



**PLANNING AND ZONING ADVISORY BOARD AGENDA
REGULAR MEETING**

**Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, October 12, 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

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

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

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

6. PUBLIC COMMENT *The public shall be limited to three (3) minutes to speak on agenda or non-agenda item(s)*

7. PUBLIC HEARINGS

7.1 Resolution 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) - Primoris T&D Services, LLC - 1195 South Congress Avenue (*Quasi-Judicial Hearing*)

1. Resolution No. 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) - Primoris T&D Services, LLC - 1195 South Congress Avenue (*Quasi-Judicial Hearing*)
2. Exhibit "A" Staff Report & Conditions of Approval
3. Project Narrative and Justification Statement
4. Site Plan, Landscape Plans, Engineering Plans and Letters
5. Warranty Deed
6. Aerial and Location Maps

8. ACTIONS AND REPORTS

9. ADJOURNMENT

Next Meeting, Tuesday, November 9, 2022 @ 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: October 12, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Resolution 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) - Primoris T&D Services, LLC - 1195 South Congress Avenue (*Quasi-Judicial Hearing*)

SUMMARY:

Ms. Lauren McClellan, agent for MCN Property LLC as property owner, is requesting site plan approval (SPR21-14) and an hours of operation variance (PSV21-14) to facilitate the use of the 3.18-acre property located at 1195 South Congress Avenue (former Regency Party Rental facility), for storage and office use. The proposed tenant is an FPL subcontractor and will utilize the office space of the building for typical business operations and the grassed area for outdoor storage of equipment and materials.

Note: The subject property has a Light Industrial Zoning district and Light Industrial future Land Use designation and it is improved with 28,000 square foot building. The previous tenant, Regency Party Rentals, vacated the building in 2016, and Off Lease Only had then occupied approximately 5,000 square feet on the first floor for "call center" business office use, but vacated the property in 2019.

The proposed site plan considers the use of the property as a contractors office/warehouse with outdoor storage area which is consistent with the land use and zoning designations. The applicant is proposing minimal exterior improvements to the property but conditions not being met by code will brought into compliance to the extend possible.

The property contains a 28,079 s.f. two-story building (+/- 4,900s.f. of office space and +/- 23,179 s.f. of warehouse space) built in 1967. Approximately 40% of the property, specifically the western portion, remains undeveloped and is essentially a grassy field area that is proposed to be utilized (unimproved) for outdoor storage. The applicant does not propose to expand the building and improvements include striping the existing parking lot to comply with

ADA standards, construction of a dumpster enclosure and installation of perimeter landscaping.

Note: The proposed tenant is requesting a Temporary Use Permit to allow the use of the outdoor storage area while the site plan is been processed. The application is going to be considered by the Village Council during their regular meeting on October 14, 2021.

Additionally, the applicant is requesting one (1) variance:

1. (PSV21-14) - Request to allow extended business operations (24 hours) during emergency operations (Provides relief from Section 34-891(1) that restricts business activities prior to 7:00 am and passing 11:00 pm).

Note: The proposed hours of operation variance is not considered by Planning & Zoning Board as Village Code (Sec.34-891 - Hours of Operation) provides that operational hours are approved by the Village Council.

Planning, Zoning & Building Staff does not object to the proposed site plan and hours of operation variance and recommends conditional approval of the proposed development based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.

FISCAL IMPACT:

The proposed request does not have a significant fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

ATTACHMENTS:

Resolution No. 2021-34 - Site Plan (SPR21-14) and Hours of Operation Variance (PSV21-14) -
Primoris T&D Services, LLC - 1195 South Congress Avenue (Quasi-Judicial Hearing)
Exhibit "A" Staff Report & Conditions of Approval
Project Narrative and Justification Statement
Site Plan, Landscape Plans, Engineering Plans and Letters
Warranty Deed
Aerial and Location Maps

