acres). The requested is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

- 1) All surrounding properties are commonly zoned Multiple-Family
- 2) The proposed Minor Site Plan maintains the use of the property as residential multi-family.
- 3) The total of 5 dwelling unit is compatible with surrounding properties.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) The property owner shall execute a Right-of-Way Deed to dedicate right-of-way 7'-6" in width to the Village of Palm Springs along Gulfstream Road.
 - 3) The property is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 4) The proposed development is located in the Airport Regulated area Zone 3 and Zone 1 for Palm Beach International Airport and Lantana Airport.
 - 5) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 6) All of conditions of approval provided by Engenuity Group on March 8, 2021 letter, shall be corrected during the Civil/Utility plan review application.
 - 7) Civil/Utility plans shall be approved by the Village's Engineer.
 - 8) NOTE: This property is located immediately outside of the Palm Springs CRA Lake Worth District.
 - 9) NOTE: This property is located within the Gulfstream Road Overlay.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on March 26, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 19, 2021.
- Legal advertisement was published in the paper on April 8, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on June 23, 2020 depicts the following:

- An application submitted for a Minor Site Development Approval for the construction of 9,200 square feet residential townhomes structure on the property.
 1. Site Plan dated received June 23, 2020 revised and resubmitted on February 23, 2021.
 2. Landscape plans dated received June 23, 2020 revised and resubmitted on February 23, 2021.
 3. Preliminary Engineering plans dated received June 23, 2020 revised and resubmitted on February 23, 2021.
 4. Architectural plans dated received June 23, 2020 revised and submitted on November 12, 2021.
 5. Boundary survey.
 6. Project narrative.
 7. Stormwater management analysis.

VIII Recommendation

The applicant is requesting Minor Site Development Plan approval to develop the 0.93 acres multifamily parcel. The property is currently vacant, and the applicant is proposing to construct five (5) residential dwelling units for a total of 9,200 square feet living space within three (3) 2-story townhomes structures.

Each new unit will be configured with 5 bedrooms, 4 bathrooms, one kitchen, a great room and each unit will be equipped with washer and dryer and each unit will have its own outdoor yard area. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

The applicant committed to execute a Right-of-Way Deed to dedicate right-of-way 7'-6" in width to the Village of

Palm Springs along Gulfstream Road, for the purposes of accommodating the ultimate desired public road cross-section.

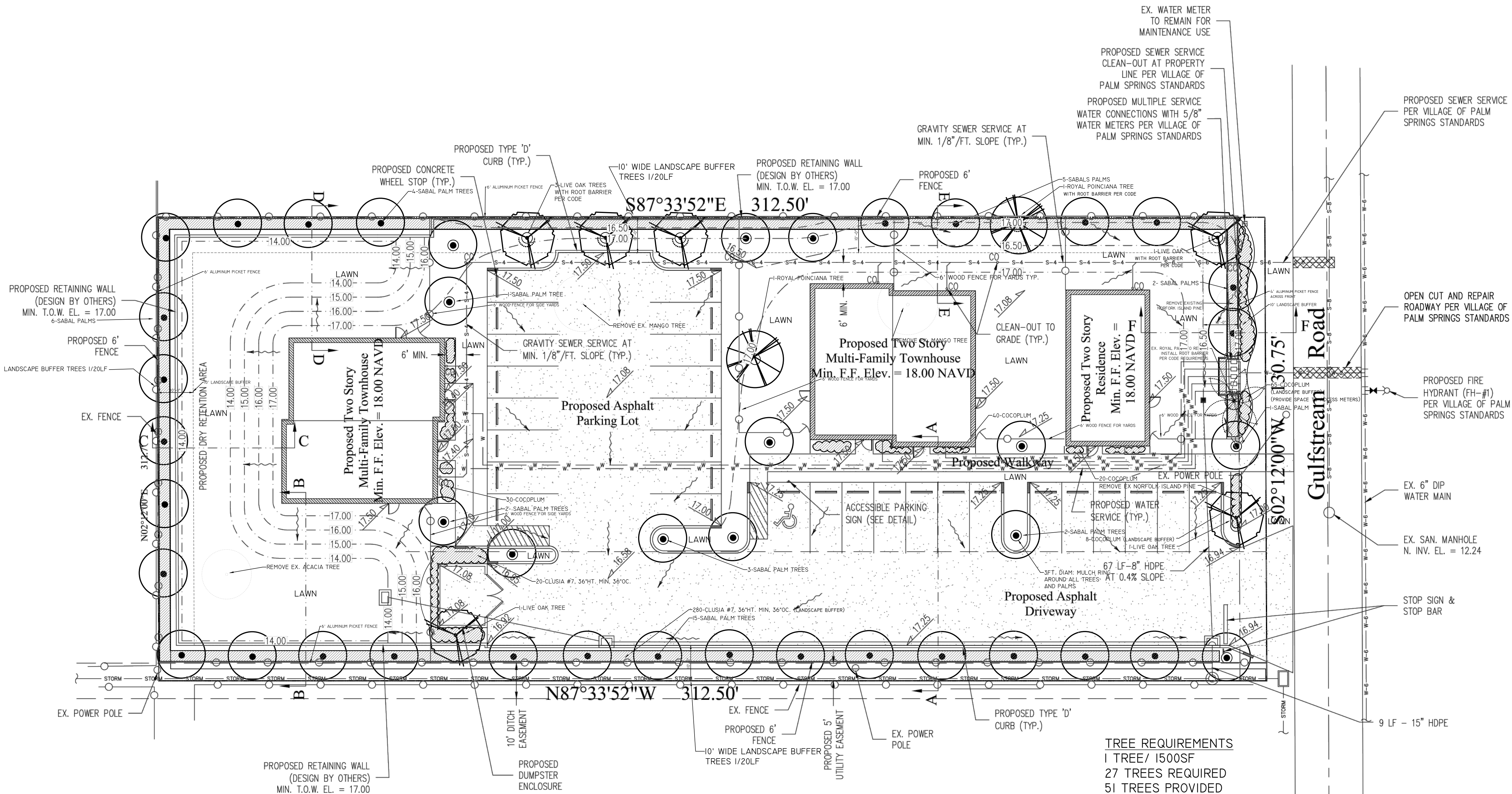
Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the Minor site Plan to allow the construction of the multifamily residential project, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following **thirty-one (31) conditions** below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date is December 31, 2022.
2. A new Traffic Performance Standards (TPS) approval letter shall be obtained with PBC Traffic Division if the project is not completed by December 31, 2022. Said letter shall be provided to the Village at time of received and prior to a Certificate of Occupancy can be issued.
3. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
4. The Finished Floor Elevation shall be at least 18" above crown of the road.
5. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department at time of permitting.
6. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village at time of permitting.
7. Per Palm Beach Department of Airports request, each perspective tenant within the ALUNZ must be informed that they occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport and this shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts.
8. The dedication of 7'-6" along the property's eastern perimeter via Right-of-Way Deed to the Village of Palm Springs shall be executed prior to the issuance of the building permit.
9. The installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
10. Utility easements shall not overlap more than 5' any landscaped buffers.
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. 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.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
14. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
15. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
16. 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.
17. 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.
18. All mechanical equipment's and above-ground infrastructure shall be screened from view.
19. 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.
20. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
21. All new electric utilities shall be underground.
22. 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.
23. 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.
 24. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 25. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 26. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 27. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 28. 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.
 29. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 30. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 31. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
32. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$20,437.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on November 30, 2020.

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

The project proposes construction of a total of five (5)
residential units along with related site improvements including
parking, driveways, landscaping, storm drainage, and utilities.
The units are proposed to be two-story with a total of five (5)
bedrooms and four (4) bathrooms, and each will have its own
outdoor yard area, and are configured as two (2) duplex-type
units and one (1) single unit.



Landscape Notes:

1. The Landscape Contractor shall have a competent foreman identified at the beginning of the job who will be on the job throughout the installation of planting. This person shall be responsible for directing the crew and any subcontractors working for the landscape contractor and shall act as the landscape contractor's representative to the owner and the Landscape Architect.
2. The landscape Contractor shall layout areas to be planted and arrange a meeting with the Landscape Architect before planting.
3. The Landscape Contractor shall be responsible for the preparation of all areas to receive plants. All plants, grasses and weeds shall be removed. The ground is to be leveled and watered if dry. Fill tree and palm holes with water prior to planting. If water does not drain from hole within 4 hours contact the Landscape Architect for approval prior to planting.
4. All plant material shall be Florida Grade #1 or better as per the latest edition of Florida Grades and Standards. All specimen material shall be Florida Fancy and shall be approved by the Landscape Architect.
5. All plant material shall be true to name and size as per Florida Grades and Standards. Plant material which do not meet or exceed these standards will not be accepted.
6. Quantities, sizes and location will be determined by the plan and material schedule. Size of specimen plants will take precedent over container size. Spacing of ground cover will be determined by the material schedule. Quantities shown on the material schedule shall be used as a guideline. The landscape contractor shall be responsible for the actual quantity shown on the plans. Discrepancies shall be brought to the attention of the Landscape Architect in writing prior to commencement.
7. No substitutions shall be accepted without written approval from the Landscape Architect.
8. Planting soil shall be clean native soil unless otherwise specified. Trees shall be installed with a minimum 8" on sides. Shrubs and Ground covers shall be installed with a minimum 4" on the sides and bottom of root ball. Sabal Palms and Phoenix species shall be installed with clean well draining sand.
9. Quality slow release fertilizer with micro nutrients shall be applied to all planting per manufactures recommendations.
10. All trees and palms shall be mulched with a 3ft diameter circle to a 3" depth. Mulch should not directly touch the trunks. All planting beds shall receive 3" finished depth of mulch. Mulch shall be Eco -recycled mulch unless other specified.
11. All plantings shall be planted at the soil level at which they were previously grown. Shrubs and hedge material are to be planted a minimum of 2ft from any wall or structure.
12. All living materials are to be watered immediately after planting to remove all air pockets. B&B material are to be hand-watered for a minimum of one week after installation and thereafter as required unless there is an operational automatic irrigation system with bubblers. The Landscape Contractor shall advise the owner of any additional watering requirements.
13. All trees 8ft or larger shall be staked or guyed to provide ample support such that material remain straight and true through the guarantee period. Staking and guying shall be done at the option of the Landscape Contractor unless specifically requested by the Landscape Architect. However, the Landscape Contractor shall be responsible for all trees and Palms remaining straight and true through the guarantee period.
14. All Sod shall be "Floritam" unless otherwise specified. Sod shall be dense, green, well rooted, and free of debris, insects and diseases. A complete fertilizer shall be applied at recommended rates and watered in to a depth of 3" immediately after installation. Finish grading is the responsibility of the landscape Contractor. Sod shall be smooth and without gaps after installation.
15. All trees, palms and plants shall be guaranteed for a period of one year after final acceptance, Sod shall be guaranteed for 90 days.
16. All Plant material and sod shall have an automatic irrigation system providing 100% coverage.
17. The Landscape Contractor shall research plans and contact the appropriate agencies to determine the location of existing utilities prior to starting work.
18. The Landscape Contractor shall maintain positive drainage away from the structure.
19. The Landscape Contractor is responsible for any permits required.
20. The Landscape Contractor shall notify the Landscape Architect of any discrepancies in the plans.

Qty	Common Name	Scientific Name	Size	Spacing	Notes
1	Remove Acacia Tree				
2	Remove Mango Trees				
2	Remove Norfolk Pines				
*1	Existing Royal Palm to Remain				Protect During Construction
*6	Live Oak Trees	Quercus virginiana	12"x4"oa. min		Good Color, Nice Shape
2	Royal Poinciana Trees	Delonix regia	12"x4"oa. min		Nice Shape and Color
*43	Sabal Palms	Sabal Palmetto	18-22" oa		Hurricane Cut, Stagger Heights
*155	Cocoplum	Chrysobalanus icaco	#3, 24"min	24"oc	Full Good Color
300	Small Leaf Clusia	Clusia guttifera	#7, 36" min Ht.	36"oc	Full Good Color
18000	St Augustine Sod "Floritam Variety"	St Augustine "Floritam"	Square Feet		Sq.Ft. Verify Qty -Good Color
25	Eco Mulch	Cubic Yards	3" thick min		Verify Qty
1	Irrigation instalation	As needed for 100% coverage.			Separate Turf and Shrub Zones. Provide Bubblers on new trees
* Note: Designates Native					



JOHN CARTON
Landscape Architecture, Inc.
8417 SE SHARON STREET
HOBE SOUND, FL 33455
PHONE: 772.486.5447
EMAIL: johncartonla@bellsouth.net
LA #FL0001599

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LANDSCAPE ARCHITECT IN WRITING.

DRWN BY: JRC

CHKD BY:

SEAL

REVISIONS:

RVSD. 01-07-21 Town Cmmts

Landscape Plan for:
New Multi-Family Construction
3861 Gulfstream Road
Lake Worth, FL

SHEET TITLE:
Landscape Plan

SCALE: **1"=16'-0"**

DATE: **10-20-20**

PROJECT #

SHEET #

Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
SUNAMBER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
FAX: 561.313.7729
office@gruberengr.com

Project Information				
Project No.	2024-0009	Issue Date	02/10/2020	
Scale	1" = 20'	Drawn By	KM	
Checked By	CG			

Site Paving, Grading & Drainage Plan For:

Proposed Multi-Family Residences

Palm Springs, Florida

3861 Gulfstream Road

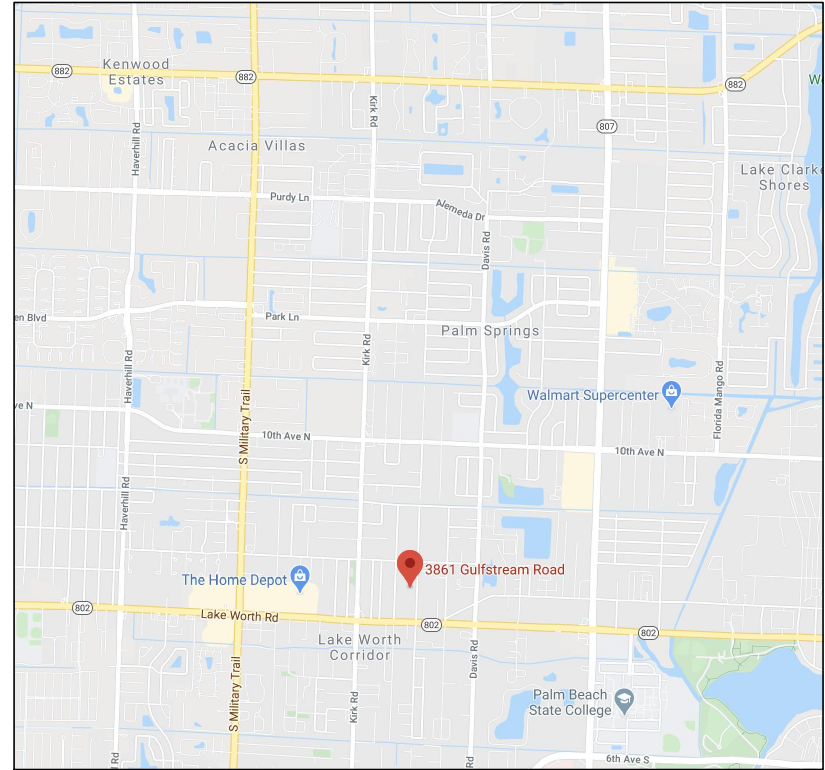
Revisions	
1	06/19/2020
2	10/19/2020
3	01/07/2021
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

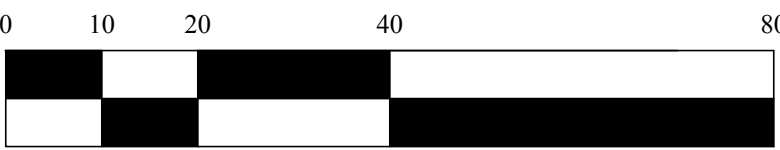
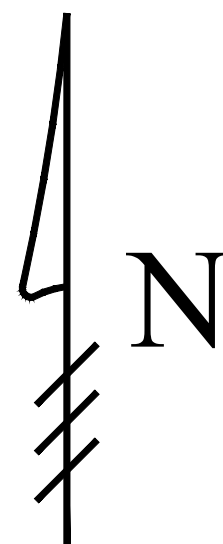
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Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER PINNACLE SURVEYING (NAVD-88)
- EXISTING ELEVATION CONTOUR PER PINNACLE SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- TYPE 'C' INLET
- 6" WATER MAIN
- PROPOSED 2" WATER SERVICE
- 8" GRAVITY SEWER MAIN
- PROPOSED 4" GRAVITY SEWER SERVICE
- PROPOSED 6" GRAVITY SEWER SERVICE

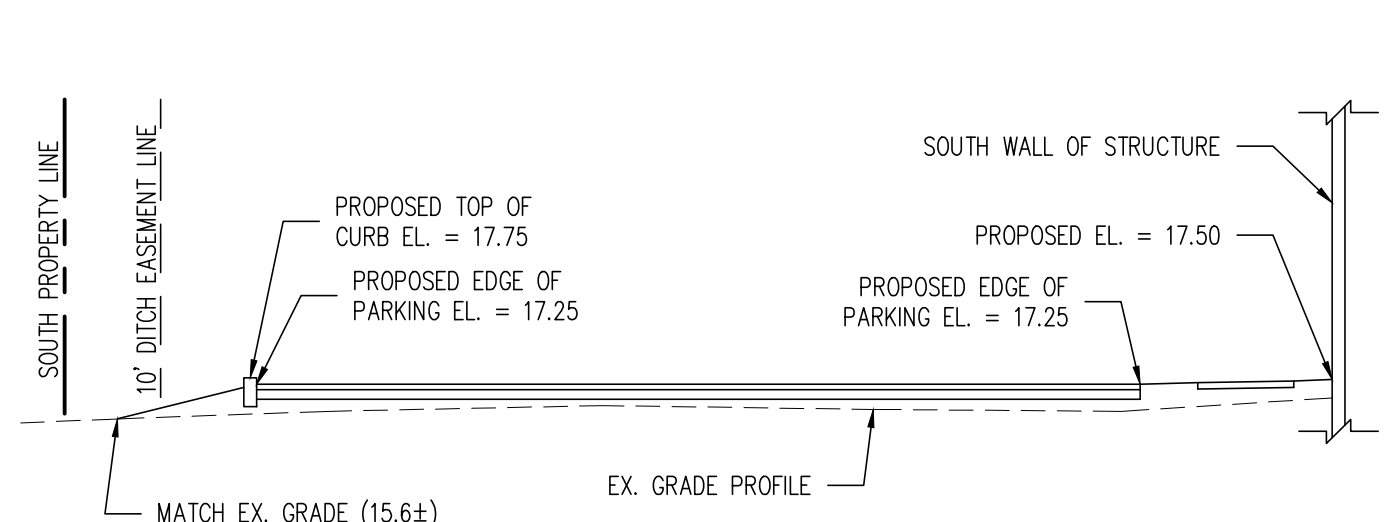
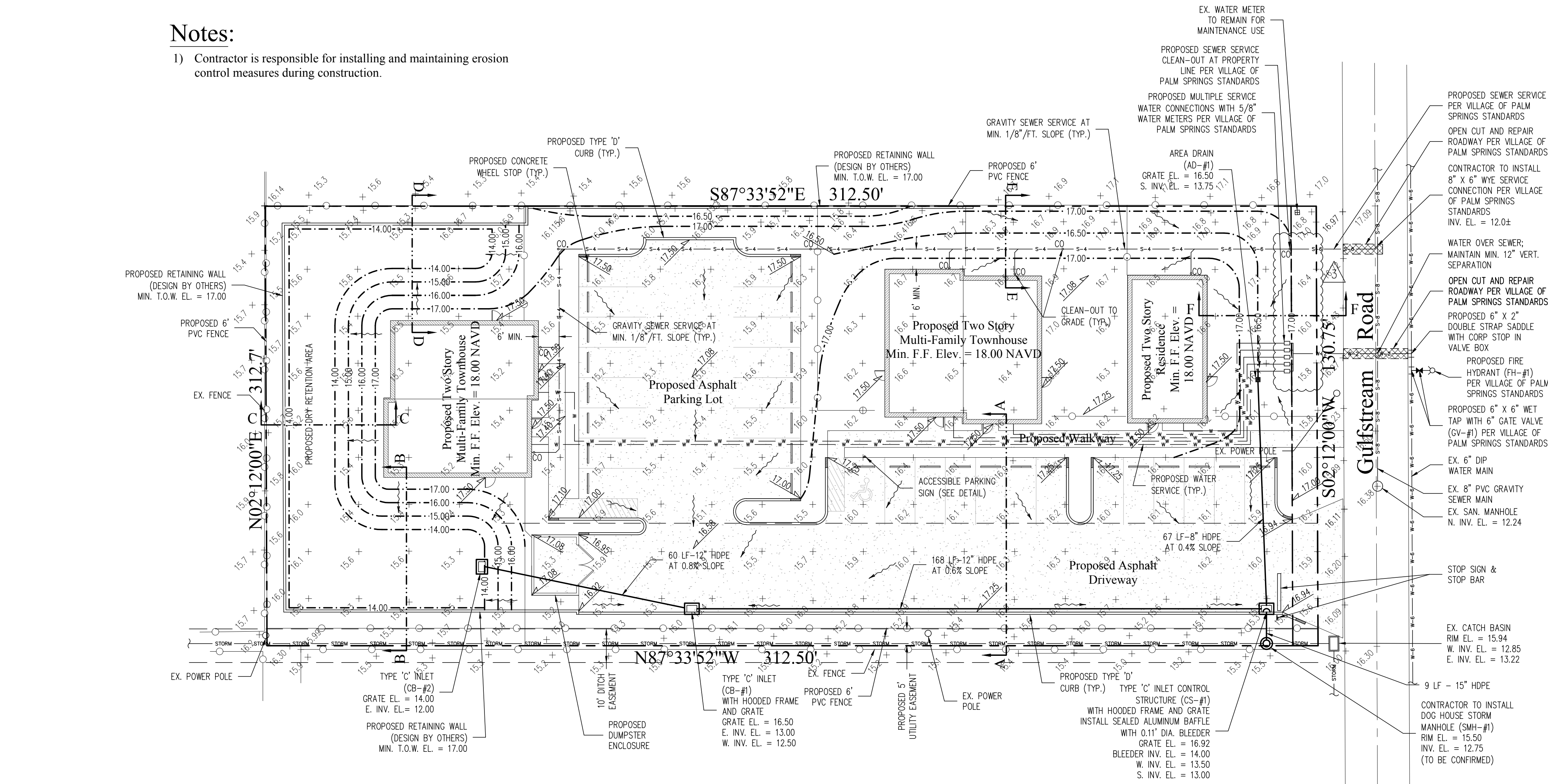


Scale: 1" = 20'

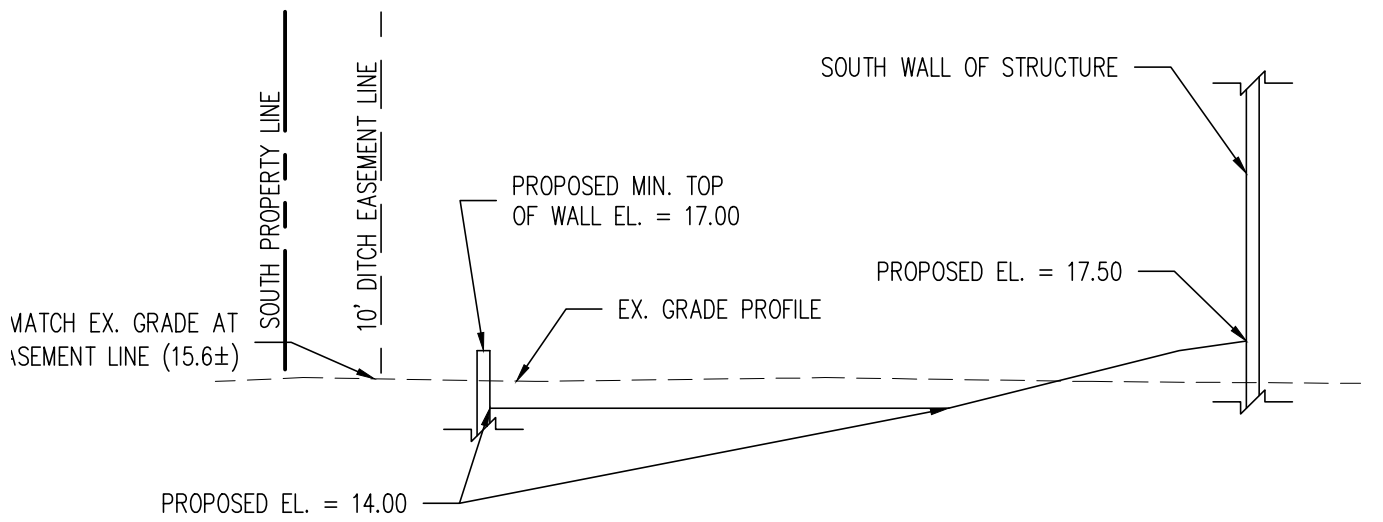
Elevation Datum Conversion
0.00 NAVD-88 = 1.51 NGVD-29

- 06/19/20 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS; ADD GRADING CROSS SECTIONS; ADD WATER/SEWER CONNECTIONS
- 10/19/20 REVISE PLAN PER VILLAGE OF PALM SPRINGS COMMENTS
- 01/07/21 REVISE PLAN PER VILLAGE OF PALM SPRINGS COMMENTS

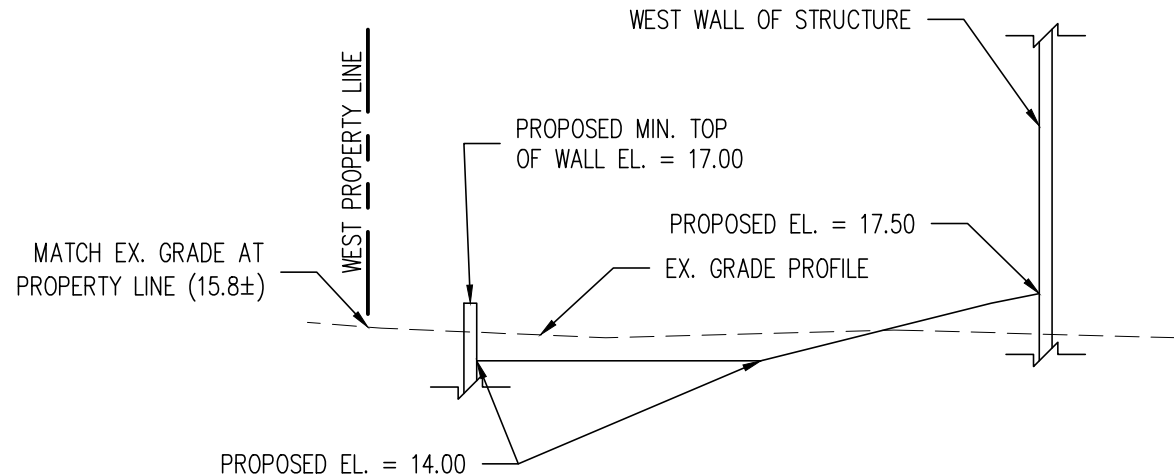
Plan Background from Site Plan by Yates Associates Architecture Received 5/18/20
© 2021 Gruber Consulting Engineers, Inc.



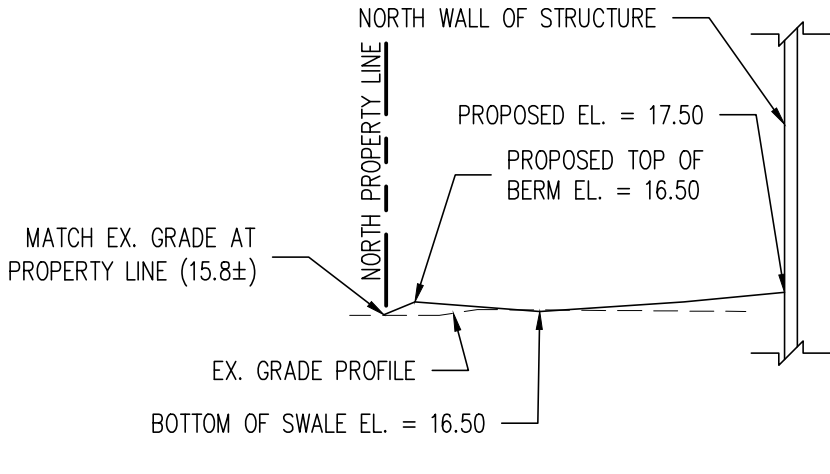
Grading Cross Section A-A
Scale: 1" = 10'



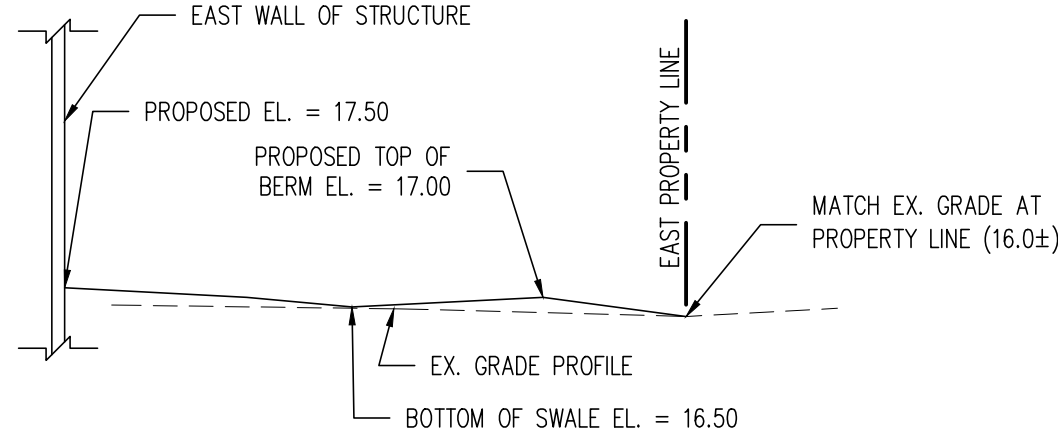
Grading Cross Section B-B
Scale: 1" = 10'



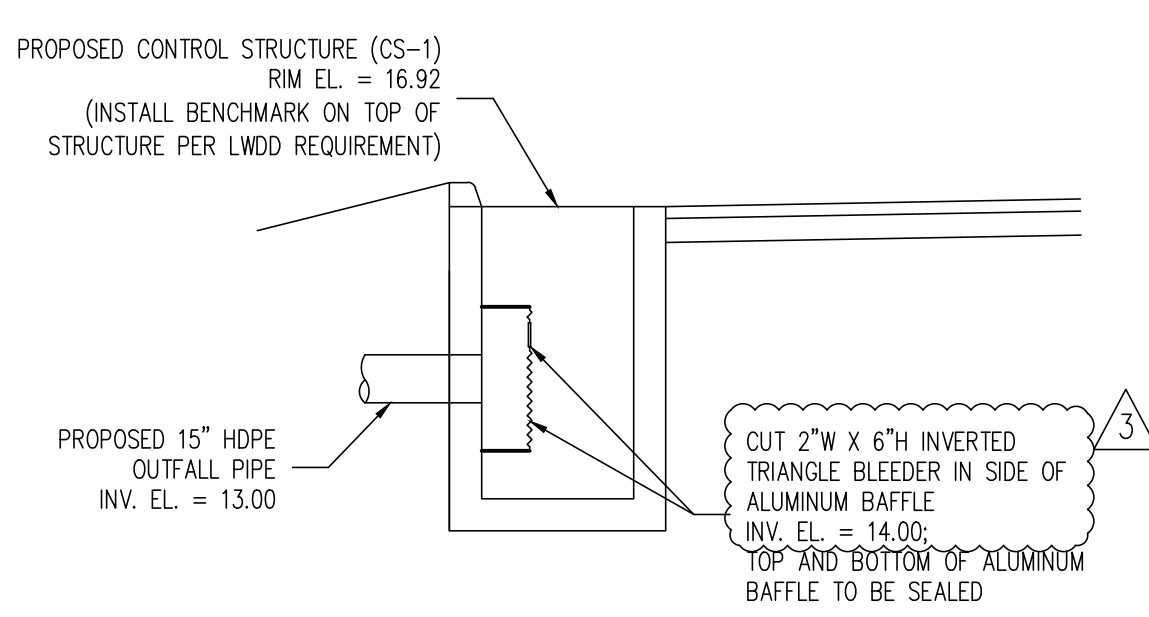
Grading Cross Section C-C
Scale: 1" = 10'



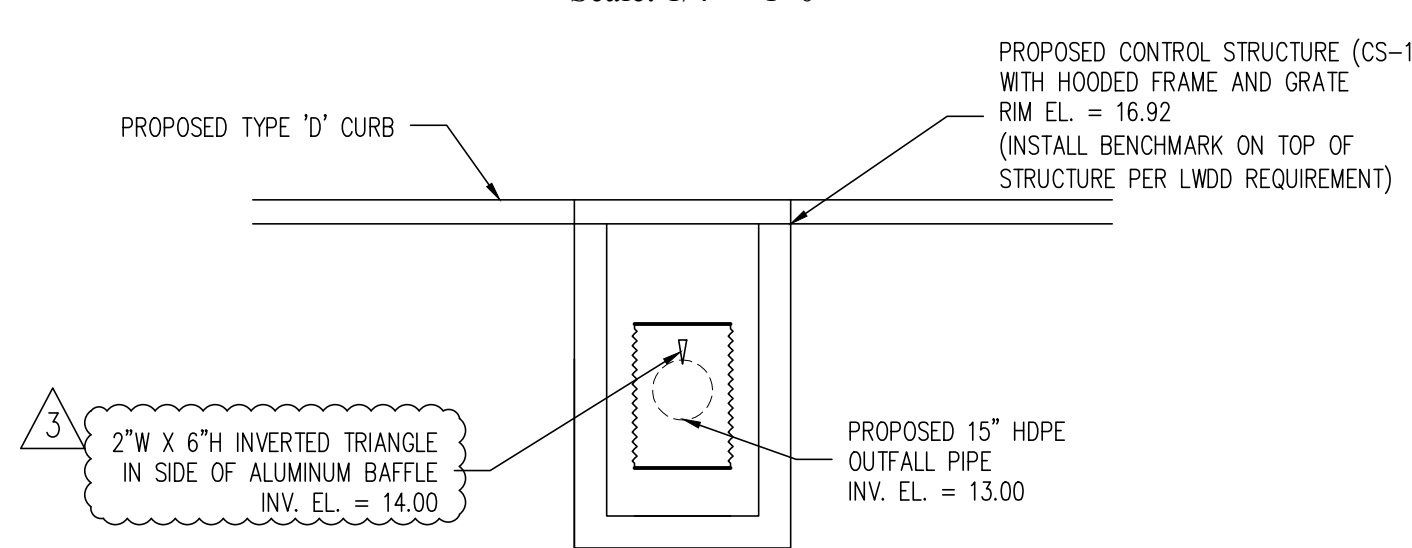
Grading Cross Section E-E
Scale: 1" = 10'



Grading Cross Section F-F
Scale: 1" = 10'



Control Structure #1 Detail (Section)
Scale: 1/4" = 1'-0"



Control Structure #1 Detail (Elevation)
Scale: 1/4" = 1'-0"

BOUNDARY SURVEY WITH TOPOGRAPHY

Date Of Field Work - 6/28/2019

Drawn By - C.C.

Order #: 1000060080

3861 GULFSTREAM ROAD, LAKE WORTH, FL. 33461

561.508.5472

5601 CORPORATE WAY | SUITE 103
WEST PALM BEACH, FL 33407

www.PinnacleSurveying.net | LB 8218



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



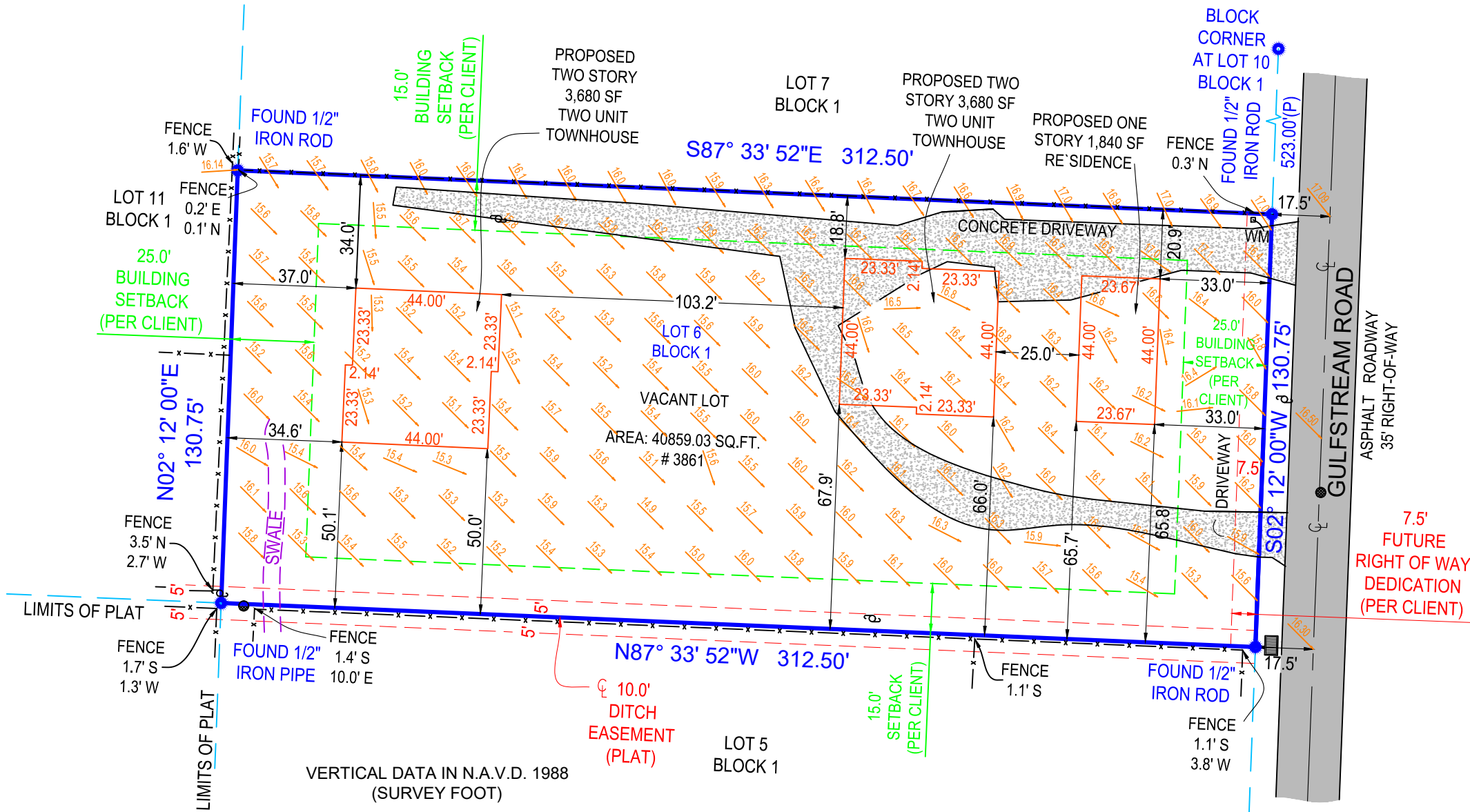
SCALE: 1" = 40'

LEGEND:

- A/C -AIR CONDITIONER
- AL -ARC LENGTH
- (C) -CALCULATED
- D.E -DRAINAGE EASEMENT
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCING
- P.B. -PLAT BOOK
- PG. -PAGE
- Δ -CENTRAL OR DELTA ANGLE
- R -RADIUS
- (R) -RECORD
- U.E. -UTILITY EASEMENT
- WM -WATER METER
- FF -FINISHED FLOOR
- O.R.B. -OFFICIAL RECORD BOOK
- EL. -ELEVATION
- FENCE
- # -NUMBER
- ASPHALT
- CONCRETE
- PAVER/BRICK
- WOOD
- LIGHT POLE
- WELL
- WATER VALVE
- CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- POLE
- MANHOLE
- TOPOGRAPHIC ELEVATION

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)
- 9) I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



LEGAL DESCRIPTION:

LOT 6, BLOCK 1, LAKEWOOD GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

ANGELOU LLC
FLORIDA LAND TITLE INSURANCE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

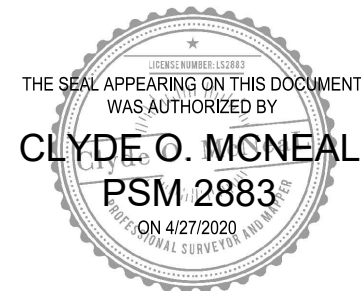
12099C0776F
ZONE: X
EFF: 10/05/2017

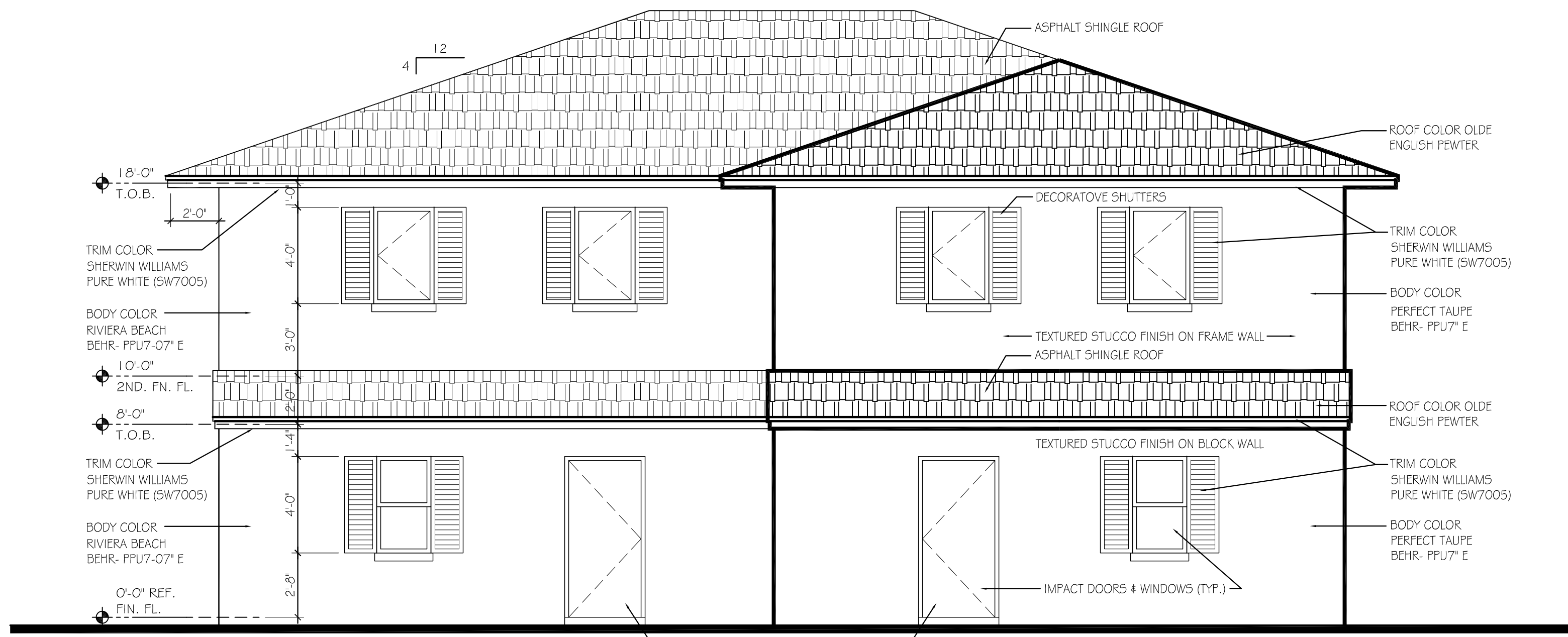
SURVEYOR NOTES:

- SETBACKS TAKEN FROM SITE PLAN PROVIDED BY YATES ASSOCIATES ARCHITECTURE, INC.
- DRIVEWAY CROSS THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES EXTEND THROUGH DITCH EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.

SURVEYOR NOTES:

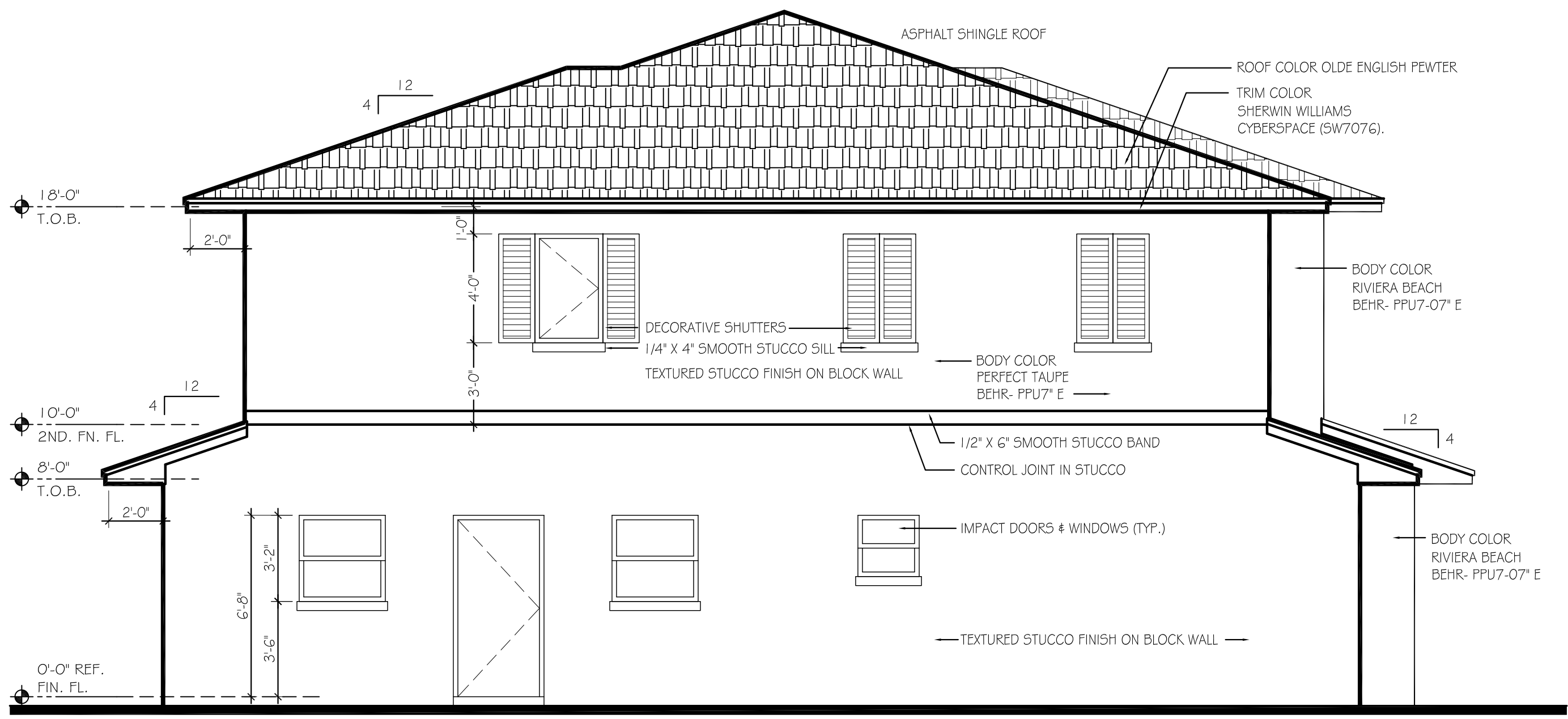
- ADDED TOPOGRAPHY ON 4/27/2020 (L.C.)





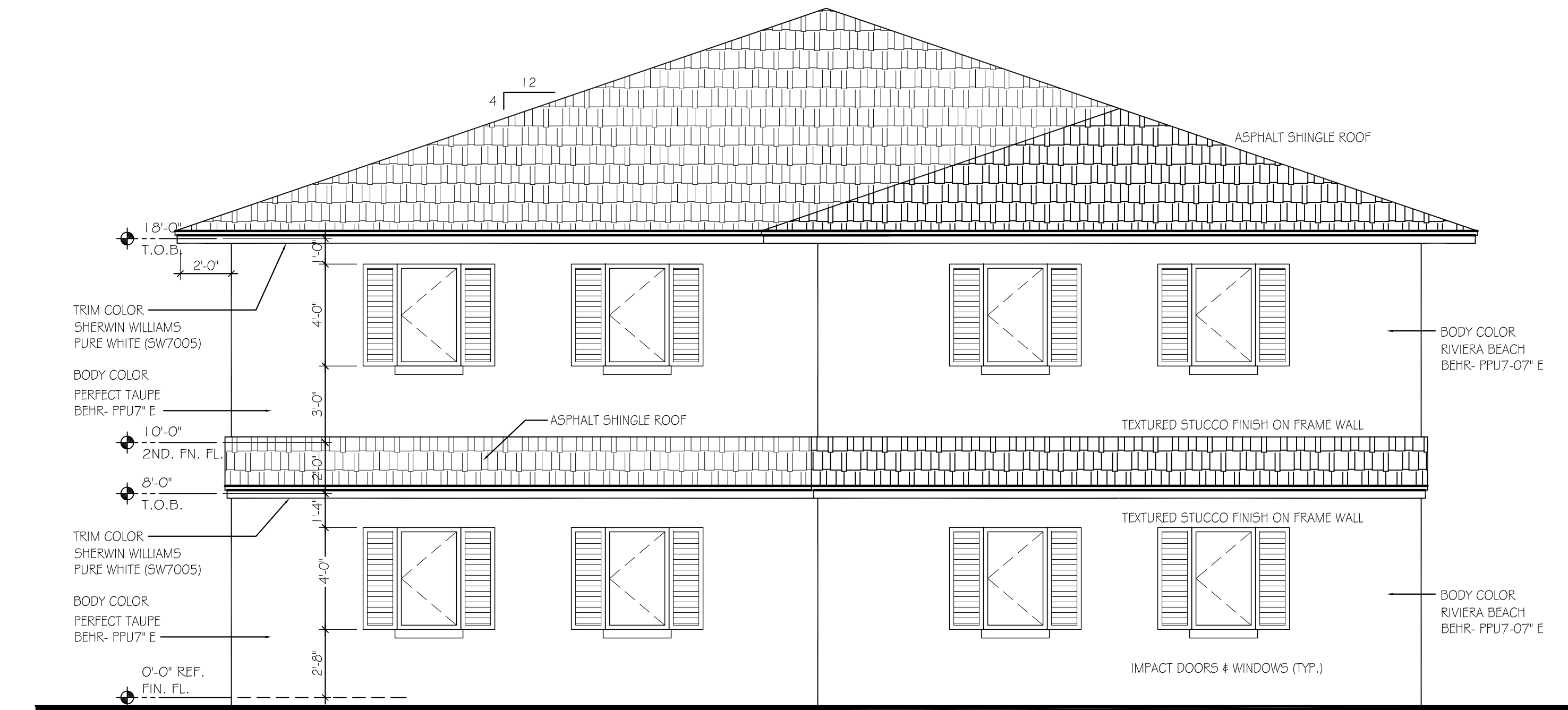
FRONT ELEVATION BUILDING A

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



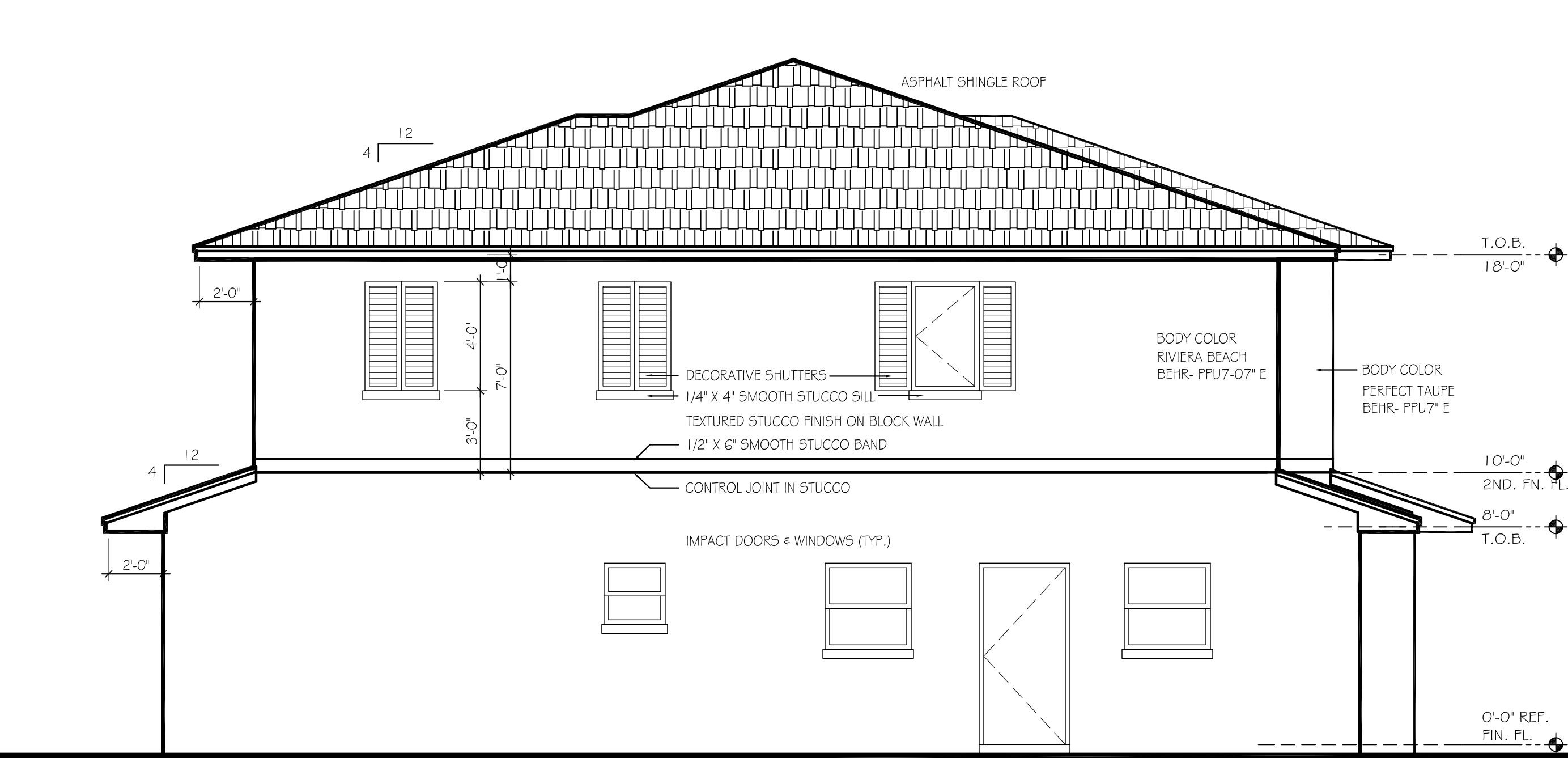
RIGHT ELEVATION BUILDING A

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



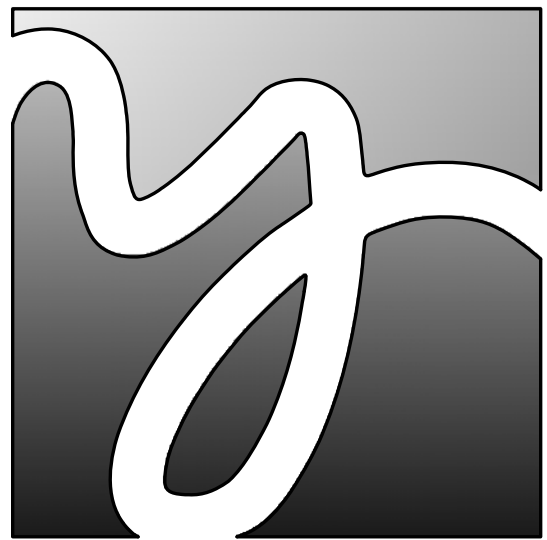
REAR ELEVATION BUILDING A

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



LEFT ELEVATION BUILDING A

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



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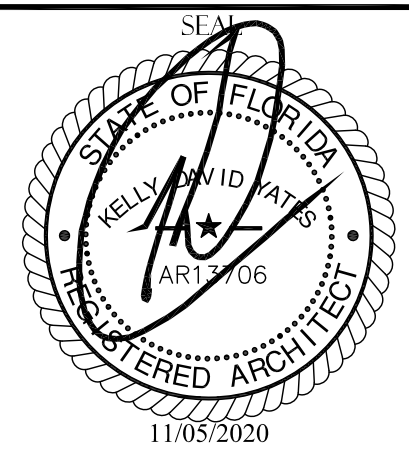
- ARCHITECTURE
- PLANNING
- INTERIOR DESIGN

AA-26001673
319 CLEMATIS ST, SUITE 914
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.D.Y.
REVISIONS:

NEW MULTIFAMILY CONSTRUCTION
3861 GULFSTREAM RD
LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
11/05/2020



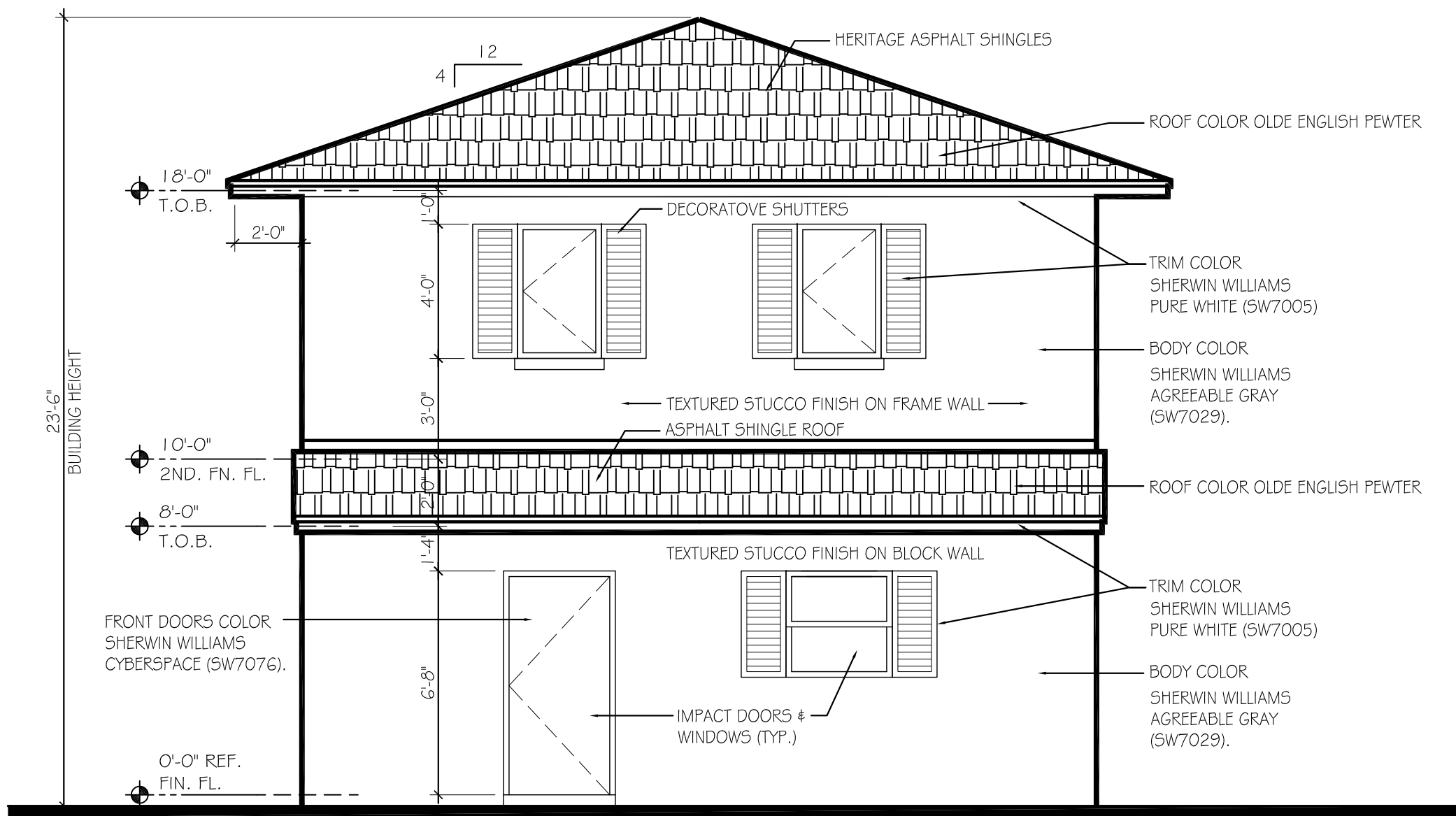
KELLY D. YATES
FLORIDA AR 13706

SHEET NO.

A-6

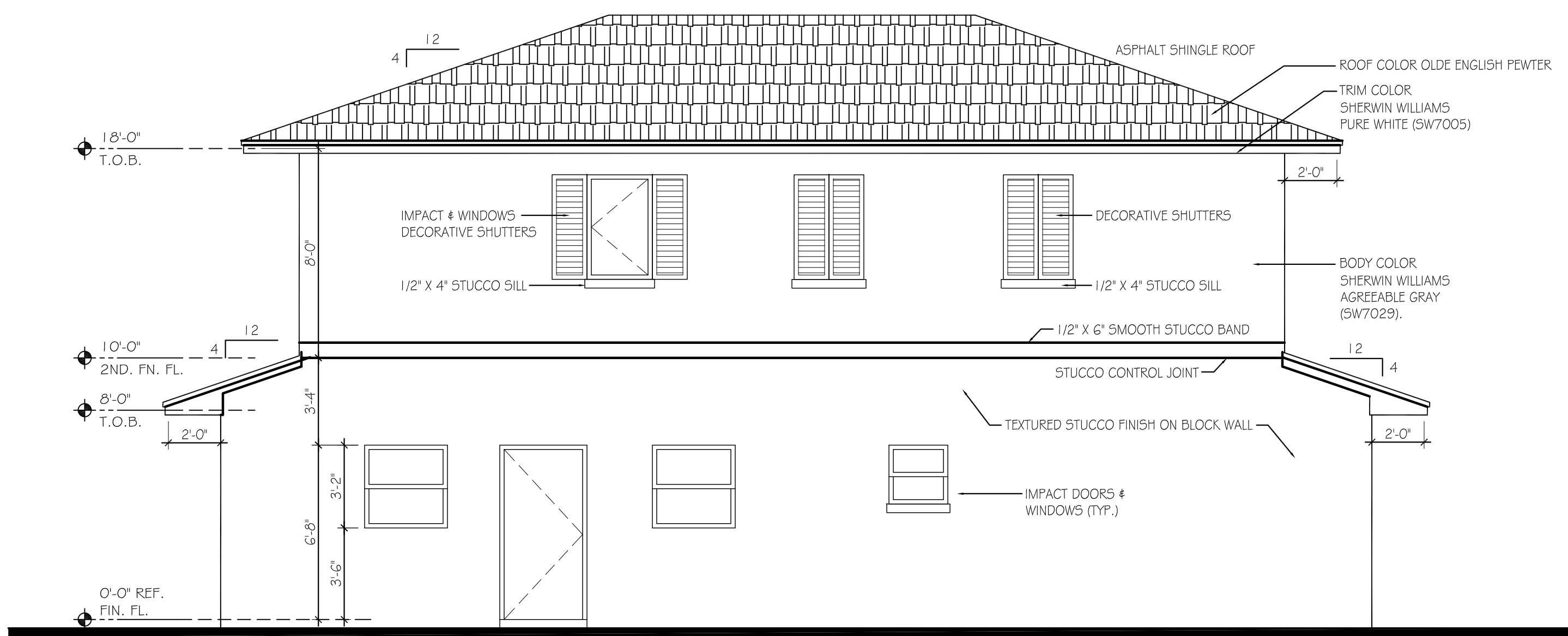
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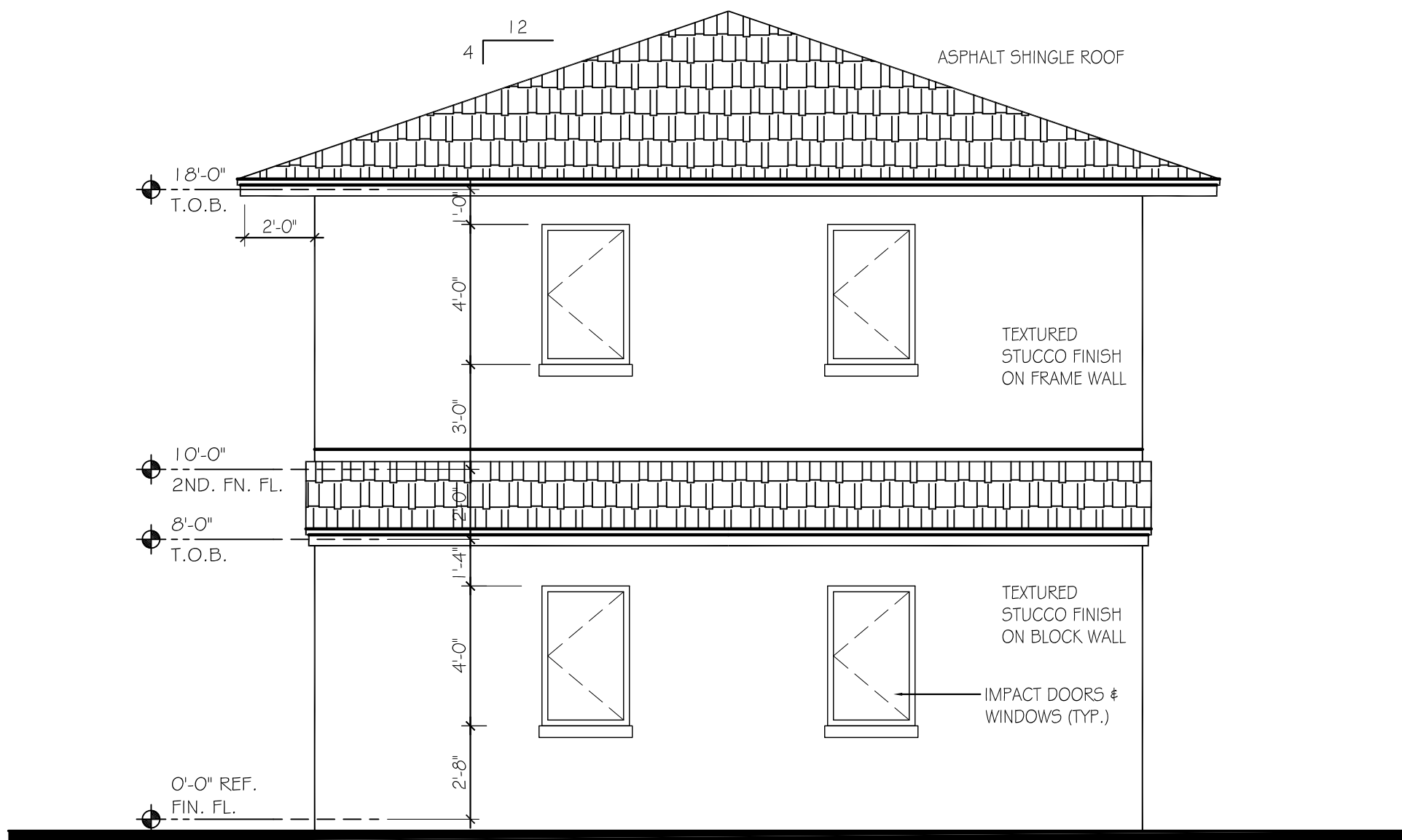
FRONT ELEVATION BUILDING C

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



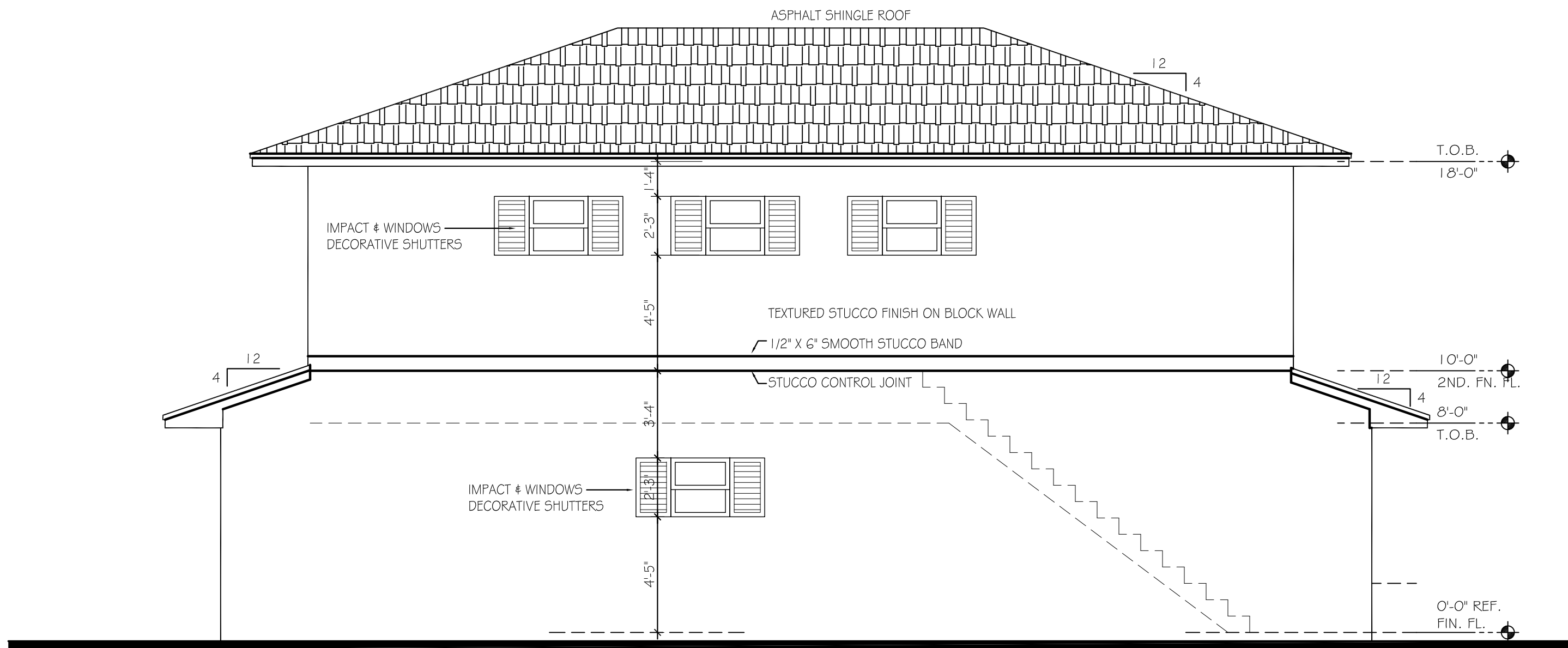
RIGHT ELEVATION (EAST) BUILDING C

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



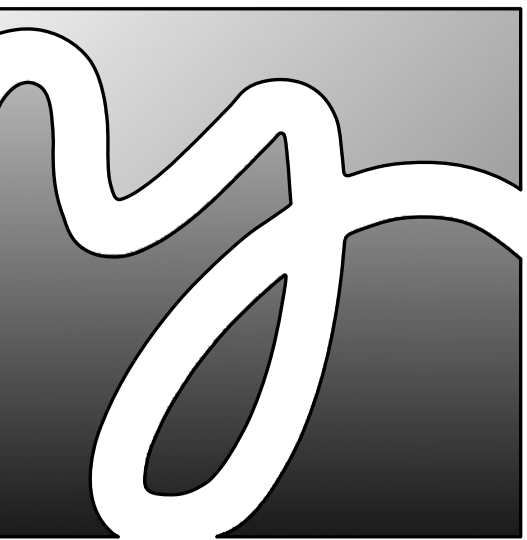
REAR ELEVATION BUILDING C

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



LEFT ELEVATION BUILDING C

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



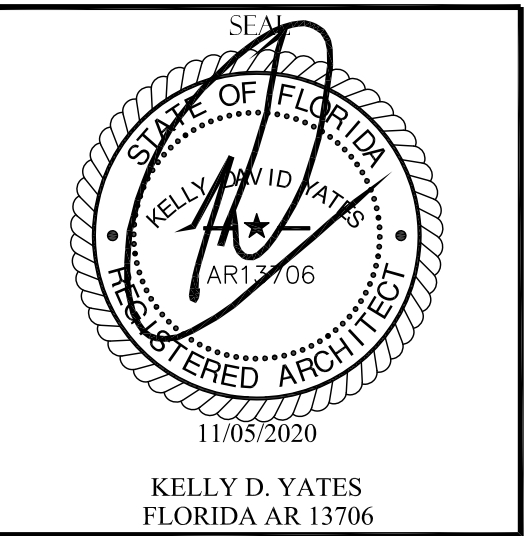
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ARCHITECTURE INC.

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PLANNING •
INTERIOR DESIGN •
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319 CLEMATIS ST, SUITE 914
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

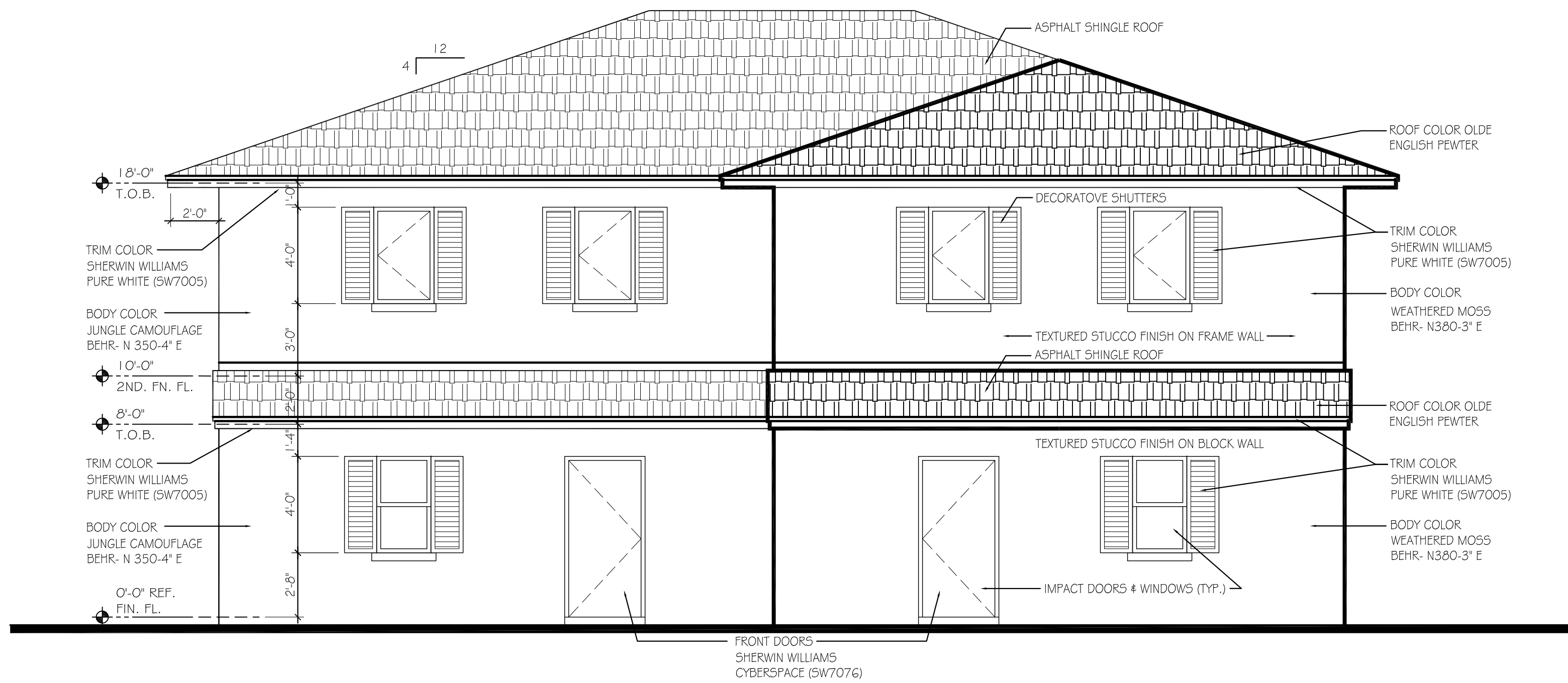
DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.DY.
REVISIONS:

NEW MULTIFAMILY CONSTRUCTION
3861 GULFSTREAM RD
LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
11/05/2020

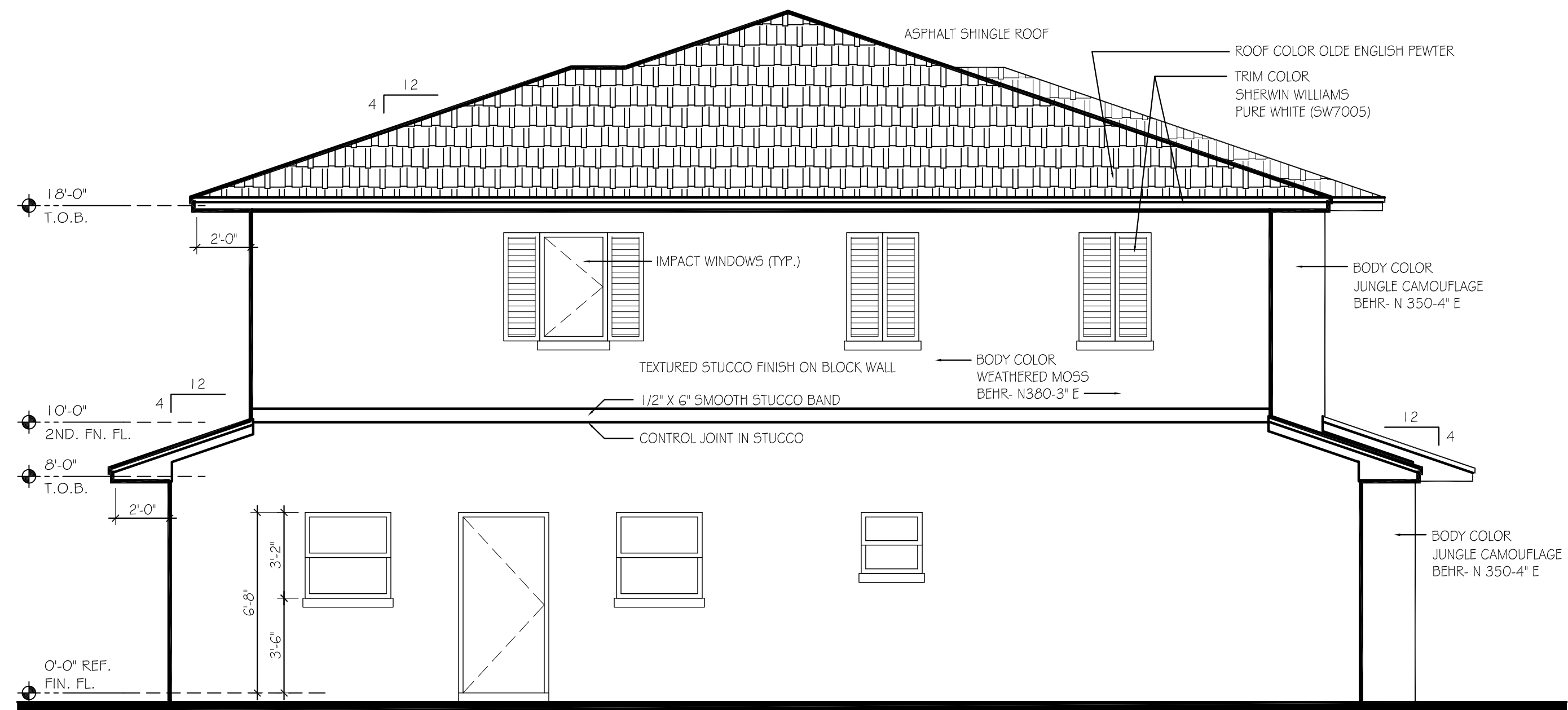


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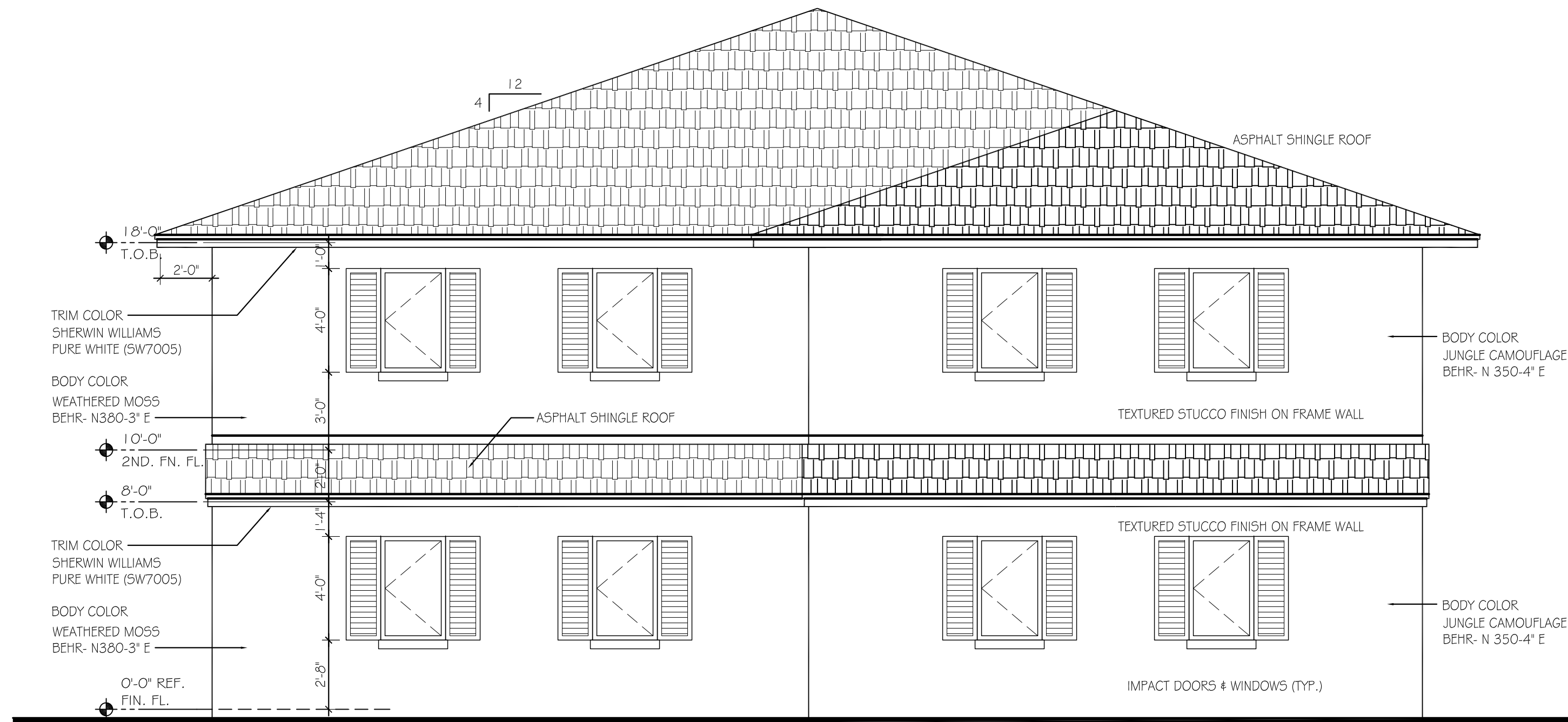
FRONT ELEVATION BUILDING B

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



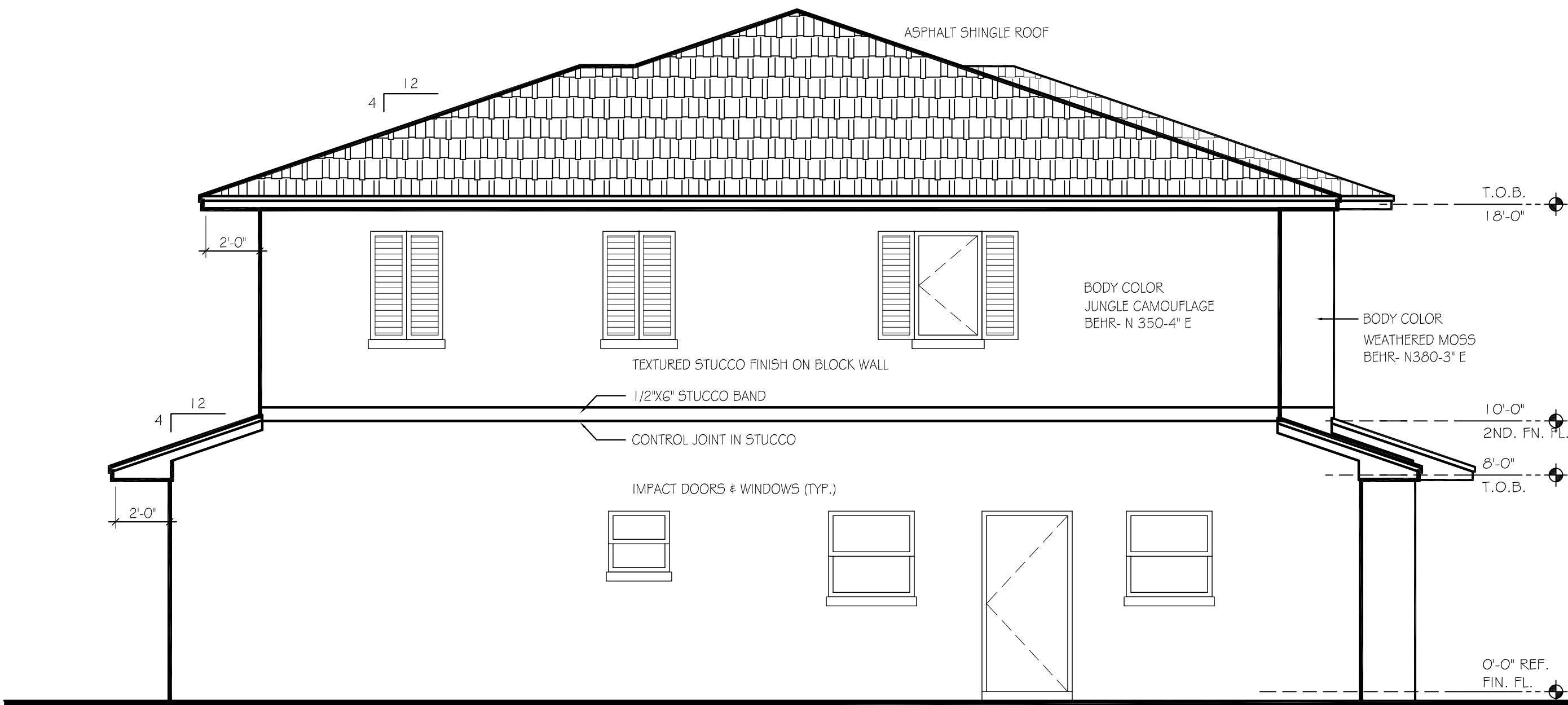
RIGHT ELEVATION BUILDING B

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



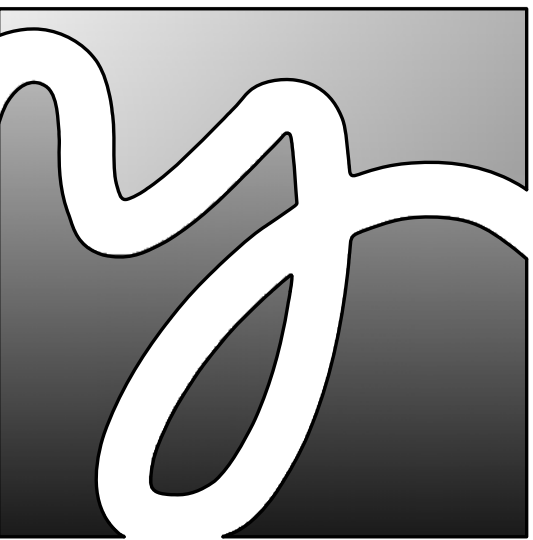
REAR ELEVATION BUILDING B

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



LEFT ELEVATION BUILDING B

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



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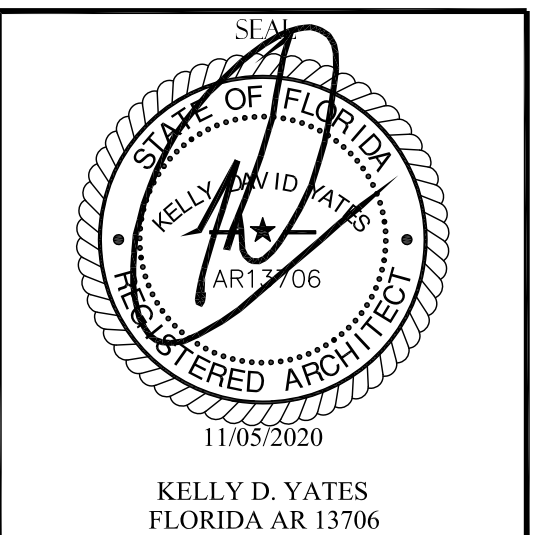
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TEL: 561-653-8280 FAX: 561-653-8279
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EMAIL: KELLY@YATESARCHITECTURE.COM

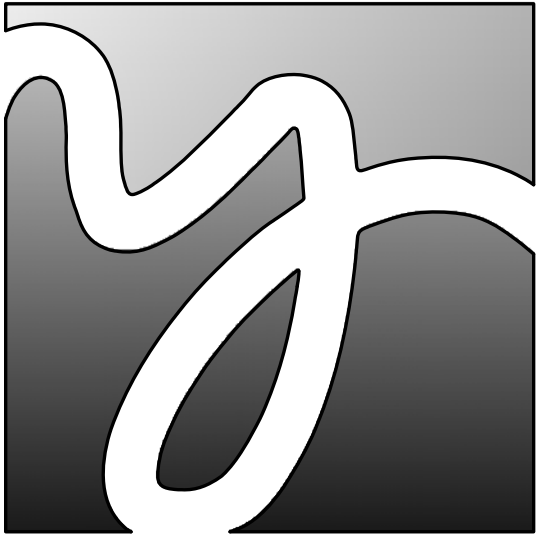
DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.D.Y.
REVISIONS:

NEW MULTIFAMILY CONSTRUCTION
3861 GULFSTREAM RD
LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
11/05/2020



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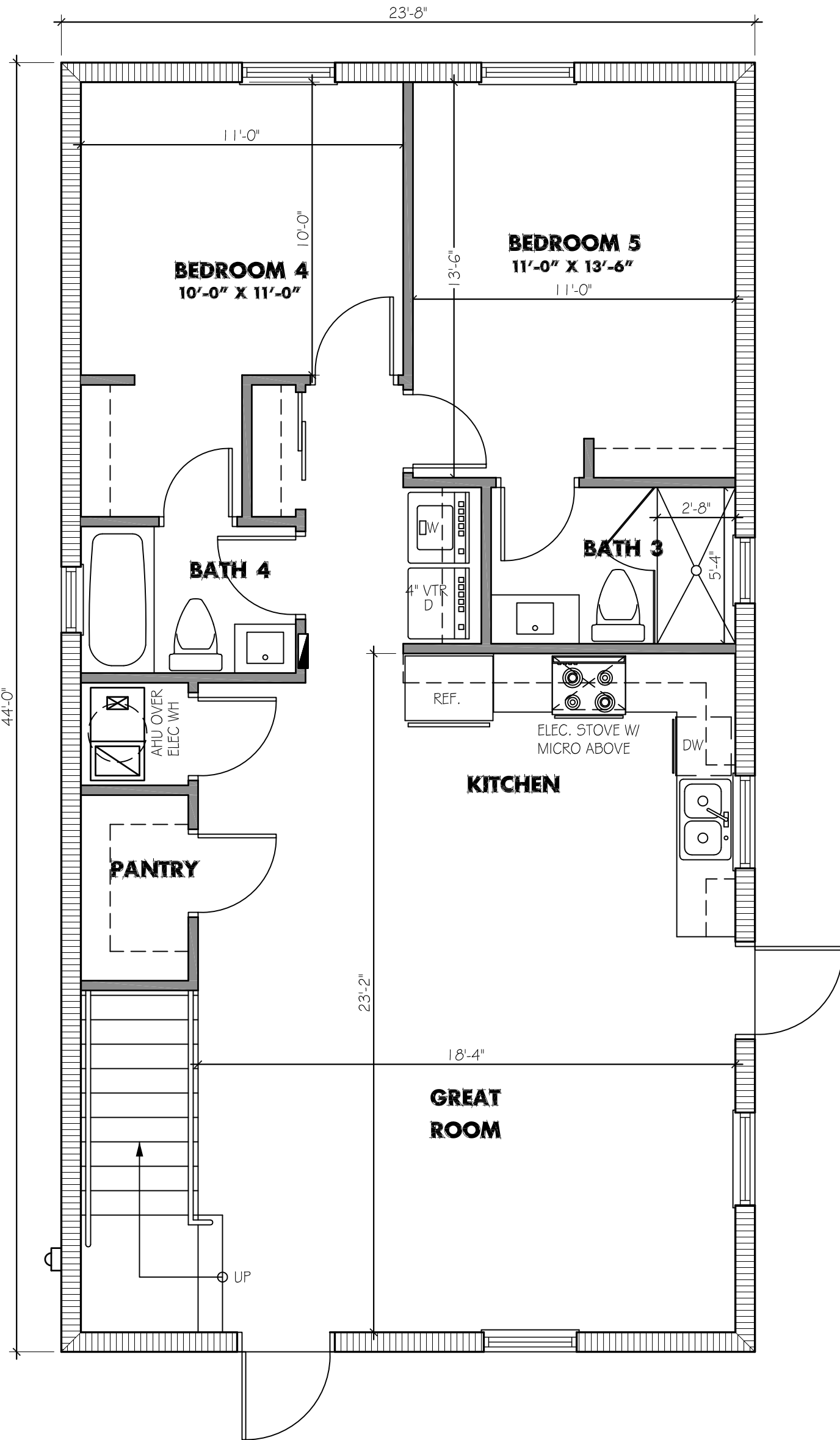
DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.D.Y.
REVISIONS:

ONE UNIT

2ND FL AC 814 SF

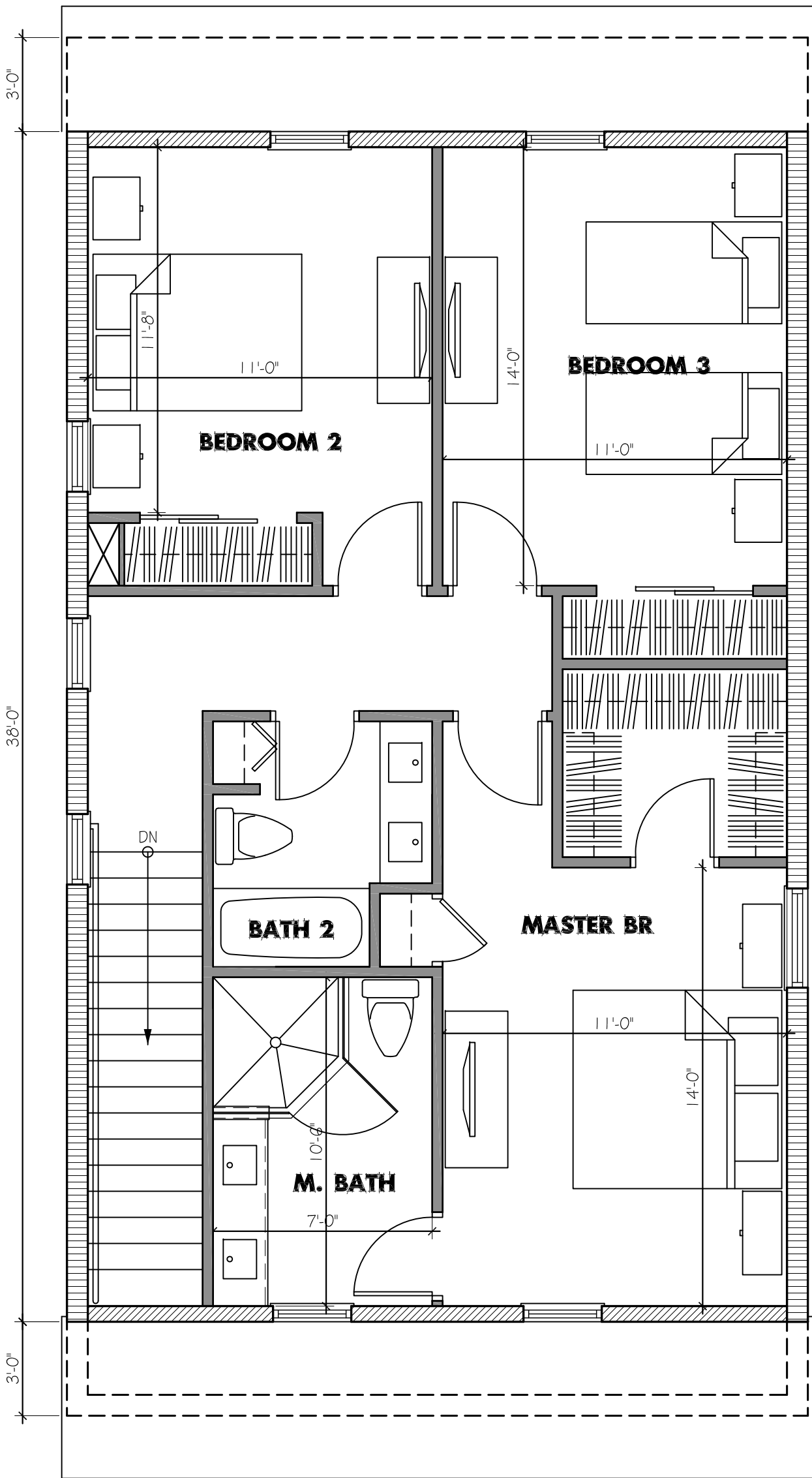
1ST FL AC 1,026 SF

TOTAL AC 1,840 SF



FIRST FLOOR PLAN

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

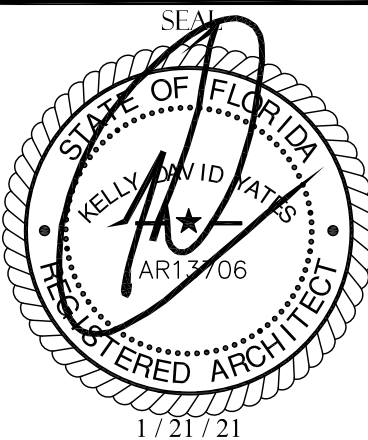


SECOND FLOOR PLAN

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

NEW MULTIFAMILY CONSTRUCTION
3861 GULFSTREAM RD
LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
1 / 21 / 21



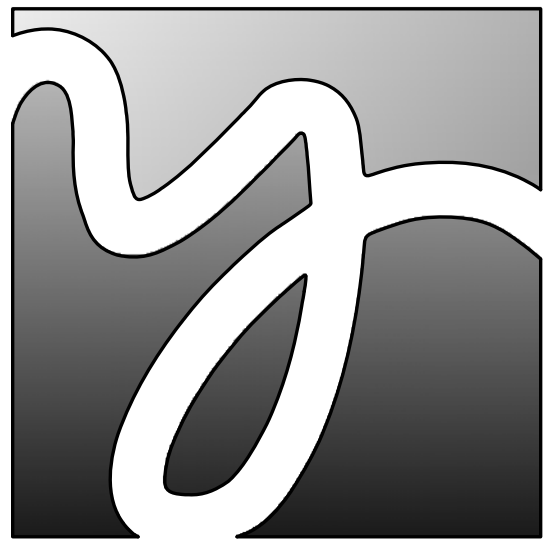
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FLORIDA AR 13706

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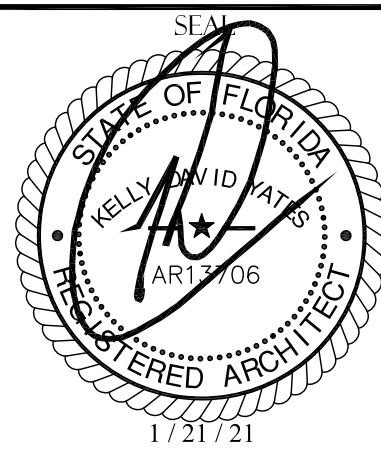
- ARCHITECTURE
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319 CLEMATIS ST, SUITE 914
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.D.Y.
REVISIONS:

NEW MULTIFAMILY CONSTRUCTION
3861 GULFSTREAM RD
LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
1 / 21 / 21



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FLORIDA AR 13706

SHEET NO.

A-4

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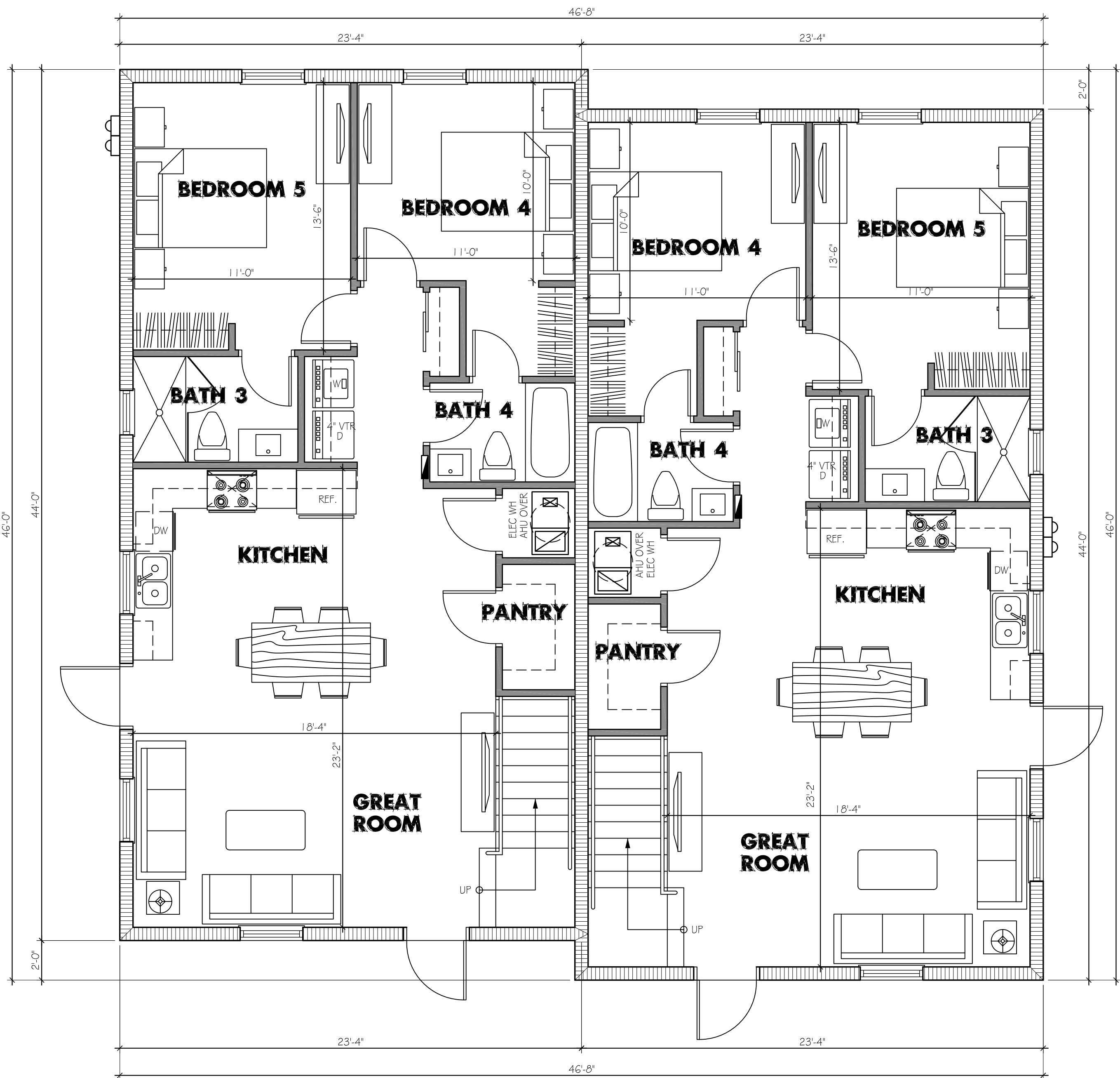
TWO UNIT TOTAL 3,680 SF

2ND FL AC 814 SF
1ST FL AC 1,026 SF
TOTAL AC 1,840 SF

UNIT A

2ND FL AC 814 SF
1ST FL AC 1,026 SF
TOTAL AC 1,840 SF

UNIT B



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

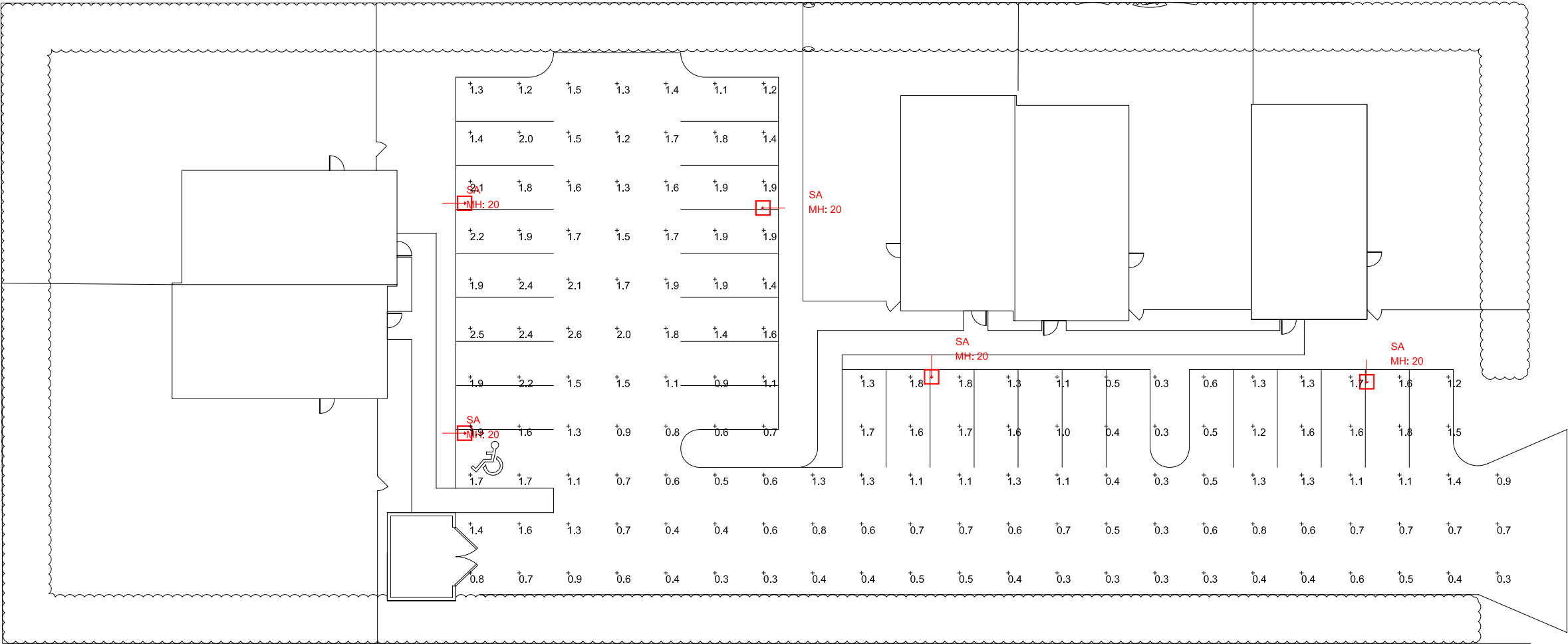
3861 GULFSTREAM RD

SITE LIGHTING

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	5	SA	CREE LTG#: OSQ-A-4ME-Z-40K-UL-BLS / MTD AT 20' AFG	0.900	5299

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	1.16	2.6	0.3	3.87	8.67

Filename: 3861-2020-02-09.AGI



OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Rev. Date: V23 01/10/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

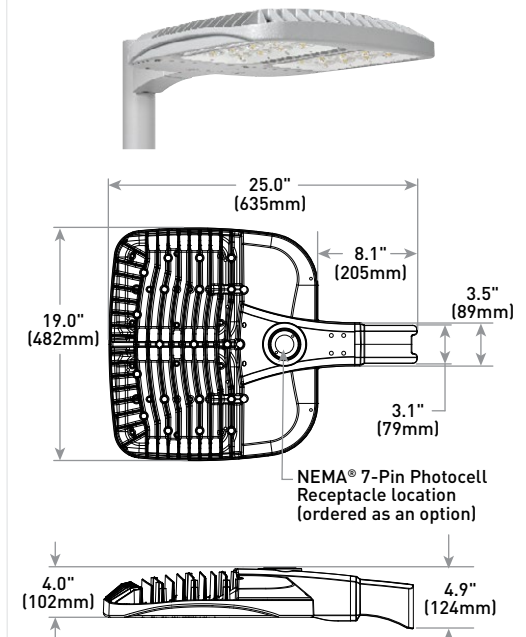
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on Synapse wireless control accessories/1 year on luminaire accessories

* See <http://creelighting.com/warranty> for warranty terms

DA Mount



Weight

28.9 lbs. (13.1kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm	Color Options: SV Silver BK Black BZ Bronze WH White
OSQ-DA Direct Arm	
OSQ-M-TSP Transportation Mount (stainless steel; do not specify color)	
OSQ-TM Trunnion Mount	

* Reference EPA and pole configuration suitability data beginning on page 9

Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	Asymmetric	B 86W K 130W Z 53W	30K 3000K, 70 CRI 40K 4000K, 70 CRI 50K 5000K, 90 CRI 57K 5700K, 70 CRI	UL Universal 120-277V UH Universal 347-480V - Available with B & K Input Power Designators only	BK Black BZ Bronze SV Silver WH White	PML Programmable Multi-Level, up to 40' Mounting Height	R NEMA® 7-Pin Photocell Receptacle
			- Refer to PML spec sheet for details					- 7-pin receptacle per ANSI C136.41	
			- Intended for downlight applications at 0° tilt					- Intended for downlight applications with maximum 45° tilt	
			PML2 Programmable Multi-Level, 10-30' Mounting Height					- Factory connected 0-10V dim leads	
								- 18" (457mm) seven-conductor cord exits luminaire	
								- Requires photocell or shorting cap by others	

* Available with Backlight Shield when ordered with field-installed accessory (see table above)



CREE **LIGHTING**

US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** OSQ-DA: 28.9 lbs. (13.1kg); OSQ-B-AA: 28.4 lbs. (12.9kg); OSQ-M-TSP: 42 lbs. (19.1kg); OSQ-TM: 32.6 lbs. (14.8kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Consult factory if in-luminaire fusing is required
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available with 70 CRI. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance¹

Ambient	Optic	Initial LMF	25K hr Reported² LMF	50K hr Reported² LMF	75K hr Reported²/ Estimated³ LMF	100K hr Reported²/ Estimated³ LMF
5°C (41°F)	Asymmetric	1.04	1.02	1.01	1.00³	0.99³
	Symmetric	1.05	1.04	1.03	1.03²	1.02²
10°C (50°F)	Asymmetric	1.03	1.01	1.00	0.99³	0.98³
	Symmetric	1.04	1.03	1.02	1.01²	1.00²
15°C (59°F)	Asymmetric	1.02	1.00	0.99	0.98³	0.97³
	Symmetric	1.02	1.02	1.01	1.00²	0.99²
20°C (68°F)	Asymmetric	1.01	0.99	0.98	0.97³	0.96³
	Symmetric	1.01	1.01	1.00	0.99²	0.98²
25°C (77°F)	Asymmetric	1.00	0.98	0.97	0.96³	0.95³
	Symmetric	1.00	0.99	0.98	0.98²	0.97²

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

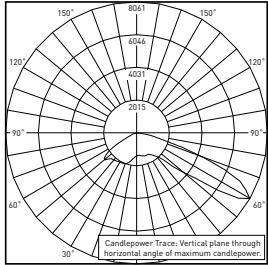
Field-Installed			
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	Hand-Held Remote XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Bird Spikes OSQ-MED-BRDSPK	Shorting Cap XA-XSLSHRT
Synapse Wireless Control Accessories			
Twist-Lock Lighting Controller TL7-B2 – Suitable for 120-277V (UL) voltage only – Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle – Not for use with PML or Q options – Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires		SimplySNAP On-Site Controller SS450-002 – Verizon® LTE-enabled – Designed for indoor applications	
SimplySNAP Central Base Station CBSSW-450-002 – Includes On-Site Controller (SS450-002) and 5-button switch – Indoor and Outdoor rated		Building Management System (BMS) Gateway BMS-GW – Required for BACNET integration	
		Outdoor Antennas (Optional, for increased range, 8dB gain) KIT-ANT420SM – Kit includes antenna, 20' cable and bracket KIT-ANT360 – Kit includes antenna, 30' cable and bracket KIT-ANT600 – Kit includes antenna, 50' cable and bracket	

OSQ™ LED Area/Flood Luminaire – Medium

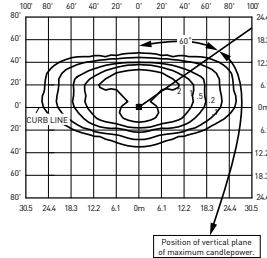
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
<https://creelighting.com/products/outdoor/area/osq-series>

2ME



RESTL Test Report #: PL08877-001A
 OSQ-A**-2ME-B-40K-UL
 Initial Delivered Lumens: 10,381

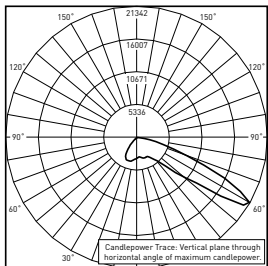


OSQ-A**-2ME-B-40K-UL
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 11,424
 Initial FC at grade

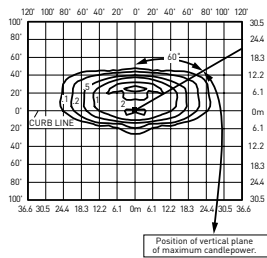
Type II Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL07700-001A
 OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
 Initial Delivered Lumens: 22,822



OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 8,779
 Initial FC at grade

Type II Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

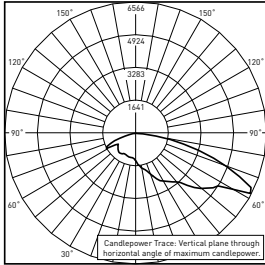
OSQ™ LED Area/Flood Luminaire – Medium

Photometry

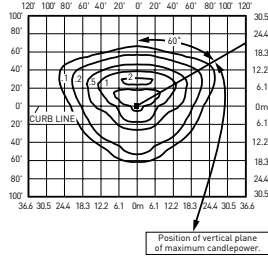
All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:

<https://creelighting.com/products/outdoor/area/osq-series>

3ME



RESTL Test Report #: PL08876-001A
OSQ-A-**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



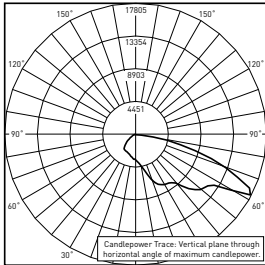
OSQ-A-**-3ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade

Type III Medium Distribution

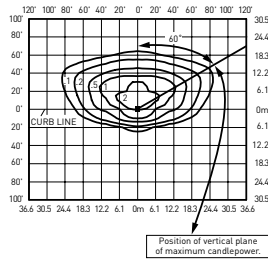
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	4,540	B1 U0 G1	5,551	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

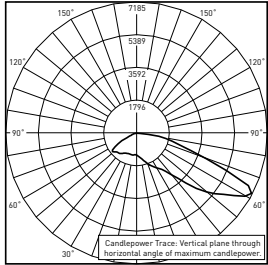
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ™ LED Area/Flood Luminaire – Medium

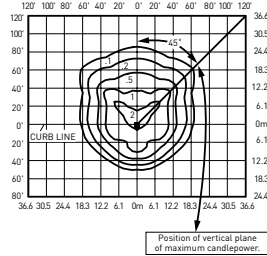
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
<https://creelighting.com/products/outdoor/area/osq-series>

4ME



RESTL Test Report #: PL08878-001A
 OSQ-A-**-4ME-B-30K-UL
 Initial Delivered Lumens: 10,230

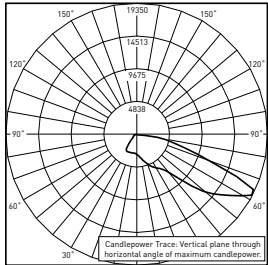


OSQ-A-**-4ME-B-40K-UL
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 11,424
 Initial FC at grade

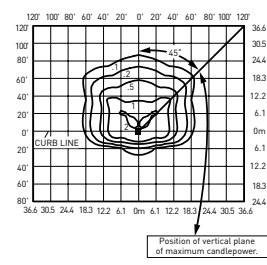
Type IV Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL07692-001A
 OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
 Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-B-40K-UL w/OSQ-BLSMF
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 8,779
 Initial FC at grade

Type IV Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

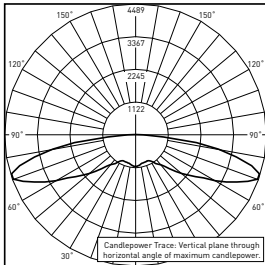
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ™ LED Area/Flood Luminaire – Medium

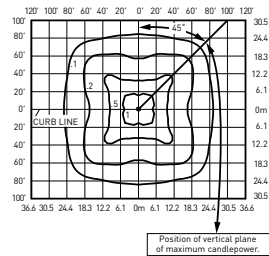
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
<https://creelighting.com/products/outdoor/area/osq-series>

5ME



RESTL Test Report #: PL08534-001B
 OSQ-A**-5ME-B-40K-UL
 Initial Delivered Lumens: 10,519



OSQ-A**-5ME-B-40K-UL
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 10,867
 Initial FC at grade

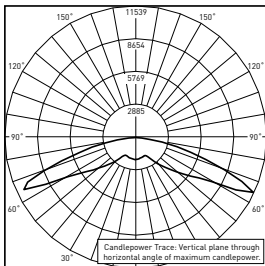
Type V Medium Distribution

Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3

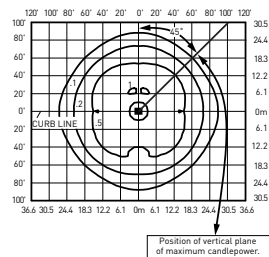
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
 OSQ-A**-5SH-B-40K-UL
 Initial Delivered Lumens: 25,679



OSQ-A**-5SH-B-40K-UL
 Mounting Height: 25' (7.6m) A.F.G.
 Initial Delivered Lumens: 11,478
 Initial FC at grade

Type V Short Distribution

Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	B4 U0 G3	17,191	B4 U0 G3
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

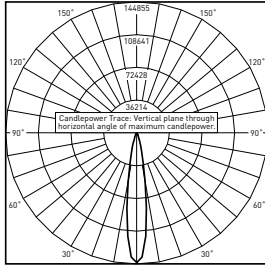
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

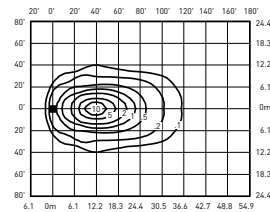
All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:

<https://creelighting.com/products/outdoor/area/osq-series>

15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



OSQ-A-**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

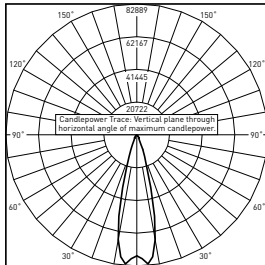
15° Flood Distribution

Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

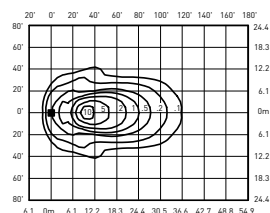
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

25D



CESTL Test Report #: PL07696-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265



OSQ-A-**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

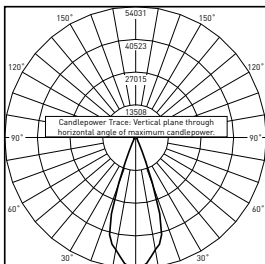
25° Flood Distribution

Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

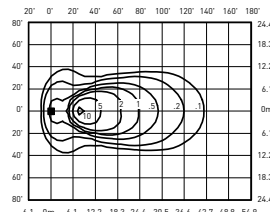
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

40° Flood Distribution

Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

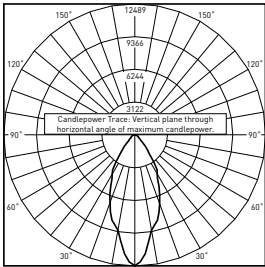
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

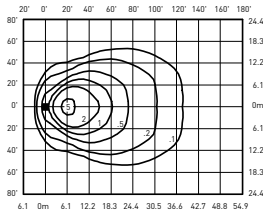
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
<https://creelighting.com/products/outdoor/area/osq-series>

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

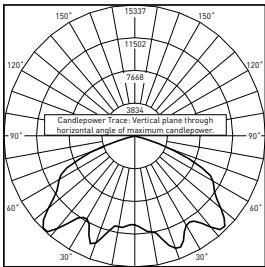


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

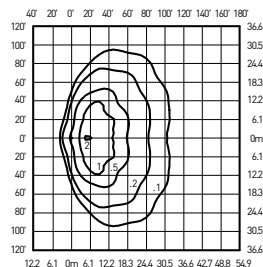
60° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

Wide Sign Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-B-AA Weight: 28.4 lbs. (12.9kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration [0° -80° Tilt]; If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration [90° Tilt]; If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets† (must specify color)

Square Internal Mount Vertical Tenons (Steel)

- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single PB-4A*(90) – 90° Quad
PB-2A* – 180° Twin PB-4A*(180) – 180° Quad
PB-3A* – 180° Triple

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90° Twin PD-3A4(90) – 90° Triple
PD-2A4(180) – 180° Twin PD-4A4(90) – 90° Quad

Wall Mount Brackets

- Mounts to wall or roof

WM-2 – Horizontal for OSQ-B-AA mount
WM-4 – L-Shape for OSQ-B-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)

- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin PB-4R2.375 – Quad
PB-3R2.375 – Triple

Round External Mount Horizontal Tenons (Aluminum)

- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical) PT-3(90) – 90° Triple
PT-2(90) – 90° Twin PT-3(120) – 120° Triple
PT-2(180) – 180° Twin PT-4(90) – 90° Quad

Mid-Pole Bracket

- Mounts to square pole

PW-1A3** – Single PW-2A3** – Double

Ground Mount Post

- For ground-mounted flood luminaires

PGM-1 – for OSQ-B-AA mount

† Refer to the [Bracket and Tenons spec sheet](#) for more details

OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

Direct Arm Mount – OSQ-DA Weight: 28.9 lbs. (13.1kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
					
0.74	1.48	1.19	1.93	1.63	2.38

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B, K & Z	N/A	✓	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	✓	N/A	N/A	N/A
4" Square					
B, K & Z	✓	✓	✓	N/A	✓
4" Round					
B, K & Z	✓	✓	✓	✓	✓
5" Square					
B, K & Z	✓	✓	✓	N/A	✓
5" Round					
B, K & Z	✓	✓	✓	✓	✓
6" Square					
B, K & Z	✓	✓	✓	N/A	✓
6" Round					
B, K & Z	✓	✓	✓	✓	✓

Luminaire EPA

Trunnion Mount – OSQ-TM Weight: 32.6 lbs. (14.8kg)	
Single	
0° Tilt	
0.75	
15° Tilt	
0.99	
30° Tilt	
1.57	
45° Tilt	
2.07	
60° Tilt	
2.46	
75° Tilt	
2.67	
90° Tilt	
2.33	

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator B

Q Option Setting	CCT/CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K (70 CRI)	86	10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		9,350	10,000	10,575	7,200	7,400	7,200	TBD	TBD
	57K (70 CRI)		11,648	11,056	11,678	8,950	9,196	8,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K (70 CRI)	77	9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		8,350	8,950	9,450	6,425	6,600	6,425	TBD	TBD
	57K (70 CRI)		10,250	9,729	10,277	7,876	8,092	7,876	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K (70 CRI)	72	8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		7,525	8,050	8,525	5,775	5,950	5,775	TBD	TBD
	57K (70 CRI)		9,668	9,176	9,693	7,429	7,633	7,429	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K (70 CRI)	62	7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		6,575	7,025	7,425	5,050	5,175	5,050	TBD	TBD
	57K (70 CRI)		8,387	7,960	8,408	6,444	6,621	6,444	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K (70 CRI)	53	6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		5,575	5,975	6,325	4,290	4,410	4,290	TBD	TBD
	57K (70 CRI)		7,105	6,744	7,124	5,460	5,610	5,460	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K (70 CRI)	45	5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		4,550	4,890	5,175	3,500	3,590	3,500	TBD	TBD
	57K (70 CRI)		5,940	5,639	5,956	4,565	4,690	4,565	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K (70 CRI)	34	4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		3,500	3,770	3,980	2,690	2,760	2,690	TBD	TBD
	57K (70 CRI)		4,543	4,312	4,554	3,491	3,586	3,491	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

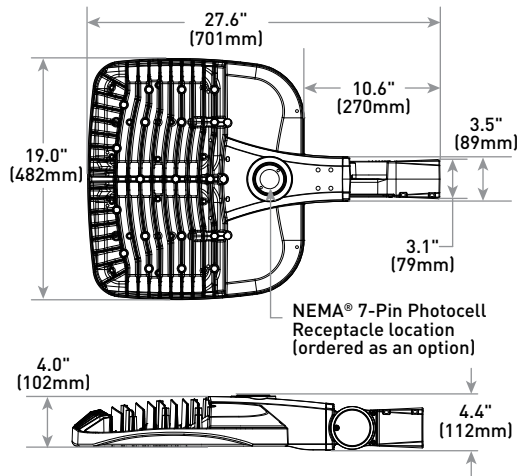
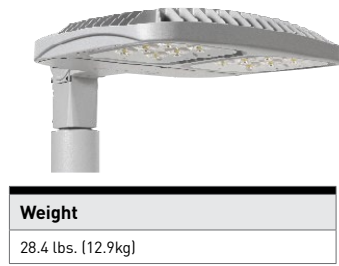
The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator K

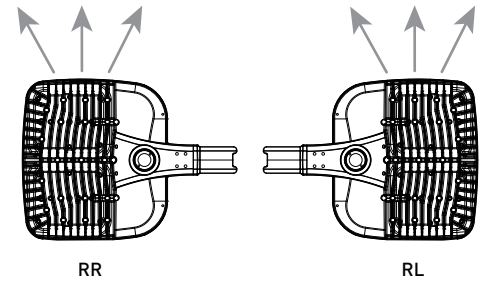
Q Option Setting	CCT/CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K (70 CRI)	130	16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		14,000	14,925	15,800	10,750	11,050	10,750	TBD	TBD
	57K (70 CRI)		17,291	16,277	17,191	13,286	13,650	13,286	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K (70 CRI)	117	14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		12,500	13,350	14,100	9,600	9,875	9,600	TBD	TBD
	57K (70 CRI)		15,216	14,324	15,128	11,692	12,012	11,692	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K (70 CRI)	110	13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		11,250	12,050	12,725	8,650	8,900	8,650	TBD	TBD
	57K (70 CRI)		14,352	13,510	14,269	11,027	11,330	11,027	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K (70 CRI)	93	11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		9,825	10,525	11,100	7,550	7,750	7,550	TBD	TBD
	57K (70 CRI)		12,450	11,719	12,378	9,566	9,828	9,566	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K (70 CRI)	80	9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		8,350	8,950	9,475	6,425	6,600	6,425	TBD	TBD
	57K (70 CRI)		10,548	9,929	10,487	8,104	8,327	8,104	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K (70 CRI)	67	8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		6,825	7,325	7,725	5,250	5,375	5,250	TBD	TBD
	57K (70 CRI)		8,818	8,301	8,767	6,776	6,962	6,776	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K (70 CRI)	51	6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K (90 CRI)		5,250	5,650	5,975	4,030	4,150	4,030	TBD	TBD
	57K (70 CRI)		6,743	6,348	6,704	5,182	5,324	5,182	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

OSQ™ LED Area/Flood Luminaire – Medium

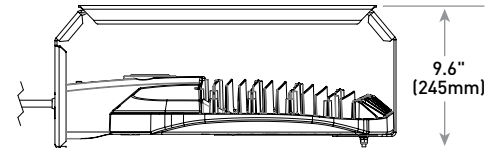
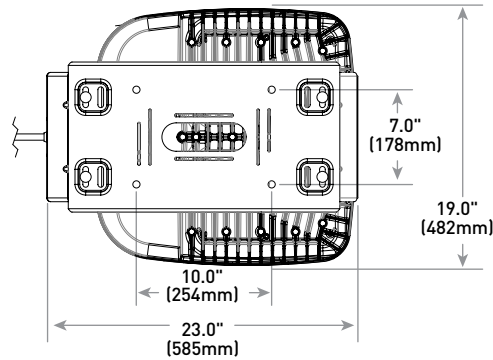
AA Mount



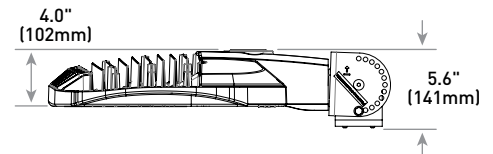
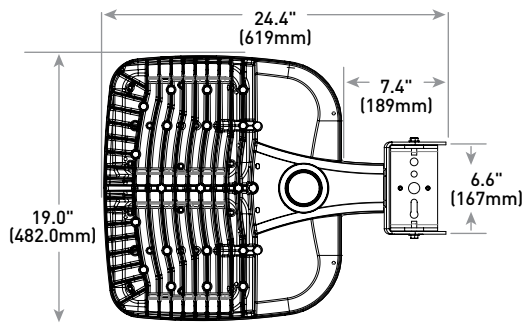
RR/RL Configuration



TSP Mount



TM Mount



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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

A COMPANY OF IDEAL INDUSTRIES, INC.



May 18, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 N. Jog Road, 3rd Floor
West Palm Beach, Florida 33411

Re: 3861 Gulfstream Road – #PTC20-043

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 proposed project consists of 5 multi-family residential units (2-stories) located on the west side of Gulfstream Road, north of Lake Worth Road, in the Village of Palm Springs, as shown on Attachment 1. The site is currently vacant. Access to the site is provided via a full access driveway on Gulfstream Road. The proposed buildout year is 2022. The PCN for the site is 70-43-44-19-11-001-0060.

Attachment 2 provides the trip generation analysis for the proposed project. The proposed project is projected to generate an increase of 37 daily trips, 2 AM peak hour trips and 3 PM peak hour trips. The project generates fewer than 20 peak hour trips and therefore a concurrency traffic study is not required. The project meets the Palm Beach County Traffic Performance Standards.

Attachment 3 provides the peak hour turning movement volumes at the driveway on Gulfstream Road. No additional turn lanes are required.

If you have any questions or need additional information, please do not hesitate to contact this office

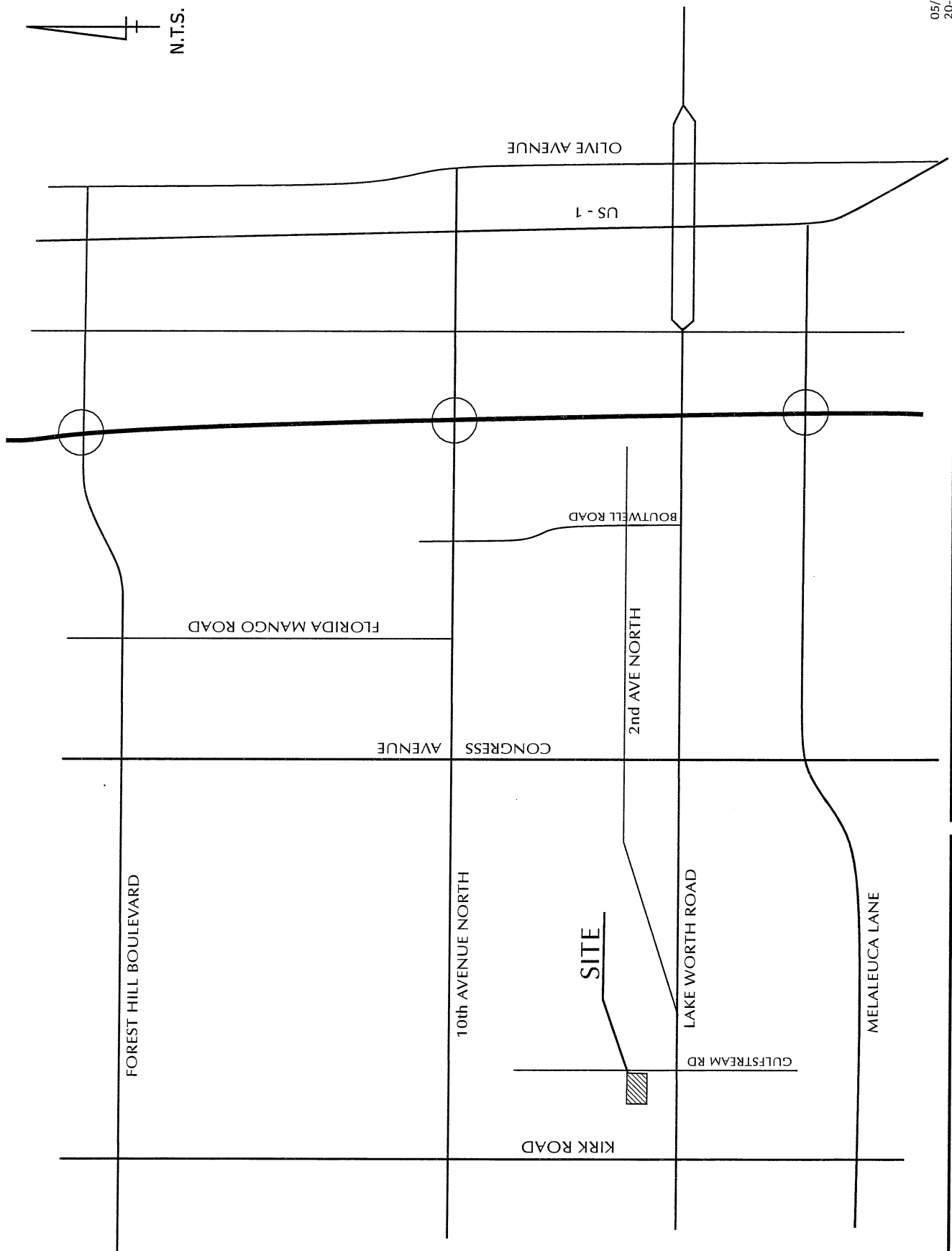
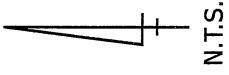
Sincerely,

Linda Riccardi

Linda Riccardi, P.E.
Project Manager

Attachments

This item has been electronically signed and sealed by Linda Riccardi, P.E. on 5/18/20 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.



05/13/20
20-043



ATTACHMENT 1
PROJECT LOCATION

3861 GULFSTREAM RD

Attachment 2

3861 Gulfstream Road

Trip Generation

DAILY

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	New Trips
Residential Multi Family - 2 Story	220	5 DUs	7.32 / DU	37
TOTALS		5 DUs		37

AM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	New Trips		
				In	Out	Total
Residential Multi Family - 2 Story	220	5 DUs	0.46 / DU (23/77)	-	2	2
TOTALS		5 DUs		-	2	2

PM Peak Hour

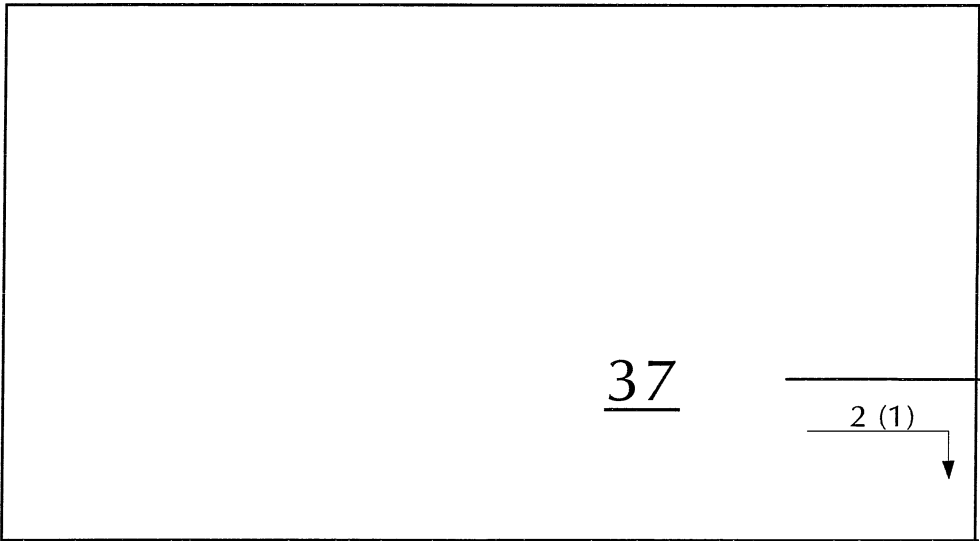
Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	New Trips		
				In	Out	Total
Residential Multi Family - 2 Story	220	5 DUs	0.56 / DU (63/37)	2	1	3
TOTALS		5 DUs		2	1	3

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



N.T.S.



GULFSTREAM RD

LEGEND

- 5 - AM Peak Hour
- (2) - PM Peak Hour
- 37 - ADT

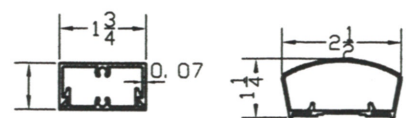
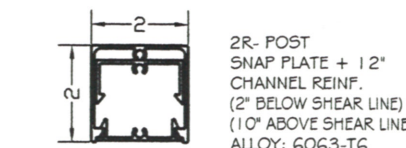
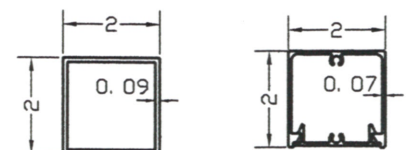
5/13/20
20-043

3861 GULFSTREAM
ROAD

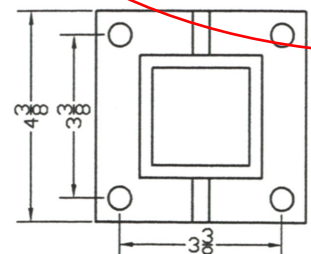
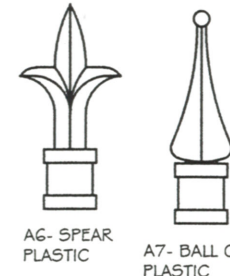
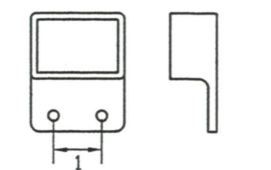
ATTACHMENT 3
PROJECT DRIVEWAY VOLUMES

PTC

PRODUCT COMPONENTS



A1- TOP RAIL - WALL ANCHOR CAST ALUMINUM SECURED WITH (2) 1/4"x2 1/4" TAPCONS



EXPOSURE C

	POST SPACING		
H	36"	48"	60"
36	OK	OK	OK
48	OK	OK	OK
60	OK	OK	OK
72	OK	OK	OK (**)

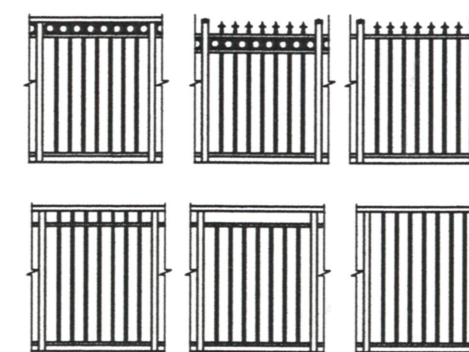
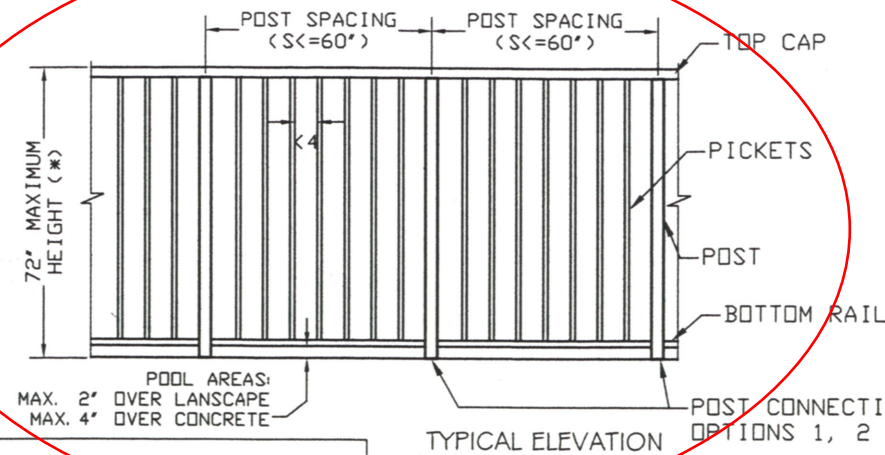
H: FENCE HEIGHT IN INCHES

EXPOSURE D

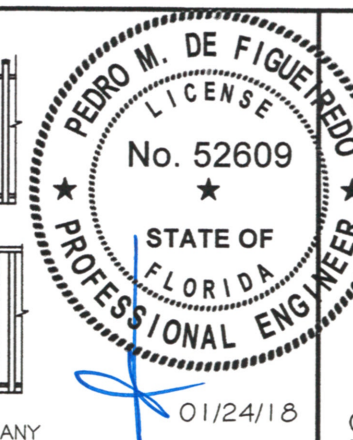
	POST SPACING		
H	36"	48"	60"
36	OK	OK	OK
48	OK	OK	OK
60	OK	OK	OK
72	OK	OK	OK

H: FENCE HEIGHT IN INCHES

(*) POOL AREAS 48" MINIMUM HEIGHT SEE GENERAL NOTE 7
(**) USE SOLID POST (1) OR POST + REINF (2R) FOR 72" HEIGHT FENCE



NOTE: ELEVATIONS CAN BE WITH AS MANY COMBINATIONS AS POSSIBLE USING THE COMPONENTS HERE IN SPECIFIED MINIMUM POROSITY: 75% OPEN

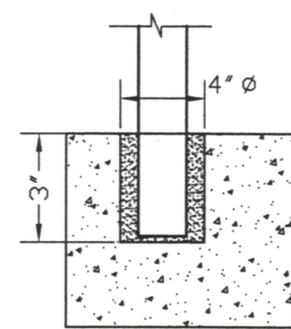


ENGINEER SEAL
PEDRO DE FIGUEIREDO
PE 52609

PPMF INC. - CA 32459
9715 BROWARD BLVD PMB 247
PLANTATION - FL - 33324
PPMF @ AOL.COM

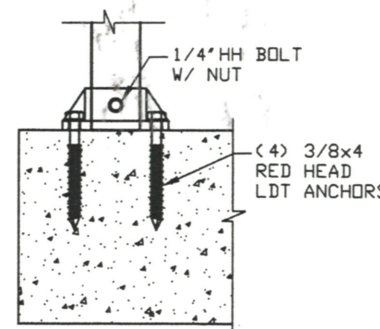
TYPICAL BASE CONNECTION

OPTION 1
CORE DRILLED
CONCRETE SLAB



OPTION 1:
POST TO BE SET ON MIN. 3000 PSI CONCRETE SLAB 4" DIAMETER X 3" DEEP CORE DRILL HOLE AND ANCHOR WITH MIN. 8000 PSI NON SHRINK CEMENT GROUT.

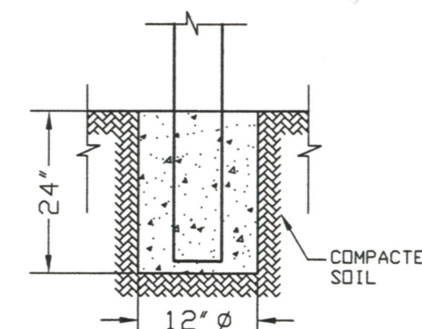
OPTION 2
POST BASE ANCHOR



OPTION 2:
POST SET ON CAST ALUMINUM POST BASE ANCHOR WITH (4) 3/8" X4" LG TAPCONS INTO 3000 PSI CONCRETE 4" EDGE DISTANCE. LIMITED TO:

	POST SPACING					
	EXPOSURE C			EXPOSURE D		
H	36"	48"	60"	36"	48"	60"
36	OK	OK	OK	OK	OK	OK
48	OK	OK	OK	OK	OK	OK
60	OK	OK	OK	OK	OK	OK
72	OK	--	--	OK	--	--

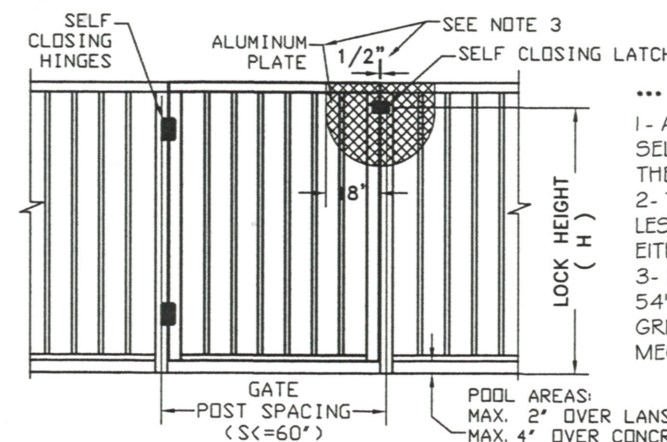
OPTION 3
POST SET IN
ISOLATED FOOTING



OPTION 3:
POST SET ON 12"Ø X 24" DEEP 3000 PSI QUICKSET CONCRETE FOOTING SOIL MATERIAL: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (2000 psf BEARING CAPACITY, 150 psf/ft LATERAL BEARING BELOW NATURAL GRADE)

GENERAL NOTES:

- 1- THIS PRODUCT HAS BEEN DESIGNED AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE - 6TH EDITION.
- 2- DESIGN IS BASED ON WIND LOADS PER ASCE 7-10 USING THE FOLLOWING DATA:
CATEGORY I, V= 115 MPH (FBC 1616.2.1), EXPOSURE C & D, GROUND FLOOR
- 3- THIS FENCE DESIGN IS TO BE USED AT GROUND SURFACE ONLY. THE USE IS TO BE LIMITED TO DECORATIVE BARRIER PURPOSES ONLY. THIS FENCE IS NOT INTENDED TO MEET SAFETY GUARD REQUIREMENTS. IT SHALL NOT BE USED ON ELEVATED AREAS AS GUARD RAILING.
- 4- ALL EXTRUDED MEMBERS SHALL BE MADE OF ALUMINUM ALLOY TYPE 6063-T6
- 5- CONCRETE SLABS WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI
- 6- SURROUNDING SOIL TO BE COMPACTED TO 98% OPTIMUM DENSITY, 2000 PSF MINIMUM
- 7- INSTALLATION TO ENCLOSE A SWIMMING POOL AREA MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTION 454.2.17
 - 7.1- TOP OF THE BARRIER SHALL BE AT LEAST 48" ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE GRADE AND THE BOTTOM OF THE BARRIER IS 2" OVER LANDSCAPE AREAS AND 4" OVER HARD SURFACES AREAS.
 - 7.2- THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER.
 - 7.3- OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE
 - 7.4- WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL IS LESS THAN 45 IN., THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE AND THE VERTICAL MEMBERS BE SPACED NOT TO EXCEED 1 3/4" IN WIDTH.
 - 7.5- WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL IS 45 IN. OR MORE, THE VERTICAL MEMBERS SHALL BE SPACED NOT TO EXCEED 4" IN WIDTH.
 - 7.6- ACCESS GATES SHALL BE SELF-CLOSING AND SELF LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE. SEE POOL GATE NOTES ***.
- 8- ENGINEER IS NOT RESPONSIBLE FOR ANY MISUSE ON DESIGNING, FABRICATION AND INSTALLATION OF THIS PRODUCT. ANY QUESTIONS OR CHANGES MUST BE ADDRESSED TO THIS ENGINEER PRIOR ENGAGEMENT OF USE.
- 9- ANY CHANGES TO THIS DRAWINGS ARE NOT ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.



*** POOL GATE NOTES:
1- ACCESS GATES SHALL BE SELF-CLOSING AND SELF LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE.
2- THE DEVICE RELEASE SHALL BE LOCATED NO LESS THAN H=54" FROM THE BOTTOM ON EITHER SIDE OF THE GATE.
3- FOR DEVICE RELEASES LOCATED LESS THAN 54", THE BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

PRODUCT:
ALUMINUM FENCE
FLORIDA BUILDING CODE 2017
6th EDITION

SCALE:
NA

DATE:
01/24/18

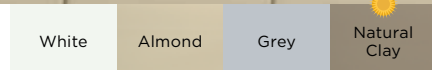
DRAWING #
18-017

SHEET
1 OF 1

Chesterfield Smooth Finish



Distinctive
Deco Rail
Design



Chesterfield Smooth Finish



Top rails in ColorLast® colors feature reinforcement for added strength and durability.

Heights: 4', 5' & 6'
Picket Style: 7/8" x 7" Tongue & Groove
(4' not available in Natural Clay)
(Grey only available in 6')
Steel Reinforced Bottom Rail



Chesterfield Smooth finish in Almond



**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

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

June 8, 2020

Linda Riccardi, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: 3861 Gulfstream Road
Project #: 200601
Traffic Performance Standards Review**

Dear Ms. Riccardi:

The Palm Beach County Traffic Division has reviewed the **3861 Gulfstream Road Development** Traffic Impact Statement, dated May 18, 2020, 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:	West side of Gulfstream Road, about 0.12 miles south of Lakewood Road
PCN:	70-43-44-19-11-001-0060
Access:	One full access driveway connection onto Gulfstream Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Multi-Family Residential = 5 DU
New Daily Trips:	37
New Peak Hour Trips:	2 (0/2) AM; 3 (2/1) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined that the proposed project **meets** the PBC Traffic Performance Standards. The project will have a net impact of less than 20 peak hour trips.

Please note the receipt of a Traffic Performance Standards (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.

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

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an



Linda Riccardi, P.E.
June 8, 2020
Page 2

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, which appears to read "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\200601 - 3861 GULFSTREAM ROAD.DOCXN

March 8, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3861 Gulfstream Rd- Multifamily
Site Plan Approval Letter
Engenuity Group Project No. 6001.95**

We reviewed the following documents received on 2-24-21:

1. Civil Plan, 1 sheet (C-1), revised 10-19-20, by Gruber Consulting Engineer, Inc.
2. Architectural Plans, 6 sheets (A-1 to A-6), dated 1-21-21, by Yates Associates Architecture, Inc.
3. Landscape Plan, 1 sheet (L-1), revised 1-7-21, by John Carton Landscape Architecture, Inc.
4. Drainage Calculations, 16 sheets, revised January, 2021, by Gruber Consulting Engineers.
5. Staff Comment and Responses, 3 sheets, dated 2-22-21

We recommend Site Plan approval with the following condition:

1. Provide compensating, including reduction in soil storage, per the SFWMD C-51 Basin requirements.
2. Provide root barriers at trees closer than 12-ft from proposed and existing pipes.
3. 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: Kim Glas-Castro
Lisa Tropepe, PE
Chad Girard, PE
Ed Horton



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	11/30/2020		
	SCAD No.	20113001D - D. O.		
	FLU /Rezoning/D.O. No.	202000658 – Village of Palm Springs		
	PCN No.	70-43-44-19-11-001-0060 / 3861 Gulfstream Road		
	Development Name	Gulfstream Road Apartments		
	Owner/Agent Name	Tencel LLC / Place Planning & Design		
	SAC No.	200B		
	Proposed Unit No. & Type	5 Apartment Units		
Impact Review		Palm Springs Elementary School	LC Swain Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	-30	-133	-636
	Utilization Percentage	103%	109%	120%
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 impact. In order to address the school capacity deficiency generated by this proposed development at the District Elementary, Middle and High school level, the property owner shall contribute a total of \$20,437 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 11/30/2020 to 11/29/2021 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 11/29/2021 or this determination will expire automatically on 11/29/2021.			
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

November 30, 2020

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

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

No comment.

From: Iramis Cabrera <icabrera@vpsfl.org>

Sent: Thursday, June 25, 2020 9:24 AM

To: Pedro Segovia <PSEGOVIA@pbcgov.org>; Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>; Anne Perry <aperry@lwdd.net>; Jean St. Simon <jssimon@lakeworthbeachfl.gov>; pnicholas@lakeworth.org; Rudershausen, Elsa - Miami, FL <Elsa.M.Rudershausen@usps.gov>; Christopher Schulle <cschulle@wasteprousa.com>; tcmahon@wasteprousa.com; Michael Owens <michael.owens.1@palmbeachschools.org>; Yash Nagal <YNagal@pbcgov.org>

Subject: 3861 Gulfstream Rd

Attached are the proposed plans for a new project at 3861 Gulfstream Rd. The applicant is proposing the construction of 5 two-story townhomes. Please review them and let me know if you have any comments.

Thanks.

Iramis Cabrera

Planner

Planning, Zoning & Building Department

Village of Palm Springs

P# 561-965-4016

F# 561-439-4132

icabrera@vpsfl.org

11-17-2020

Good morning Iramis,

LWDD has no objection to the certification of this petition. It is located between LWDD Canal 11 and L-12 and is not adjacent to either.

Thank you and have a lovely day.

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.

Good morning Iramis,
Hope you're well.
We have no routes going on Gulfstream Road, so no comments. Thank you.

Best,
Yash Nagal

Yash Nagal
Senior Planner
Tel. 561 841-4238
Email: ynagal@pbcgov.org
Web: <http://www.palmtran.org>
Palm Tran WPB Facility

11/18/2020

Hello,

DOA received your request to review the subject development. Below are DOA comments.

The proposed residential development Townhomes located at 3861 Gulfstream Road is seeking to construct approximately two 2 story buildings and a one story building in Palm Springs. From the description provided to the Department, the properties are located north of Lake Worth Rd., south of Lakewood Rd., and east of Kirk Rd. within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.

Residential occupants on occasion will observe aircraft arriving at and departing from Palm Beach County Park Airport. In accordance with the provision of Article 16, each residential perspective tenant and purchaser within the ALUNZ must be informed and disclosed of the following prior to a real estate contract that may eventually transfer ownership in real property. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts.

Also, it appears the proposed development is located in the Airport Regulated Area Zone 3 & Zone 1 for PBI and Lantana Airport.

Any project with height concerns (two stories or more) in Zone 1 and Zone 3 must comply with FAA regulations. It is required the applicant fill out Form 7460, Notice of Actual Construction or Alteration. Form 7460 is available online on FAA website at the link <https://oeaaa.faa.gov>. FAA will perform an aeronautical study to determine if the proposed development will be a hazard to air navigation. Once FAA has provided a decision, the applicant must provide DOA a copy of their results with their application.

Please contact me with any concerns.

Thank you,

Wil Hicks
Technical Services Coordinator
561-471-7491

Iramis:

Good morning. I hope all is well. The proposed residential development will not be required to construct a school bus shelter. Please have the applicant contact Joyce Cai from my office to discuss the required SCAD application.

Thank you.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: February 23, 2021

RE: 3861 Gulfstream Rd- Site Plan - Construct 5 townhomes

3rd submittal

Attached are:

x Prints
☐ Report
☐ Other _____

☐ Reproducibles
☐ Specifications

☐ Correspondence
☐ Applications

COPIES	DATE	DESCRIPTION
1	2/23/2021	Site Plan Package

Transmitted:

☐ For Approval
☐ For Revisions
☐ Other _____

☐ As Requested
☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

Plan States that existing water meter will remain for Maintenance use. Need to know what that use will be for. It Cannot be for irrigation and will be required to have an R.P.Z. Backflow on it if it remains.

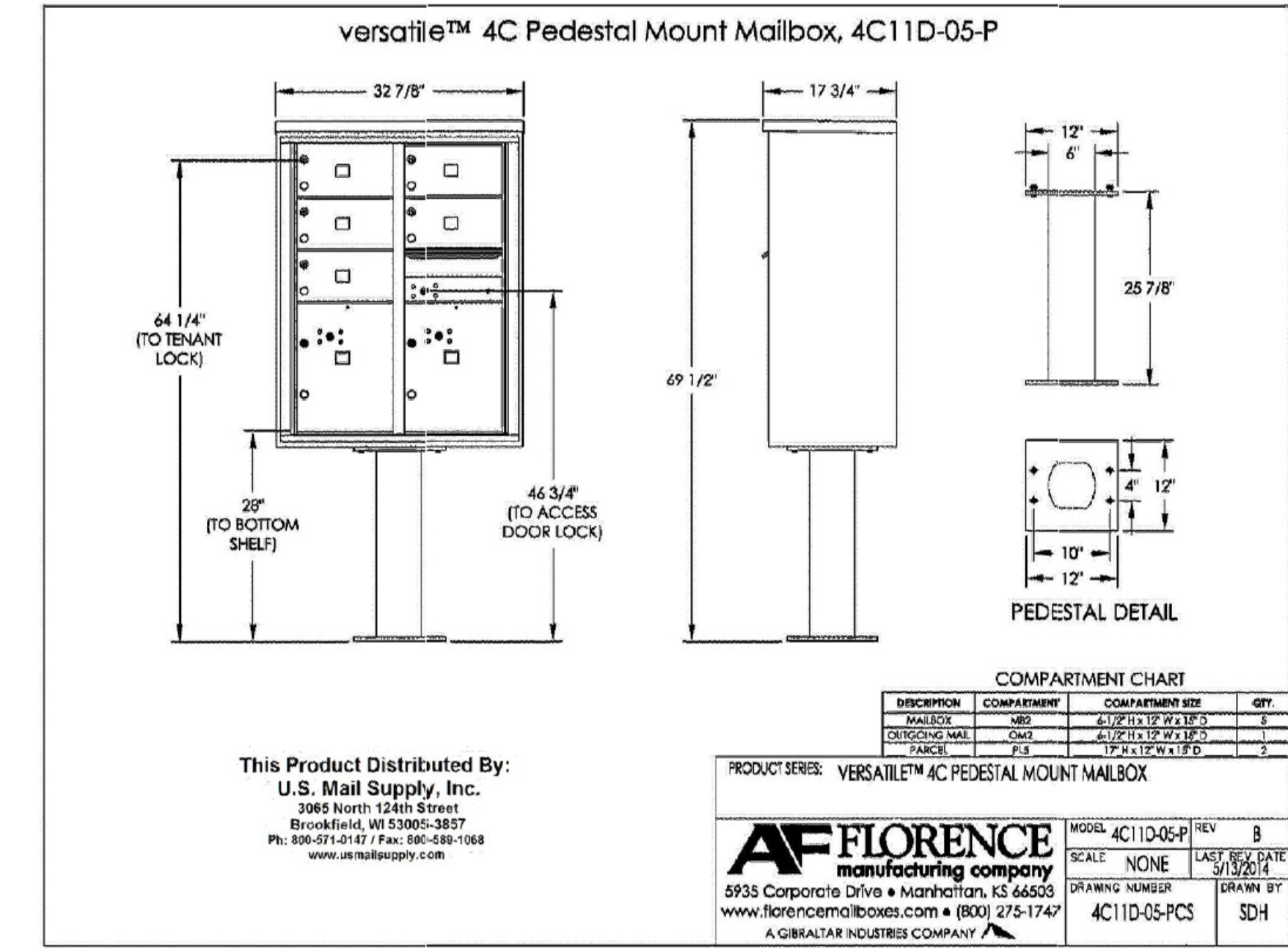
Ed Horton 3-8-2021

6/29/2020

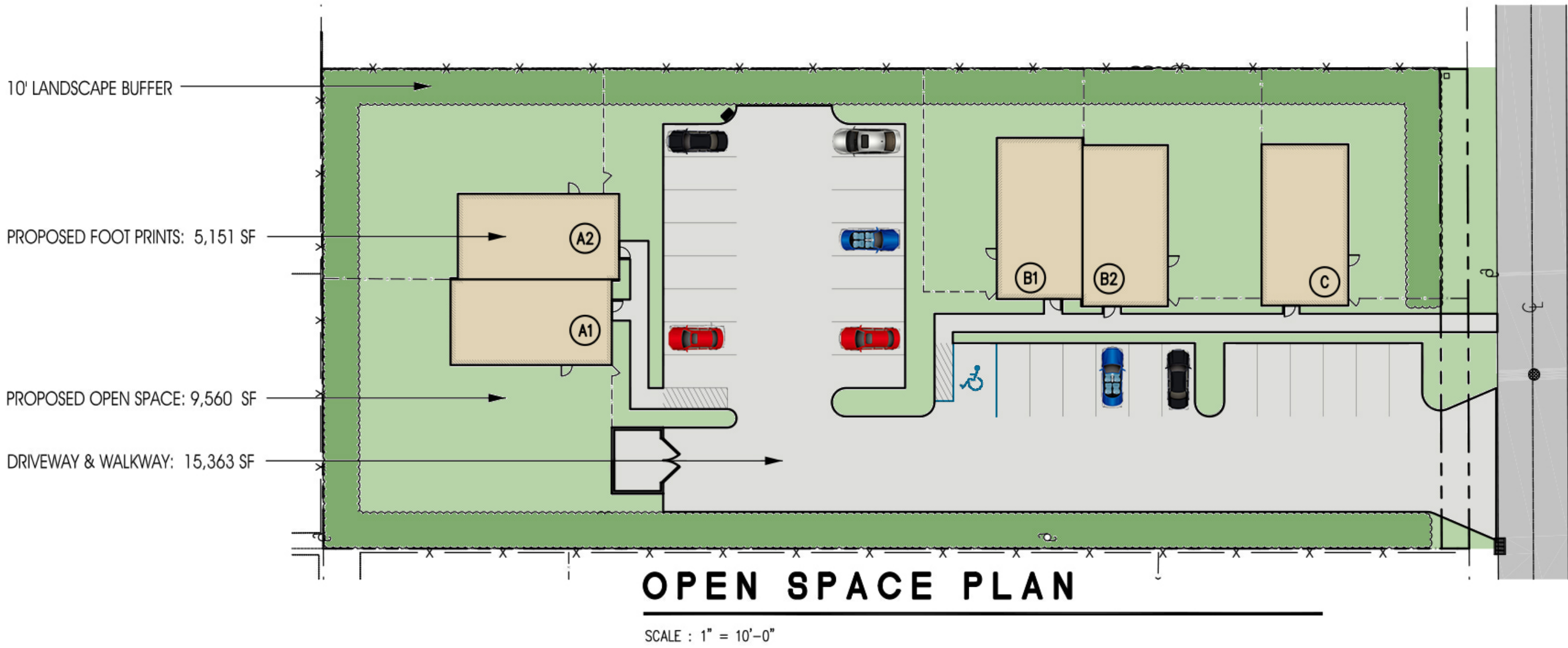
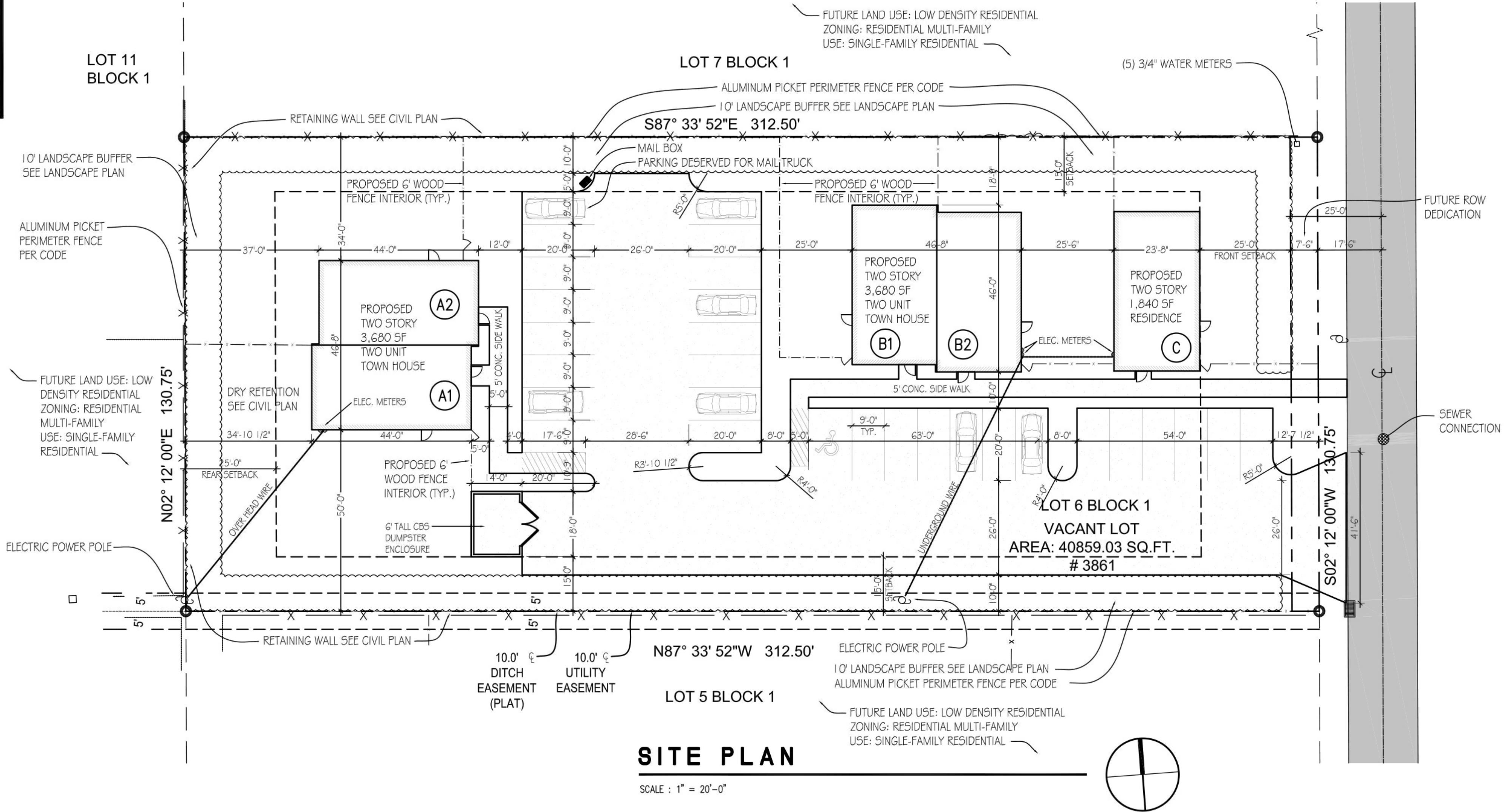
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Good morning
We see no issues

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876



PROPERTY DETAIL	PROPERTY DEVELOPMENT REGULATIONS	APPLICABLE CODES
LOCATION ADDRESS MUNICIPALITY PARCEL CONTROL NUMBER SUBDIVISION OFFICIAL RECORDS BOOK LEGAL DESCRIPTION	MINIMUM LOT AREA: 10,000 FOR ONE DWELLING UNIT, 12,500 FOR TWO DWELLING UNITS, AND 15,000 SF FOR THREE DWELLING UNITS. FOR EACH ADDITIONAL UNIT THEREAFTER, 9,500 SQUARE FEET OF LOT PER UNIT SHALL BE REQUIRED. (P R O P O S E D) LOT AREA OF 40,859.03 SF - 15,000 SF = 3.0 UNITS REMAINDER OF 25,859.03 / 9,500 SF = 2.7 UNITS MAXIMUM UNIT COUNT ALLOWED = 5 UNITS MAX LOT COVERAGE ALLOWED: 40% = LOT COVERAGE PROVIDED: 12% = 16,343.61 SF PROVIDED (3) FOOT PRINTS= 5,151 SF DRIVEWAY & WALKWAY = 15,363 SF TOTAL IMPERVIOUS = 20,514 SF MAX IMPERVIOUS OR SEMI-IMPERVIOUS SURFACE ALLOWED : 55% = 22,472.47 SF MAX IMPERVIOUS OR SEMI-IMPERVIOUS SURFACE PROVIDED: 50.2% = 20,514 SF REQUIRED: MAX BUILDING HEIGHT: THREE STORY / 35'-0" PROPOSED: 23.5' REQUIRED: BUILDING SET BACKS: FRONT & REAR: 25'-0" SIDES: 15'-0" PROPOSED: F 25'-0", R 34'-10", S 18'-9" REQUIRED: 2.5 PER UNIT + 25% = 16 SPACES PROPOSED: 29 SPACES REQUIRED: 20% OPEN SPACE = 8,102 SF PROPOSED: 9,560 SF (TOTAL OF ALL REAR AND SIDE YARDS, NOT INCLUDING LANDSCAPE BUFFER)	BUILDING: FLORIDA BUILDING CODE 6TH EDITION (2017) BUILDING MECHANICAL: FLORIDA BUILDING CODE 6TH EDITION (2017) MECHANICAL PLUMBING: FLORIDA BUILDING CODE 6TH EDITION (2017) PLUMBING ENERGY CODE: FLORIDA BUILDING CODE 6TH EDITION (2017) ENERGY CONSERVATION ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE (NFPA 70) ADA: 2010 AMERICAN DISABILITIES ACT FIRE : FLORIDA FIRE PREVENTION CODE 6TH EDITION
(EXISTING) NUMBER OF UNITS 0 TOTAL SQUARE FEET* 0 ACRES 0.93 PROPERTY USE CODE SEARCHICON 0000 - VACANT ZONING SEARCHICON RM - MULTI-FAMILY (70-PALM SPRINGS)		OCCUPANCY AND CONSTRUCTION TYPE GROUP R-2 RESIDENTIAL 5-B CONSTRUCTION UN-SPRINKLERED REQUIRED SEPARATION OF OCCUPANCIES 708.3 FIRE-RESISTANCE RATING. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
FUTURE LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, UP TO 5.8 UNITS PER ACRE		



**YATES ASSOCIATES
ARCHITECTURE INC.**

ARCHITECTURE •
PLANNING •
INTERIOR DESIGN •

AA-26001673
319 CLEMATIS ST, SUITE 914
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: 8/19/19
JOB NO: 19-0831
DESIGN BY: JCH
DRAWN BY: JCH
APPROVED: K.D.Y.
REVISIONS:

NEW MULTIFAMILY CONSTRUCTION

3861 GULFSTREAM RD

LAKE WORTH, FLORIDA

**SITE PLAN REVIEW
SUBMISSION SET**

1 / 21 / 21

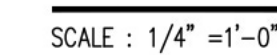
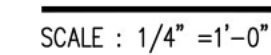
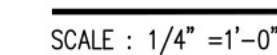
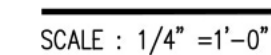
KELLY D. YATES
FLORIDA AR 13706

SHEET NO.

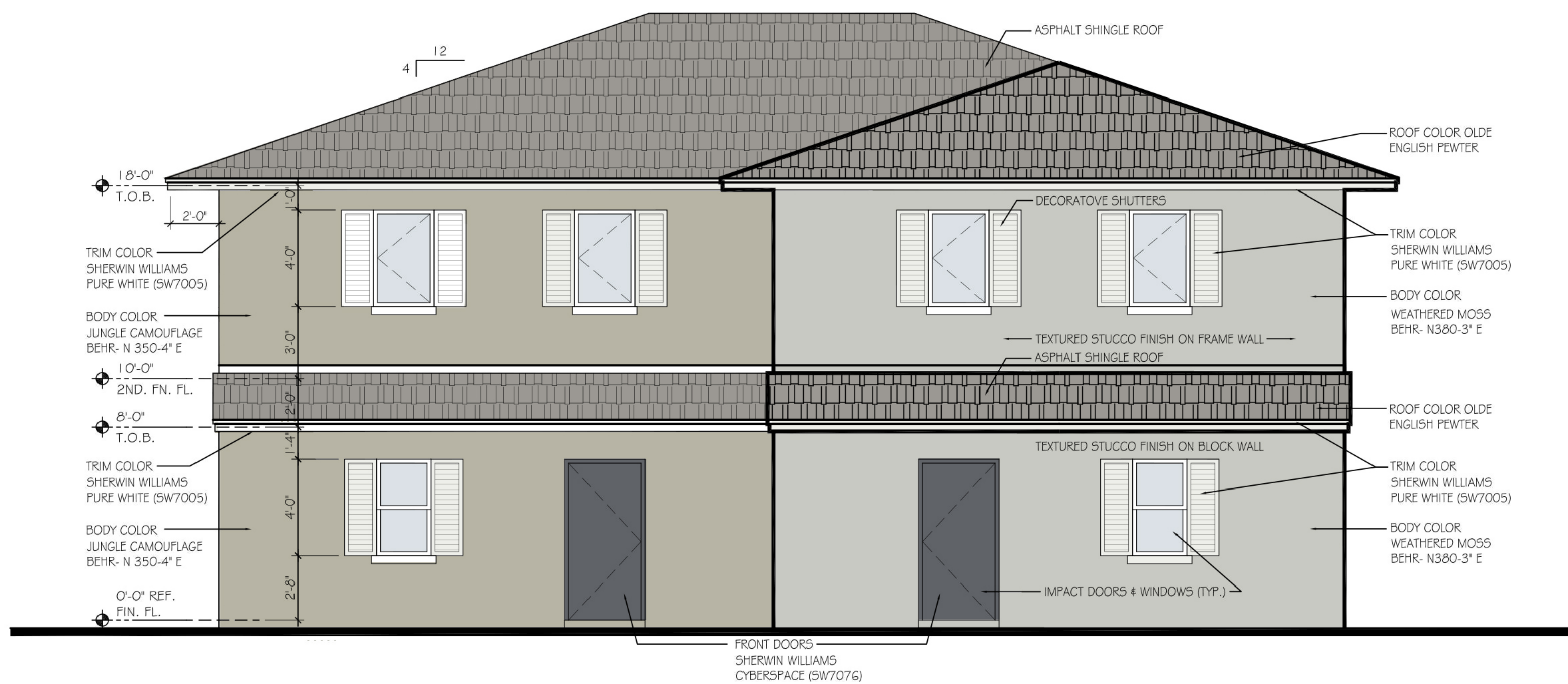
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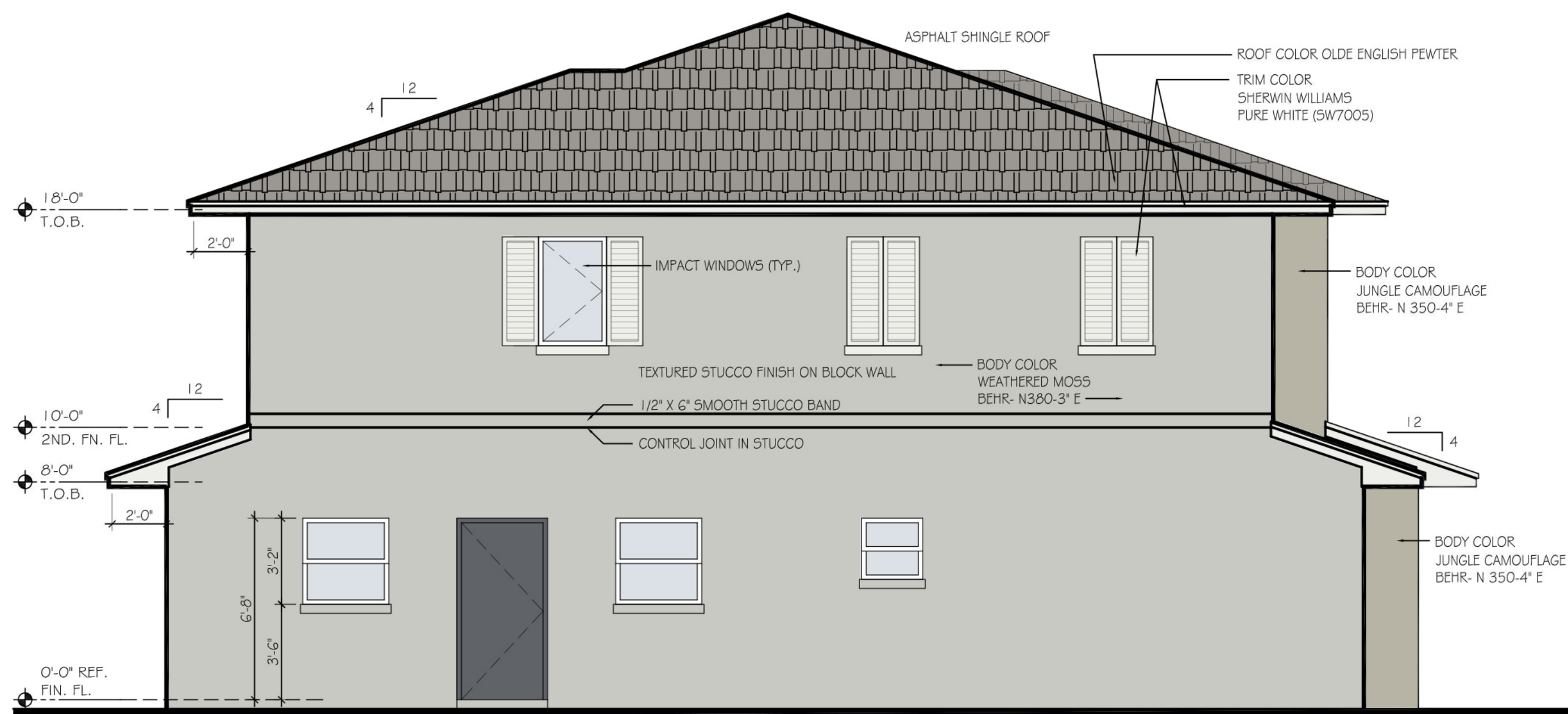


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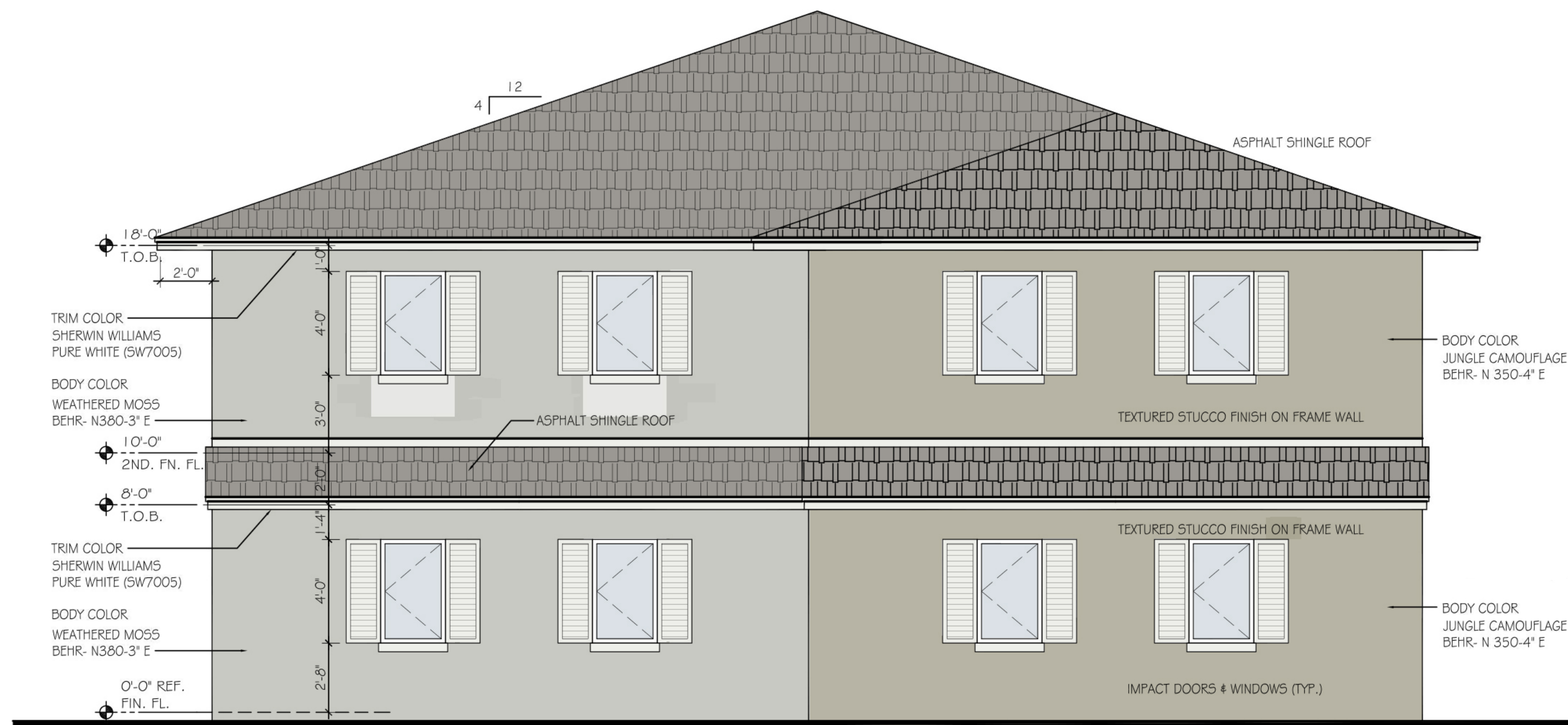
FRONT ELEVATION BUILDING B

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



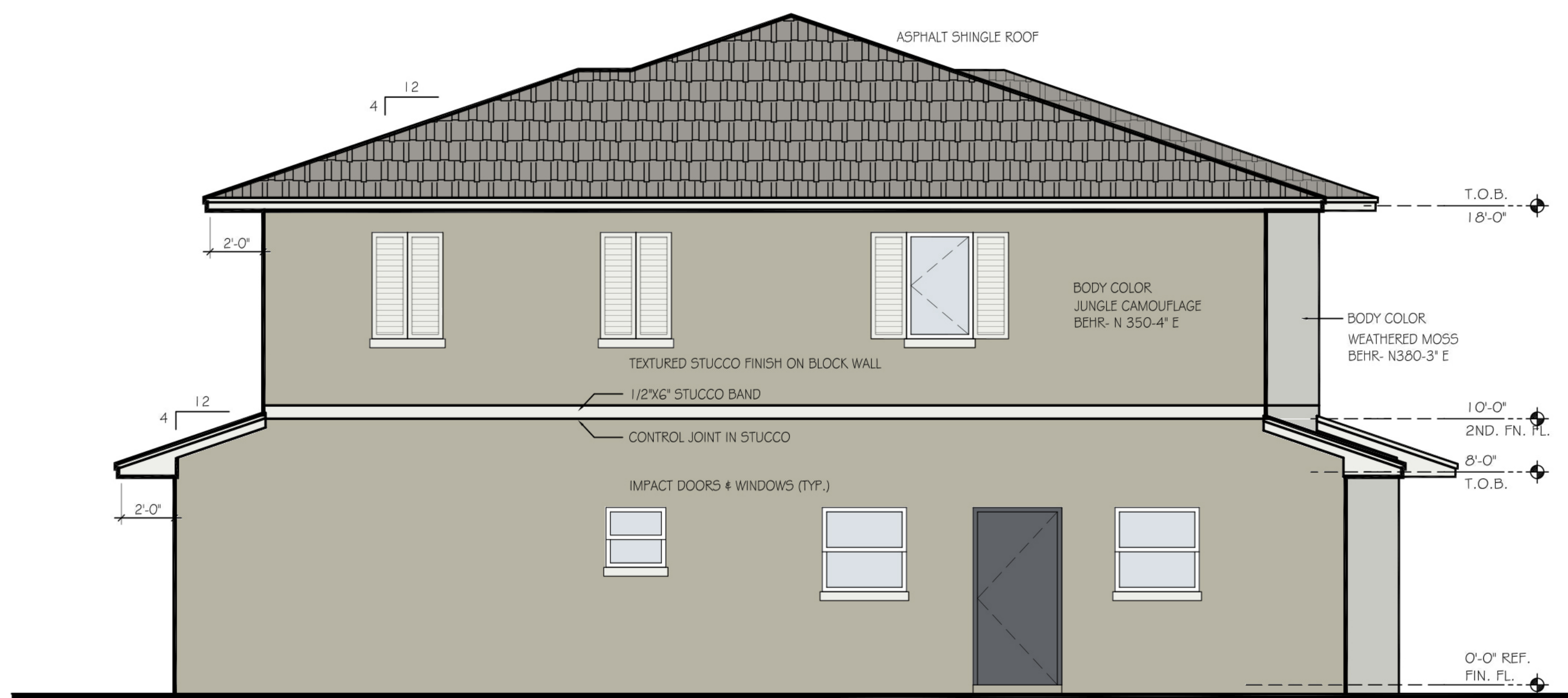
RIGHT ELEVATION BUILDING B

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



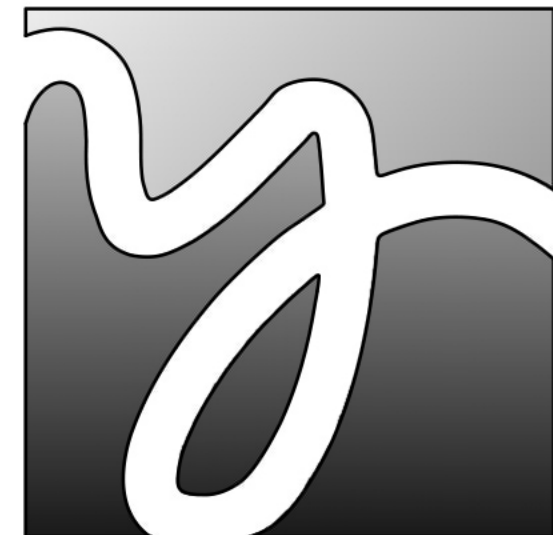
REAR ELEVATION BUILDING B

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



LEFT ELEVATION BUILDING B

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



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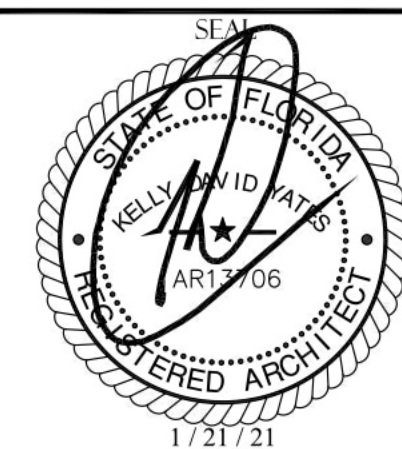
- ARCHITECTURE
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319 CLEMATIS ST, SUITE 914
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LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
1/21/21



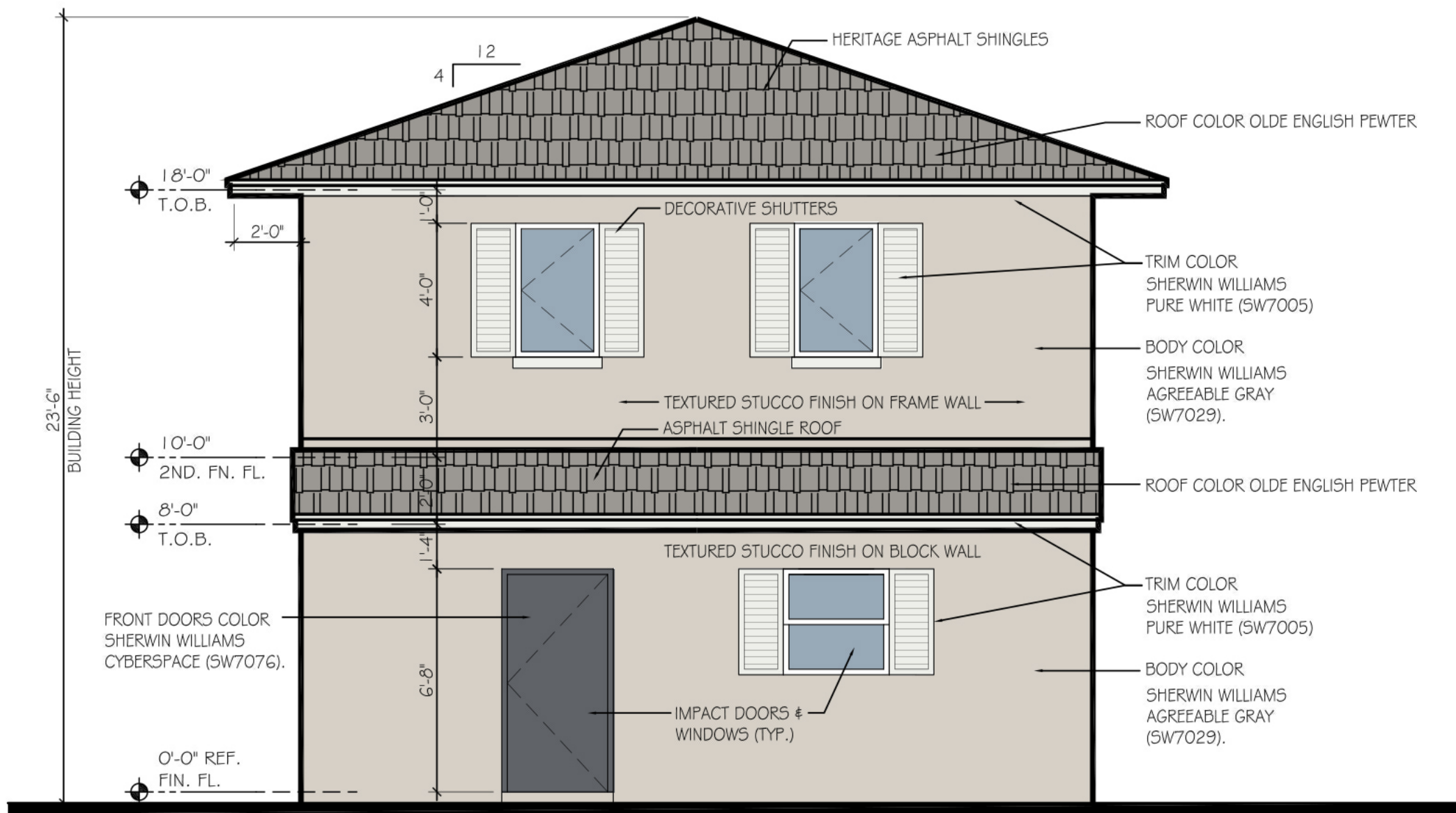
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FLORIDA AR 13706

SHEET NO.

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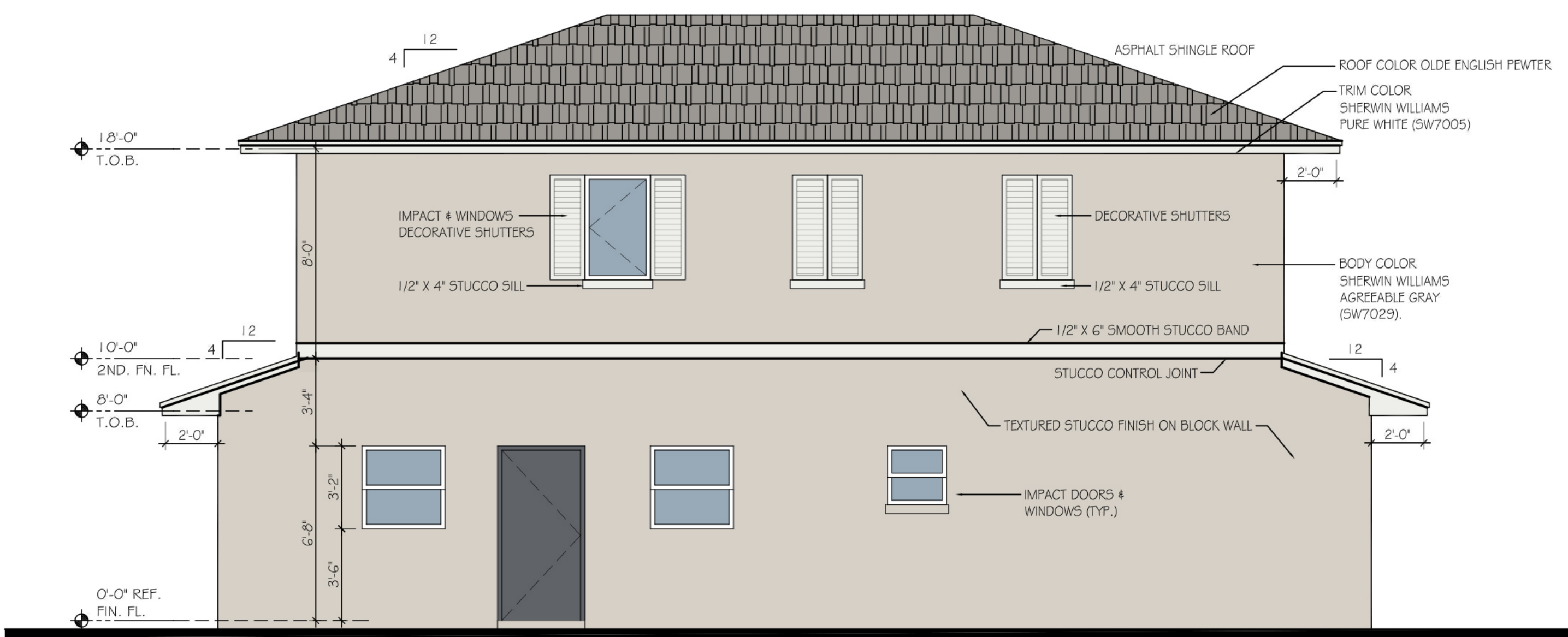
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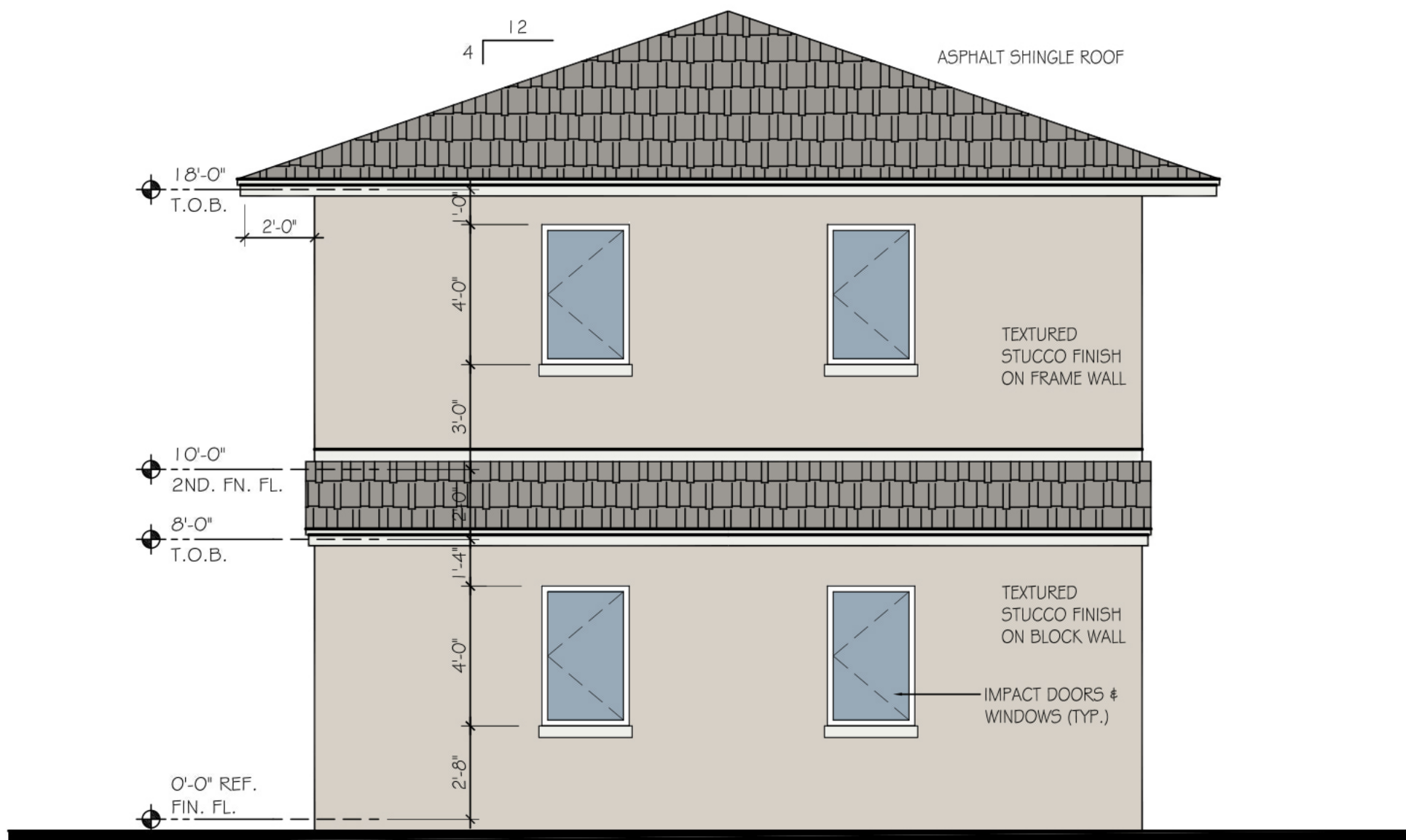
FRONT ELEVATION BUILDING C

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



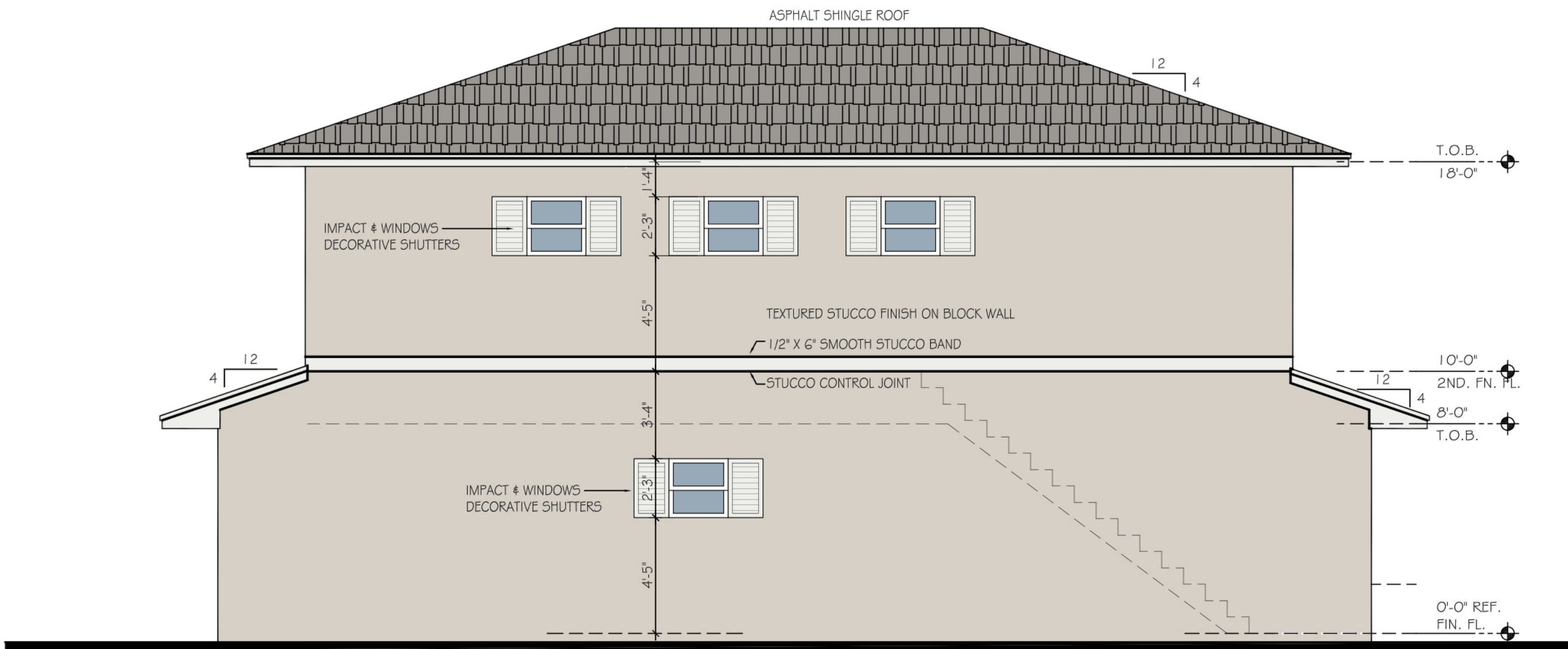
RIGHT ELEVATION (EAST) BUILDING C

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



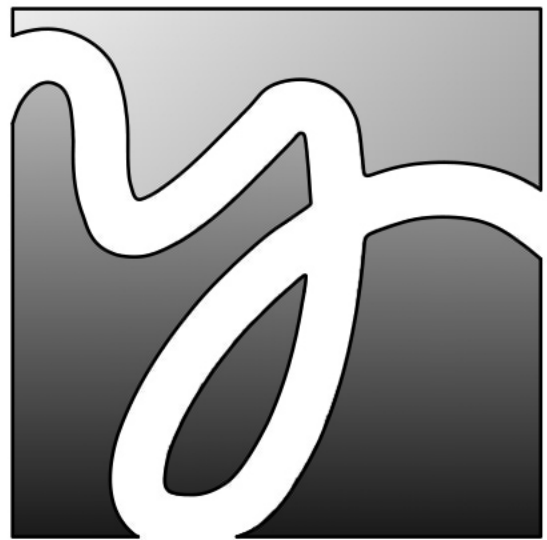
REAR ELEVATION BUILDING C

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



LEFT ELEVATION BUILDING C

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



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LAKE WORTH, FLORIDA

SITE PLAN REVIEW
SUBMISSION SET
1 / 21 / 21



KELLY D. YATES
FLORIDA AR 13706

SHEET NO.

A-3

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Lakewood Rd

70434419110010060

Corrigan Ct

Gulfstream Rd

Lake Worth Rd

0 55 110 220
Feet



Village of Palm Springs

3861 Gulfstream Rd

 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

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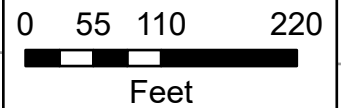
Lakewood Rd

Corrigan Ct

Gulfstream Rd

70434419110010060

Lake Worth Rd



Village of Palm Springs

3861 Gulfstream Rd

 Property Boundary

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Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Planning & Zoning Board Order No. 2021-02 - Variances PSV21-01, PSV21-02, PSV21-03, PSV21-04, PSV21-05 - 1827 Palm Acres Drive

SUMMARY:

Ms. Ana Colom, agent for the applicant, Elio Fernandez, is requesting five (5) variances in conjunction with the proposal for the construction of three additional dwelling units on the 0.438 acres Multi-Family parcel located at 1827 Palm Acres Drive.

The site is currently developed with a 904 square foot residential structure, constructed in 1948. The property was annexed into the Village in 2001 and designated with the Residential Multiple-Family Land Development (Zoning) District and the Medium Density Residential (10 du/ac) Future Land Use category.

As a separate agenda item, the applicant is requesting minor site development plan approval to permit the addition of a triplex structure on the property for a total of four dwellings, consistent with the Medium Density designation. The applicant is requesting five (5) variances:

1. PSV21-01 - Request to allow 4 residential dwelling units to be constructed on a 0.438 acres property (provides relief from Section 34-766(1) of the Village Code that requires 0.562 minimum lot size)
2. PSV21-02 - Request to allow a 22' wide drive aisle (provides relief from Section 34-1328 of the Village Code that requires 26' wide drive aisle)
3. PSV21-03 - Request to allow a 3'-9" wide landscaped buffer on the north side (provides relief from Section 34-162(b)(2) of the Village Code that requires 10' wide minimum buffer)
4. PSV21-04 - Request to allow a 4'-3" wide landscaped buffer on the west side (provides relief from Section 34-162(b)(2) of the Village Code that requires 10' wide minimum buffer)

5. PSV21-05 - Request to allow a 6'-2" wide landscaped buffer on the east side (provides relief from Section 34-162 (b)(6) of the Village Code that requires 10' wide minimum buffer)

Staff supports the applicant's request and recommends conditional approval based on consistency with the medium density allowances to permit a maximum of four 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 expenditures to the Village.

ATTACHMENTS:

Proposed PZ&B Order 2021-02 - Variance - 1827 Palm Acres Drive - Elio Carlos Fernandez.doc
Exhibit "A" Staff Report & Conditions of Approval
Project Narrative and Justification Statement
Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
Color Rendering
Aerial and Location Maps
Sec.34-602(2)Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2021-02
(PSV21-01 – PSV21-05)

Elio Carlos Fernandez
1867 Palm Acres Drive
Palm Springs, FL 33461

Applicant(s)

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

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **July 14, 2020**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV21-01 thru PSV21-05.
2. The above Applicant(s) is the owner of the property legally described as: **OLWILLS SUB LT 5 BLK 1**
3. The Applicant has submitted an application for one (5) variances from the Village of Palm Springs, Florida as set forth below:
 - 1) **PSV21-01** - A Variance relief from Section 34-766(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.
 - 2) **PSV21-02** - A Variance relief from Section 34-1328 to allow a 22' wide instead of 26' wide required for double vehicular drive aisle.
 - 3) **PSV21-03** - A Variance relief from Section 34-162(b)(2) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along North side.
 - 4) **PSV21-04** - A Variance relief from Section 34-162(b)(2) to allow a 4'-5" wide landscaped buffer instead of 10' minimum required along West side.
 - 5) **PSV21-05** - A Variance relief from Section 34-162(b)(6) to allow a 6.2' wide landscaped buffer instead of 10' minimum required along East side.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. 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.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. 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.