RESOLUTION NO. 2021-34

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT, (SPR21-06), AND VARIANCE (PSV21-14) TO FACILITATE THE USE OF THE 3.18-ACRE PROPERTY FOR STORAGE AND OFFICE USE, FOR A LIGHT INDUSTRIAL ZONING DISTRICT AND LIGHT INDUSTRIAL FUTURE LAND USE DESIGNATION CONSISTING OF A 28,000 SQUARE FOOT BUILDING AND HOURS OF OPERATION VARIANCE (PSV21-14), TO EXTEND THE HOURS OF OPERATIONS TO 24-HOURS TO ACCOMMODATE EMERGENCY OPERATIONS, LOCATED AT 1195 SOUTH CONGRESS AVENUE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ms. Lauren McClellan, agent for the MCN Property LLC, Applicant (“Applicant”) is requesting a site plan approval (SPR21-14) and hours of operation variance (PSV21-14) to facilitate the use of the 3.18-acre property located at 1195 South Congress Avenue (former Regency Party Rental facility), for storage and office use; and

WHEREAS, the Applicant is also requesting variance relief, from Village Code Section 34-891(1) (PSV21-14) for Primoris T&D Services, LLC: to allow extended business operations (24 hours) during emergency operations; and

Note: The proposed hours of operation variance are not considered by Planning & Zoning Board as Village Code (Sec.34-891 - Hours of Operation) provides that operational hours are approved by the Village Council.

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; have considered the presentation and other evidence presented by the

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 has received and considered the request of Ms. Lauren McClellan, agent for the MCN Property LLC, Applicant (“Applicant”) is requesting a site plan approval (SPR21-14) to facilitate the use of the 3.18-acre property located at 1195 South Congress Avenue (former Regency Party Rental facility), for storage and

office use and one variance (PSV21-14) from Section 34-891(1) that restricts business activities prior to 7:00 am and passing 11:00 pm for hours of operation.

The Planning & Zoning Board (“Board”) considered the Site Plan Amendment (SPR21-14) during their October 12, 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.

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: Site Development Plan -1195 South Congress Avenue

Application Summary			
Applicant / Petitioner	JMorton Planning and Landscape Architecture, Lauren McClellan	Submittal Date	7/22/2021
Reference Name	1195 S Congress Ave	Case Number	SPR21-14, PSV21-14
		Parcel Control No	70-43-44-07-12-000-0080
Location	1195 S Congress Avenue	Site Area	±3.18 acres
P&Z Bd Meeting	October 12, 2021	Council Meeting	November 18, 2021
Requests			
Proposed Use(s)	Site Development Plan Amendment to use the existing 28,079 square feet building for office/warehouse with outdoor storage area.		
Number of Buildings	1 two-story Building 4,906 sf office use and 23,173 sf commercial use		
Variances	PSV21-14 Requesting a Variance relief from Section 34-865(1) to extend the hours of operations to 24-hour operations to accommodate emergency operations.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 37 parking needed Office use 25 parking spaces (1/ 200 SF) @ 4,906 = 25 Warehouse 46 parking spaces (1/ 2000 SF) @ 23,173 = 12	64	Yes
Setbacks			
Code	Required Minimum	Existing	Meets Requirement
Front yard (East)	30'	24.8'	No (existing non-conforming)
Rear yard (West)	20'	377'	Yes
Side yard (North)	20'	118.9'	Yes
Side yard (South)	20'	5'	No (existing non-conforming)
Site Characteristics			
Existing Use	Vacant	Proposed Use	Office/Warehouse
Existing Zoning	Light Industrial (LI)	Existing Future Land Use	Light Industrial (LI)
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Professional office	Commercial	Commercial General (CG)
South	Vacant Commercial & Residential	Commercial & Unincorporated Palm Beach County	Commercial General (CG) & Unincorporated Palm Beach County
East	Commercial Businesses and Car Dealer	Light Industrial	Light Industrial (LI)
West	Residential	Unincorporated PBC	Unincorporated PBC
Recommendation			
Planning, Zoning & Building Staff recommends approval of the site plan amendment and hours of operation variance based on consistency with the Village Comprehensive Plan and proposed buffering measures for compatibility with surrounding uses.			