PZ&B Order 2021-02 – (PSV21-01 – PSV21-05)

4. 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.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV21-01 thru PSV20-05, meet the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 13th day of April, 2021.

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

Teach Architecture Inc., 2328 10th Avenue North, Suite 200, Lake Worth, FL 33461

Kim Glas-Castro, Planning, Zoning and Building 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 with Variances - 1827 Palm Acres Drive.

Application Summary			
Applicant / Petitioner	Ana Colom	Submittal Date	11/24/2020
Reference Name	1827 Palm Acres Dr - 3 Units Apartment Building Addition	Case Number	SPR21-01, PSV21-01, PSV21-02, PSV21-03, PSV21-04, PSV21-05
		Parcel Control No	70-43-44-07-07-001-0050
Location	1827 Palm Acres Drive	Site Area	±0.438 acres
P&Z Bd	April 13, 2021		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 3,023 square foot residential building with 3 multi-family units in addition to the existing single-family residence on the property, for the total of 4 dwelling units.		
Number of Buildings	1 existing single-family home – 904 sf 1 triplex structure – 3,023 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV21-01 Requesting a Variance relief from Section 34-766(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. PSV21-02 Requesting a Variance relief from Section 34-1328 to allow a 22' wide instead of 26' wide required for a double vehicular circulation drive aisle. PSV21-03 Requesting a Variance relief from Section 34-162(b)(2) to allow a 3'-9" wide landscaped buffer instead of 10' minimum required along North. PSV21-04 Requesting a Variance relief from Section 34-162(b)(2) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along West side. PSV21-05 Requesting a Variance relief from Section 34-162(b)(6) to allow a 6'-2" wide landscaped buffer instead of 10' minimum required along East side.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	13 spaces	13 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	55'	Yes (existing)
Rear yard (West)	25'	48'-9"	Yes
Side interior yard (North)	15'	32'-9"	Yes
Side interior yard (South)	15'	15'	Yes
Site Characteristics			
Existing Use	Single-family home	Proposed Use	Multi-family
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	Unknown Unincorporated PBC	Unknown Unincorporated PBC
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, with 5 variances, 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.

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/acres) land use. The request is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

1. PSV21-01 The applicant is requesting Variance relief from Section 34-766(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. PSV21-02 The applicant is requesting a Variance relief from Section 34-1328 to allow a 22' wide instead of 26' wide required for a double vehicular circulation drive aisle.
3. PSV21-03 The applicant is requesting a Variance relief from Section 34-162(b)(2) to allow a 3'-9" wide landscaped buffer instead of 10' minimum required along North side.
4. PSV21-04 The applicant is requesting a Variance relief from Section 34-162(b)(2) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along West side.
5. PSV21-05 The applicant is requesting a Variance relief from Section 34-162(b)(6) to allow a 6'-2" wide landscaped buffer instead of 10' minimum required along East side.

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.

1. The proposed Building site area is 19,083.63 SF. In order to develop this property with 4 total units (including the existing residence), we will need 24,500 SF of lot area as per Sec. 34-766 (1) of the Zoning Code. This means there is a difference of 5,416 SF. Or in other words 3-1/2 units. Because this proposed development meets all Setbacks, Building Lot Coverages, Site Impervious Areas and Parking Requirements, we request that a variance be issued.
2. The proposed Building site currently lies at the rear of an existing residence, which is to remain. Although a portion of the existing residence is being demolished to provide access to the rear apartments and parking, there is not enough clearance for the 26' drive as it passes along the side of the new apartments. The proposed space adjacent to the parking spaces has more than 22' in width for maneuvering. Because this private drive serves four (4) units, it will not be a busy nor congested place. We feel that the private drive being considered as part of our design could be reduced from a width of 26' to the proposed 22'.
3. Because of the Existing Residence location on the site, the required landscape buffer along the North side cannot be provided due to a lack of space. We request that a variance be granted along this property line allowing for 3'-9" on our property and 6'-3" on the north neighbor's property totaling 10'-0" of buffer.
4. Because of the angled West property line, the required landscape buffer along the West side cannot be provided because of the awkward property line. We request that a variance be issued for a 4'-3" rear green space which in conjunction with the 6'-0" high CMU wall and additional landscaping would together function as the required West Buffer for this project.
5. We request that a variance be granted along the East property line allowing at least a 6'-2" landscape Buffer. Along some parts of the East property line where there is more room (approx. 45'-0" south of the parking area) we propose to add additional landscaping to compensate with the narrower Buffer.

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

1. The applicant met with the Zoning Department and was informed that this development was possible with this variance. This proposed development meets all Minimum Lot Width, Minimum Lot Depth, Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape, Parking Requirements and is within maximum building height.
2. In an effort to keep the existing residence, we propose to only demolish the laundry room portion of the residence to allow for the access drive to the rear of the property. The residence is existing, we are attempting to save it. This is what has contributed to this conflict.
3. The special condition described above is caused by an existing Site condition.
4. The special condition described above is caused by an existing Site condition.
5. The special condition described above is caused by an existing Site condition.

- 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.

1. This variance request does not give the owner any more special privileges than what is allowed by the

zoning code except for the lot area.

2. The request for a 22' two-way drive allows for the traffic access to the rear of the property. This variance request does not give the owner any more special privileges than what is allowed by the zoning code.
 3. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
 4. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
 5. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
- 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.
1. Providing for this variance would allow for this development, otherwise the development would not be possible due to a small technicality.
 2. Providing for a 26' wide drive would require further demolition of the existing residence, making it un-usable.
 3. The required Buffers would cause undue hardship.
 4. The required Buffers would cause undue hardship.
 5. The required Buffers would cause undue hardship.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
1. Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.
 2. Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.
 3. Agreed, this variance would be the minimum requested for this project.
 4. Agreed, this variance would be the minimum requested for this project.
 5. Agreed, this variance would be the minimum requested for this project.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
1. Yes, granting this variance will be in harmony with the general intent and purpose of this chapter.
 2. The proposed twenty-two (22) foot two-way drive will still allow for the proper access and vehicular circulation required as per code.
 3. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
 4. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
 5. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
1. Yes, granting this variance will not be injurious to the area or otherwise detrimental to the public welfare. On the contrary, this development will improve the area.

2. The reduction in the width of this drive will still result in a functional and safe vehicular circulation. It is our opinion that allowing for this variance will allow for all requested site items to work well in accommodating all the needs for our client and the City.
3. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.
4. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.
5. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.

Staff supports the applicant's request based on the general intent of the applicant to enhance the property adding newly constructed residences, providing landscaping buffers and improving the drainage system. This will be a positive change to the area and the community involved. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) Generally surrounding properties are commonly used residential.
- 2) The proposed Minor Site Plan maintains the use of the property as residential multi-family.
- 3) The total of 4 dwelling unit is compatible with surrounding properties.

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) Variances requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) All of conditions of approval provided by Engenuity Group on March 18, 2021 letter, shall be corrected during the Civil/Utility plan review application.
 - 5) 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 March 26, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 25, 2021.
- Legal advertisement was published in the paper on April 1, 2021.
- 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 24, 2020 depicts the following:

- An application submitted for Minor Site Development Approval with 5 variances for the construction of 3,023 square feet triplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received November 24, 2020 revised and resubmitted on March 8, 2021.
 2. Landscape plans dated received November 24, 2020 revised and resubmitted on March 8, 2021.

3. Preliminary Engineering plans dated received November 24, 2020 revised and resubmitted on March 5, 2021.
4. Architectural plans dated November 24, 2020.
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 add a 3,023 square foot triplex structure for a total of 4 dwelling units on the property.

Each new unit, approximately 916 square feet, will be configured with 2 bedrooms, 2 bathrooms, a kitchen, a living room, and each unit will be equipped with washer and dryer. There will be a 273 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 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-seven (27) 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. 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.
5. Utility easements shall not overlap more than 5' any landscaped buffers.
6. Mailbox's location(s) shall be approved by the United States Postal Services.
7. A root barrier shall be provided on trees that are within 12' of utility lines.
8. 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.
9. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
10. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
11. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
12. 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.
13. 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.
14. All mechanical equipment and above-ground infrastructure shall be screened from view.
15. 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.
16. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
 17. All new electric utilities shall be underground.
 18. 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.
 19. 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.
 20. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 21. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 22. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 23. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 24. 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.
 25. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 26. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 27. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
28. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,825.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on December 14, 2020.

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

A new Triplex Building, each unit 2 bedroom
2 bathroom (totaling 3,023.0 sqft) each unit
approximately 916.00 square feet. In addition
273 sq.ft. storage space for use by the owner
The development will be built behind and
existing resident (904.0 sqft).

Construction will be masonry with painted
stucco exterior and asphalt roof shingles.

The site includes parking for 13 spaces
as required by code.

Variances being applied for are as
follows:

Density: see: 34-766 Density $3\frac{1}{2}$ units
4 proposed. Variances for 1 unit.

Road Width: see: 34-603 (PXi) Req. 26 feet width
proposed 22 feet, variance for 4 feet.

Landscape Buffer: see: 34-162 Req. 10' min, North,
East & West Side, proposed:

5'-9" Buffer - Variance 4'-3" from North Side

Proposed: 4'-5" Buffer - Variance 2'-9" to 5'-7" at West Side

Proposed: 6'-2" variable Buffer - Variance 3'-10" East Side.

November 19, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 33461
Two-Way Drive Width, Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-766 (1) which requires this parcel to have a minimum area of 24,500 SF. The request is to reduce the required lot area to 19,083.63 SF.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-766 (1) of the Code. The statement must include comments on each of the following individually:

- 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.

Response: The proposed Building site area is 19,083.63 SF. In order to develop this property with 4 total units (including the existing residence). In order to develop this property as proposed we will need 24,500 SF of lot area as per Sec. 34-766 (1) of the Zoning Code. This means there is a difference of 5,416 SF. Or in other words 3-1/2 units. Because this proposed development meets all Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape and Parking Requirements, we request that a variance be issued.

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

Response: The applicant met with the Zoning Department and was informed that this development was possible with this variance. This proposed development meets all Minimum Lot Width, Minimum Lot Depth, Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape, Parking Requirements and is within maximum building height.

- 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.

Response: This variance request does not give the owner any more special privileges than what is allowed by the zoning code. With the exception of the lot area.

- 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.

Response: Providing for this variance would allow for this development, otherwise the development would not be possible due to a small technicality.

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

Response: Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.

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

Response: Yes, granting this variance will be in harmony with the general intent and purpose of this chapter.

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

Response: Yes, granting this variance will not be injurious to the area or otherwise detrimental to the public welfare. On the contrary, this development will improve the area.

Sincerely,

Ana Colom
Project Manager

November 19, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 33461
Two-Way Drive Width, Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-1328 which requires that the Two Way Drive access to the parking spaces at the front and rear of the property be twenty-six (26) feet wide. The request is to reduce the required width from twenty six (26) feet in width to twenty two (22) feet.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-1328 of the Code. The statement must include comments on each of the following individually:

- 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.

Response: The proposed Building site currently lies at the rear of an existing residence, which is to remain. Although a portion of the existing residence is being demolished to provide access to the rear apartments and parking, there is not enough clearance for the twenty six (26) foot drive as it passes along the side of the new apartments. The proposed space adjacent to the parking spaces has more than twenty two (22) feet in width for maneuvering.

Because this private drive serves four (4) units, it will not be a busy nor congested place. We feel that the private drive being considered as part of our design could be reduced from a width of twenty six (26) feet to the proposed twenty two (22) feet.

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

Response: In an effort to keep the existing residence, we propose to only demolish the laundry room portion of the residence to allow for the access drive to the rear of the property. The residence is existing, we are attempting to save it. This is what has contributed to this conflict.

- 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.

Response: The request for a twenty two (22) foot two way drive allows for the traffic access to the rear of the property. This variance request does not give the owner any more special privileges than what is allowed by the zoning code.

- 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.

Response: Providing for a twenty six (26) foot wide drive would require further demolition of the existing residence, making it un-usable.

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

Response: Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.

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

Response: The proposed twenty two (22) foot two way drive will still allow for the proper access and vehicular circulation required as per code.

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

Response: The reduction in the width of this drive will still result in a functional and safe vehicular circulation. It is our opinion that allowing for this variance will allow for all requested site items to work well in accommodating all the needs for our client and the City.

Sincerely,

Ana Colom
Project Manager

February 22, 2021

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

RE: **New** 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 3346.
Buffer Variance

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 (b)(2&6) which requires landscape buffers along the perimeter of this residential site. The as follows:

- **North Buffer** – Due to the location of the existing residence the space between this residence and the property line is reduces just enough to not conform with the required buffer width of 10 feet within the property. We request that a variance be granted along this property line allowing for 3'- 9" on our property and 6'- 3" on the north neighbor's property totaling 10'- 0" of buffer.
- **East Buffer** – Due to the location and orientation of the front parking lot and entrance drive it is difficult to maintain a full 10'-0" width for the East Buffer. Yet in the remainder of the front yard where the parking and entrance drive do not affect the required buffer, the average front yard depth is approximately 45'-0". We request that a variance be granted to average the greenspace depth of the front yard in lieu of the required 10"- 0" buffer.
- **West Buffer** - Due to the location of the rear parking lot and the angle of the rear property line the 10'- 0" West Buffer cannot be maintained. Because of the angled property line the average width of the green space between the parking lot and the 6'- 0" high CMU wall at the property line is 4'-3". We request that a variance be issued for a 4'-3" rear green space in conjunction with the 6'-0"high CMU wall as the West Buffer for this project.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- 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.

Response:

- **North Buffer:** Because of the Existing Residence location on the site, the required landscape buffer along the North side cannot be provided due to a lack of space. We request that a variance be granted along this property line allowing for 3'- 9" on our property and 6'- 3" on the north neighbor's property totaling 10'- 0" of buffer.
- **East Buffer:** We request that a variance be granted along the East property line allowing for 3'- 10" thus maintaining at least a 6"-2" landscape Buffer. Along some parts of the East property line where there is more room (approx. 45'- 0" south of the parking area) we propose to add additional landscaping to compensate with the narrower Buffer.
- **West Buffer:** Because of the angled West property line, the required landscape buffer along the West side cannot be provided because of the awkward property line. We request that a variance be issued for a 4'-3" rear green space which in conjunction with the 6'-0" high CMU wall and additional landscaping would together function as the required West Buffer for this project.

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

Response:

- **North Buffer:** The special condition described above is caused by an existing Site condition.
- **East Buffer:** The special condition described above is caused by an existing Site condition.
- **West Buffer:** The special condition described above is caused by an existing Site condition.

- 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.

Response: The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.

- 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.

Response: The required Buffers would cause undue hardship.

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

Response: Agreed, this variance would be the minimum requested for this project.

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

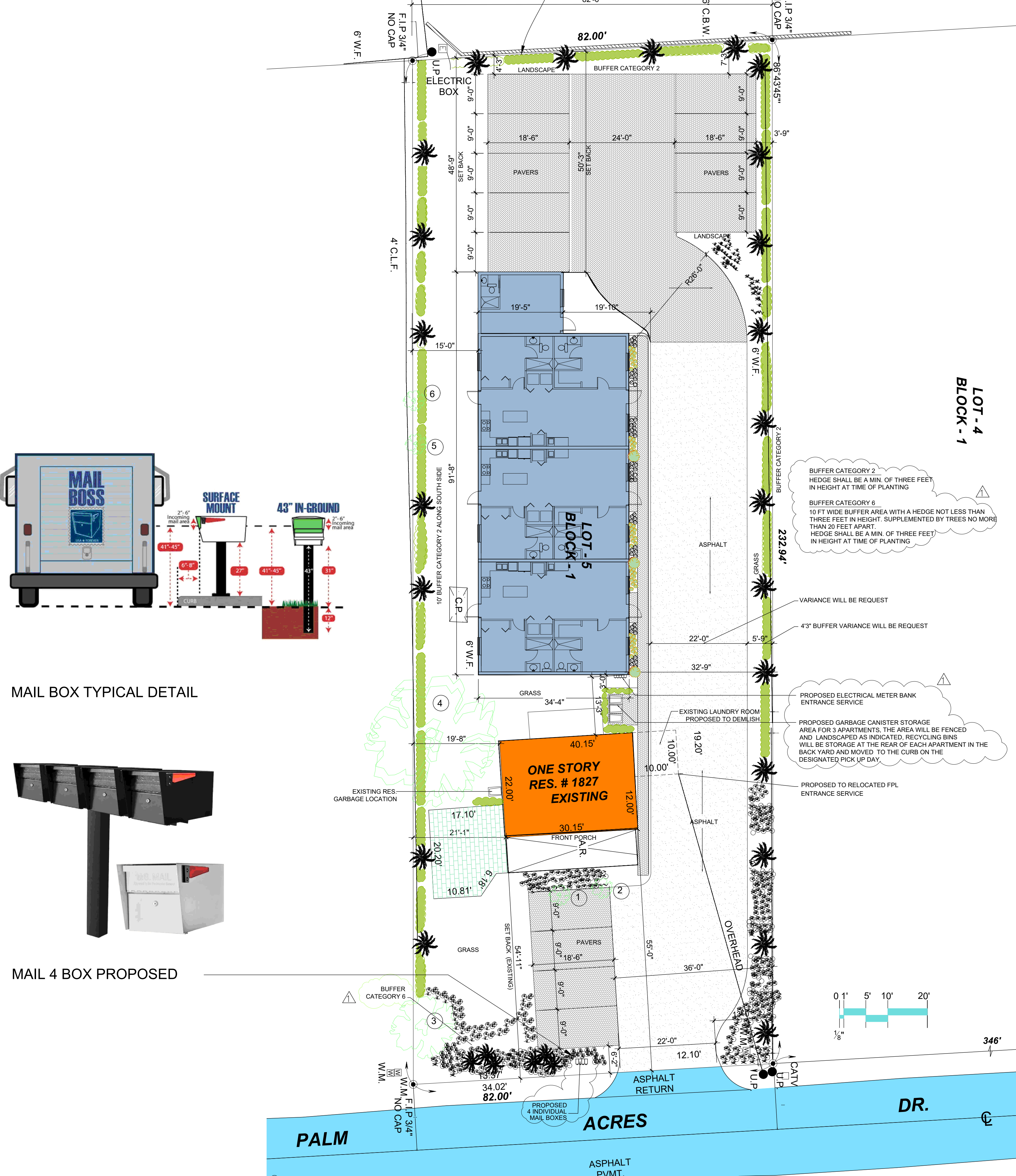
Response: The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.

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

Response: The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.



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)	3,927.0	0.09	20.5%	47.7%
SITE IMPERVIOUS AREA	5,190.75 SQ.FT	0.11	27.2%	
SITE PERVIOUS (INCLUDE LANDSCAPE)	9,965.85 SQ.FT	0.23	52.3%	52.3%
SITE LANDSCAPE AREA	8,907.1 SQ.FT	0.20	46.6%	
SITE TOTAL AREA	19,083.6 SQ.FT	0.438	100%	100%
GROSS FLOOR AREA	3,927.0 SQ.FT	0.09	20.5%	

AREA W/ PAVERS OVER SAND CONSIDER 25% PERMEABILITY
PARKING AREAS =4235.0 SQFT@ 25%=3176.25 SQ.FT (IMPERMEABLE) 1058.75SQFT (PERMEABLE)

SITE PARKING

MINIMUM NUMBER OF PARKING
REQUIRED 2.5 PARKING SPACES FOR UNIT + 25%
REQUIRED 13 SPACES ----- PROVIDED 13 SPACES

SET BACK

FRONT 55'-0" EXISTING RESIDENCE (EAST)
REAR 48'-9" PROPOSED TO NEW STRUCTURE (WEST)
NORTH SIDE 32'-9" PROPOSED 15'-0"(REQUIRED)
SOUTH SIDE 15'-0" PROPOSED 15'-0" (REQUIRED)

AREAS CALCULATION

STORAGE SPACE 273.0 SQ.FT
APARTMENT #1 921.6 SQ.FT
APARTMENT #2 911.0 SQ.FT
APARTMENT #3 917.4 SQ.FT
TOTAL BUILDING=3,023.0 SQ.FT
EXISTING HOUSE
AREA UNDER AC =660 SQ.FT
FRONT PORCH =244 SQ.FT
TOTAL EXISTING =904 SQ.FT
TOTAL AREA = 3927.0 SQ.FT



VICINITY MAP
SCALE:N.T.S.

N PROPOSED SITE PLAN

VARIANCE CHART

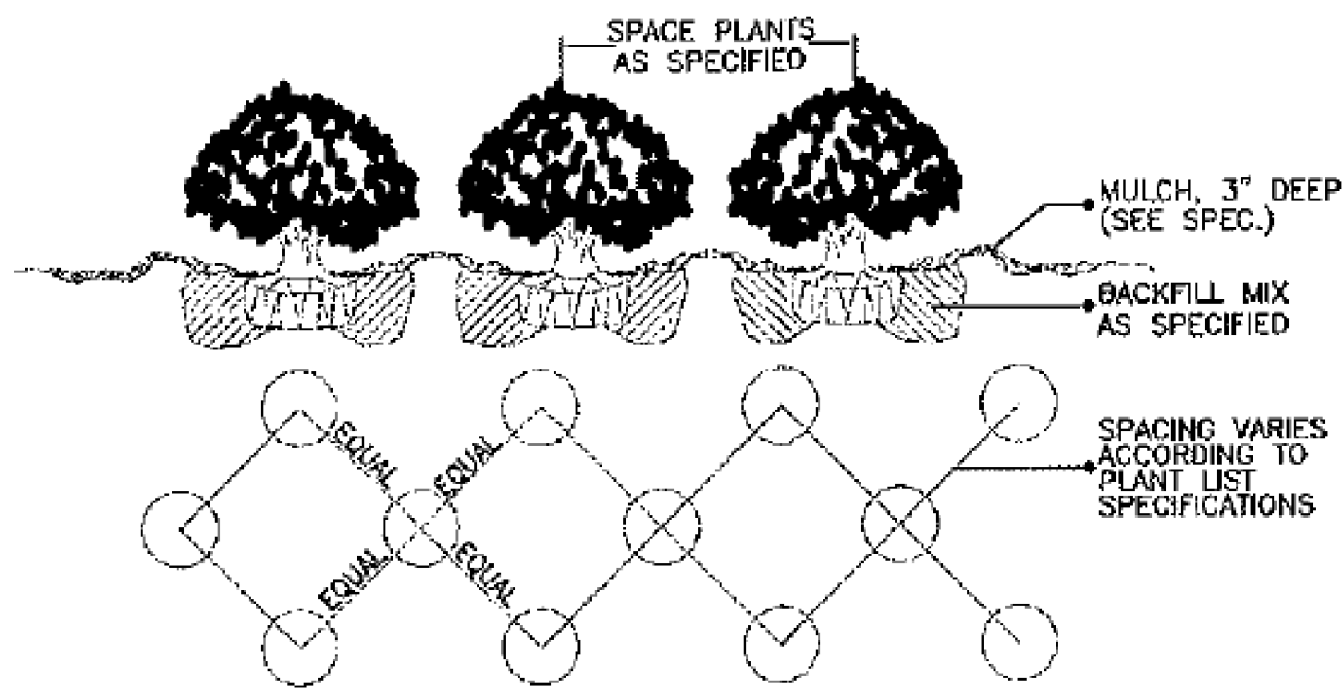
#	DESCRIPTION	REQ.	PROPOSED	VARIANCE
V1	SEC. 34-766 DENSITY	3 1/2 UNITS	4	1 UNIT
V2	SEC. 34-603 (f)(i) ROAD WIDTH	26' WIDTH	22' WIDTH	4 FEET
V3	SEC. 34-162 REQ. BUFFER	10' min. NORTH ,EAST, WEST SIDE	5'-9" BUFFER 4'-5" BUFFER 6'-2" MIN.BUFFER VARIABLE	4'-3" FROM NORTH SIDE PROPERTY TO COMPLY W/ 10 FEET BUFFER REQUEST VARIABLE BUFFER 2'-9" TO 5'-7" AT WEST SIDE . 3'-10" EAST SIDE

Revisions:
REV. 2-16-21
REV. 2-27-21

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

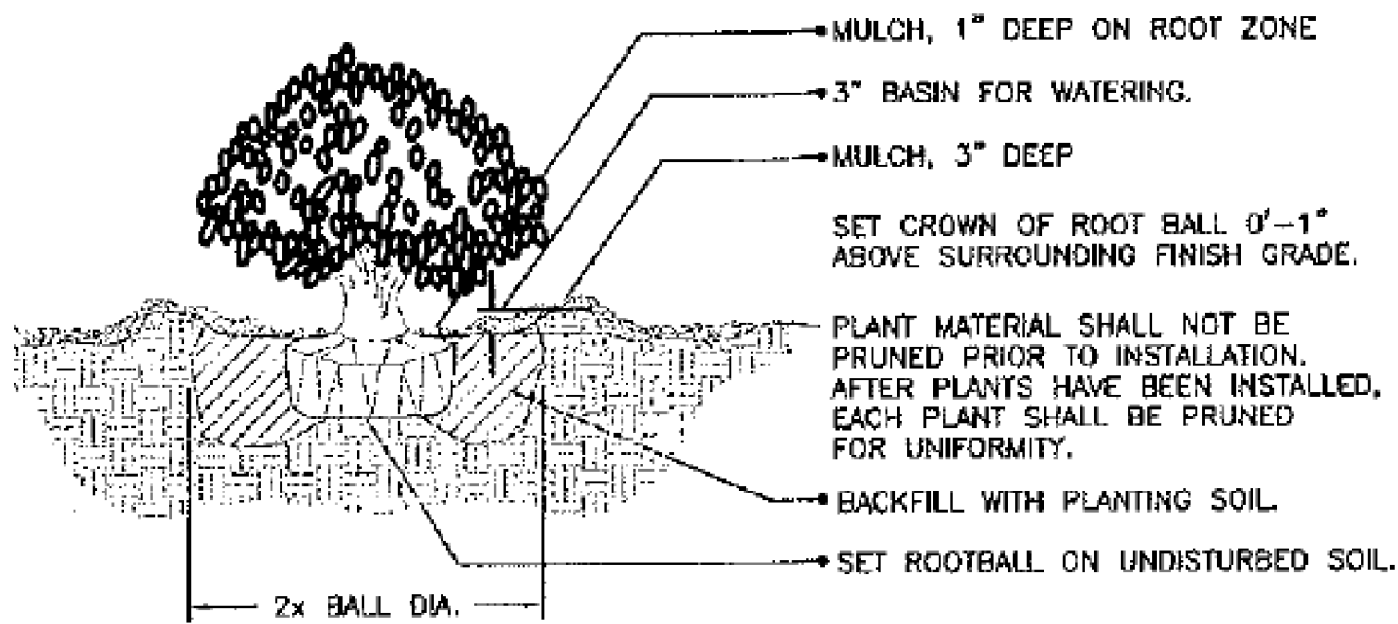
team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2686

AR 8840
FERNANDO R. PRIETO
Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020
Sheet Number
SP-1



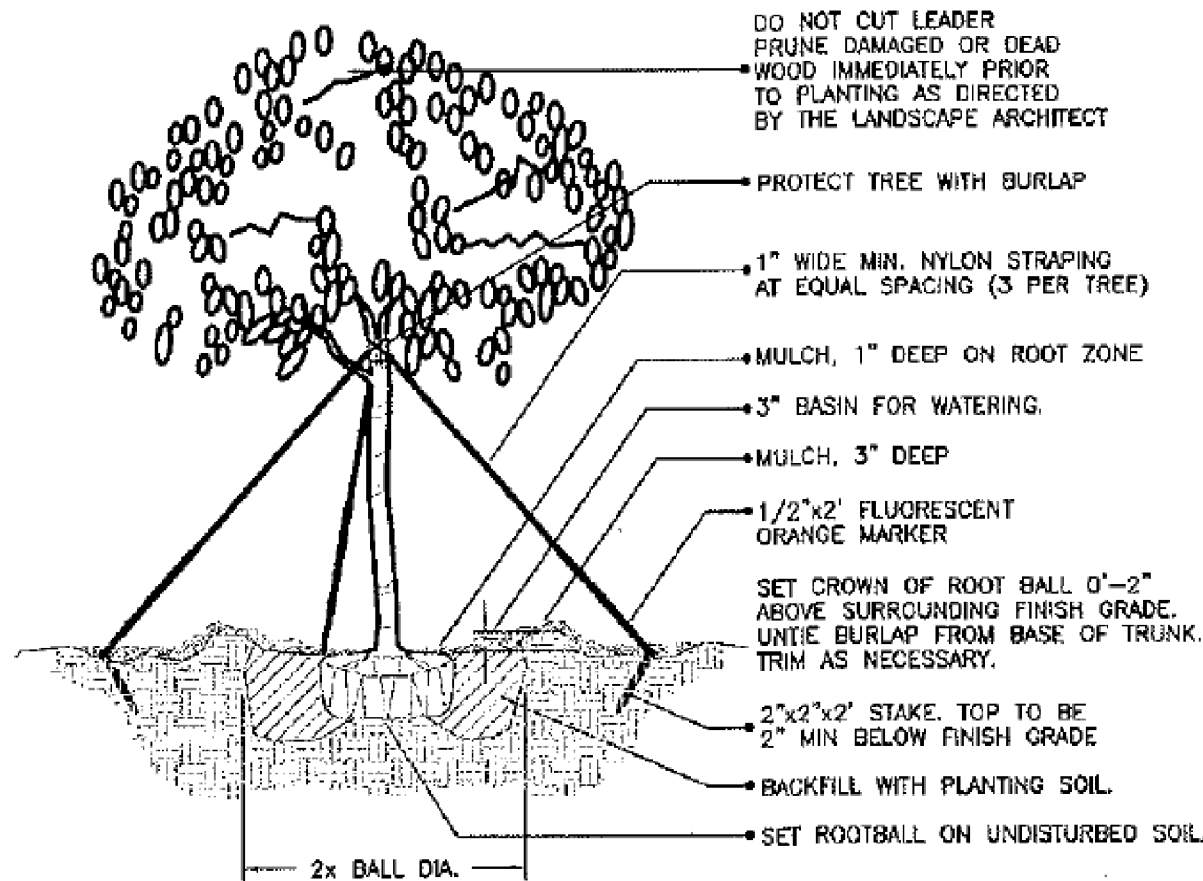
SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTS.



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	QUANTITY
Symbol	New	Existing	Scientific	Common	Installed	Installed	Estimated at Maturity
FB	YES		HAMELIA PATENS	FIRE BUSH		2'-0"	52 PLANTS
CG	YES		CLUSIA GUTTIFERA	CLUSIA SMALL LEAF HEDGE		3'-0"	205 SHRUBS
EL	YES		DRACAENA MARGINATA	DRAGON TREE		5'	3 PLANTS
CV	YES		CODIGEUNM VARIEGATUM	CROTOM MAMEY		3 GAL	16 PLANTS
SV	YES		SCHEFFLERA ARBORICOLA	TRINETTE		3'-0"	34 PLANTS
AP	YES		VEITCHIA MERRILLII	ALEXANDER PALMS CHRISTMAS PALMS		6 GAL	25 PALMS

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

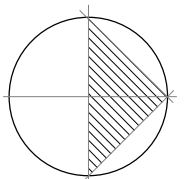
TOTAL = 1 EXISTING TREES TO REMAIN
3 EXISTING PALMS TO REMAIN
2 EXISTING PALMS TO REMOVE/RELOCATE

GENERAL LANDSCAPE NOTES

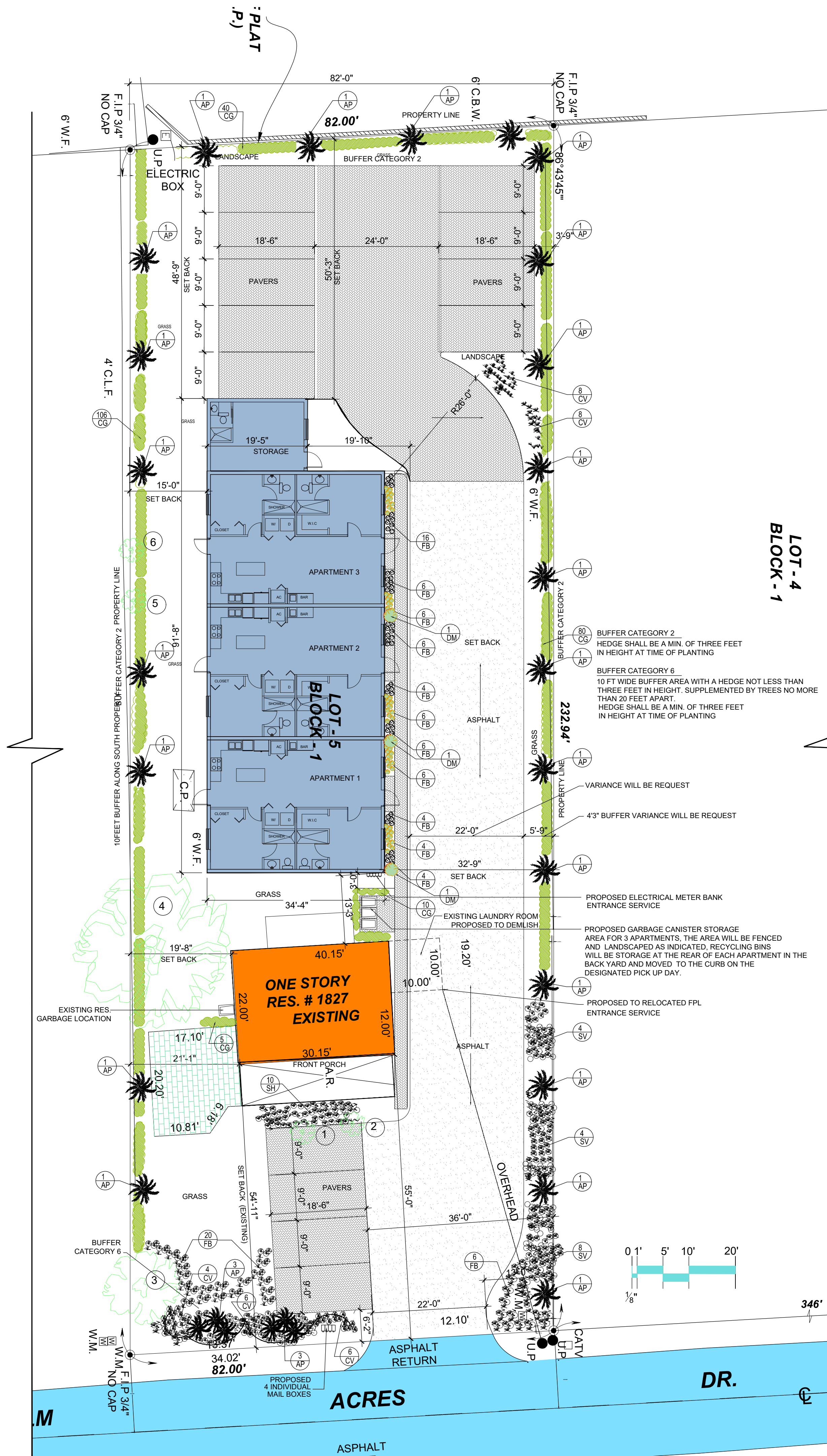
1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY , INSTALLED TO HIGHEST NURSERY STANDARDS.
2. MULCH TO BE GRADE "B" SHREDDED CYPRESS MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
3. SOD TO BE 95% WEED FREE: BAHIA SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED 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
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
5. 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.
6. 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

1. 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



Revisions:

REV. 2-27-21

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

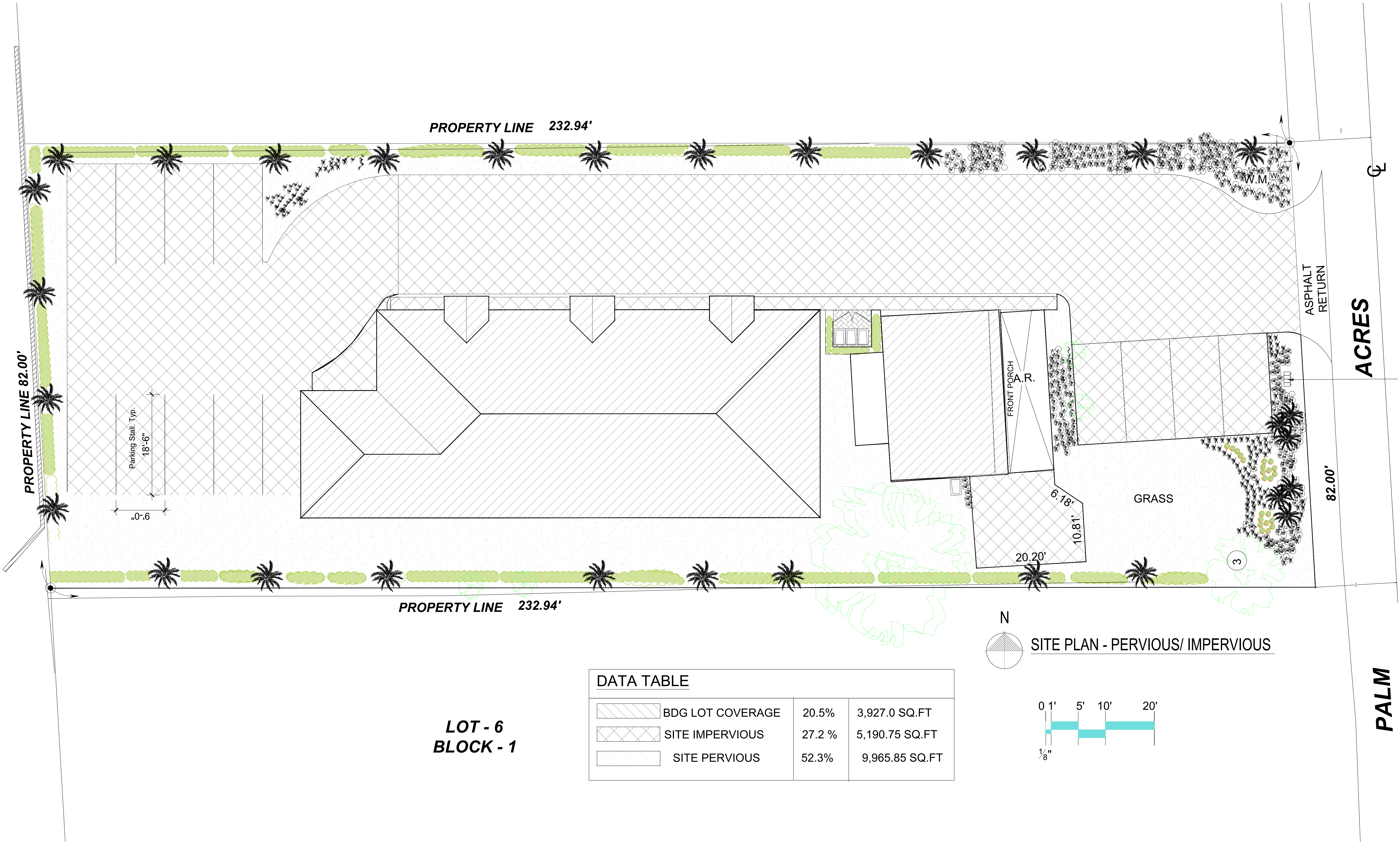
(F&T) REC-2688

2328 10th Avenue North, Suite 200

AR 8840

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 20
Sheet Number

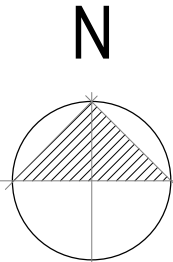
L-1



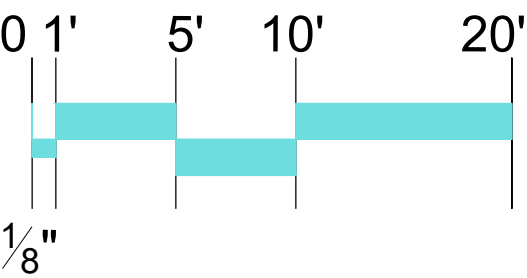
**LOT - 6
BLOCK - 1**

DATA TABLE

	BDG LOT COVERAGE	20.5%	3,927.0 SQ.FT
	SITE IMPERVIOUS	27.2 %	5,190.75 SQ.FT
	SITE PERVIOUS	52.3%	9,965.85 SQ.FT

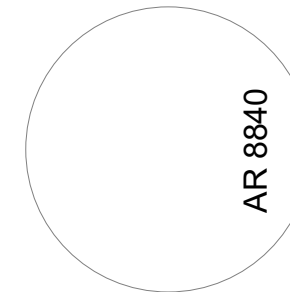


SITE PLAN - PERVIOUS/ IMPERVIOUS



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
FORT LAUDERDALE, FL 33304
(954) 366-7688



Check By: FP
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Sheet Number



LEGEND

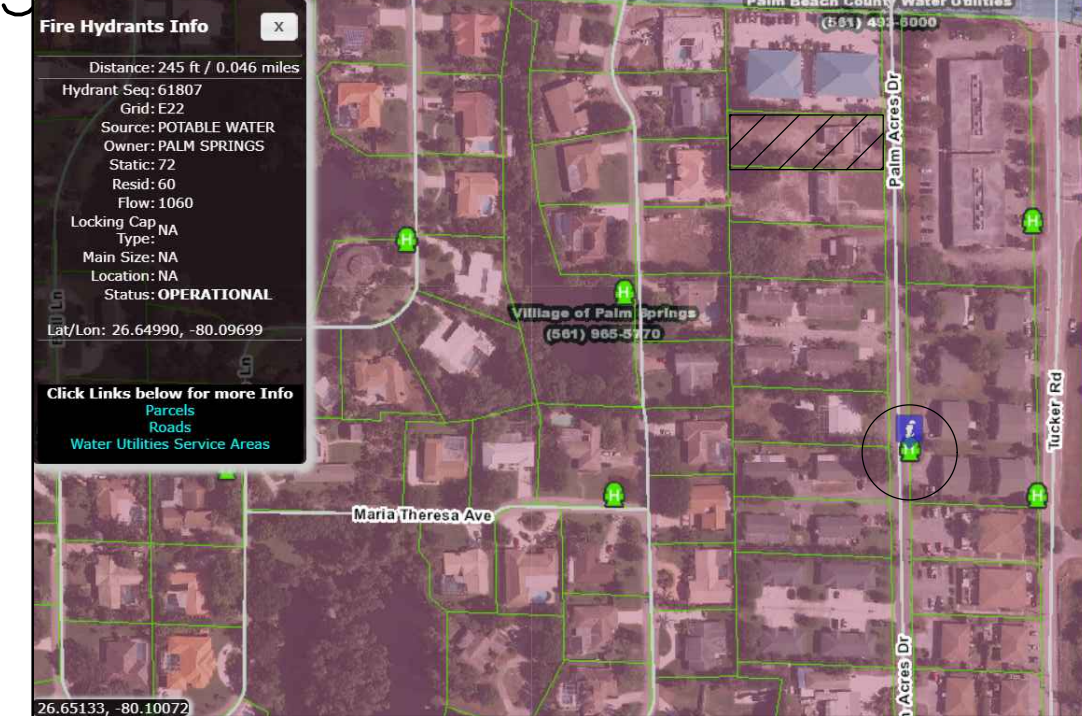
EXISTING GRADES (NAVD 88)

PROPOSED GRADES (NAVD 88)

DIRECTION OF PROPOSED DRAINAGE FLOW

PROPOSED SWALE

SILT FENCE

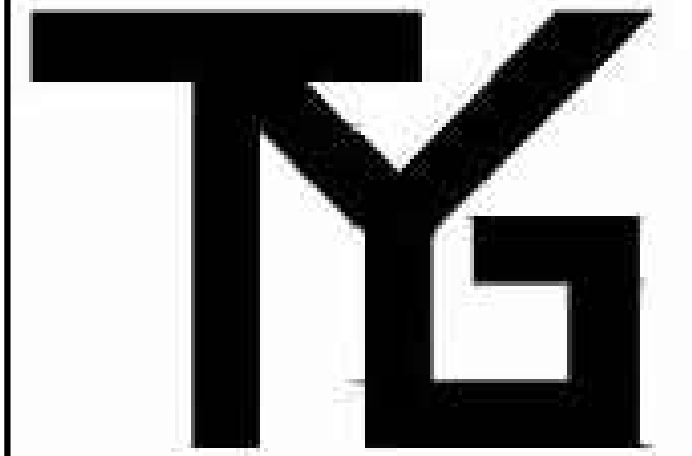


SURVEY INFORMATION PROVIDED BY:

NOVA SURVEYORS, INC
LAND SURVEYORS
1355 NW 97 AVE. SUITE 200
MIAMI, FLORIDA 33172
PH. (305)264-0229

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88



T.Y.G. CONSULTING ENGINEERING, LLC

3921 NEW VALENCIA
GREENACRES, FL 33467
(561) 891-5124
ar.tyg.75704@gmail.com

LUIS PONCE, P.E.

REGISTRY NUMBER: 32294
P.E. No: 71723

SIGN / DATE / SEAL

1827 PALM ACRES DR.
WEST PALM BEACH FL 33306

REVISION BLOCK:		
NO.	DATE	DESCRIPTION
1	12/1/20	PER VILLAGE OF PALM SPRINGS COMMENTS

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT:

SHEET TITLE
ENGINEERING PLAN

C-1

SHEET 1 OF 1

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 THROUGHOUT 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. THE 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 (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.

ANY DAMAGE TO PROPERTY DUE TO CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO THE EXISTING CONDITION OR BETTER AT CONTRACTORS EXPENSE.

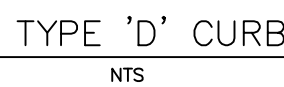
TOPOGRAPHIC SURVEY PERFORMED BY PINNACLE SURVEYING

CONTRACTOR TO SOD ALL DISTURBED AREAS. SOD TYPE TO BE DETERMINED BY OWNER.

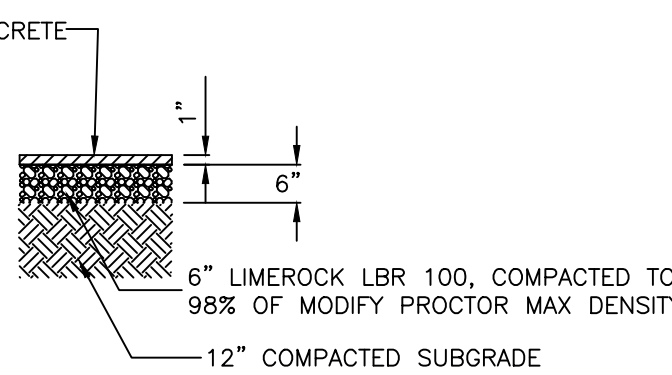
CONTRACTOR SHALL MAINTAIN ACCESS TO THE PROPERTY AT ALL TIMES.

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.



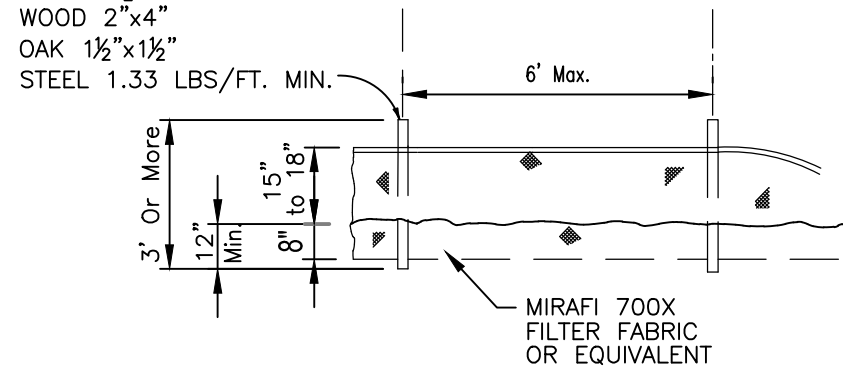
CONCRETE ASPHALT SECTION
NTS



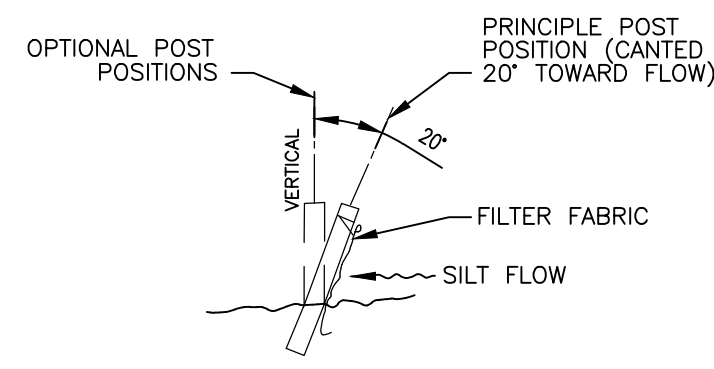
THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT THE CONTRACTOR IS TO USE TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. SILT FENCES WILL BE PROVIDED IN THE AREAS OF DISTURBANCE TO PREVENT SILT FLOW.
2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM THAT IS 0.50 INCHES OR GREATER. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH.
3. ALL STRUCTURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIR IS NECESSARY, IT WILL BE INITIATED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
4. BUILD-UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE.
5. 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.
6. THE SWALES WILL BE INSPECTED FOR ANY BUILD UP OF SEDIMENT AND WILL BE CLEANED OUT AS NECESSARY FOR PROPER FLOW.

POST OPTIONS:
WOOD 2½" MIN.
WOOD 2"x4"
OAK 1½"x1½"
STEEL 1.33 LB.



SILT FENCE ELEVATION



SILT FENCE ELEVATION

MIN 6' WIDE X 12" DEEP
CONCRETE CURB
SE 1/4" BELOW TOP OF PAVERS
AND CONTROL JOINTS @ 15' O.C.

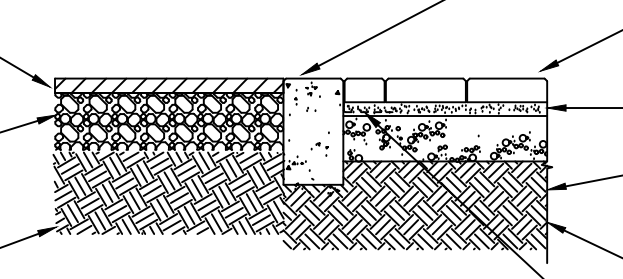
CONCRETE PAVERS
2 3/8" MIN
THICKNESS

1" TO 1 1/2"
BEDDING SAND

COMPACTED
AGGREGATE BASE
4" MIN. THICKNESS

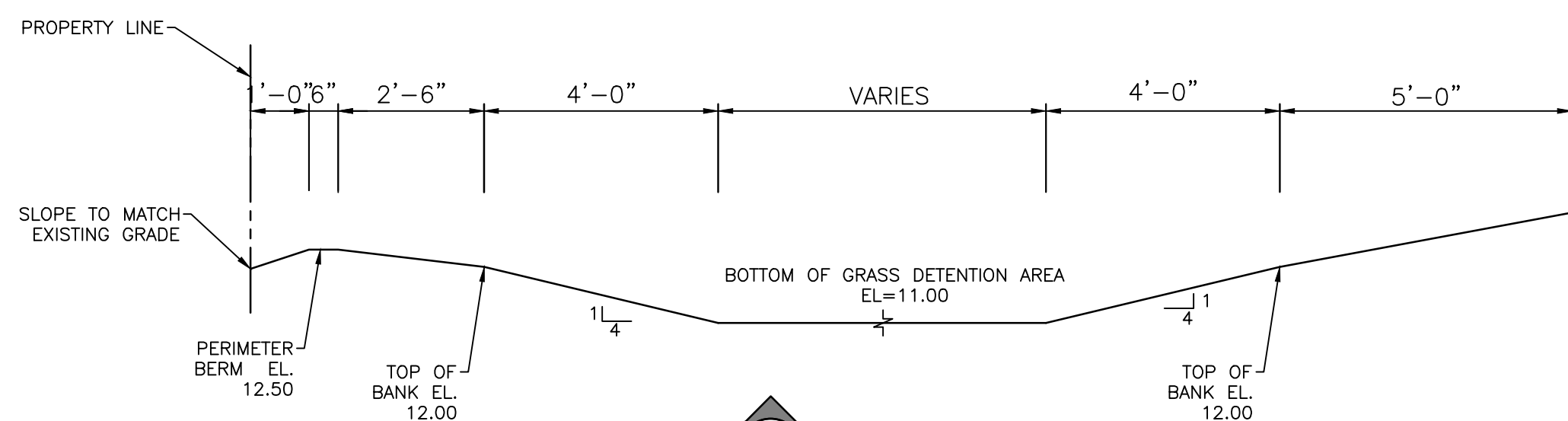
12" COMPACTED
SUBGRADE

12" WIDE
GEOTEXTILE ALONG
PERIMETER
TURN UP AT CURB

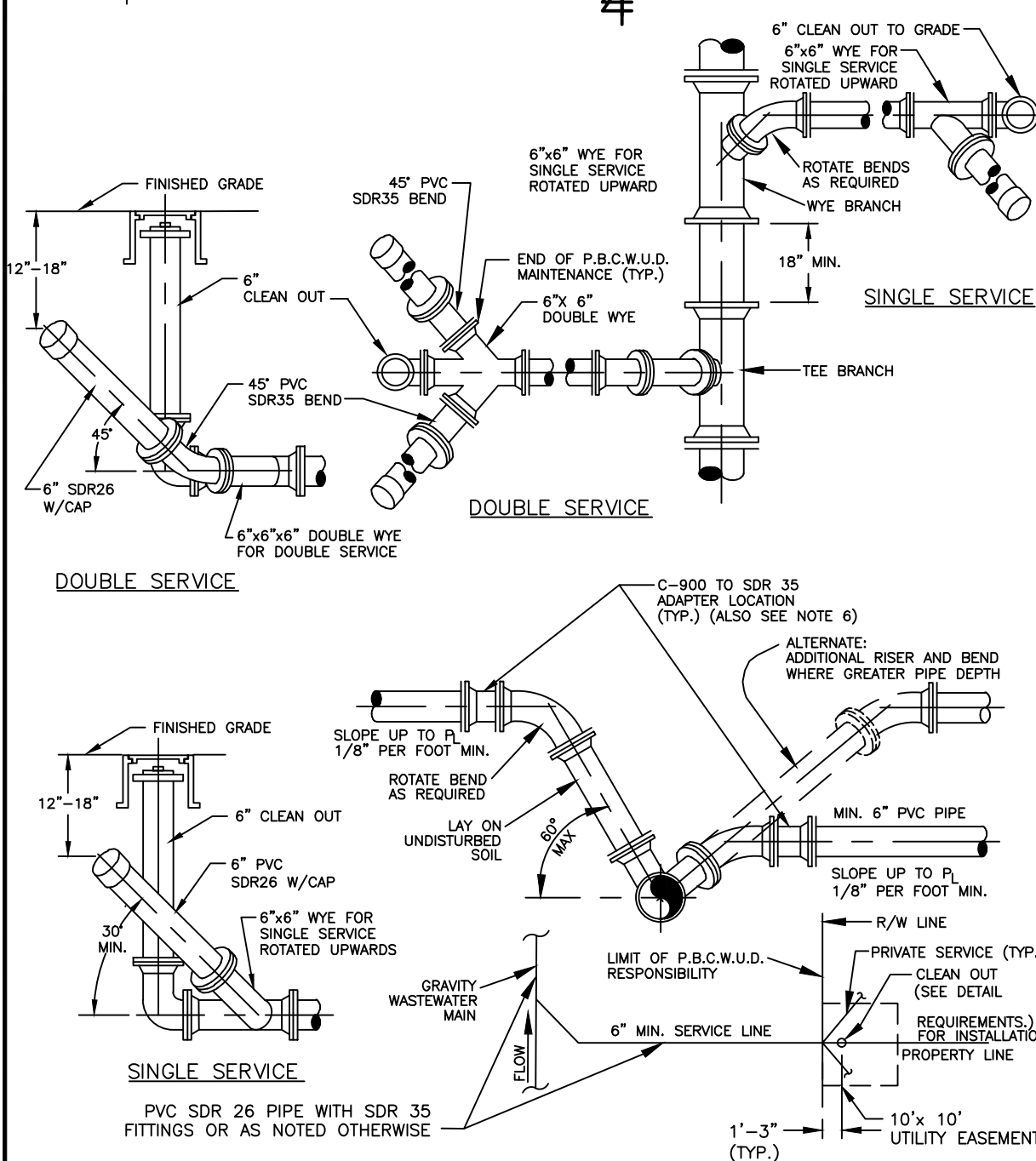


PAVER PARKING SPACE SECTION

NTS



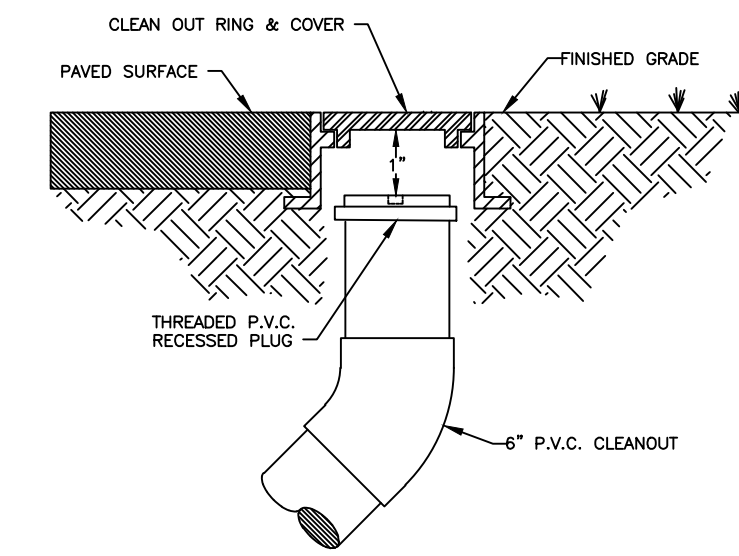
SECTION _____
SCALE : 1:30



TYPICAL WASTEWATER SERVICE CONNECTION

NOTES

1. MIN. 3" & MAX. 5" MAX. DEPTH IS REQUIRED, UNLESS PLANS SHOW OTHERWISE, FOR SERVICE LATERS. W/AL BE THE CLEAN OUT ENDING P.B.C.W.I.D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
2. CLEAN OUT TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION.
3. WASTEWATER MAINS W/AL BRANCH TO MATCH MAIN PIPE MATERIAL.
4. CLEAN OUTS DESIGNATING THE END OF THE DEPARTMENT'S MAINTENANCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT-OF-WAY DESIGNATION.
5. THE DEVELOPER/PROPERTY OWNER OR ASSONEE SHALL BE RESPONSIBLE FOR CLEAN OUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. SEE MINIMUM SEPARATION STATEMENT FOR P.V.C. 8-900 18" 18" PIPE MATERIAL REQUIREMENTS AT WASTEWATER LATERAL/POTABLE WATER MAIN CROSSINGS.
7. ALONG STRIGHTS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENT, THE CLEANOUT ENDING P.B.C.W.I.D. MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED 1'-3" INTO THE UTILITY EASEMENT.
8. MIN. 3" HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN CLEANOUTS AND EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHTPOLES, TRANSFORMERS, POWER POLES.



TYPICAL CLEANOUT INSTALLATION

NOTES:

1. CLEANSUITS 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.
2. CLEANSUITS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANSUITS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANSUIT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. A CONCRETE COLLAR MAY BE REQUIRED IF CLEANSUIT IS LOCATED BETWEEN DRIVEWAYS, A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
7. ALONG STRIPS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANSUIT SHALL BE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.



3921 NEW VALENCIA
GREENACRES, FL 33467
(561) 891-5124
ar.tvg.75704@gmail.com

LUIS PONCE, P.E.

REGISTRY NUMBER: 32294
P.E No: 71723

SIGN / DATE / SEAL

1827 PALM ACRES DR.
WEST PALM BEACH FL 33306

[illegible]

DOCUMENT NO.

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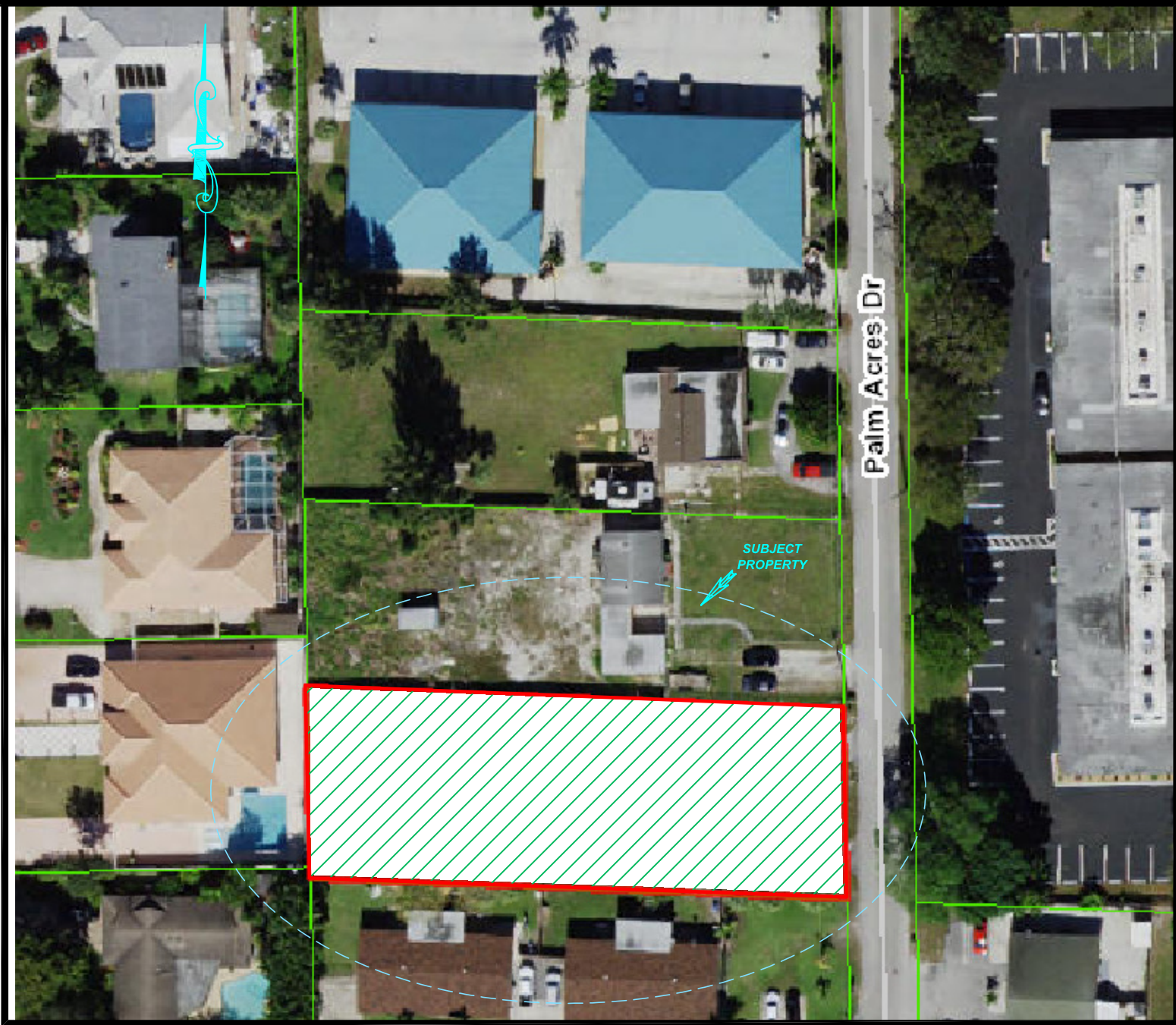
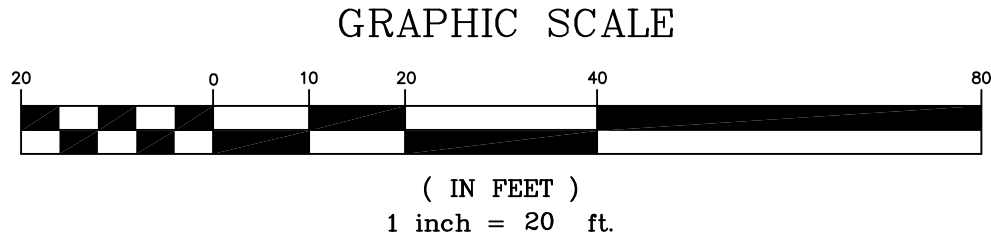
SHEETINGS

GENERAL NOTES AND DETAILS

C-2

SHEET 1 OF

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 FPIP 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

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. = BELL-SOUTH 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.

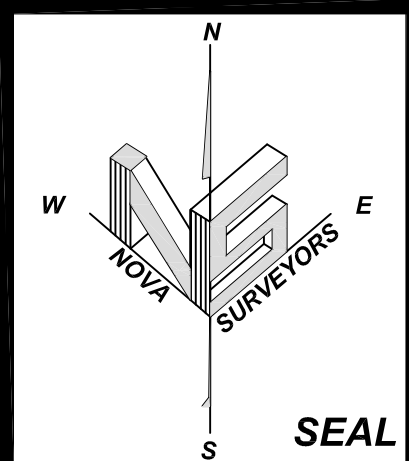
PROP. COR. = PROPERTY CORNER.
FPIP = FEDERAL NATIONAL INSURANCE.
F.N. = FOUND NAIL.
H. = HIGH (RIGHT).
IN. & RG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M. = MEASURED DISTANCE.
M.M. = 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.

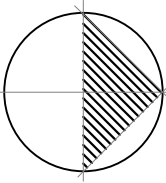
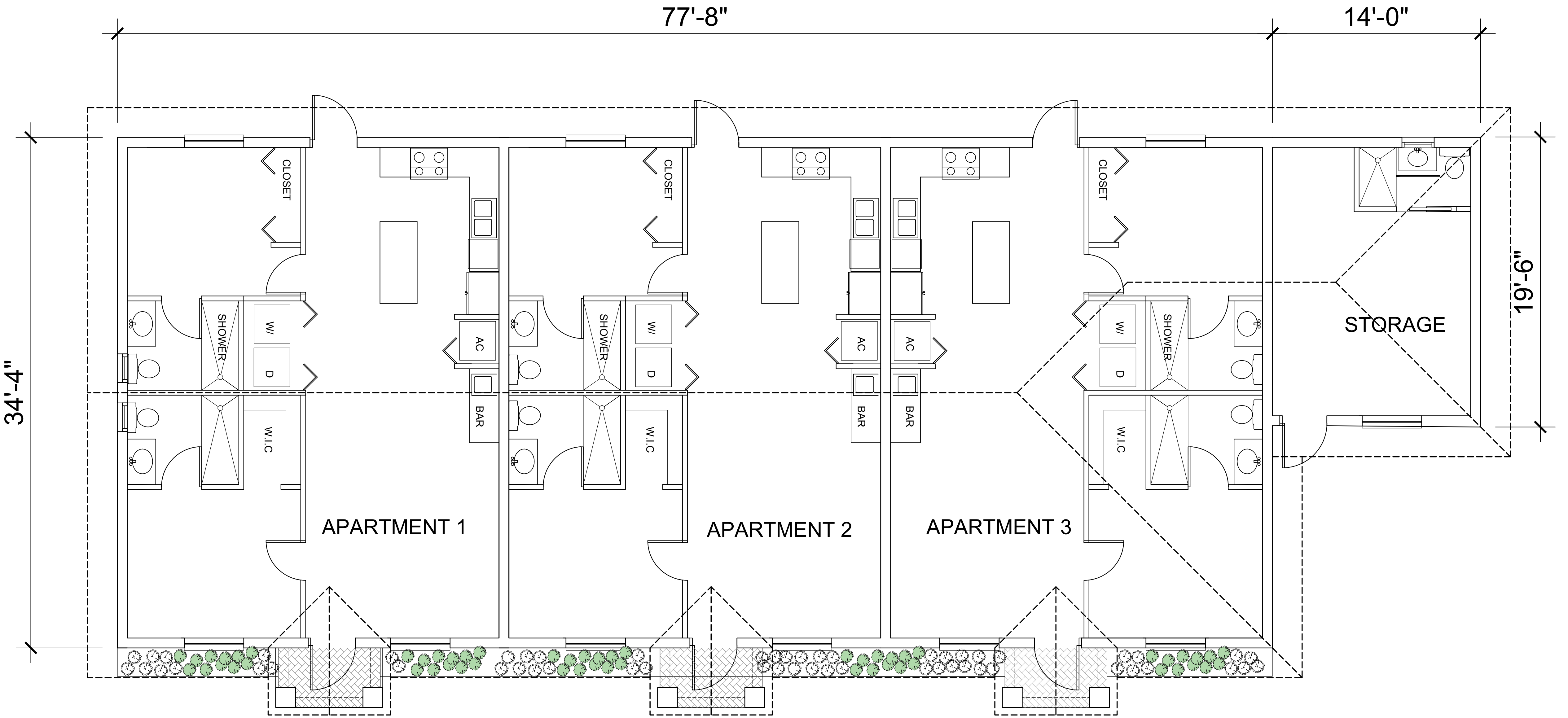
O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
O.V. = OVERHANG.
P.V. = PAVEMENT.
PL. = PLANTER.
P/L. = PROPERTY LINE.
P.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
P.G. = PAGE.
P.V. = PARKWAY.
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.
RG. = RANGE.
SEC. = SECTION.
ST. = STORM.
SW. = 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.P. = WOOD FENCE.

W.S. = WOOD SHED.
W. = WEST.
S. = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.
— = CHAIN LINK FENCE.
— = WOOD FENCE.
ZZZZZZZ = C.B.S. WALL (C.B.W.).
+0.00 = EXISTING ELEVATIONS.
[0.00] = PROPOSED ELEVATIONS.

→ = TRAFFIC FLOW
① = DRAINAGE MI





N PROPOSED BUILDING FLOOR PLAN

SCALE: 1/2"=1'-0"

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020

Sheet Number

A-1

AR 8840
FERNANDO R. PRIETO

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

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

Revisions:

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Drainage Report

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

December 2020

Project Number 20-003

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.lyg.75704@gmail.com**

1.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 2,935-sf building consisting of 3 separate living units. The project includes the construction of a 5,266-sf access driveway and 13 parking spaces the existing 910 sf building will remain in place.

2. Design Criteria

The site is located in Basin C51, sub basin 32 , the 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 the level 12.90 NGVD (12.44 NAVD) (per Figure 41-8) and above existing grades .

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	Proposed Improvement
	<u>Water Storage</u>	<u>Water Storage</u>
12.90' NGVD (12.44'NAVD)	0.02 ac-ft.	0.03 ac-ft

A perimeter berm at a minimum elevation of 12.90 ft is proposed along the perimeter of the property to provide onsite storage required by the improvement.

Water Quality is provided by a proposed 0.014 ac retention area to store the 2.5-inch times the imperviousness which is greater than the first inch of runoff.

Water Quality requirement is provided at elevation 12.65'

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS
PRE DEVELOPMENT**

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

Designed:	LP
Checked:	LP

I. Site Data

A. Acreage

1. Total	0.44 ac
2. Impervious	
a. Ex. Building	0.03 ac
b. Ex. Sidewalk	0.010 ac
c. Ex. Driveway	0.030 ac
d.	0.00 ac
e.	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. NA	0.00 ac
c. NA	0.00 ac
Total Pervious	0.37 ac

B. Minimum elevations

1. Finished Floor	13.11 ft-NAVD
-------------------	---------------

C. 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

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LP
Checked:	LP

III. Computations

B. SCS Curve Number

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

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
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 Bottom	0.00	0.00	0.00
Dry Detention Bank	0.00	0.00	0.00
Swale Bottom	0.00	0.00	0.00
Swale Bank	0.00	0.00	0.00
Landscape	0.37	13.09	4.84
NA	0.00	0.00	0.00
NA	0.00	0.00	0.00
Total	0.41		5.36
Weighted Site Grade			13.08 ft-NGVD

3. Average depth to water table will be

$$= \text{Average site grade} - \text{average water table/control elevation}$$

$$= 3.58 \text{ ft}$$

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: 4.34 inches

6. Compute available soil storage

$$= \text{Storage available} \times \text{pervious area}$$

$$= 0.13 \text{ ac-ft available soil storage onsite}$$

7. Convert available soil storage to site-wide moisture storage, S

$$= \text{Available soil storage onsite/site area}$$

$$= 3.65 \text{ inches of site-wide storage, S}$$

6. SCS Curve Number, CN

$$= 1000 / (S + 10)$$

$$= 73 \text{ SCS Curve Number}$$

SOUTH FLORIDA WATER MANAGEMENT DISTRICT SOIL STORAGE CALCULATION

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

Designed: LP
Checked: LP

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
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.

- A. From the calculation the average depth to the water table is
- B. The Soil Type is
- C. Assuming 25% compaction
- D. Inches of moisture stored under pervious area

3.58 ft
Compacted Depressional (3)

Depth to Water Table (feet)	Compacted Water Storage (inches)
3.00	3.30
3.58	4.34
4.00	5.10

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:
Checked:

LP
LP

III. Computations

C. Project surface storage

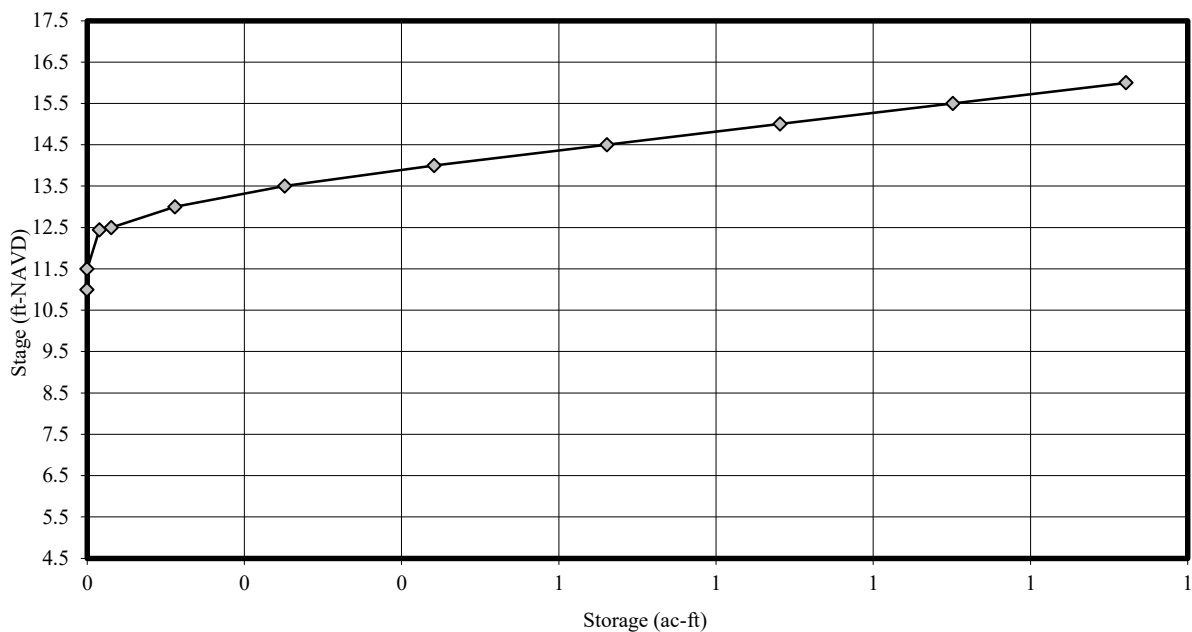
1. Assumptions

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
Lake Surface	0.00	0.00	0.00
Lake Bank	0.00	0.00	0.00
Dry Detention Bottom	0.00	0.00	0.000
Dry Detention Bank	0.00	0.00	0.000
Swale Bottom	0.00	0.00	0.00
Swale Bank	0.00	0.00	0.00
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.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
STAGE - STORAGE CALCULATION**

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

Designed: LP
Checked: LP

Stage-Storage Curve Data

Area (ac)	0.03	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	
Start (ft-NAVD)	13.11	12.57	12.10	0.00	0.00	0.00	0.00	0.00	0.00	12.10	0.00	0.00	
Ends (ft-NAVD)	13.11	12.91	12.46	0.00	0.00	0.00	0.00	0.00	0.00	14.07	0.00	0.00	
Difference	0.00	0.34	0.36	0.00	0.00	0.00	0.00	0.00	0.00	1.97	0.00	0.00	
Stage (ft-NAVD)	Ex.Buildi ng	Ex. Sidewalk	Ex. Driveway	Lake Surface	Lake Bank	Dry Detention Bottom	Dry Detention Bank	Swale Bottom	Swale Bank	Landscape	NA	NA	Total
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.02
12.50	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.03
13.00	0.00	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.11
13.50	0.01	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.25
14.00	0.03	0.02	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.44
14.50	0.04	0.02	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.66
15.00	0.06	0.03	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00	0.88
15.50	0.07	0.03	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.00	0.00	1.10
16.00	0.09	0.04	0.12	0.00	0.00	0.00	0.00	0.00	0.00	1.08	0.00	0.00	1.32

Design Stage from Fig 41.8 = 12.9 NGVD (12.44 NAVD)
* Volume of water storage in existing conditions= 0.02 ac-ft

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FLOOD ROUTING CALCULATIONS

POST DEVELOPMENT

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

Designed:	LP
Checked:	LP

I. Site Data

A. Acreage

1. Total	0.44 ac
2. Impervious	
a. Ex. Building	0.02 ac
b. Ex. Concrete Pad	0.01 ac
c. Prop. Building	0.07 ac
d. Prop. Driveway	0.14 ac
e. Prop. Parking Lot	0.05 ac
f. Prop. Sidewalk	0.008 ac
Total Impervious	0.30 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	0.006 ac
d. Dry Detention Bank	0.008 ac
e. Swale Bottom	0.00 ac
f. Swale Bank	0.00 ac
Total retention/detention	0.01 ac
4. Pervious	
a. Landscape	0.13 ac
b. NA	0.00 ac
c. NA	0.00 ac
Total Pervious	0.13 ac

B. Minimum elevations

1. Finished Floor	14.00 ft-NAVD
-------------------	---------------

C. Allowable discharge

1. For the SFWMD C-51 Canal, Sub-basin 14	0.00 CSM
2. Allowable discharge for this project	0.00 CFS

C. 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

D. Rainfall amounts

1. Minimum Parking (3-year, 1-day)	5.60 inches
2. (10-year, 3 days)	10.50 inches
2. Road crown (10-year, 1-day)	8.00 inches
3. Design Storm (25-year, 3-day)	12.50 inches
4. Finish Floor (100-year, 3-day)	15.00 inches

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS**

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

Designed:
Checked:

LP
LP

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.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS**

Project Name: 913 NE 15th St
Project Number: 20-002

Designed:
Checked:

LP
LEP

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= **0.04** 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 - (water surface + roof)
= **0.42** 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
= **0.28** 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%
= **66.19** % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= **1.655** inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= **0.0607** ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the **0.06** ac-ft for the 2.5 inches times the percentage is greater than the
0.037 ac-ft for the first inch of runoff
0.06 ac-ft controls

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LP
Checked:	LP

III. Computations

B. SCS Curve Number

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

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Ex. Building	0.02	13.11	0.26
Ex. Concrete Pad	0.010	12.98	0.13
Prop. Building	0.07	14.00	0.98
Prop. Driveway	0.14	12.57	1.76
Prop. Parking Lot	0.05	12.98	0.65
Prop. Sidewalk	0.01	12.86	0.10
Dry Detention Bottom	0.01	11.60	0.07
Dry Detention Bank	0.01	0.00	0.00
Landscape	0.13	12.75	1.63
NA	0.00	0.00	0.00
NA		0.00	0.00
Total	0.44		5.59
Weighted Site Grade			12.69 ft-NGVD

3. Average depth to water table will be

$$= \text{Average site grade} - \text{average water table/control elevation}$$

$$= 3.19 \text{ ft}$$

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: 3.65 inches

6. Compute available soil storage

$$= \text{Storage available} \times \text{pervious area}$$

$$= 0.04 \text{ ac-ft available soil storage onsite}$$

7. Convert available soil storage to site-wide moisture storage, S

$$= \text{Available soil storage onsite/site area}$$

$$= 1.18 \text{ inches of site-wide storage, S}$$

6. SCS Curve Number, CN

$$= 1000 / (S + 10)$$

$$= 89 \text{ SCS Curve Number}$$

SOUTH FLORIDA WATER MANAGEMENT DISTRICT SOIL STORAGE CALCULATION

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

Designed: LP
Checked: LP

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
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.

- A. From the calculation the average depth to the water table is
 B. The Soil Type is
 C. Assuming 25% compaction
 D. Inches of moisture stored under pervious area

3.19 ft
Compacted Depressional (3)

Depth to Water Table (feet)	Compacted Water Storage (inches)
3.00	3.30
3.19	3.65
4.00	5.10

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed: LP
Checked: LP

III. Computations

C. Project surface storage

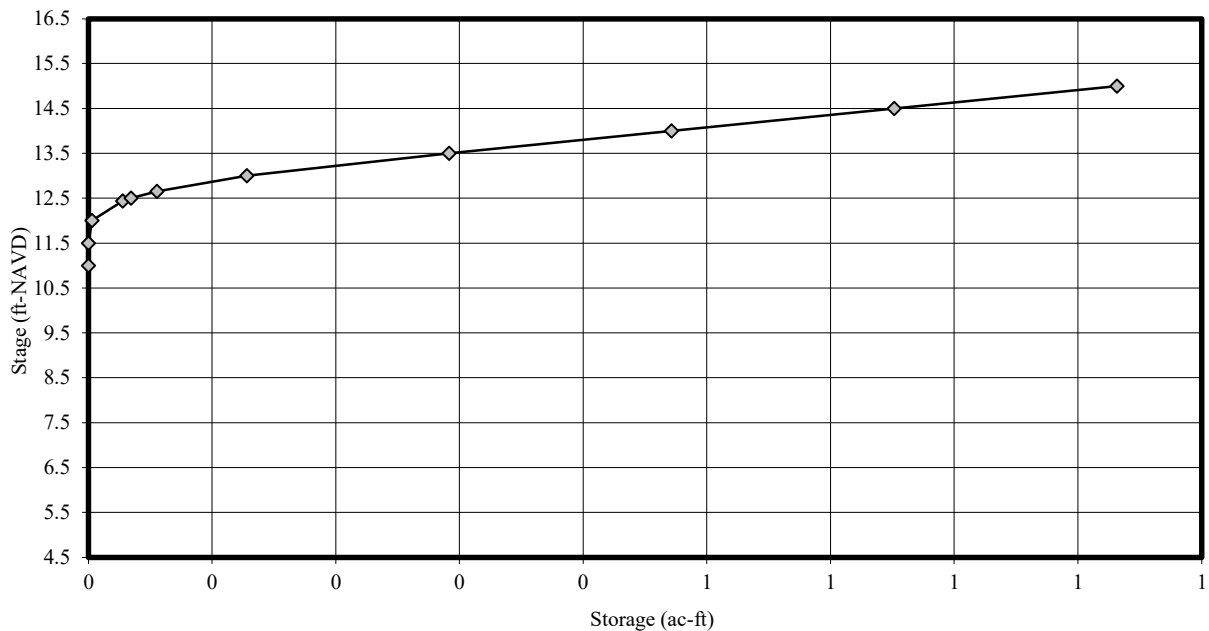
1. Assumptions

Land Use	Start	End	Area
Ex. Building	13.11	13.11	0.02
Ex. Concrete Pad	12.98	12.98	0.010
Prop. Building	14.00	14.00	0.07
Prop. Driveway	12.00	13.14	0.14
Prop. Parking Lot	12.45	13.50	0.05
Prop. Sidewalk	12.72	13.00	0.01
Dry Detention Bottom	11.60	11.60	0.01
Dry Detention Bank	11.60	12.65	0.008
Swale Bottom	0.00	0.00	0.000
Swale Bank	0.00	0.00	0.00
Landscape	12.00	13.50	0.13
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.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



SOUTH FLORIDA WATER MANAGEMENT DISTRICT STAGE - STORAGE CALCULATION

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

Stage-Storage Curve Data

Area (ac)	0.02	0.01	0.07	0.14	0.05	0.01	0.01	0.01	0.00	0.00	0.13	
Start (ft-NAVD)	13.11	12.98	14.00	12.00	12.45	12.72	11.60	11.60	0.00	0.00	12.00	
Ends (ft-NAVD)	13.11	12.98	14.00	13.14	13.50	13.00	11.60	12.65	0.00	0.00	13.50	
Difference	0.00	0.00	0.00	1.14	1.05	0.28	0.00	1.05	0.00	0.00	1.50	
Stage (ft-NAVD)	Ex. Building	Ex. Concrete Pad	Prop. Building	Prop. Driveway	Prop. Parking Lot	Prop. Sidewalk	Dry Detention Bottom	Dry Detention Bank	Swale Bottom	Swale Bank	Landscape	Total
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	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	0.00
12.44	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.03
12.50	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.035
12.65	0.00	0.00	0.00	0.03	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.06
13.00	0.00	0.00	0.00	0.06	0.01	0.00	0.01	0.01	0.00	0.00	0.04	0.13
13.50	0.00	0.01	0.00	0.13	0.03	0.01	0.01	0.01	0.00	0.00	0.10	0.29
14.00	0.00	0.01	0.00	0.20	0.05	0.01	0.01	0.02	0.00	0.00	0.16	0.47
14.50	0.00	0.02	0.00	0.27	0.08	0.01	0.02	0.02	0.00	0.00	0.22	0.65
15.00	0.00	0.02	0.00	0.34	0.10	0.02	0.02	0.02	0.00	0.00	0.29	0.83

The required Water Quality is provided at El.= 12.65 ft
Volume of total open storage compensation= 0.03 ac-ft

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LEP
Checked:	LP

IV. Design Storm Stages

A. Stage Summary

Design Storm	Stage (ft)
10-Year 3-day storm	13.63
100-Year 3-day storm	14.08

B. 10 Year, 3 days

1. The rainfall of the 10-year 3-day storm
= 10.50 inches
2. Inches of runoff, Q
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 9.21 inches of runoff from the 10-year 1-day storm
3. Runoff Volume
= Inches of runoff X Site area
= 0.34 ac-ft runoff volume
4. The zero-discharge stage corresponding to the volume of runoff is
= 13.63 feet, see table below

Storage (ac-ft)	Stage (ft)
0.29	13.50
0.34	13.63
0.47	14.00

F. Minimum Finished Floor Elevation

1. The rainfall of the 100-year 3-day storm
= 1-day rainfall X 1.359
= 15.00 inches
2. Inches of runoff, Q
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 13.67 inches of runoff from the 10-year 1-day storm
3. Runoff Volume
= Inches of runoff X Site area
= 0.50 ac-ft runoff volume
4. The zero-discharge stage corresponding to the volume of runoff is
= 14.08 feet, see table below

Storage (ac-ft)	Stage (ft)
0.47	14.00
0.50	14.08
0.65	14.50

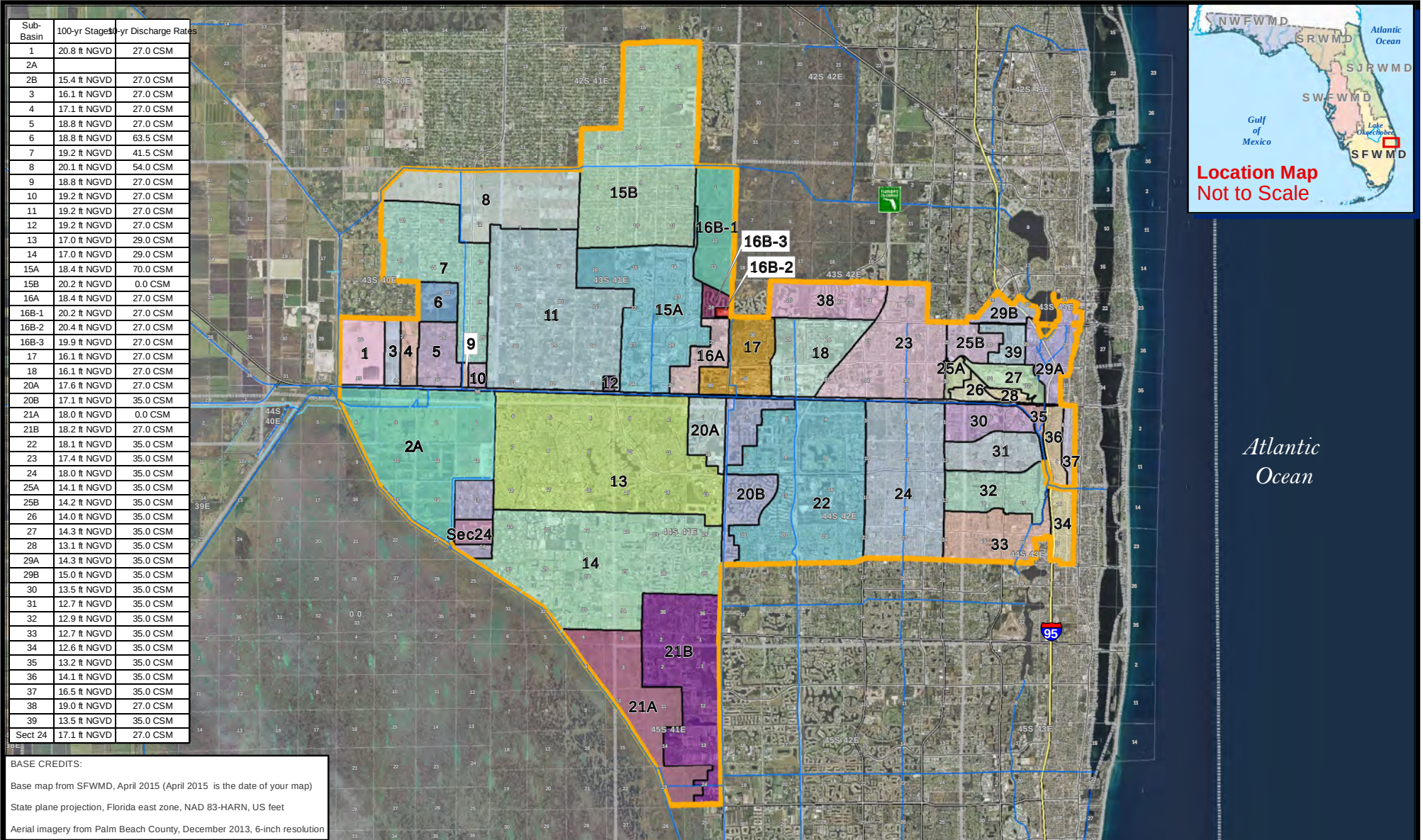
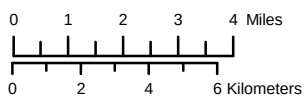


Figure 41-8 C-51 BASIN DESIGN CRITERIA

South Florida Water Management District
 3301 Gun Club Road, West Palm Beach, Florida 33406
 561-686-8800 - FL WATS 1-800-432-2045

MAILING ADDRESS: P.O. Box 24680 - West Palm Beach, FL 33416-4680



IMPORTANT DISCLAIMER:

This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

May, 2015



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	12/14/2020		
	SCAD No.	20120901D – D. O.		
	FLU /Rezoning/D.O. No.	20201289 – Village of Palm Springs		
	PCN No. / Address	70-43-44-07-07-001-0050 / 1827 Palm Acres Drive		
	Development Name	3 Units at 1827 Palm Acres Drive		
	Owner / Agent Name	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	93	91	-760
	Utilization Percentage	92%	95%	141%
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 \$12,825 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 12/15/2020 to 12/14/2021 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 12/14/2021 or this determination will expire automatically on 12/14/2021.			
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

December 15, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

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

March 18, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

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 03-08-21 through WeTransfer:

1. Engineering Plan, 2 sheets (C-1, C-2), revised 12-1-20, by T.Y.G Consulting Engineering, LLC.
2. Landscape Plan, 1 sheet (L-1), revised 2-27-21, by Team Architecture.
3. Site Plan, 1 sheet (SP-1), revised 2-27-21, by Team Architecture.
4. Drainage Report with Attachments, 16 sheets, dated 12-02-20, by T.Y.G. Co.
5. Response to Comments, 1 sheet

We recommend Site Plan approval with the following condition:

1. The Engineering Plan shall match the Site Plan including the trash bins area and additional plants in the dry retention area.
2. Clarify use of datum's NGVD and NAVD on the plans and in the Drainage Report. Provide conversion factor if using both.
3. Update the Drainage Report to include the pre-vs- post 10-yr 3-day calculations for the perimeter berm stage.
4. 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: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**

12-2-2020

LWDD has no objection to the certification of this petition. It is located north of L-8 Canal and is not adjacent.

Thank you and Happy Holidays!

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



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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.

December 7, 2020

No comment.

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, December 2, 2020 8:57 AM
To: Pedro Segovia <PSEGOVIA@pbcgov.org>
Subject: 1827 Palm Acres Dr

***** 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 Pedro;

Please review the site plan attached and let me know your comments. Applicant is proposing to add a triplex building on the back of the property for a total of 4 rental units.

Thanks.

Iramis Cabrera

Planner

Village of palm springs

Planning, Zoning & Building Department

561-965-4016

icabrera@vpsfl.org

12-2-2020

Iramis:

Good Morning. This site will not be required to construct a school bus shelter. The applicant should contact Joyce Cai to discuss the requirements of the School Capacity Availability Determination (SCAD) Application.

Thank you for the opportunity to review the proposal.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

"Be present in all things and thankful for all."
- **Maya Angelou**

School District of Palm Beach County - North County Support Center
3661 Interstate Park Road North, Suite 200
Riviera Beach, FL 33404
Phone 561.882.1938 PX 21938 FAX 561.882.1942
Michael.Owens.1@palmbeachschools.org
www.palmbeachschools.org/planning

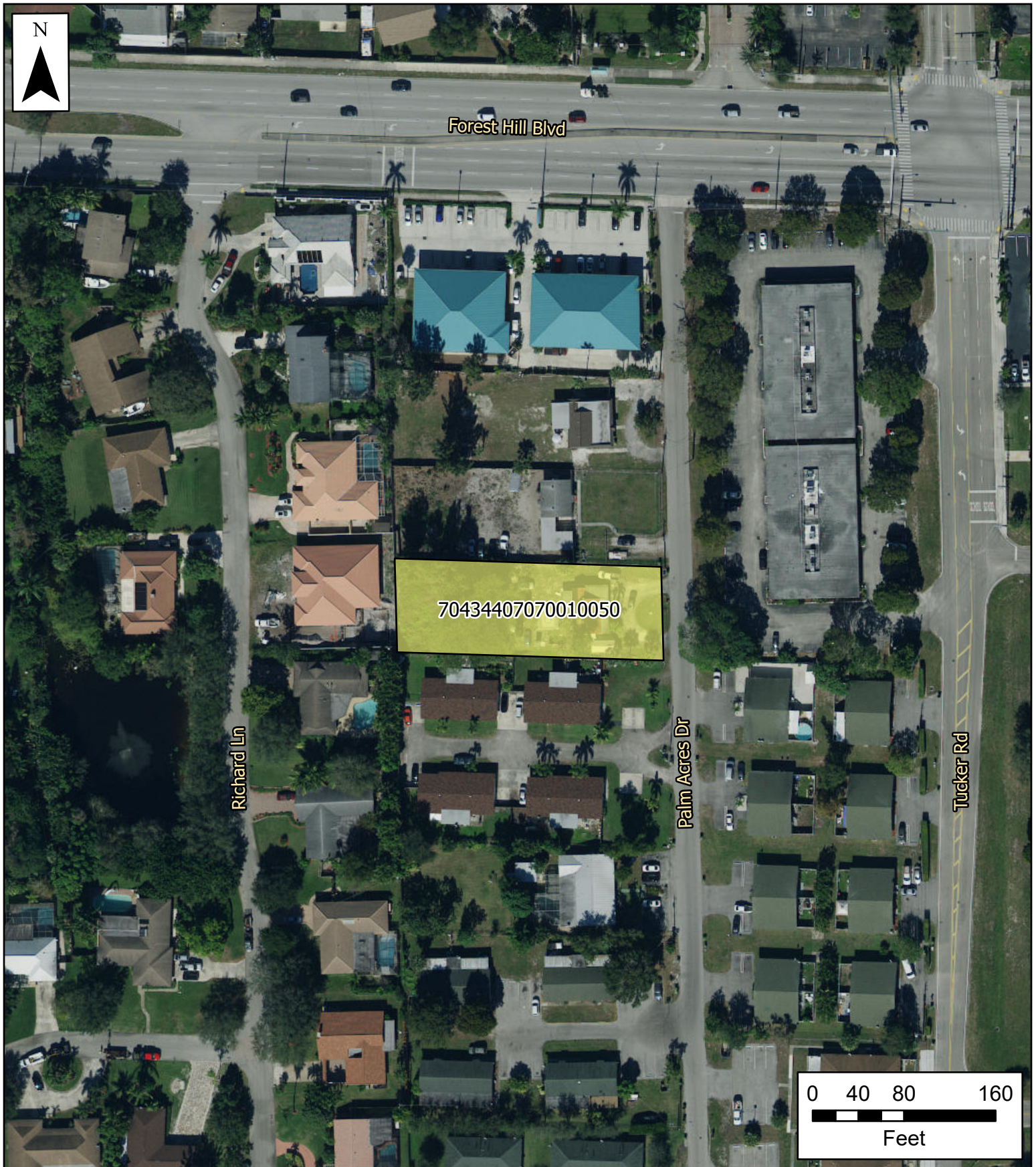
12-2-2020

1827 Palm Acres Dr

Good morning
We see no issues, thank you

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876





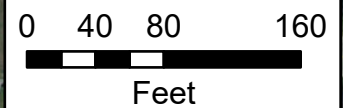
Forest Hill Blvd

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.



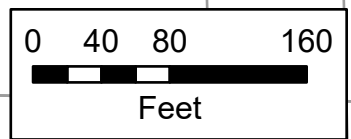
Forest Hill Blvd

Richard Ln

Palm Acres Dr

Tucker Rd

70434407070010050



Village of Palm Springs

1827 Palm Acres Drive

-  Parcels
-  Property Boundary

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: Parcels provided by Palm Beach County

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. 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.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. 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.
 4. 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.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.3: Planning & Zoning Board Order No. 2021-03 - Minor Site Development Plan (SPR21-04) - 1827 Palm Acres Drive.

SUMMARY:

Ms. Ana Colom, agent for the applicant, Elio Fernandez, is requesting Minor Site Development Plan approval to develop a 0.438 acres Multi-Family parcel, with the construction of three additional dwelling units. There is an existing single-family home on the property and the applicant is proposing to add a 3,023 square foot triplex structure for a total of four (4) dwelling units on the property.

The site is currently developed with a 904 square foot residential structure, constructed in 1948. The property was annexed into the Village in 2001 and designated with the Residential Multiple-Family Land Development (Zoning) District and the Medium Density Residential (10 du/ac) Future Land Use category.

Each unit will be configured with 2 bedrooms, 2 bathrooms, a kitchen, a living room, and be equipped with washer and dryer. There will be a single 273 square foot utility room with a bathroom for the convenience of the maintenance person to storage his tools and lawn equipment.

As a separate agenda item, the applicant is requesting five variances. Approval of the site plan is dependent on the approval of these variances.

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 supports the applicant's request and recommends conditional approval based on consistency with the medium density allowances to permit a maximum of four residential

dwelling units.

FISCAL IMPACT:

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

ATTACHMENTS:

Proposed PZ&B Order 2021-03 - Minor Site Plan Order 1827 Palm Acres Drive.doc

Exhibit "A" - Staff Report & Conditions of Approval

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters

Color Rendering

Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2021-03
MINOR SITE PLAN (SPR21-04)

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 April 13, 2021. 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 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes for the construction of a 3,023 square feet residential triplex building in addition to the single-family residence existing on the property, for a total of 4 dwelling-units.
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 **13th** day of **April, 2021.**

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

The Brandx Company, 249 Arabian Road Palm Springs, FL 33461

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

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

Kim Glas-Castro, 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 with Variances - 1827 Palm Acres Drive.

Application Summary			
Applicant / Petitioner	Ana Colom	Submittal Date	11/24/2020
Reference Name	1827 Palm Acres Dr - 3 Units Apartment Building Addition	Case Number	SPR21-01, PSV21-01, PSV21-02, PSV21-03, PSV21-04, PSV21-05
		Parcel Control No	70-43-44-07-07-001-0050
Location	1827 Palm Acres Drive	Site Area	±0.438 acres
P&Z Bd	April 13, 2021		
Requests			
Proposed Use(s)	Minor Site Development Plan for the construction of 3,023 square foot residential building with 3 multi-family units in addition to the existing single-family residence on the property, for the total of 4 dwelling units.		
Number of Buildings	1 existing single-family home – 904 sf 1 triplex structure – 3,023 sf		
Variances	PLANNING AND ZONING BOARD CONSIDERATIONS: PSV21-01 Requesting a Variance relief from Section 34-766(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. PSV21-02 Requesting a Variance relief from Section 34-1328 to allow a 22' wide instead of 26' wide required for a double vehicular circulation drive aisle. PSV21-03 Requesting a Variance relief from Section 34-162(b)(2) to allow a 3'-9" wide landscaped buffer instead of 10' minimum required along North. PSV21-04 Requesting a Variance relief from Section 34-162(b)(2) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along West side. PSV21-05 Requesting a Variance relief from Section 34-162(b)(6) to allow a 6'-2" wide landscaped buffer instead of 10' minimum required along East side.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	13 spaces	13 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	55'	Yes (existing)
Rear yard (West)	25'	48'-9"	Yes
Side interior yard (North)	15'	32'-9"	Yes
Side interior yard (South)	15'	15'	Yes
Site Characteristics			
Existing Use	Single-family home	Proposed Use	Multi-family
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	Unknown Unincorporated PBC	Unknown Unincorporated PBC
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, with 5 variances, 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.

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/acres) land use. The request is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

1. PSV21-01 The applicant is requesting Variance relief from Section 34-766(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. PSV21-02 The applicant is requesting a Variance relief from Section 34-1328 to allow a 22' wide instead of 26' wide required for a double vehicular circulation drive aisle.
3. PSV21-03 The applicant is requesting a Variance relief from Section 34-162(b)(2) to allow a 3'-9" wide landscaped buffer instead of 10' minimum required along North side.
4. PSV21-04 The applicant is requesting a Variance relief from Section 34-162(b)(2) to allow a 4'-3" wide landscaped buffer instead of 10' minimum required along West side.
5. PSV21-05 The applicant is requesting a Variance relief from Section 34-162(b)(6) to allow a 6'-2" wide landscaped buffer instead of 10' minimum required along East side.