Karl Rd



Riddle Rd

I. Site History

- Ordinance 2006-36: Annexation

The property was voluntarily annexed into the Village of Palm Springs on July 13, 2006. It was designated with the Land Development as Commercial General zoning district and Future Land Use category of Commercial.

- Ordinance 2019-05: Small-Scale Land Use Amendment & Rezoning

On June 13, 2019, the Village Council approved a Small-Scale Land Use Map Amendment and Zoning Amendment from Commercial to Light Industrial and from Commercial General to Light Industrial, respectively, to facilitate a light industrial manufacturing use on the property for a prospective tenant.

- Temporary Use Permit

The Village Council approved a temporary use permit to allow the prospective tenant, Jem Homes International, Inc., to utilize the property for storage, specifically for the production/assembly equipment, while proceeding through the Village's site plan process and until building renovation completion.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Light Industrial and Light Industrial (LI), respectively. The proposed site development plan amendment to use the property as a contractor's office warehouse is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan and the goals of the Congress Avenue CRA district.

III. Variances Requested

The applicant is seeking the following variance:

- **PSV21-14** – The applicant is requesting a Variance relief from Section 34-865(1) to extend the hours of operations, during emergency operations, to 24 hours operation.

Village Land Development Regulation Section 34-865 (1) restricts hours of operation for industrial uses producing noise adjacent to residential from 7:00 am to 6:00 pm.

The applicant requests approval to extend the hours of operation for 24-hour operations as needed to accommodate emergency operations. As an FPL sub-contractor that must be responsive to power outages caused by inclement weather, hurricanes, and other emergency events, utility crews may be mobilized at any given time to restore power as needed. The applicant is requesting the additional hours of operation only to accommodate emergency operations and ensure that area residents are restored to power promptly. During those times, the only use of the property would be the mobilization of trucks and utility service equipment. The property will not be used for industrial use that produces loud continuous noise.

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.*

Special conditions and circumstances exist for this Property that are not applicable to other properties in the same zoning district. The Applicant requests approval to extend the hours of operation for 24-hour operations as needed to accommodate emergency operations. As an FPL contractor that must be responsive to power outages, utility crews can be mobilized at any given time to restore power as needed. Additionally, an 8-foot-tall concrete wall currently exists around the perimeter of the Property. The Applicant is proposing the installation of a buffer as required by the Village code. The existing wall and proposed landscape will create a significant noise blocking barrier between the office/warehouse and residential uses.

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

The configuration of the Property is long and narrow, which is a special circumstance and condition that is not the result of the Applicant. The existing building is located immediately adjacent to Congress Avenue and the abutting properties to the building are non-residential. The rear half of the Property will remain undeveloped thus providing the adjacent residential to the west with an appropriate separation from the existing building and proposed manufacturing use. The Applicant is requesting the additional hours of operation to accommodate emergency operations and ensure that area residents are restored power in a timely manner.

- 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.*

The granting of this variance will not confer any special privilege denied by this chapter to other lands, buildings or structures in the same land development district. The Applicant is requesting to extend the hours of operation only to accommodate operations during emergency events such as inclement weather and hurricanes. The only use of the Property during these times will be the mobilization of trucks and utility service equipment. The Property is not being use for an industrial use that produces loud continuous noise.

- 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 would work an unnecessary and undue hardship. The intent of the Village's land development regulations is to create proper separation between noise producing industrial uses and residential uses to limit impacts on the residential properties. The literal interpretation of this section of the Village's code would preclude the Applicant from the additional operation hours needed to manufacture the needed housing parts and meet the large demand for attainable, workforce housing. Furthermore, the literal interpretation of this code section does not recognize the Property's narrow configuration which intrudes into a residential area.

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

The requested variance is the minimum necessary to make reasonable use of the building and property. The Applicant is simply requesting for the ability to operate during emergency situations. These additional hours will provide the FPL contractor with the ability to better serve area residents and ensure power is restored as soon as possible.

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

The Property was recently designated as industrial in order to accommodate the proposed office/warehouse use. This use will add to the Village's economic base and continue the redevelopment efforts along Congress Avenue. The additional hours of operation are imperative to the FPL contractor's operation. Granting the requested variance will thus be in harmony with the general intent and purpose of the Code as well as the redevelopment goals of the Village.

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

The proposed variance, if granted, will not be injurious to the area involved or detrimental to the public welfare. The existing building is adjacent to non-residential uses and an 8-foot-tall wall is currently situated along the perimeter of the Property. Additional landscape materials are proposed on the interior of the existing wall which will "soften" the wall and provide significant buffering and noise mitigation. The existing building is located close to Congress Avenue and away from the existing residential uses.

Staff conditionally support the applicant's request based on the existing special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variances 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. It will not be injurious to the area involved or otherwise detrimental to the public welfare. The requested variances allow for efficient use of the property without adverse impact on the neighborhood. Additionally, the 8-foot-tall concrete wall currently exists around the perimeter of the property. The applicant is proposing the installation of a buffer, as required by the Village code, which will soften the wall and provide significant buffering and noise mitigation. The existing wall and proposed landscape will create a significant noise blocking barrier between the office/warehouse and residential uses.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of South Congress Avenue.
- 2) The proposed project is on one of the most important corridors within the Village limits, South Congress Avenue, which connects the northern and southern portions of the County and surrounding cities.
- 3) Abutting properties to the west are Unincorporated Palm Beach County with residential uses.
- 4) A mix of different commercial uses exist along South Congress Avenue.
- 5) The site is located near transit stops along South Congress Avenue.
- 6) A retail car sale business is located to the east of the property with a Light Industrial zoning designation and Land Use.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the LI District.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) The variance requested shall be approved by the Village's Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to Florida Department of Transportation, PBC Fire Rescue, PBCWU, and Village of Palm Springs are required prior to any construction.
 - 4) The Village's Engineer shall approve Civil/Utility plans.
 - 5) PBC Health Department approved the use of the existing septic system.
 - 6) Per PBC Water Utilities letter dated 9/16/2021, The fire hydrant and DCDA were installed in 2019. However, record drawings and easements were never provided. Therefore, the project was never finished. The owner shall provide PBCWUD an easement over the fire hydrant and DCDA isolation value and record drawings. The account for the fire line (DCDA) must be activated.

VI. Environmental Issues

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

VII. Community Outreach/ Notification

- The subject property was posted on October 1, 2021.
- Public notification letters were mailed to all property owners within 300 feet radius of the subject property on September 29, 2021.
- A legal advertisement was published in the Lake Worth Herald on September 30, 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 July 22, 2021, depicts the following:

- Application for a Site Development Plan Amendment with one (1) variance to utilize the existing 23,173 square feet of the existing office/warehouse building.
 1. Site Plan dated and received on July 22, 2021, revised, and resubmitted on September 8, 2021. An additional Site Plan Exhibit was submitted on September 24, 2021.
 2. Landscape plans dated and received on July 22, 2021, revised, and resubmitted on September 8, 2021.
 3. Civil Engineering Plans dated July 27, 2019, received August 22, 2021, revised, and resubmitted on September 8, 2021.
 4. Boundary survey received on July 22, 2021.
 5. Justification Statement and proposed use.

IX. Recommendation

The property is a 3.18-acre parcel located on the west side of South Congress Avenue previously occupied by Regency Party Rentals, which vacated the building in 2016. The property is currently developed with a 28,079 SF two-story building and approximately 40% of the property, specifically the western portion, remains undeveloped and is essentially a grassy field area. This application does not propose to expand the building. The existing parking lot is proposed to be restriped to conform with the Village's regulations, as well as ADA compliance issues. The rear grass storage area is not proposed for any improvements, other than perimeter landscaping.