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.

1. The proposed Building site area is 19,083.63 SF. In order to develop this property with 4 total units (including the existing residence), we will need 24,500 SF of lot area as per Sec. 34-766 (1) of the Zoning Code. This means there is a difference of 5,416 SF. Or in other words 3-1/2 units. Because this proposed development meets all Setbacks, Building Lot Coverages, Site Impervious Areas and Parking Requirements, we request that a variance be issued.
2. The proposed Building site currently lies at the rear of an existing residence, which is to remain. Although a portion of the existing residence is being demolished to provide access to the rear apartments and parking, there is not enough clearance for the 26' drive as it passes along the side of the new apartments. The proposed space adjacent to the parking spaces has more than 22' in width for maneuvering. Because this private drive serves four (4) units, it will not be a busy nor congested place. We feel that the private drive being considered as part of our design could be reduced from a width of 26' to the proposed 22'.
3. Because of the Existing Residence location on the site, the required landscape buffer along the North side cannot be provided due to a lack of space. We request that a variance be granted along this property line allowing for 3'-9" on our property and 6'-3" on the north neighbor's property totaling 10'-0" of buffer.
4. Because of the angled West property line, the required landscape buffer along the West side cannot be provided because of the awkward property line. We request that a variance be issued for a 4'-3" rear green space which in conjunction with the 6'-0" high CMU wall and additional landscaping would together function as the required West Buffer for this project.
5. We request that a variance be granted along the East property line allowing at least a 6'-2" landscape Buffer. Along some parts of the East property line where there is more room (approx. 45'-0" south of the parking area) we propose to add additional landscaping to compensate with the narrower Buffer.

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

1. The applicant met with the Zoning Department and was informed that this development was possible with this variance. This proposed development meets all Minimum Lot Width, Minimum Lot Depth, Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape, Parking Requirements and is within maximum building height.
2. In an effort to keep the existing residence, we propose to only demolish the laundry room portion of the residence to allow for the access drive to the rear of the property. The residence is existing, we are attempting to save it. This is what has contributed to this conflict.
3. The special condition described above is caused by an existing Site condition.
4. The special condition described above is caused by an existing Site condition.
5. The special condition described above is caused by an existing Site condition.

- 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.

1. This variance request does not give the owner any more special privileges than what is allowed by the

zoning code except for the lot area.

2. The request for a 22' two-way drive allows for the traffic access to the rear of the property. This variance request does not give the owner any more special privileges than what is allowed by the zoning code.
 3. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
 4. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
 5. The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.
- 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.
1. Providing for this variance would allow for this development, otherwise the development would not be possible due to a small technicality.
 2. Providing for a 26' wide drive would require further demolition of the existing residence, making it un-usable.
 3. The required Buffers would cause undue hardship.
 4. The required Buffers would cause undue hardship.
 5. The required Buffers would cause undue hardship.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
1. Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.
 2. Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.
 3. Agreed, this variance would be the minimum requested for this project.
 4. Agreed, this variance would be the minimum requested for this project.
 5. Agreed, this variance would be the minimum requested for this project.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
1. Yes, granting this variance will be in harmony with the general intent and purpose of this chapter.
 2. The proposed twenty-two (22) foot two-way drive will still allow for the proper access and vehicular circulation required as per code.
 3. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
 4. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
 5. The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
1. Yes, granting this variance will not be injurious to the area or otherwise detrimental to the public welfare. On the contrary, this development will improve the area.

2. The reduction in the width of this drive will still result in a functional and safe vehicular circulation. It is our opinion that allowing for this variance will allow for all requested site items to work well in accommodating all the needs for our client and the City.
3. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.
4. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.
5. The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.

Staff supports the applicant's request based on the general intent of the applicant to enhance the property adding newly constructed residences, providing landscaping buffers and improving the drainage system. This will be a positive change to the area and the community involved. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variance will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) Generally surrounding properties are commonly used residential.
- 2) The proposed Minor Site Plan maintains the use of the property as residential multi-family.
- 3) The total of 4 dwelling unit is compatible with surrounding properties.

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) Variances requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) All of conditions of approval provided by Engenuity Group on March 18, 2021 letter, shall be corrected during the Civil/Utility plan review application.
 - 5) 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 March 26, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 25, 2021.
- Legal advertisement was published in the paper on April 1, 2021.
- 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 24, 2020 depicts the following:

- An application submitted for Minor Site Development Approval with 5 variances for the construction of 3,023 square feet triplex structure in addition to the existing single-family home on the property.
 1. Site Plan dated received November 24, 2020 revised and resubmitted on March 8, 2021.
 2. Landscape plans dated received November 24, 2020 revised and resubmitted on March 8, 2021.

3. Preliminary Engineering plans dated received November 24, 2020 revised and resubmitted on March 5, 2021.
4. Architectural plans dated November 24, 2020.
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 add a 3,023 square foot triplex structure for a total of 4 dwelling units on the property.

Each new unit, approximately 916 square feet, will be configured with 2 bedrooms, 2 bathrooms, a kitchen, a living room, and each unit will be equipped with washer and dryer. There will be a 273 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 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-seven (27) 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. 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.
5. Utility easements shall not overlap more than 5' any landscaped buffers.
6. Mailbox's location(s) shall be approved by the United States Postal Services.
7. A root barrier shall be provided on trees that are within 12' of utility lines.
8. 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.
9. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
10. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
11. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
12. 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.
13. 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.
14. All mechanical equipment and above-ground infrastructure shall be screened from view.
15. 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.
16. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
 17. All new electric utilities shall be underground.
 18. 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.
 19. 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.
 20. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 21. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
 22. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
 23. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 24. 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.
 25. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 26. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 27. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
28. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,825.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on December 14, 2020.

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

A new Triplex Building, each unit 2 bedroom
2 bathroom (totaling 3,023.0 sqft) each unit
approximately 916.00 square feet. In addition
273 sq.ft. storage space for use by the owner
The development will be built behind and
existing resident (904.0 sqft).

Construction will be masonry with painted
stucco exterior and asphalt roof shingles.

The site includes parking for 13 spaces
as required by code.

Variances being applied for are as
follows:

Density: see: 34-766 Density $3\frac{1}{2}$ units
4 proposed. Variances for 1 unit.

Road Width: see: 34-603 (PXi) Req. 26 feet width
proposed 22 feet, variance for 4 feet.

Landscape Buffer: see: 34-162 Req. 10' min, North,
East & West Side, proposed:

5'-9" Buffer - Variance 4'-3" from North Side

Proposed: 4'-5" Buffer - Variance 2'-9" to 5'-7" at West Side

Proposed: 6'-2" variable Buffer - Variance 3'-10" East Side.

November 19, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 33461
Two-Way Drive Width, Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-766 (1) which requires this parcel to have a minimum area of 24,500 SF. The request is to reduce the required lot area to 19,083.63 SF.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-766 (1) of the Code. The statement must include comments on each of the following individually:

- 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.

Response: The proposed Building site area is 19,083.63 SF. In order to develop this property with 4 total units (including the existing residence). In order to develop this property as proposed we will need 24,500 SF of lot area as per Sec. 34-766 (1) of the Zoning Code. This means there is a difference of 5,416 SF. Or in other words 3-1/2 units. Because this proposed development meets all Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape and Parking Requirements, we request that a variance be issued.

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

Response: The applicant met with the Zoning Department and was informed that this development was possible with this variance. This proposed development meets all Minimum Lot Width, Minimum Lot Depth, Setbacks, Building Lot Coverages, Site Impervious Areas, Landscape, Parking Requirements and is within maximum building height.

- 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.

Response: This variance request does not give the owner any more special privileges than what is allowed by the zoning code. With the exception of the lot area.

- 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.

Response: Providing for this variance would allow for this development, otherwise the development would not be possible due to a small technicality.

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

Response: Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.

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

Response: Yes, granting this variance will be in harmony with the general intent and purpose of this chapter.

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

Response: Yes, granting this variance will not be injurious to the area or otherwise detrimental to the public welfare. On the contrary, this development will improve the area.

Sincerely,

Ana Colom
Project Manager

November 19, 2020

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

**RE: New 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 33461
Two-Way Drive Width, Variance**

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-1328 which requires that the Two Way Drive access to the parking spaces at the front and rear of the property be twenty-six (26) feet wide. The request is to reduce the required width from twenty six (26) feet in width to twenty two (22) feet.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-1328 of the Code. The statement must include comments on each of the following individually:

- 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.

Response: The proposed Building site currently lies at the rear of an existing residence, which is to remain. Although a portion of the existing residence is being demolished to provide access to the rear apartments and parking, there is not enough clearance for the twenty six (26) foot drive as it passes along the side of the new apartments. The proposed space adjacent to the parking spaces has more than twenty two (22) feet in width for maneuvering.

Because this private drive serves four (4) units, it will not be a busy nor congested place. We feel that the private drive being considered as part of our design could be reduced from a width of twenty six (26) feet to the proposed twenty two (22) feet.

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

Response: In an effort to keep the existing residence, we propose to only demolish the laundry room portion of the residence to allow for the access drive to the rear of the property. The residence is existing, we are attempting to save it. This is what has contributed to this conflict.

- 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.

Response: The request for a twenty two (22) foot two way drive allows for the traffic access to the rear of the property. This variance request does not give the owner any more special privileges than what is allowed by the zoning code.

- 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.

Response: Providing for a twenty six (26) foot wide drive would require further demolition of the existing residence, making it un-usable.

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

Response: Yes, granting this variance is the minimum variance that will make possible the reasonable use of the land, building or existing residence as otherwise allowed by code.

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

Response: The proposed twenty two (22) foot two way drive will still allow for the proper access and vehicular circulation required as per code.

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

Response: The reduction in the width of this drive will still result in a functional and safe vehicular circulation. It is our opinion that allowing for this variance will allow for all requested site items to work well in accommodating all the needs for our client and the City.

Sincerely,

Ana Colom
Project Manager

February 22, 2021

Mrs. Iramis Cabrera

Villages of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461

RE: **New** 3 Unit Apartment Building – 1827 Palm Acres Drive, Palm Springs, FL 3346.
Buffer Variance

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 (b)(2&6) which requires landscape buffers along the perimeter of this residential site. The as follows:

- **North Buffer** – Due to the location of the existing residence the space between this residence and the property line is reduces just enough to not conform with the required buffer width of 10 feet within the property. We request that a variance be granted along this property line allowing for 3'- 9" on our property and 6'- 3" on the north neighbor's property totaling 10'- 0" of buffer.
- **East Buffer** – Due to the location and orientation of the front parking lot and entrance drive it is difficult to maintain a full 10'-0" width for the East Buffer. Yet in the remainder of the front yard where the parking and entrance drive do not affect the required buffer, the average front yard depth is approximately 45'-0". We request that a variance be granted to average the greenspace depth of the front yard in lieu of the required 10"- 0" buffer.
- **West Buffer** - Due to the location of the rear parking lot and the angle of the rear property line the 10'- 0" West Buffer cannot be maintained. Because of the angled property line the average width of the green space between the parking lot and the 6'- 0" high CMU wall at the property line is 4'-3". We request that a variance be issued for a 4'-3" rear green space in conjunction with the 6'-0"high CMU wall as the West Buffer for this project.

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- 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.

Response:

- **North Buffer:** Because of the Existing Residence location on the site, the required landscape buffer along the North side cannot be provided due to a lack of space. We request that a variance be granted along this property line allowing for 3'- 9" on our property and 6'- 3" on the north neighbor's property totaling 10'- 0" of buffer.
- **East Buffer:** We request that a variance be granted along the East property line allowing for 3'- 10" thus maintaining at least a 6"-2" landscape Buffer. Along some parts of the East property line where there is more room (approx. 45'- 0" south of the parking area) we propose to add additional landscaping to compensate with the narrower Buffer.
- **West Buffer:** Because of the angled West property line, the required landscape buffer along the West side cannot be provided because of the awkward property line. We request that a variance be issued for a 4'-3" rear green space which in conjunction with the 6'-0" high CMU wall and additional landscaping would together function as the required West Buffer for this project.

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

Response:

- **North Buffer:** The special condition described above is caused by an existing Site condition.
- **East Buffer:** The special condition described above is caused by an existing Site condition.
- **West Buffer:** The special condition described above is caused by an existing Site condition.

- 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.

Response: The request for this variance is only due to the fact that the existing conditions makes it impossible for the required Landscape Buffer to be installed.

- 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.

Response: The required Buffers would cause undue hardship.

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

Response: Agreed, this variance would be the minimum requested for this project.

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

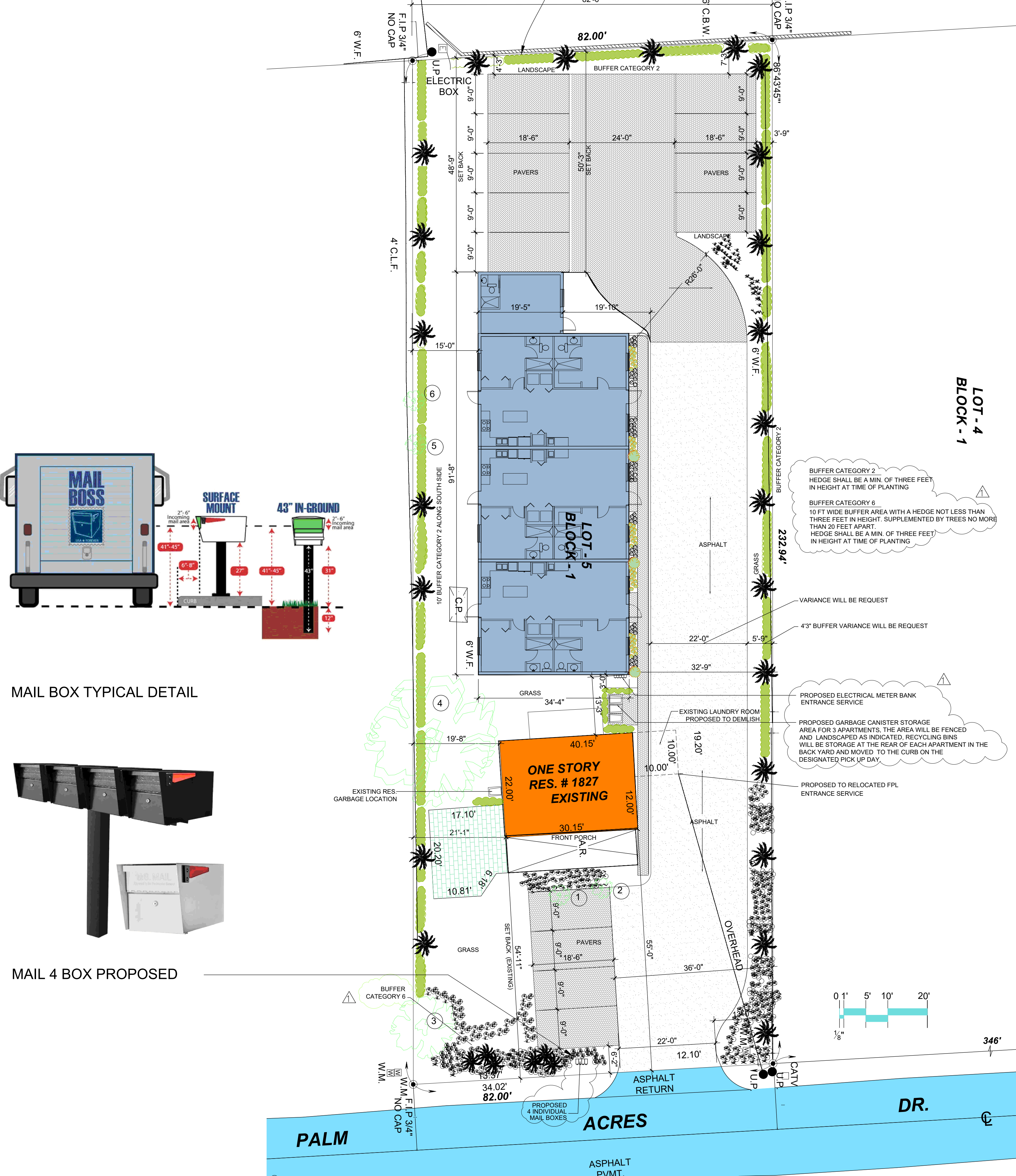
Response: The proposed variance will still allow for proper landscaping thus enhancing the current appearance of the property perimeter and will be in harmony with the general intent and purpose of this chapter.

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

Response: The proposed variance will not create anything which will be detrimental to area nor the welfare of the public.

Sincerely,

Ana Colom
Project Manager
Team Architecture, Inc.



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 (UNINCORPORATED)
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)	3,927.0	0.09	20.5%	47.7%	
SITE IMPERVIOUS AREA	5,190.75 SQ.FT	0.11	27.2%		
SITE PERVIOUS (INCLUDE LANDSCAPE)	9,965.85 SQ.FT	0.23	52.3%	52.3%	
SITE LANDSCAPE AREA	8,907.1 SQ.FT	0.20	46.6%		
SITE TOTAL AREA	19,083.6 SQ.FT	0.438	100%	100%	
GROSS FLOOR AREA	3,927.0 SQ.FT	0.09	20.5%		
AREA W/ PAVERS OVER SAND CONSIDER 25% PERMEABILITY PARKING AREAS =4235.0 SQFT@ 25%=3176.25 SQ.FT (IMPERMEABLE) 1058.75QFT (PERMEABLE)					

SITE PARKING
MINIMUM NUMBER OF PARKING
REQUIRED 2.5 PARKING SPACES FOR UNIT + 25%
REQUIRED 13 SPACES ----- PROVIDED 13 SPACES

SET BACK
FRONT 55'-0" EXISTING RESIDENCE (EAST)
REAR 48'-9" PROPOSED TO NEW STRUCTURE (WEST)
NORTH SIDE 32'-9" PROPOSED 15'-0"(REQUIRED)
SOUTH SIDE 15'-0" PROPOSED 15'-0" (REQUIRED)

AREAS CALCULATION
STORAGE SPACE 273.0 SQ.FT
APARTMENT #1 921.6 SQ.FT
APARTMENT #2 911.0 SQ.FT
APARTMENT #3 917.4 SQ.FT
TOTAL BUILDING=3,023.0 SQ.FT
EXISTING HOUSE
AREA UNDER AC =660 SQ.FT
FRONT PORCH =244 SQ.FT
TOTAL EXISTING =904 SQ.FT
TOTAL AREA = 3927.0 SQ.FT



VICINITY MAP
SCALE: N.T.S.

N PROPOSED SITE PLAN

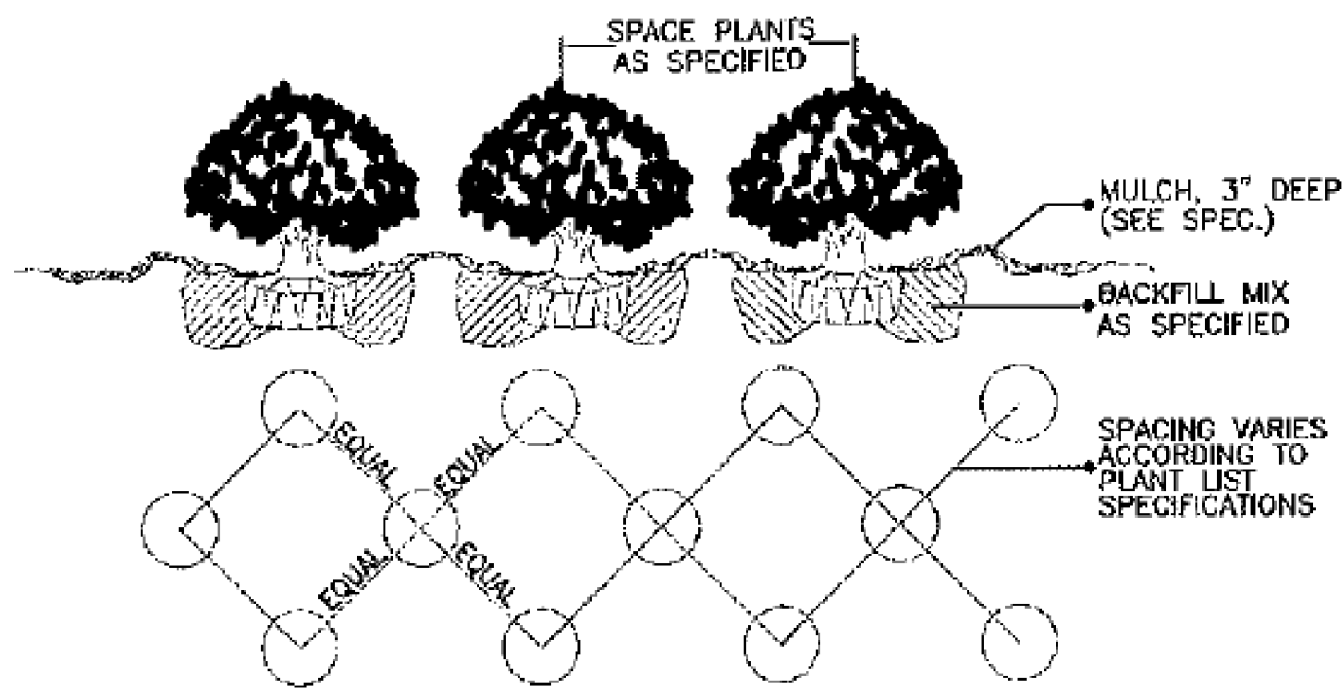
VARIANCE CHART				
#	DESCRIPTION	REQ.	PROPOSED	VARIANCE
V1	SEC. 34-766 DENSITY	3 1/2 UNITS	4	1 UNIT
V2	SEC. 34-603 (f)(i) ROAD WIDTH	26' WIDTH	22' WIDTH	4 FEET
V3	SEC. 34-162 REQ. BUFFER	10' min. NORTH ,EAST, WEST SIDE	5'-9" BUFFER 4'-5" BUFFER 6'-2" MIN.BUFFER VARIABLE	4'-3" FROM NORTH SIDE PROPERTY TO COMPLY W/ 10 FEET BUFFER REQUEST VARIABLE BUFFER 2'-9" TO 5'-7" AT WEST SIDE . 3'-10" EAST SIDE

Revisions:
REV. 2-16-21
REV. 2-27-21

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

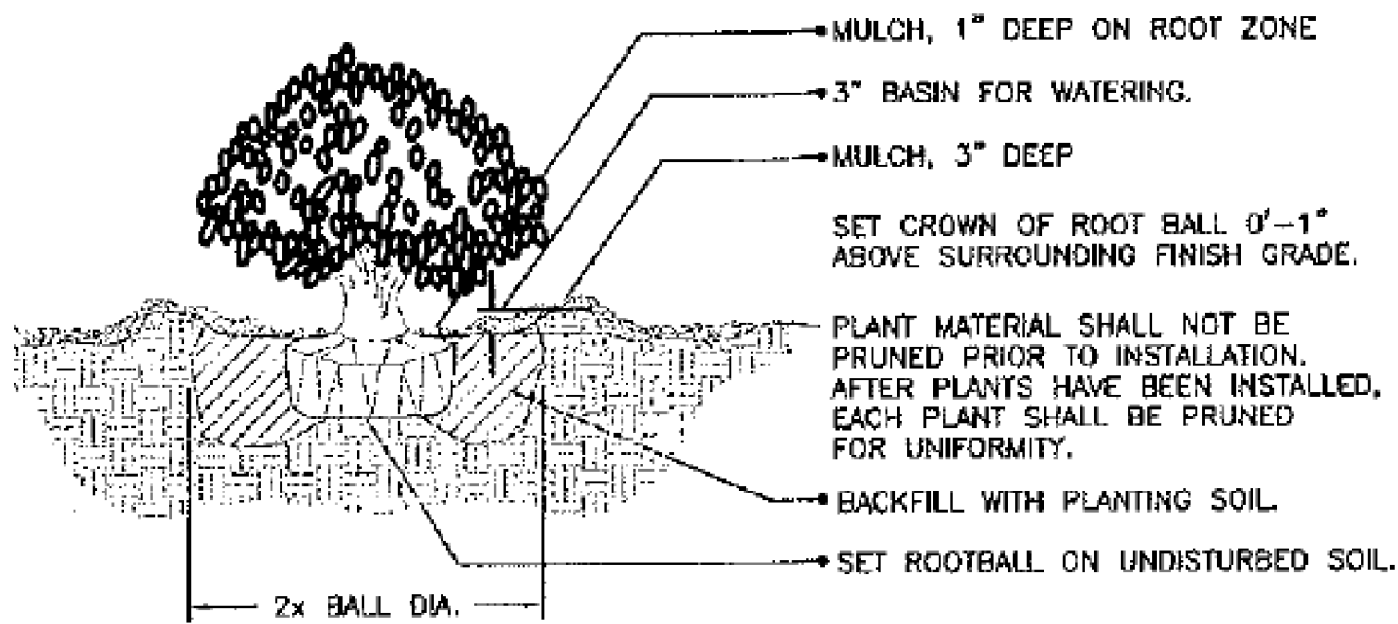
team architecture
incorporated
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2686

AR 8840
FERNANDO R. PRIETO
Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020
Sheet Number
SP-1



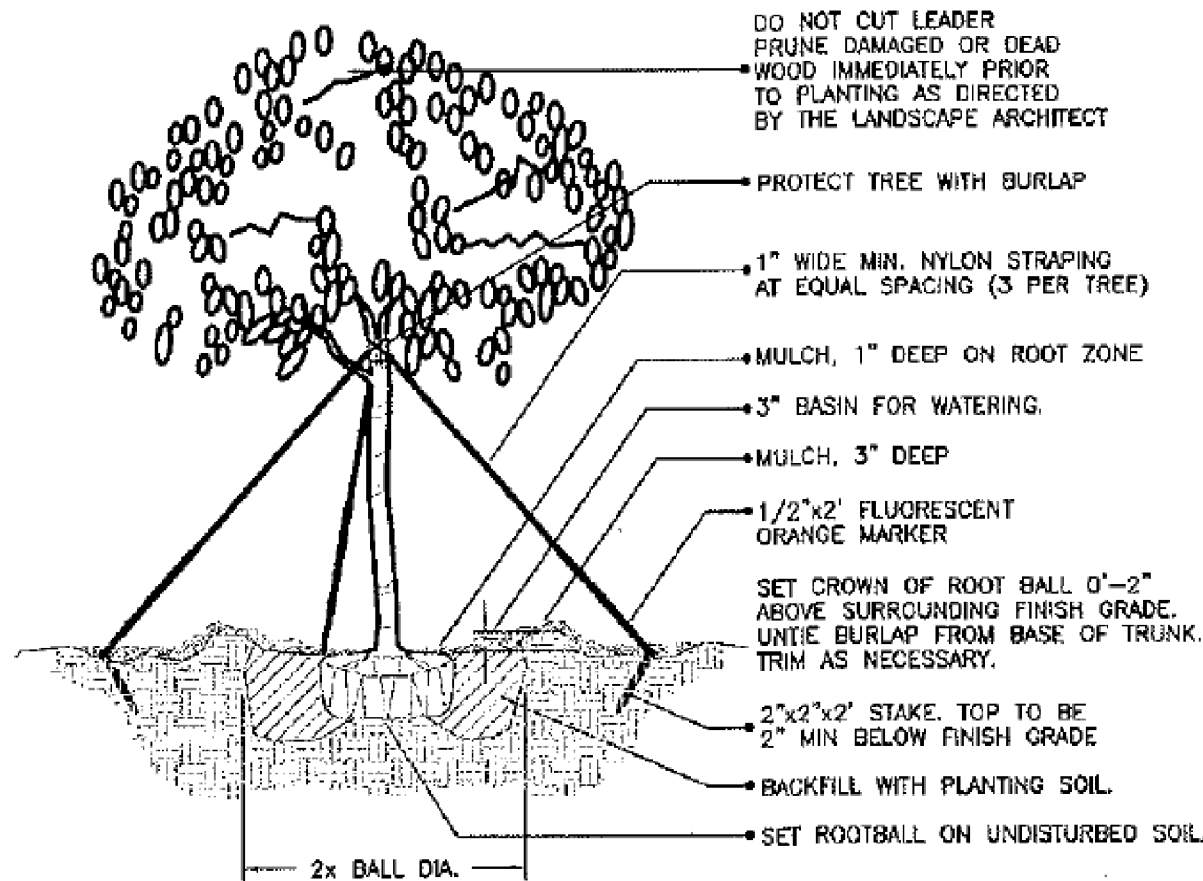
SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTS.



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	QUANTITY
Symbol	New	Existing	Scientific	Common	Installed	Installed	Estimated at Maturity
FB	YES		HAMELIA PATENS	FIRE BUSH		2'-0"	52 PLANTS
CG	YES		CLUSIA GUTTIFERA	CLUSIA SMALL LEAF HEDGE		3'-0"	205 SHRUBS
EL	YES		DRACAENA MARGINATA	DRAGON TREE		5'	3 PLANTS
CV	YES		CODIGEUNM VARIEGATUM	CROTOM MAMEY		3 GAL	16 PLANTS
SV	YES		SCHEFFLERA ARBORICOLA	TRINETTE		3'-0"	34 PLANTS
AP	YES		VEITCHIA MERRILLII	ALEXANDER PALMS CHRISTMAS PALMS		6 GAL	25 PALMS

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

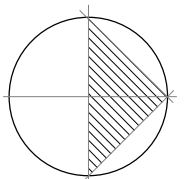
TOTAL = 1 EXISTING TREES TO REMAIN
3 EXISTING PALMS TO REMAIN
2 EXISTING PALMS TO REMOVE/RELOCATE

GENERAL LANDSCAPE NOTES

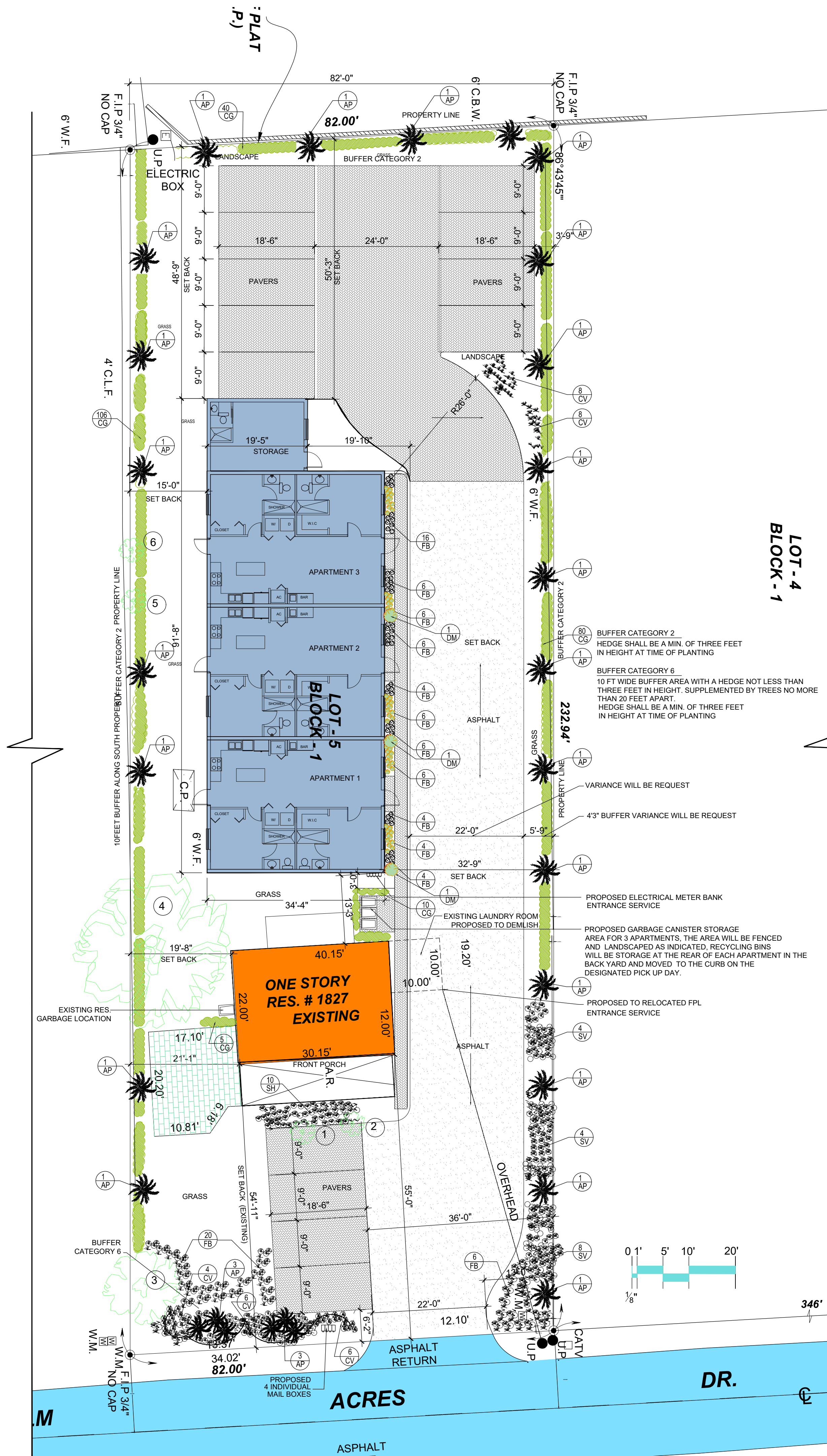
- ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
- MULCH TO BE GRADE "B" SHREDDED CYPRESS MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
- SOD TO BE 95% WEED FREE: BAHIA SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED 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



Revisions:

REV. 2-27-21

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

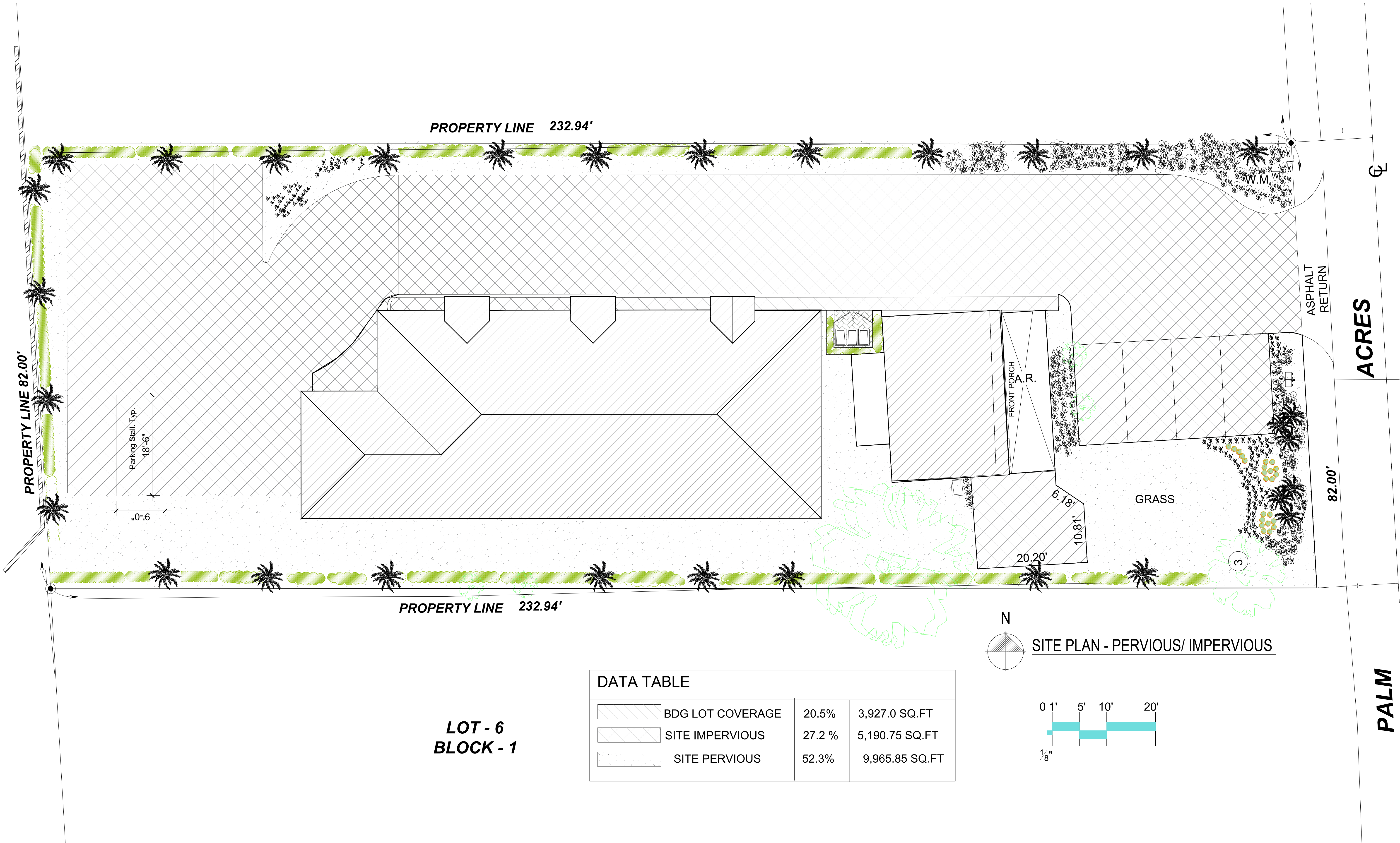
(F&T) REC-2688

2328 10th Avenue North, Suite 200

AR 8840

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 20
Sheet Number

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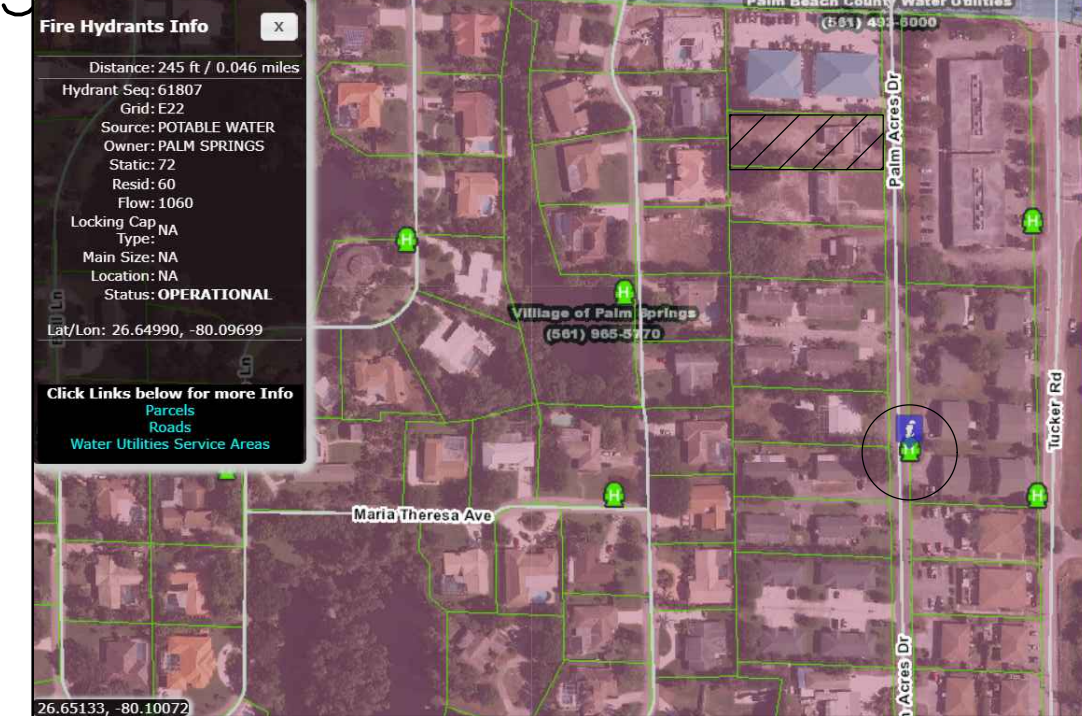
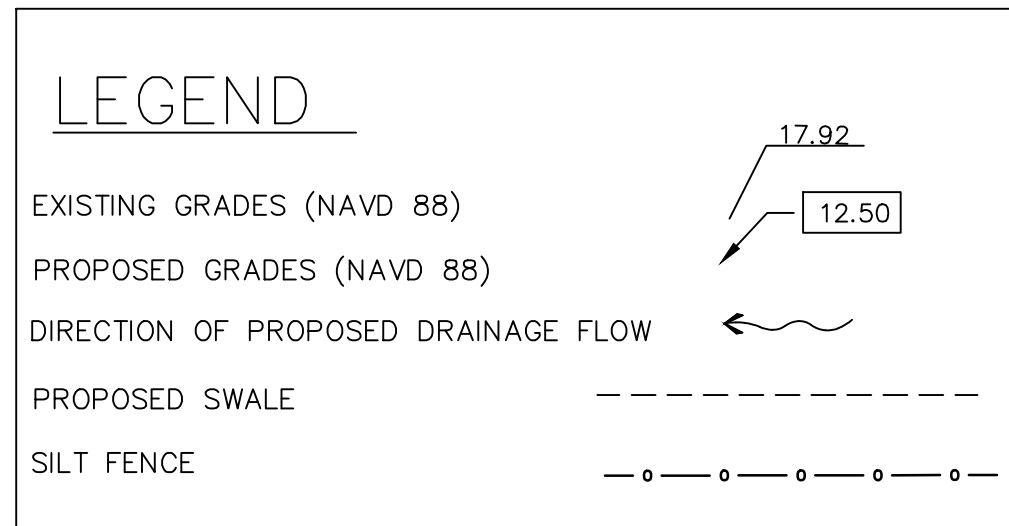
Revisions:

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 10th Avenue North, Suite 200
FORT LAUDERDALE, FL 33309

AR 8840

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020
Sheet Number

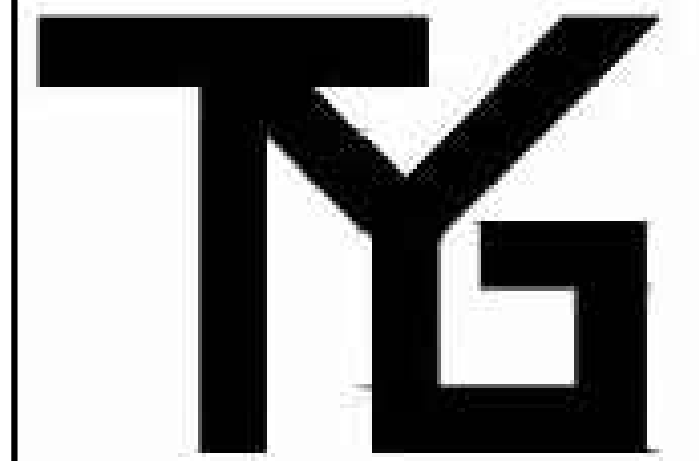


SURVEY INFORMATION PROVIDED BY:

NOVA SURVEYORS, INC
LAND SURVEYORS
1355 NW 97 AVE. SUITE 200
MIAMI, FLORIDA 33172
PH. (305)264-0229

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88



T.Y.G. CONSULTING ENGINEERING, LLC

3921 NEW VALENCIA
GREENACRES, FL 33467
(561) 891-5124
ar.tyg.75704@gmail.com

LUIS PONCE, P.E.

REGISTRY NUMBER: 32294
P.E. No: 71723

SIGN / DATE / SEAL

1827 PALM ACRES DR.
WEST PALM BEACH FL 33306

REVISION BLOCK:		
NO.	DATE	DESCRIPTION
1	12/1/20	PER VILLAGE OF PALM SPRINGS COMMENTS

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT:

SHEET TITLE
ENGINEERING PLAN

C-1

SHEET 1 OF 1

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 THROUGHOUT 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 WELL-BEING 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. THE 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 (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.

ANY DURATION OF PROPERTY DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAID TO THE EXISTING CONDITION OR BETTER AT CONTRACTORS EXPENSE.

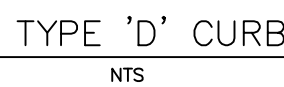
TOPOGRAPHIC SURVEY PERFORMED BY PINNACLE SURVEYING

CONTRACTOR TO SOD ALL DISTURBED AREAS. SOD TYPE TO BE DETERMINED BY OWNER.

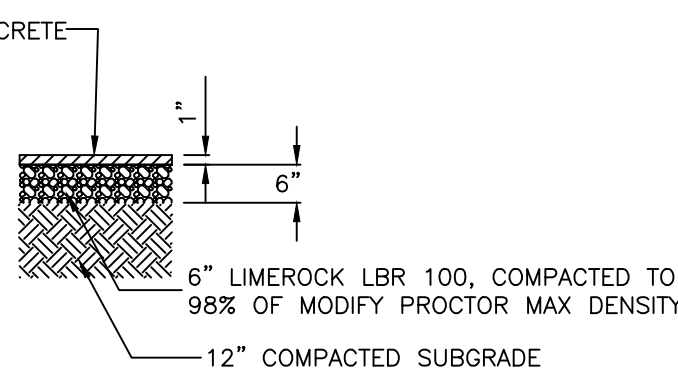
CONTRACTOR SHALL MAINTAIN ACCESS TO THE PROPERTY AT ALL TIMES.

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.



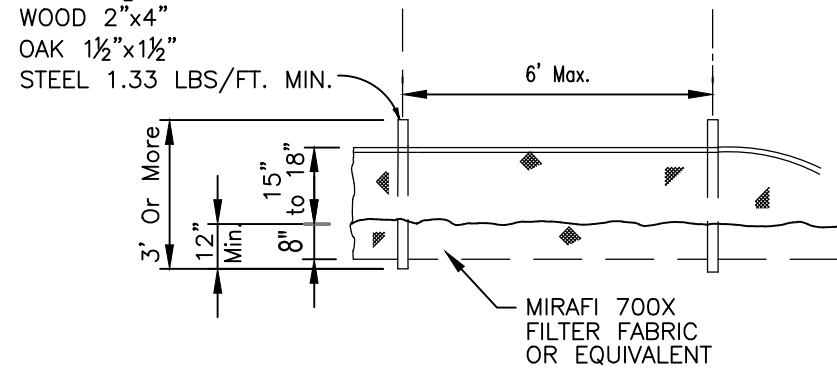
CONCRETE ASPHALT SECTION
NTS



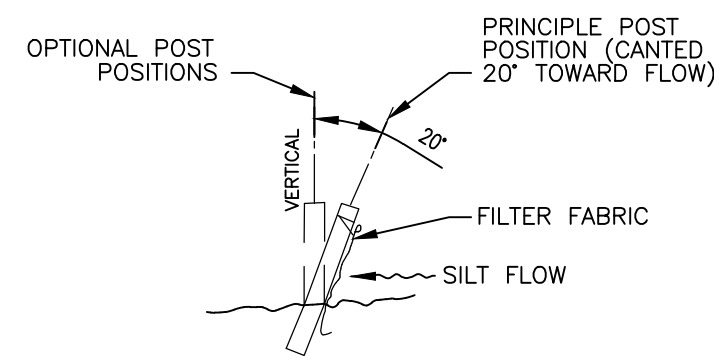
THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT THE CONTRACTOR IS TO USE TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

1. SILT FENCES WILL BE PROVIDED IN THE AREAS OF DISTURBANCE TO PREVENT SILT FLOW.
2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM THAT IS 0.50 INCHES OR GREATER. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH.
3. ALL STRUCTURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIR IS NECESSARY, IT WILL BE INITIATED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
4. BUILD-UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE.
5. 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.
6. THE SWALES WILL BE INSPECTED FOR ANY BUILD UP OF SEDIMENT AND WILL BE CLEANED OUT AS NECESSARY FOR PROPER FLOW.

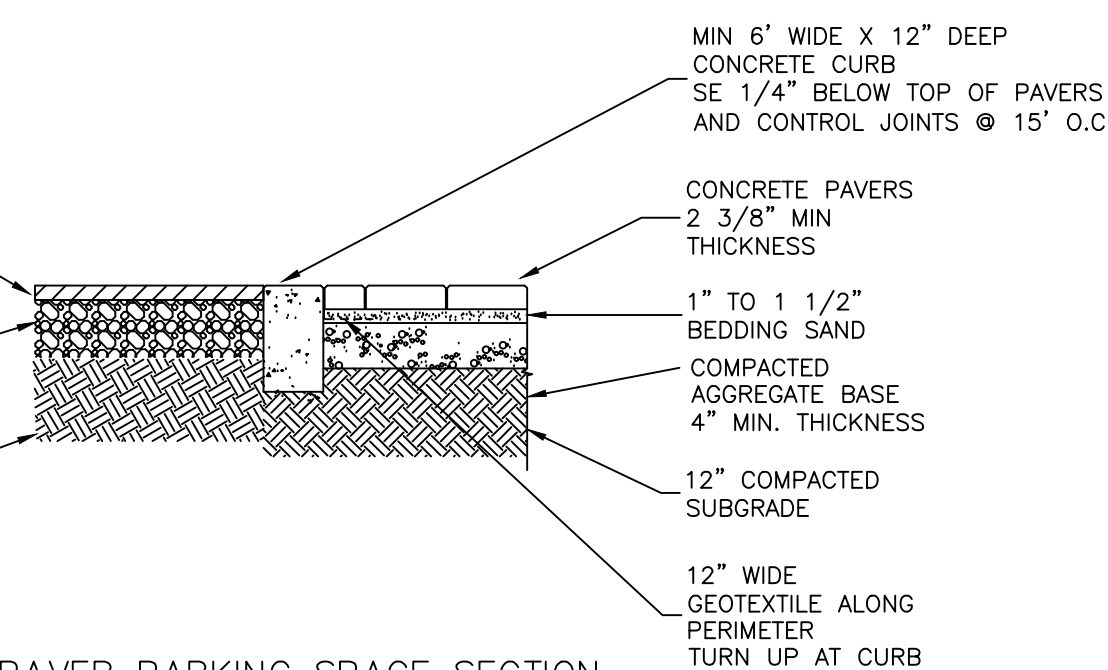
POST OPTIONS:
WOOD 2½" MIN.
WOOD 2"x4"
OAK 1½"x1½"
STEEL 1.33 LB.



SILT FENCE ELEVATION

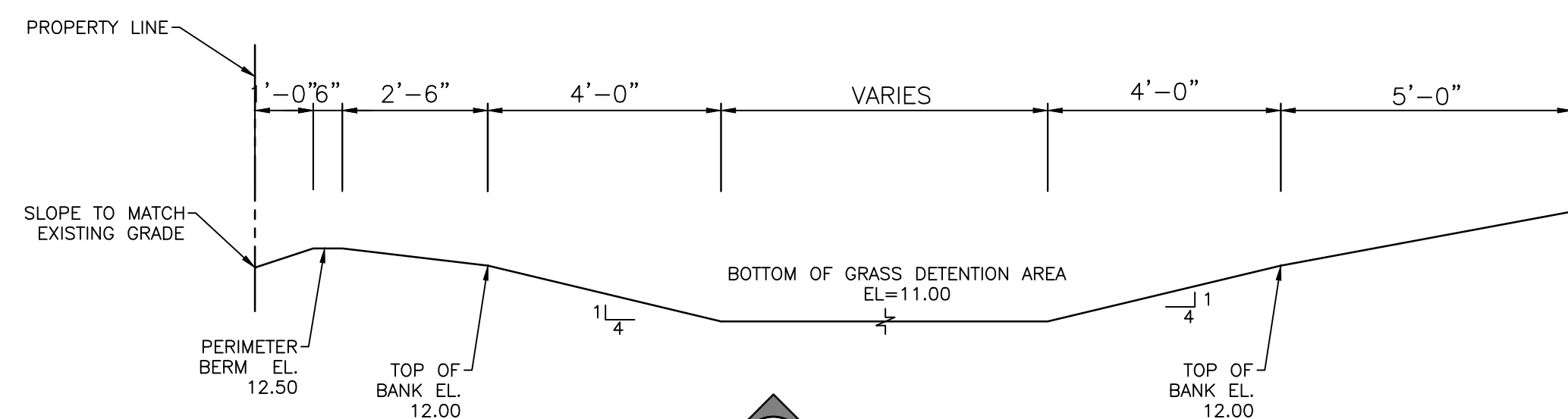


SILT FENCE ELEVATION

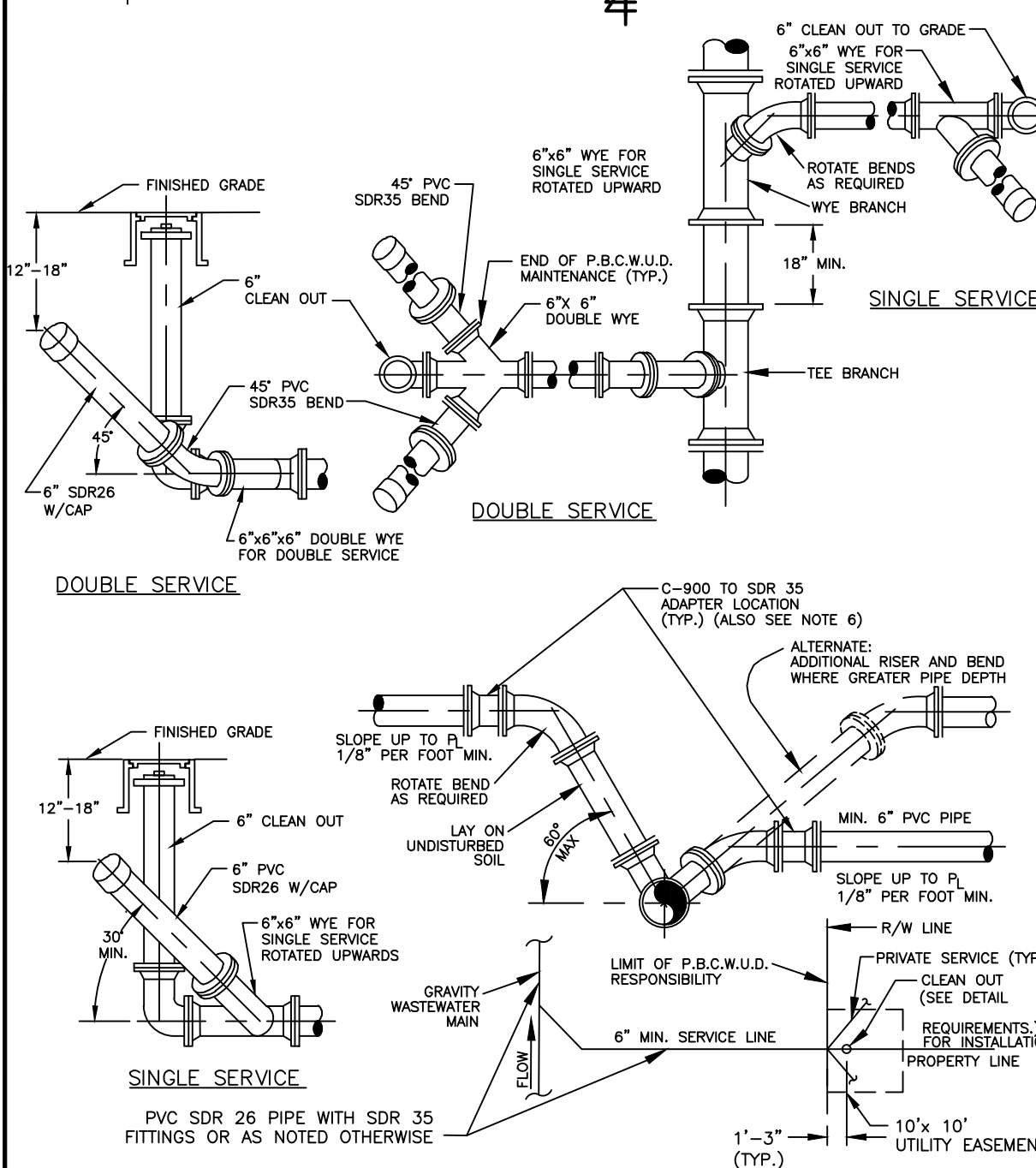


PAVER PARKING SPACE SECTION

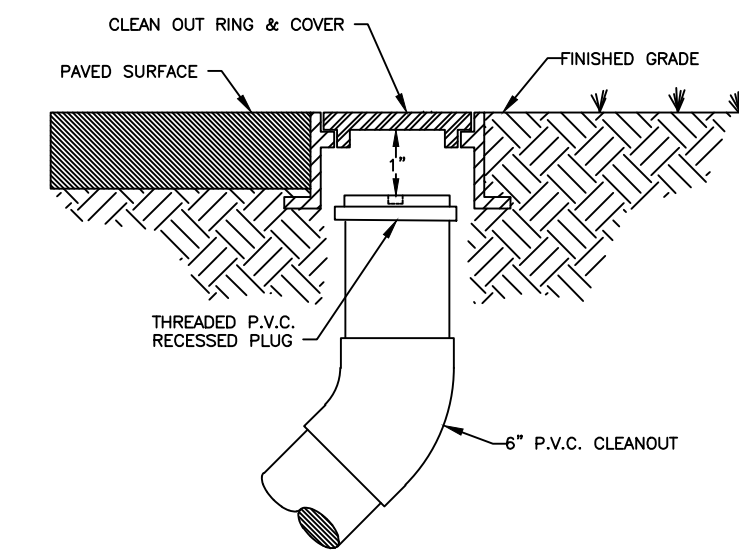
NTS



SECTION _____
SCALE : 1:30



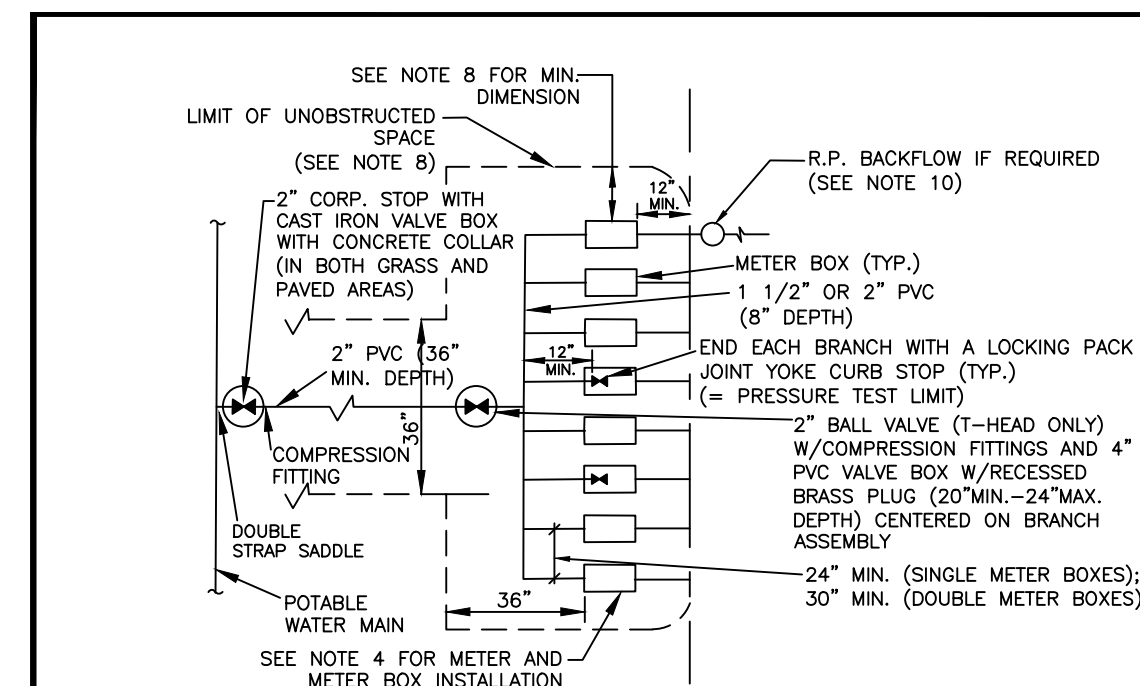
TYPICAL WASTEWATER SERVICE CONNECTION



TYPICAL CLEANOUT INSTALLATION

NOTES:

1. 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.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNED SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
6. A CONCRETE COLLAR MAY BE REQUIRED IF CLEANOUT IS LOCATED BETWEEN DRIVEWAYS. A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
7. ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUT SPRING FROM THE EASEMENT MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12" MAX. 18" INTO THE EASEMENT.



POTABLE WATER TYPICAL CONNECTION FOR MULTIPLE SERVICES

* 5W

- [illegible]



3921 NEW VALENCIA
GREENACRES, FL 33467
(561) 891-5124
ar.tvg.75704@gmail.com

LUIS PONCE, P.E.

REGISTRY NUMBER: 32294
P.E No: 71723

SIGN / DATE / SEAL

1827 PALM ACRES DR.
WEST PALM BEACH FL 33306

[illegible]

PROJECT NO:
CAD DWG FILE
DRAWN BY:
CHECK'D BY:
COPYRIGHT:

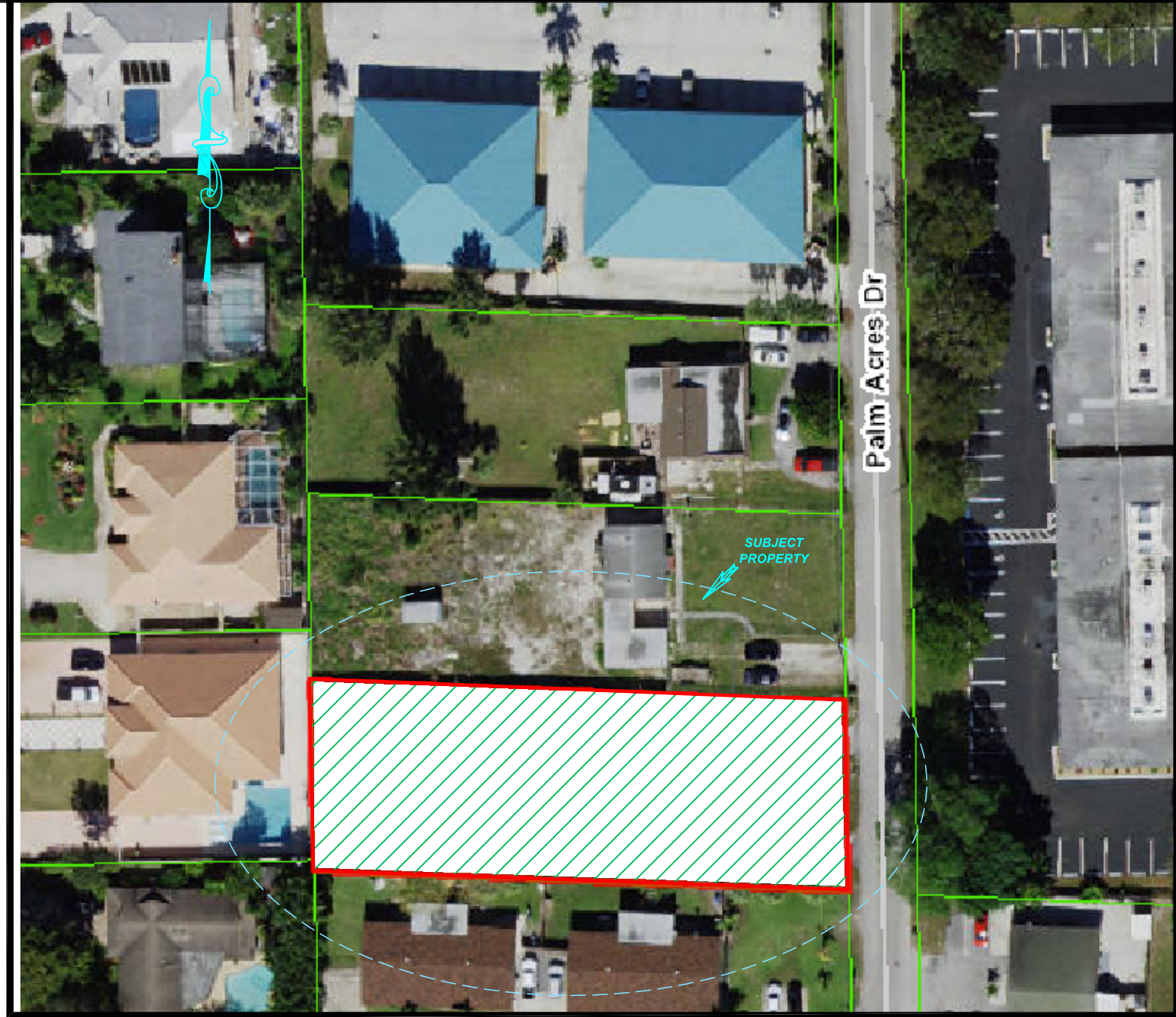
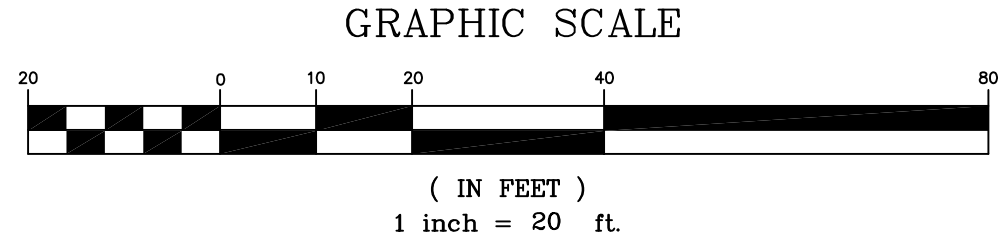
SHEET THREE

GENERAL NOTES AND DETAILS

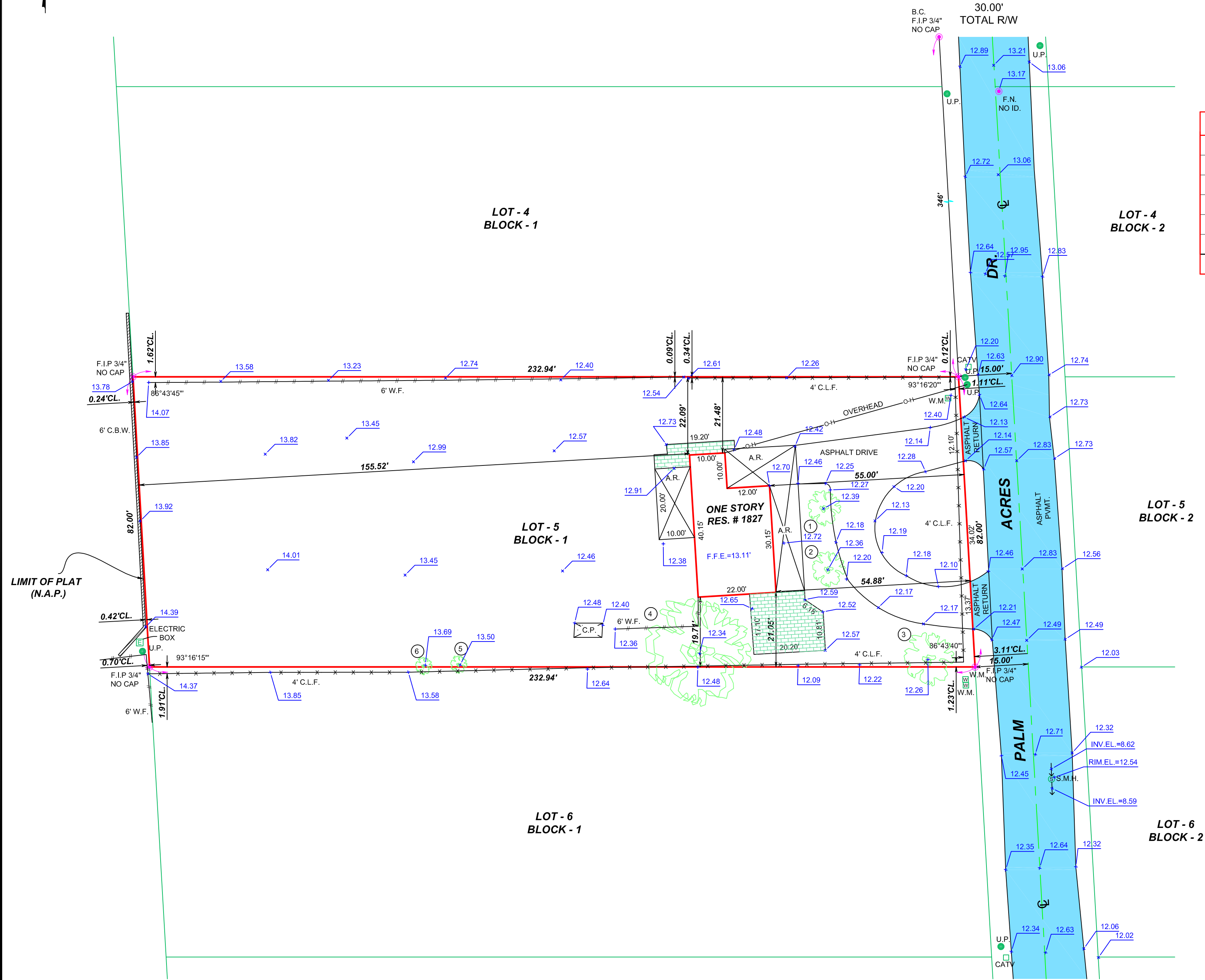
C-2

SHEET 1 OF 1

TOPOGRAPHIC SURVEY



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 LOT 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 FIP 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. = BELL-SOUTH 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.

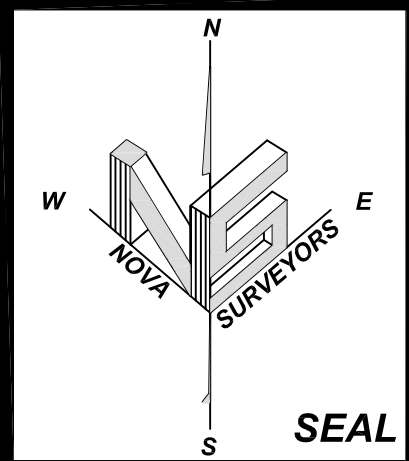
PROP. COR. = PROPERTY CORNER.
FPIP = FEDERAL NATIONAL INSURANCE.
F.N. = FOUND NAIL.
H. = HIGH (RIGHT).
IN. & RG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M. = MEASURED DISTANCE.
M.M.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

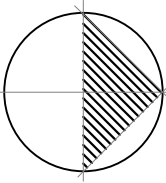
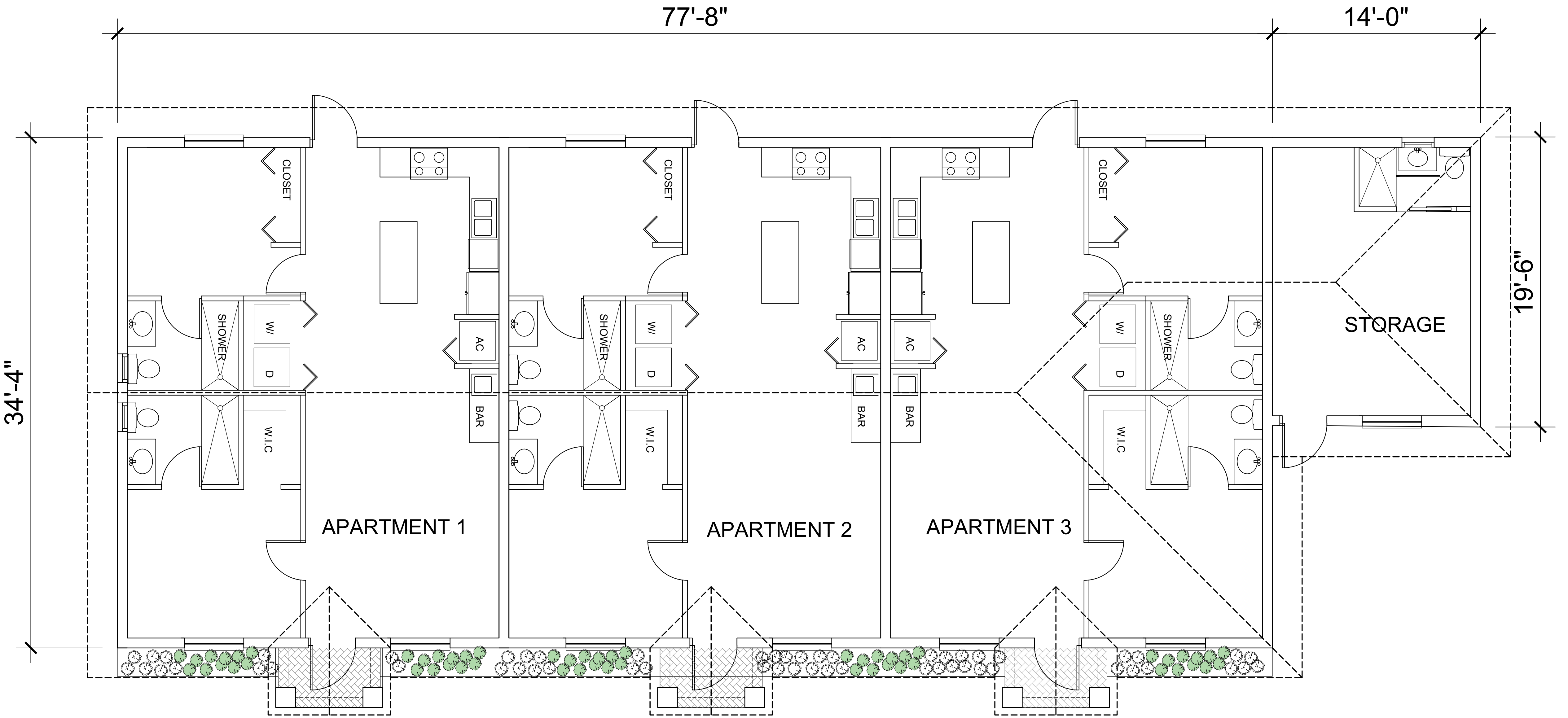
O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
O.V. = OVERHANG.
P.V. = PAYMENT.
P.L. = PLANTER.
P/L. = PROPERTY LINE.
P.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
P.G. = PAGE.
P.V. = PARKWAY.
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.
RG. = RANGE.
SEC. = SECTION.
ST. = STORM.
SW. = 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.P. = 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
① = DRAINAGE MI





N PROPOSED BUILDING FLOOR PLAN

SCALE: 1/2"=1'-0"

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020

Sheet Number

A-1

AR 8840
FERNANDO R. PRIETO

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

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

Revisions:

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Drainage Report

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

December 2020

Project Number 20-003

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.lyg.75704@gmail.com**

1.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 2,935-sf building consisting of 3 separate living units. The project includes the construction of a 5,266-sf access driveway and 13 parking spaces the existing 910 sf building will remain in place.

2. Design Criteria

The site is located in Basin C51, sub basin 32 , the 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 the level 12.90 NGVD (12.44 NAVD) (per Figure 41-8) and above existing grades .

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	Proposed Improvement
	<u>Water Storage</u>	<u>Water Storage</u>
12.90' NGVD (12.44'NAVD)	0.02 ac-ft.	0.03 ac-ft

A perimeter berm at a minimum elevation of 12.90 ft is proposed along the perimeter of the property to provide onsite storage required by the improvement.

Water Quality is provided by a proposed 0.014 ac retention area to store the 2.5-inch times the imperviousness which is greater than the first inch of runoff.

Water Quality requirement is provided at elevation 12.65'

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS
PRE DEVELOPMENT**

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

Designed:	LP
Checked:	LP

I. Site Data

A. Acreage

1. Total	0.44 ac
2. Impervious	
a. Ex. Building	0.03 ac
b. Ex. Sidewalk	0.010 ac
c. Ex. Driveway	0.030 ac
d.	0.00 ac
e.	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. NA	0.00 ac
c. NA	0.00 ac
Total Pervious	0.37 ac

B. Minimum elevations

1. Finished Floor	13.11 ft-NAVD
-------------------	---------------

C. 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

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LP
Checked:	LP

III. Computations

B. SCS Curve Number

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

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
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 Bottom	0.00	0.00	0.00
Dry Detention Bank	0.00	0.00	0.00
Swale Bottom	0.00	0.00	0.00
Swale Bank	0.00	0.00	0.00
Landscape	0.37	13.09	4.84
NA	0.00	0.00	0.00
NA	0.00	0.00	0.00
Total	0.41		5.36
Weighted Site Grade			13.08 ft-NGVD

3. Average depth to water table will be

$$= \text{Average site grade} - \text{average water table/control elevation}$$

$$= 3.58 \text{ ft}$$

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: 4.34 inches

6. Compute available soil storage

$$= \text{Storage available} \times \text{pervious area}$$

$$= 0.13 \text{ ac-ft available soil storage onsite}$$

7. Convert available soil storage to site-wide moisture storage, S

$$= \text{Available soil storage onsite/site area}$$

$$= 3.65 \text{ inches of site-wide storage, S}$$

6. SCS Curve Number, CN

$$= 1000 / (S + 10)$$

$$= 73 \text{ SCS Curve Number}$$

SOUTH FLORIDA WATER MANAGEMENT DISTRICT SOIL STORAGE CALCULATION

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

Designed: LP
Checked: LP

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
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.

- A. From the calculation the average depth to the water table is
 B. The Soil Type is
 C. Assuming 25% compaction
 D. Inches of moisture stored under pervious area

3.58 ft
Compacted Depressional (3)

Depth to Water Table (feet)	Compacted Water Storage (inches)
3.00	3.30
3.58	4.34
4.00	5.10

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:
Checked:

LP
LP

III. Computations

C. Project surface storage

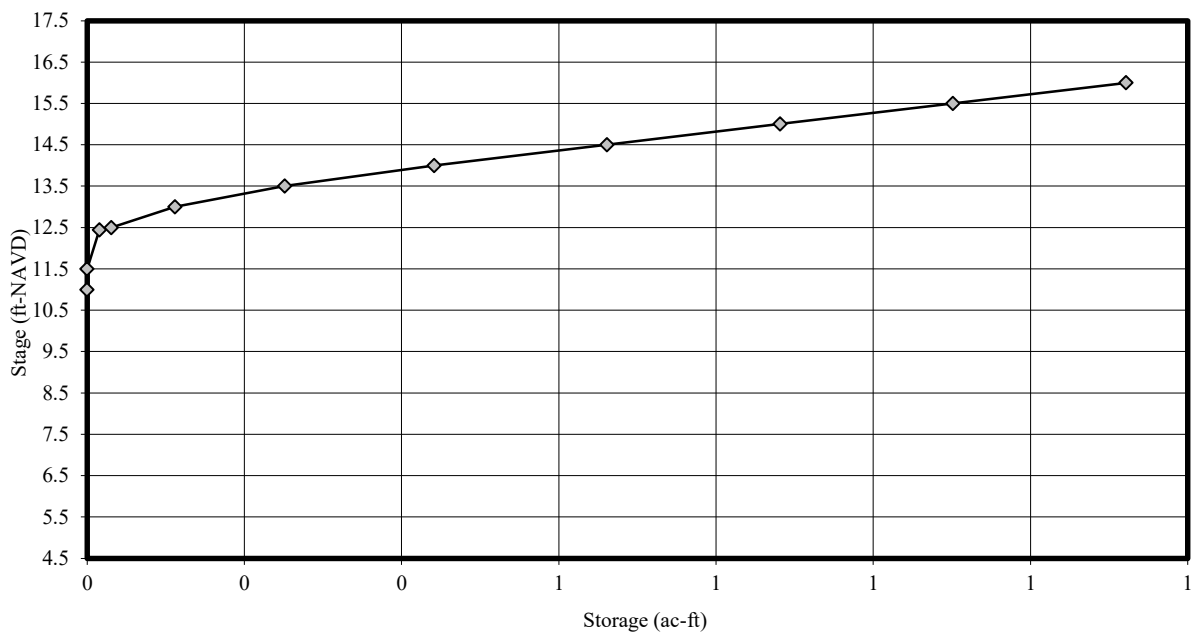
1. Assumptions

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
Lake Surface	0.00	0.00	0.00
Lake Bank	0.00	0.00	0.00
Dry Detention Bottom	0.00	0.00	0.000
Dry Detention Bank	0.00	0.00	0.000
Swale Bottom	0.00	0.00	0.00
Swale Bank	0.00	0.00	0.00
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.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
STAGE - STORAGE CALCULATION**

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

Designed: LP
Checked: LP

Stage-Storage Curve Data

Area (ac)	0.03	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	
Start (ft-NAVD)	13.11	12.57	12.10	0.00	0.00	0.00	0.00	0.00	0.00	12.10	0.00	0.00	
Ends (ft-NAVD)	13.11	12.91	12.46	0.00	0.00	0.00	0.00	0.00	0.00	14.07	0.00	0.00	
Difference	0.00	0.34	0.36	0.00	0.00	0.00	0.00	0.00	0.00	1.97	0.00	0.00	
Stage (ft-NAVD)	Ex.Buildi ng	Ex. Sidewalk	Ex. Driveway	Lake Surface	Lake Bank	Dry Detention Bottom	Dry Detention Bank	Swale Bottom	Swale Bank	Landscape	NA	NA	Total
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.02
12.50	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.03
13.00	0.00	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.11
13.50	0.01	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.00	0.25
14.00	0.03	0.02	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.44
14.50	0.04	0.02	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.66
15.00	0.06	0.03	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00	0.88
15.50	0.07	0.03	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.00	0.00	1.10
16.00	0.09	0.04	0.12	0.00	0.00	0.00	0.00	0.00	0.00	1.08	0.00	0.00	1.32

Design Stage from Fig 41.8 = 12.9 NGVD (12.44 NAVD)
* Volume of water storage in existing conditions= 0.02 ac-ft

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FLOOD ROUTING CALCULATIONS

POST DEVELOPMENT

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

Designed:	LP
Checked:	LP

I. Site Data

A. Acreage

1. Total	0.44 ac
2. Impervious	
a. Ex. Building	0.02 ac
b. Ex. Concrete Pad	0.01 ac
c. Prop. Building	0.07 ac
d. Prop. Driveway	0.14 ac
e. Prop. Parking Lot	0.05 ac
f. Prop. Sidewalk	0.008 ac
Total Impervious	0.30 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	0.006 ac
d. Dry Detention Bank	0.008 ac
e. Swale Bottom	0.00 ac
f. Swale Bank	0.00 ac
Total retention/detention	0.01 ac
4. Pervious	
a. Landscape	0.13 ac
b. NA	0.00 ac
c. NA	0.00 ac
Total Pervious	0.13 ac

B. Minimum elevations

1. Finished Floor	14.00 ft-NAVD
-------------------	---------------

C. Allowable discharge

1. For the SFWMD C-51 Canal, Sub-basin 14	0.00 CSM
2. Allowable discharge for this project	0.00 CFS

C. 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

D. Rainfall amounts

1. Minimum Parking (3-year, 1-day)	5.60 inches
2. (10-year, 3 days)	10.50 inches
2. Road crown (10-year, 1-day)	8.00 inches
3. Design Storm (25-year, 3-day)	12.50 inches
4. Finish Floor (100-year, 3-day)	15.00 inches

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS**

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

Designed:
Checked:

LP
LP

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.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS**

Project Name: 913 NE 15th St
Project Number: 20-002

Designed:
Checked:

LP
LEP

III. Computations

A. Quality

1. Compute the first inch of runoff from the developed project
= 1 in X total area X (1ft/12in)
= **0.04** 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 - (water surface + roof)
= **0.42** 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
= **0.28** 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%
= **66.19** % impervious
 - d. For 2.5 inches times the percentage impervious:
= 2.5 X percent impervious
= **1.655** inches to be treated
 - e. Compute volume required for water quality detention:
= Inches to be treated X (total site - Lake)
= **0.0607** ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the **0.06** ac-ft for the 2.5 inches times the percentage is greater than the
0.037 ac-ft for the first inch of runoff
0.06 ac-ft controls

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LP
Checked:	LP

III. Computations

B. SCS Curve Number

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

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Ex. Building	0.02	13.11	0.26
Ex. Concrete Pad	0.010	12.98	0.13
Prop. Building	0.07	14.00	0.98
Prop. Driveway	0.14	12.57	1.76
Prop. Parking Lot	0.05	12.98	0.65
Prop. Sidewalk	0.01	12.86	0.10
Dry Detention Bottom	0.01	11.60	0.07
Dry Detention Bank	0.01	0.00	0.00
Landscape	0.13	12.75	1.63
NA	0.00	0.00	0.00
NA		0.00	0.00
Total	0.44		5.59
Weighted Site Grade			12.69 ft-NGVD

3. Average depth to water table will be

$$= \text{Average site grade} - \text{average water table/control elevation}$$

$$= 3.19 \text{ ft}$$

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: 3.65 inches

6. Compute available soil storage

$$= \text{Storage available} \times \text{pervious area}$$

$$= 0.04 \text{ ac-ft available soil storage onsite}$$

7. Convert available soil storage to site-wide moisture storage, S

$$= \text{Available soil storage onsite/site area}$$

$$= 1.18 \text{ inches of site-wide storage, S}$$

6. SCS Curve Number, CN

$$= 1000 / (S + 10)$$

$$= 89 \text{ SCS Curve Number}$$

SOUTH FLORIDA WATER MANAGEMENT DISTRICT SOIL STORAGE CALCULATION

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

Designed: LP
Checked: LP

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
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.

- A. From the calculation the average depth to the water table is
 B. The Soil Type is
 C. Assuming 25% compaction
 D. Inches of moisture stored under pervious area

3.19 ft
Compacted Depressional (3)

Depth to Water Table (feet)	Compacted Water Storage (inches)
3.00	3.30
3.19	3.65
4.00	5.10

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed: LP
Checked: LP

III. Computations

C. Project surface storage

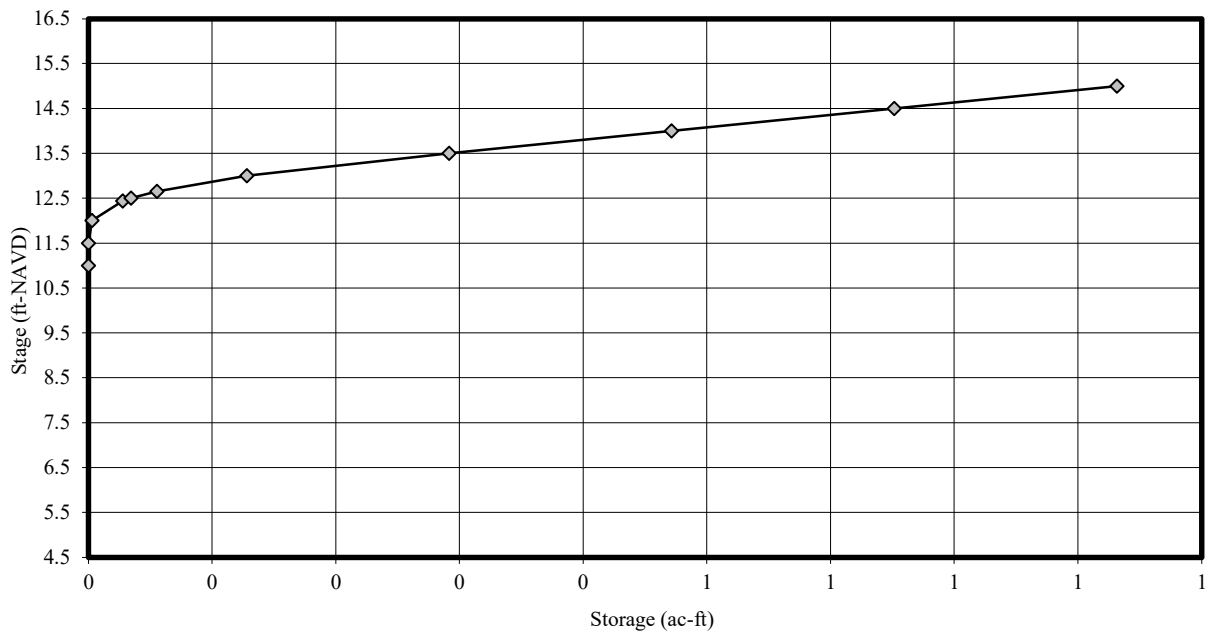
1. Assumptions

Land Use	Start	End	Area
Ex. Building	13.11	13.11	0.02
Ex. Concrete Pad	12.98	12.98	0.010
Prop. Building	14.00	14.00	0.07
Prop. Driveway	12.00	13.14	0.14
Prop. Parking Lot	12.45	13.50	0.05
Prop. Sidewalk	12.72	13.00	0.01
Dry Detention Bottom	11.60	11.60	0.01
Dry Detention Bank	11.60	12.65	0.008
Swale Bottom	0.00	0.00	0.000
Swale Bank	0.00	0.00	0.00
Landscape	12.00	13.50	0.13
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.

3. Stage-Storage curve.

STAGE-STORAGE CURVE



SOUTH FLORIDA WATER MANAGEMENT DISTRICT STAGE - STORAGE CALCULATION

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

Stage-Storage Curve Data

Area (ac)	0.02	0.01	0.07	0.14	0.05	0.01	0.01	0.01	0.00	0.00	0.13	
Start (ft-NAVD)	13.11	12.98	14.00	12.00	12.45	12.72	11.60	11.60	0.00	0.00	12.00	
Ends (ft-NAVD)	13.11	12.98	14.00	13.14	13.50	13.00	11.60	12.65	0.00	0.00	13.50	
Difference	0.00	0.00	0.00	1.14	1.05	0.28	0.00	1.05	0.00	0.00	1.50	
Stage (ft-NAVD)	Ex. Building	Ex. Concrete Pad	Prop. Building	Prop. Driveway	Prop. Parking Lot	Prop. Sidewalk	Dry Detention Bottom	Dry Detention Bank	Swale Bottom	Swale Bank	Landscape	Total
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	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	0.00
12.44	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.03
12.50	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.035
12.65	0.00	0.00	0.00	0.03	0.00	0.00	0.01	0.00	0.00	0.00	0.02	0.06
13.00	0.00	0.00	0.00	0.06	0.01	0.00	0.01	0.01	0.00	0.00	0.04	0.13
13.50	0.00	0.01	0.00	0.13	0.03	0.01	0.01	0.01	0.00	0.00	0.10	0.29
14.00	0.00	0.01	0.00	0.20	0.05	0.01	0.01	0.02	0.00	0.00	0.16	0.47
14.50	0.00	0.02	0.00	0.27	0.08	0.01	0.02	0.02	0.00	0.00	0.22	0.65
15.00	0.00	0.02	0.00	0.34	0.10	0.02	0.02	0.02	0.00	0.00	0.29	0.83

The required Water Quality is provided at El.= 12.65 ft
Volume of total open storage compensation= 0.03 ac-ft

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

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

Designed:	LEP
Checked:	LP

IV. Design Storm Stages

A. Stage Summary

Design Storm	Stage (ft)
10-Year 3-day storm	13.63
100-Year 3-day storm	14.08

B. 10 Year, 3 days

1. The rainfall of the 10-year 3-day storm
= 10.50 inches
2. Inches of runoff, Q
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 9.21 inches of runoff from the 10-year 1-day storm
3. Runoff Volume
= Inches of runoff X Site area
= 0.34 ac-ft runoff volume
4. The zero-discharge stage corresponding to the volume of runoff is
= 13.63 feet, see table below

Storage (ac-ft)	Stage (ft)
0.29	13.50
0.34	13.63
0.47	14.00

F. Minimum Finished Floor Elevation

1. The rainfall of the 100-year 3-day storm
= 1-day rainfall X 1.359
= 15.00 inches
2. Inches of runoff, Q
= $[P - (0.2 \times S)]^2 / [P + (0.8 \times S)]$
= 13.67 inches of runoff from the 10-year 1-day storm
3. Runoff Volume
= Inches of runoff X Site area
= 0.50 ac-ft runoff volume
4. The zero-discharge stage corresponding to the volume of runoff is
= 14.08 feet, see table below

Storage (ac-ft)	Stage (ft)
0.47	14.00
0.50	14.08
0.65	14.50

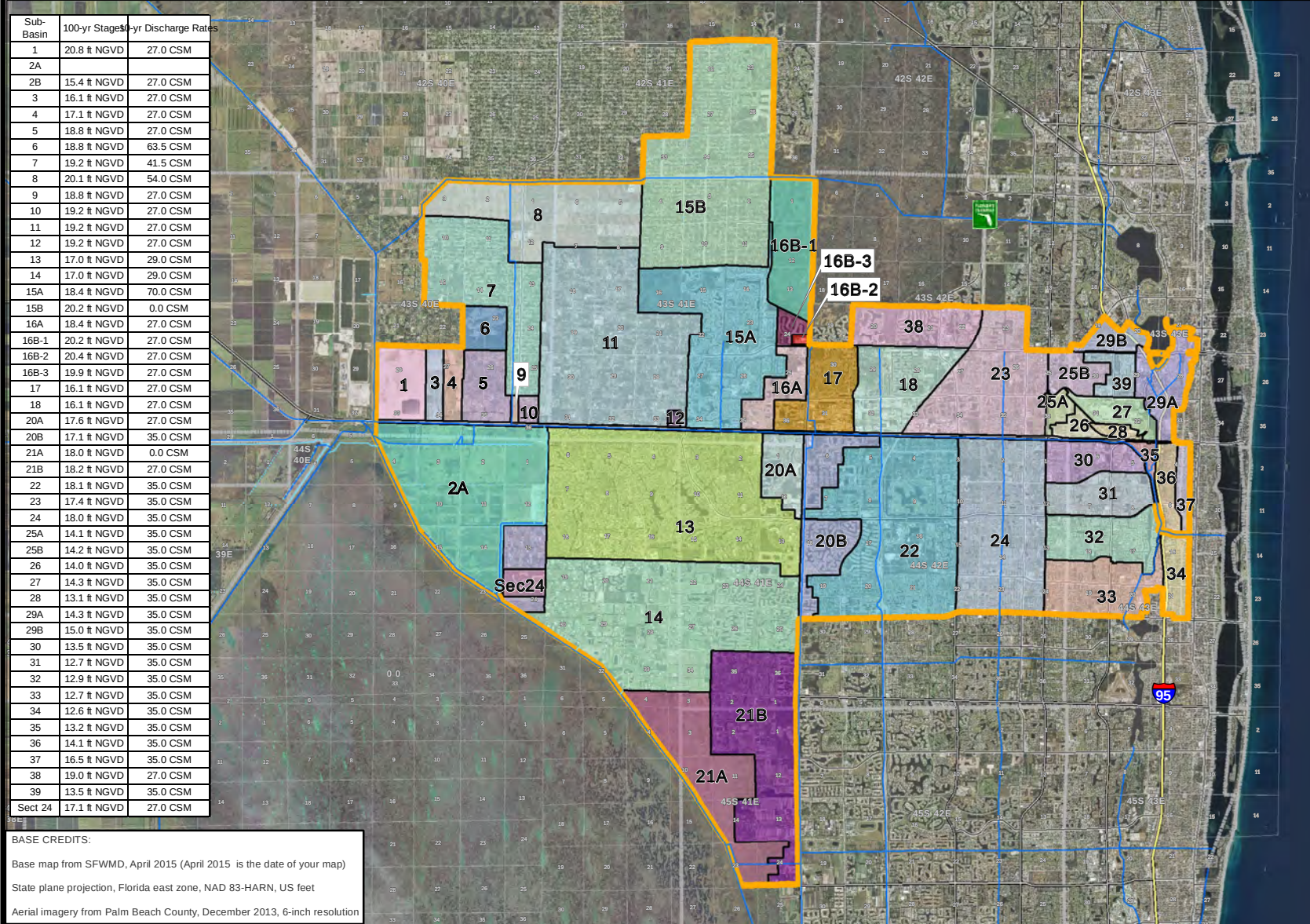
Sub-Basin	100-yr Stage	100-yr Discharge Rates
1	20.8 ft NGVD	27.0 CSM
2A		
2B	15.4 ft NGVD	27.0 CSM
3	16.1 ft NGVD	27.0 CSM
4	17.1 ft NGVD	27.0 CSM
5	18.8 ft NGVD	27.0 CSM
6	18.8 ft NGVD	63.5 CSM
7	19.2 ft NGVD	41.5 CSM
8	20.1 ft NGVD	54.0 CSM
9	18.8 ft NGVD	27.0 CSM
10	19.2 ft NGVD	27.0 CSM
11	19.2 ft NGVD	27.0 CSM
12	19.2 ft NGVD	27.0 CSM
13	17.0 ft NGVD	29.0 CSM
14	17.0 ft NGVD	29.0 CSM
15A	18.4 ft NGVD	70.0 CSM
15B	20.2 ft NGVD	0.0 CSM
16A	18.4 ft NGVD	27.0 CSM
16B-1	20.2 ft NGVD	27.0 CSM
16B-2	20.4 ft NGVD	27.0 CSM
16B-3	19.9 ft NGVD	27.0 CSM
17	16.1 ft NGVD	27.0 CSM
18	16.1 ft NGVD	27.0 CSM
20A	17.6 ft NGVD	27.0 CSM
20B	17.1 ft NGVD	35.0 CSM
21A	18.0 ft NGVD	0.0 CSM
21B	18.2 ft NGVD	27.0 CSM
22	18.1 ft NGVD	35.0 CSM
23	17.4 ft NGVD	35.0 CSM
24	18.0 ft NGVD	35.0 CSM
25A	14.1 ft NGVD	35.0 CSM
25B	14.2 ft NGVD	35.0 CSM
26	14.0 ft NGVD	35.0 CSM
27	14.3 ft NGVD	35.0 CSM
28	13.1 ft NGVD	35.0 CSM
29A	14.3 ft NGVD	35.0 CSM
29B	15.0 ft NGVD	35.0 CSM
30	13.5 ft NGVD	35.0 CSM
31	12.7 ft NGVD	35.0 CSM
32	12.9 ft NGVD	35.0 CSM
33	12.7 ft NGVD	35.0 CSM
34	12.6 ft NGVD	35.0 CSM
35	13.2 ft NGVD	35.0 CSM
36	14.1 ft NGVD	35.0 CSM
37	16.5 ft NGVD	35.0 CSM
38	19.0 ft NGVD	27.0 CSM
39	13.5 ft NGVD	35.0 CSM
Sect 24	17.1 ft NGVD	27.0 CSM

BASE CREDITS:

Base map from SFWMD, April 2015 (April 2015 is the date of your map)

State plane projection, Florida east zone, NAD 83-HARN, US feet

Aerial imagery from Palm Beach County, December 2013, 6-inch resolution

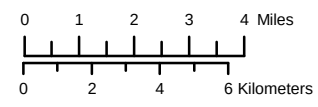


Atlantic Ocean

Figure 41-8 C-51 BASIN DESIGN CRITERIA

South Florida Water Management District
 3301 Gun Club Road, West Palm Beach, Florida 33406
 561-686-8800 - FL WATS 1-800-432-2045

MAILING ADDRESS: P.O. Box 24680 - West Palm Beach, FL 33416-4680



IMPORTANT DISCLAIMER:

This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

May, 2015





THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

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

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	12/14/2020		
	SCAD No.	20120901D – D. O.		
	FLU /Rezoning/D.O. No.	20201289 – Village of Palm Springs		
	PCN No. / Address	70-43-44-07-07-001-0050 / 1827 Palm Acres Drive		
	Development Name	3 Units at 1827 Palm Acres Drive		
	Owner / Agent Name	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	93	91	-760
	Utilization Percentage	92%	95%	141%
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 \$12,825 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 12/15/2020 to 12/14/2021 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 12/14/2021 or this determination will expire automatically on 12/14/2021.			
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

December 15, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

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

March 18, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

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 03-08-21 through WeTransfer:

1. Engineering Plan, 2 sheets (C-1, C-2), revised 12-1-20, by T.Y.G Consulting Engineering, LLC.
2. Landscape Plan, 1 sheet (L-1), revised 2-27-21, by Team Architecture.
3. Site Plan, 1 sheet (SP-1), revised 2-27-21, by Team Architecture.
4. Drainage Report with Attachments, 16 sheets, dated 12-02-20, by T.Y.G. Co.
5. Response to Comments, 1 sheet

We recommend Site Plan approval with the following condition:

1. The Engineering Plan shall match the Site Plan including the trash bins area and additional plants in the dry retention area.
2. Clarify use of datum's NGVD and NAVD on the plans and in the Drainage Report. Provide conversion factor if using both.
3. Update the Drainage Report to include the pre-vs- post 10-yr 3-day calculations for the perimeter berm stage.
4. 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: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**

12-2-2020

LWDD has no objection to the certification of this petition. It is located north of L-8 Canal and is not adjacent.

Thank you and Happy Holidays!

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



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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.

December 7, 2020

No comment.

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, December 2, 2020 8:57 AM
To: Pedro Segovia <PSEGOVIA@pbcgov.org>
Subject: 1827 Palm Acres Dr

***** 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 Pedro;

Please review the site plan attached and let me know your comments. Applicant is proposing to add a triplex building on the back of the property for a total of 4 rental units.

Thanks.

Iramis Cabrera

Planner

Village of palm springs

Planning, Zoning & Building Department

561-965-4016

icabrera@vpsfl.org

12-2-2020

Iramis:

Good Morning. This site will not be required to construct a school bus shelter. The applicant should contact Joyce Cai to discuss the requirements of the School Capacity Availability Determination (SCAD) Application.