The applicant is requesting a Site Development Plan Amendment to utilize the property for an office/warehouse by an FPL contractor. Additionally, the applicant is requesting an approval to extend the hours of operation for 24-hour operations as needed to accommodate emergency operations.

consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the land development and zoning regulations and all other portions of the code. The proposed office/warehouse use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning & Building Staff recommends conditional approval of the Site Development Plan subject to the following thirty-one (31) conditions below:

1. The site plan approval is valid within 24 months of Council approval. The issuance of the business license shall only occur after completion of improvements depicted on the approved site plan, landscape plan, and preliminary engineering plans, and shall occur within 24 months of Village Council approval.
2. All open permits shall be completed **prior to the issuance of the Use and Occupancy Certificate**.
3. The booms and bucket of all the bucket trucks shall be positioned to the lowest position while stored in the property.
4. The owner shall provide PBCWUD an easement over the fire hydrant and DCDA isolation value and record drawings. The account for the fire line (DCDA) must be activated.
5. Manually operated gates must have knox padlock for fire department access. Electrically operated gates must have a knox key switch installed for fire department access, plans shall be approved by PBC Fire Department **at time of permitting**.
6. The outdoor storage grassy area shall be maintained to present a neat appearance with viable and healthy grass surface pursuant to Sec. 34-1327(t)(2).
7. The contractors' trucks and other materials shall be stored in the rear and screened from view of the public street.
8. The Utility/Civil Plan review application shall be completed with the Village and PBCWUD **prior to issuance of the Use and Occupancy Certificate**.
9. A driveway access permit shall be obtained from FDOT **at time of permitting**.
10. A root barrier shall be provided on trees that are within 12' of utility lines.
11. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
12. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
13. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
14. Provide permits from all applicable permitting agencies, including but not limited to, Florida Department of Transportation, PBC Fire Rescue, PBCWUD, PBC Health Department and Village of Palm Springs **at the time of permitting**.
15. 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.
16. All mechanical equipment's and above-ground infrastructure shall be screened from view.
17. 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.
18. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
19. All electric utilities shall be underground.
20. The property shall be connected to the sanitary sewer force main, once completed, being installed by the Village and County along the Congress Avenue corridor, and the existing septic tank shall be abandoned at that time per Health Department requirements.
21. 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**.

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 CO**.
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 TCO/CO**, except as permitted by Temporary Use Permit.
26. Photometrics must be certified by an engineer **prior to 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 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.

JUSTIFICATION STATEMENT

1195 South Congress Ave.
 Site Plan Amendment, Utility/Civil Approval
 Initial Submittal: May 29, 2019
Resubmittal: June 27, 2019
Resubmittal: August 14, 2019
Resubmittal: July 22, 2021
Resubmittal: September 7, 2021

REQUEST

On behalf of the Applicant, 1195 S. Congress Ave, LLC (f.k.a. MCN Property, LLC), JMorton Planning & Landscape Architecture is requesting approval for the following applications on the 3.18-acre subject property, located at 1195 South Congress Avenue within the Village of Palm Springs:

- Site Plan Amendment;
- Utility/Civil Approval; and
- Variance for Hours of Operation.

SITE CHARACTERISTICS & DEVELOPMENT HISTORY

The subject site is a 3.18-acre parcel located on the west side of Congress Avenue, approximately 0.58 miles north of Forest Hill Boulevard. The subject property is identified by Parcel Control Number (PCN) 70-43-44-07-12-000-0080. Currently, the property has a Light Industrial Zoning District and a Light Industrial Future Land Use designation. The previous office warehouse tenant was Regency Party Rentals, which vacated the building in 2016. Off Lease Only previously leased space from the Applicant but has also vacated the building and property. The property is not subject to a recorded plat.

The property contains a 28,079 SF two-story building. According to Palm Beach County Property Appraiser records, the existing building was built in 1967. As such, the site was developed according to the zoning code in place at that time. Approximately 40% of the property, specifically the western portion, remains undeveloped and is essentially a grassy field area that has historically been utilized for outdoor storage. This application does not propose to expand the building or use, rather to demonstrate compliance with applicable requirements. The existing parking lot provides for 64 parking spaces. The parking spaces adjacent to the north side of the building will be restriped to comply with ADA standards.