Thank you for the opportunity to review the proposal.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

"Be present in all things and thankful for all."
- **Maya Angelou**

School District of Palm Beach County - North County Support Center
3661 Interstate Park Road North, Suite 200
Riviera Beach, FL 33404
Phone 561.882.1938 PX 21938 FAX 561.882.1942
Michael.Owens.1@palmbeachschools.org
www.palmbeachschools.org/planning

12-2-2020

1827 Palm Acres Dr

Good morning
We see no issues, thank you

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876



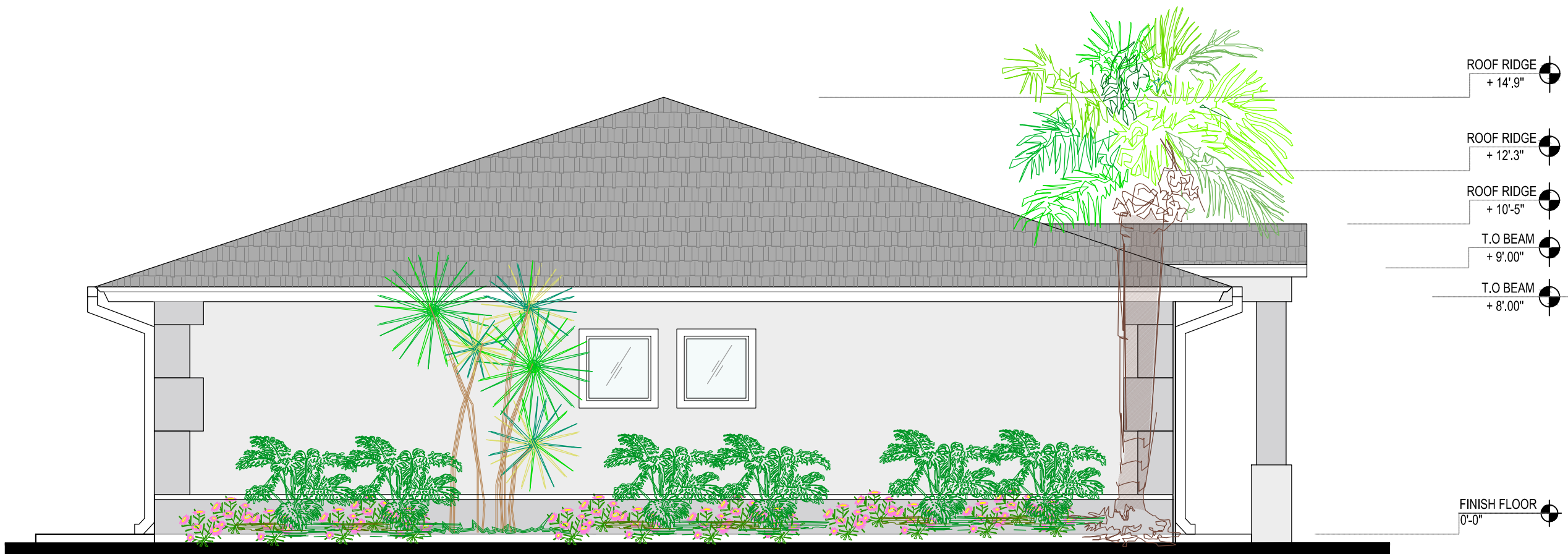
NORTH ELEVATION
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"



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

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

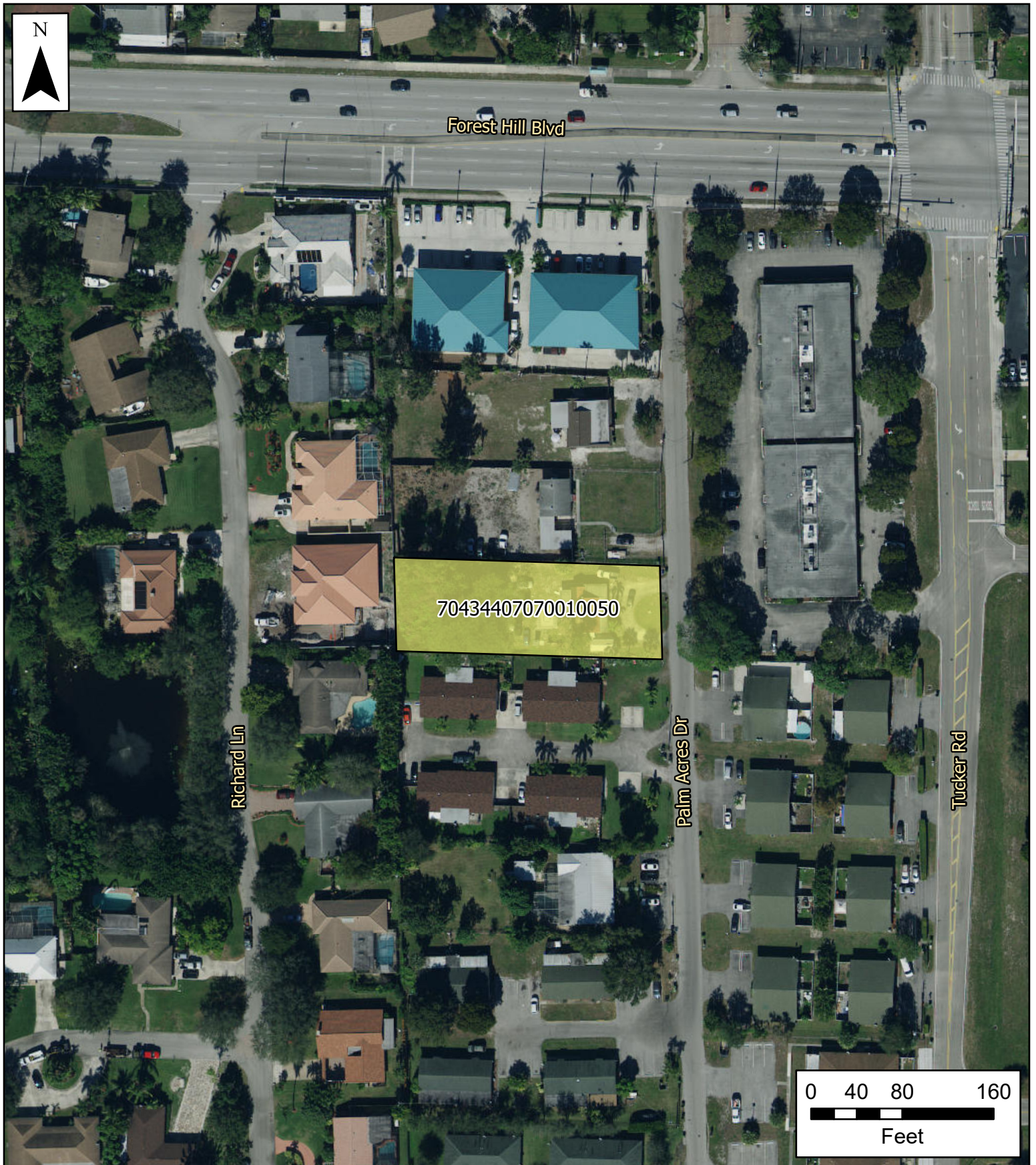
AR 8840
FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: SEPTEMBER, 2020
Sheet Number

A-2

Revisions:

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Village of Palm Springs

1827 Palm Acres Drive

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

 Property Boundary

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



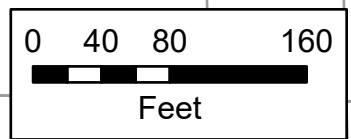
Forest Hill Blvd

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

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.4: Resolution 2021-10 - Site Development Plan Amendment (SPR21-06) Special Exception Use (PSSE21-02) and Hours of Operation (PSV21-07) - Five Star Education - 2390 South Military Trail (*Quasi-Judicial Hearing*)

SUMMARY:

Ms. Martie A. Lovely, applicant, is requesting a Site Plan amendment (SPR21-06) and Special Exception Use (PSSE21-02) approval to re-establish the child daycare use and educational use for the Commercial General property located at 2390 South Military Trail.

Note: Currently, the 3.39 acres property is developed with 5 buildings and 1 portable structure for a total of 22,889 square feet floor area. The property was annexed into the Village in 2001 as a developed parcel and has been used continuously as a place of worship (church).

In 2003 the Village Council approved a site plan and special exception use under Resolution No. 2003-68 to permit educational use on the property (a charter school sponsored by Palm Beach County as a public school of choice). It was initially serving kindergarten through third grade with approval to add an additional grade per year over two years (until it reached fifth grade) but never exceeding 190 students.

Per 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 approved becomes null and void. The educational buildings are still present on the property but have been unutilized for many years.

The applicant is proposing to re-establish the daycare and school use on the property, utilizing the existing buildings previously approved for the same type of use. At this time the applicant is proposing a maximum of 62 children (infant to pre-kindergarten) and a maximum of 89 students (kindergarten to fifth grade) for a total of 151 children/students.

A site plan amendment is being requested to enable the applicant to bring the property up to code, to the extent possible, and to be consistent with the Village's Commercial General (CG) zoning district regulations. Additionally, the proposed site plan provides enhanced landscape buffers, dumpster enclosure, upgrades to the interior of the building and cosmetic work to the exterior facades.

As a separate agenda item, the applicant is requesting a variance relief (PSV21-07) from Section 34-891(1)) to allow business operations to commence at 6:00 am rather than 7:00 am required. This request will be considered by the Village on Council on May 13, 2021 concurrent with the site plan and special exception considerations.

Based on the surrounding characteristics, staff recommends conditional approval of the proposed revised site plan and special exception use.

FISCAL IMPACT:

The proposed request does not have a direct fiscal impact to the Village.

ATTACHMENTS:

Res No. 2021-10 - Site Development Plan Amendment SPR21-06) Special Exception (PSSE21-02) and Variance (PSV210-07) - 2390 South Military Trail
Exhibit "A" Staff Report & Conditions of Approval
Project Narrative and Justification Statement
Warranty Deed
Aerial Map and Location Map
Site Plan, Landscape Plans, Architectural and Letter

RESOLUTION NO. 2021-10

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT, (SPR21-06), AND SPECIAL EXCEPTION USE (PSSE21-02) TO RE-ESTABLISH THE CHILD DAYCARE USE AND EDUCATIONAL USE FOR THE COMMERCIAL GENERAL PROPERTY CONSISTING OF 22,889 SQUARE FEET AND HOURS OF OPERATION VARIANCE (PSV21-07), TO ALLOW BUSINESS OPERATIONS TO COMMENCE AT 6:00 A.M. RATHER THAN 7:00 A.M., LOCATED AT 2390 SOUTH MILITARY TRAIL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 24, 2003, Village Council approved a site plan and special exception use under Resolution No. 2003-68 to permit educational use on the property located at 2390 South Military Trail (“the Property”) to establish a charter school sponsored by Palm Beach County as a public school of choice (“the School”); and

WHEREAS, The School was initially serving kindergarten through third grade with approval to add an additional grade per year over two years (until it reached fifth grade) but never exceeding 190 students; and

WHEREAS, Ms. Martie A. Lovely, Applicant (“Applicant”) is requesting a Site Plan Amendment (SPR21-01), Special Exception Use (PSSE21-02), approval to re-establish the daycare and school use on the property, utilizing the existing buildings previously approved for the same type of use; and

WHEREAS, the Applicant is proposing a maximum of 62 children (infant to pre-kindergarten) and a maximum of 89 students (kindergarten to fifth grade) for a total of 151 children/students; and

WHEREAS, The proposed project is the 3.39 acres property is developed with 5 buildings and 1 portable structure for a total of 22,889 square feet floor area, located at 2390 South Military Trail; and

WHEREAS, the Applicant is also requesting variance relief, from Village Code Section 34-891(1) (PSV21-07) for Five Star Education: to allow business operations to commence at 6:00 am rather than 7:00 am required.

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

WHEREAS, the Village Council and Planning & Zoning Board 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 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 Ms. Martie A. Lovely, (Applicant) for Five Star Education, for approval of Site Plan Amendment (SPR21-06), Special Exception Use (PSSE21-02) and one variance (PSV21-07) from Section 34-891(1)) to allow business operations to commence at 6:00 am rather than 7:00 am required.

Note: Within the proposed Site Plan Amendment, the Applicant is requesting one (1) waiver:

The Planning & Zoning Board (“Board”) considered the Site Plan Amendment (SPR21-06) and Special Exception Use (PSSE21-02) during their April 13, 2021 meeting and 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, and the Board recommended approval of the application

_____**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 site plan amendment, Special Exception Use and variance, finding that the requirements of Chapter 34 have not been met 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.

Resolution No. 2021-10 – Site Dev. Plan Amend. Five Star Education – (SPR21-06) 2390 South Military Trail

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 M. 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 _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment with One (1) Variance - Five Star Education, Inc.
– 2390 South Military Trail.

Application Summary			
Applicant / Petitioner	Martie A. Lovely	Submittal Date	11/19/2020
Reference Name	Five Star Education, Inc.	Case Number	SPR21-06, PSSE21-02, PSV21-07
		Parcel Control No	70-42-44-13-02-003-0151
Location	2390 South Military Trail	Site Area	± 3.39 acres
P&Z B Meeting	April 13, 2021	Council Meeting	May 13, 2021
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the re-establishment of a child day care facility and private school use within 5,848 square feet existing structures with a maximum of 89 students and 62 children.		
Number of Buildings	6 existing structures total 1 Church building (11,000 sf) 1 Community Center building (5,435 sf) 1 Non-infant childcare facility building (2,674 sf) – Building A 1 infant childcare facility building (706 sf) – Building B 1 educational building (2,780 sf) – Building C Detach restroom building (294 sf)		
Variances	<u>COUNCIL CONSIDERATION:</u> PSV21-07 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 6:00 am instead of 7:00 am required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	Church 1/4 seats or 1/100 sf @ 545 seats = 137 spaces Or @ 16,435 sf = 165 spaces Childcare facility (62 maximum) 1/ employee @ 17 employee = 17 spaces 1/8 pupils @ 62 pupils = 8 spaces School (89 elementary students maximum) 1/ classroom @ 3 classrooms = 3 spaces 1/ employee @ 5 employees = 5 spaces Total of 198 spaces	142 (existing)	No (existing non-conforming property) **Daycare/school won't operate at the same time at no given time**
Site Characteristics			
Existing Use	Church	Proposed Use	Church and adding a childcare facility and school
Existing 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	Commercial businesses and residential use	Commercial & Low Density Residential	Commercial General (CG) & Residential Multiple-Family
South	Commercial businesses and residential use	Commercial & Medium Density Residential	Residential Multiple-Family (RM)

East	Residential Multi-Families Residences	Low Density Residential	Residential Multiple-Family (RM)
West	Place of assembly	Unknown Unincorporated Palm Beah County	Unknown Unincorporated Palm Beah County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval for the proposed re-establishment of the child daycare and school uses on the property, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses, and supports the requested variance.			



I. Site History

- Ordinance 2000-74: Annexation

On January 25, 2001, the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use designation.

- Resolution 2003-68: Site Plan

On July 24, 2003, the Village Council approved the above resolution to allow the use of the property as a charter school and daycare with a maximum of 190 students.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the proposed use, the property is proposed to be revitalized and improvement to the exterior of the site will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- PSV21-07 Requesting Variance relief from Section 34-891(1) to allow business operations to commence at 6:00 am instead of 7:00 am required.

The applicant's full justification is 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.*

Hours of Operation are unique to the use proposed as a childcare/school facility for the local residents. The limitation of the hours of 7am-11pm is not consistent with the proposed use as a childcare facility. The proposed request from 6am-6pm operations is consistent with other childcare/school facilities within the Village of Palm Springs.

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

The unique condition of the operation cycle for the proposed use is standard operating procedure within this industry. The applicant is only proposing to operate this facility in a consistent manner with other like facilities on similar roadways and in similar locations. The applicant is not requesting more than what has been afforded other like childcare/schools within the Village

- 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.*

Literal interpretation of this article certainly would deprive the applicant of rights commonly enjoyed by similar facilities. The most recent examples are the Kreative Kids Lake Worth facility located on 10th Ave. N. as well as Creative Learning Experience located off Miller Rd. Limiting this site would clearly deprive the applicant of similar rights enjoyed by like uses.

- 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.*

As stated above, the minimum variance necessary is from 6am-6pm to be consistent with the similar uses within the vicinity. There are no site constraints that deem this location different or unique from the other facilities that operate consistent with this request. Any limitation on the hours of operation less than what has been provided to others would create a financial and competitive hardship for this site.

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

There is no detrimental effect on the public or properties surrounding this site if the variance were to be approved. Currently, the buildings have no active use in the daytime or nighttime.

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

The granting of the variance will be in harmony with the general intent of the chapter.

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

The variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The variance will provide flexibility to parents that need to be at work earlier.

Staff does not object to the applicant's request, based on the applicant intent to provide more alternatives to parents/guardians to drop off their child and report to work/school on time. Staff found the variance to be in harmony with the general intent of the Village Code and will not create conflicts from the use or granting of the variance to commence business operation one hour (1 hr.) ahead of what is permitted.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of South Military Trail between Forest Lane and Cypress Lane.
- 2) The project re-establishes the previously approved use of the property.
- 3) Enhancement to the landscaping will be beneficial to the neighborhood.
- 4) The project is located in proximity to predominantly residential uses.
- 5) Clifford O. Taylor Kirkland Elementary school is located 750 away from the property.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Village Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to any construction.
 - 4) Proposed project 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 March 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 26, 2021.
- Legal advertisement was published in the paper on April 1, 2021.
- 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 19, 2020 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with one (1) variance to re-establish the child daycare and school use of the property that was approved in 2003.
 1. Site Plan dated received November 19, 2020 revised and resubmitted on March 18, 2021.
 2. Landscape Plans dated received February 19, 2020 revised and resubmitted on March 12, 2021.
 3. Architectural plans dated received February 19, 2020 revised and resubmitted on February 23, 2021.
 4. Justification Statement and proposed use.
 5. Traffic Study.

IX Recommendation

The 3.39 acres property is located on the east side of South Military Trail between Forest Lane and Cypress Lane within a predominantly residential neighborhood. The site is currently developed with five (5) buildings and one (1) portable structure for a total of 22,889 square feet floor area. The property was annexed into the Village in 2001 as a developed

parcel and has been used as a place of worship (church) as of today.

In 2003 the Village Council approved a site plan and special exception use under Resolution 2003-68 to permit the educational use on the property as charter school sponsored by Palm Beach County as a public school of choice. It was initially serving kindergarten through third grade and adding additional grades per year for two years until it reached fifth grade but never exceeding 190 students.

Per 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. The educational buildings are still present on the property but have been unutilized for many years.

The applicant is proposing to re-establish the daycare and school use on the property, utilizing the existing buildings previously approved for the same type of use. At this time the applicant is proposing a maximum of 62 children (infants to pre-kindergarten) and a maximum of 89 students (kindergarten to fifth grade). The children and student's distribution are proposed to be as follow:

Building A (2,674 sf)	43 children (1 to 4 years old)
Building B (706 sf)	19 children (infants)
Building C (2,780 sf)	89 students
Total of 151 kids/students	

The proposed site plan includes enhancement to the landscape buffers, dumpster enclosure, upgrades to the interior of the buildings (to be in compliance with Florida Building Code) and cosmetic work to the exterior facades.

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use 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 deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Uses and Site Plan Amendment subject to the following twenty-eight (28) conditions below:

1. Build out date is December 31, 2022.
2. The special exception approval shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The Site Plan sheet (ASP-1) shall be revised to reflect the correct structure type for Building B prior to Council consideration, Building B is not a CBS building.
5. Architectural overall floor plan sheet (A1) shall be revised prior to Council consideration to reflect the correct occupancy on suites 111 and 112, maximum occupancy shall be 5 within each room.
6. The maximum number of children attending the daycare shall not exceed 62 and the maximum number of students shall not exceed 89 at any time.
7. Proposed landscape upgrading shall be concluded prior to any operations commencement.
8. The dumpster enclosure shall be completed prior to the issuance of the business license.
9. Proposed security fence around the sport field shall be installed and completed with the Planning, Zoning & Building department prior to the issuance of the business license.
10. A life safety plan shall be provided to the Village's Planning, Zoning & Building department addressing comments issued by PBC Fire Department on February 18, 2021.
11. A building permit must be obtained with the Village's Planning, Zoning & Building department prior to any remodeling/construction work on the property.
12. No drop-off/pick-up shall be permitted from the northern parking spaces.
13. Staff shall direct customers to utilize the designated drop-off/pick-up parking spaces on the south side of the building.
14. 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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.

15. Permits must be obtained from the Village and Palm Beach County Fire Department at time of permitting.
16. Provide permits from all applicable permitting agencies at the time of permitting.
17. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
18. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc. Non-potable water shall be used for the irrigation system per Village code.
19. 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.
20. 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.
21. All new electric utilities shall be underground.
22. 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.
23. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CC.
24. The Landscaping shall be certified by the Landscape Architect upon completion and prior to CC or CO .
25. Absolutely no occupancy, other than construction personnel, is permitted prior to TCC/CC.
26. 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.
27. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
28. At the time of CC, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

Five Star Education, Inc.

16112 E. Preakness Drive, Loxahatchee Fl. 334700
Phone: 561-301-7511

Section 4 Description of Project.

Following is the description of Five Star Education Inc. as an attachment to the application for Special Exception (for Childcare/School Use).

The Five Star Education, Inc. is a childcare/school program focusing on education from infants to fifth grade, before and after school care, and summer camp. Five Star will provide year-round academics, and life skills development. The facility will include classrooms, offices for staff, playground area, and eating area (meals that are brought into the site, not prepared on the premises).

This request is for approval of a special exception to permit the childcare/school facility use, to re-establish the previous approvals used for a daycare and private charter school that was abandoned by the previous tenant in 2003. This site plan amendment proposes improvements (upgrade) to the interior of the buildings to be in compliance with Florida Building Code and some cosmetics work to the site to replace/ install missing vegetation, accordingly with the approved landscape plan on the Village files.

The narrative below provides a description of the Five Star Learning Academy use, and addresses the Special Exception criteria for the Childcare/School Facility use.

Five Star Learning Academy Description

- Sec. 34-1022. - Development standards.

In addition to applicable regulations and requirements otherwise set forth in this article, the following minimum standards and regulations shall apply to the development of property for a child care facility. Such standards shall be met regardless of the existence of lesser standards that may be imposed by other agencies of government.

(1) Location. Child care facilities shall be located in residential areas and designed so as to minimize any adverse effects on adjacent property.

This property is located in a residential area and surrounded by local residents. The child care is surrounded by homes and apartments.

(2) Lot area. The minimum lot area shall not be less than 10,000 square feet in area.

The lot area is not less than 10,000 square feet. The current lot size is 147,668.4

(3) Frontage. The minimum frontage for the lot shall be 100 feet.

This lot has 270 feet and we meet the minimum of 100 feet.

(4) Floor area. There shall exist a minimum usable floor area, exclusive of any space devoted to kitchen, office, storage, toilet facilities, hallways, stairs, permanent fixtures, and non-moveable furniture of not less than 1,500 square feet for a capacity of 40 children or less. Facilities with capacities exceeding 40 children shall provide 35 square feet of additional floor space per child.

The facilities have a minimum usable food space of over 1500 square feet, and will provide 35 square feet per child in the space. The building has a total of 6,454 square feet

(5) Outdoor play areas. There shall be provided a minimum of 1,500 square feet of usable outdoor play area or 75 square feet per non-infant child and 45 square feet per infant child, whichever produces the larger area. The play area shall be provided on the same lot as the principal use and shall not be located in the required front yard, or adjacent to any outdoor storage area on such use or an adjacent use.

The play area is located on the same lot as principal use and is not located in the front yard or adjacent to any outdoor storage area. The playground exceeds the 1500 square feet usable outdoor play area as well as 75 square feet per non infant child, and 45 square feet for infant children.

(6) Height and other building restrictions. The building height and other site regulations, except for those otherwise specifically cited, shall be governed by the land development district regulations within which the child care facility is proposed to be located.

The Height of the building does not exceed 45 feet and the current is 16 feet.

(7) Childcare facilities. One parking space per employee and teacher normally engaged in or about the building or grounds, or one parking space per 200 square feet of gross floor area. One off-street loading/unloading space per eight pupils shall be provided for a convenient drop-off area, with clear, unobstructed ingress and egress.

1 x employee @ 18 employees = 18 parking spaces or

1/200 of gross floor area @ 3,380 sf = 17 parking spaces

==18 parking spaces shall be provided

And 1/8 pupils @ 62 = 8 parking spaces

Total parking spaces for the day care use shall be 36

Elementary and junior high schools. One parking space per classroom, plus one parking space per employee and teacher, plus one parking space per six seats in the auditorium or other places of assembly.

1x classroom @ 3 classrooms= 3 spaces +

1 x employee @ 5 teachers = 5 spaces

Total of 8 spaces

Church 1 x 4 seats = 137 spaces

Five Star will be utilizing the facility located on 2390 S. Military Trail, Palm Springs, FL 33461 to offer academics, life skills to children.

The facility at 2390 S. Military Trail will include a reception/lobby area; Classrooms; storage and file spaces; Staff offices; large multi-purpose rooms for school related activities; employee lounge; and restrooms. There will be a total of 13 classrooms including a portable to accommodate a maximum of 62 childcare students, 89 school age and 12-18 faculty. Landscape materials (shrubs/hedges) shall be added along the north side (adjacent to the row) along the north side of the playground area. The hours of operation will be from 6am to 6pm Monday through Friday. Five Star Learning Academy will follow the State required student to staff ratio for operating a childcare facility.

To ensure the safety of our students, staff, volunteers and visitors, Five Star Learning Academy takes all necessary measures and steps to secure its facilities by installing necessary security equipment, training staff.

The existing covered walkway area shall be protected from parking area and street on the north side of the building. Landscape materials (shrubs/hedges) shall be added along the north side (adjacent to the row) along the north side of the playground area. Dumpster shall be enclosed, the dumpster enclosure shall be screened with landscape materials on the 3 sides, and landscape materials shall be added to the plans (landscape plan and site plan).

Multi-sport/ playing field shall be secured from vehicle circulation along the drive aisle on the west side. Shrubs / hedges materials, adjacent to the row, shall be added along the north and south sides of the multi-sport field.

“The majority of our Students will be parents drop off and pick up. Drop off/ pick up area (parking spaces) shall be clear, unobstructed ingress and egress. Breakfast, lunch, and snack will be provided on site to all children by an authorized National School Lunch vendor.

Special Exception Criteria-Child Daycare/Private School Facility

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement

should be predicated on the criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

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

The subject site is located in a Commercial designation on the Future Land Use Plan Map. The proposal is to utilize an existing church use building and site for a Childcare/School Use. Relevant goals, objectives and policies of the comprehensive plans include the following:

Future Land Use Element Objective B – Develop commercial development standards that are in line with an intensity of development consistent with that established on the Future Land use Map and which is oriented primarily to serving the needs of the residents while maintaining the integrity of residential areas.

Policy B.2: Limit commercial development to areas with direct access to collector and arterial streets.

This site has direct access to Military Trail.

Future Land Use Element Objective K – Discourage urban sprawl in order to achieve a compact urban form.

Policy K.1: All land uses that have been developed must be adequately served by existing public utilities.

The subject site is fully developed and is served by existing public utilities.

Policy K.2: The Village shall direct urban growth to areas, which can be served efficiently by public services and facilities.

The subject site is fully developed and is served by existing public services.

Policy K.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

The proposed development will utilize the existing site as-is with no proposed changes, will include modifications to the interior of the building only, and will not affect any surrounding approved activities or uses in a negative manner.

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

The existing development was constructed in accordance with the regulations at the time of approval, and the proposed development will utilize the existing site as-is with no proposed changes. All interior modifications will be consistent with the Village codes and Florida Building Code.

(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.

There are no changes to the proposed site or exterior and is compatible with the existing character and use. Because there are no proposed changes to the site or building exterior, the building location, mass, height and setback will not change.

(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 development or redevelopment of the area in which the special exception use is proposed to be developed.

There are known facilities similar in nature to the subject use and proximate to the subject use but based on the population characteristics and demographics of the area, there is a high demand for this type of use in this area.

(5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:

a. The number of persons anticipated be using, residing, or working on the property as a result of the special exception use;

The number of students and faculty is based on the size of the existing office building and will be limited by the maximum occupancy standards of the Florida Building Code.

b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and

The outdoor activities and the use will have minimal impact on surrounding properties.

c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

As noted the students will be dropped off by parents or school bus (after care), site access is via Military Trail, and building entry is through the front (for visitors) and side (for students and faculty) thus minimizing impacts on traffic flow and effect on neighboring properties.

(6) That the proposed special exception uses:

a. Does not significantly reduce light and air to adjacent properties.

No changes to the existing site improvements are proposed.

b. Does not adversely affect property values in adjacent areas.

Approval will enable occupancy of an existing vacant building structure and will continue to be maintained and managed in a manner that will be an asset to the community and not affect property values.

c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

There are no proposed changes to the existing site. All renovations will be internal and will not impact surrounding properties.

d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

There are no proposed changes to the existing site. All renovations will be internal and will not impact natural systems or public facilities.

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

There are no proposed changes to the existing site. All renovations will be internal and will not impact natural systems or public facilities.

Section 34-891(1) Variance request from the hours of operation

Variance Criteria – Chapter 34, Section 34-329(b)(1-5)

This variance request is to allow for the operation of the daycare to operate from 6am-6pm Monday-Friday, as opposed to the current Commercial operation hours of 7:00 am to 11:00 pm.

1. Special and unique conditions exist which are peculiar to the applicant's case and which are not generally applicable to the property located within the zoning district or neighborhood involved, such as natural or manmade sight limitations from the public rights-of-way.

Hours of Operation are unique to the use proposed as a childcare/school facility for the local residents. The limitation of the hours of 7am-11pm is not consistent with the proposed use as a childcare facility. The proposed request from 6am-6pm operations is consistent with other childcare/school facilities within the Village of Palm Springs.

2. The special and unique conditions are not directly attributable to the actions of the applicant.

The unique condition of the operation cycle for the proposed use is standard operating procedure within this industry. The applicant is only proposing to operate this facility in a consistent manner with other like facilities on similar roadways and in similar locations. The applicant is not requesting more than what has been afforded other like childcare/schools within the Village.

3. The literal interpretation of this article, as applied to the applicant, would deprive the applicant of rights commonly enjoyed by persons who are similarly situated.

Literal interpretation of this article certainly would deprive the applicant of rights commonly enjoyed by similar facilities. The most recent examples are the Kreative Kids Lake Worth facility located on 10th Ave. N. as well as Creative Learning Experience located off Miller Rd. Limiting this site would clearly deprive the applicant of similar rights enjoyed by like uses.

4. The variance granted is the minimum variance necessary for the applicant to make reasonable use of the property.

As stated above, the minimum variance necessary is from 6am-6pm to be consistent with the similar uses within the vicinity. There are no site constraints that deem this location different or unique from the other facilities that operate consistent with this request. Any limitation on the hours of operation less than what has been provided to others would create a financial and competitive hardship for this site.

5. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

There is no detrimental effect on the public or properties surrounding this site if the variance were to be approved. Currently, the buildings have no active use in the daytime or nighttime.

Prepared by and return to:

William Morgan Speer
Attorney at Law
W. Morgan Speer, P.A.
450 Royal Palm Way, Suite 401
Palm Beach, Florida 33480
561-655-9478

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of July, 2000 between Calvary Baptist Church, Inc. of Palm Beach County, a Florida Not-For-Profit corporation whose post office address is 4900 Summit Blvd., West Palm Beach, Florida 33415, grantor, and Love Tabernacle Assembly of God of Palm Beach, Inc., a Florida Not-For-Profit corporation whose post office address is P. O. Box 1429, Lake Worth, Florida 33460, 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:

Lots 16 through 33, inclusive and the Westerly 18 feet of Lots 15 and 34, Block 3, LESS the West 3 feet of Lots 23, 24, 25 and 26, Block 3, Anna-Johns Estates, according to the map or plat thereof as recorded in Plat Book 23, Page 218 Public Records of Palm Beach County, Florida.

Parcel Identification Number: 00-42-44-13-02-003-0150

Subject to: All conditions, restrictions, easements, rights-of-way of record, and taxes accruing subsequent to December 31, 1999.

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

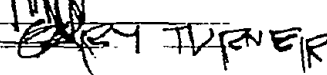
To Have and to Hold, the same in fee simple forever.

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, except as noted above, said land is free of all encumbrances.

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:


Witness Name: Bruce E. Sands


Witness Name: Gary Turner

Calvary Baptist Church, Inc. of Palm Beach County
a Florida not for profit corporation

By: 
Larry Enochs
Chairman of Deacon Board

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 19th day of July, 2000 by Larry Enochs, Chairman of the Board of Deacons of Calvary Baptist Church, Inc. of Palm Beach County, a Florida not for profit corporation, on behalf of the corporation. He [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



W Morgan Speer
My Commission CC601787
Expires November 17 2000

Notary Public

Printed Name: W. MORGAN SPEER

My Commission Expires: November 17, 2000



S Military Trail

Anna Ln

Forest Ln

70424413020030151

Cypress Ln

0 60 120 240
Feet



Village of Palm Springs

Five Star Education - 2390 S. Military Trail

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

 Property Boundary

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



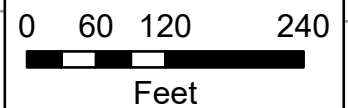
S Military Trail

Anna Ln

Forest Ln

70424413020030151

Cypress Ln



Village of Palm Springs

Five Star Education - 2390 S. Military Trail

 Property Boundary

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



VIEW - 1
V1



VIEW - 2
V2



VIEW - 3
V3



VIEW - 4
V4

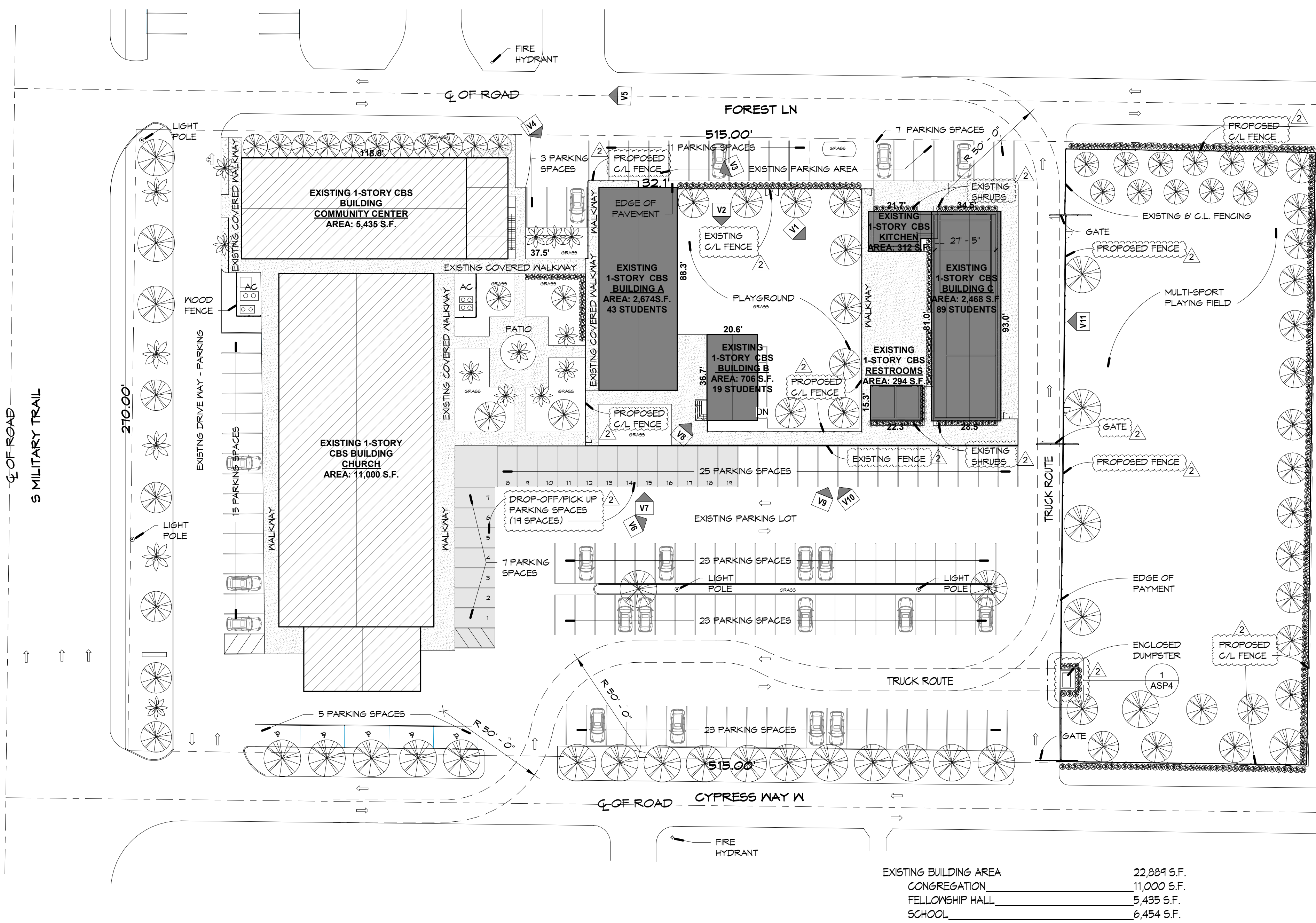


VIEW - 5
V5



VIEW - 6
V6

SITE DATA		
PROJECT No:	19008	
NAME OF DEVELOPMENT / PROJECT:	FIVE STAR EDUCATION	
OWNER:	LOVE TABERNACLE ASSEMBLY OF GOD OF PALM BEACH INC.	
PROPOSED USE(S):	INSTITUTIONAL / PRESCHOOL	
FUTURE LAND USE DESIGNATION:	LOW DENSITY	
ZONING DISTRICT:	CG - COMMERCIAL GENERAL	
SECTION/ TOWNSHIP / RANGE:	2390	
PROPERTY CONTROL No:	10-42-44-13-02-003-0151	
LOT ACREAGE / SF:	3.19 ACRES	- 138,966 SF
GROSS ACREAGE / SF:	4.28 ACRES	- 186,342.31 SF
FLOOR AREA RATIO (FAR):	0.18	
BUILDING COVERAGE (%):	17%	
IMPERVIOUS SURFACE AREA(%):	17%	
BUILDING HEIGHT:	35' MAX	
OPEN SPACE / COMMON AREAS:		
NUMBER OF STORIES:	1	
FINISHED GRADE ELEVATION:	2 +/- N.G.V.D.	
CHANGE FROM CURRENT GRADE:	0 +/- N.G.V.D.	
PARKING:		
EMPLOYEES:		
19 - INFANTS (> 12 MO.)	0 @ 4 CHILDREN / TEACHER	= 5 TEACHERS
14 - 1-YEAR OLDS	0 @ 6 CHILDREN / TEACHER	= 3 TEACHERS
11 - 2-YEAR OLDS	0 @ 11 CHILDREN / TEACHER	= 1 TEACHER
12 - 3-YEAR OLDS	0 @ 15 CHILDREN / TEACHER	= 1 TEACHER
8 - 4-YEAR OLDS	0 @ 20 CHILDREN / TEACHER	= 1 TEACHER
24 - SCHOOLERS	0 @ 25 CHILDREN / TEACHER	= 4 TEACHERS
TOTAL TEACHERS:		15 TEACHERS
SCHOOL DIRECTOR		= 1 EMPLOYEE
RECEPTIONIST / SECRETARY		= 1 EMPLOYEE
TOTAL NUMBER OF EMPLOYEES		= 17 EMPLOYEES
CHILD CARE FACILITIES: ONE PARKING SPACE PER EMPLOYEE AND TEACHER NORMALLY ENGAGED IN OR ABOUT THE BUILDING OR GROUNDS, OR ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA. ONE OFF-STREET LOADING/UNLOADING SPACE PER EIGHT PUPILS SHALL BE PROVIDED FOR A CONVENIENT DROP-OFF AREA, WITH CLEAR, UNOBSTRUCTED INGRESS AND EGRESS.		
1 X EMPLOYEE @ 17 EMPLOYEES = 17 PARKING SPACES OR 1/200 OF GROSS FLOOR AREA @ 3,380 SF = 17 PARKING SPACES		
17 PARKING SPACES SHALL BE PROVIDED		
AND 1/8 PUPILS @ 62 = 8 PARKING SPACES		
TOTAL PARKING SPACES FOR THE DAY CARE USE SHALL BE = 26 SPACES		
ELEMENTARY AND JUNIOR HIGH SCHOOLS: ONE PARKING SPACE PER CLASSROOM, PLUS ONE PARKING SPACE PER EMPLOYEE AND TEACHER, PLUS ONE PARKING SPACE PER SIX SEATS IN THE AUDITORIUM OR OTHER PLACES OF ASSEMBLY.		
1X CLASSROOM @ 4 CLASSROOMS = 4 SPACES + 1 X EMPLOYEE @ 4 TEACHERS = 4 SPACES		
TOTAL PARKING SPACE FOR ELEMENTARY SCHOOL SHALL BE = 8 SPACES		
CHURCH SPACES		
1 SPACE / 4 OCCUPANTS = 545 DIVIDED BY 4 = 137 SPACES		
TOTAL PARKING SPACES REQUIRED = 111 SPACES		
TOTAL PARKING SPACES PROVIDED = 142 SPACES		
(SEE BUSINESS OPERATING CONDITIONS/ RESTRICTIONS)		
	REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT	25.00'	27.67'
SIDE	15.00'	68.43'
CORNER	20.00'	33.33'
REAR	25.00'	91.00'
BUSINESS OPERATING CONDITIONS / RESTRICTIONS		
1.	PRESCHOOL FACILITY OPERATING HOURS WILL BE LIMITED TO 6:00 AM. - 6:00 PM MONDAY THRU FRIDAY (5 DAYS-WEEK / 12 HOURS / DAY) PLAYGROUND AREAS WILL OPERATE ONLY DURING DAYLIGHT (DUSK - DAWN.)	
2.	CHURCH OPERATING HOURS WILL BE LIMITED TO 6:00 PM TO 8:00 PM MONDAY THRU FRIDAY (5 DAYS / 2 HOURS / DAY) AND SATURDAYS AND SUNDAYS.	
3.	AT NO GIVEN TIME DAYCARE AND CHURCH OPERATE SIMULTANEOUSLY.	



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 30'-0"

EXISTING BUILDING AREA	22,889 S.F.
PROPOSED LOT COVERAGE	17%
EXISTING IMPERVIOUS AREA	91,640 S.F. 2.10 AC
PROPOSED IMPERVIOUS AREA	91,640 S.F. 2.10 AC
EXISTING PARKING SPACES	143
PROPOSED PARKING SPACES	143

EXISTING LOT COVERAGE	17%
PROPOSED LOT COVERAGE	17%
EXISTING IMPERVIOUS AREA	91,640 S.F. 2.10 AC
PROPOSED IMPERVIOUS AREA	91,640 S.F. 2.10 AC
EXISTING PARKING SPACES	143
PROPOSED PARKING SPACES	143



VIEW - 7
V7



VIEW - 8
V8



VIEW - 9
V9



VIEW - 10
V10



VIEW - 11
V11

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.699.7472
xsalas.com

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Boca Raton, FL 33431

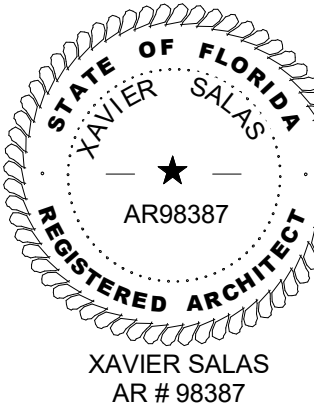
PROJECT
FIVE STAR
EDUCATION

PROJECT ADDRESS
2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

CLIENT
FIVE STAR
EDUCATION

CONSULTANTS

REGISTRATION
XAVIER SALAS
NCARB AIA | LEED AP
AR 98387



ISSUED FOR:

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE
1	BLDG. DEP. COMMENTS	02/09/2021
2	BLDG. DEP. COMMENTS	03/09/2021

PROJECT NUMBER 19008
PROJECT MANAGER XS
DRAWN BY YJ
CHECKED BY XS

SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NUMBER

ASP1

SHEET OF

NOTES:

GENERAL PLANTING REQUIREMENTS

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 Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

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, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

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.

Special Note

No items to be stored higher than the screening wall or fence.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N--P--K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

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 ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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 sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

PROPOSED PLANT LIST
TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CE	(N) V	8	Conocarpus erectus / Green Buttonwood	B&B Field Grown, 2" DBH, 12' OA
PI	(N) V	17	Pinus elliotti / Slash Pine	B&B Field Grown, 2" DBH, 12' OA
QV	(N) V	40	Quercus virginiana / Live Oak	B&B Field Grown, 2" DBH, 12' OA
RE	(N) V	4	Roystonea elata / Florida Royal Palm	B&B Field Grown, 8' CT, 14' OA
SP	(N) V	12	Sabal palmetto / Sabal Palm	B&B Field Grown, 8' CT, 14' OA
VM	V	1	Veitchia montgomeryana / Veitchia Palm	B&B Field Grown, 8' CT, 14' OA
WB	V	2	Wodyetia bifurcata / Foxtail Palm	B&B Field Grown, 8' CT, 14' OA

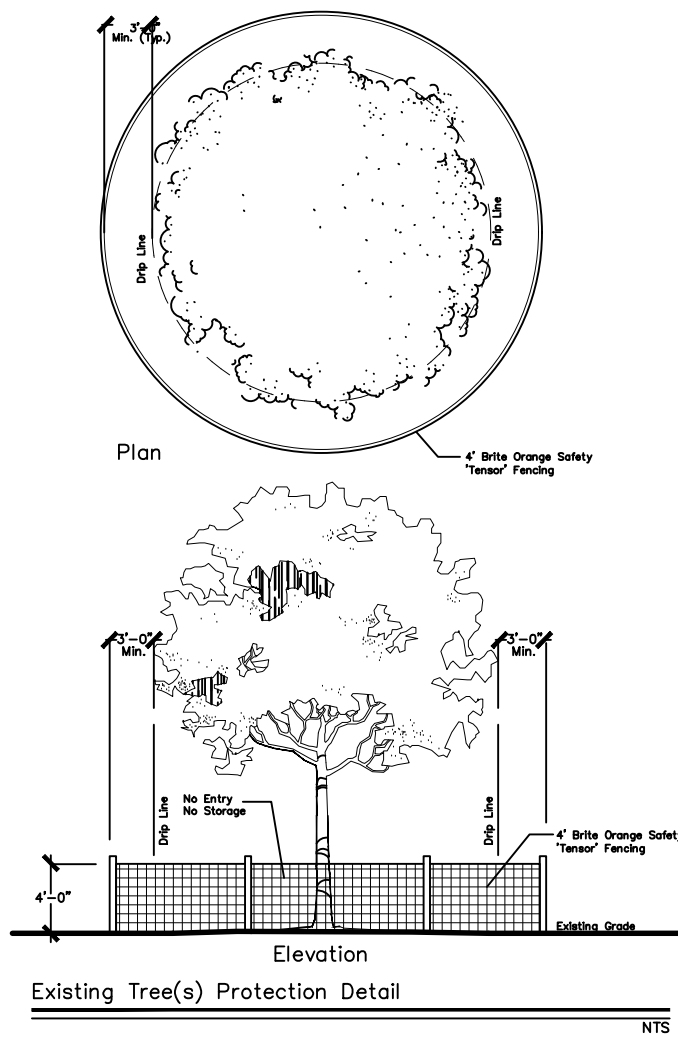
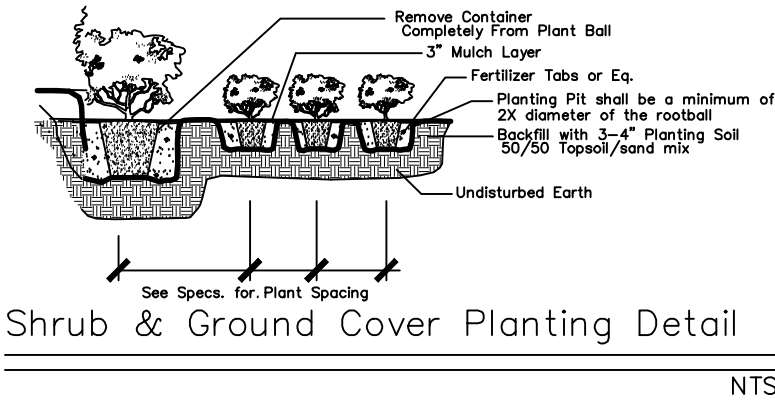
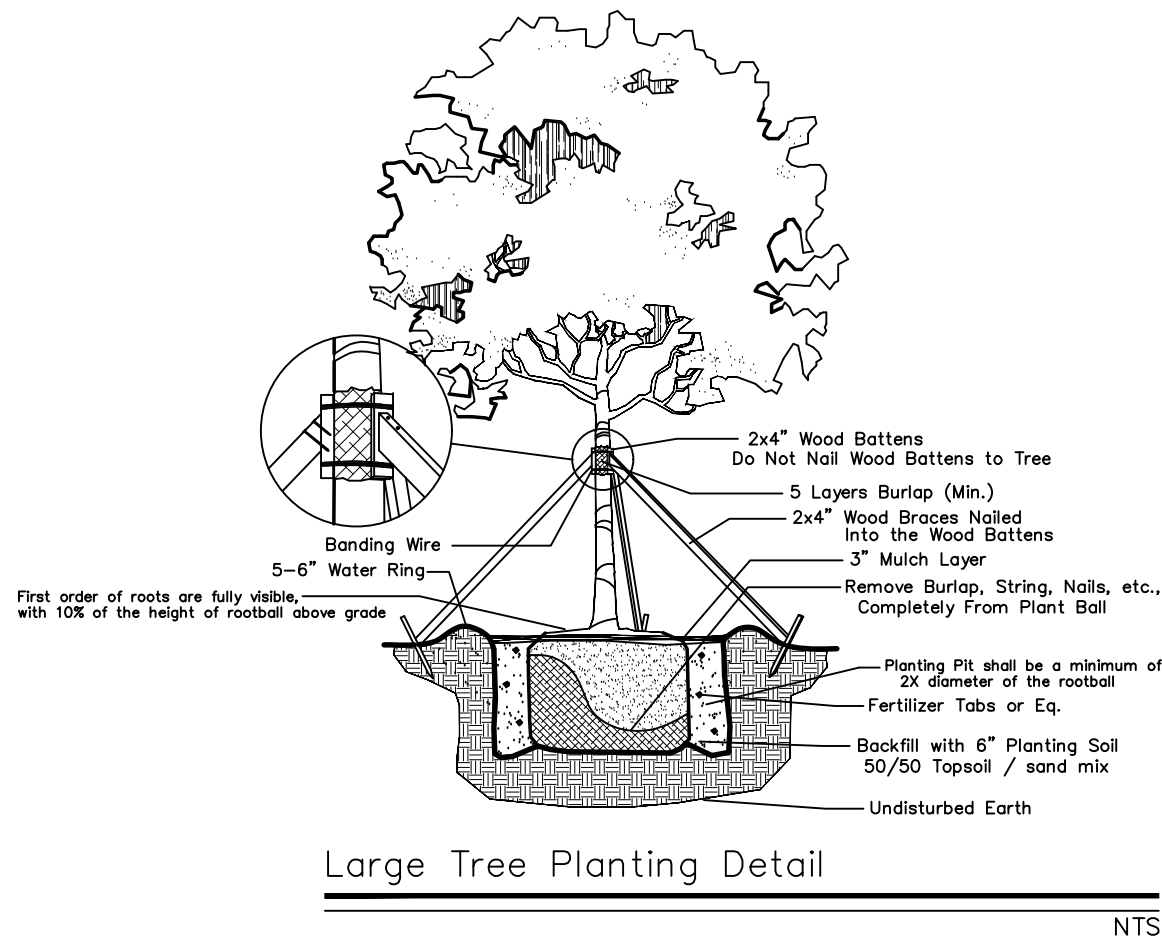
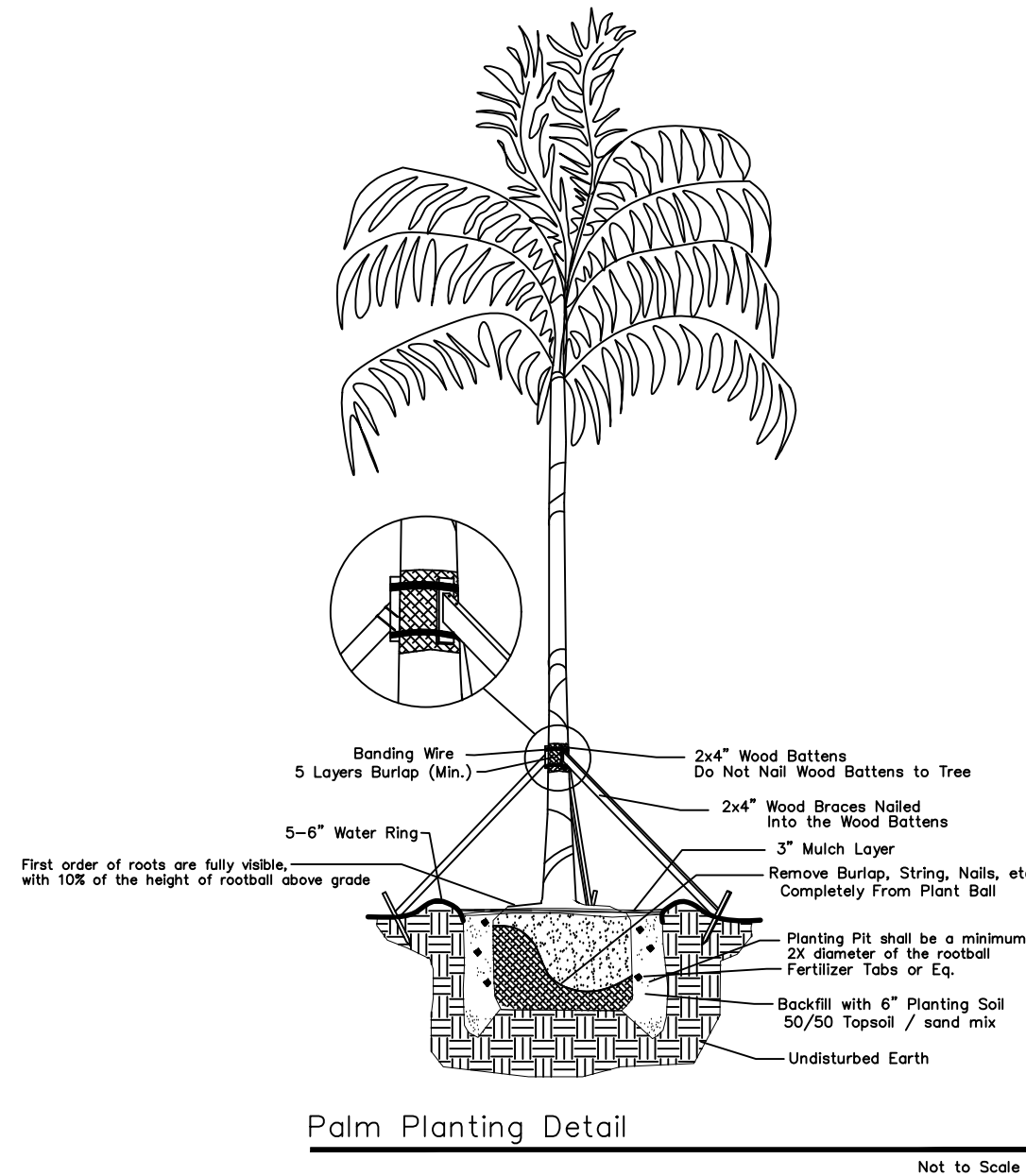
ACCENTS / SHRUBS / GROUND COVERS

OR	(N)	V	555	Chrysobalanus icaco / Red Tip Coccolupum	3 Gal., 24" OA, 2' OC
VS	(N)	V	20	Viburnum suspensum / Sandankwa Viburnum	7 Gal., 48" OA, 2' OC

MISCELLANEOUS

SOD Stenotaphrum secundatum / St. Augustine 'Floratum' Solid application - no gaps between seams

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

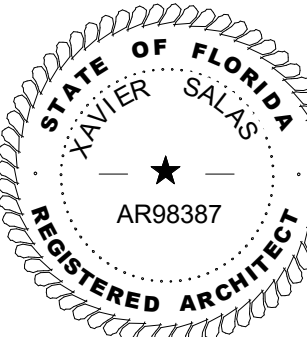


SEAL

DRWG. TITLE : LANDSCAPE PLAN
PROJECT : TABERNACLE CHURCH
CLIENT : 2390 S. MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33415
TABERNACLE CHURCH

PROJECT NO. 20-109
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 04-10-20
DWG. NO. LP-1
SHT. NO. 1 of 1
REVISIONS :
03-9-21
Revision 2 BLDG Dep. Comments

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
33067
4855 NW 92 Terrace
Coral Springs, Florida
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com



REVISIONS/ISSUES		
No.	DESCRIPTION	DATE
1	BLDG. DEP. COMMENTS	02/09/20 21

ARCHITECTURAL PLAN GENERAL NOTES

- DRAWINGS ARE INTENDED TO SHOW EXISTING CONDITIONS TO THE BEST OF OUR KNOWLEDGE. DIMENSIONS HAVE A TOLERANCE OF +/- 1/2", AND SHALL BE FIELD VERIFIED PRIOR TO DO ANY WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS IN LARGE SCALE PLANS, ELEVATIONS, AND DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- THERE IS NO SCOPE OF WORK AS PART OF THESE DRAWINGS.
- SEE PARTITION TYPE GENERAL NOTES AND THESE DRAWINGS FOR THE REQUIRED LOCATIONS OF 5/8" TYPE X GLASS MAT PAPERLESS INTERIOR GYPSUM BOARD. THE USE OF WATER-RESISTANT GYPSUM BOARD (I.E. GREEN BOARD) IS NOT ACCEPTABLE IN KET LOCATIONS; INSTEAD, USE 5/8" TYPE X GLASS MAT PAPERLESS INTERIOR GYPSUM BOARD.
- THE CONTRACTOR SHALL VERIFY THAT THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES, ETC) MEETS THE FIRE/SMOKE/SOUND ASSEMBLY RATINGS AT ALL WALLS/PARTITIONS/BARRIERS, FLOORS, AND ROOFS WHICH ENCLOSE OR TOUCH SPACES IN WHICH WORK IS BEING PERFORMED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THE EXISTING CONSTRUCTION (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, WINDOWS, FRAMES, ETC) UP TO THE PROPER INDICATED FIRE/SMOKE/SOUND ASSEMBLY RATINGS. DOORS, WINDOWS, AND FRAMES WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED WALL/PARTITION/BARRIER ASSEMBLIES (INCLUDING PROPER LABELS) SHALL BE REPLACED.

ARCHITECTURAL OVERALL FLOOR PLAN

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.699.7472
xsalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

PROJECT

FIVE STAR
EDUCATION

PROJECT ADDRESS

2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

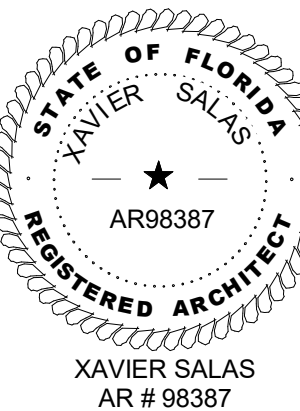
CLIENT

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CONSULTANTS

REGISTRATION

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AR 98387



ISSUED FOR:

SITE PLAN
APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE

PROJECT NUMBER 19008

PROJECT MANAGER XS

DRAWN BY YJ

CHECKED BY XS

SHEET TITLE

ELEVATIONS
BUILDING 'A'

SHEET NUMBER

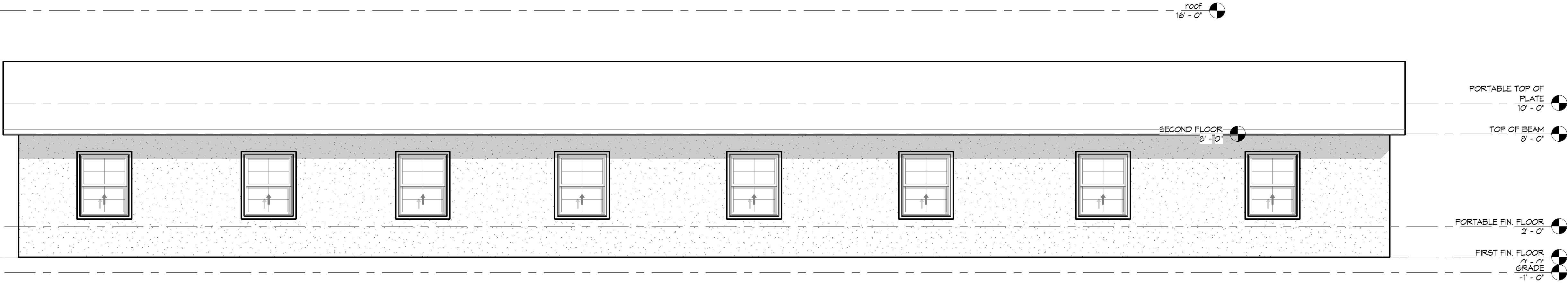
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SHEET OF

2019 XAVIER SALAS NCARB AIA LEED AP

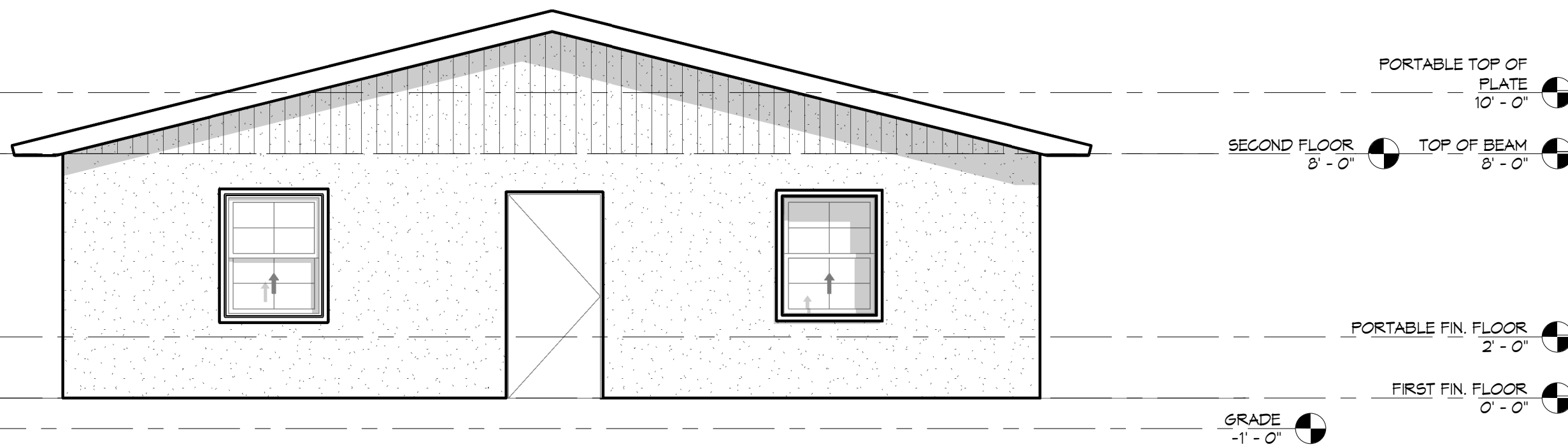
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1/4" = 1'-0"



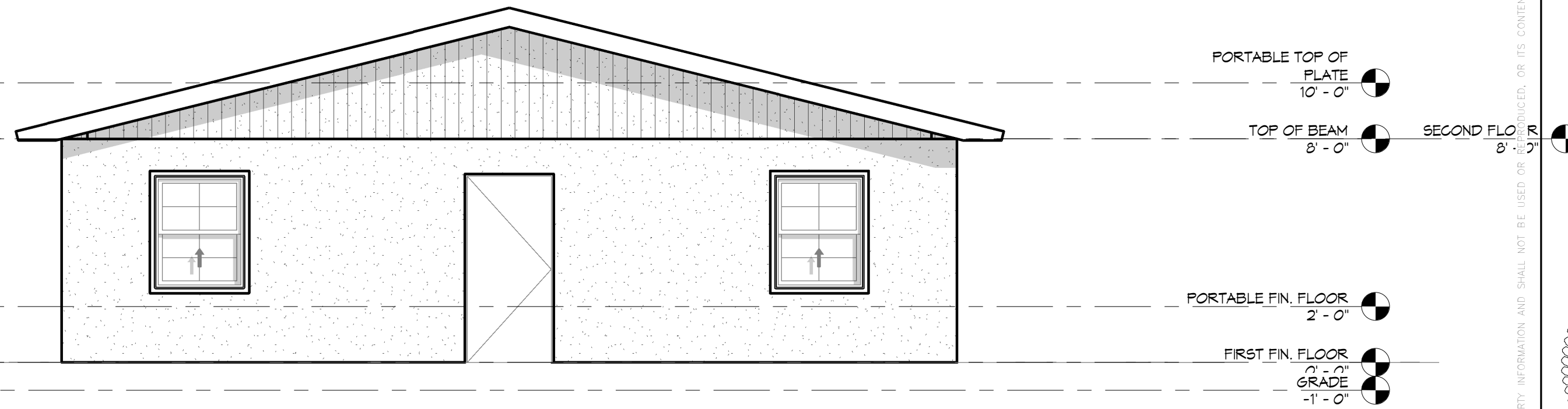
3 EXISTING SOUTH ELEVATION - BUILDING 'A'

1/4" = 1'-0"



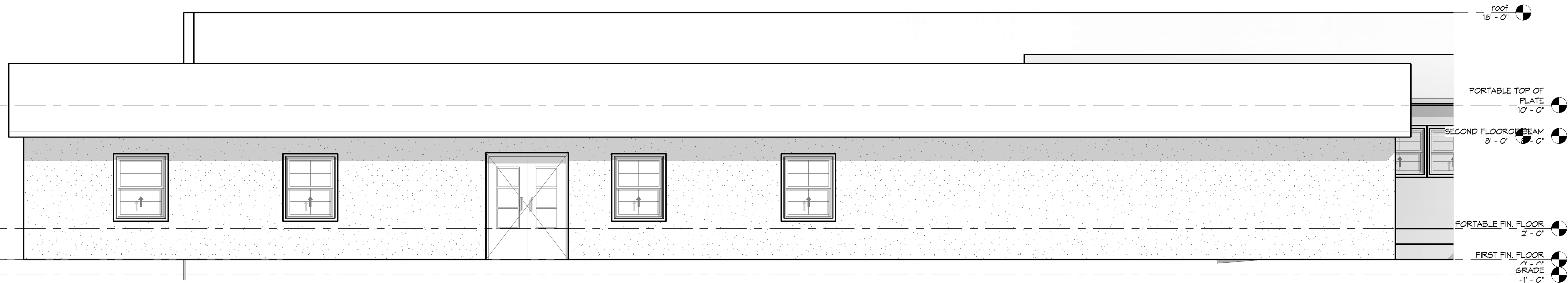
2 EXISTING NORTH ELEVATION - BUILDING 'A'

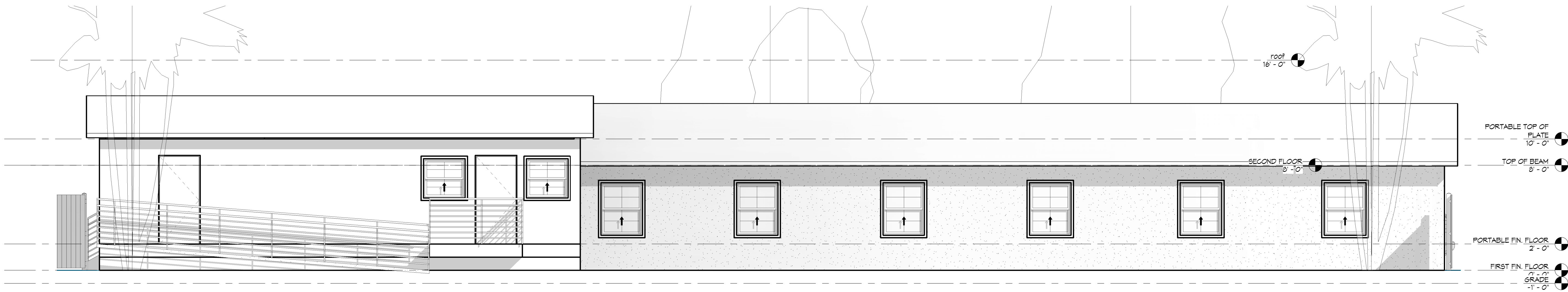
1/4" = 1'-0"



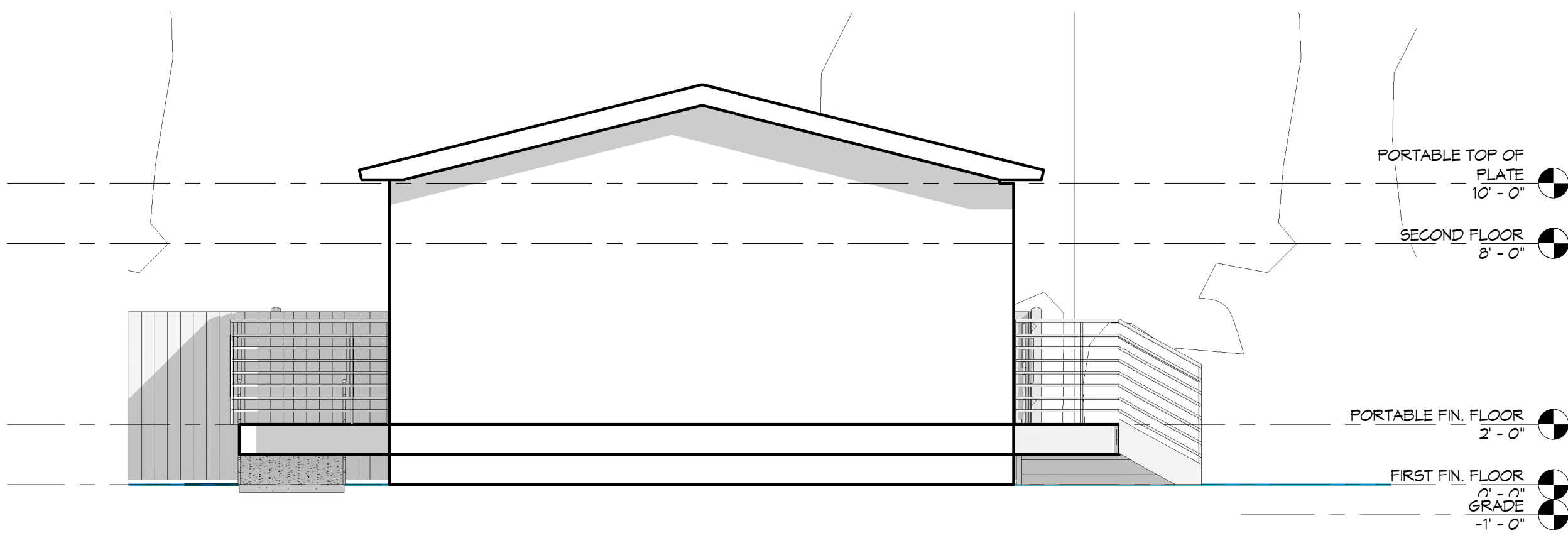
4 EXISTING WEST ELEVATION - BUILDING 'A'

1/4" = 1'-0"

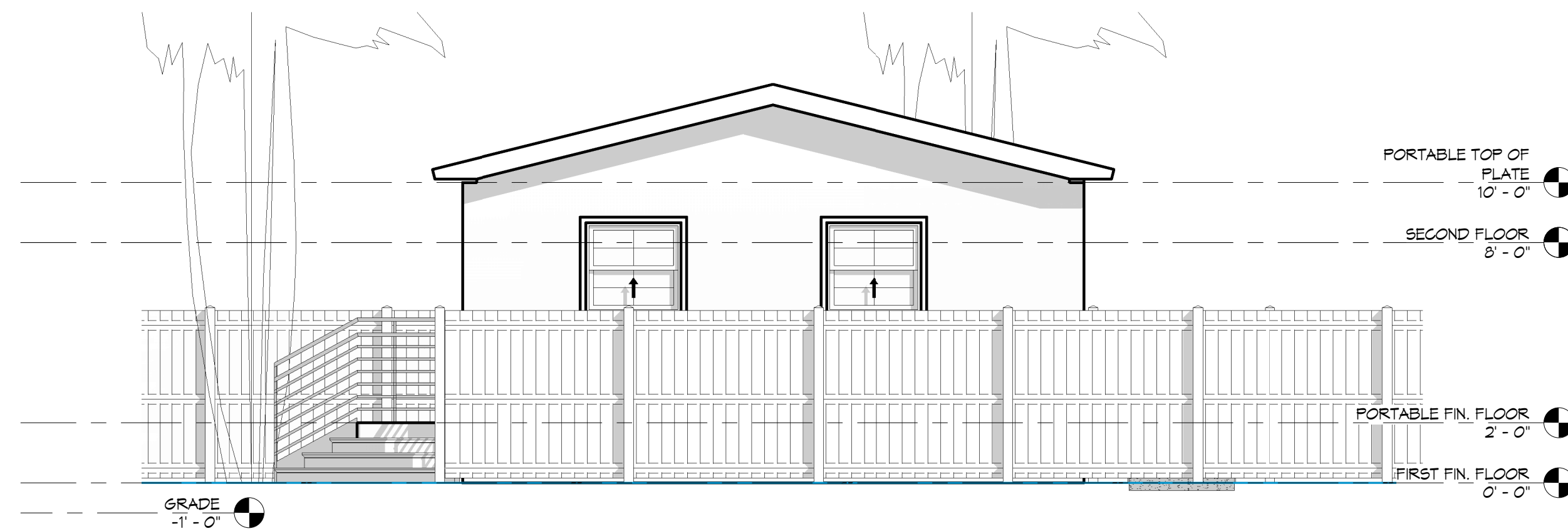




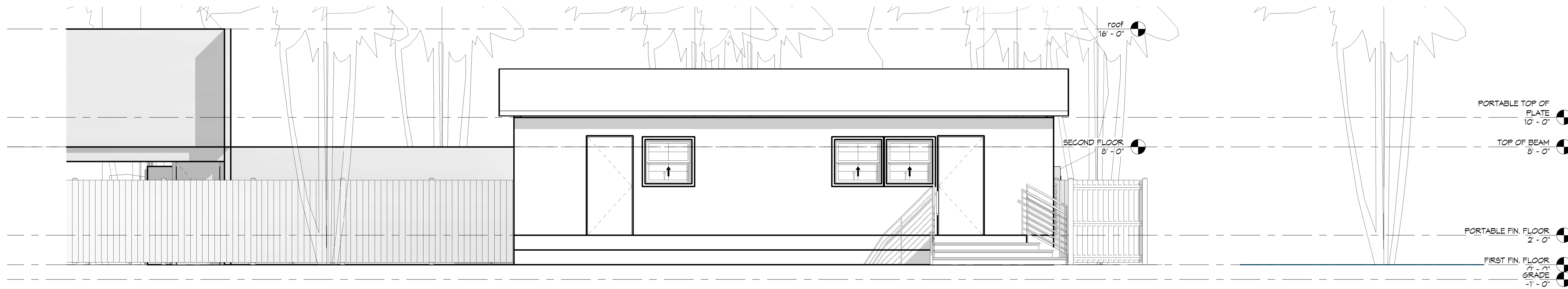
1 EXISTING EAST ELEVATION - BUILDING 'B'
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION - BUILDING 'B'
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - BUILDING 'B'
1/4" = 1'-0"



4 EXISTING WEST ELEVATION - BUILDING 'B'
1/4" = 1'-0"

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NCARB AIA | LEED AP
AR 98387
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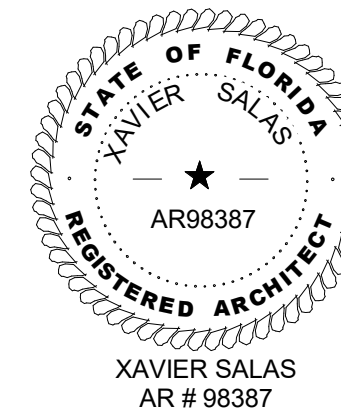
PROJECT
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ISSUED FOR:

SITE PLAN
APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE

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DRAWN BY YJ
CHECKED BY XS

SHEET TITLE
ELEVATIONS
BUILDING 'B'

SHEET NUMBER

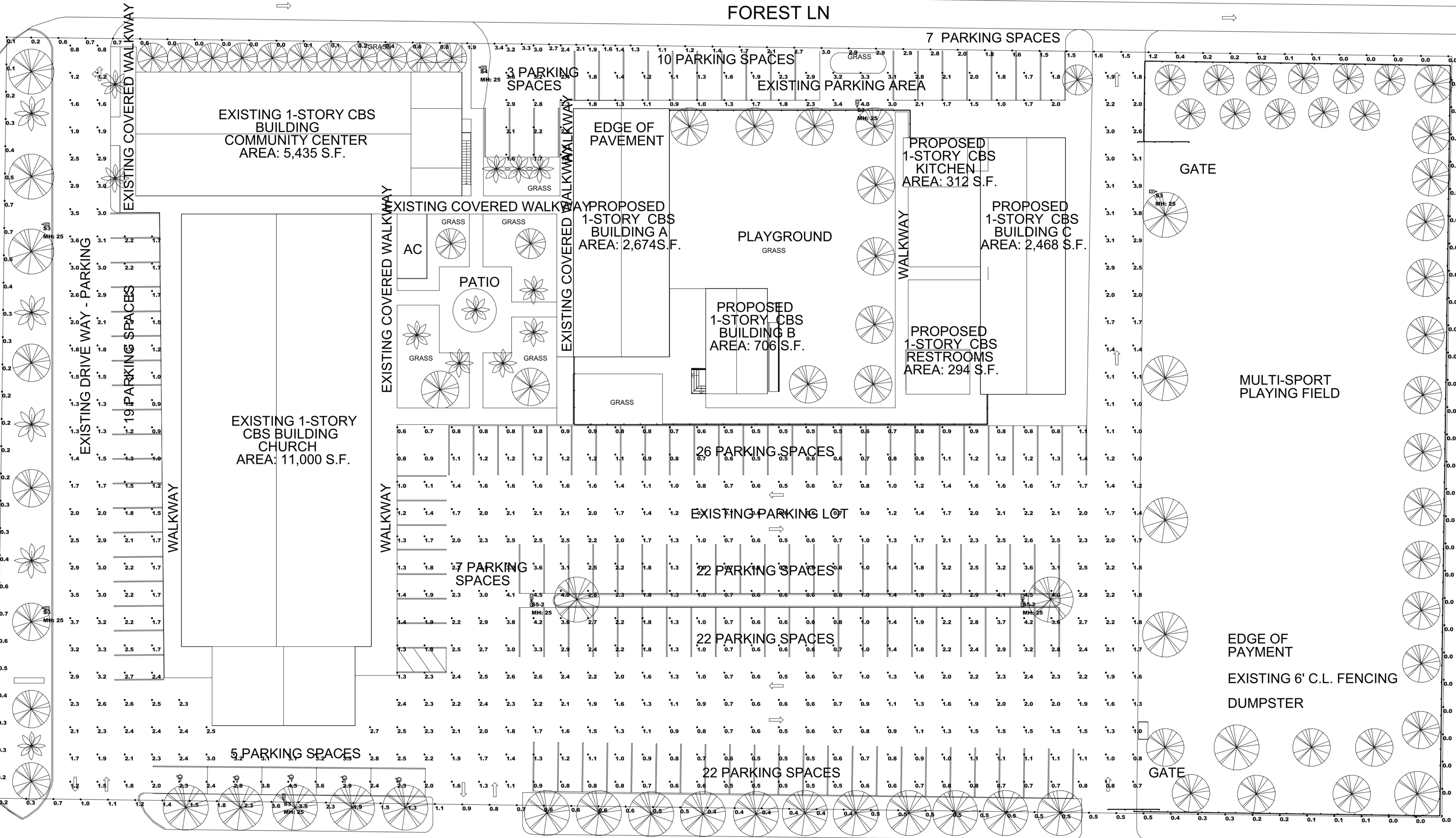
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SHEET OF

S MILITARY TRAIL

FOREST LN

CYPRESS WAY W



LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	DESCRIPTION	LUMINAIRE LUMENS	LLF
	5	S3	SINGLE	Lithonia Lighting	DSX1 LED P7 40K T3M MVOLT	20120	0.900
	1	S4	SINGLE	Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	20294	0.900
	2	S5-2	BACK-BACK	Lithonia Lighting	DSX1 LED P7 40K T5W MVOLT	21362	0.900
		LUMINAIRE WATTS	ASSEMBLY WATTS				

CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
PARKING & DRIVE	Illuminance	Fc	1.73	4.5	0.5	3.46
PROPERTY LINE	Illuminance	Fc	0.69	3.6	0.0	N.A.

1 PHOTOMETRIC PLAN

1" = 30'-0"

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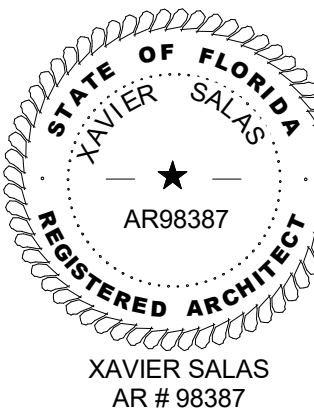
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DRAWN BY YJ
CHECKED BY XS

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NUMBER

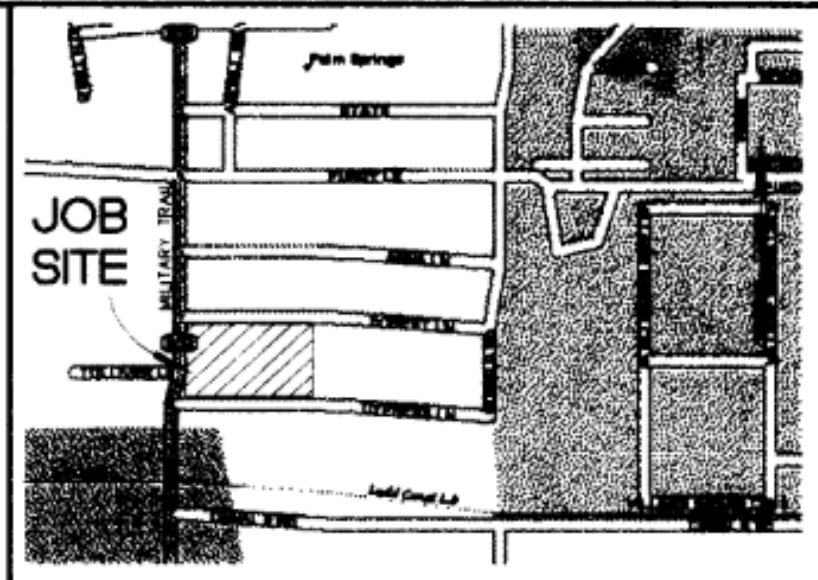
A4

SHEET OF

2019 XAVIER SALAS NCARB AIA LEED AP

DESCRIPTION

LOTS 16 THROUGH 33, INCLUSIVE AND THE WESTERLY 18 FEET OF LOTS 15 AND 34, BLOCK 3, LESS THE WEST 7 FEET OF LOT 23, 24, 25, 26, BLOCK 3, ANNA-JOHNS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 219, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINING 139049 SQUARE FEET MORE OR LESS



LOCATION MAP NOT TO SCALE

NOTE: INFORMATION REGARDING RECORD EASEMENTS, ADJOINER, AND OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM FUND FILE NUMBER 06-2000-5046, ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC. DATED APRIL 25, 2000. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE

SCHEDULE B EXCEPTIONS

6. EASEMENT CONTAINED IN INSTRUMENT RECORDED DEED BOOK 703, PAGE 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA "NOT SHOWN AS LEGAL DOES NOT PROVIDE DETAIL LOCATION OF EASEMENT"

7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF ANNA-JOHNS ESTATES, AS RECORDED IN PLAT BOOK 23, PAGE 219, AS AFFECTED BY QUIT-CLAIM DEED RECORDED DEED BOOK 1116, PAGE 118 AND RESOLUTION RECORDED IN DEED BOOK 1142, PAGE 251 AND RELEASE OF EASEMENT RECORDED IN DEED BOOK 1142, PAGE 254 AND ALSO BY RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 1841, PAGE 1964, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA "SHOWN ON SURVEY"

8. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORD BOOK 1213, PAGE 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA "SHOWN ON SURVEY"

CERTIFIED TO:
ATTORNEYS' TITLE INSURANCE FUND, INC.
LOVE TABERNACLE ASSEMBLY OF GOD OF
PALM BEACH, INC., A FLORIDA CORPORATION
ASSEMBLIES OF GOD FINANCIAL SERVICES GROUP
A MISSOURI CORPORATION
NASON, YEAGER, GERSON, WHITE & LIOCE, P.A.
W. MORGAN SPEER, P.A.

I FURTHER CERTIFY THAT:
THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE PROPERTY DESCRIBED IN ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NUMBER CF-148423, DATED APRIL 25, 2000 AT 11:00 pm AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, THAT THERE ARE NO BUILDING ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON.

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.699.7472
xsalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

PROJECT
FIVE STAR
EDUCATION

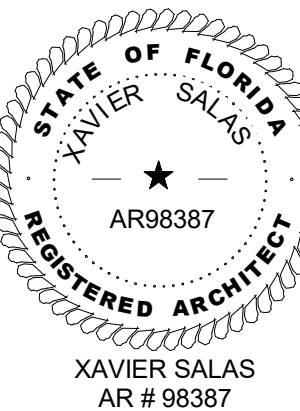
PROJECT ADDRESS
2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

CLIENT
FIVE STAR
EDUCATION

CONSULTANTS

REGISTRATION

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387



ISSUED FOR:

SITE PLAN

APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE

PROJECT NUMBER 19008

PROJECT MANAGER XS

DRAWN BY YJ

CHECKED BY XS

SHEET TITLE

SURVEY & SITE PLAN

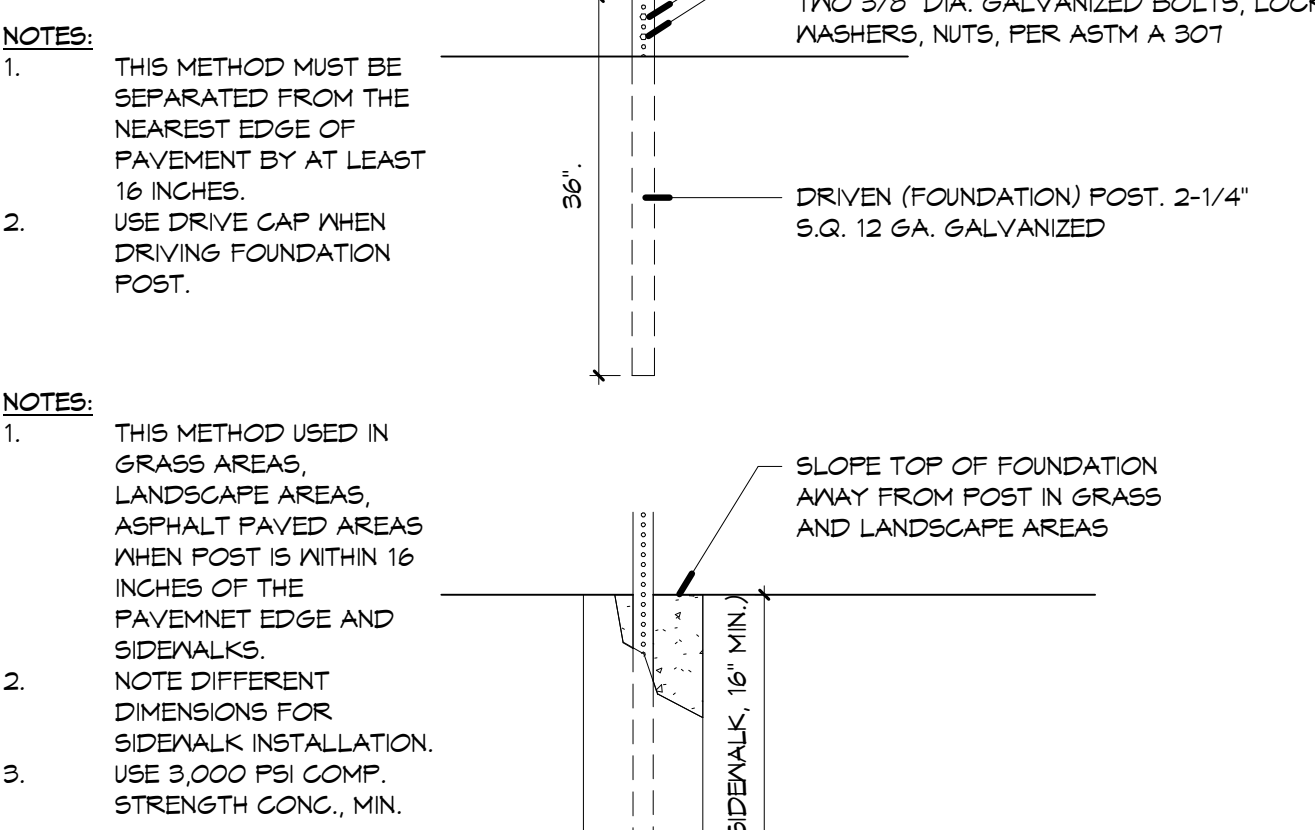
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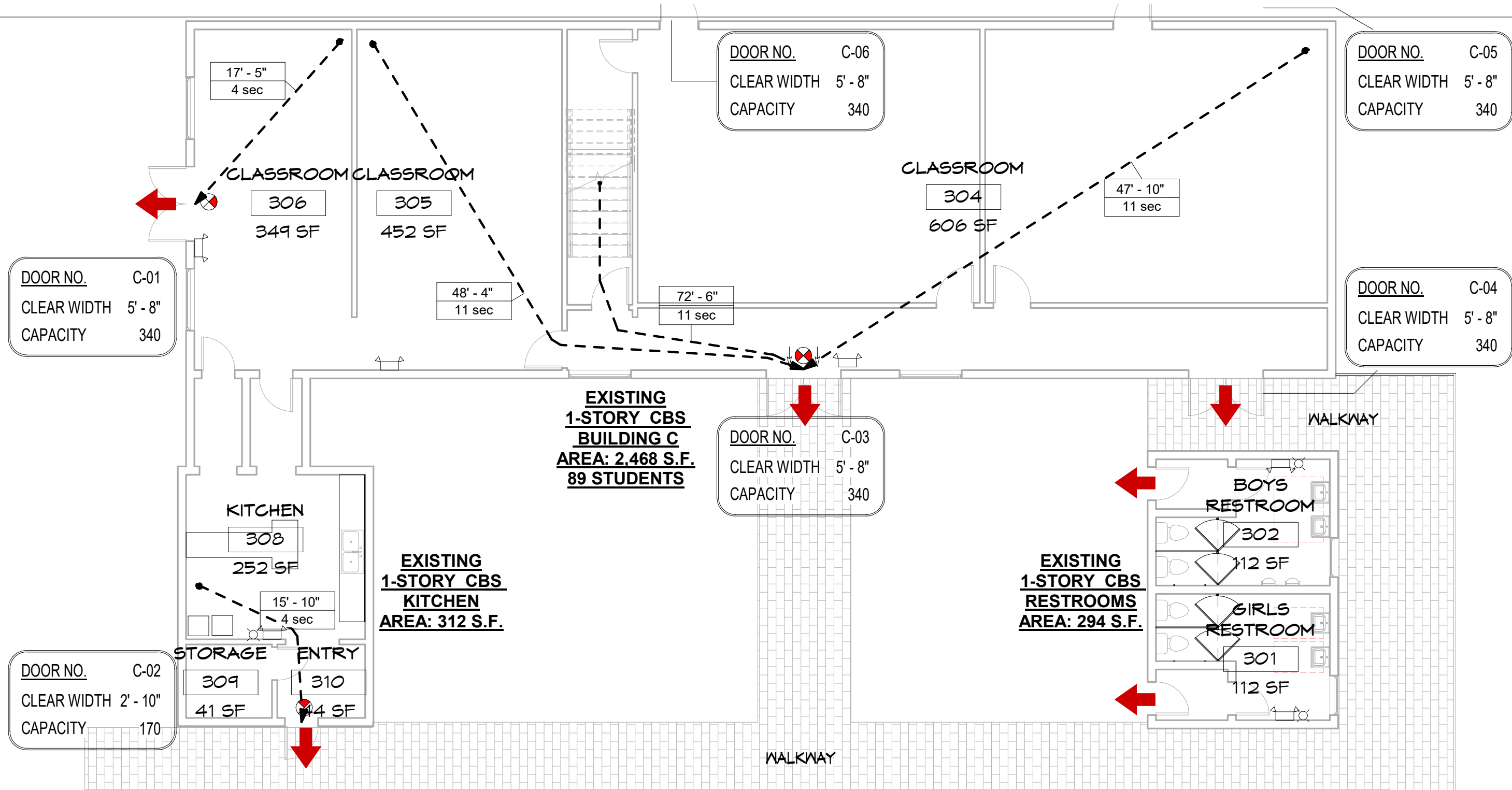
SHEET OF

2019 XAVIER SALAS NCARB AIA LEED AP

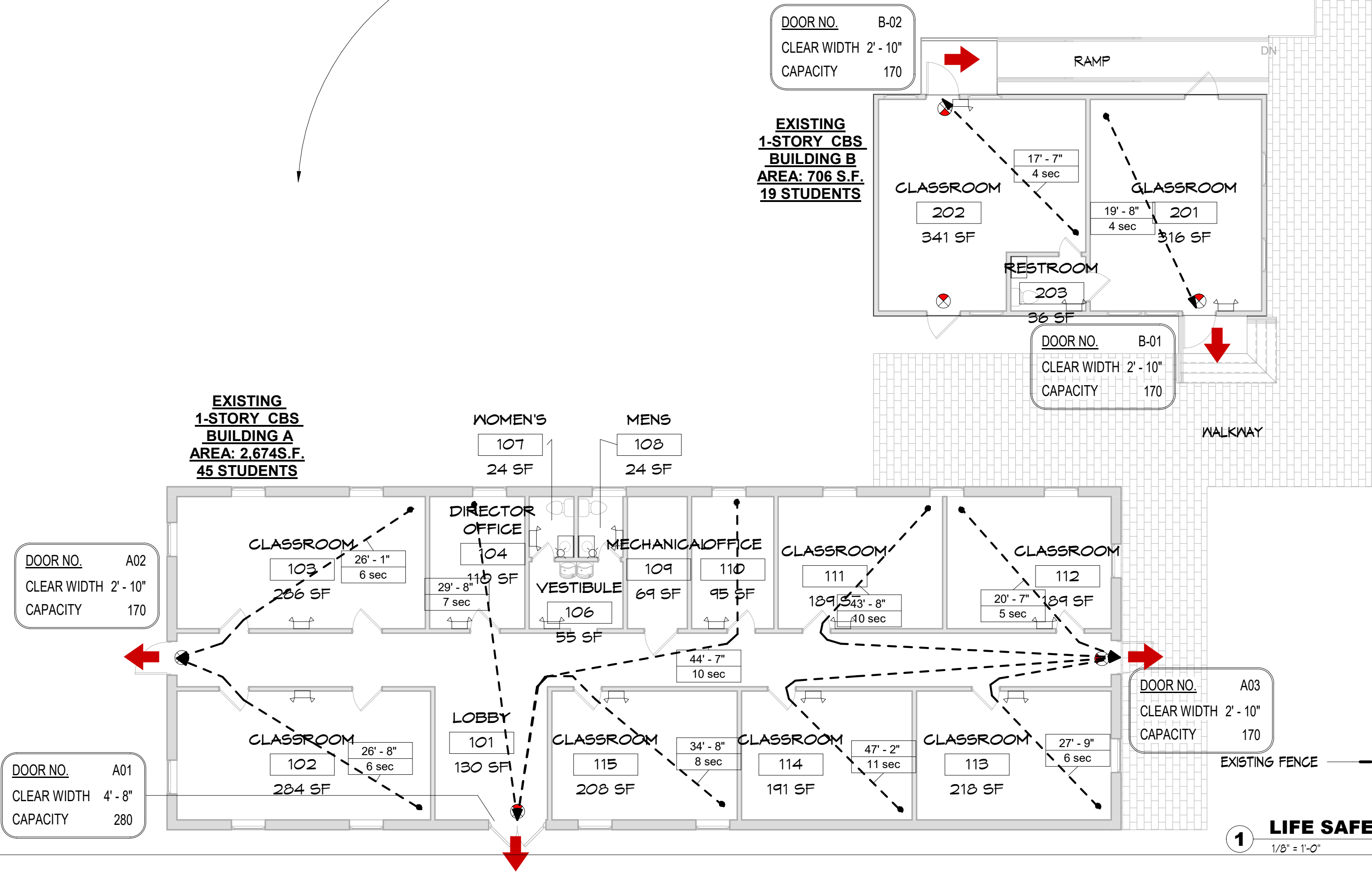
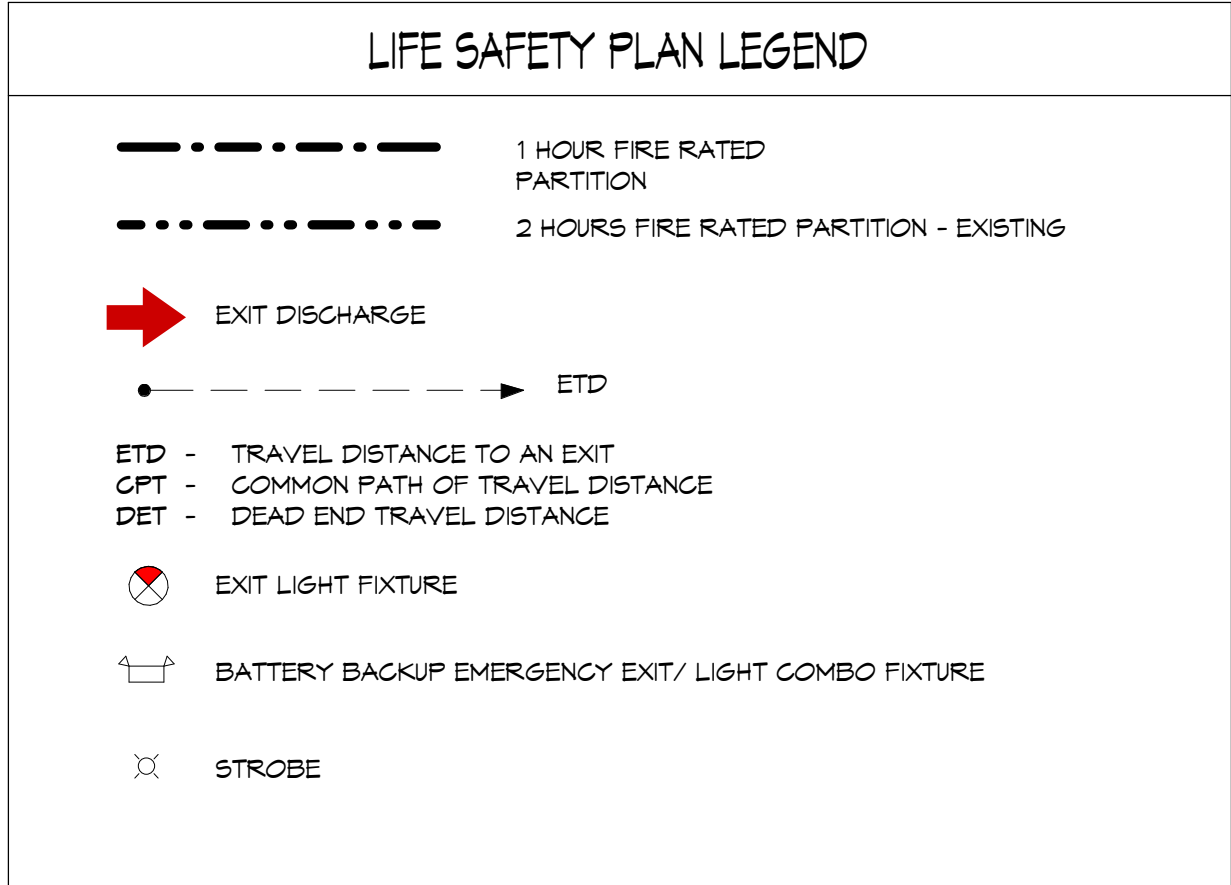
THIS IS A PORTION OF THE JOB FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE USED OR REPRODUCED, OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF XAVIER SALAS NCARB AIA - LEED AP. COPYRIGHT 2019



5 LIFE SAFETY SECOND FLOOR PLAN
1/8" = 1'-0"



- ### LIFE SAFETY GENERAL NOTES
- THE LIFE SAFETY PLANS ARE DIAGRAMMATIC ONLY. THEIR PURPOSE IS SOLELY TO REPRESENT THE LIFE SAFETY COMPONENTS FOR THE PROJECT (AS INCLUDED IN THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT, ELECTRICAL ENGINEER, FIRE PROTECTION ENGINEER, ETC.). THE CONTRACTOR SHALL USE THE CONSTRUCTION DOCUMENTS (NOT THE LIFE SAFETY PLANS) FOR THE IMPLEMENTATION OF THE REQUIRED LIFE SAFETY COMPONENTS INTO THE PROJECT.
 - THE CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FOR THE DURATION OF DEMOLITION / CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FIRE RATED TEMPORARY PARTITIONS, AND COVERED WALKS TO MAINTAIN EGRESS AND SAFE PASSAGE FROM THE BUILDING TO THE PUBLIC WAY AND AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION WHILE WORKING IN THE SPACES BELOW OR ABOVE THE AREA OF DEMOLITION / CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE BARRIERS, TEMPORARY PARTITIONS TO PROTECT OCCUPANTS FROM PHYSICAL HAZARD AND NOISE DURING DEMOLITION / CONSTRUCTION.
 - THE CONTRACTOR SHALL ADVISE THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY LIFE SAFETY COMPONENT THAT IS SHOWN ON THE LIFE SAFETY PLANS BUT HAS NOT BEEN INCLUDED IN THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT, ELECTRICAL ENGINEER, FIRE PROTECTION ENGINEER, ETC.
 - THE CONTRACTOR SHALL STENCIL PAINTED SIGNS IN RED LETTERS ON BOTH SIDES OF ALL FIRE WALLS, ALL RATED FIRE BARRIERS, ALL RATED SMOKE BARRIERS, ALL NON-RATED SMOKE PARTITIONS AND ALL FIRE RATED PARTITIONS. LOCATE BOTTOM OF SIGNS NO MORE THAN 12 INCHES ABOVE REMOVABLE CEILINGS, PER THE REQUIREMENTS OF SPECIFICATION SECTION 091123 - INTERIOR PAINTING.
 - THE EXISTING-TO-REMAIN PORTIONS OF THE BUILDING WERE PROVIDED TO THE ARCHITECT BY THE OWNER. GRAIN ATLANTIS, INC. ARCHITECTS TAKES NO RESPONSIBILITY FOR THEIR ACCURACY BEYOND THE LIMITS OF THE DESIGNATED 'SCOPE OF WORK' AS DEFINED ON THE ARCHITECTURAL FLOOR PLANS.



1 LIFE SAFETY FIRST FLOOR PLAN
1/8" = 1'-0"

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.690.7472
xsalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

PROJECT
FIVE STAR EDUCATION

PROJECT ADDRESS
2390 S. MILITARY TRAIL
PALM SPRINGS, FL 33415

CLIENT
FIVE STAR EDUCATION

CONSULTANTS

REGISTRATION
XAVIER SALAS
NCARB AIA | LEED AP
AR 98387

ISSUED FOR:

SITE PLAN APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE
1	BLDG. DEP. COMMENTS	02/09/2021

PROJECT NUMBER 19008
PROJECT MANAGER XS
DRAWN BY YJ
CHECKED BY XS

SHEET TITLE
EXISTING LIFE SAFETY PLAN

SHEET NUMBER
LS101

SHEET OF

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.699.7472
xsalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

PROJECT

FIVE STAR
EDUCATION

PROJECT ADDRESS

2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

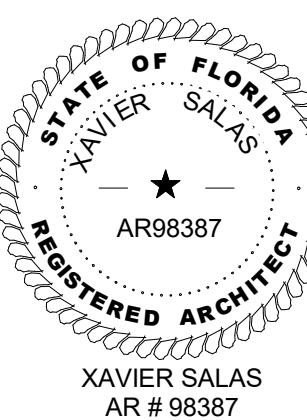
CLIENT

FIVE STAR
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NCARB AIA | LEED AP
AR 98387



ISSUED FOR:

SITE PLAN
APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE

PROJECT NUMBER 19008

PROJECT MANAGER XS

DRAWN BY YJ

CHECKED BY XS

SHEET TITLE

ELEVATIONS
BUILDING 'A'

SHEET NUMBER

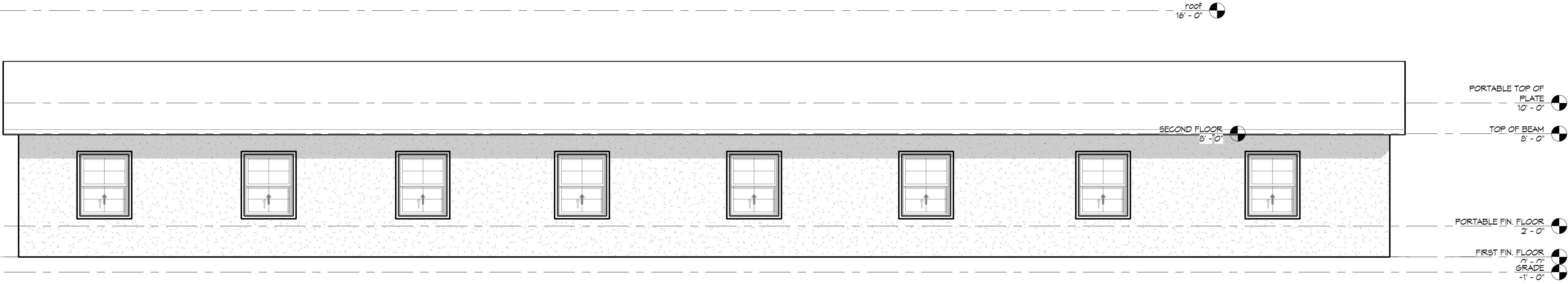
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SHEET OF

2019 XAVIER SALAS NCARB AIA LEED AP

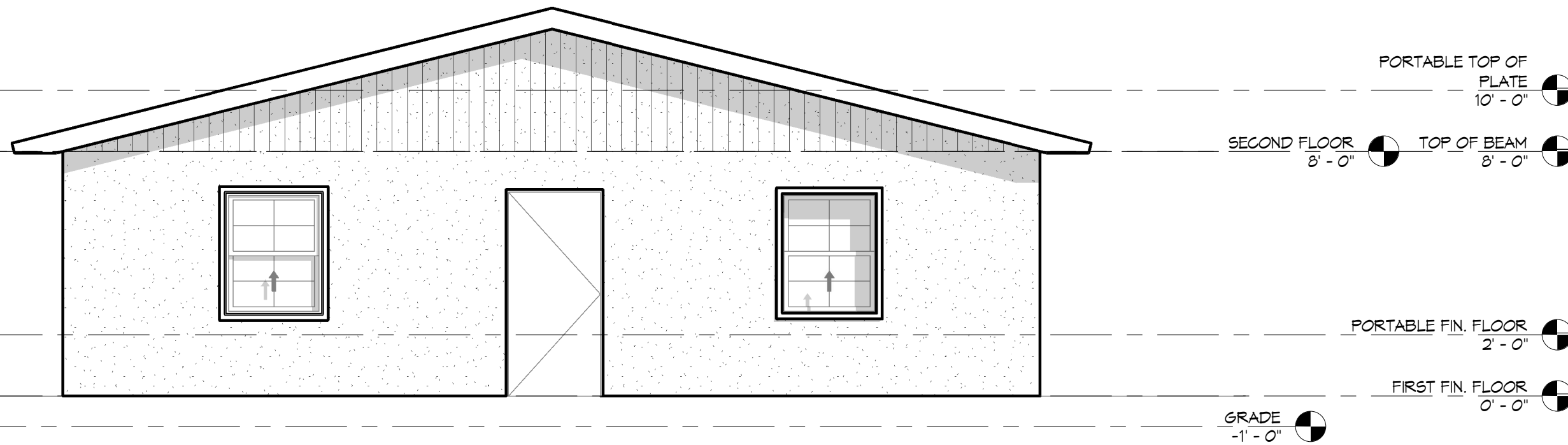
1 EXISTING EAST ELEVATION - BUILDING 'A'

1/4" = 1'-0"



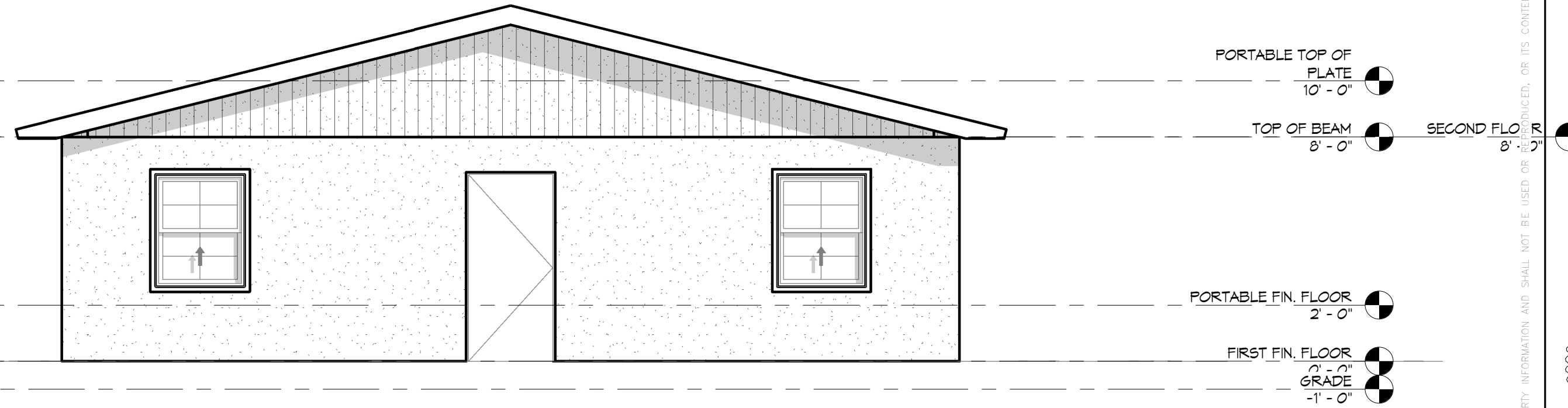
3 EXISTING SOUTH ELEVATION - BUILDING 'A'

1/4" = 1'-0"



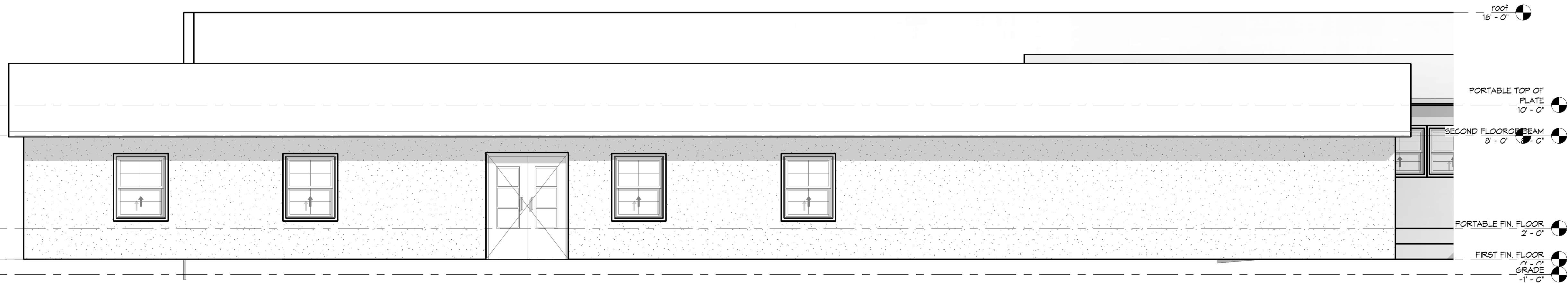
2 EXISTING NORTH ELEVATION - BUILDING 'A'

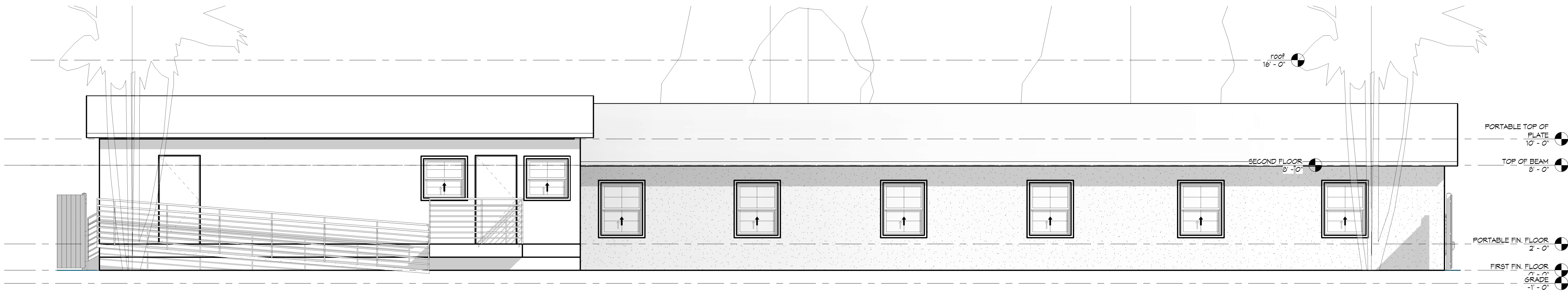
1/4" = 1'-0"



4 EXISTING WEST ELEVATION - BUILDING 'A'

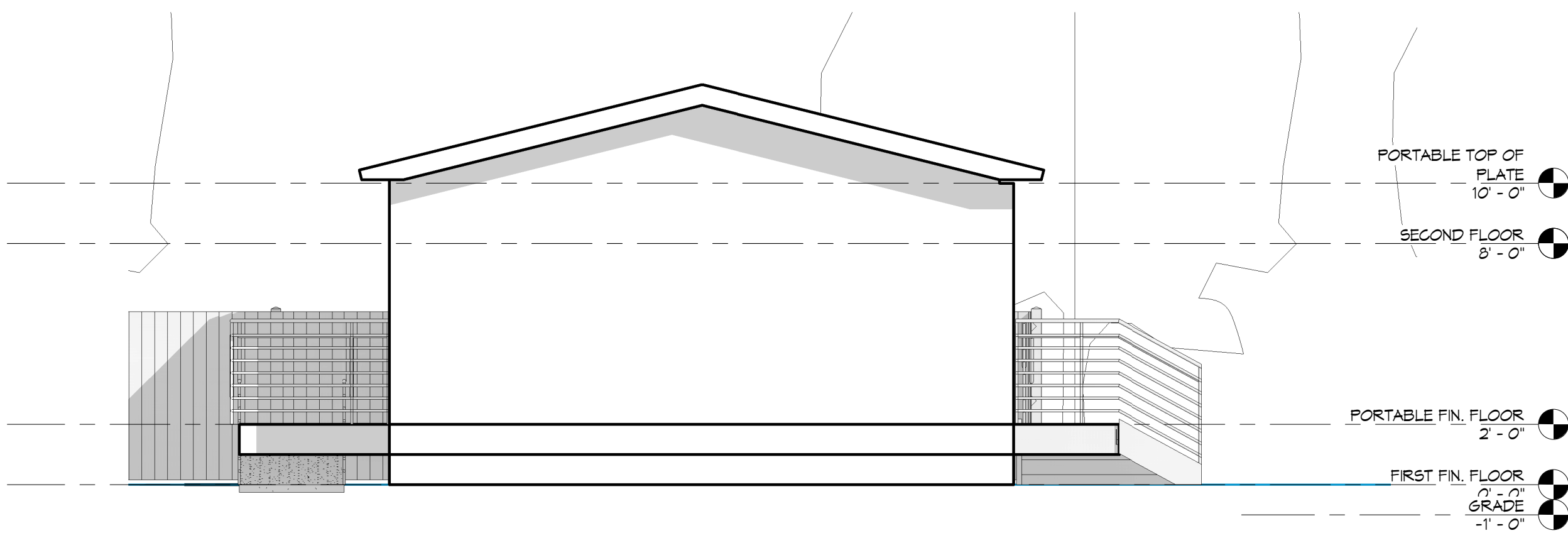
1/4" = 1'-0"





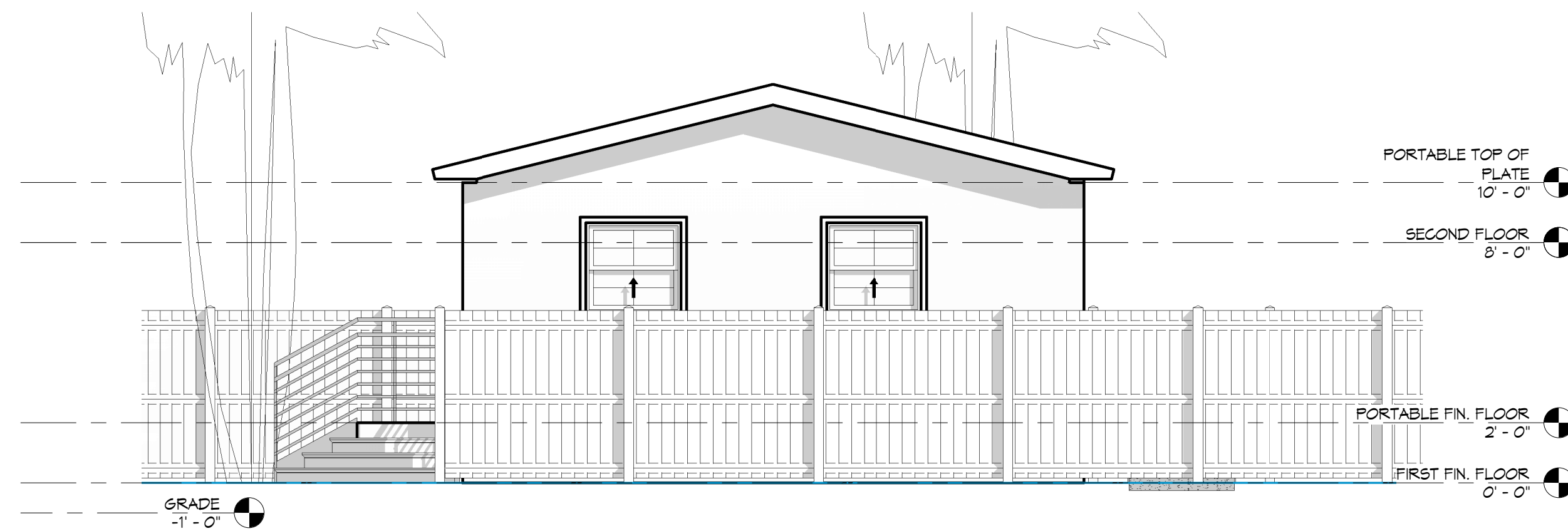
1 EXISTING EAST ELEVATION - BUILDING 'B'

1/4" = 1'-0"



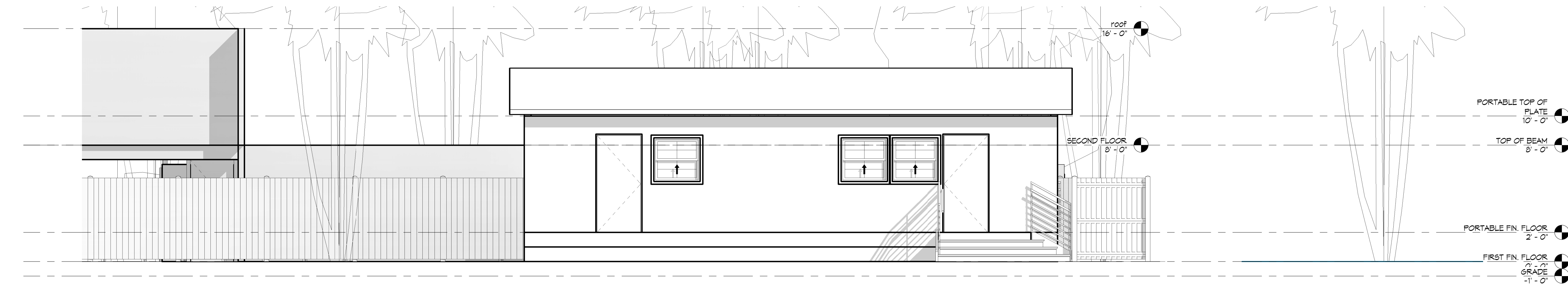
2 EXISTING NORTH ELEVATION - BUILDING 'B'

1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - BUILDING 'B'

1/4" = 1'-0"



4 EXISTING WEST ELEVATION - BUILDING 'B'

1/4" = 1'-0"

XAVIER SALAS
NCARB AIA | LEED AP
AR 98387
561.699.7472
xsalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

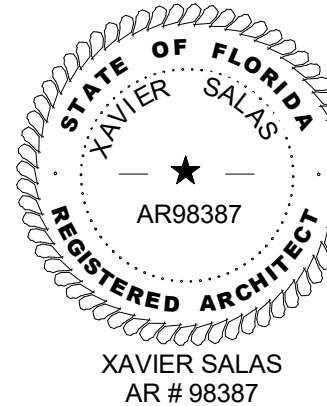
PROJECT
FIVE STAR
EDUCATION

PROJECT ADDRESS
2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

CLIENT
FIVE STAR
EDUCATION

CONSULTANTS

REGISTRATION
XAVIER SALAS
NCARB AIA | LEED AP
AR 98387



ISSUED FOR:

SITE PLAN
APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE

PROJECT NUMBER 19008
PROJECT MANAGER XS
DRAWN BY YJ
CHECKED BY XS

SHEET TITLE
ELEVATIONS
BUILDING 'B'

SHEET NUMBER

A3

SHEET OF



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411

Telephone (561) 616-7030 Fax (561) 616-7082

discover.pbcgov.org/pbcfr/boss



Occupant Name:	LOVE TABERNACLE #A	Inspection Date:	1/22/2021
Address:	2390 South MILITARY Trail	InspectionType:	Other/Misc.
Suite:	A	Property Use Type:	Church, mosque, synagogue, temple, chapel
City:	PALM SPRINGS	Local File ID:	
State:	FL	Zone:	70
Zip Code:	33415	Inspected By:	Anthony Vazquez 561-712-6390 AVazqueziii@pbcgov.org
District:	470		

Thank you for keeping your business and our community safe!

You have passed your inspection. If you have any questions, please call our office. **No Violations.**

Inspector Comments: Conducted a courtesy inspection with Palm Springs Building / Zoning Department. The occupant is considering making the occupancy an educational pre-school/learning. This was originally used for Sunday/ Religious school type classes associated with the church and not zoned as a pre-school. They will need to provide a full Life Safety plan showing they are current with all appropriate codes Fire, Building and Zoning.

Ref: 99378



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411

Telephone (561) 616-7030 Fax (561) 616-7082

discover.pbcgov.org/pbcfr/boss



Occupant Name:	LOVE TABERNACLE #B	Inspection Date:	1/22/2021
Address:	2390 South MILITARY Trail	InspectionType:	Other/Misc.
Suite:	B	Property Use Type:	Church, mosque, synagogue, temple, chapel
City:	PALM SPRINGS	Local File ID:	8927
State:	FL	Zone:	70
Zip Code:	33415	Inspected By:	Anthony Vazquez 561-712-6390 AVazqueziii@pbcgov.org
District:	470		

Thank you for keeping your business and our community safe!

You have passed your inspection. If you have any questions, please call our office. **No Violations.**

Inspector Comments: Conducted a courtesy inspection with Palm Springs Building / Zoning Department. The occupant is considering making the occupancy an educational pre-school/learning. This was originally used for Sunday/ Religious school type classes associated with the church and not zoned as a pre-school. They will need to provide a full Life Safety plan showing they are current with all appropriate codes Fire, Building and Zoning.

Ref: 99382



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411

Telephone (561) 616-7030 Fax (561) 616-7082

discover.pbcgov.org/pbcfr/boss



Occupant Name:	LOVE TABERNACLE #C	Inspection Date:	1/22/2021
Address:	2390 South MILITARY Trail	InspectionType:	Other/Misc.
Suite:	C	Property Use Type:	Church, mosque, synagogue, temple, chapel
City:	PALM SPRINGS	Local File ID:	
State:	FL	Zone:	70
Zip Code:	33415	Inspected By:	Anthony Vazquez 561-712-6390 AVazqueziii@pbcgov.org
District:	470		

Thank you for keeping your business and our community safe!

You have passed your inspection. If you have any questions, please call our office. **No Violations.**

Inspector Comments: Conducted a courtesy inspection with Palm Springs Building / Zoning Department. The occupant is considering making the occupancy an educational pre-school/learning. This was originally used for Sunday/ Religious school type classes associated with the church and not zoned as a pre-school. They will need to provide a full Life Safety plan showing they are current with all appropriate codes Fire, Building and Zoning.

Ref: 99383

2-18/2021

Good afternoon Iramis,

The question was posed, “what needs to be done or can be done” for the operator to utilize the space for the intended usages. This is a loaded question so I’ll attempt to provide as much helpful information as I can to guide the customer. The first and most crucial step is for the architect to identify what the existing occupancy uses were for the three buildings in accordance with the Florida Fire Prevention Code (FFPC). Chapter 43 – Building Rehabilitation of the FFPC will then allow us to properly identify the required fire and life safety features needed to adequately protect occupants for the proposed uses.

For example, as a New Educational occupancy (Building C – grades K through 5) the building is required to be protected by a supervised automatic fire sprinkler system and manual fire alarm system; however, as an Existing Educational occupancy, no fire sprinkler system is required, but a manual fire alarm system is required as well as “rescue windows” for the classrooms exceeding 250 sq.ft. There are other requirements, but the example provided is the most critical.

For the proposed day care uses, again we would need to have the existing uses classified; however, as an Existing Day Care occupancy a manual fire alarm system and a corridor smoke detection system is required. Additionally, in Building “A” rescue windows are needed for classrooms exceeding 250 sq.ft. and the corridor requires a minimum of ½-hour fire resistance rating. There are other requirements but again these are just examples...

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



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Karen T. Marcus, Chair

Tony Masiolotti, Vice Chairman

Jeff Koons

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Addie L. Greene

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"

July 9, 2003

Ms. Bette Lowe
Director of Land Development
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

**RE: Terranova Academy
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Ms. Lowe:

The Palm Beach County Traffic Division has reviewed the traffic statement for the project entitled; **Terranova Academy**, pursuant to the Traffic Performance Standards in Article 15 of the Palm Beach County Land Development Code. The project is summarized as follows:

Location: NE Corner of Military Trail/Cypress Lane
Municipality: Village of Palm Springs
Existing Uses: 16,512 SF Church, and 7,058 SF Daycare/School
Proposed Uses: No increase in Building or number of Students
New Daily Trips: None
Build-out Year: 2003

Based on our review, the Traffic Division has determined that the proposed operational changes meet the Traffic Performance Standards of Palm Beach County, under the following condition:

- There shall be no building expansion or addition to the existing number of school students.

If you have any questions regarding this determination, please contact me at 684-4030.

Sincerely,

OFFICE OF THE COUNTY ENGINEER

Masoud Atefi, MSCE
Sr. Engineer - Traffic Division

CC: Thomas J. Twomey, PE.

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\ma\AdminApprovals\030704.doc

Martie Lovely
16112 E Preakness Drive
Loxahatchee, FL 33417
C 561.301.7511

Re: Five Star Education – Traffic Concurrency Analysis
PCN 70-42-44-13-02-003-0151
Palm Springs Application No.: 20080137

Dear Martie,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan amendment application for the Five Star Education property to allow again daycare/school uses on the subject site.

The site is located on the east side of Military Trail, about 0.15 miles south of Purdy Lane in the Village of Palm Springs, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 70-42-44-13-02-003-0151. A copy of the property appraiser information for the site is included as Exhibit 1 while Exhibit 2 includes a copy of the proposed site plan for the project. Project buildout is expected in the year 2022.

There is an existing 11,000 SF Church attached to a 5,435 SF accessory use building where a 62-student daycare and an 89-student Elementary School are being proposed on the existing buildings on the east side of the property. This site was last approved as a 16,512 SF Church and a 7,058 SF Day Care/School. Exhibit 3 includes a copy of the latest TPS approval for the site. The Day Care/School operated last in 2006-2007 as the Terranova Charter School which held 141 students from K-5, see Exhibit 4.

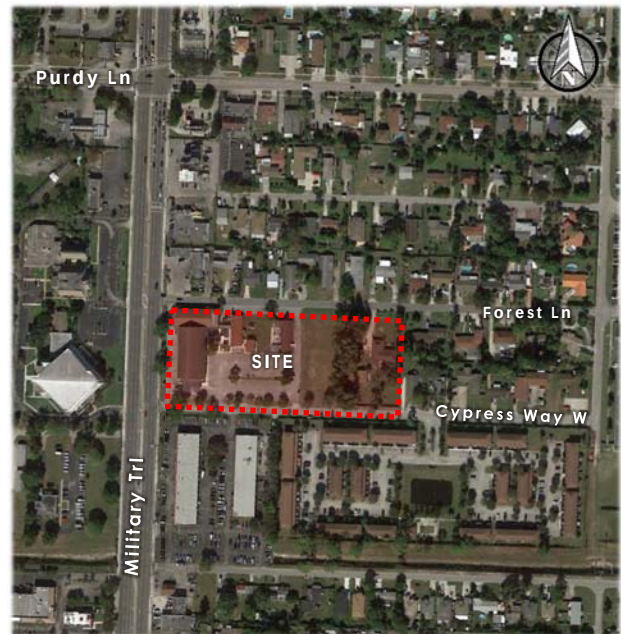


Figure 1 : Project Location

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. For simplification purposes, no internal capture was assumed among the existing/proposed uses. Exhibit 5 includes a copy of the PBC trip generation rates.

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 295, 84 and 39 trips respectively. Therefore, according to Table 12.B.2.D-7 3A from the PBC – TPS and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

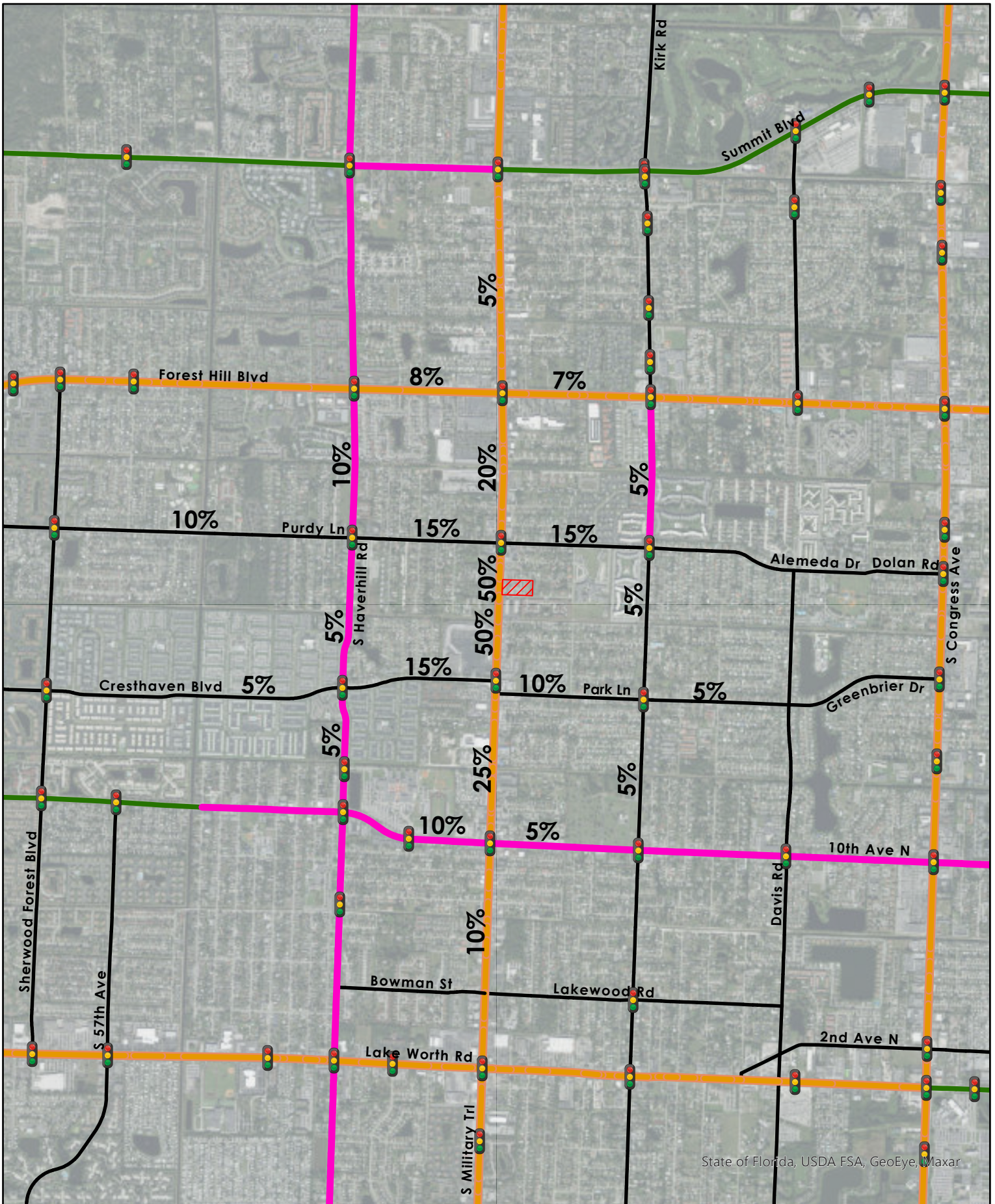
Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Church	560	6.95	60%	40%	0.33	45%	55%	0.49	48%	52%	9.99
Daycare	565	4.09	53%	47%	0.78	47%	53%	0.79	-	-	-
Elementary School	520	1.89	54%	46%	0.67	48%	52%	0.17	-	-	-

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT											
Church	16,435 SF	114	3	2	5	4	4	8	79	85	164
Pass-By	5%	6	0	0	0	0	0	0	4	4	8
Net Existing Traffic		108	3	2	5	4	4	8	75	81	156
PROPOSED DEVELOPMENT											
Church	16,435 SF	114	3	2	5	4	4	8	79	85	164
Daycare	62 Students	254	25	23	48	23	26	49	0	0	0
K-5 School	89 Students	168	32	28	60	7	8	15	0	0	0
Σ		536	60	53	113	34	38	72	79	85	164
Pass-By											
Church	5%	6	0	0	0	0	0	0	4	4	8
Day Care	50%	127	13	11	24	12	13	25	0	0	0
Σ		133	13	11	24	12	13	25	4	4	8
Net Proposed Traffic		403	47	42	89	22	25	47	75	81	156
Net Traffic		295	44	40	84	18	21	39	0	0	0

Figure 2 shows the project traffic assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the project impact within Test 1 RDI.



State of Florida, USDA FSA, GeoEye, Maxar

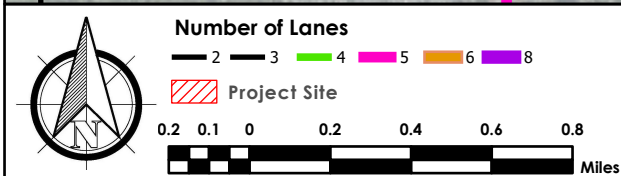


Figure 2:
Traffic Assignment
Five Star Education



Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Purdy Ln	Jog Rd	Haverhill Rd	2	3	1.54	1.95	I	880	10%	4	0.45%
Purdy Ln	Haverhill Rd	Military Tr	2	1	0.51	1.96	I	880	15%	7	0.80%
Purdy Ln	Military Tr	Kirk Rd	2	1	0.50	2.00	II	810	15%	7	0.86%
Cresthaven Blvd	Sherwood Forest Blvd	Haverhill Rd	2	1	1.01	0.99	I	880	5%	2	0.23%
Cresthaven Blvd	Haverhill Rd	Military Tr	2	1	0.53	1.89	I	880	15%	7	0.80%
10th Ave N	Haverhill Rd	Military Tr	5	2	0.52	3.85	II	1,770	10%	4	0.23%
10th Ave N	Military Tr	Kirk Rd	5	1	0.50	2.00	II	1,770	5%	2	0.11%
Haverhill Rd	10th Ave N	Cresthaven Blvd	5	2	0.42	4.76	II	1,770	5%	2	0.11%
Haverhill Rd	Cresthaven Blvd	Purdy Ln	5	1	0.51	1.96	I	1,960	5%	2	0.10%
Haverhill Rd	Purdy Ln	Forest Hill Blvd	5	1	0.50	2.00	II	1,770	10%	4	0.23%
Military Trl	Lake Worth Rd	10th Ave N	6D	1	0.76	1.32	I	2,940	10%	4	0.14%
Military Trl	10th Ave N	Cresthaven Blvd	6D	1	0.55	1.82	I	2,940	25%	11	0.37%
Military Trl	Cresthaven Blvd	Site	6D	2	0.98	2.04	II	2,680	50%	22	0.82%
Military Trl	Site	Purdy Ln							50%	22	0.82%
Military Trl	Purdy Ln	Forest Hill Blvd	6D	2	0.98	2.04	II	2,680	20%	9	0.34%

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Five Star Education property. As part of a conservative analysis, it was assumed that all project traffic is arriving/departing via Military Trail where both Forest Ln and Cypress Way W provide connectivity to the neighborhood to the east of the subject site as well as direct access to Purdy Ln. Table 4 includes HCS analyses where the project connects to Military Trail. As shown in Table 4, the existing roadway system can accommodate the proposed project traffic, see Exhibit 6.

Table 4: HCS Summary

MOEs	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
AM																
Military Trl & Forest Ln																
Volume (veh/h)	-	-	-	0	-	-	-	48	43	1	1575	30	1	16	1184	0
95% Queue Length	-	-	-	0.0	-	-	-	0.7	-	0.3	-	-	-	0.3	-	-
Control Delay	-	-	-	14.8	-	-	-	21.9	-	13.2	-	-	-	26.8	-	-
Level of Service	-	-	-	B	-	-	-	C	-	B	-	-	-	D	-	-
Military Trl & Cypress Way W																
Volume	-	-	-	-	-	-	-	43	-	-	1606	64	-	-	1221	-
95% Queue Length	-	-	-	-	-	-	-	0.6	-	-	-	-	-	-	-	-
Control Delay	-	-	-	-	-	-	-	22.6	-	-	-	-	-	-	-	-
Level of Service	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Military Trl & U-Turn																
Volume	-	-	-	-	-	-	-	8	30	-	1620	2	32	15	1195	-
95% Queue Length	-	-	-	-	-	-	-	0.1	0.2	-	-	-	-	0.7	-	-
Control Delay	-	-	-	-	-	-	-	19.3	12.9	-	-	-	-	23.0	-	-
Level of Service	-	-	-	-	-	-	-	C	B	-	-	-	-	C	-	-
PM																
Military Trl & Forest Ln																
Volume (veh/h)	-	-	-	0	-	-	-	24	28	2	1635	12	17	11	1721	0
95% Queue Length	-	-	-	0.0	-	-	-	0.3	-	0.4	-	-	-	0.4	-	-
Control Delay	-	-	-	20.0	-	-	-	20.7	-	19.8	-	-	-	23.5	-	-
Level of Service	-	-	-	C	-	-	-	C	-	C	-	-	-	C	-	-
Military Trl & Cypress Way W																
Volume	-	-	-	-	-	-	-	43	-	-	1632	52	-	-	1743	-
95% Queue Length	-	-	-	-	-	-	-	0.7	-	-	-	-	-	-	-	-
Control Delay	-	-	-	-	-	-	-	22.8	-	-	-	-	-	-	-	-
Level of Service	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Military Trl & U-Turn																
Volume	-	-	-	-	-	-	-	10	26	-	1652	2	22	11	1719	-
95% Queue Length	-	-	-	-	-	-	-	0.1	0.3	-	-	-	-	0.5	-	-
Control Delay	-	-	-	-	-	-	-	19.9	18.7	-	-	-	-	22.8	-	-
Level of Service	-	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-

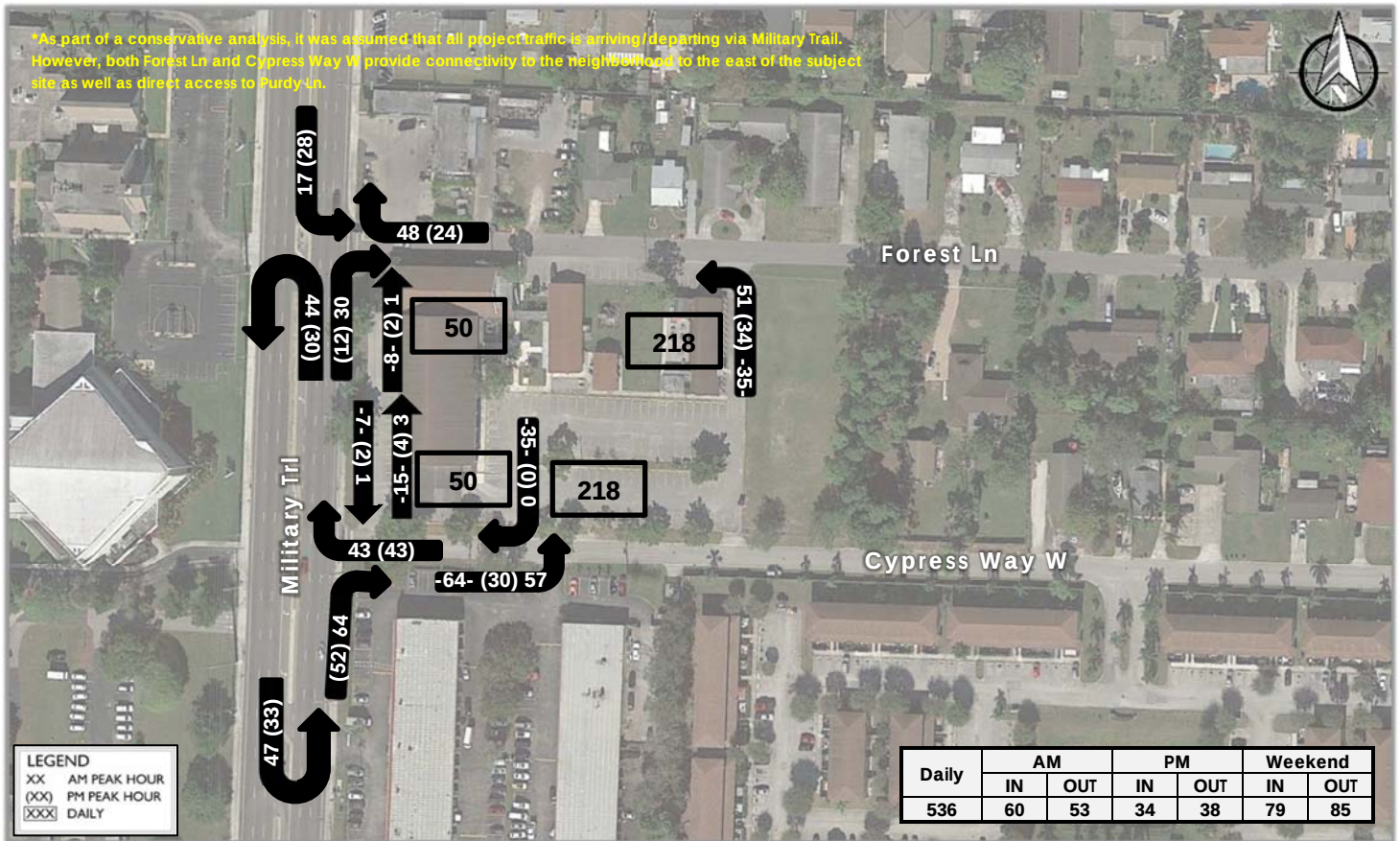


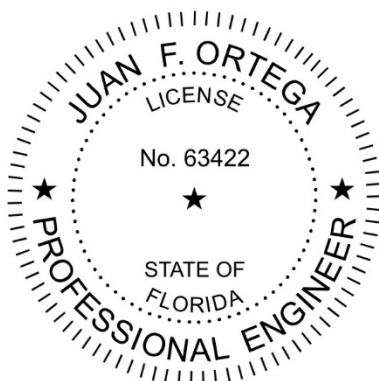
Figure 2: Project Driveway Volumes

The proposed changes to the Five Star Education property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to allow again daycare/school uses on the subject site will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the PBC RDI. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2022.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures:

Exhibit 1: Property Appraiser Information
Exhibit 4: Terranova Charter School

Exhibit 2: Site Plan
Exhibit 5: Trip Generation Rates

Exhibit 3: PBC TPS Approval
Exhibit 6: HCS Analyses

Property Detail

Location Address	2390 S MILITARY TRL		
Municipality	PALM SPRINGS		
Parcel Control Number	70-42-44-13-02-003-0151		
Subdivision	ANNA JOHNS ESTATES IN		
Official Records Book	11908	Page	561
Sale Date	JUL-2000		
Legal Description	ANNA-JOHNS ESTATES W 18 FT OF LT 15, LTS 16 THRU 22, LTS 23 THRU 26 (LESS W 3 FT MILITARY TRAIL R/W) LTS 27 THRU 33 & W 18 FT OF LT 34 BLK 3		

Owner Information

Owners	Mailing address
TABERNACULO INTERNACIONAL INC	2390 S MILITARY TRL WEST PALM BEACH FL 33415 7501

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2000	\$1,400,000	11908 / 00561	WARRANTY DEED	TABERNACULO INTERNACIONAL INC
JAN-1973	\$800	02247 / 01349		
JAN-1973	\$800	2247 / 01349	WARRANTY DEED	CALVARY BAPTIST CHURCH

Exemption Information

Applicant/Owner	Year	Detail
	2021	

Property Information

Number of Units 0
*Total Square Feet 28023
Acres 3.3911
Use Code 7100 - RELIGIOUS
Zoning CG - Commercial General (70-PALM SPRINGS)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$1,480,503	\$1,421,444	\$1,445,124
Land Value	\$1,329,462	\$1,294,010	\$1,255,603
Total Market Value	\$2,809,965	\$2,715,454	\$2,700,727

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$2,809,965	\$2,715,454	\$2,700,727
Exemption Amount	\$2,809,965	\$2,715,454	\$2,700,727
Taxable Value	\$0	\$0	\$0

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$3,897	\$4,013	\$3,893
Total tax	\$3,897	\$4,013	\$3,893

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

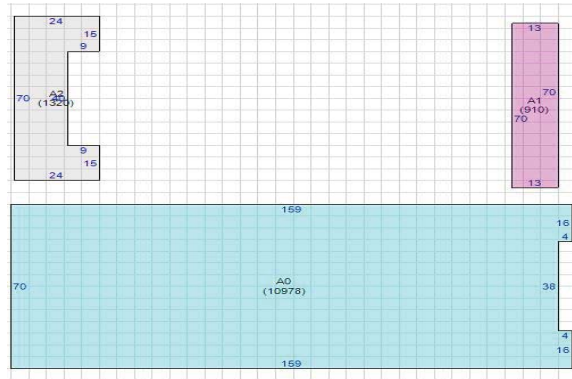
Parcel Control Number:	70-42-44-13-02-003-0151	Location Address:	2390 S MILITARY TRL		
Owners:	TABERNACULO INTERNACIONAL INC				
Mailing Address:	2390 S MILITARY TRL,WEST PALM BEACH FL 33415 7501				
Last Sale:	JUL-2000	Book/Page#:	11908 / 561	Price:	\$1,400,000
Property Use Code:	7100 - RELIGIOUS	Zoning:	CG - Commercial General (70-PALM SPRINGS)		
Legal Description:	ANNA-JOHN'S ESTATES W 18 FT OF LT 15, LTS 16 THRU 22, LTS 23 THRU 26 (LESS W 3 FT MILITARY TRAIL R/W) LTS 27 THRU 33 & W 18 FT OF LT 34 BLK 3	Total SF:	28023	Acres	3.3911

2020 Values (Current)

Improvement Value	\$1,480,503	Ad Valorem	\$0
Land Value	\$1,329,462	Non Ad Valorem	\$3,897
Total Market Value	\$2,809,965	Total Tax	\$3,897
Assessed Value	\$2,809,965	2021 Qualified Exemptions	
Exemption Amount	\$2,809,965		
Taxable Value	\$0	Applicants	

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RELIGIOUS	910
RELIGIOUS	1320
RELIGIOUS	10978
Total Square Footage : 13208	

Extra Features

Description	Year Built	Unit
Walkway-Concrete	1972	4714
Fence- Chain Link 6ft #11 Gaug	1972	140
Wall	1972	222
Patio	1972	992
Paving- Asphalt	1972	53073

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

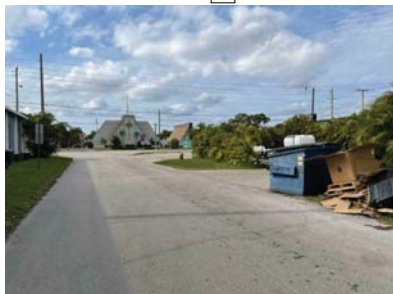
Description	
1. Year Built	1972
2. RELIGIOUS	13208

MAP

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

3/16/2021

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SITE DATA

PROJECT NO:

NAME OF DEVELOPMENT / PROJECT:

OWNER:

19008

FIVE STAR EDUCATION

LOVE TABERNACLE ASSEMBLY OF GOD OF PALM BEACH INC.

PROPOSED USE(S):

FUTURE LAND USE DESIGNATION:

ZONING DISTRICT:

SECTION / TOWNSHIP / RANGE:

PROPERTY CONTROL NO:

INSTITUTIONAL / PRESCHOOL

LOW DENSITY

C2 - COMMERCIAL GENERAL

2340

70-42-44-13-02-003-0151

LOT ACREAGE / SF:

GROSS ACREAGE / SF:

3.14 ACRES

-

138,966 SF

4.28 ACRES

-

186,912.31 SF

FLOOR AREA RATIO (FAR):

BUILDING COVERAGE (%):

IMPERVIOUS SURFACE AREA(%):

BUILDING HEIGHT:

0.18

17%

17%

35' MAX

OPEN SPACE / COMMON AREAS:

NUMBER OF STORES:

FINISHED GRADE ELEVATION:

CHANGE FROM CURRENT GRADE:

1

2' +/- N.G.V.D.

0' +/- N.G.V.D.

PARKING:

EMPLOYEES:

19 - INFANTS (3' 12 MO.)

14 - 1-YEAR OLDS

11 - 2-YEAR OLDS

12 - 3-YEAR OLDS

9 - 4-YEAR OLDS

84 - SCHOOLERS

TOTAL TEACHERS:

0 @ 4 CHILDREN / TEACHER

0 @ 6 CHILDREN / TEACHER

0 @ 11 CHILDREN / TEACHER

0 @ 15 CHILDREN / TEACHER

0 @ 20 CHILDREN / TEACHER

0 @ 25 CHILDREN / TEACHER

= 5 TEACHERS

= 5 TEACHERS

= 1 TEACHER

= 1 TEACHER

= 1 TEACHER

= 4 TEACHERS

= 15 TEACHERS

SCHOOL DIRECTOR:

RECEPTIONIST / SECRETARY

TOTAL NUMBER OF EMPLOYEES

= 1 EMPLOYEE

= 1 EMPLOYEE

= 11 EMPLOYEES

CHILD CARE FACILITIES:

ONE PARKING SPACE PER EMPLOYEE AND TEACHER NORMALLY ENGAGED IN OR ABOUT THE BUILDING OR GROUNDS, OR ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, ONE OFF-STREET LOADING/UNLOADING SPACE PER EIGHT PUPILS SHALL BE PROVIDED FOR A CONVENIENT DROP-OFF AREA, WITH CLEAR, UNOBSTRUCTED INGRESS AND EGRESS.

1 X EMPLOYEE @ 11 EMPLOYEES = 11 PARKING SPACES OR

1/200 OF GROSS FLOOR AREA @ 3,380 SF = 17 PARKING SPACES

17 PARKING SPACES SHALL BE PROVIDED

AND 1/8 PUPILS @ 62 = 8 PARKING SPACES

TOTAL PARKING SPACES FOR THE DAY CARE USE SHALL BE

= 26 SPACES

ELEMENTARY AND JUNIOR HIGH SCHOOLS:

ONE PARKING SPACE PER CLASSROOM, PLUS ONE PARKING SPACE PER EMPLOYEE AND TEACHER, PLUS ONE PARKING SPACE PER SIX SEATS IN THE AUDITORIUM OR OTHER PLACES OF ASSEMBLY.

1X CLASSROOM @ 4 CLASSROOMS = 4 SPACES +

1 X EMPLOYEE @ 4 TEACHERS = 4 SPACES

TOTAL PARKING FOR ELEMENTARY SCHOOL SHALL BE

= 8 SPACES

CHURCH SPACES

1 SPACE / 4 OCCUPANTS = 545 DIVIDED BY 4

= 137 SPACES

TOTAL PARKING SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED

(SEE BUSINESS OPERATING CONDITIONS/ RESTRICTIONS)

= 171 SPACES

= 142 SPACES

REQUIRED SETBACKS

PROPOSED SETBACKS

FRONT

25.00'

21.67'

SIDE

15.00'

68.43'

CORNER

20.00'

33.33'

REAR

25.00'

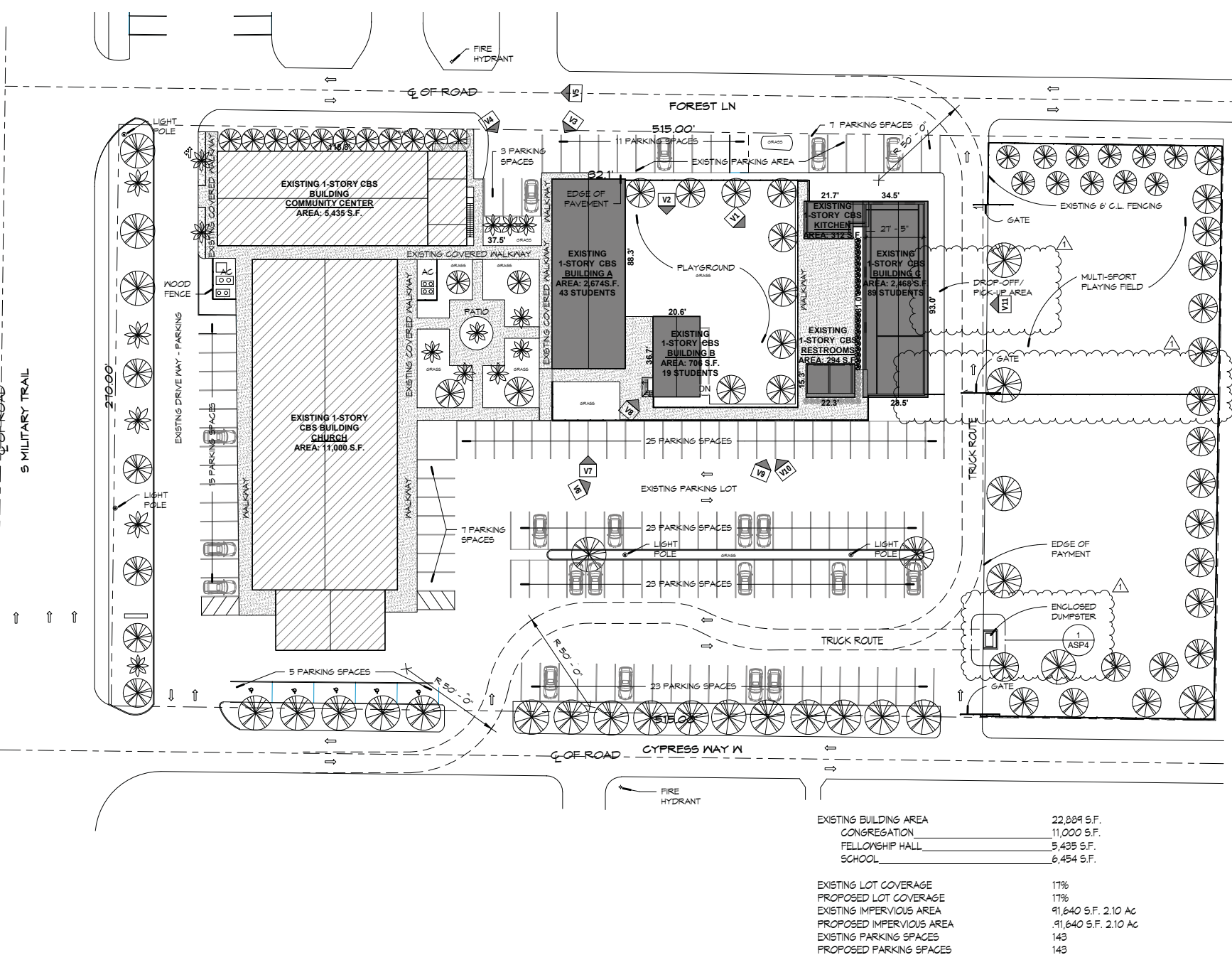
91.00'

BUSINESS OPERATING CONDITIONS / RESTRICTIONS

1. PRESCHOOL FACILITY OPERATING HOURS WILL BE LIMITED TO 6:00 AM. - 6:00 PM MONDAY THRU FRIDAY (5 DAYS-WEEK / 12 HOURS / DAY) PLAYGROUND AREAS WILL OPERATE ONLY DURING DAYLIGHT (DUSK - DAWN).

2. CHURCH OPERATING HOURS WILL BE LIMITED TO 6:00 PM TO 8:00 PM MONDAY THRU FRIDAY (5 DAYS / 2 HOURS / DAY) AND SATURDAYS AND SUNDAYS.

3. AT NO GIVEN TIME DAYCARE AND CHURCH OPERATE SIMULTANEOUSLY.



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 30'-0"

XAVIER SALAS

NCARB AIA | LEED AP
AR 98387
561.699.7472
ksalas.com

20 Forest Hills Ln
Boca Raton, FL 33431

PROJECT

FIVE STAR
EDUCATION

PROJECT ADDRESS

2390 S. MILITARY
TRAIL
PALM SPRINGS, FL
33415

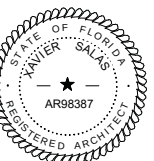
CLIENT
FIVE STAR
EDUCATION

CONSULTANTS



REGISTRATION

XAVIER SALAS
LEED AP | LEED AP
AR 98387



ISSUED FOR:

SITE PLAN APPLICATION

REVISIONS/ISSUES		
No.	DESCRIPTION	DATE
1	BLDG. DEP. COMMENTS	02/09/20 21

PROJECT NUMBER 19008

PROJECT MANAGER XS

DRAWN BY YJ

CHECKED BY XS

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

ASP1

SHEET OF
2019 XAVIER SALAS NCARB AIA LEED AP

Exhibit 2

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April 1, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**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



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Verdenia C. Baker

**RE: Five Star Education
Project #: 210313
Traffic Performance Standards Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Five Star Education** Traffic Impact Statement, dated March 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:	NEC of Cypress Lane and Military Trail
PCN:	70-42-44-13-02-003-0151
Access:	Access driveway connections onto Cypress Lane and Forest Lane <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Church = 16,435
Proposed Uses:	Additional: Daycare = 62 Students Elementary School = 89 Students
New Daily Trips:	295
New Peak Hour Trips:	84 (44/40) AM; 39 (18/21) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project **meets** the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (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.

No building permits are to be issued by the Village after the build-out date specified above. 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"*



Dr. Juan F. Ortega, P.E.
April 1, 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, reading "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Hanane Akif, E.I., 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\210313 - FIVE STAR EDUCATION.DOCXN



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

www.pbcgov.com

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Board of County
Commissioners**

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Tony Masiolotti, Vice Chairman

Jeff Koons

Warren H. Newell

Mary McCarty

Burt Aaronson

Addie L. Greene

County Administrator

Robert Weisman

July 9, 2003

Ms. Bette Lowe
Director of Land Development
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

**RE: Terranova Academy
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Ms. Lowe:

The Palm Beach County Traffic Division has reviewed the traffic statement for the project entitled; **Terranova Academy**, pursuant to the Traffic Performance Standards in Article 15 of the Palm Beach County Land Development Code. The project is summarized as follows:

Location: NE Corner of Military Trail/Cypress Lane
Municipality: Village of Palm Springs
Existing Uses: 16,512 SF Church, and 7,058 SF Daycare/School
Proposed Uses: No increase in Building or number of Students
New Daily Trips: None
Build-out Year: 2003

Based on our review, the Traffic Division has determined that the proposed operational changes meet the Traffic Performance Standards of Palm Beach County, under the following condition:

- There shall be no building expansion or addition to the existing number of school students.

If you have any questions regarding this determination, please contact me at 684-4030.

Sincerely,

OFFICE OF THE COUNTY ENGINEER

Masoud Atefi, MSCE
Sr. Engineer - Traffic Division

CC: Thomas J. Twomey, PE.

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\ma\Admin\Approvals\030704.doc

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PUBLIC SCHOOLS

PRIVATE SCHOOLS

SCHOOL DISTRICTS

COLLEGES

PUBLIC LIBRARIES

JOB

BLOG

RESOURCES

Florida Public Schools

Public Schools by City

[Public Schools by City A-I](#)

[Public Schools by City J-R](#)

[Public Schools by City S-Z](#)

Public Schools by County

[Public School by County A-K](#)

[Public School by County L-Z](#)

School Name & Type

[Elementary Schools A-I](#)

[Elementary Schools J-R](#)

[Elementary Schools S-Z](#)

[Middle Schools A-I](#)

[Middle Schools J-R](#)

[Middle Schools S-Z](#)

[High Schools A-I](#)

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Terranova Charter School - West Palm Beach, Florida - Elementary School



Palm Beach Martial Arts

Martial arts classes make a

great after school activity. Give your kids the benefits they need No Registration Fee \$0



[All U.S. Public Schools](#) | [Florida Public Schools](#)

Terranova Charter School

Phone - 954-557-2162

[Add/Update Website](#)

Statistics

Terranova Charter School

2390 S Military Trail

West Palm Beach, FL 33415

[West Palm Beach, Florida Public Schools \(53\)](#)

[West Palm Beach, Florida Private Schools \(17\)](#)

[West Palm Beach, Florida School Districts \(1\)](#)

[West Palm Beach, Florida Colleges \(8\)](#)

[West Palm Beach, Florida Public Libraries \(3\)](#)

Grades Taught/District Info

Lowest Grade Taught: Kindergarten

Highest Grade Taught: 5th Grade

[Florida Elementary Schools](#)

School District: Palm Beach County School District

County: Palm Beach

[Palm Beach County, Florida Public Schools \(213\)](#)

[Palm Beach County, Florida Private Schools \(110\)](#)

[Palm Beach County, Florida School Districts \(1\)](#)

[Palm Beach County, Florida Public Libraries \(25\)](#)

Male/Female Population

Male	Female	Total
63	78	141

Students by Race

Race	Count	%
American Indian - Alaskan	1	0.71
Asian - Pacific Islander	0	-
Black	4	2.84
Hispanic	123	87.23
White	13	9.22

Student by Grade Count

Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
58	30	22	31									

[Submit your own review for this school](#)

Exhibit 4

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Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ⁱ	2.82	N/A ⁱ	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ⁱ	0.26	N/A ⁱ	0.45
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^{\text{d}}$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^{\text{f}}$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split

b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage

c) Use caution when using because of very low sample data. Consult with the County before using.

d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.

e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \text{Ln}(A)$ where A is 1,000 s.f. of leasable area

f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.

g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)

h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937

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

j) Use PM rates

k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate

l) Assume 50/50

m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

Modification History

3/26/2019: First published

3/2/2020: Added Landscape Services, modification history, edited formatting,

Critical Movement Analysis



Forest Ln & Military Trl Five Star Education

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2021
Buildout Year	=	2022
Years	=	1

AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
44	40	18	21	62 Student Day Care
				89 Student K-5

AM Peak Hour

AM	Eastbound			Westbound			Northbound				Southbound			
	LT	Thru	RT	LT	Thru	RT	U	LT	Thru	RT	U	LT	Thru	RT
Volume 23-Mar-21	-	-	0	-	-	8	43	1	1,541	30	1	16	1,148	0
Peak Season Volume	-	-	0	-	-	8	43	1	1,541	30	1	16	1,148	0
2022 Historic Growth	-	-	0	-	-	8	43	1	1,556	30	1	16	1,159	0
Major Project Traffic	-	-	0	-	-	0	0	0	19	0	0	0	25	0
Major Project Traffic + 1% growth	-	-	0	-	-	8	43	1	1,575	30	1	16	1,184	0
% Project Traffic	-	-	-	-	-	100%	-	-	-	-	-	-	-	-
Project Traffic Direction	-	-	-	-	-	OUT	-	-	-	-	-	-	-	-
Project Traffic	-	-	-	-	-	40	-	-	-	-	-	-	-	-
2022 Total Traffic	-	-	0	-	-	48	43	1	1,575	30	1	16	1,184	0

PM Peak Hour

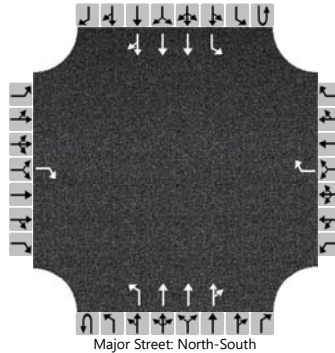
PM	Eastbound			Westbound			Northbound				Southbound			
	LT	Thru	RT	LT	Thru	RT	U	LT	Thru	RT	U	LT	Thru	RT
Volume 23-Mar-21	-	-	0	-	-	3	28	2	1,592	12	17	11	1,680	0
Peak Season Volume	-	-	0	-	-	3	28	2	1,592	12	17	11	1,680	0
2022 Historic Growth	-	-	0	-	-	3	28	2	1,608	12	17	11	1,697	0
Major Project Traffic	-	-	0	-	-	0	0	0	27	0	0	0	24	0
Major Project Traffic + 1% growth	-	-	0	-	-	3	28	2	1,635	12	17	11	1,721	0
% Project Traffic	-	-	-	-	-	100%	-	-	-	-	-	-	-	-
Project Traffic Direction	-	-	-	-	-	OUT	-	-	-	-	-	-	-	-
Project Traffic	-	-	-	-	-	21	-	-	-	-	-	-	-	-
2022 Total Traffic ¹	-	-	0	-	-	24	28	2	1,635	12	17	11	1,721	0

HCS7 Two-Way Stop-Control Report

General Information

Analyst	JF	Intersection	Military Trl & Forest Ln
Agency/Co.	JFO GROUP INC	Jurisdiction	F-DOT/Palm Springs
Date Performed	03/24/2021	East/West Street	Forest Ln
Analysis Year	2022	North/South Street	Military Trl
Time Analyzed	AM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Five Star Education		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	3	0	0	1	3	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				0				48	43	1	1575	30	1	16	1184	0
Percent Heavy Vehicles (%)				2				2	2	2			2	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1				7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)				7.14				7.14	5.64	5.34			5.64	5.34		
Base Follow-Up Headway (sec)				3.9				3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)				3.92				3.92	2.32	3.12			2.32	3.12		

Delay, Queue Length, and Level of Service

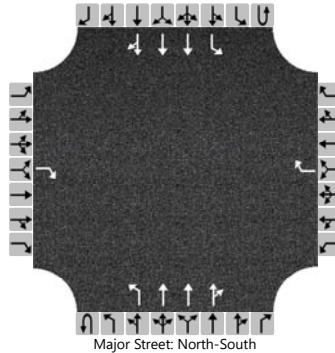
Flow Rate, v (veh/h)				0				51		46				18		
Capacity, c (veh/h)				368				263		486				183		
v/c Ratio				0.00				0.19		0.10				0.10		
95% Queue Length, Q ₉₅ (veh)				0.0				0.7		0.3				0.3		
Control Delay (s/veh)				14.8				21.9		13.2				26.8		
Level of Service (LOS)				B				C		B				D		
Approach Delay (s/veh)					21.9				0.4				0.4			
Approach LOS					C											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	JF	Intersection	Military Trl & Forest Ln
Agency/Co.	JFO GROUP INC	Jurisdiction	F-DOT/Palm Springs
Date Performed	03/24/2021	East/West Street	Forest Ln
Analysis Year	2022	North/South Street	Military Trl
Time Analyzed	PM	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Five Star Education		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	3	0	0	1	3	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				0				24	28	2	1635	12	17	11	1721	0
Percent Heavy Vehicles (%)				2				2	2	2			2	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				7.1				7.1	5.6	5.3			5.6	5.3		
Critical Headway (sec)				7.14				7.14	5.64	5.34			5.64	5.34		
Base Follow-Up Headway (sec)				3.9				3.9	2.3	3.1			2.3	3.1		
Follow-Up Headway (sec)				3.92				3.92	2.32	3.12			2.32	3.12		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				0				25		32				29		
Capacity, c (veh/h)				240				254		275				224		
v/c Ratio				0.00				0.10		0.12				0.13		
95% Queue Length, Q ₉₅ (veh)				0.0				0.3		0.4				0.4		
Control Delay (s/veh)				20.0				20.7		19.8				23.5		
Level of Service (LOS)				C				C		C				C		
Approach Delay (s/veh)					20.7				0.4				0.4			
Approach LOS					C											

KMF Traffic Group, LLC

www.kmftraffic.net

772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Forest Ln
West Palm Beach, FL

File Name : FOREST
Site Code : JO2103
Start Date : 3/23/2023
Page No : 1

Groups Printed- ALL TRAFFIC

Start Time	Military Trail NB				Military Trail SB				Driveway EB				Forest Ln WB			Int. Total
	Right	Thru	Left	UTurn	Right	Thru	Left	UTurn	Right	Thru	Left	Peds	Right	Thru	Left	
07:00 AM	7	254	0	8	0	250	4	0	0	0	0	0	1	0	0	524
07:15 AM	12	307	0	7	0	257	3	1	0	0	0	0	4	0	0	591
07:30 AM	12	420	0	12	0	300	4	0	0	0	0	0	5	0	0	753
07:45 AM	8	376	1	13	0	309	5	0	0	0	0	0	3	0	0	715
Total	39	1357	1	40	0	1116	16	1	0	0	0	0	13	0	0	2583
08:00 AM	7	381	0	12	0	263	6	0	0	0	0	0	0	0	0	669
08:15 AM	3	364	0	6	0	276	1	1	0	0	0	0	0	0	0	651
08:30 AM	2	293	0	8	0	290	1	0	1	0	0	0	2	0	0	597
08:45 AM	1	290	1	6	0	0	2	3	1	0	0	0	1	0	0	305
Total	13	1328	1	32	0	829	10	4	2	0	0	0	3	0	0	2222
*** BREAK ***																
04:00 PM	2	374	0	8	0	418	4	3	0	0	0	0	2	0	0	811
04:15 PM	3	325	1	3	0	378	2	2	0	0	0	0	2	0	0	716
04:30 PM	0	386	0	4	0	397	5	6	0	0	0	0	1	0	0	799
04:45 PM	3	353	0	10	0	405	2	6	0	0	0	0	2	0	0	781
Total	8	1438	1	25	0	1598	13	17	0	0	0	0	7	0	0	3107
05:00 PM	3	364	1	5	0	397	3	3	0	0	0	0	1	0	0	777
05:15 PM	7	420	0	5	0	431	7	4	0	0	0	0	0	0	0	874
05:30 PM	2	408	1	9	0	443	1	7	0	0	0	0	1	0	0	872
05:45 PM	0	400	0	9	0	409	0	3	0	0	0	0	1	0	0	822
Total	12	1592	2	28	0	1680	11	17	0	0	0	0	3	0	0	3345
Grand Total	72	5715	5	125	0	5223	50	39	2	0	0	0	26	0	0	11257
Apprch %	1.2	96.6	0.1	2.1	0	98.3	0.9	0.7	100	0	0	0	100	0	0	
Total %	0.6	50.8	0	1.1	0	46.4	0.4	0.3	0	0	0	0	0.2	0	0	

KMF Traffic Group, LLC

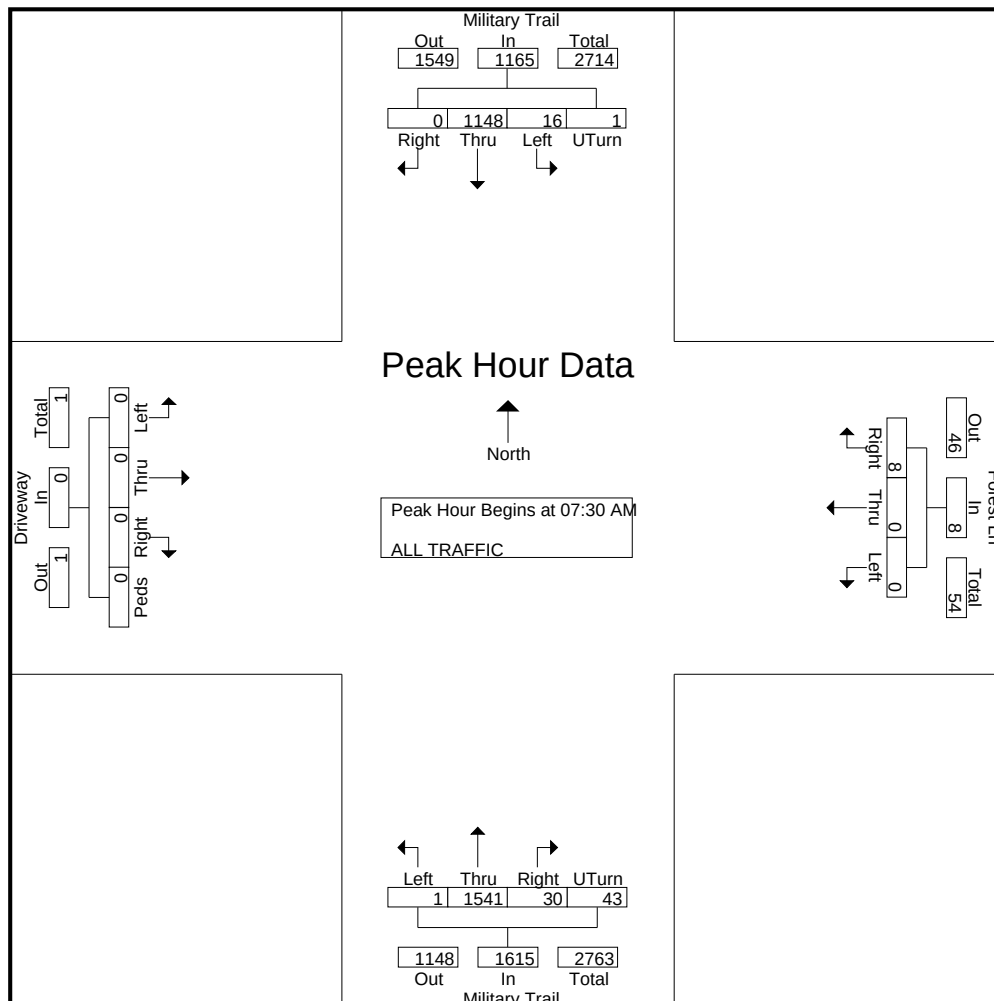
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772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Forest Ln
West Palm Beach, FL

File Name : FOREST
Site Code : JO2103
Start Date : 3/23/2023
Page No : 2

	Military Trail NB					Military Trail SB					Driveway EB					Forest Ln WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:30 AM																				
07:30 AM	12	420	0	12	444	0	300	4	0	304	0	0	0	0	0	5	0	0	5	753
07:45 AM	8	376	1	13	398	0	309	5	0	314	0	0	0	0	0	3	0	0	3	715
08:00 AM	7	381	0	12	400	0	263	6	0	269	0	0	0	0	0	0	0	0	0	669
08:15 AM	3	364	0	6	373	0	276	1	1	278	0	0	0	0	0	0	0	0	0	651
Total Volume	30	1541	1	43	1615	0	1148	16	1	1165	0	0	0	0	0	8	0	0	8	2788
% App. Total	1.9	95.4	0.1	2.7		0	98.5	1.4	0.1		0	0	0	0		100	0	0		
PHF	.625	.917	.250	.827	.909	.000	.929	.667	.250	.928	.000	.000	.000	.000	.000	.400	.000	.000	.400	.926



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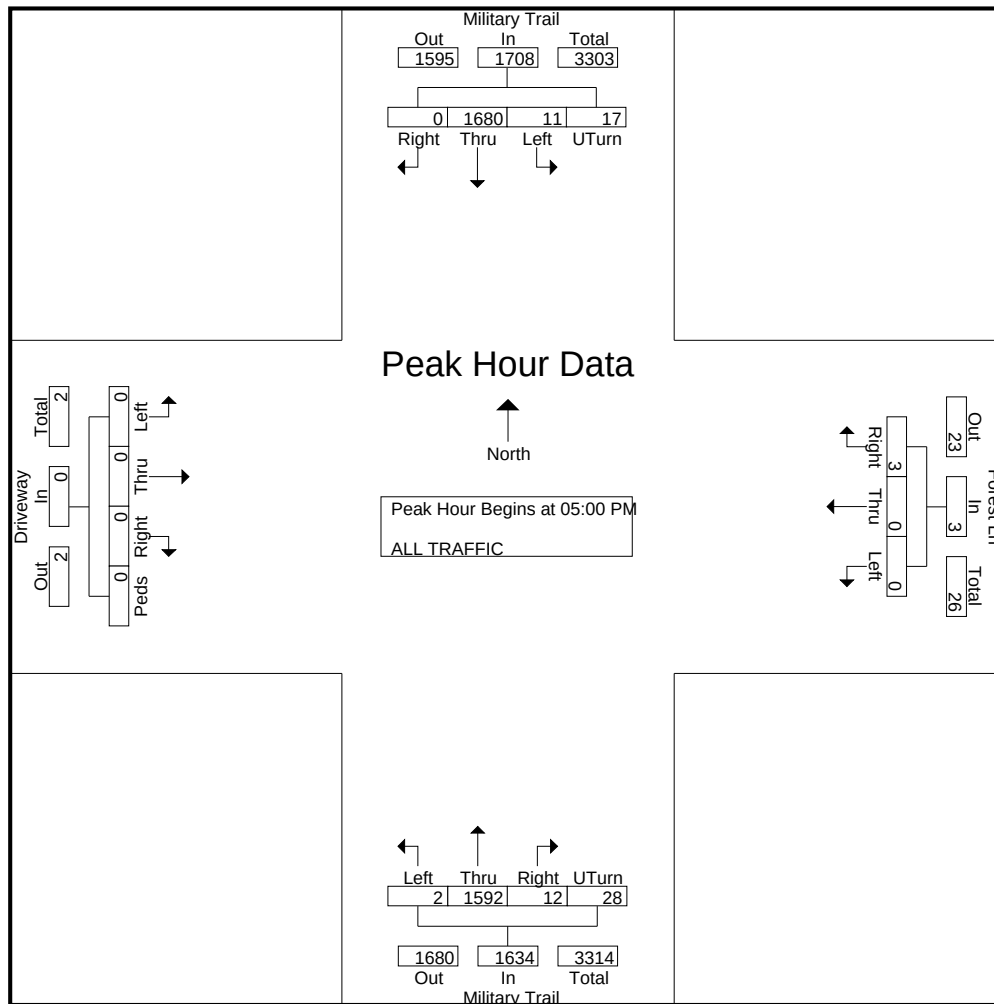
www.kmftraffic.net

772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Forest Ln
West Palm Beach, FL

File Name : FOREST
Site Code : JO2103
Start Date : 3/23/2023
Page No : 3

	Military Trail NB					Military Trail SB					Driveway EB					Forest Ln WB				
Start Time	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 05:00 PM																				
05:00 PM	3	364	1	5	373	0	397	3	3	403	0	0	0	0	0	1	0	0	1	777
05:15 PM	7	420	0	5	432	0	431	7	4	442	0	0	0	0	0	0	0	0	0	874
05:30 PM	2	408	1	9	420	0	443	1	7	451	0	0	0	0	0	1	0	0	1	872
05:45 PM	0	400	0	9	409	0	409	0	3	412	0	0	0	0	0	1	0	0	1	822
Total Volume	12	1592	2	28	1634	0	1680	11	17	1708	0	0	0	0	0	3	0	0	3	3345
% App. Total	0.7	97.4	0.1	1.7		0	98.4	0.6	1		0	0	0	0		100	0	0		
PHF	.429	.948	.500	.778	.946	.000	.948	.393	.607	.947	.000	.000	.000	.000	.000	.750	.000	.000	.750	.957



Critical Movement Analysis



Cypress Way W & Military Trl Five Star Education

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2021
Buildout Year	=	2022
Years	=	1

AM Peak Hour		PM Peak Hour		Proposed Development	
In	Out	In	Out		
44	40	18	21	62	Student Day Care
				89	Student K-5

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 23-Mar-21	-	-	-	-	-	43	-	1,571	20	-	1,164	-
Peak Season Volume	-	-	-	-	-	43	-	1,571	20	-	1,164	-
2022 Historic Growth	-	-	-	-	-	43	-	1,587	20	-	1,176	-
Major Project Traffic	-	-	-	-	-	0	-	19	0	-	25	-
Major Project Traffic + 1% growth	-	-	-	-	-	43	-	1,606	20	-	1,201	-
% Project Traffic	-	-	-	-	-	-	-	-	100%	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	-	IN	-	OUT	-
Project Traffic	-	-	-	-	-	-	-	-	44	-	20	-
2022 Total Traffic	-	-	-	-	-	43	-	1,606	64	-	1,221	-

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 23-Mar-21	-	-	-	-	-	43	-	1,589	34	-	1,691	-
Peak Season Volume	-	-	-	-	-	43	-	1,589	34	-	1,691	-
2022 Historic Growth	-	-	-	-	-	43	-	1,605	34	-	1,708	-
Major Project Traffic	-	-	-	-	-	0	-	27	0	-	24	-
Major Project Traffic + 1% growth	-	-	-	-	-	43	-	1,632	34	-	1,732	-
% Project Traffic	-	-	-	-	-	-	-	-	100%	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	-	IN	-	OUT	-
Project Traffic	-	-	-	-	-	-	-	-	18	-	11	-
2022 Total Traffic	-	-	-	-	-	43	-	1,632	52	-	1,743	-

HCS7 Two-Way Stop-Control Report

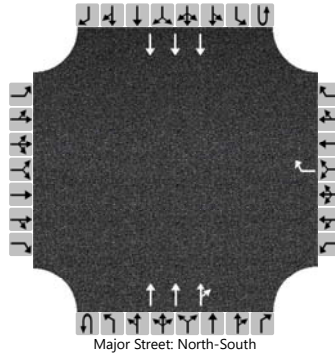
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	03/24/2021
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Five Star Education

Site Information

Intersection	Military Trl & Cypress Wa
Jurisdiction	F-DOT/Palm Springs
East/West Street	Cypress Way W
North/South Street	Military Trl
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	3	0	0	0	3	0
Configuration								R			T	TR			T	
Volume (veh/h)								43			1606	64			1221	
Percent Heavy Vehicles (%)								2								
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1								
Critical Headway (sec)								7.14								
Base Follow-Up Headway (sec)								3.9								
Follow-Up Headway (sec)								3.92								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								45								
Capacity, c (veh/h)								250								
v/c Ratio								0.18								
95% Queue Length, Q ₉₅ (veh)								0.6								
Control Delay (s/veh)								22.6								
Level of Service (LOS)								C								
Approach Delay (s/veh)					22.6											
Approach LOS					C											

HCS7 Two-Way Stop-Control Report

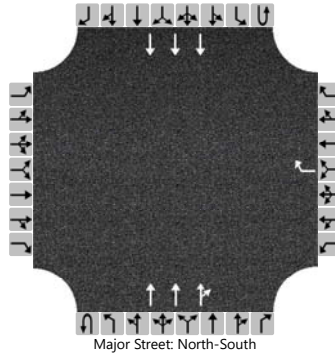
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	03/24/2021
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Five Star Education

Site Information

Intersection	Military Trl & Cypress Wa
Jurisdiction	F-DOT/Palm Springs
East/West Street	Cypress Way W
North/South Street	Military Trl
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	3	0	0	0	3	0
Configuration								R			T	TR			T	
Volume (veh/h)								43			1632	52			1743	
Percent Heavy Vehicles (%)								2								
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1								
Critical Headway (sec)								7.14								
Base Follow-Up Headway (sec)								3.9								
Follow-Up Headway (sec)								3.92								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								45								
Capacity, c (veh/h)								247								
v/c Ratio								0.18								
95% Queue Length, Q ₉₅ (veh)								0.7								
Control Delay (s/veh)								22.8								
Level of Service (LOS)								C								
Approach Delay (s/veh)					22.8											
Approach LOS					C											

KMF Traffic Group, LLC

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772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Cypress Way
West Palm Beach, FL

File Name : CYPRESS
Site Code : JO2103
Start Date : 3/23/2021
Page No : 1

Groups Printed- ALL TRAFFIC

Start Time	Military Trail NB		Military Trail SB		Cypress Way WB		Int. Total
	Right	Thru	Thru	Left	Right	Left	
07:00 AM	3	261	254	0	9	0	527
07:15 AM	5	319	260	0	18	0	602
07:30 AM	7	432	304	0	17	0	760
07:45 AM	5	384	314	0	10	0	713
Total	20	1396	1132	0	54	0	2602
08:00 AM	4	388	269	0	9	0	670
08:15 AM	4	367	277	0	7	0	655
08:30 AM	7	295	291	0	7	0	600
08:45 AM	1	291	269	0	5	0	566
Total	16	1341	1106	0	28	0	2491
*** BREAK ***							
04:00 PM	9	377	422	0	7	0	815
04:15 PM	5	326	380	0	5	0	716
04:30 PM	5	382	402	0	8	0	797
04:45 PM	7	359	407	0	7	0	780
Total	26	1444	1611	0	27	0	3108
05:00 PM	11	362	400	0	10	0	783
05:15 PM	9	422	438	0	10	0	879
05:30 PM	8	408	444	0	11	0	871
05:45 PM	6	397	409	0	12	0	824
Total	34	1589	1691	0	43	0	3357
Grand Total	96	5770	5540	0	152	0	11558
Apprch %	1.6	98.4	100	0	100	0	
Total %	0.8	49.9	47.9	0	1.3	0	

KMF Traffic Group, LLC

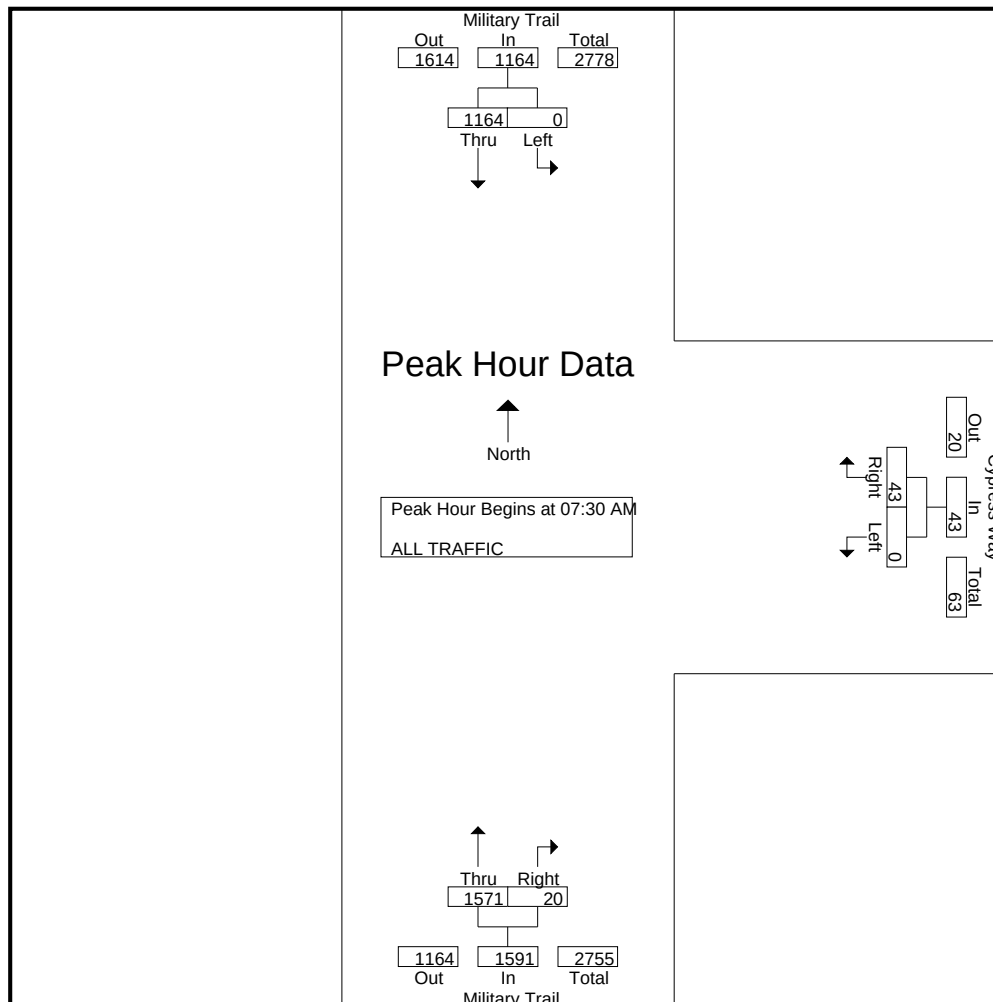
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772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Cypress Way
West Palm Beach, FL

File Name : CYPRESS
Site Code : JO2103
Start Date : 3/23/2021
Page No : 2

	Military Trail NB			Military Trail SB			Cypress Way WB			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	7	432	439	304	0	304	17	0	17	760
07:45 AM	5	384	389	314	0	314	10	0	10	713
08:00 AM	4	388	392	269	0	269	9	0	9	670
08:15 AM	4	367	371	277	0	277	7	0	7	655
Total Volume	20	1571	1591	1164	0	1164	43	0	43	2798
% App. Total	1.3	98.7		100	0		100	0		
PHF	.714	.909	.906	.927	.000	.927	.632	.000	.632	.920



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772-221-7971

Manual Traffic Count - All Traffic
Military Trail and Cypress Way
West Palm Beach, FL

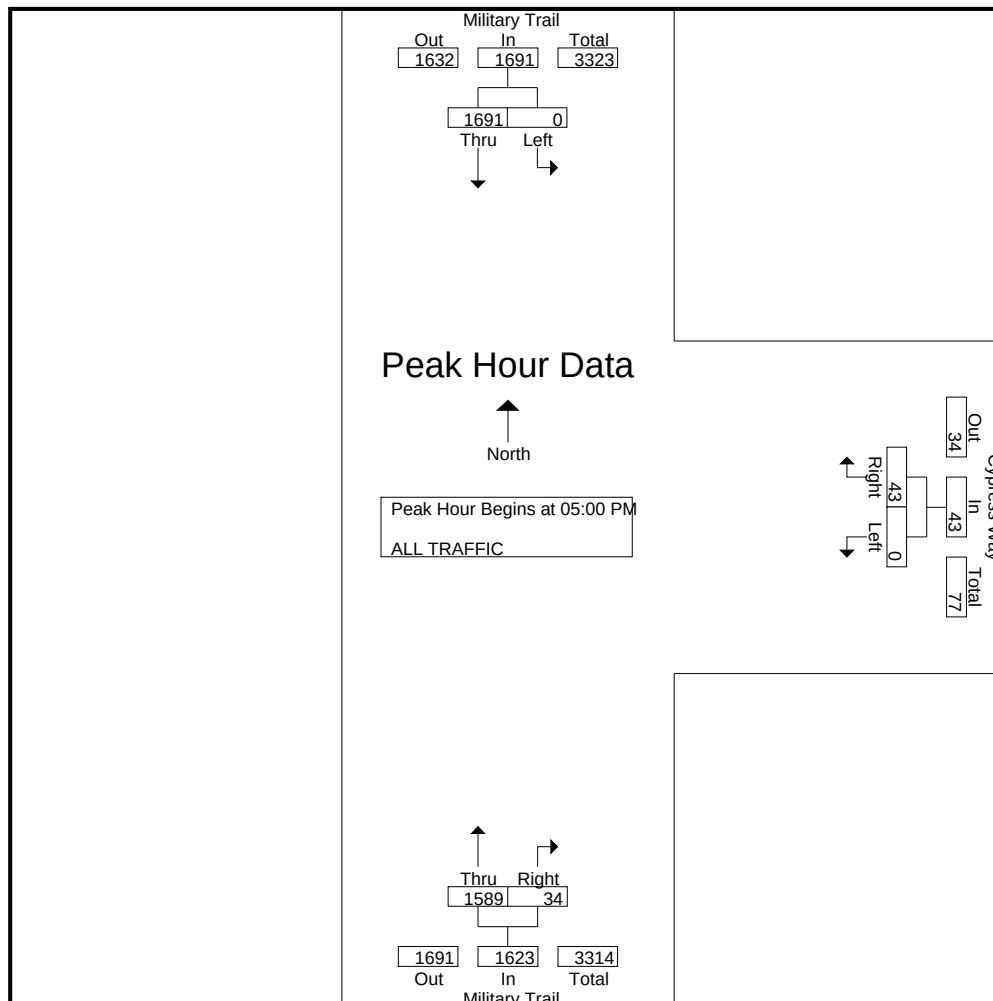
File Name : CYPRESS

Site Code : JO2103

Start Date : 3/23/2021

Page No : 3

	Military Trail NB			Military Trail SB			Cypress Way WB			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	11	362	373	400	0	400	10	0	10	783
05:15 PM	9	422	431	438	0	438	10	0	10	879
05:30 PM	8	408	416	444	0	444	11	0	11	871
05:45 PM	6	397	403	409	0	409	12	0	12	824
Total Volume	34	1589	1623	1691	0	1691	43	0	43	3357
% App. Total	2.1	97.9		100	0		100	0		
PHF	.773	.941	.941	.952	.000	.952	.896	.000	.896	.955



Critical Movement Analysis



Cypress Way W & Military Trl Five Star Education

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2021
Buildout Year	=	2022
Years	=	1

AM Peak Hour		PM Peak Hour		Proposed Development
In	Out	In	Out	
44	40	18	21	62 Student Day Care
				89 Student K-5

AM Peak Hour

AM	Eastbound			Westbound			Northbound				Southbound			
	LT	Thru	RT	LT	Thru	RT	U	LT	Thru	RT	U	LT	Thru	RT
Volume 23-Mar-21	-	-	-	-	-	8	30	-	1,563	2	10	15	1,139	-
Peak Season Volume	-	-	-	-	-	8	30	-	1,563	2	10	15	1,139	-
2022 Historic Growth	-	-	-	-	-	8	30	-	1,579	2	10	15	1,150	-
Major Project Traffic	-	-	-	-	-	0	0	-	19	0	0	0	25	-
Major Project Traffic + 1% growth	-	-	-	-	-	8	30	-	1,598	2	10	15	1,175	-
% Project Traffic	-	-	-	-	-	-	-	-	50%	-	50%	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	-	IN	-	IN	-	OUT	-
Project Traffic	-	-	-	-	-	-	-	-	22	-	22	-	20	-
2022 Total Traffic	-	-	-	-	-	8	30	-	1,620	2	32	15	1,195	-

PM Peak Hour

PM	Eastbound			Westbound			Northbound				Southbound			
	LT	Thru	RT	LT	Thru	RT	U	LT	Thru	RT	U	LT	Thru	RT
Volume 23-Mar-21	-	-	-	-	-	10	26	-	1,600	2	13	11	1,667	-
Peak Season Volume	-	-	-	-	-	10	26	-	1,600	2	13	11	1,667	-
2022 Historic Growth	-	-	-	-	-	10	26	-	1,616	2	13	11	1,684	-
Major Project Traffic	-	-	-	-	-	0	0	-	27	0	0	0	24	-
Major Project Traffic + 1% growth	-	-	-	-	-	10	26	-	1,643	2	13	11	1,708	-
% Project Traffic	-	-	-	-	-	-	-	-	50%	-	50%	-	50%	-
Project Traffic Direction	-	-	-	-	-	-	-	-	IN	-	IN	-	OUT	-
Project Traffic	-	-	-	-	-	-	-	-	9	-	9	-	11	-
2022 Total Traffic ¹	-	-	-	-	-	10	26	-	1,652	2	22	11	1,719	-

HCS7 Two-Way Stop-Control Report

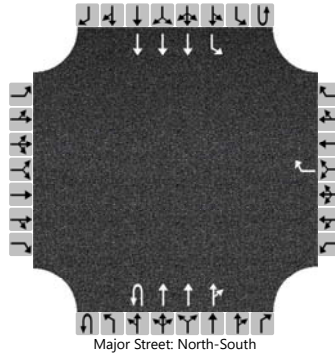
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	03/24/2021
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Five Star Education

Site Information

Intersection	Military Trl & U-turn
Jurisdiction	F-DOT
East/West Street	U-Turn
North/South Street	Military Trl
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	1	0	3	0	0	1	3	0
Configuration								R	U		T	TR		L	T	
Volume (veh/h)								8	30		1620	2	32	15	1195	
Percent Heavy Vehicles (%)								2	2				2	2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1	5.6				5.6	5.3		
Critical Headway (sec)								7.14	5.64				5.64	5.34		
Base Follow-Up Headway (sec)								3.9	2.3				2.3	3.1		
Follow-Up Headway (sec)								3.92	2.32				2.32	3.12		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								8	32					49		
Capacity, c (veh/h)								259	488					249		
v/c Ratio								0.03	0.06					0.20		
95% Queue Length, Q ₉₅ (veh)								0.1	0.2					0.7		
Control Delay (s/veh)								19.3	12.9					23.0		
Level of Service (LOS)								C	B					C		
Approach Delay (s/veh)					19.3				0.2				0.9			
Approach LOS					C											

HCS7 Two-Way Stop-Control Report

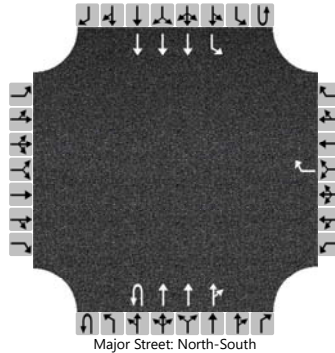
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	03/24/2021
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Five Star Education

Site Information

Intersection	Military Trl & U-turn
Jurisdiction	F-DOT
East/West Street	U-Turn
North/South Street	Military Trl
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	1	0	3	0	0	1	3	0
Configuration								R	U		T	TR		L	T	
Volume (veh/h)								10	26		1652	2	22	11	1719	
Percent Heavy Vehicles (%)								2	2				2	2		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								7.1	5.6				5.6	5.3		
Critical Headway (sec)								7.14	5.64				5.64	5.34		
Base Follow-Up Headway (sec)								3.9	2.3				2.3	3.1		
Follow-Up Headway (sec)								3.92	2.32				2.32	3.12		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								11	27					35		
Capacity, c (veh/h)								253	291					237		
v/c Ratio								0.04	0.09					0.15		
95% Queue Length, Q ₉₅ (veh)								0.1	0.3					0.5		
Control Delay (s/veh)								19.9	18.7					22.8		
Level of Service (LOS)								C	C					C		
Approach Delay (s/veh)					19.9				0.3				0.4			
Approach LOS					C											

KMF Traffic Group, LLC

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772-221-7971

Manual Traffic Count - All Traffic
Military Trail SB-Uturn south of Cypress
West Palm Beach, FL

File Name : UTURN
Site Code : JO2103
Start Date : 3/23/2021
Page No : 1

Groups Printed- ALL TRAFFIC

Start Time	Military Trail NB			Military Trail SB			2450 Driveway WB		Int. Total
	Right	Thru	UTurn	Thru	Left	UTurn	Right	Left	
07:00 AM	0	260	1	251	2	1	3	0	518
07:15 AM	2	317	5	258	2	0	2	0	586
07:30 AM	1	432	4	299	5	0	3	0	744
07:45 AM	0	382	6	309	3	2	1	0	703
Total	3	1391	16	1117	12	3	9	0	2551
08:00 AM	1	380	10	260	5	4	2	0	662
08:15 AM	0	369	10	271	2	4	2	0	658
08:30 AM	1	292	8	290	0	1	2	0	594
08:45 AM	1	282	9	267	1	1	1	0	562
Total	3	1323	37	1088	8	10	7	0	2476
*** BREAK ***									
04:00 PM	0	378	6	412	6	4	4	0	810
04:15 PM	1	228	6	376	3	1	2	0	617
04:30 PM	0	380	4	392	6	4	3	0	789
04:45 PM	0	363	4	404	0	3	0	0	774
Total	1	1349	20	1584	15	12	9	0	2990
05:00 PM	1	364	6	390	4	6	3	0	774
05:15 PM	0	426	9	433	4	1	4	0	877
05:30 PM	0	410	7	439	1	4	2	0	863
05:45 PM	1	400	4	405	2	2	1	0	815
Total	2	1600	26	1667	11	13	10	0	3329
Grand Total	9	5663	99	5456	46	38	35	0	11346
Apprch %	0.2	98.1	1.7	98.5	0.8	0.7	100	0	
Total %	0.1	49.9	0.9	48.1	0.4	0.3	0.3	0	

KMF Traffic Group, LLC

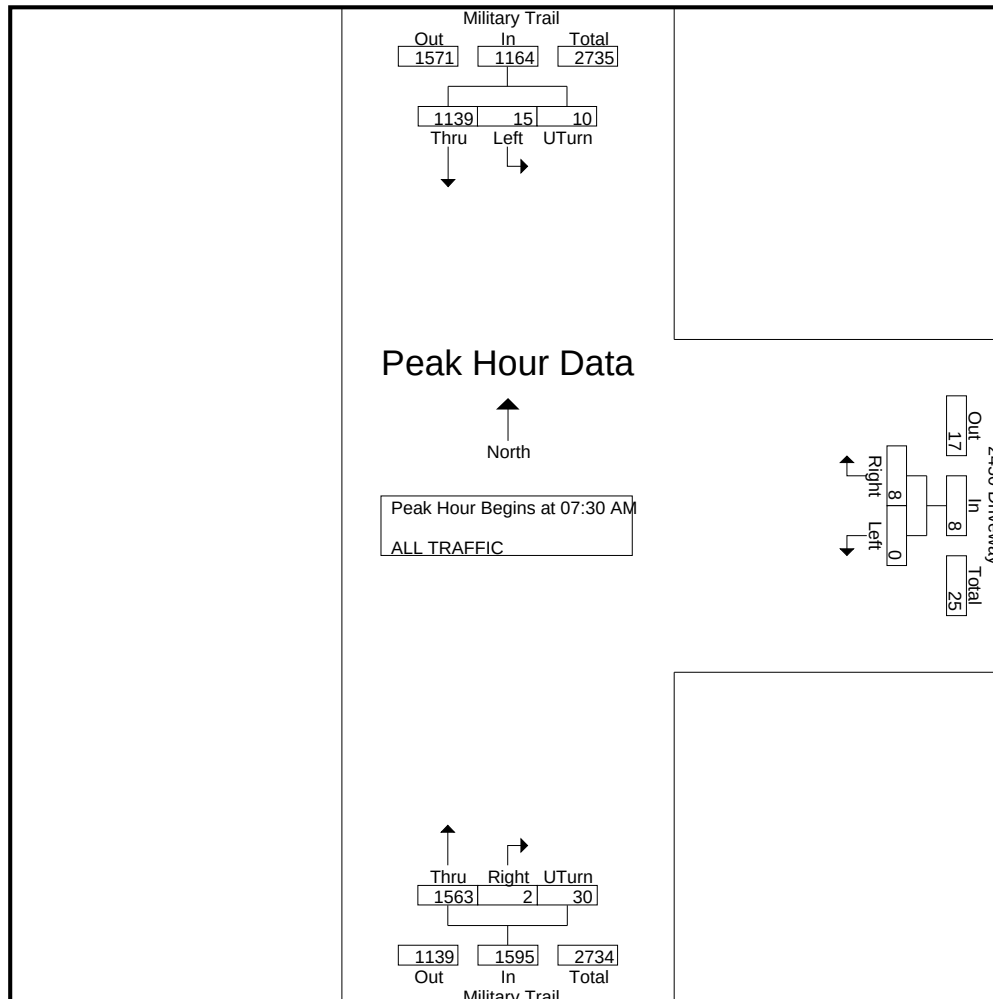
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772-221-7971

Manual Traffic Count - All Traffic
Military Trail SB-Uturn south of Cypress
West Palm Beach, FL

File Name : UTURN
Site Code : JO2103
Start Date : 3/23/2021
Page No : 2

	Military Trail NB				Military Trail SB				2450 Driveway WB			
Start Time	Right	Thru	UTurn	App. Total	Thru	Left	UTurn	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 07:30 AM												
07:30 AM	1	432	4	437	299	5	0	304	3	0	3	744
07:45 AM	0	382	6	388	309	3	2	314	1	0	1	703
08:00 AM	1	380	10	391	260	5	4	269	2	0	2	662
08:15 AM	0	369	10	379	271	2	4	277	2	0	2	658
Total Volume	2	1563	30	1595	1139	15	10	1164	8	0	8	2767
% App. Total	0.1	98	1.9		97.9	1.3	0.9		100	0		
PHF	.500	.905	.750	.912	.922	.750	.625	.927	.667	.000	.667	.930



KMF Traffic Group, LLC

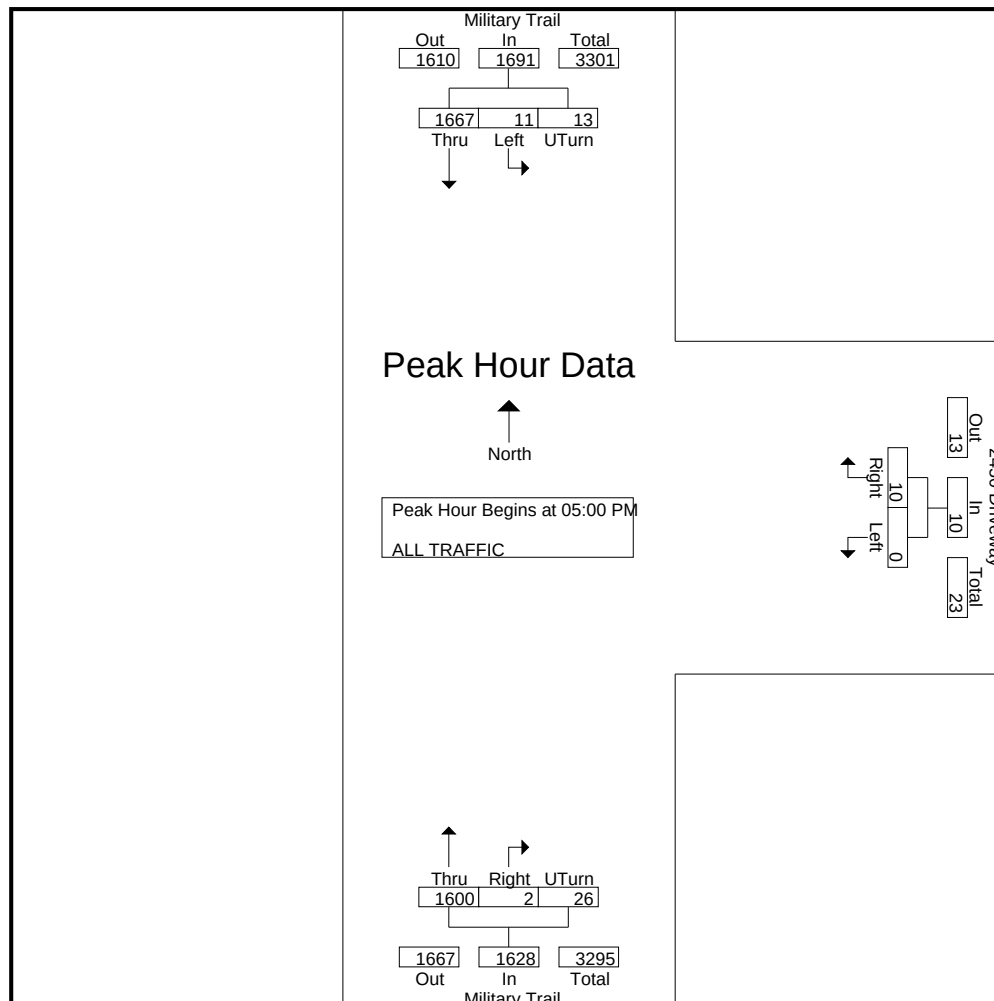
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772-221-7971

Manual Traffic Count - All Traffic
Military Trail SB-Uturn south of Cypress
West Palm Beach, FL

File Name : UTURN
Site Code : JO2103
Start Date : 3/23/2021
Page No : 3

	Military Trail NB				Military Trail SB				2450 Driveway WB			
Start Time	Right	Thru	UTurn	App. Total	Thru	Left	UTurn	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 05:00 PM												
05:00 PM	1	364	6	371	390	4	6	400	3	0	3	774
05:15 PM	0	426	9	435	433	4	1	438	4	0	4	877
05:30 PM	0	410	7	417	439	1	4	444	2	0	2	863
05:45 PM	1	400	4	405	405	2	2	409	1	0	1	815
Total Volume	2	1600	26	1628	1667	11	13	1691	10	0	10	3329
% App. Total	0.1	98.3	1.6		98.6	0.7	0.8		100	0		
PHF	.500	.939	.722	.936	.949	.688	.542	.952	.625	.000	.625	.949



A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: S Military Trl			STATION: 4206		Report Created		
	CURRENT YEAR: 2019			FROM: Cresthaven Blvd		3/20/2021		
	ANALYSIS YEAR: 2022			TO: Midpoint				
	GROWTH RATE: -0.05%			COUNT DATE: 3/11/2019				
				PSF: 1				

Link Analysis

	AM			PM		
Time Period	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	2989	1759	1230	3358	1571	1793
Peak Volume	2989	1759	1230	3358	1571	1793
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2989	1759	1230	3358	1571	1793

Committed Developments							Type	% Complete
Middle School KK	0	0	0	0	0	0	NR	100%
Jaxson Park - Purdy Royale	0	0	0	1	0	0	Res	0%
Abbey Park MUPD	0	0	0	0	0	0	NR	100%
Pine Bay	2	0	2	3	2	1	Res	0%
Walmart-Palm Springs	2	1	1	8	4	4	NR	75%
Central PB Service Center	0	0	0	0	0	0	NR	100%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
WAWA - SEC 10th and Military Trail	0	0	0	0	0	0	NR	0%
Cumberland Farms Store	90	46	46	85	42	43	NR	0%
Canal Shores	9	2	8	11	7	4	Res	0%
Total Committed Developments	103	49	57	108	55	52		
Total Committed Residential	11	2	10	15	9	5		
Total Committed Non-Residential	92	47	47	93	46	47		
Double Count Reduction	3	1	3	4	2	1		
 Total Discounted Committed Developments	 100	 48	 54	 104	 53	 51		
 Historical Growth	 -5	 -3	 -2	 -5	 -3	 -3		
Comm Dev+1% Growth	191	101	91	206	101	105		
Growth Volume Used	191	101	91	206	101	105		
Total Volume	3180	1860	1321	3564	1672	1898		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: S Military Trl	STATION: 4206
CURRENT YEAR: 2019	FROM: Midpoint
ANALYSIS YEAR: 2022	TO: Purdy Ln
GROWTH RATE: -0.05%	COUNT DATE: 3/11/2019
	PSF: 1

Report Created
3/20/2021

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2989	1759	1230	3358	1571	1793
Peak Volume	2989	1759	1230	3358	1571	1793
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2989	1759	1230	3358	1571	1793

Committed Developments							Type	% Complete
Middle School KK	0	0	0	0	0	0	NR	100%
Jaxson Park - Purdy Royale	0	0	0	1	0	0	Res	0%
Abbey Park MUPD	0	0	0	0	0	0	NR	100%
Pine Bay	2	0	2	3	2	1	Res	0%
Walmart-Palm Springs	2	1	1	8	4	4	NR	75%
Central PB Service Center	0	0	0	0	0	0	NR	100%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
WAWA - SEC 10th and Military Trail	0	0	0	0	0	0	NR	0%
Cumberland Farms Store	34	17	17	32	16	16	NR	0%
Canal Shores	9	2	8	11	7	4	Res	0%
Total Committed Developments	47	20	28	55	29	25		
Total Committed Residential	11	2	10	15	9	5		
Total Committed Non-Residential	36	18	18	40	20	20		
Double Count Reduction	3	1	3	4	2	1		
Total Discounted Committed Developments	44	19	25	51	27	24		
Historical Growth	-5	-3	-2	-5	-3	-3		
Comm Dev+1% Growth	135	72	62	153	75	78		
Growth Volume Used	135	72	62	153	75	78		
Total Volume	3124	1831	1292	3511	1646	1871		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES



Village of Palm Springs

Executive Brief

AGENDA DATE: April 13, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.5: Resolution 2021-11 - Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) - Starbucks - 4380 Forest Hill Boulevard

SUMMARY:

Mr. Brian Plewinski, agent for the applicant, is requesting a Site Plan Amendment (SPR21-05) and Special Exception (PSSE21-01) approval to allow the conversion of a 3,387 square foot existing restaurant with drive-thru use into a coffee shop with 482 square foot outdoor seating area and drive thru window, located on a 0.26 acre outparcel of the Shoppes of Forest Hill shopping center, which is located at the southeast corner of the intersection of Forest Hill Boulevard and South Military Trail.

Note: The property was annexed into the Village in 2008 as a developed outparcel and currently, the site is developed with a 3,387 gross square feet commercial structure and has been used continuously as a fast-food restaurant with drive thru. The applicant is proposing 2,593 square feet indoor coffee area and 482 square feet outdoor seating area.

A site plan amendment is being requested to enable the applicant to convert the existing Boston Market restaurant into a Starbucks coffee shop, maintaining the drive thru and adding an outdoor seating area. It is proposed to recess the building on its northern elevation by approximately 482 square foot, to create a covered outdoor seating area for customers to enjoy in the shade. The footprint of the building and covered patio generally remains the same as the current restaurant footprint.

The proposed site plan amendment includes creating a longer vehicle stacking lane (by extending a terminal landscape island) and modifying the traffic circulation plan to avoid negative impacts to the roadway system and/or main drive aisles of the shopping center. The proposed improvements include directional signage, enhanced landscaped buffers, re-striping parking lot, pedestrian connections and exterior improvements to the building.

As a separate item, the applicant is requesting a variance relief (PSV21-06) from Section 34-891(1) to allow business operation to commence at 5:30 am rather than 7:00 am required. The request will be considered by the Village Council on May 13th if the site plan and special exception are recommended for approval.

Based on the surrounding characteristics, staff recommends conditional approval of the proposed revised site plan and special exception use.

FISCAL IMPACT:

The proposed request does not have a direct fiscal impact to the Village.

ATTACHMENTS:

Res. No. 2021-11 - Site Development Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) - Starbucks - 4380 Forest Hill Boulevard

Exhibit "A" Staff Report & Conditions of Approvals

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans and Letter

Warranty Deed

Color Site Plan and Color Rendering

Aerial Map and Location Map

RESOLUTION NO. 2021-11

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT, (SPR21-05), AND SPECIAL EXCEPTION USE (PSSE21-01) TO ALLOW THE CONVERSION OF A 3,387 SQUARE FOOT EXISTING RESTAURANT WITH DRIVE-THRU USE INTO A COFFEE SHOP WITH 482 SQUARE FOOT OUTDOOR SEATING AREA AND DRIVE THRU WINDOW AND HOURS OF OPERATION VARIANCE (PSV21-06) TO ALLOW BUSINESS OPERATIONS TO COMMENCE AT 5:30 A.M. RATHER THAN 7:00 A.M., LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FOREST HILL BOULEVARD AND SOUTH MILITARY TRAIL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Brian Plewinski, agent for Starbucks, (“Applicant”) is requesting a Site Plan Amendment (SPR21-05) and Special Exception (PSSE21-01) approval to allow the conversion of a 3,387 square foot existing restaurant with drive-thru use into a coffee shop with 482 square foot outdoor seating area and drive thru window, located on a 0.26 acre outparcel of the Shoppes of Forest Hill shopping center, which is located at the southeast corner of the intersection of Forest Hill Boulevard and South Military Trail; and

WHEREAS, Mr. Brian Plewinski, agent for the (“Applicant”) is requesting a variance relief, (PSV21-06) for Starbucks:

- 1) Section 34-891(1) to allow business operations to commence at 5:30 am rather than 7:00 am required.

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

WHEREAS, the Village Council and Planning & Zoning Board 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 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. Brian Plewinski, agent for the (“Applicant”), for approval of Site Plan Amendment (SPR21-05), Special Exception Use (PSSE21-01) and one (1) waiver (PSV21-06) within the proposed restaurant use with drive thru.

Note: Within the proposed Site Plan Amendment, the Applicant is requesting one (1) waiver:

The Planning & Zoning Board (“Board”) considered the Site Plan Amendment (SPR21-05) and Special Exception Use (PSSE21-01) during their April 13, 2021 meeting and 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, and the Board recommended approval of the application, finding that good cause for the waiver has been shown and they have 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 34-1063(c).

_____ 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, finding that good cause for the waivers 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 34-1063(c), 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.

Resolution No. 2021-11 – Site Dev. Plan Amend. Starbucks – (SPR21-05) 4380 Forest Hill Boulevard

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 M. 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 _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment with One (1) Variance - Starbucks #66291 – 4380 Forest Hill Boulevard

Application Summary			
Applicant / Petitioner	Starbucks #66291	Submittal Date	2/26/2021
Reference Name	Starbucks	Case Number	SPR21-05, PSSE21-01, PSV21-06
		Parcel Control No	70-42-44-12-00-000-5680
Location	4380 Forest Hill Boulevard	Site Area	±0.26 acres
P&Z B Meeting	April 13, 2021	Council Meeting	May 13, 2021
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the conversion of the existing restaurant use into a coffee shop with outdoor seating area and maintaining the drive thru.		
Number of Buildings	1 single structure (3,387 sf) 482 square footage of the existing building is going to be converted into an outdoor patio area (11'4" x 42'11")		
Variances	COUNCIL CONSIDERATION: PSV21-06 Requesting a Variance relief from Section 34-891(1) to allow business operation to commence at 5:30 am instead of 7:00 am required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	Entire center 1 / 200 s.f. @ 122,042 s.f. = 610 spaces As an outparcel 1/50 s.f. @ 3,387 s.f. = 68 spaces	631 after improvements	Yes (considering entire plaza with shared parking)
Site Characteristics			
Existing Use	Fast Food Restaurant with drive thru	Proposed Use	Coffee shop with outdoor seating and drive thru
Existing 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	Commercial vacant lot	Commercial	Commercial General (CG)
South	Residential Multi-Families Residences	Low Density Residential	Residential Multiple-Family (RM)
East	Residential Multi-Families Residences	Low Density Residential	Residential Multiple-Family (RM)
West	Commercial shopping center	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,387 sf restaurant use into a coffee shop with outdoor seating area and drive thru, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses. Staff highly recommends that with the proposed new coffee shop queue shall be stored internally to the site without blocking a roadway system or a major driveway/ drive aisle.			



I. Site History

- Ordinance 2008-24: Annexation

On December 11, 2008, the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use designation. Since the property was annexed has been used a fast-food restaurant with drive thru.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the modifications of the restaurant use the property is proposed to be revitalized and improvement to the exterior of the building will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- PSV21-06 Requesting Variance relief from Section 34-891(1) to allow business operations to commence at 5:30 am instead of 7:00 am required.

The applicant's full justification is hereto:

- 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.*

Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting operating hours of 5:30 a.m. to 11:00 p.m.

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

Coffee is primarily consumed in the morning. According to the Bureau of US Labor Statistics, about 29 percent of workers were on the clock at 7 a.m. These early risers often have long commutes. Village of Palm Springs residents want their coffee on the way to work. Starbucks does not determine when workers commute to work.

- 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.

Nearby coffee competitors such as Dunkin Donuts, WAWA and McDonalds are open 24 hours. Starbucks is only requesting operating hours of 5:30 a.m. to 11:00 p.m. This request does not confer any special privileges.

- 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.

The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties. Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting operating hours of 5:30 a.m. to 11:0 p.m.

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

The variance granted is the minimum variance for reasonable use. Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting operating hours of 5:30 a.m. to 11:00 p.m.

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

The granting of the variance will be in harmony with the general intent of the chapter.

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

The variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The public will enjoy a safe and welcoming Starbucks café experience. Our stores are a neighborhood gathering place for meeting friends and family. Our customers enjoy quality service, an inviting atmosphere, and an exceptional beverage.

Staff does not object to the applicant's request, based on the applicant intent to provide more alternatives to residents and customers who consumed coffee on their way to work early in the morning. Staff found the variance to be in harmony with the general intent of the Village Code and will no create conflicts from the use or granting of the variance to commence business operation one hour and half (1 ½ hr.) ahead of what is permitted.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Forest Hill Blvd and East of south Military Trail.
- 2) The project is a modification of the existing restaurant use and is expected to bring more customers daily.
- 3) The project is located within the shopping center where several different retails, offices and restaurants are occupying the suites.
- 4) Properties to the east and south are generally residential use.
- 5) The property is located within the TCEA for S Military Trail corridor therefore, exempt from Traffic Performance Standards of Palm Beach County.
- 6) FDOT conceptual driveway pre-approval letter is required.
- 7) The proposed restaurant is permitted as special exception use within the CG zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Village Council.

- 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
- 4) Proposed use 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 March 30, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 26, 2021.
- Legal advertisement was published in the paper on April 1, 2021.
- 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 February 26, 2021 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with 1 variance for the continued use of the property as a restaurant with outdoor seating area and drive thru.
 1. Site Plan dated received February 26, 2021 revised and resubmitted on March 25, 2021.
 2. Landscape Plans dated received February 26, 2021.
 3. Architectural plans dated received February 26, 2021.
 4. Preliminary Engineering Plans dated received February 26, 2021.
 5. Justification Statement and proposed use.
 6. Traffic Statement.
 7. Color rendering.
 8. Sign package.
 9. Color Site Plan.

IX Recommendation

The 0.26 acres property is located on south side of Forest Hill Boulevard and east of South Military Trail within Shoppes of Forest Hills shopping center. The site is currently developed with a single building 3,387 square feet Boston Market restaurant with drive thru constructed in 1994. The property was annexed into the Village in 2008 as a developed parcel and has been used as a fast-food restaurant with drive thru as of today.

The applicant is requesting a site plan amendment and special exception use with one variance to convert the existing restaurant use into a coffee shop maintaining the drive thru and adding an outdoor seating area. It is proposed to recess the storefront on the northern elevation by approximately 482 square foot, to create an outdoor seating area, under roof, for customers to enjoy in the shade. The footprint of the building remains the same.

The proposed site plan includes creating longer stacking, modification to the traffic circulation plan to avoid negative impact into the roadway system and/or main drive aisles, extending a landscape island to lengthen the stacking lane, significant directional signage, enhancement to the landscaped buffers, stripping parking lot, paving, pedestrian connections, and exterior improvements to the building.

Project proposed the following additional changes:

	Boston Market	Starbucks
Chairs	60	17 outside + 47 inside = 64
Signs	North elevation – 63 sq.ft.	27.6 sq.ft.

	East elevation – 42 sq.ft. West elevation – 42 sq.ft. Pole sign (approximately) – 96 sq.ft.	26.84 sq.ft. 34.8 sq.ft. (approximately) 64 sq.ft.
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As part of the review process, Staff made a site visit to the Starbucks located on Wellington to observe existing characteristic of the drive-up window queue and got the results found on the table below:

Time (am)	Cars in queue (average)	Wait time upon entering queue until receive order (minutes)
6:36 – 6:47	11	7
6:54 -7:00	11	8
7:05 – 7:19	15	13
7:37- 7:48	12	8
7:51 – 7:56	12	9
7:59 – 8:14	14	8
8:17 – 8:24	14	8
Average = 10-11 cars in queue Average customers wait time upon entering queue until receive order = 9 minutes Most vehicles observed = 18 cars When queue (13-14 cars) stacked to drive aisle, customers made decision to wait in line or park and go into store		

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use 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 deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the two Special Exception Uses and Site Plan Amendment subject to the following thirty (30) conditions below:

1. Build out date is December 31, 2021.
2. The special exception approval for the new coffee shop shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. FDOT pre-approval letter shall be provided at time of permitting for access connections.
5. If/when drive-thru vehicles extends beyond the conflict point, as shown on sheet C-1A dated signed on 3-24-2021, an employee shall be stationed at the drive-thru line to take orders and prevent traffic from overflowing on the northern part of the drive aisles.
6. Drive-thru signs along each of the driveway entrances indicating the flow of traffic for the drive-thru window shall be provided.
7. Tables and chairs shall be removed each night from the outside patio area and secured within the restaurant.
8. The wi-fi and all outside electrical outlets shall be turned off each night to prevent unwanted guests from loitering in the area.
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 Completion, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
10. No loitering on the grounds will be permitted.
11. No electronically changeable menu board is permitted.
12. Utility easements shall not overlap more than 5' any landscape buffers.
13. A Utility/Civil plan shall be approved by the Village's Engineer and Public Service Department at time of permitting.
14. Permits must be obtained from the Village and Palm Beach County Fire Department at time of permitting.
15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.

17. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
18. 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.
19. 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.
20. 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.
21. All electric utilities shall be underground.
22. 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.
23. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CC.
24. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
25. Absolutely no occupancy, other than construction personnel, is permitted prior to TCC/CC.
26. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
27. 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.
28. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
29. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
30. At the time of CC, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

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

Starbucks proposes to convert the existing Boston Market with Drive Thru located at 4380 Forest Hill Blvd into a Starbucks Coffee Shop with Drive Thru & Outdoor Seating.

This scope includes recessing the storefront on the northern elevation to create an outdoor seating area, under roof, for Starbucks customers to enjoy in the shade. Please see attached floorplan and elevations. The footprint of the building remains the same: 3357 SF.

A number of Site Improvements are proposed, in order to accommodate Staff's and property owner's concerns regarding a potential increase in drive thru stacking. These site improvements include creating a longer stacking area. These site improvements are shown on attached page C-1A Traffic Circulation Plan and include extending a landscape island to lengthen the stacking lane, significant directional signage, way finding signs, directional pavement markings, designating employee parking spaces, "Do Not Enter" signs, and designated parking spaces fronting Forest Hill, away from the drive thru, for "Order Pick Up" parking only.

Please see attached Traffic Engineer Response to via planning, inc comment letter dated 2/1/2021 for further details regarding how Starbucks is addressing any remaining Village of Palm Springs queuing and traffic concerns.

Starbucks is also seeking variance approval for proposed Hours of Operation. Proposed and Typical Hours of Operation for Starbucks are 5:30am to 11:00pm. The basis for this variance for Hours of Operation request is attached separately to this application.

Per Police request during pre-application meeting, outdoor furniture will be secured at night, or brought inside the space. Exterior Lighting will be sufficient to provide safety at rear door and throughout the site. Rear Door will have a viewer, per Starbucks' security standards.

Signage package is included in this submittal. Wall Signage area is less than previously approved Boston Market wall signage. Re-use of existing monument sign is included in sign package.

SECTION 8 – VARIANCE ONLY (Hours of Operation)

Related Applications

Code Section: [Sec. 34-891](#)

Required: (1) No commercial use shall commence business activities prior to 7:00 a.m., nor continue such activities later than 11:00 p.m.

Request: [Operating Hours of 5:30 a.m. to 11:00 p.m.](#)

Details of Variance Request or Appeal:

[Starbucks primary business is selling coffee. Coffee is primarily consumed in the morning. According to the Bureau of US Labor Statistics, about 29 percent of workers were on the clock at 7 a.m. These Early Risers often have long commutes. Village of Palm Springs residents want their coffee on the way to work. Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours.](#)

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

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.

[Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting Operating Hours of 5:30 a.m. to 11:00 p.m.](#)

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

[Coffee is primarily consumed in the morning. According to the Bureau of US Labor Statistics, about 29 percent of workers were on the clock at 7 a.m. These Early Risers often have long commutes. Village of Palm Springs residents want their coffee on the way to work. Starbucks does not determine when workers commute to work.](#)

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.

[Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting Operating Hours of 5:30 a.m. to 11:00 p.m. This request does not confer any special privileges.](#)

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.

The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties. Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting Operating Hours of 5:30 a.m. to 11:00 p.m.

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

The variance granted is the minimum variance for reasonable use. Nearby coffee competitors such as Dunkin Donuts, WAWA, and McDonalds are open 24 hours. Starbucks is only requesting Operating Hours of 5:30 a.m. to 11:00 p.m.

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

The granting of the variance will be in harmony with the general intent of the chapter.

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

The variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The public will enjoy a safe and welcoming Starbucks Café experience. Our stores are a neighborhood gathering place for meeting friends and family. Our customers enjoy quality service, an inviting atmosphere and an exceptional beverage.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SITE PLAN

CONSTRUCTION NOTES:

ANY DAMAGE TO SIDEWALK, RAMPS, AND/OR CURB AND GUTTER SHALL BE RESTORED PER FDOT 2017-18 DESIGN STANDARDS INDEX No. 300, 304 AND 310.

UTILITY NOTE:

WE HAVE CONTACTED BOTH THE VILLAGE OF PAM SPRINGS AND AND ALSO PALM BEACH COUNTY. NEITHER HAD ANY UTILITY INFORMATION WITHIN THE SHOPPING CENTER.

FOREST HILL BOULEVARD (STATE ROAD 882)

120' RIGHT OF WAY PER
F.D.O.T. RIGHT OF WAY MAP FOR STATE ROAD NO. 882
SECTION 93690-2602, SHEET 3 OF 9

- LEGEND**
- EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT
 - RUN OFF DIRECTION
 - EXIST. TYPE "F" CURB & GUTTER
 - PROP. TYPE "F" CURB & GUTTER
 - ① DRAINAGE STRUCTURE NUMBER

SCALE: 1" = 20'

NOTE:

EXISTING BUILDING TO BE MODIFIED. A PORTION OF THE BUILDING IN THE FRONT WILL BE CONVERTED TO AN OUTDOOR SEATING. SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS.

SCHEDULE NOTES

- NEW 6" TYPE "D" CONCRETE CURB
- NEW WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT (PREMIX BLACK)
- NEW CONCRETE SIDEWALK (6" THICK)
- NEW 4" PAINTED STRIPING (DOUBLE)
- NEW 4" PAINTED WHITE STRIPING
- NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- NEW PAINTED DIRECTIONAL ARROW
- NEW 24" WIDE PAINTED WHITE STOP BAR
- NEW STOP SIGN (R-1)
- NEW TYPICAL "HANDICAP" SIGN SEE SHEET C-2
- NEW HANDICAP RAMP (1:12 MAX SLOPE)
- NEW 3' DETECTABLE WARNING
- NEW 6" WHITE STRIPING
- NEW 12" WHITE STRIPING 6' O.C.
- NEW CONCRETE BOLLARD
- NEW STARBUCKS DIRECTIONAL SIGN
- NEW STARBUCKS TRAFFIC ARROW
- NEW STARBUCKS PARKING "PICK UP" SIGN
- NEW DRIVE THRU LETTERING
- NEW "DO NOT ENTER" SIGN

NOTE TO CONTRACTOR:

CONTRACTOR TO VERIFY THAT ALL EXISTING HANDICAP SPACES AND ACCESS AISLE DO NOT EXCEED 2% SLOPE IN ANY DIRECTION AND VERIFY ENGINEER IF SLOPES EXCEEDS 2%.

CONTRACTOR TO VERIFY ALL EXISTING SIDEWALK TO REMAIN DO NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINAL SLOPE AND VERIFY ENGINEER IF SLOPES EXCEEDS 2%.

CONTRACTOR TO TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO INSURE THAT NO DEBRIS ENTERS THE DRAINAGE SYSTEM.

AFTER ALL CONSTRUCTION IS COMPLETED CONTRACTOR TO VACUUM CLEAN THE EXISTING DRAINAGE SYSTEM AND MANHOLES.

POLICE DEPARTMENT NOTE:

IF DRIVE THRU VEHICLES EXTEND BEYOND THE CONFLICT POINT, AN EMPLOYEE SHALL BE STATIONED AT THE DRIVE THRU LINE TO TAKE ORDERS AND TO PREVENT TRAFFIC FROM OVERFLOWING ON THE NORTHERN PART OF THE DRIVE AISLES.

TABLES / CHAIRS SHALL BE REMOVED EACH NIGHT FROM THE OUTSIDE PATIO AREA AND SECURED WITHIN THE RESTAURANT.

THE WI-FI AND ALL OUTSIDE ELECTRICAL OUTLETS SHALL BE TURNED OFF EACH NIGHT TO PREVENT UNWANTED GUESTS FROM LOITERING IN THE AREA.

SITE DATA:

ZONING: CG

LAND USE: COMMERCIAL GENERAL

LOT AREA:

	PROPOSED
Total Land Area	11,550 SQ.FT. = 0.265 Ac. = 100%
Building Area	3,387 SQ.FT. = 0.077 Ac. = 29.3%
Sidewalk	795 SQ.FT. = 0.018 Ac. = 6.9%
Paved Area	5,137 SQ.FT. = 0.118 Ac. = 44.5%
Landscape Area	2,231 SQ.FT. = 0.051 Ac. = 19.3%

The following impervious / pervious area include the Starbucks parcel and the projection to the south cross drive aisle and Forest hill right of way line.

	PRE-DEVELOPMENT	POST DEVELOPMENT
PERVIOUS AREA	3,832 SQ. FT.	4,014 SQ. FT.
IMPERVIOUS AREA	15,653 SQ. FT.	15,516 SQ. FT.

PARKING SPACES:

Total Existing Parking Spaced Provided within center	632
Total Existing Parking Spaced Provided after Starbucks improvements	631

The 1 parking space lost was to provide an ADA pedestrian path from the remodeled Building to the public sidewalk along Forest Hill Boulevard as per ADA standards.

Total shopping center Building area is 122,042 square feet

Total Required Parking Spaces	5 spaces per 1000 square feet
122,042 sq. ft. x 5 / 1,000 =	610 spaces required

Total Proposed Parking Spaces 631

Total Proposed Parking Spaces 517 spaces per 1000 square feet

BUILDING SETBACKS:

	REQUIRED	EXISTING
Front (Forest Hill Blvd.)	50 FT.	56.7 FT.
Rear	0 FT.	23.3 FT.
Side Interior (East)	0 FT.	57.4 FT.
Side Interior (West)	0 FT.	7.9 FT.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 5, BLOCK 4, SECTION 12, TOWNSHIP 44 SOUTH RANGE 42 EAST, PLAT No. 1, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 5, THENCE, SOUTH 01°29'44" EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 60.07 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BLVD. THENCE NORTH 88°46'56" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A LINE 60 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 755.00 FEET; THENCE SOUTH 01°13'04" WEST, A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING (P.O.B.). THENCE CONTINUE SOUTH 01°13'04" WEST, A DISTANCE OF 105.00 FEET; THENCE, NORTH 88°46'56" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 01°13'04" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 88°46'56" EAST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY ECS PROFESSIONAL LAND SURVEYORS DATED DECEMBER 9, 2020
- ELEVATIONS ARE BASED UPON N.A.V. 88 (1988) DATUM AND AS SHOWN ON THE SURVEY.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.
- THIS PROPERTY FOLIO NUMBER IS 70-42-44-12-00-000-5680
- THIS PROJECT SHALL COMPLY WITH CURRENT VILLAGE OF PALM SPRINGS PUBLIC WORKS DEPARTMENT PALM BEACH COUNTY FIRE, MUTCD AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- THIS PROPERTY LIES IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

PROJECT No. 2020-69

DATE: 12/10/2020

ZAMORA
& ASSOCIATES, INC.
ENGINEERING LAND PLANNING

11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

- 4/6/2021 BUILDING SQUARE FOOTAGE
- 3/22/2021 SITE PLAN REVIEW COMMENTS



**STARBUCKS COFFEE
COMPANY**
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

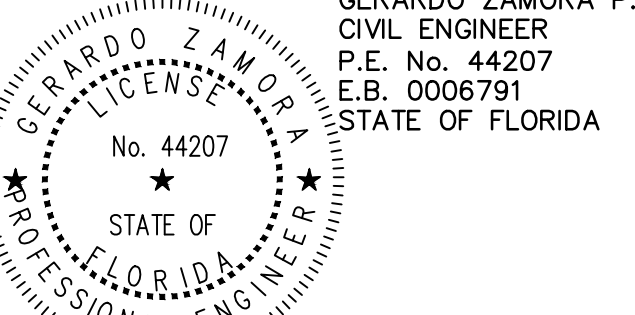
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PROJECT NAME:
STARBUCKS

PROJECT ADDRESS:

**4380 Forest Hill Boulevard
Village of Palm Springs, Florida**

SEAL / SIGNATURE



GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

4/6/2021

THIS DRAWING HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR. P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STORE #:

PROJECT #:

CONCEPT:

ISSUE DATE: 12/10/2020

DESIGN MANAGER:

LEED AP:

PRODUCTION DESIGNER:

CHECKED BY:

SHEET TITLE:

SITE PLAN

SCALE: 1" = 20'

SHEET NUMBER:

C-1



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Check positive response codes before you dig!

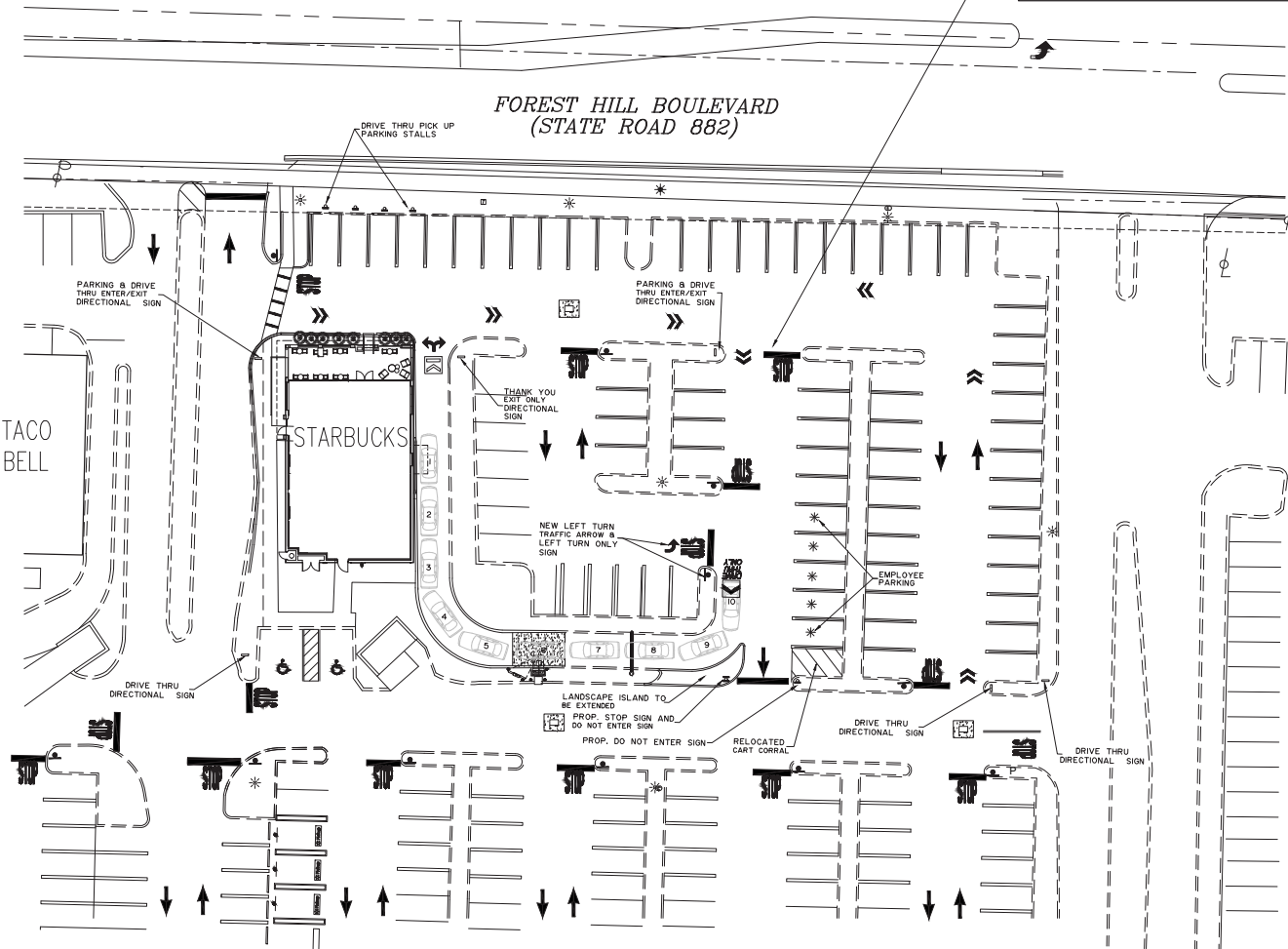


SCALE: 1" = 20'

LEGEND

- EXISTING PAVEMENT
- - - PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

TACO BELL



TRAFFIC CIRCULATION PLAN

POLICE DEPARTMENT NOTE:

IF DRIVE THRU VEHICLES EXTEND BEYOND THE CONFLICT POINT, AN EMPLOYEE SHALL BE STATIONED AT THE DRIVE THRU LINE TO TAKE ORDERS AND TO PREVENT TRAFFIC FROM OVERFLOWING ON THE NORTHERN PART OF THE DRIVE AISLES.

TABLES / CHAIRS SHALL BE REMOVED EACH NIGHT FROM THE OUTSIDE PATIO AREA AND SECURED WITHIN THE RESTAURANT.

THE W-LFI AND ALL OUTSIDE ELECTRICAL OUTLETS SHALL BE TURNED OFF EACH NIGHT TO PREVENT UNWANTED GUESTS FROM LOITERING IN THE AREA.



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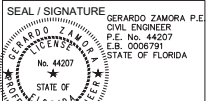
STARBUCKS COFFEE COMPANY

2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
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PROJECT NAME:
STARBUCKS

PROJECT ADDRESS:
**4380 Forest Hill Boulevard
Village of Palm Springs, Florida**



Digitally signed by Gerardo Zamora
Date: 2021.03.24 11:54:42 -0400

3/24/2021
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PRODUCTION DESIGNER:

CHECKED BY:

SHEET TITLE:
TRAFFIC CIRCULATION PLAN

SCALE: 1" = 20'

SHEET NUMBER:

C-1A

PROJECT No. 2020-69 DATE: 12/10/2020

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING

1410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

L 3/24/2021 SITE PLAN REVIEW COMMENTS

FOREST HILL BOULEVARD
(STATE ROAD 882)



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PROJECT NAME: **STARBUCKS**

PROJECT ADDRESS: **4380 Forest Hill Boulevard**
Village of Palm Springs, Florida

SEAL / SIGNATURE

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
S.B. 000791
STATE OF FLORIDA

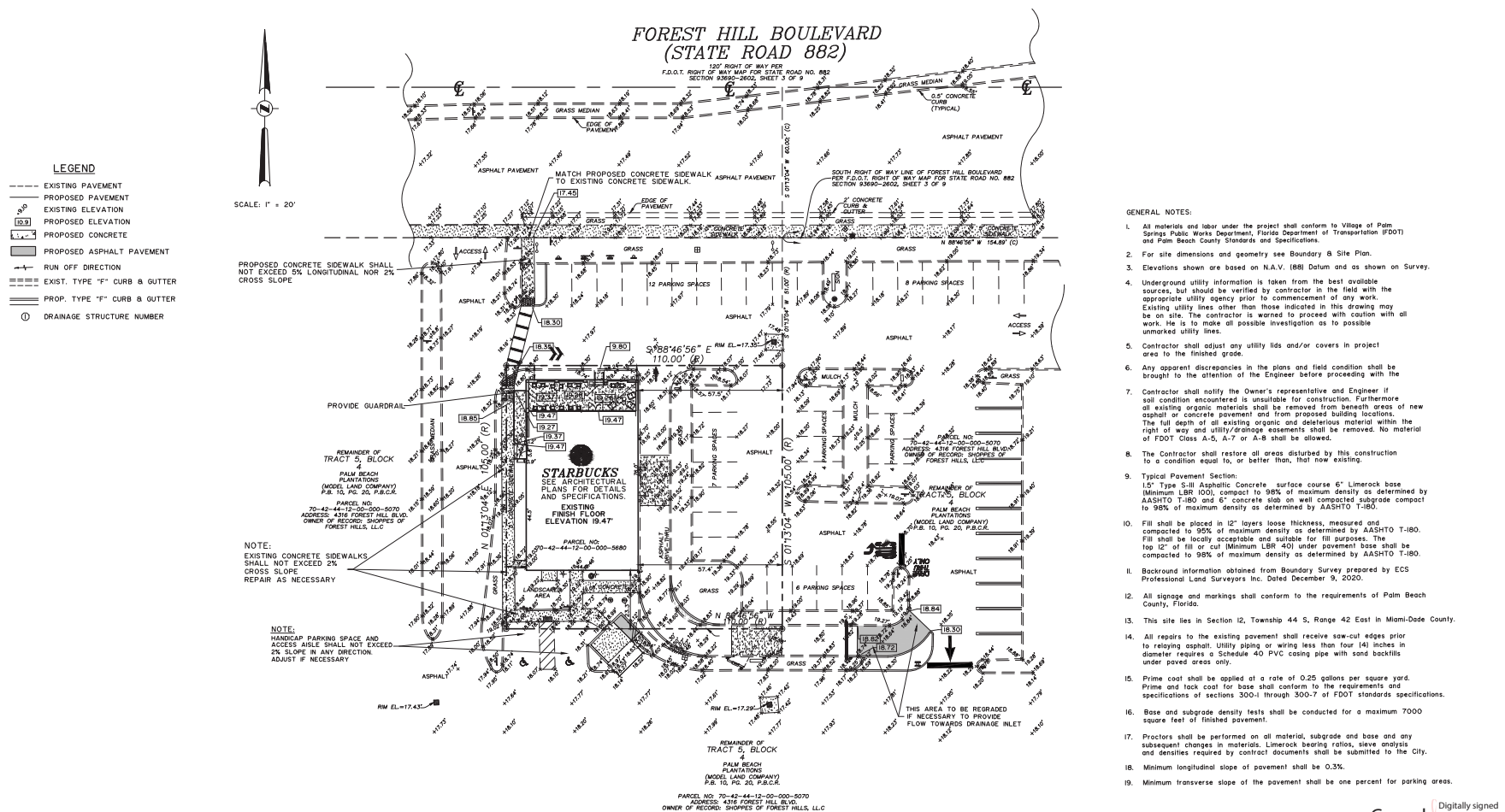
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PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE: *GRADING PLAN*

SHEET NUMBER: **C-2**



Gerardo Zamora

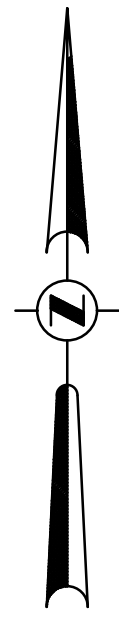
PROJECT No. 2020-69 DATE: 12/10/2020

ZAMORA
& ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA
(305) 273-7801 FAX (305) 273-9511



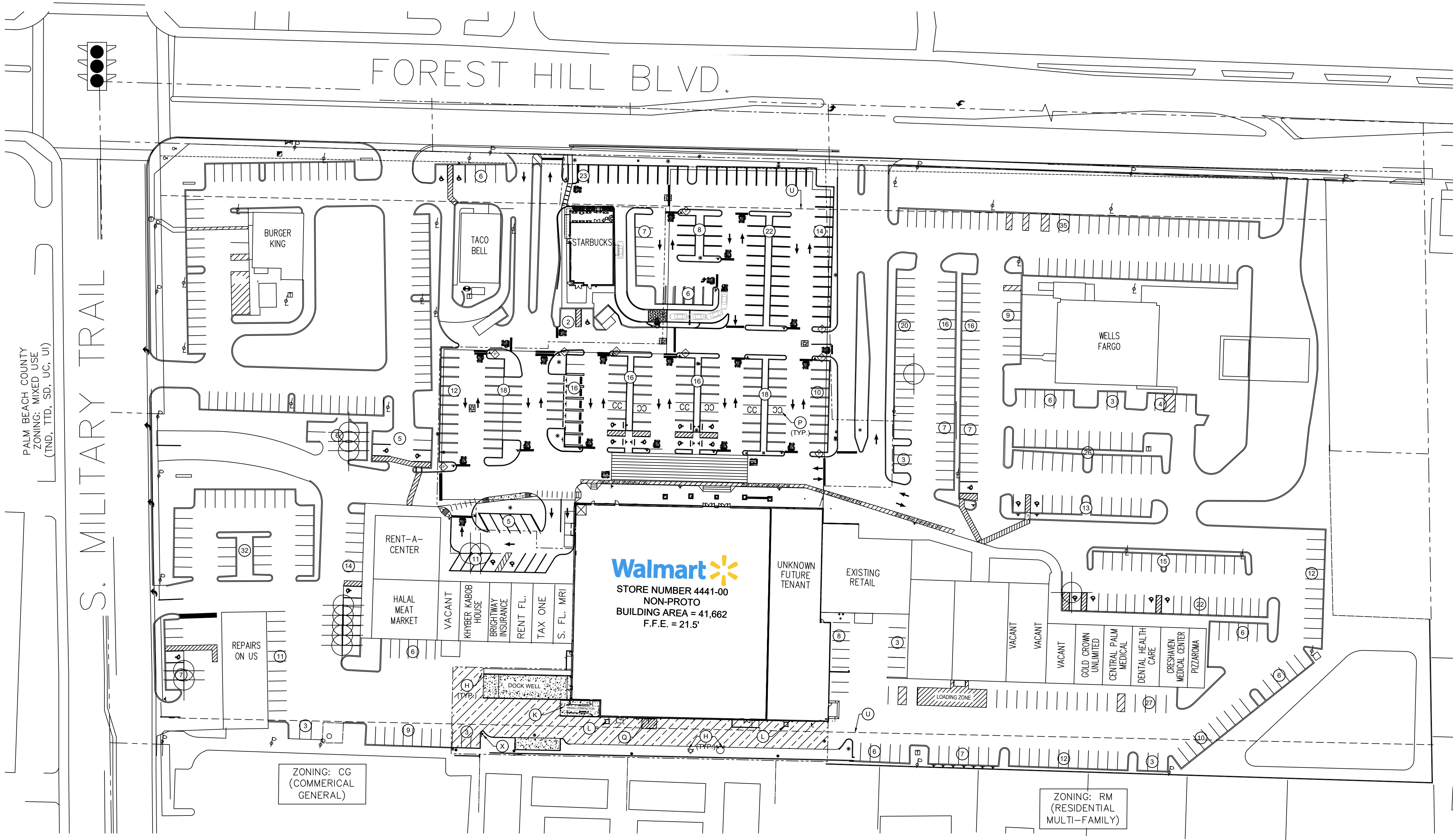
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Check positive response codes before you dig!



SCALE: 1" = 60'

MASTER SITE PLAN



LEGEND

- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- EXISTING PARKING SPACES
- EXISTING ASPHALT

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE VILLAGE OF PALM SPRINGS REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- SITE PLAN SHOWN IS BASED ON THE VILLAGE OF PALM SPRINGS APPROVED RESOLUTION 2015-53 DATED 07/09/2015.

GENERAL BUILDING DATA	
TOTAL SHOPPING CENTER BUILDING AREA*	122,042 SF
STARBUCKS	70-42-44-12-00-000-5680
ZONING CLASSIFICATION	CG (COMMERCIAL GENERAL)
EXISTING MAXIMUM BUILDING HEIGHT	17'-0"
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0" OR 4 STORIES
NUMBER OF FLOORS	1
POINTS OF ACCESS	7
BUILDING SETBACK: MIN. FRONT YARD	50'-0"
BUILDING SETBACK: MIN. REAR YARD (RESIDENTIAL)	30'-0"
BUILDING SETBACK: MIN. SIDE YARD (INTERIOR)	15'-0"
BUILDING SETBACK: MIN. SIDE YARD (CORNER)	25'-0"

TOTAL EXISTING PARKING RATIO	
SHOPPING CENTER BUILDING AREA*	122,042 SF
SHOPPING CENTER PARKING *	631
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO	5.17 / 1000 SF

BUILDING SF AND PROVIDED PARKING IS BASED ON THE ORIGINAL COUNTY APPROVED SITE PLAN (ADMINISTRATION DATE 9/4/2008), BURGER KING BUILDING SF AND PARKING IS NOT TAKEN INTO ACCOUNT IN ANY CALCULATIONS SHOWN.

PROJECT No. 2020-69 DATE: 12/10/2020
ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514



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PROJECT NAME:
STARBUCKS

PROJECT ADDRESS:
**4380 Forest Hill Boulevard
Village of Palm Springs, Florida**

SEAL / SIGNATURE
GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA
2/23/2021

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CONCEPT:

ISSUE DATE: 12/10/2020

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PRODUCTION DESIGNER:

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SHEET TITLE:

MASTER SITE PLAN

SCALE: 1" = 60'

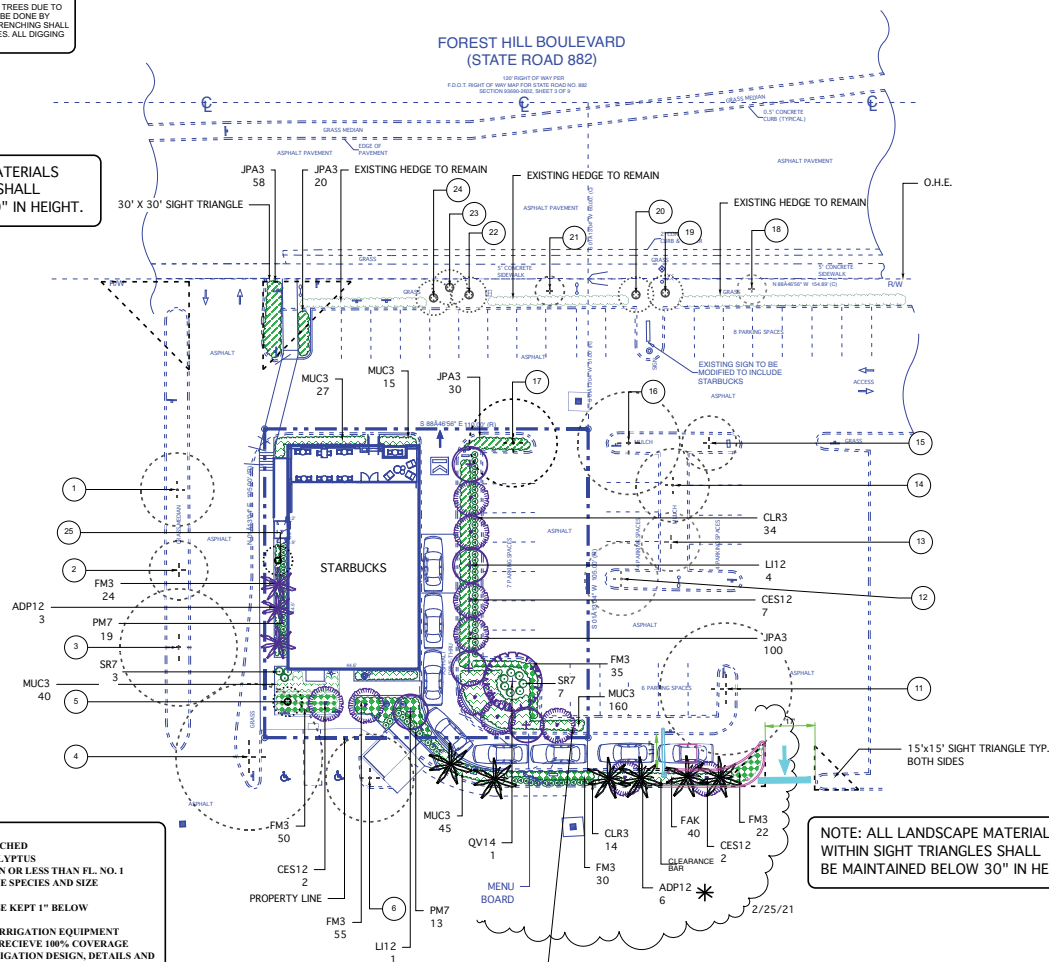
SHEET NUMBER:

MSP

ROOT PRUNING REQUIRED ON EXISTING TREES DUE TO PROPOSED CURBING OR PAVING SHALL BE DONE BY A CERTIFIED ARBORIST. NO MACHING TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF TREES. ALL DIGGING SHALL BE BY HAND IN THESE AREAS.

NOTE: ALL LANDSCAPE MATERIALS
WITHIN SIGHT TRIANGLES SHALL
BE MAINTAINED BELOW 30" IN HEIGHT.

FOREST HILL BOULEVARD
(STATE ROAD 882)

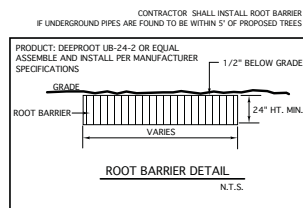


NOTE: ALL LANDSCAPE MATERIALS
WITHIN SIGHT TRIANGLES SHALL
BE MAINTAINED BELOW 30" IN HEIGHT.

NOTES:

1. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH GRADE 'A' NATURAL PINE OR EUCALYPTUS
2. ALL SHRUB/TREES IN POOR CONDITION OR LESS THAN FL. NO.1 QUALITY SHALL BE REPLACED WITH SAME SPECIES AND SIZE FOR EQUIVAILANCE
3. ALL MULCHED PLANTER BEDS SHALL BE KEPT 1" BELOW THE TOP OF CURBS
4. CONTRACTOR SHALL ADJUST OR ADD IRRIGATION EQUIPMENT TO ENSURE ALL LANDSCAPE MATERIALS RECEIVE 100% COVERAGE
REF. TO SCHEDULE IR-1 AND IR-2 FOR IRRIGATION DESIGN, DETAILS AND SPECIFICATIONS
6. INSTALL ROOT BARRIER WHERE TREES AND UTILITY LINES ARE WITHIN 5' OF EACH OTHER.

• ALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION. • ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREES, PALMS, SHRUBS, GROUND COVER, SOD, IRRIGATION, GRADING, AND CURBING DESTROYED DURING THE CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION. • ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL MEET OR EXCEED FLORIDA FRIENDLY REQUIREMENTS. • ALL EXISTING DEAD, DYING OR MISSING LANDSCAPE SHALL BE REPLACED PRIOR TO FINAL LANDSCAPE INSPECTION



NOTE: REFER TO SHEET L-3 FOR PLANTING DETAILS AND SPECIFICATIONS.
REFER TO SHEET L-2 EXISTING TREE DISPOSITION INFORMATION

CONTRACTOR SHALL DO TAKE OFF FROM PLANS TO VERIFY PLANT QUANTITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ABOVE AND UNDERGROUND UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN THE FIELD THAT PROHIBATE THE CONTRACTOR FROM MEETING THE INTENT OF THE DESIGN.

CONTRACTOR SHALL FILL IN ANY GAPS IN EXISTING HEDGING
TO ENSURE A FULL HEALTHY APPEARANCE IS IN PLACE AT TIME OF INSPECTION

LANDSCAPE REQUIREMENTS
CITY OF PALM SPRINGS

ZONING: CG NET LOT AREA: 11,550 SF (.265 ACRES)

REQUIRED TREES
1 TREE PER 2,500 SF = 5 REQUIRED
PROVIDED =

VUA
1 TREE PER 200 SF OF LANDSCAPE AREA:
2,231 SF / 200 SF = 12 TREES REQUIRED
PROVIDED = 12

TOTAL TREES REQUIRED FOR SITE
REQUIRED = 17
PROVIDED = 15 PROPOSED + 2 EXISTING

50% MAX PALMS ALLOWED = 8
PROVIDED = 8
50% NATIVE TREES REQUIRED =
PROVIDED + EXISTING = 9

MITIGATION PALMS REQUIRED = 4
PROVIDED = 4 *

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
ADP1	VEITCHIA MERRILLI MONTELA PLANT	10 FT. HT. SINGLE TRUNK 1" DBH. STAGGERS 1/2 IN GROUPS HIGH DROUGHT TOLERANCE	9
CEN2	CONOCARPUS ERECTA SERICUS SILVER BERTONWOOD TREE	12 X 5 S.P. 2.5" DBH. SINGLE TRUNK NATIVE HIGH DROUGHT TOLERANCE	11
L112	LAGERSTROMIA INDICA CREEP MYRTLE NATACHEZ	12 X 5 S.P. 2.5" DBH. 4.5 FT. B&B NURSERY HIGH DROUGHT TOLERANCE	5
QV14	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	14 X 6 S.P. 3" DBH. 5 FT. B&B NATIVE	1

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CLB2	CLUBBRODA NANA SMALL LEAF PITCH APPLE	5" X 2" 18" OC. NATIVE HIGH DROUGHT TOLERANCE	45
FM3	FECUS MICROCARPA GREEN ISLANDS	12" X 15" SFR, 18" OC. MEDIUM DROUGHT TOLERANCE	194
JP3	JUNIPERUS PARSONII PARSONS JUNTERT GROUND COVER	12" X 15" SFR, 18" OC. HIGH DROUGHT TOLERANCE	208
MEU3	MULBERRIGRA CAPILLARS MULBERRY GRASS	20" X 15" SFR, 15"-18" OC. HIGH DROUGHT TOLERANCE	287
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	30" X 24" SFR, 24" OC. HIGH DROUGHT TOLERANCE	32
S87	SEROTENO REPENS SAW PALMETTO	24" X 24" 7 GAL. MIN. NATIVE HIGH DROUGHT TOLERANCE	10
FAK	TRIPACAM DACTYLOIDES FAMATHATCHEE GRASS	36" X 24" X 24" OC. NATIVE HIGH DROUGHT TOLERANCE	40

LA 666695 ISA-082YA
1016 N 45th street
Oakland park, Fl. 3334
tel. 954-763-1071
954-763-1047
e-mail: groupinfo@yahoo.com
mlagrassini@yahoo.com



REVISIONS:
SITE REV: 2/25/21

SHEET TITLE:

LANDSCAPE
PLAN

STARBUCKS

4380 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS, FLORIDA

PROJECT:

Digitally signed by james s mcclure
Date: 2021.03.23

Scale: 1"=20' -04'00'

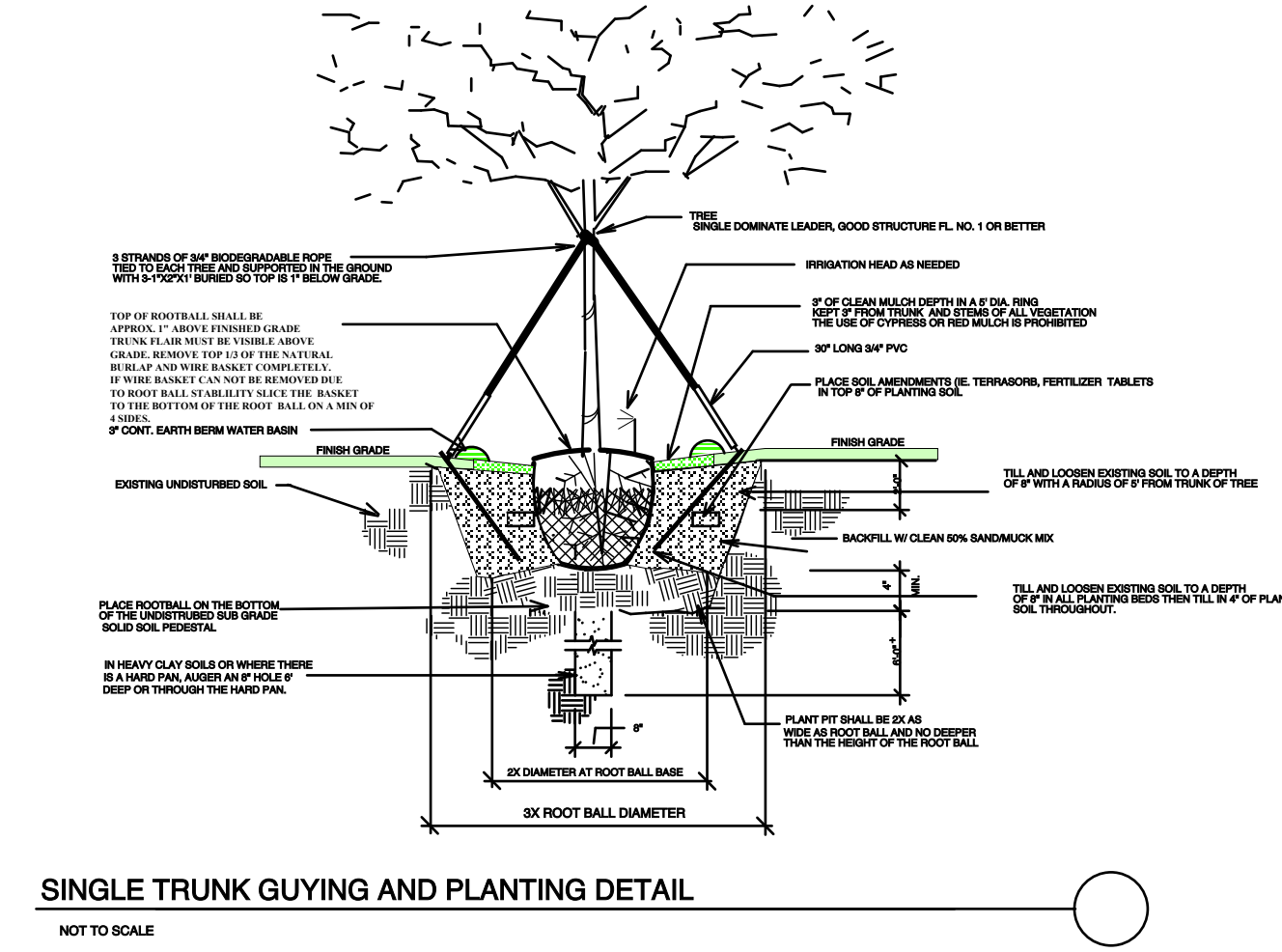
DATE DRAWN: 12-10-20

SHEET NO.



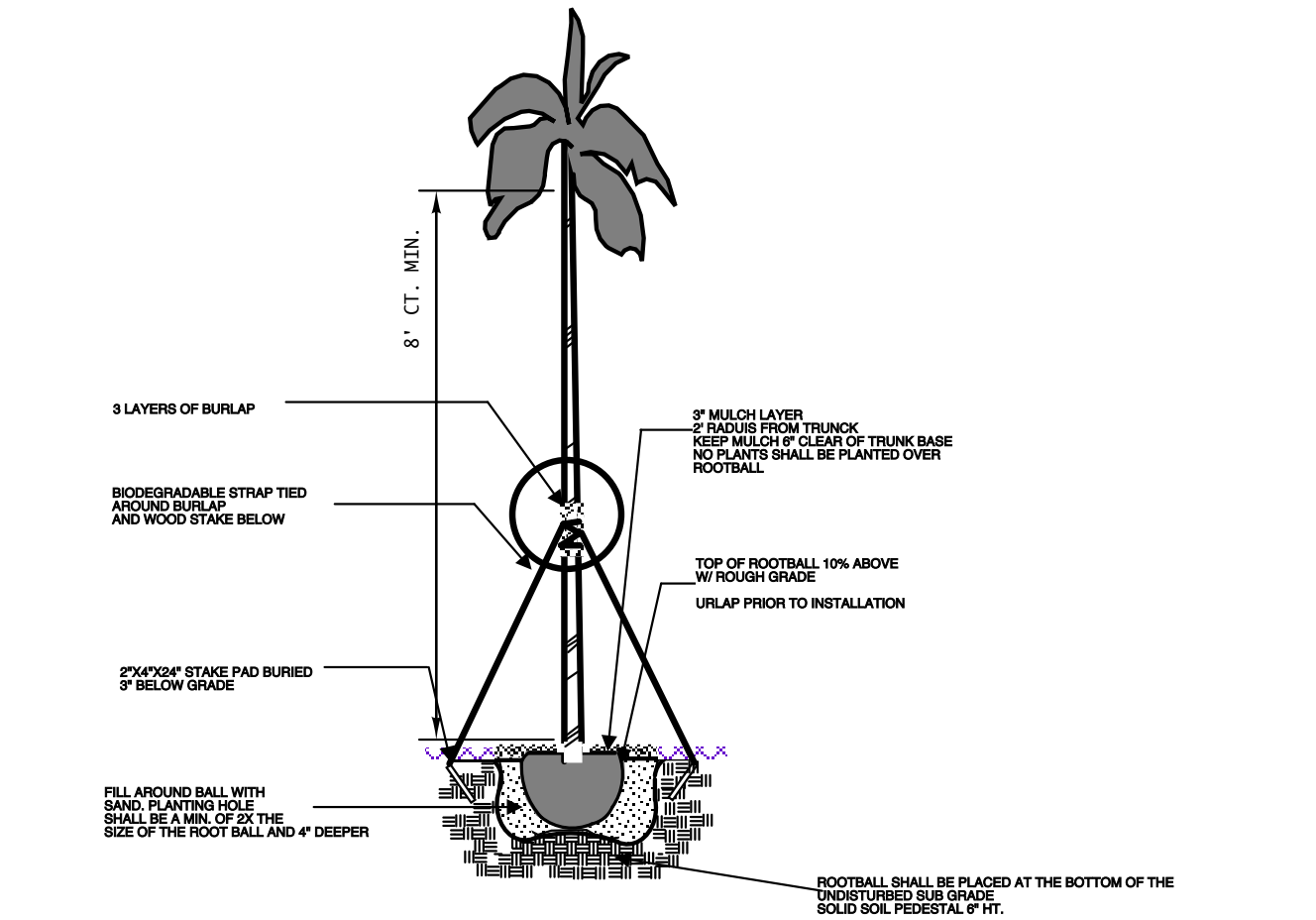
Know what's below.
Call before you dig

L-1



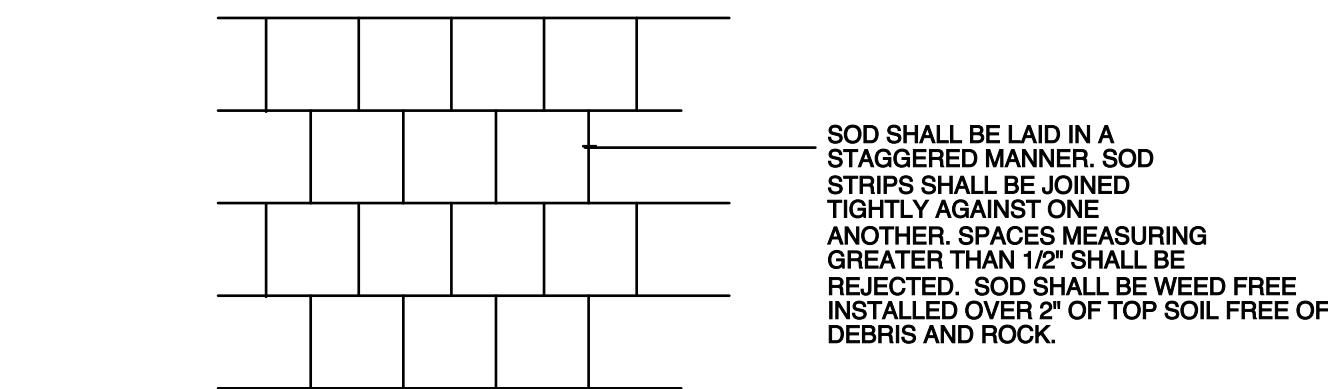
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



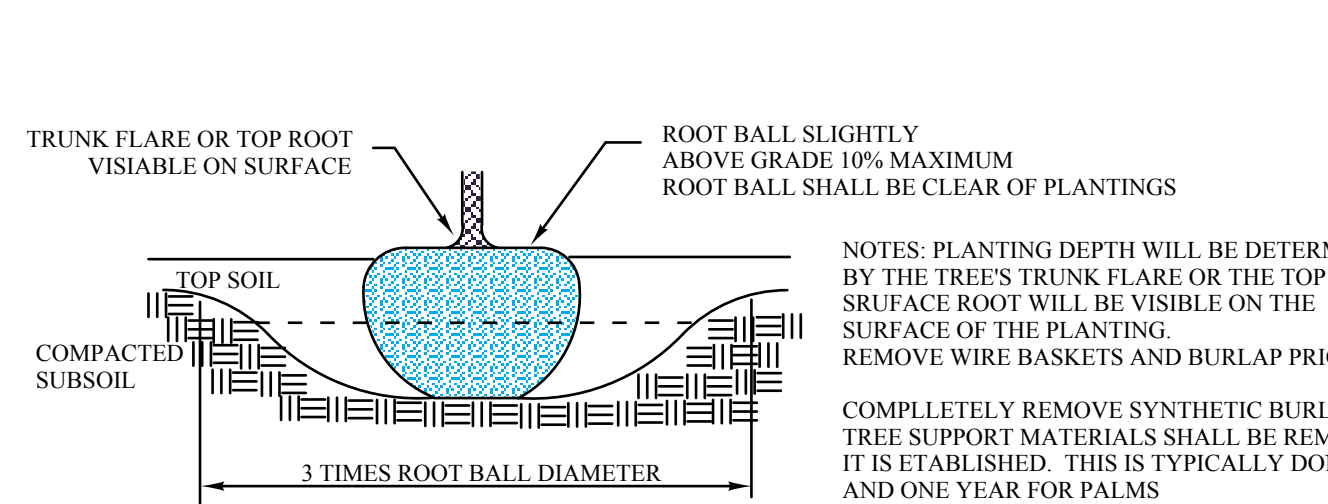
SOLITAIRE PALM PLANTING DETAIL

NOT TO SCALE



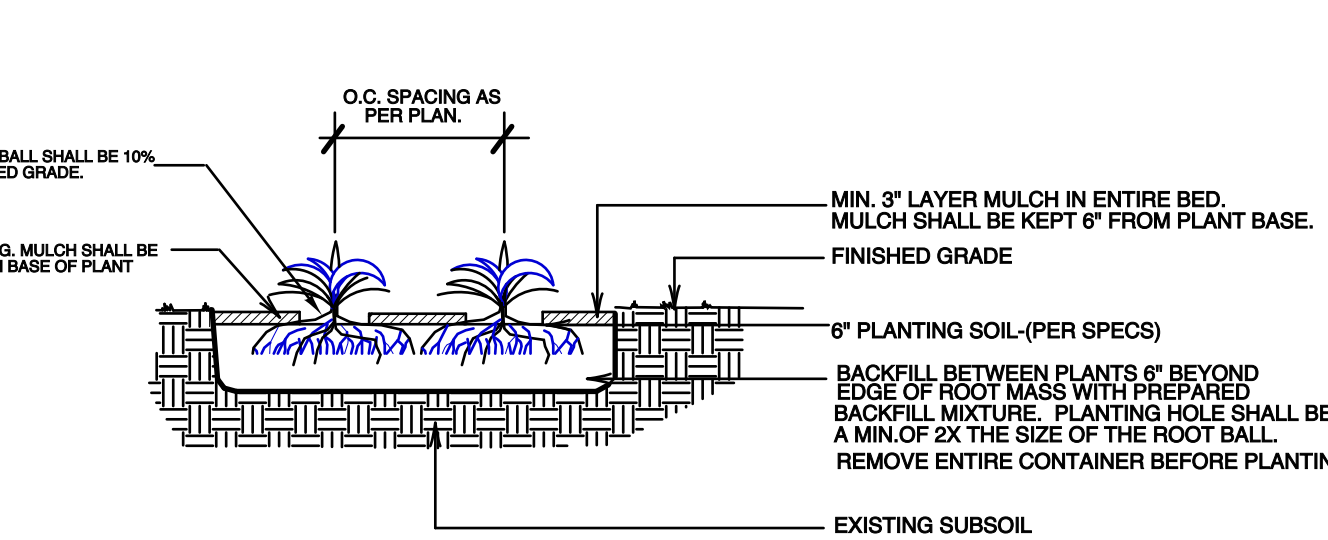
SOD PLANTING DETAIL

NOT TO SCALE



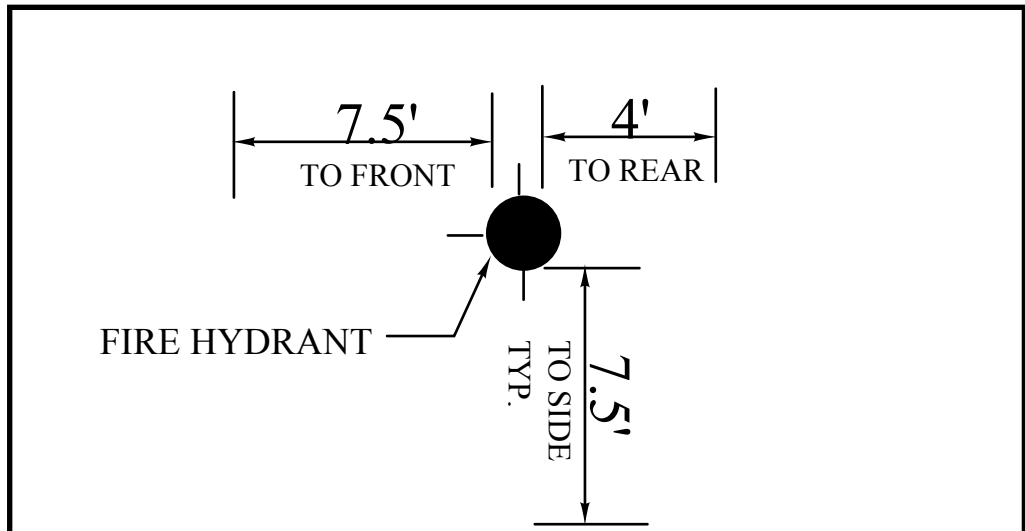
ROOT BALL DETAIL

NOT TO SCALE

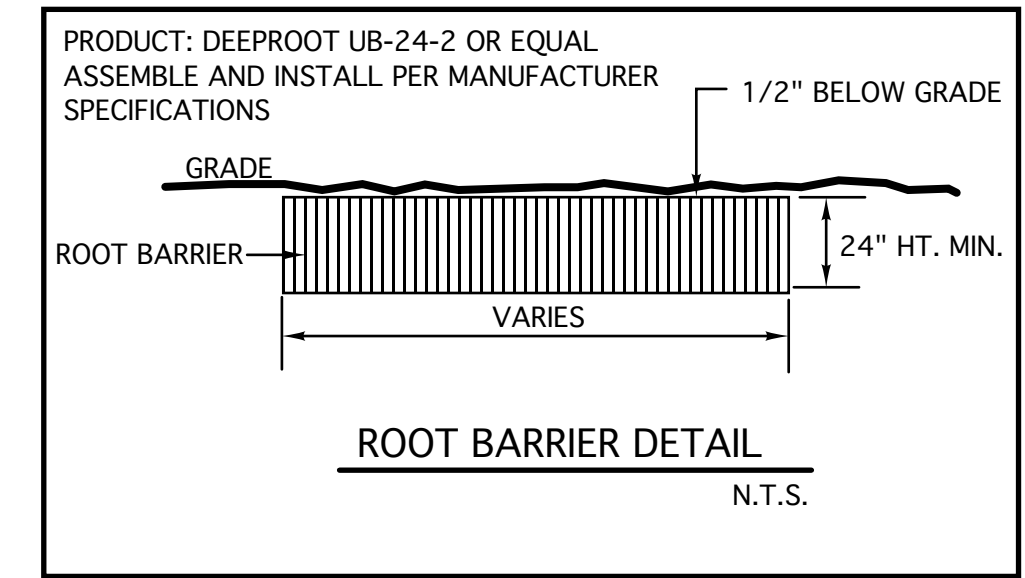


GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE

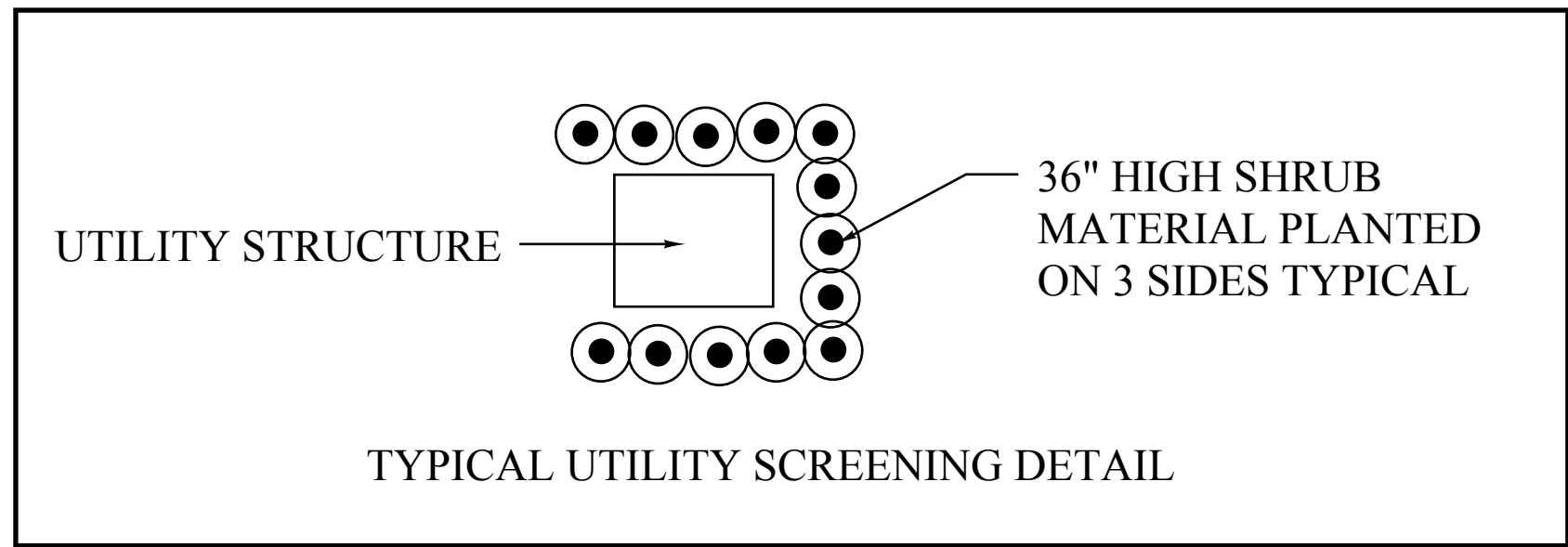


TYPICAL FIRE HYDRANT CLEAR ZONE DETAIL



ROOT BARRIER DETAIL

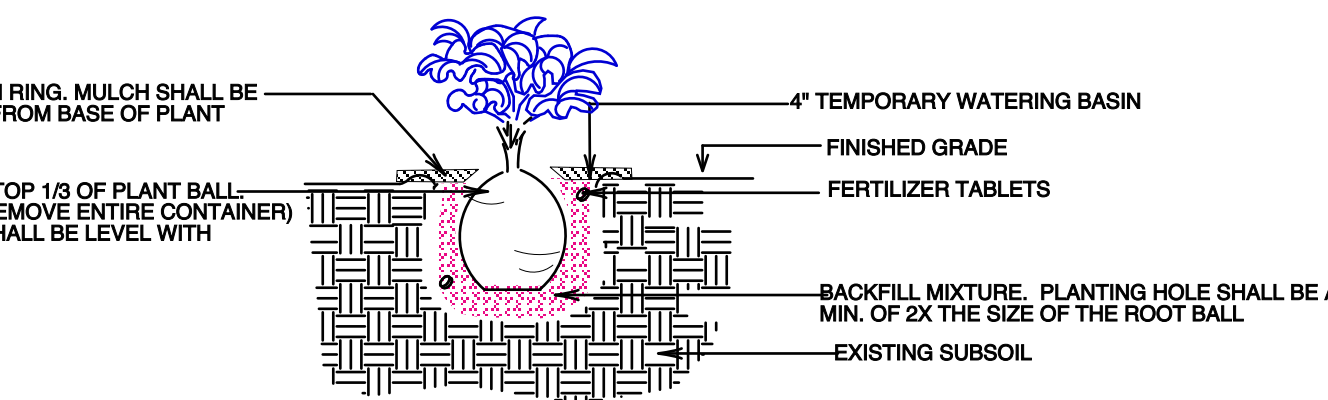
N.T.S.



UTILITY STRUCTURE

36" HIGH SHRUB MATERIAL PLANTED ON 3 SIDES TYPICAL

TYPICAL UTILITY SCREENING DETAIL



SHRUB PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHERE TO ALL MUNICIPAL REQUIREMENTS.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID UNLESS OTHERWISE SPECIFIED. DIFFERENT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE EUCALYPTUS MULCH, FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
8. ALL TREES MEET THE MINIMUM TRUNK DBH. AS SHOWN ON THE LANDSCAPE SPECIFICATIONS.
9. ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER, SOD, IRRIGATION, GRADING, AND CUBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.
10. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
11. ALL PRINCIPALS OF FLORIDA FRIENDLY LANDSCAPING AND DESIGN STANDARDS SHALL BE UTILIZED. ANY CHANGES TO MATERIALS, SIZES OR SPECIFICATIONS SHALL BE FIRST APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI-300 STANDARDS.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNERS AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FOREMAN ON THE JOB AT ALL TIMES.
21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN), CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND), GAL (GALLON CAN), 3 GAL (3 GALLON CAN), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPK (INDICATES SPREAD), Hvy (INDICATED HEAVY), MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREES OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3". ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.

25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATE:

5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS / 12-14" MATERIAL
2 LBS OR 5.80 CUPS / 8-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR . CUP / 3 GAL. MATERIAL
0.10 LBS OR . CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, .1LB PER 1 GAL. CONTAINER) AND GROUND COVER. THE SOFT STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (12 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLES PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.

27. SUPER ABSORBENT POLYMER-"TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLONYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 5.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:

1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION.

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER. IRRIGATION SHALL BE PROVIDED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT. FLUSH WITH THE TRUNK OR ADJACENT BRANCH. IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR.

33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY. ALL TREE/PALM TRIMMING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STANDARDS. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

34. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION).

35. MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE-INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL. SEE FIGURES 1 AND 2 AT THE END OF THE CHAPTER.

36. GRASS: AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PALMETTO AND SHALL BE IRRIGATED. SOD SHALL BE WEED/PEST FREE INCLUDING FUNGUS AND DISEASE, LAID SMOOTH WITH TIGHT JOINTS AND CUT TO CONFORM TO CURBS AND PLANTERS.

37. WHERE THE LANDSCAPE EASEMENT ABUTS ON SITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANES BY CONTINUOUS CONCRETE CURBING WITH AN 18-INCH DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.

38. EXCAVATION REQUIREMENT: REQUIRED: ISLANDS/MEDIANS SHALL BE EXCAVATED TO 30 INCHES, AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL CONSISTING OF 50% MUCK AND 50% SAND AT LEAST 3" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. REQUIRED EXCAVATION AT BUILDING FOUNDATIONS SHALL BE 12 INCHES AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL. PLANTING SOIL SHALL BE FREE OF DEBRIS, WEED, ROCK, AND PH BETWEEN 6.5 AND 7.0.

39. A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.

40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE CITY.

MINIMUM SOIL DEPTH: REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
ROOTBALL SOIL: REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
NATIVE SOIL: REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
ARID PLANTS: REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

41. USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC ARSENIC FREE MULCH MATERIAL AT THE TIME OF FINAL INSPECTION SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

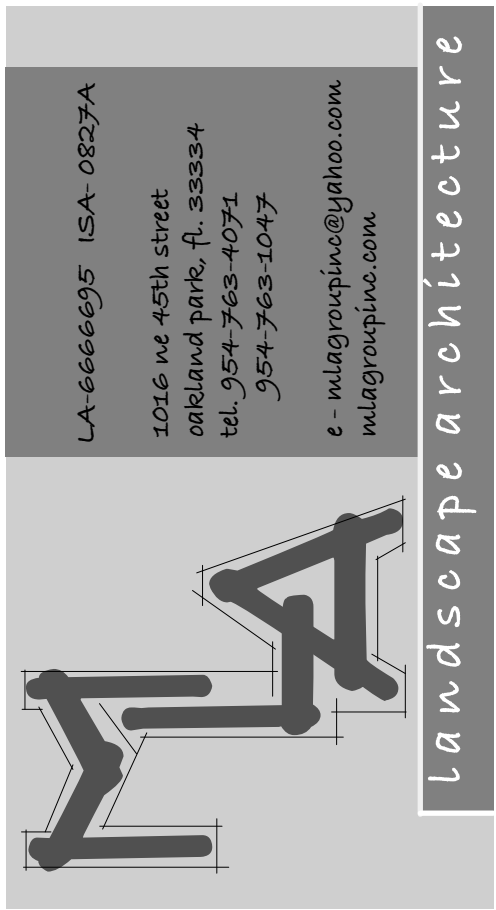
42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) EXISTING ON SITE REQUIRED ON ALL SITES. INCLUDING ABUTTING RIGHTS-OF-WAY, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR HEDGE MATERIAL WITH A FIVE-FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS.

44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE-No 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 24 INCHES, WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANTS SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PRECEDING IS ACHIEVED. ALL GROUND COVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.

45. ALL ABOVE GROUND ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, FENCES, WALLS, A/C UNITS, IRRIGATION PUMPS, TRANSFORMERS AND GENERATORS SHALL BE SCREENED WITH LANDSCAPE MATERIAL TO A HEIGHT OF 36" MIN.

46. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE RUST FREE 100% COVERAGE & 100% OVERLAP. CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO IMPERVIOUS AREAS. ALL IRRIGATION PVC RISERS SHALL BE PAINTED FLAT BLACK.



REVISIONS:

NO.	DESCRIPTION	DATE

SHEET TITLE:

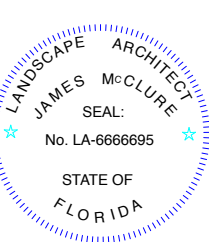
LANDSCAPE DETAILS AND SPECIFICATIONS

STARBUCKS

4380 FOREST HILL BOULEVARD
VILLAGE OF PALM SPRINGS, FLORIDA

PROJECT:

SEAL:



DATE DRAWN: 12-10-20

SHEET NO.

L-3

TYPE "A" JOINT

PT

TYPE "B" JOINT

PC

5'

NEW SIDEWALK

EXISTING SIDEWALK

R/W LINE

TYPE "A" JOINT

6"

5'-0" MIN.

1/4" FT.

R/W LINE

TYPE "A"
(OPEN TYPE JOINTS)

1/4" →

1/2" R

TYPE "B"
(SAWED JOINTS)

1/8" →

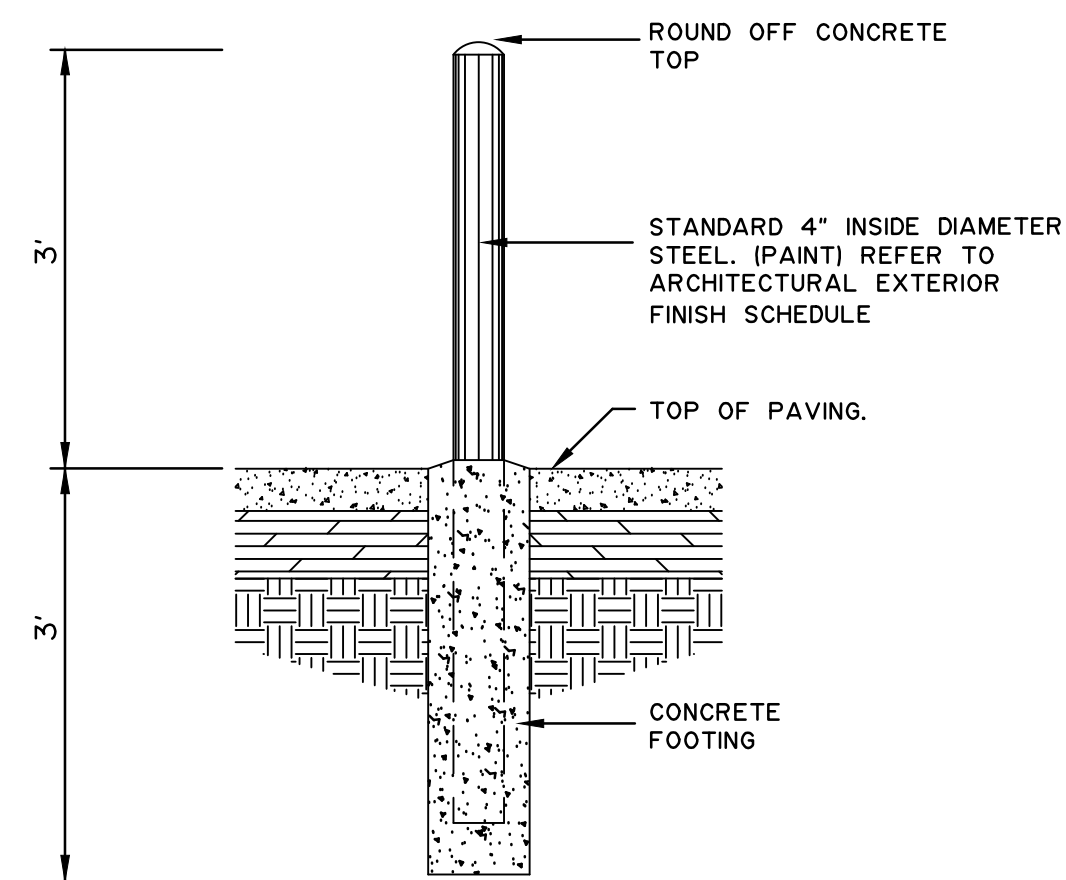
1/2" ↓

TYPE "C"
(EXPANSION JOINT)

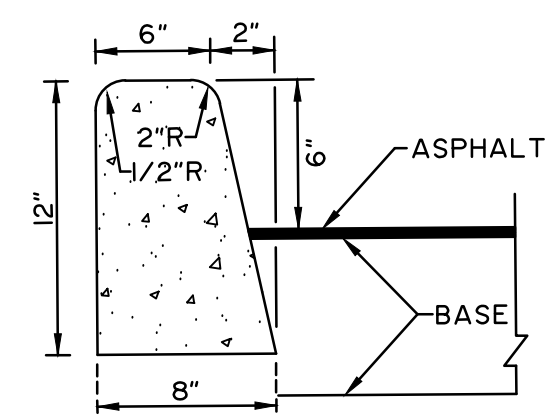
1/2" →

1/2" R

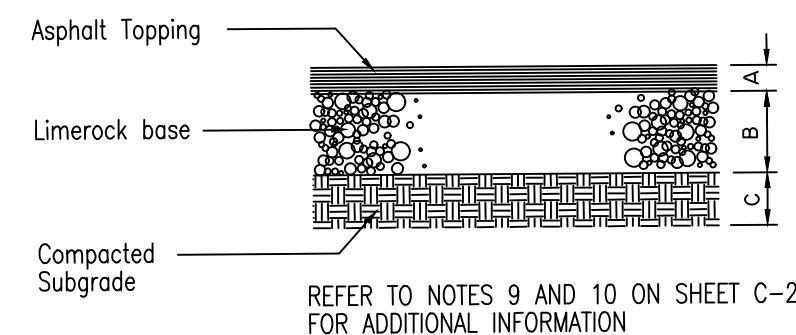
1/2" PREMOLDED EXPANSION JOINT MATERIAL



BOLLARD DETAIL

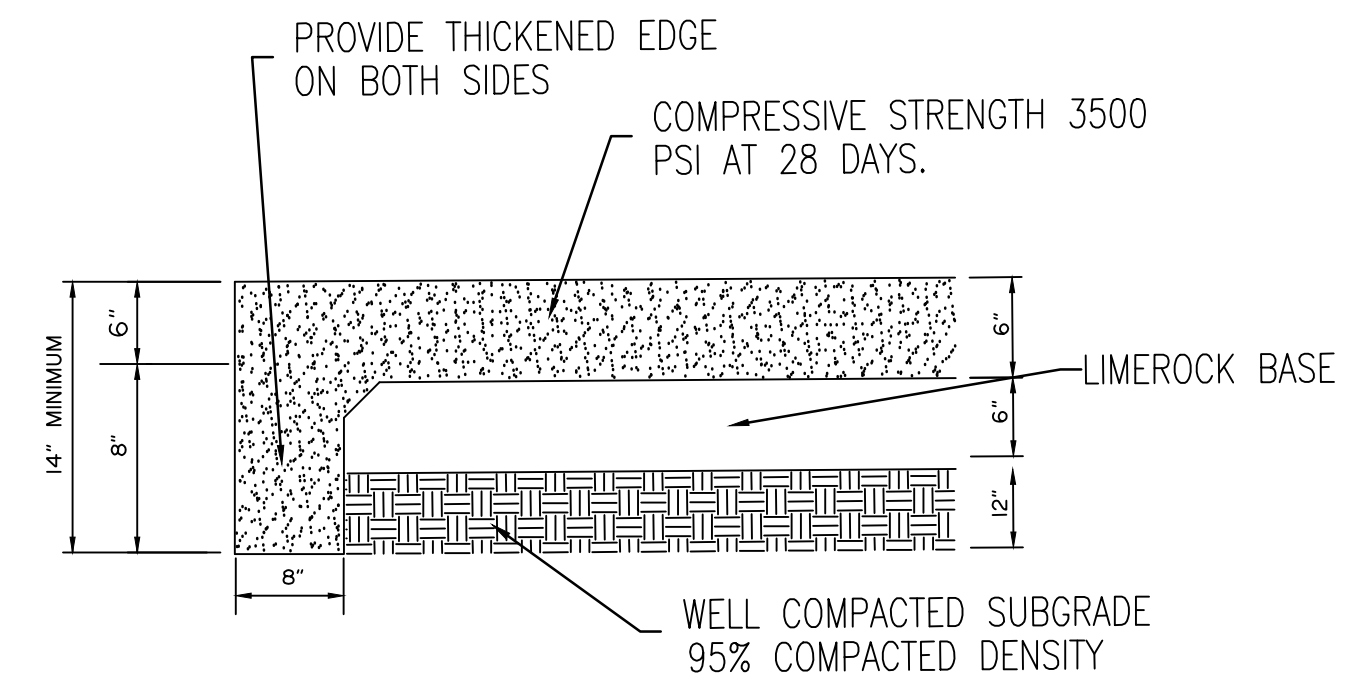


CURB DETAIL



DIMENSION & TYPE			
Concrete Section	A	B	C
STANDARD	1.5"	6"	12"

ASPHALT PAVEMENT DETAIL



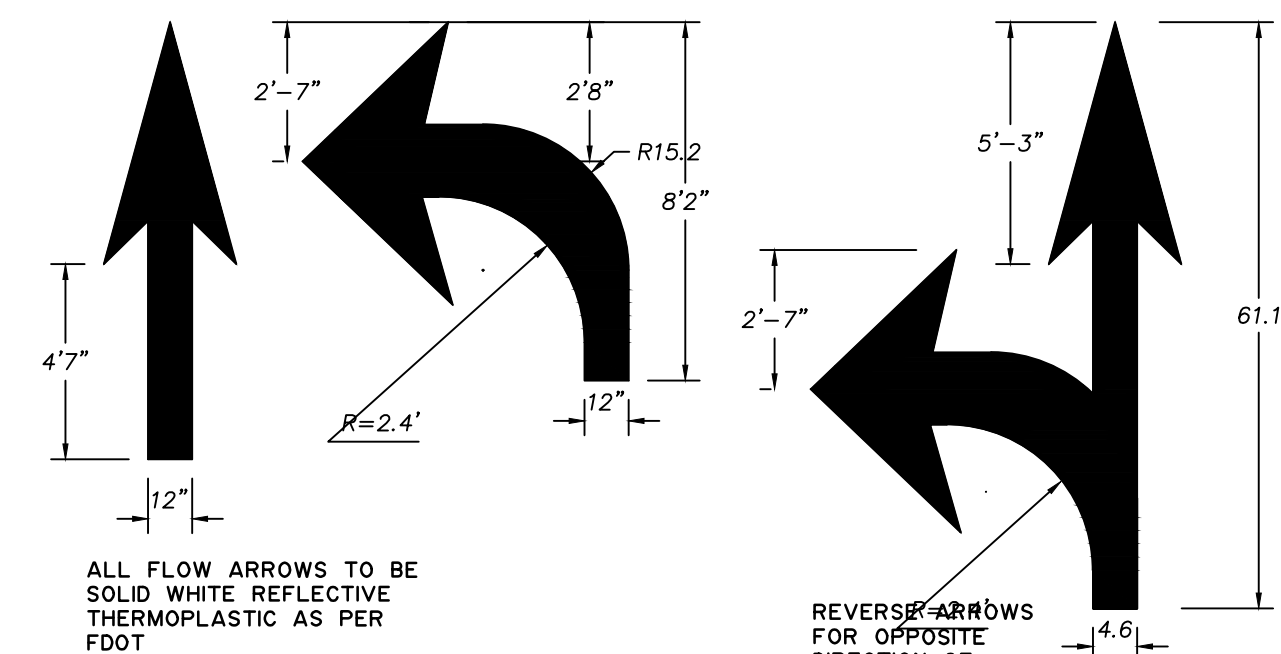
CONCRETE PAVEMENT DETAIL

TABLE OF SIDEWALK THICKNESS - "T"	
LOCATION	"T"
RESEDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

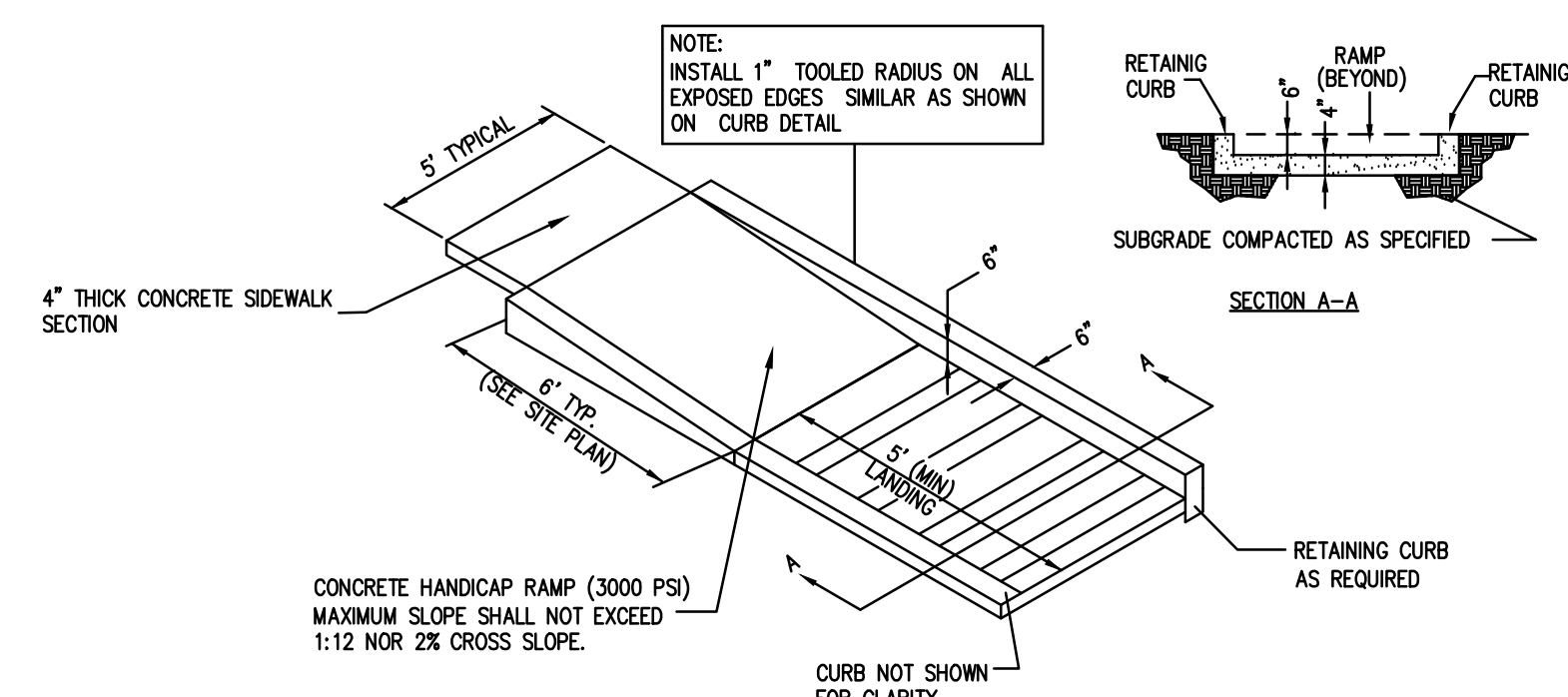
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	× WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

x = AT THE DISCRETION
OF THE ENGINEER

SIDEWALK CONSTRUCTION



10 DIRECTIONAL ARROWS



14 HANDICAP RAMP



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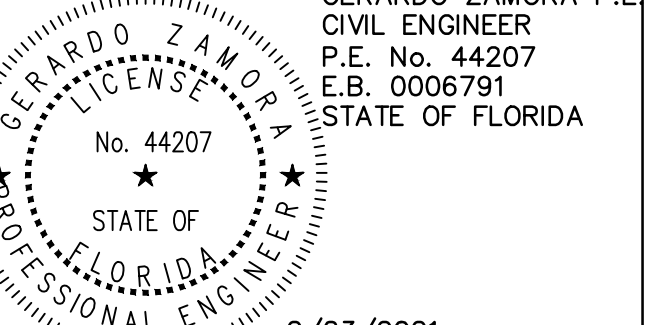
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PROJECT NAME: **STARBUCKS**

PROJECT ADDRESS: **4380 Forest Hill Boulevard**
Village of Palm Springs, Florida

SEAL / SIGNATURE GERARDO ZAMORA P.F.



2/23/2021
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERARDO ZAMORA JR P.E. ON
THE DATE ADJACENT TO THE SEAL.
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STORE #:

PROJECT #:

CONCEPT:

ISSUE DATE: 12/10/2020

DESIGN MANAGER:

LEED AP:

PRODUCTION DESIGNER:

CHECKED BY:

SHEET TITLE:

TITLE:
SITE DETAILS PLAN

SCALE: 1" = 20'

SHEET NUMBER:

C-3

PROJECT No. 2020-69 DATE: 12/10/2020

ZAMORA
& ASSOCIATES, INC.
ENGINEERING LAND PLANNING

11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

PHOTOMETRIC PLAN



**STARBUCKS COFFEE
COMPANY**
2401 UTAH AVENUE SOUTH
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PROJECT ADDRESS:
4380 Forest Hill Boulevard
Village of Palm Springs, Florida

SEAL / SIGNATURE

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA



2/23/2021

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERARDO ZAMORA JR P.E. ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED & SEALED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

STORE #:

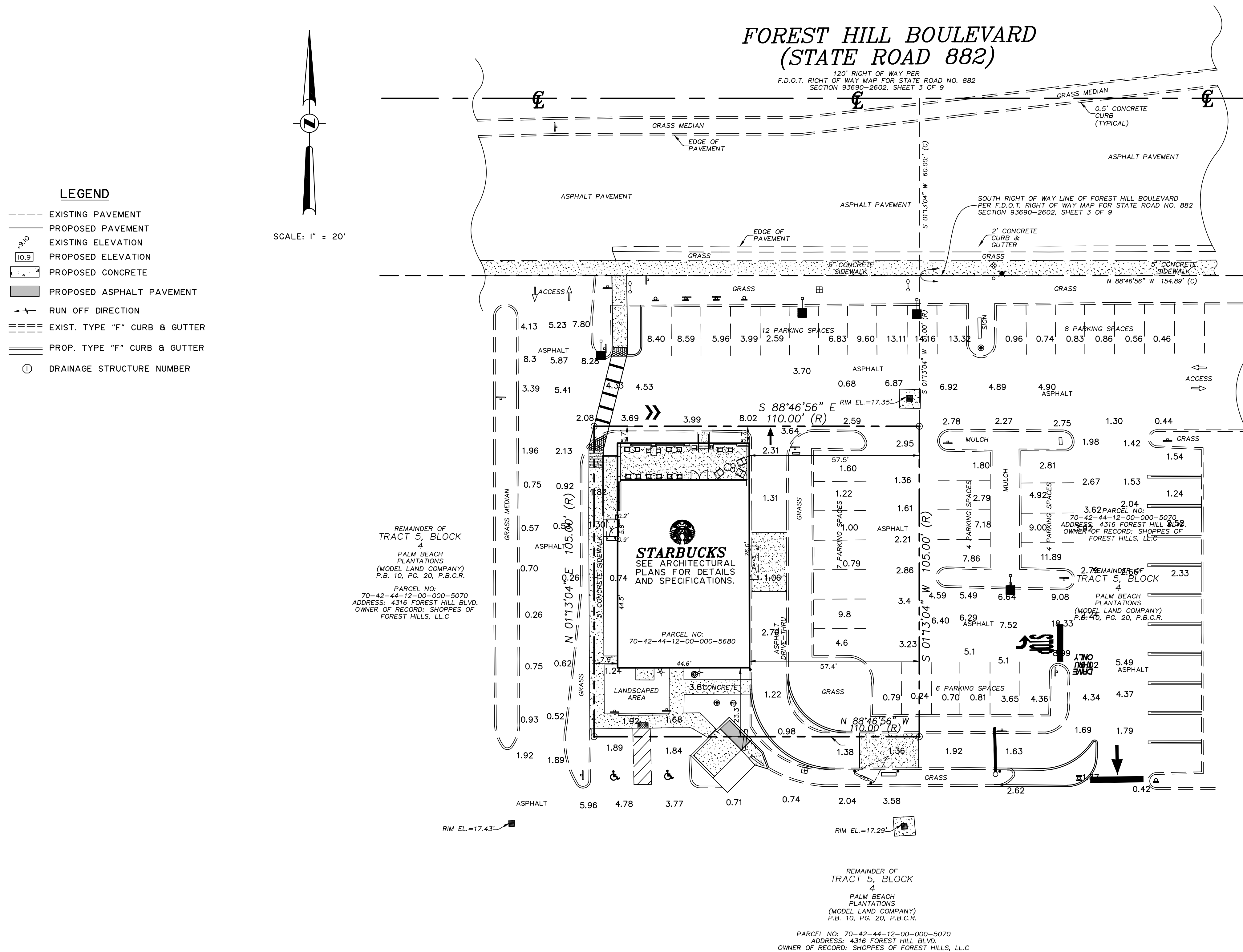
PROJECT #:

CONCEPT:
ISSUE DATE: 12/10/2020
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
PHOTOMETRIC PLAN
SCALE: 1" = 20'

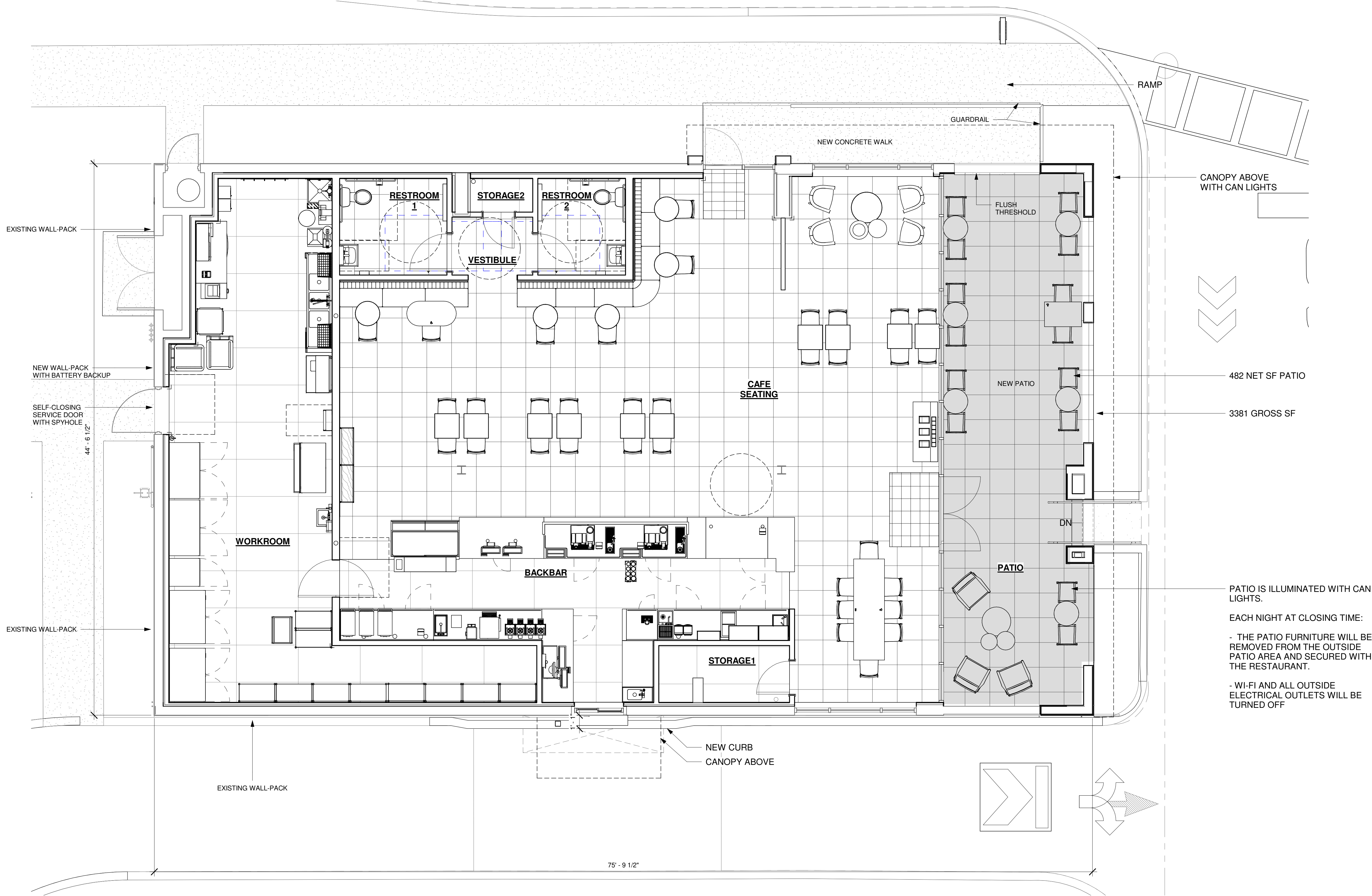
SHEET NUMBER:

PH-1



PROJECT No. 2020-69 DATE: 12/10/2020

ZAMORA
& ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514



1 SCHEMATIC FLOOR PLAN
Scale: 1/4" = 1'-0"



SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE



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SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION 12020-04-20

ARCHITECT OF RECORD
ASO ASSOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

PROJECT NAME:
**FOREST HILL BLVD &
MILITARY TRL**

PROJECT ADDRESS:
**4380 Forest Hill Blvd
West Palm Beach, FL 33406**

STORE #:
PROJECT #: 88231-001
ISSUE DATE: 03/24/2021
DESIGN MANAGER: IVETTE CARDENAS
PRODUCTION DESIGNER: SOOS
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**SCHEMATIC FLOOR
PLAN**
SCALE: AS SHOWN

SHEET NUMBER:
SD2

EXTERIOR SIGNAGE SCHEDULE - "S"						
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	BULB	COMMENTS
SIGNAGE - DISK						
13164	1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	SB	GC		
SIGNAGE - DRIVE THRU						
14091	1	SIGN - DT THANK YOU / EXIT ONLY	SB	GC		
14106	1	CLEARANCE BAR	SB	GC		
14327	5	SIGN DT - DIRECTIONAL ILLUMINATED	SB	GC		
14533	2	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 62IN 1575MM	SB	GC		
SIGNAGE - OTHER						
21163	1	SIGN - MOBILE ORDER PICK UP ILLUMINATED BLADE MOUNT				
21297	9	SIGN - 5 MINUTE PARKING				POST, IF REQUIRED, PROVIDED BY OTHERS
SIGNAGE - WORDMARK						
18507	2	SIGN - WORDMARK STARBUCKS ON RACEWAY - 20IN 510MM	SB	GC		WITH GREEN FACE

EXTERIOR FINISH SCHEDULE					
MARK	MATERIAL	FINISH	COLOR	PRODUCT	COMMENTS
AL-1	ALUMINUM STOREFRONT		MATCH EXISTING		
ST-1	STUCCO		SW6991 BLACK MAGIC		
PT-1	PAINT		SW6991 BLACK MAGIC	SHERWIN WILLIAMS	
PT-2	PAINT		SW7030 ANEW GRAY	SHERWIN WILLIAMS	
PT-3	PAINT		SW7504 KEYSTONE GRAY	SHERWIN WILLIAMS	
CP-1	METAL CANOPY		BLACK		
MT-1	METAL PANEL		BLACK		

KEYED NOTES

- STORE ADDRESS. PROVIDE 3" (76MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOORS, OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
- PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
- NON-ILLUMINATED PROTECTIVE BOLLARD.
- EXISTING ELECTRICAL METER.
- EXISTING SERVICE DOOR.
- FURNISH AND INSTALL SECURITY LIGHT ABOVE ENTRY DOOR.
- DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW TO MATCH ADJACENT STOREFRONT.
- DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" (915MM) INSIDE.
- CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
- EXISTING ROOF SCUPPER.
- EXTERIOR SCONCE LIGHTING.
- LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS.
- EXISTING GAS METER. SEE PLUMBING SHEETS FOR ADDITIONAL INFORMATION.
- GUARDRAIL
- METAL BAND

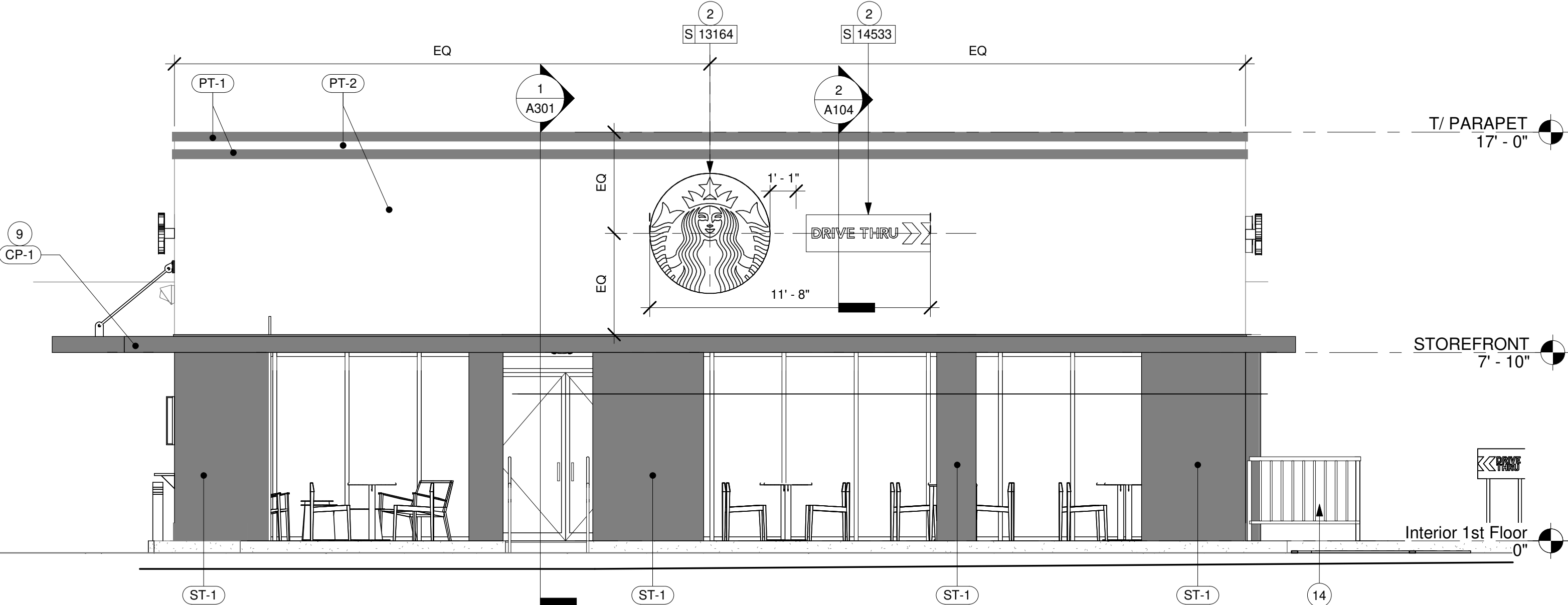
GENERAL NOTES

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.
- SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.
- SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.
- SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.
- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE APPROVALS SHALL BE ACQUIRED UNDER SEPARATE SIGN PERMIT SUBMITTALS. SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THIS BUILDING PERMIT.

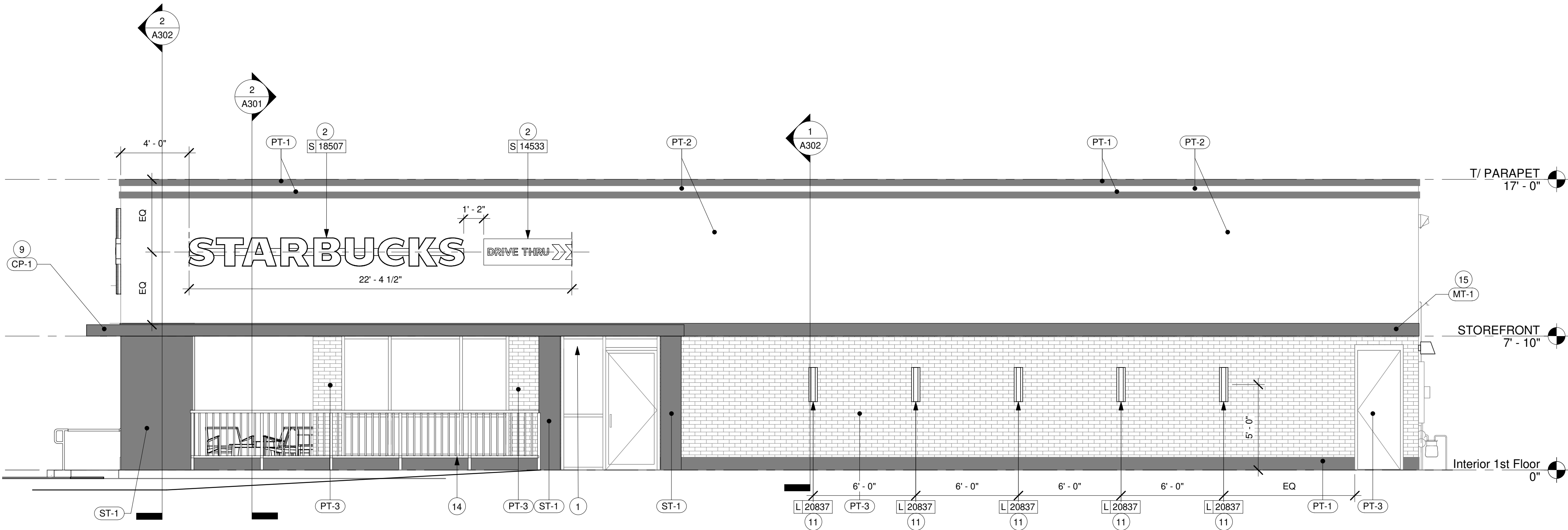
1 NORTH ELEVATION

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



2 WEST ELEVATION

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



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STARBUCKS TEMPLATE VERSION 12020-04-20

ARCHITECT OF RECORD

ASOOSOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

PROJECT NAME:
FOREST HILL BLVD & MILITARY TRAIL

PROJECT ADDRESS:
**4380 Forest Hill Blvd
West Palm Beach, FL 33406**

STORE #:
PROJECT #: 88231-001
ISSUE DATE: 03/24/2021
DESIGN MANAGER: IVETTE CARDENAS
PRODUCTION DESIGNER: SOOS
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:

A201

EXTERIOR SIGNAGE SCHEDULE - "S"						
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	BULB	COMMENTS
SIGNAGE - DISK						
13164	1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	SB	GC		
SIGNAGE - DRIVE THRU						
14091	1	SIGN - DT THANK YOU / EXIT ONLY	SB	GC		
14106	1	CLEARANCE BAR	SB	GC		
14327	5	SIGN DT - DIRECTIONAL ILLUMINATED	SB	GC		
14533	2	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 62IN 1575MM	SB	GC		
SIGNAGE - OTHER						
21163	1	SIGN - MOBILE ORDER PICK UP ILLUMINATED BLADE MOUNT				
21297	9	SIGN - 5 MINUTE PARKING				POST, IF REQUIRED, PROVIDED BY OTHERS
SIGNAGE - WORDMARK						
18507	2	SIGN - WORDMARK STARBUCKS ON RACEWAY - 20IN 510MM	SB	GC		WITH GREEN FACE

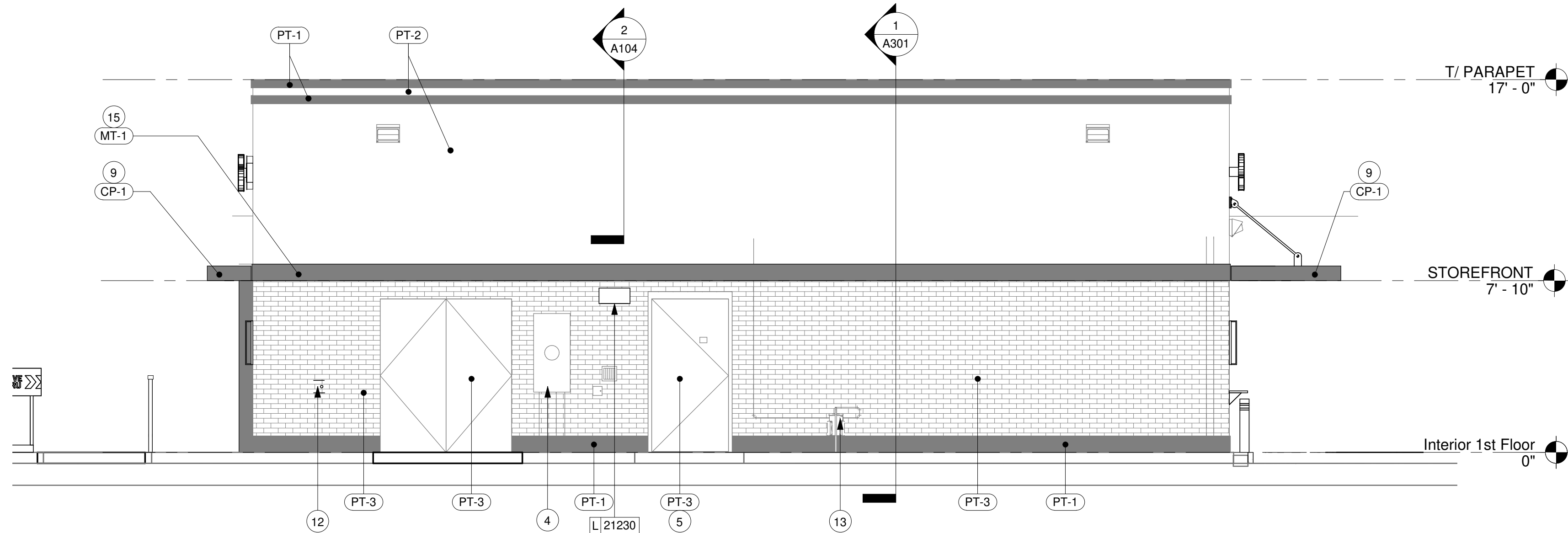
EXTERIOR FINISH SCHEDULE					
MARK	MATERIAL	FINISH	COLOR	PRODUCT	COMMENTS
AL-1	ALUMINUM STOREFRONT		MATCH EXISTING		
ST-1	STUCCO		SW6991 BLACK MAGIC		
PT-1	PAINT		SW6991 BLACK MAGIC	SHERWIN WILLIAMS	
PT-2	PAINT		SW7030 ANEW GRAY	SHERWIN WILLIAMS	
PT-3	PAINT		SW7504 KEYSTONE GRAY	SHERWIN WILLIAMS	
CP-1	METAL CANOPY		BLACK		
MT-1	METAL PANEL		BLACK		

KEYED NOTES

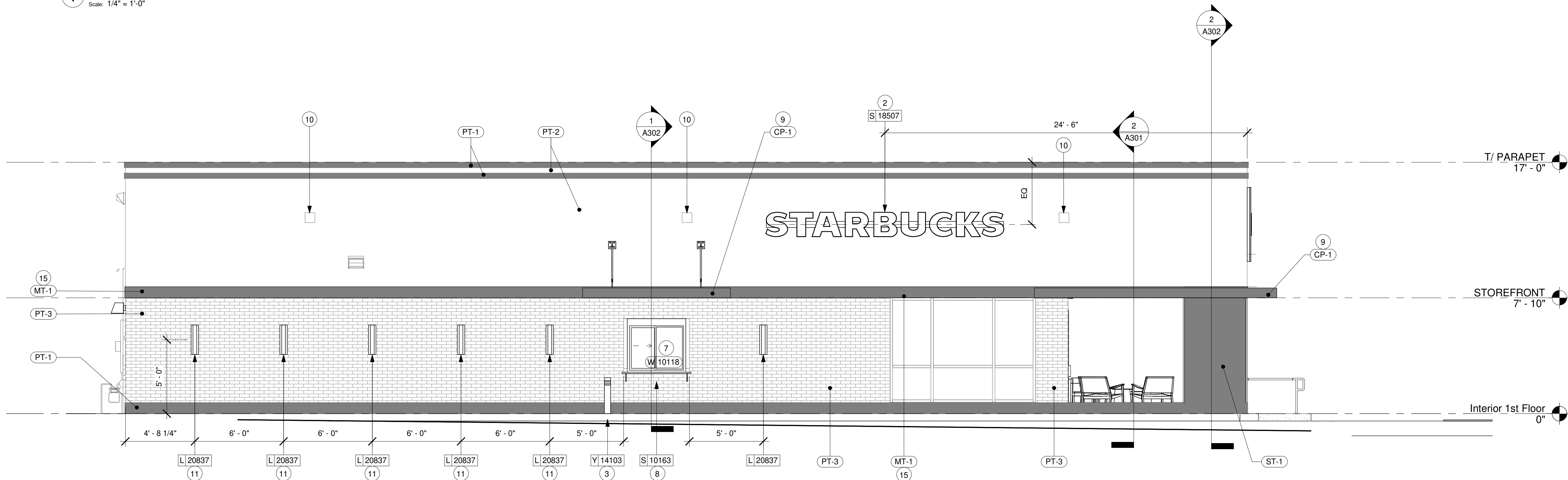
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- EXISTING ELECTRICAL METER.
- EXISTING SERVICE DOOR.
- FURNISH AND INSTALL SECURITY LIGHT ABOVE ENTRY DOOR.
- DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW TO MATCH ADJACENT STOREFRONT.
- DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" (915MM) INSIDE.
- CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
- EXISTING ROOF SCUPPER.
- EXTERIOR SCONCE LIGHTING.
- LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS.
- EXISTING GAS METER. SEE PLUMBING SHEETS FOR ADDITIONAL INFORMATION.
- GUARDRAIL
- METAL BAND

GENERAL NOTES

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- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.



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



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

SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE APPROVALS SHALL BE ACQUIRED UNDER SEPARATE SIGN PERMIT SUBMITTALS. SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THIS BUILDING PERMIT.



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STARBUCKS TEMPLATE VERSION 12020-04-20

ARCHITECT OF RECORD
ASOOSOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

PROJECT NAME:
FOREST HILL BLVD & MILITARY TRL

PROJECT ADDRESS:
**4380 Forest Hill Blvd
West Palm Beach, FL 33406**

STORE #:
PROJECT #: 88231-001
ISSUE DATE: 03/24/2021
DESIGN MANAGER: IVETTE CARDENAS
PRODUCTION DESIGNER: SOOS
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

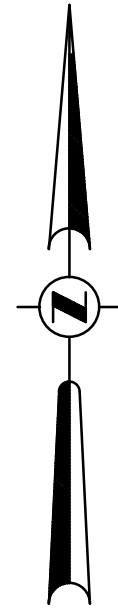
SHEET NUMBER:
A202

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Check positive response codes before you dig!

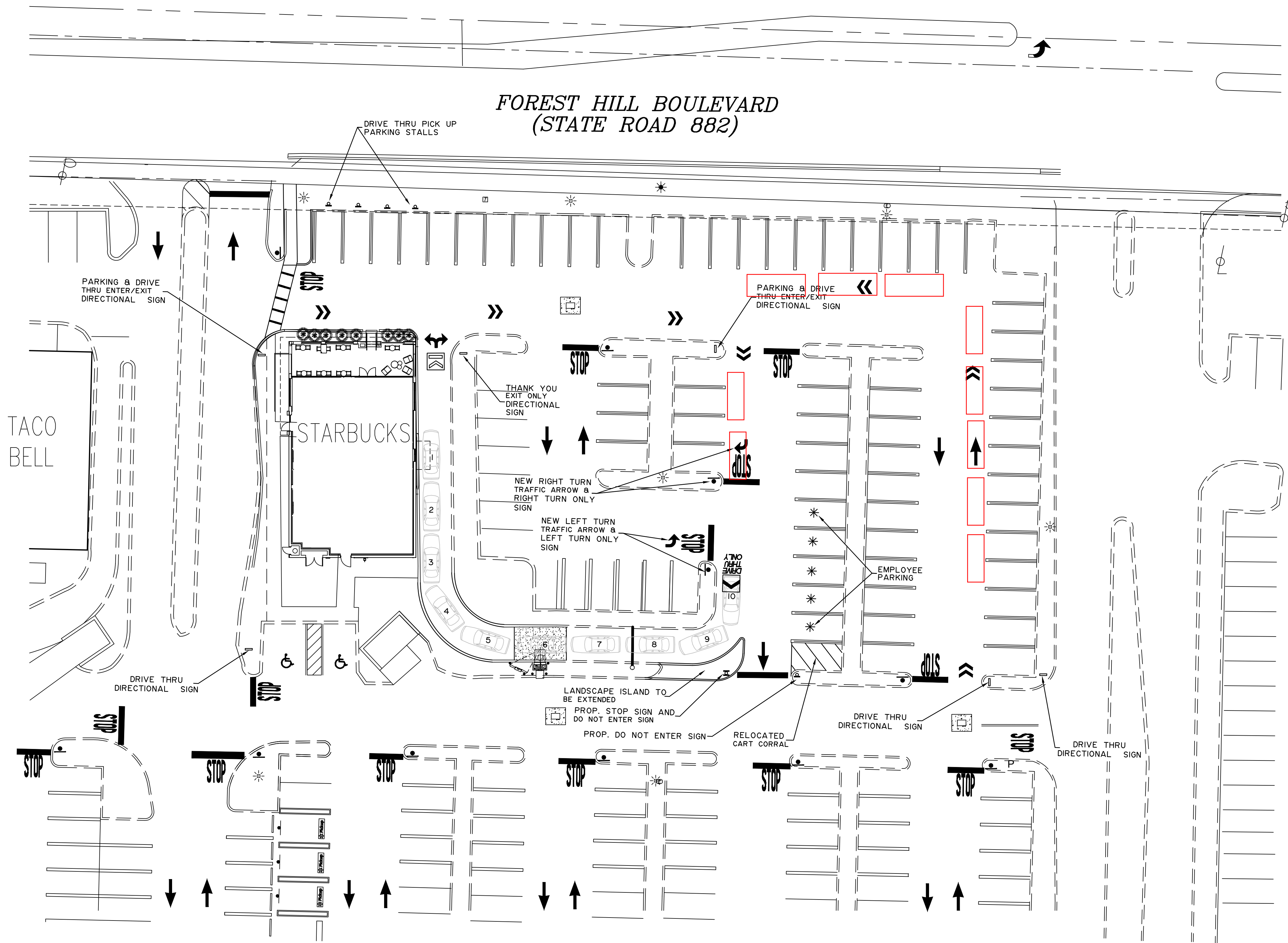


SCALE: 1" = 20'

LEGEND

- EXISTING PAVEMENT
- - - PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

TRAFFIC CIRCULATION PLAN



STARBUCKS COFFEE COMPANY
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SEATTLE, WASHINGTON 98134
(206) 318-1575

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PROJECT NAME:
STARBUCKS

PROJECT ADDRESS:
**4380 Forest Hill Boulevard
Village of Palm Springs, Florida**

SEAL / SIGNATURE
GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA
2/23/2021
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERARDO ZAMORA JR. P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STORE #:

PROJECT #:

CONCEPT:

ISSUE DATE: 12/10/2020

DESIGN MANAGER:

LEED AP:

PRODUCTION DESIGNER:

CHECKED BY:

SHEET TITLE:
TRAFFIC CIRCULATION PLAN
SCALE: 1" = 20'

SHEET NUMBER:

C-1A

PROJECT No. 2020-69 DATE: 12/10/2020

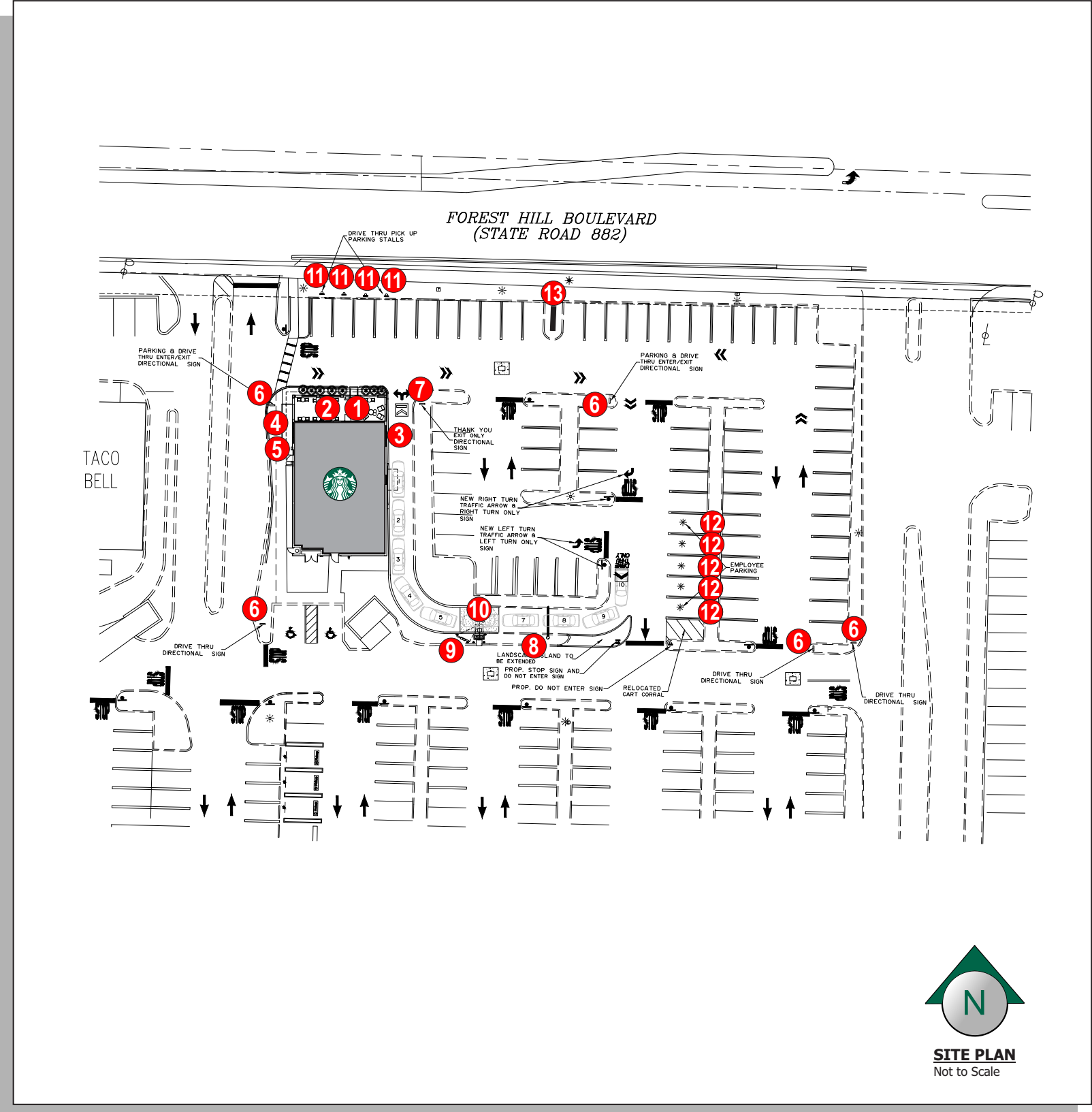
ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING

11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514



4380 Forest Hills Blvd
West Palm Beach, FL

SO Number 112377
Created 01.27.2021
Revised



DRIVE THRU

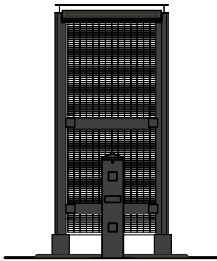
1 2 North Elevation - Siren Logo w/ DT Wall Sign



8 Drive Thru Clearance Sign

STARBUCKS

3 East Elevation - Channel Letters

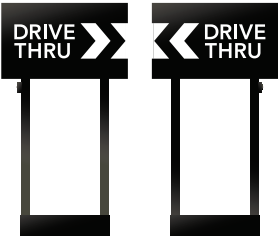


9 Canopy with Speaker Post

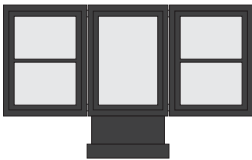
STARBUCKS

DRIVE THRU

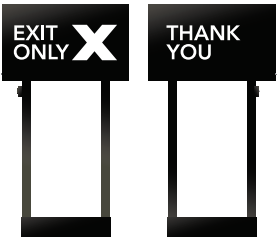
4 5 West Elevation - Channel Letters w/ DT Wall Sign



6 Directional Signs



10 5-Panel Menu Board



7 Directional Sign



13 Monument Sign



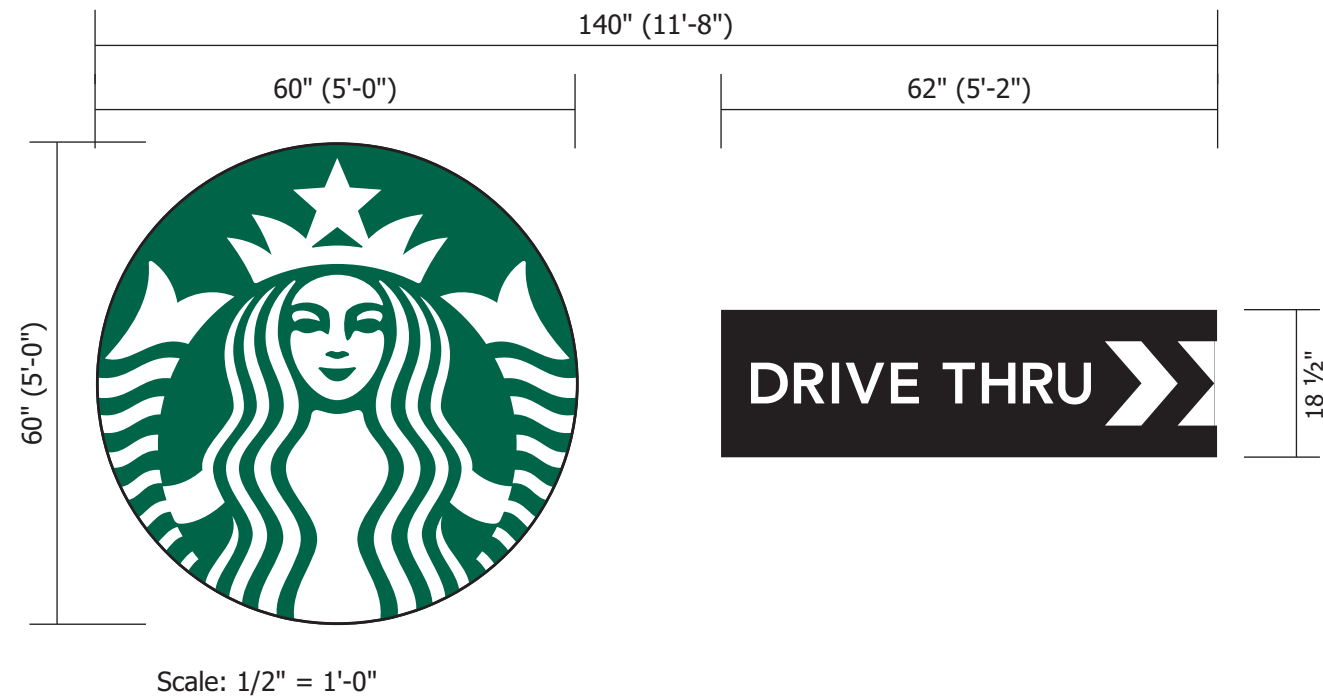
11 Parking Signs



12 Parking Signs

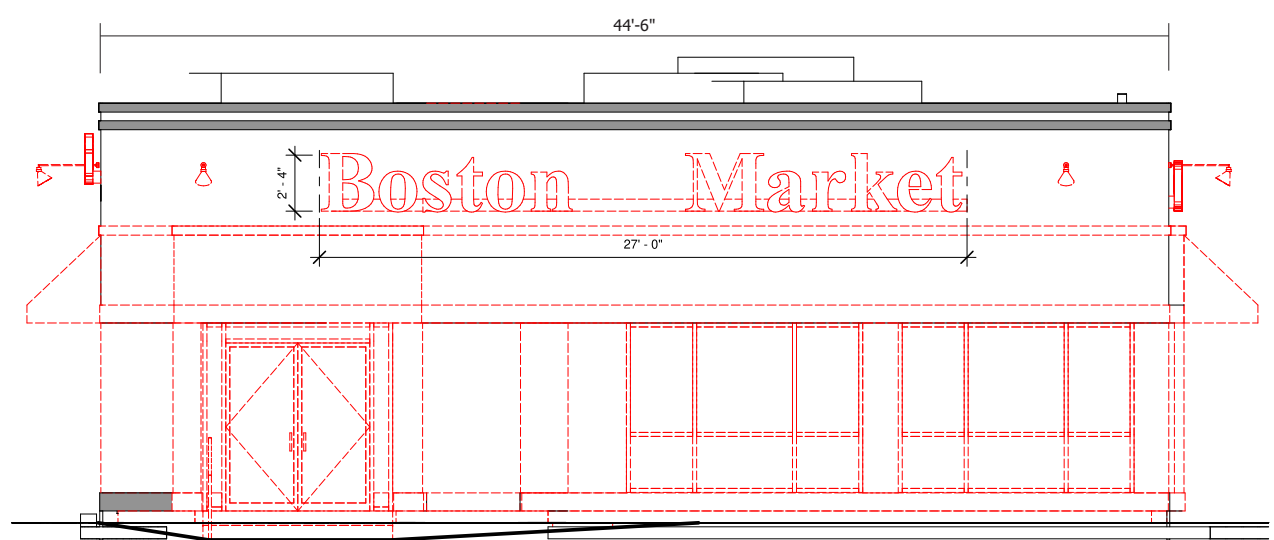
Revisions:	
...	...
...	...
...	...
...	...
...	...

PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-SP

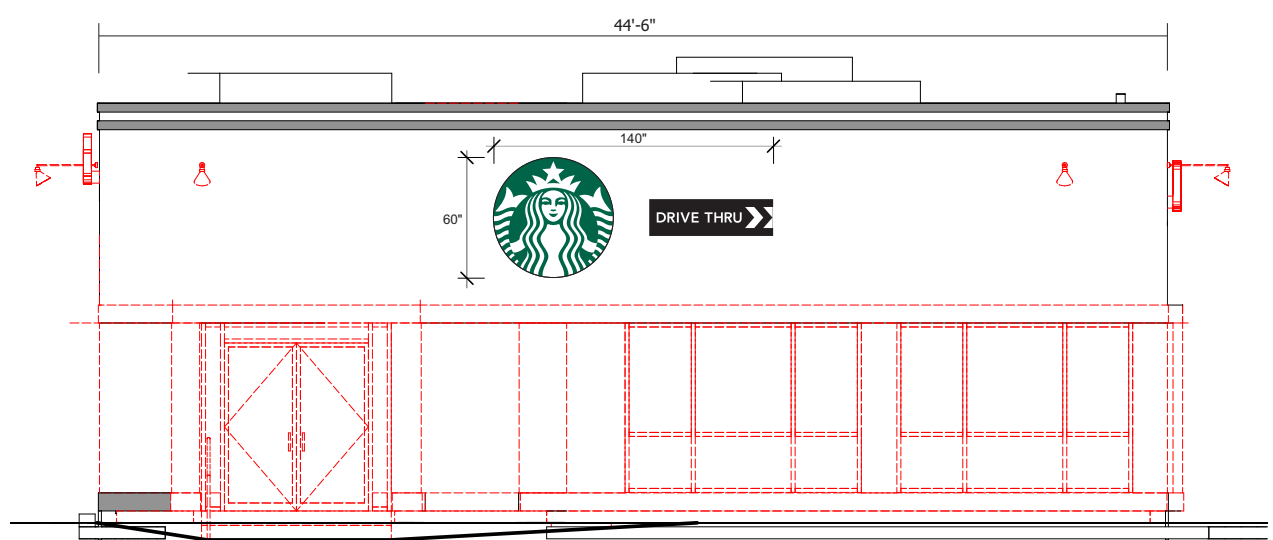


SQUARE FOOTAGE:
 Existing Boston Market Sign = 63 Sq Ft

Proposed: DT Wall Sign = 7.96 Sq Ft
 Siren Logo = 19.64 Sq Ft
 27.6 Sq Ft

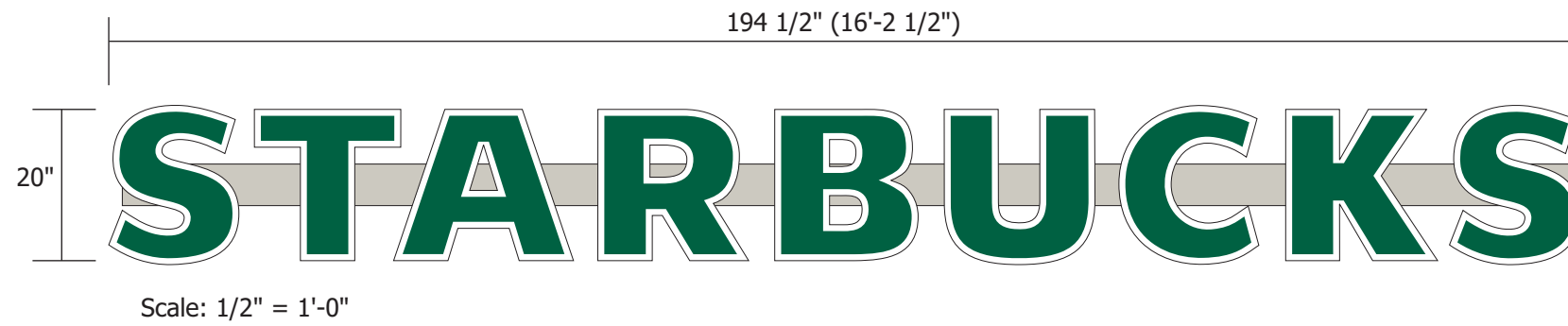


① SITE SURVEY - NORTH ELEVATION
 Scale: 1/8" = 1'-0"



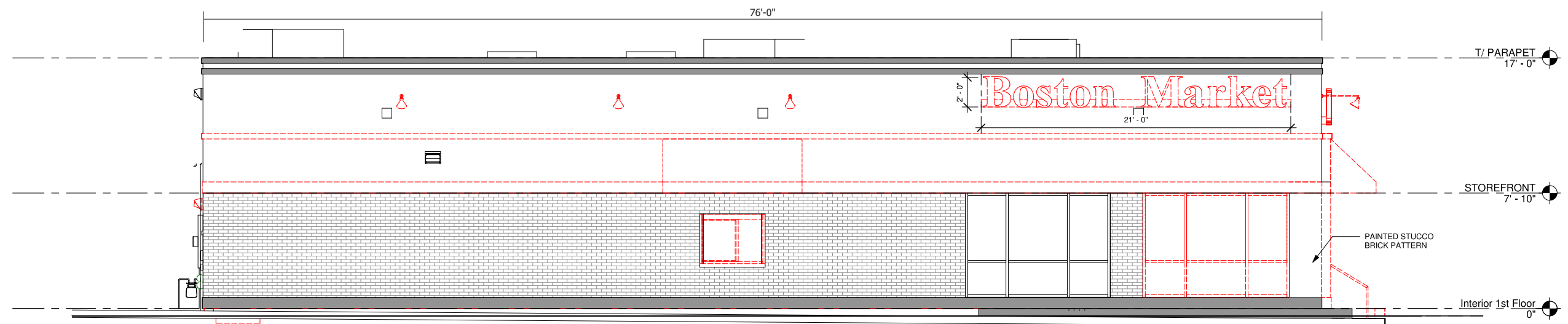
Revisions:	
...	...
...	...
...	...
...	...
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S01-2

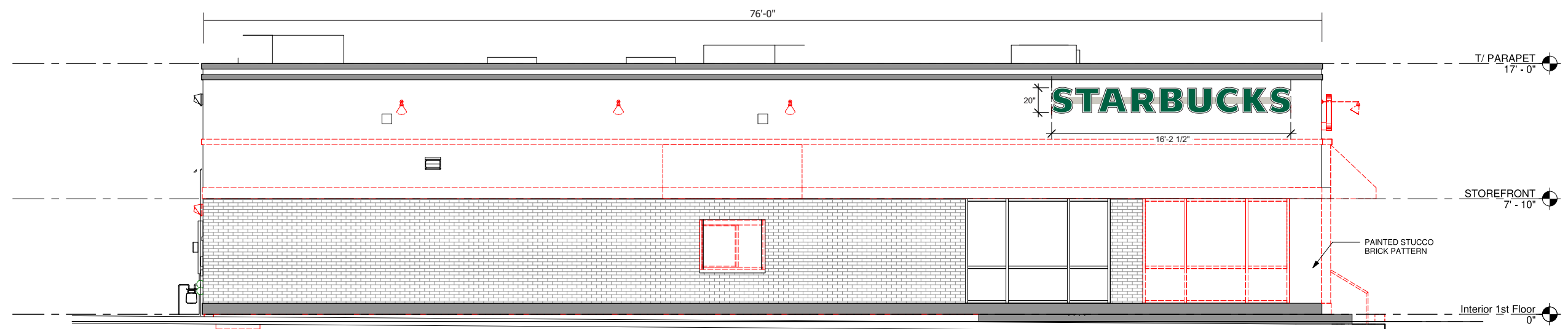


SQUARE FOOTAGE:
Existing Boston Market Sign = 42 Sq Ft

Proposed: Channel Letters = 26.84 Sq Ft

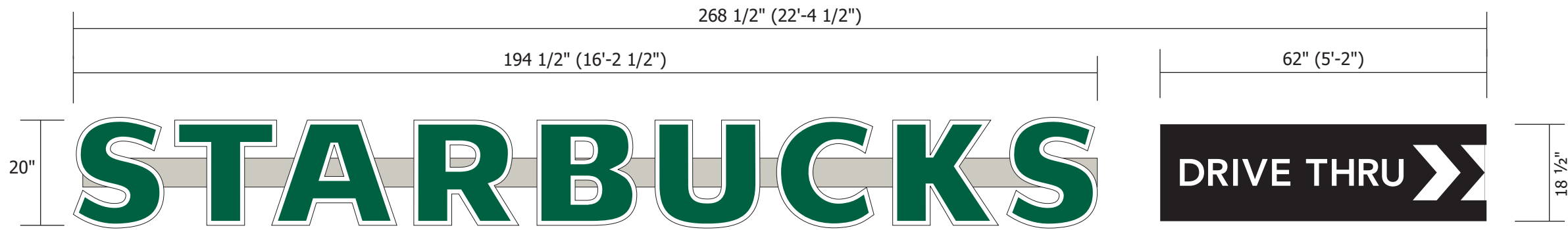


③ SITE SURVEY - EAST ELEVATION
Scale: 1/8" = 1'-0"



Revisions:	
...	...
...	...
...	...
...	...
...	...

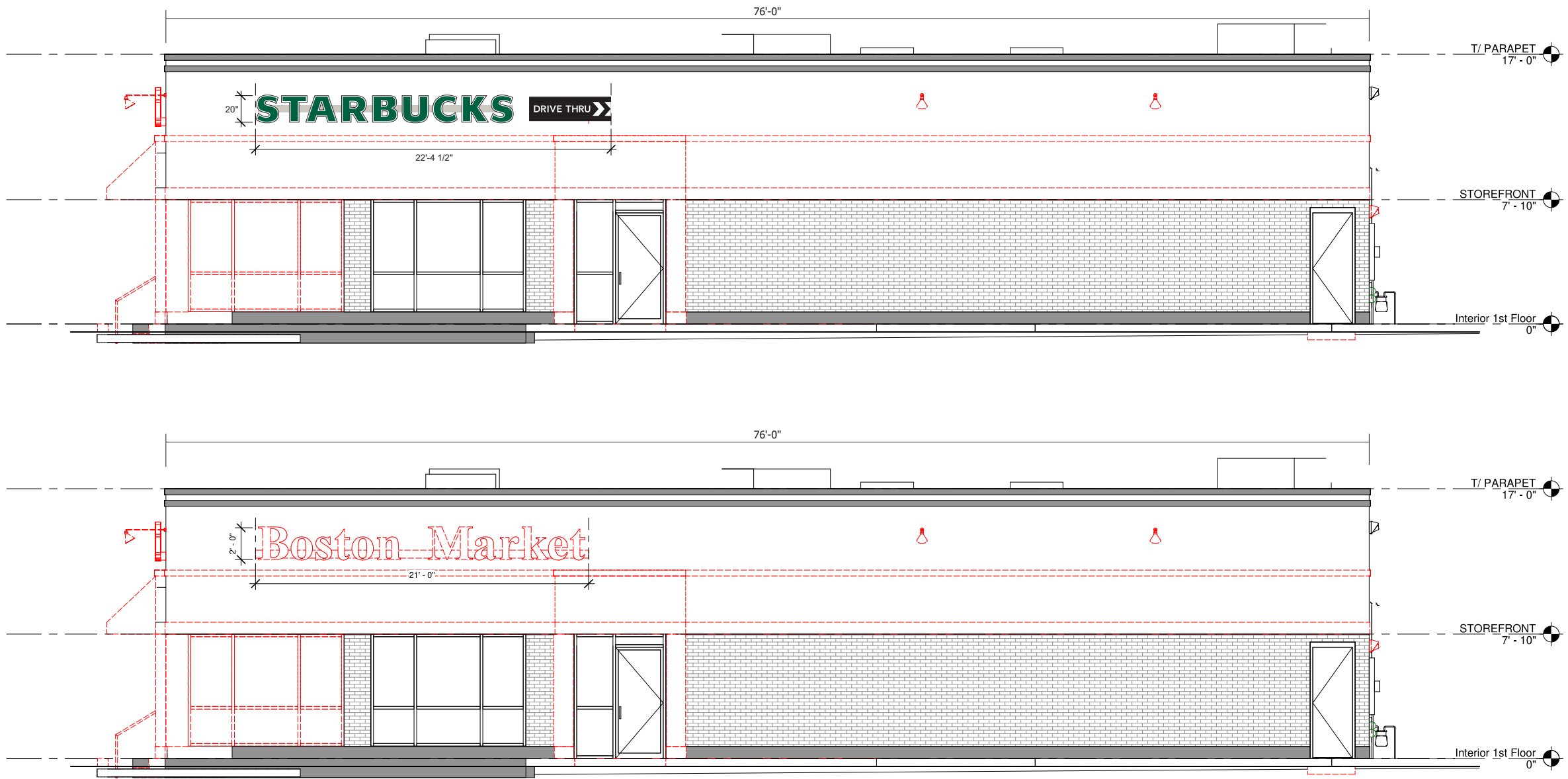
PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S03



Scale: 1/2" = 1'-0"

SQUARE FOOTAGE:
Existing Boston Market Sign = 42 Sq Ft

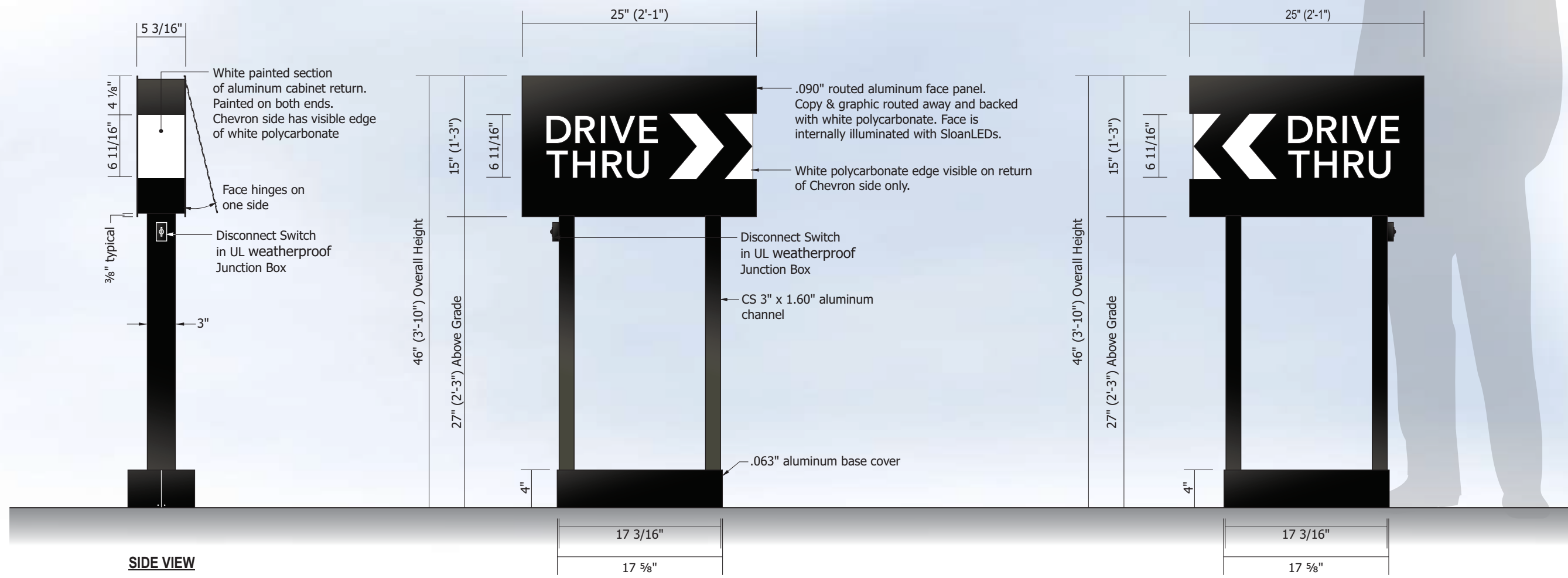
Proposed: Channel Letters = 26.84 Sq Ft
Siren Logo = 7.96 Sq Ft
34.8 Sq Ft



4 SITE SURVEY - WEST ELEVATION
Scale: 1/8" = 1'-0"

Revisions:	
...	...
...	...
...	...
...	...
...	...

PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S04-5



SQUARE FOOTAGE:
1.25' x 2.08' = 2.60 Sq Ft

SUPPORT DESCRIPTION:

- Supporting structure will be all welded aluminum tube and "C" channel construction painted to match Pantone 419 black (RAL 7021M).
- Base Cover constructed of aluminum and installed to cover electrical connection and base plate.

COLOR SCHEDULE:

Pantone 419 Black (RAL 7021M) gloss

Copy = 3M 7725-10 White Opaque Vinyl

CABINET DESCRIPTION:

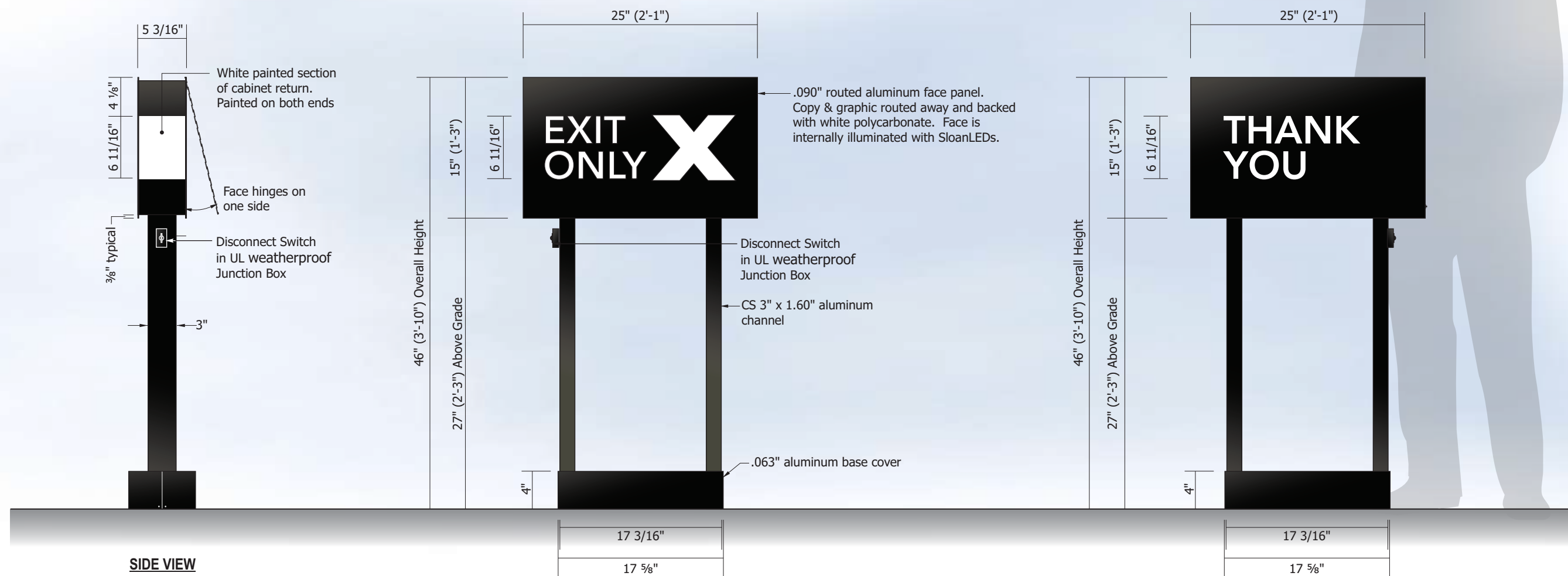
- Fabricated .090" aluminum cabinet painted to match Pantone 419 black (RAL 7021M) and White painted section of cabinet returns as shown.
- Directional Copy and graphics routed away from face and backed with 7328 white polycarbonate. White polycarbonate edge is visible on the return of the cabinet, Chevron side only. Face backing mechanically secured with welded studs & nuts. Interior of cabinet painted Lacryl Starbrite white.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.

INTERNAL ILLUMINATION DESCRIPTION:

- Graphic elements are internally illuminated using GE Tetra LED modules and power supplies. LED's to be mounted to internal baffle with self contained power supply. All electrical components are removable for service.
- Sign meets all regulation in the NEC as well as any local or state codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.

Revisions:	
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S06



SQUARE FOOTAGE:
1.25' x 2.08' = 2.60 Sq Ft

D/F DIRECTIONAL - FACE 1
Scale: 1" = 1'-0"

FACE 2 (OPPOSITE SIDE)
Scale: 1" = 1'-0"

SUPPORT DESCRIPTION:

- Supporting structure will be all welded aluminum tube and "C" channel construction painted to match Pantone 419 black (RAL 7021M).
- Base Cover constructed of aluminum and installed to cover electrical connection and base plate.

COLOR SCHEDULE:

- Pantone 419 Black (RAL 7021M) gloss
- Copy = 3M 7725-10 White Opaque Vinyl

CABINET DESCRIPTION:

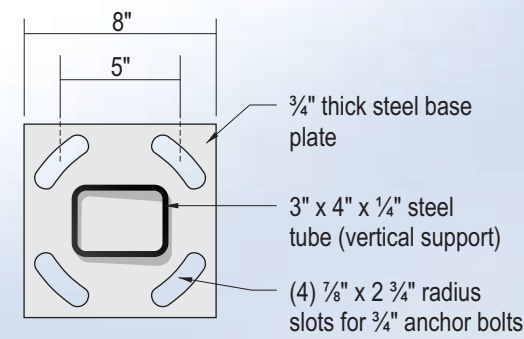
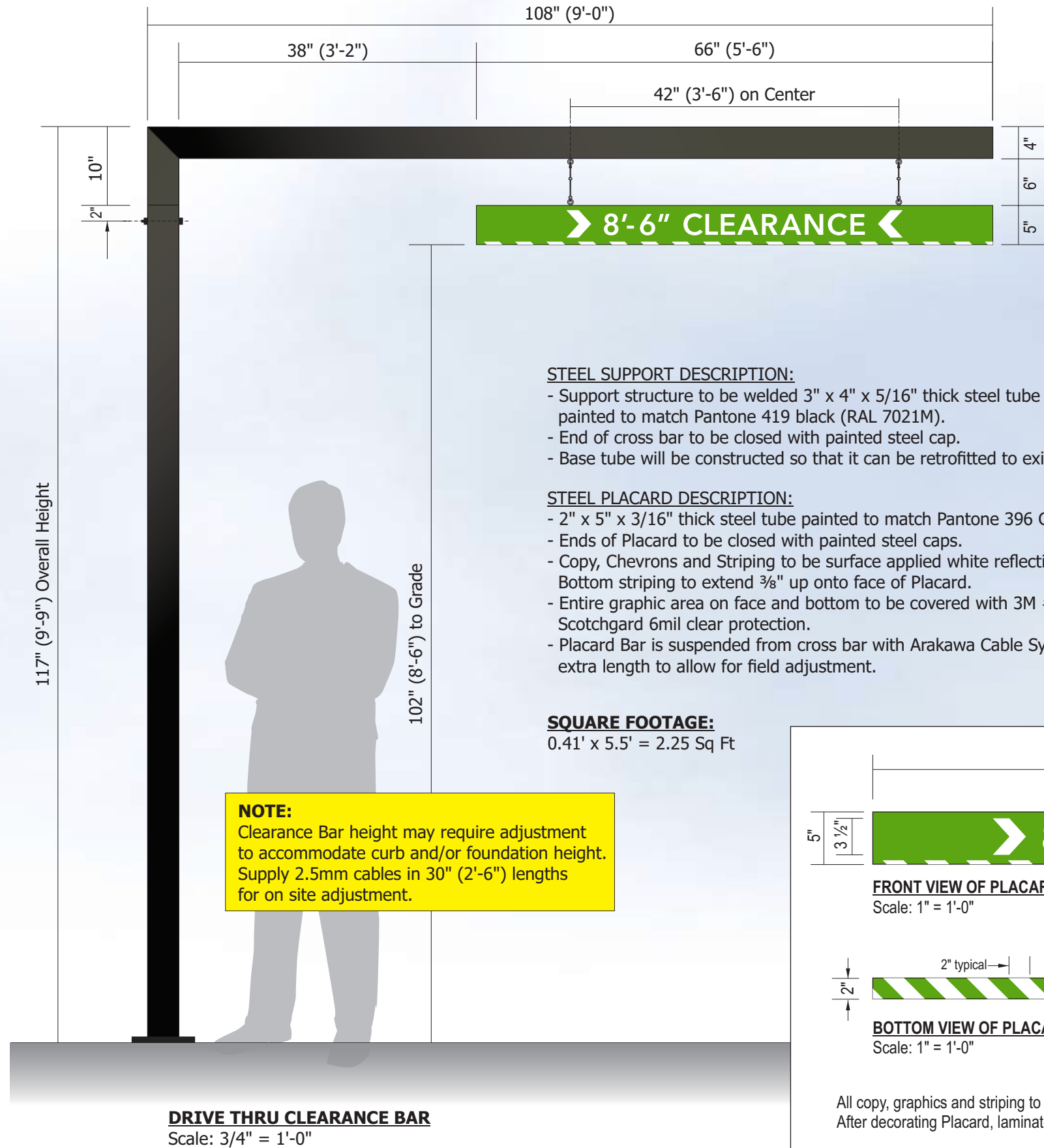
- Fabricated .090" aluminum cabinet painted to match Pantone 419 black (RAL 7021M) and White painted section of cabinet returns as shown.
- Directional Copy and graphics routed away from face and backed with 7328 white polycarbonate. White polycarbonate edge is visible on the return of the cabinet, Chevron side only. Face backing mechanically secured with welded studs & nuts. Interior of cabinet painted Lacryl Starbrite white.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.

INTERNAL ILLUMINATION DESCRIPTION:

- Graphic elements are internally illuminated using GE Tetra LED modules and power supplies. LED's to be mounted to internal baffle with self contained power supply. All electrical components are removable for service.
- Sign meets all regulation in the NEC as well as any local or state codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.

Revisions:	
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S07



BASE PLATE DETAIL
Scale: 1 1/2" = 1'-0"

STEEL SUPPORT DESCRIPTION:

- Support structure to be welded 3" x 4" x 5/16" thick steel tube construction painted to match Pantone 419 black (RAL 7021M).
- End of cross bar to be closed with painted steel cap.
- Base tube will be constructed so that it can be retrofitted to existing foundations.

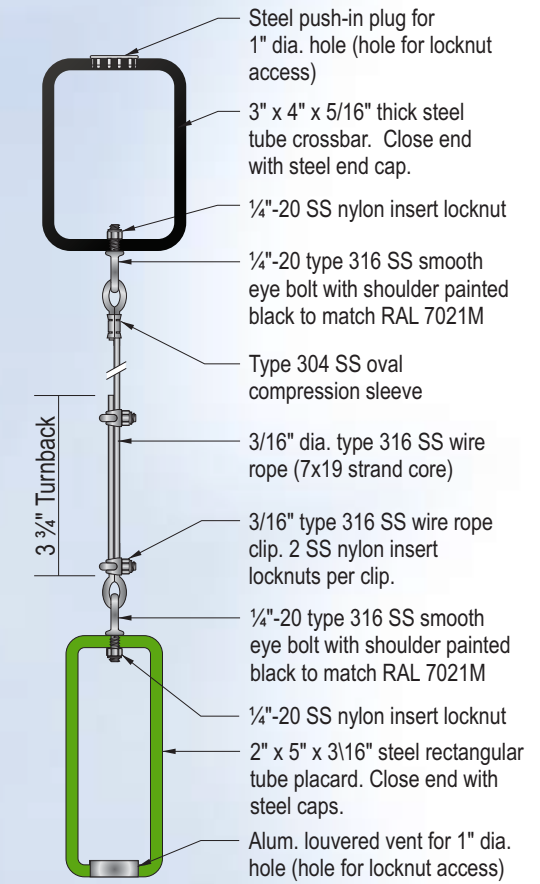
STEEL PLACARD DESCRIPTION:

- 2" x 5" x 3/16" thick steel tube painted to match Pantone 396 Green (gloss).
- Ends of Placard to be closed with painted steel caps.
- Copy, Chevrons and Striping to be surface applied white reflective vinyl film. Bottom striping to extend 3/8" up onto face of Placard.
- Entire graphic area on face and bottom to be covered with 3M #84808 Scotchgard 6mil clear protection.
- Placard Bar is suspended from cross bar with Arakawa Cable System. Provide extra length to allow for field adjustment.

SQUARE FOOTAGE:
0.41' x 5.5' = 2.25 Sq Ft

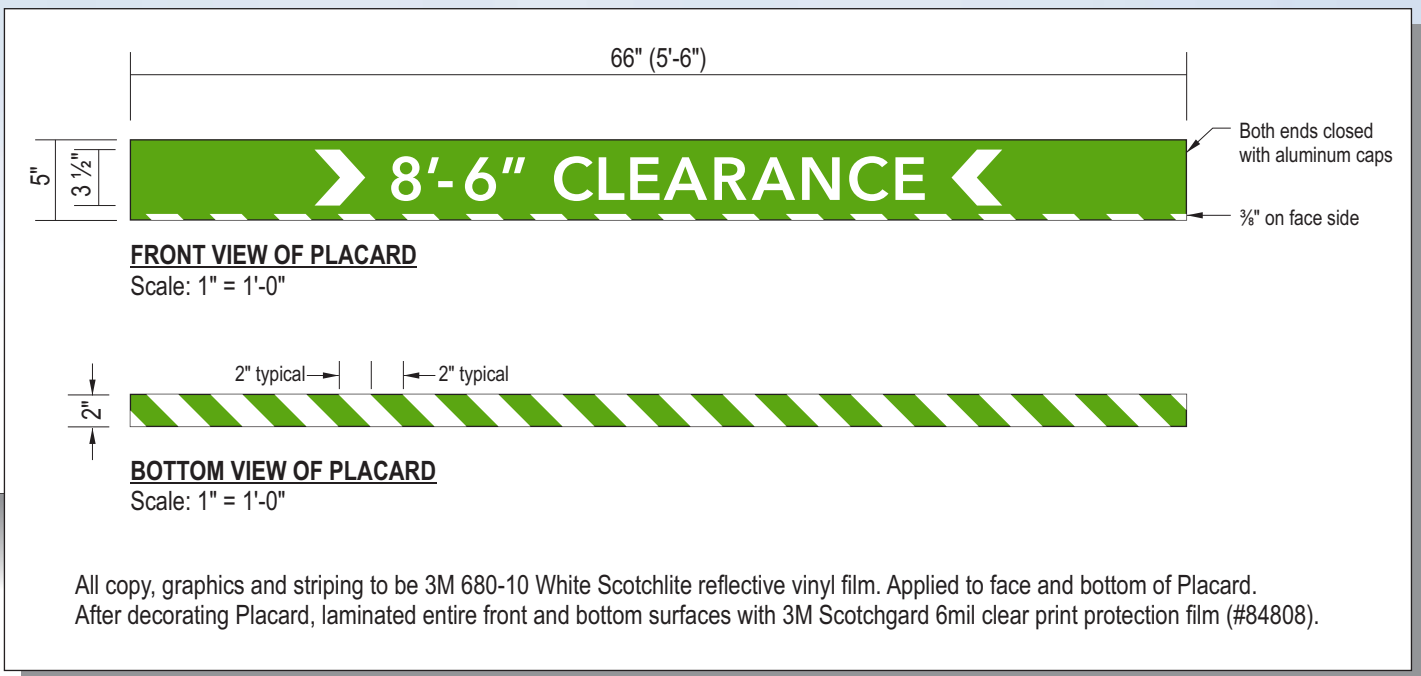
COLOR SCHEDULE:

- Pantone 419 Black (RAL 7021M) satin
- Pantone 369 Green (gloss)
- 3M 680-10 White Reflective vinyl with #84808 clear protection film

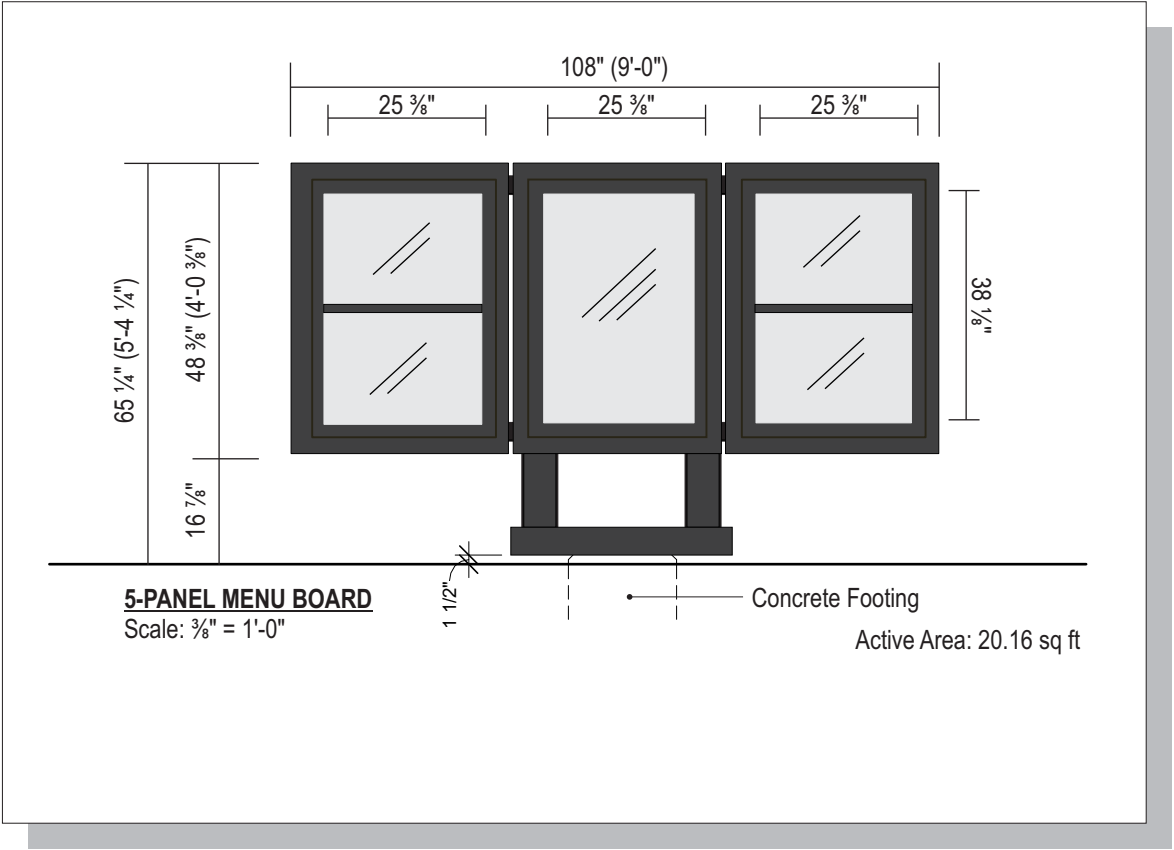
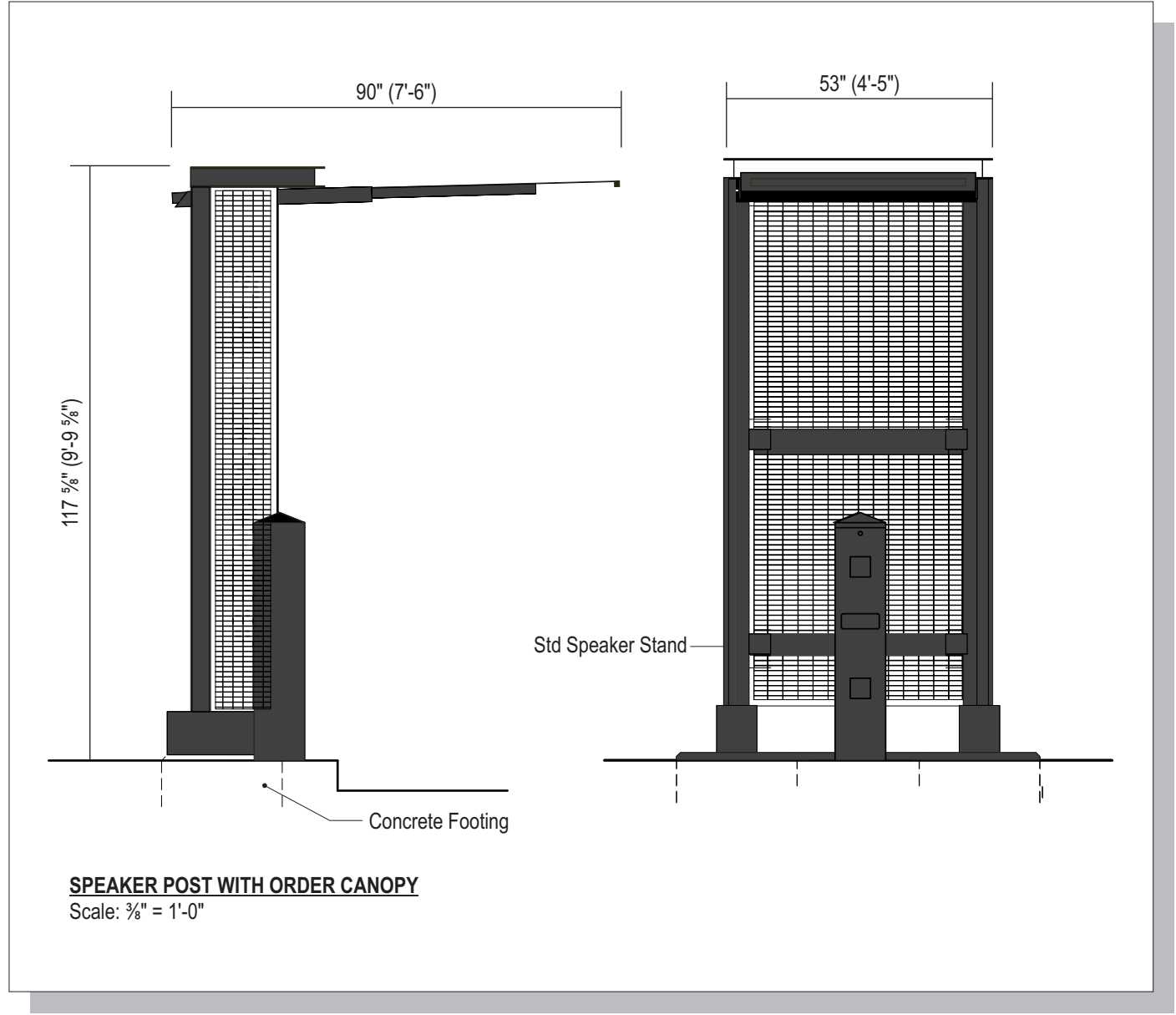


END SECTION VIEW AT PLACARD
Scale: 3" = 1'-0"

NOTE:
Clearance Bar height may require adjustment to accommodate curb and/or foundation height. Supply 2.5mm cables in 30" (2'-6") lengths for on site adjustment.

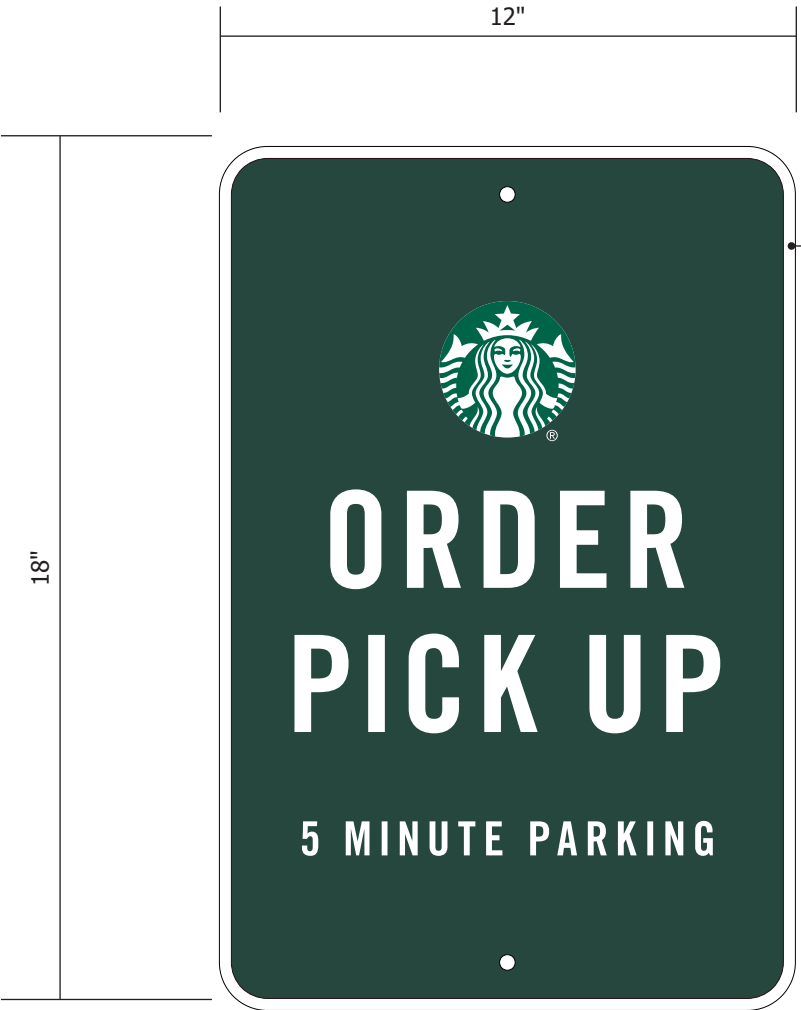


All copy, graphics and striping to be 3M 680-10 White Scotchlite reflective vinyl film. Applied to face and bottom of Placard. After decorating Placard, laminated entire front and bottom surfaces with 3M Scotchgard 6mil clear print protection film (#84808).



Revisions:	
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S09-10

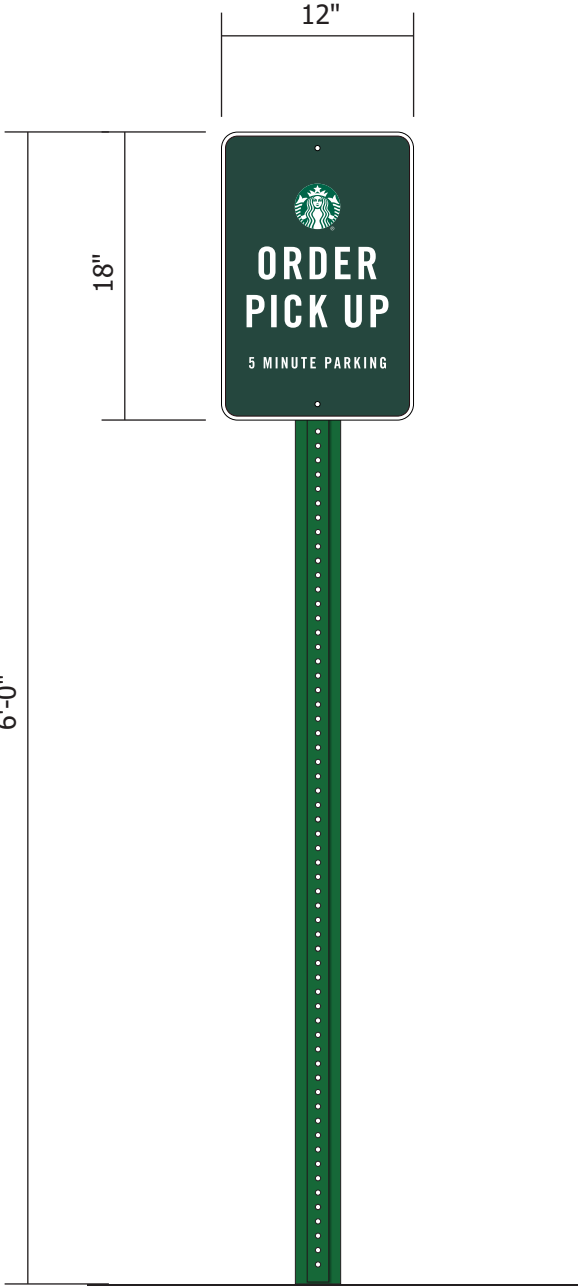


.080" aluminum sign panel
with surface applied reflective
overlay

SCOPE OF WORK:
Manufacture (3) S/F aluminum parking lot signs.
Signs will be installed with bolts onto GC supplied posts.

- COLOR SCHEDULE:**
-  3M 680-10 White reflective vinyl background
 -  To match Pantone 3425 Green
 -  To match Pantone 560 Dark Green

Scale: 3" = 1'-0"



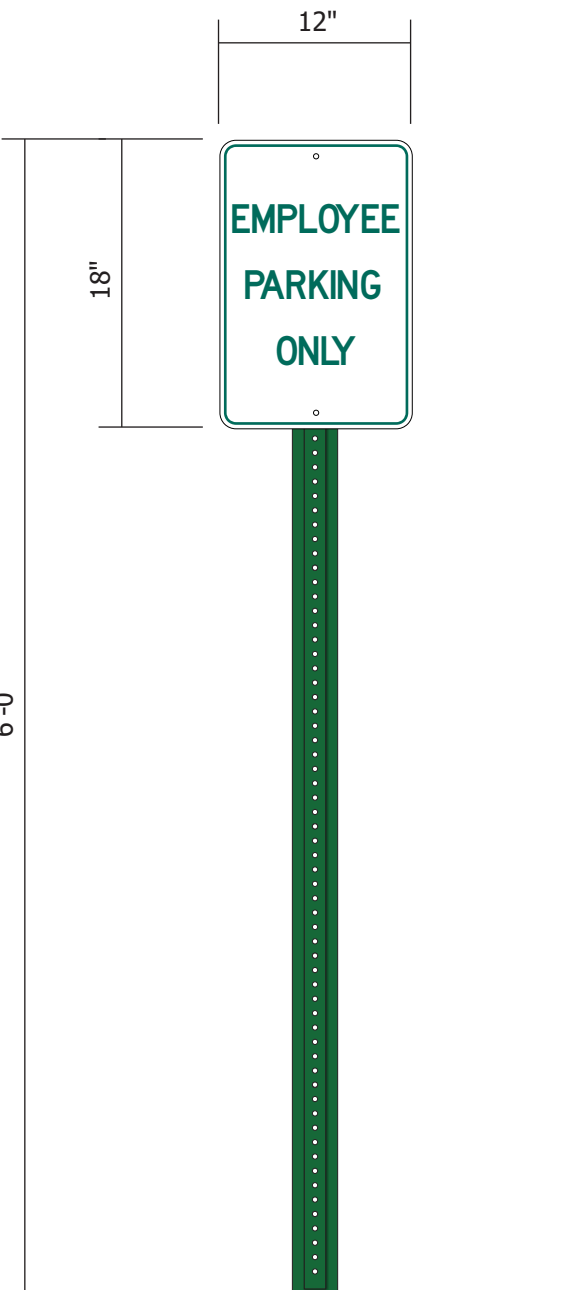
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S11



SCOPE OF WORK:
Manufacture (3) S/F aluminum parking lot signs.
Signs will be installed with bolts onto GC supplied posts.

- COLOR SCHEDULE:**
- 3M 680-10 White reflective vinyl background
 - 3M 5100-77 Green reflective



Scale: 3" = 1'-0"

Revisions:	
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S12



Revisions:	
...	...
...	...
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PM: Mark B	Address: 4380 Forest Hills Blvd
Drawn By: TD	City State: West Palm Beach, FL
Date: 1/27/2021	Drawing Number: 112377-S13

3-1-2021

Good evening Iramis,

LWDD has no objection to the certification of this petition. It is located north of the L-8 Canal and is not adjacent.

Thank you.

Anne Perry Schreiner

Anne Perry Schreiner | 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: Iramis Cabrera <icabrera@vpsfl.org>

Sent: Monday, March 1, 2021 3:50 PM

To: Daniel Turbet (daniel.turbet@fpl.com) <daniel.turbet@fpl.com>; Arnold, Alex <Alex.Arnold@fpl.com>; Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>; Anne Perry <aperry@lwdd.net>; tmcMahon@wasteprousa.com; Christopher Schulle <cschulle@wasteprousa.com>; Yash Nagal <YNagal@pbcgov.org>

Subject: Starbuck Restaurant

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.

3-4-2021

No fire rescue 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



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, FL 33461 · Phone: 561-968-8243 · www.vpsfl.org

April 1, 2021

Recommendation(s):

- 1) If/when drive-thru vehicles extend beyond the conflict point, an employee shall be stationed at the drive-thru line to take orders and to prevent traffic from overflowing on the northern part of the drive isles (see illustration).
- 2) Drive-thru signs along each of the driveway entrances indicating the flow of traffic for the drive-thru window.
- 3) Tables/chairs shall be removed each night from the outside patio area and secured within the restaurant.
- 4) The wi-fi and all outside electrical outlets shall be turned off each night to prevent unwanted guests from loitering in the area.

March 15, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Starbucks at 4380 Forest Hill Blvd
Site Plan Approval Letter
Engenuity Group Project No. 6001.113**

We have received the following through WeTransfer on 3-1-21:

1. Civil Plans, 4 sheet (C-1, C1A, C-2, C-3), dated 2-23-21, by Zamora & Associates, Inc.
2. Landscape Plan, 3 sheets (L-1, L-2, L-3), revised 2-25-21, by MLA
3. Master Site Plan, 1 sheet, dated 2-23-21, by Zamora & Associates, Inc.
4. Section 4- description of Project, 1 sheet
5. Section 8- Variance Only, 2 sheets

We recommend Site Plan approval with the following condition:

1. Verify drainage pipe running north/south at east edge of property and determine any impacts including Silver Buttonwood planting. Add root barrier if necessary.
2. Evaluate existing grease trap.
3. On the Traffic Circulation Plan, it appears there will be a continuous circular traffic pattern before the drive thru with the right turn only.
4. On Sheet C-2, it appears grading will be required at the new drive thru entrance.

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

**Cc: Kim Glas-Castro
Ed Horton
Lisa Tropepe, PE**



February 3, 2021

Jane A. Caldera, P.E.
Truckin Traffic, LLC
721 Gulf Blvd, Suite 200
Indian Rocks Beach, FL 33785

**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: Starbucks Redevelopment - 4380 FHB
Project #: 210116
Traffic Performance Standards Review**

Dear Ms. Caldera:

The Palm Beach County Traffic Division has reviewed the **Starbucks Redevelopment** Traffic Impact Statement, dated December 14, 2020, 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:	SEC of Forest Hill Blvd and Military Trl
PCN:	70-42-44-12-00-000-5680
Access:	Existing access driveway connections onto Forest Hill Blvd and Military Trl <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Fast Food Restaurant + DT = 3,357 SF
Proposed Uses:	Convert the existing use to: Coffee/Donut Shop + DT = 3,357 SF
New Daily Trips:	598
New Peak Hour Trips:	84 (43/41) AM; 18 (8/10) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrence Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connections onto Forest Hill Blvd and Military Trl for the proposed land use.

Please note the receipt of a Traffic Performance Standards (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.

"An Equal Opportunity
Affirmative Action Employer"



Jane A. Caldera, P.E.
February 3, 2021
Page 2

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

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

If you have any questions regarding this determination, please contact me at 561-684-4030 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:rb

cc: Addressee

Kim Glas-Castro, Director, Land Development Department, Village of Palm Springs
Hanane Akif, E.I., 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\210116 - STARBUCKS REDEVELOPMENT - 4380 FHB.DOCXN

3-5-2021

Hello,

We've been doing some research and found that the Village's Comprehensive Plan refers to Palm Beach County's TPS. The excerpts are shown below:

Policy C.3: The Village shall continue to enforce the Palm Beach County Traffic Performance Standard Ordinance to ensure that roadway capacities will be available when necessitated by development.

Objective F: The Village of Palm Springs authorizes and establishes the Transportation Concurrency Exception Area (TCEA) for the corridors of Military Trail and Congress Avenue (Figures 1A and 1B). ... The Military Trail right-of-way is in unincorporated Palm Beach County as well as most of the contiguous properties (See Figure 1D). However, both corridors and contiguous properties are within the future annexation area of the Village (Figure 1E). The TCEA standards as established by Palm Beach County are delineated below and the data and analysis are adopted by reference.

Policy F.1: Prior to issuance of any Development Order for a project within the TCEA, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic in the area to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Tables TE-7.A and TE-7.B.

If I understand this correctly, the Village effectively adopted the TCEA policies from PBC, and Military Trail corridor is indeed within the Village's TCEA.

We also completed the review of the Traffic Circulation Plan, Comment Response Letter, and the Variance Justification for Hours of Operations.

- The circulation plan looks great! They did exactly what we recommended on the call with the management company. They propose to close one of the accesses to the east of the site and restrict one of the center drive aisles to be one-way southbound/exit only, which will further improve overall circulation. My only comment would be: "Please make sure that a stop sign, a stop bar, and lane marking "STOP" are presented for all stop locations/approaches."
- With the confirmation from PBC, I'm good with the traffic study/responses as well.
- I'm not as familiar with the Variance request, but it does not seem unreasonable.

Please let me know if you have any questions, would like to discuss, or would like me to formalize the comment above in a letter. I can also add anything else the Village has a concern with.

Thanks,

Thuha

Thuha Nguyen, PE, PTOE
via planning, inc.

954.560.5251

thuha.nguyen@viaplanning.com



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: March 1/2021

RE: Starbucks Restaurant – Site Plan & Special Exception use – 4084 Forest Hill Blvd

Attached are:

- | | | |
|--|---|---|
| ☒ Prints | ☐ Reproducibles | ☐ Correspondence |
| ☐ Report | ☐ Specifications | ☐ Applications |
| ☐ Other _____ | | |

COPIES	DATE	DESCRIPTION
1	2/26/2021	Site Plan Package

Transmitted:

- | | | |
|--|---------------------------------------|-----------------------------|
| ☐ For Approval | ☐ As Requested | xxxx For Review and Comment |
| ☐ For Revisions | ☐ For Your Use | |
| ☐ Other _____ | | |

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

NO Comments. Everything looks good utilities wise.

Ed Horton 3-8-2021

This Instrument Was Prepared By:
Lavinia James Vaughn
Carlton Fields
4221 W. Boy Scout Blvd, Ste. 1000
Tampa, FL 33607

Return to:
Murad Wald Biondo & Moreno PLLC
2121 Ponce de Leon Blvd. Suite 600
Coral Gables, FL 33134

Florida Documentary Stamp Tax Paid
\$137,200.00
Property Appraisers Parcel
Identification (Polk) Number:
70-42-44-12-00-000-5070
70-42-44-12-00-000-5670
70-42-44-12-00-000-5680
70-42-44-12-00-000-5690

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of November 26th, 2019, TPH FOREST HILL LLC, a Delaware limited liability company (the "**Grantor**"), whose mailing address is c/o Trinity Place Holdings Inc., 340 Madison Avenue, Suite 3C, New York, New York 10173 to SHOPPES OF FOREST HILLS LLC, a Delaware limited liability company (the "**Grantee**") whose mailing address is 1205 S.W. 37th Avenue, 3rd Floor, Coral Gables, FL 33135.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in Palm Beach County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "**Property**").

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular, the rights, easements, privileges, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property, and the Grantor hereby covenanting that Grantor will warrant and defend the title to the Property unto Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

This conveyance is subject to (a) real property taxes for the year 2019 and subsequent years, (b) zoning, building code and other use restrictions imposed by governmental authority; and (c) agreements, restrictions, reservations and easements of record.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

Signed, Sealed, and Delivered
in the presence of:

TPH FOREST HILL LLC, a Delaware limited
liability company

Signature of Witness 1

LINDA FLYNN

Print or type name of Witness 1

Signature of Witness 2

MABIE BROWN

Print or type name of Witness 2

By: Steven Kahn

Steven Kahn, Chief Financial Officer

STATE OF New Jersey)
COUNTY OF Bergen) ss.:

The foregoing instrument was acknowledged before me this 21st day of November, 2019, by Steven Kahn, as Chief Financial Officer of TPH FOREST HILL, a Delaware limited liability company, on behalf of the company. He is either ☒ personally known to me or ☐ produced his/her _____ (state) driver's license as identification.

[Official Notarial Seal]

Deborah L. Telson
Notary Public

Deborah L. Telson
(Print or type name)

Commission No.: _____

My Commission Expires:

DEBORAH L. TELSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/12/2020

EXHIBIT A

Legal Description of the Property

PART ONE

THE SOUTH ONE-HALF (S1/2) OF TRACT 5, BLOCK 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT NO. 1, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXCEPTING THE WEST 60.00 FEET THEREOF FOR MILITARY TRAIL (S.R. NO. 809 RIGHT OF WAY, ALSO EXCEPTING THE EAST 100 FEET OF THE NORTH ONE-HALF (N 1/2) OF SOUTH ONE-HALF (S1/2) OF SAID TRACT 5,

TOGETHER WITH

THE NORTH ONE-HALF (N1/2) OF TRACT 5, BLOCK 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT NO. 1, PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

EXCEPTING THE WEST 335.21 FEET AND THE EAST 600.00 FEET THEREOF, AS MEASURED ALONG THE NORTH TRACT LINE OF SAID TRACT 5, ALSO EXCEPTING THE NORTH 60.00 FEET THEREOF FOR FOREST HILL BOULEVARD RIGHT OF WAY.

PART TWO

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT(S) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PARCEL BY AND BETWEEN SOUTHEAST BANK, N.A., AND SHOPPES OF FOREST HILL, LTD, AS SET FORTH AND CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED JUNE 6, 1984 IN OFFICIAL RECORD BOOK 4260, PAGE 1636, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS THE SOUTHEAST BANK EASEMENT PARCEL, TO WIT:

LEGAL DESCRIPTION OF SOUTHEAST BANK PROPERTY

THE WEST 500 FEET OF THE EAST 600 FEET OF THE NORTH ONE-HALF (N1/2) OF TRACT 5, BLOCK 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT NO. 1, PALM BEACH PLANTATIONS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID 500 AND 600 FOOT DISTANCES ARE AS MEASURED ALONG THE NORTH LINE OF SAID TRACT 5.

EXCEPTING THE NORTH 60.00 FEET THEREOF FOR FOREST HILL BOULEVARD RIGHT OF WAY.

PART THREE

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT(S) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PARCEL BY AND BETWEEN BURGER KING CORPORATION AND SHOPPES OF FOREST HILL, LTD., RECORDED IN OFFICIAL RECORDS BOOK 4394, PAGE 1282, AND CONSENT AND JOINDER AGREEMENT BY FIRST NATIONAL BANK IN PALM BEACH AND JUDY WELLS HOFFMAN, AS TRUSTEES OF THE RESIDUAL TRUST UNDER THE WILL OF HENRY K. WELLS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 1907, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AFFECTING THE FOLLOWING DESCRIBED PARCEL, HEREINAFTER REFERRED TO AS THE BURGER KING EASEMENT PARCEL, TO-WIT:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 5, IN BLOCK 4, OF PALM BEACH PLANTATIONS, MODEL LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID TRACT 5 FOR A DISTANCE OF 800 FEET TO A POINT; THENCE RUN SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID TRACT 5 FOR A DISTANCE OF 333.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF SAID TRACT 5; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2) OF SAID TRACT 5 FOR A DISTANCE OF 257.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF SAID TRACT 5 FOR A DISTANCE OF 225 FEET TO A POINT ON THE EAST LINE OF THE WEST 53 FEET OF SAID TRACT 5; THENCE RUN NORTHERLY ALONG THE EAST LINE OF THE WEST 53 FEET OF SAID TRACT 5 FOR A DISTANCE OF 130.45 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 203.06 FEET OF SAID TRACT 5; THENCE RUN EASTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 5 FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 5 FOR A DISTANCE OF 150.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH 53 FEET OF SAID TRACT 5; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTH 53 FEET OF SAID TRACT 5 FOR A DISTANCE OF 100 FEET TO A POINT; THENCE RUN SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 5 FOR A DISTANCE OF 280.48 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



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ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

PROJECT NAME:
FOREST HILL BLVD & MILITARY TRL

PROJECT ADDRESS:
**4380 Forest Hill Blvd
West Palm Beach, FL 33406**

STORE #:
PROJECT #:
ISSUE DATE:
DESIGN MANAGER:
PRODUCTION DESIGNER:
CHECKED BY:

88231-001
03/24/2021
IVETTE CARDENAS
SOOS

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
COLOR SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
A210



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PROJECT #: 88231-001
ISSUE DATE: 03/24/2021
DESIGN MANAGER: IVETTE CARDENAS
PRODUCTION DESIGNER: SOOS
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SHEET TITLE:
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Revision Schedule			
Rev	Date	By	Description

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Revision Schedule			
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SHEET TITLE:
RENDERINGS

SCALE: AS SHOWN

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Revision Schedule			
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SHEET TITLE:
RENDERINGS

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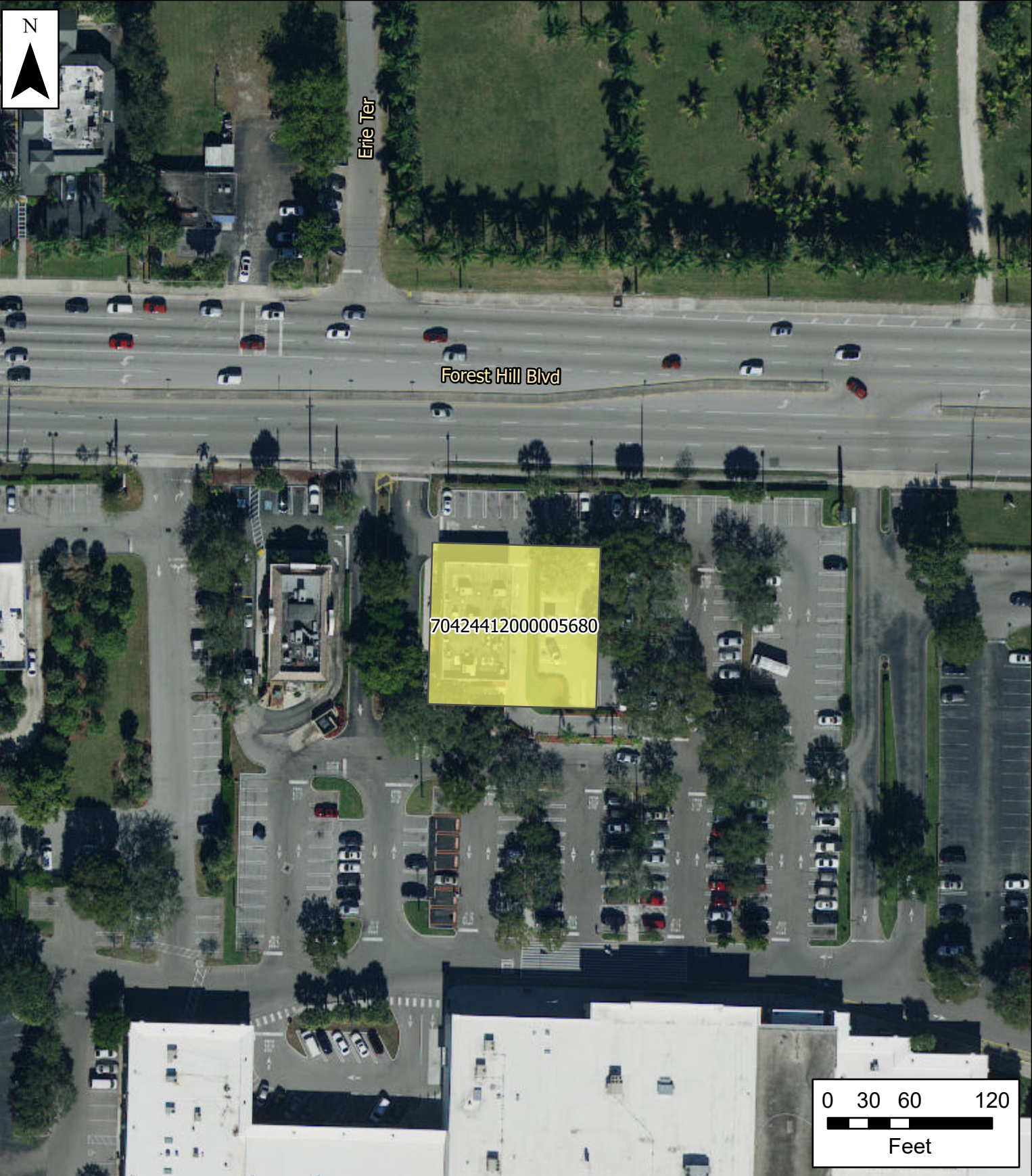
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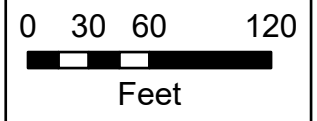
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Forest Hill Blvd

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Village of Palm Springs

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-  Parcels
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