SURROUNDING PROPERTIES

The Property is surrounded by single family residential and commercial uses. The following table identifies the zoning districts and FLU designations of the surrounding uses:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use
North	Commercial	CG	Commercial
South	LR-2/Commercial	CG/RM	Single Family Residential/Vacant Commercial
East	LI	LI	Auto Sales
West	LR-2	RM	Single Family Residential

PROPOSED AMENDMENT

The subject property is proposed to be utilized as office warehouse for a FPL subcontractor. No significant changes will be made to the existing site as the previous use of property was classified as office/warehouse and its usage will remain the same. No major changes will be made to the parking lot but conditions not being met by code will be brought into conformance with Village parking standards to the greatest extent possible. The existing 28,079 SF building has an FAR of .20 and a 47.5% of impervious surface area, which complies with Policy C.4, as it states, “Light industrial development shall not exceed a floor area ratio (FAR) of 1.0 and the maximum lot coverage for development within this category shall not exceed 85% of the total acreage”. As stated, this application is not proposing an increase in building square footage or any other site changes. As such, 25 spaces (1 per 200 SF) are required for the 4,906 SF of office space, and 12 spaces (1 per 2,000 spaces) are required for the 23,173 SF of warehouse use.

Similar to the previous tenant on the Property, FPL contractor will utilize the office space of the building for typical business operations. The FPL contractor will utilize the parking area for trucks and the grassed area for storage of electric conduit, wires, pipes and other power supply/restoration equipment.

CONSISTENCY WITH PALM SPRINGS CRA

1. Detailed Description of Proposal’s Consistency with the Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

Response: The proposed user of the warehouse/office building is a FPL contractor. By approving the proposed site plan amendment, the Village will allow for this user to continue operations within the Village and ensure that emergency power restoration efforts are timely in case of emergency.

II. Expanding Job Development and Economic Growth

Response: The proposed user of the warehouse/office building employs a number of employees for field crew and office staff. As this business grows so will its employment needs potentially offering employment opportunities to the residents of the Village of Palm Springs.

III. Enhancing Public Safety

Response: Approval of the office/warehouse use will allow a FPL subcontractor to operate on the Property and provide emergency electric repair services to the residents of the Village of Palm Springs. During emergencies, in addition to power supply to local residents and businesses, restoration of power is critical to ensure that streets are lit and signals at intersections are functional.

IV. Increasing and Maintaining Workforce Housing

Response: This application is for an industrial use therefore there will be no impact to workforce housing.

V. Advancing the Partnership

Response: Approval of this office/warehouse use will allow for a FPL subcontractor to operate on a property that was previously utilized as an office/warehouse for a party rental business. Ensuring rapid response time for power outages is in the best interest of the Village, its businesses and residents.

2. Proposal’s effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District

The Property has historically been utilized for office/warehouse when the Regency Party Rental company occupied the building. The new user, a FPL contractor will utilize the Property in a similar manner as office and outdoor storage of equipment. The Property is already designated as Light Industrial on the Village’s Future Land Use and Zoning Maps and the proposed use is permitted within those districts.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA

The proposed office/warehouse use will contribute to several goals of the CRA Master Plan. These goals are discussed further below:

Goal 2: Creation of Jobs.

Response: The FPL contractor will employ field technicians and office staff. As the business continues to grow and the needs of the community and FPL increase it is likely that the contractor will expand its operations and potentially increase its workforce. This job creation will benefit the Village of Palm Springs and the mid-County area.

Goal 3: Identify key parcels for community serving businesses.

Response: The Property has been designated as Light Industrial on the Future Land Use and Zoning Maps. The FPL contractor that will be operating on the Property will serve the residents in the immediate area in times of local power outages as well as the South Florida region in times of larger weather events or outages.

Goal 4: Protect the residential uses adjacent to the Lake Worth Road and Congress Avenue corridors.

Response: The Property is surrounded by an existing wall. The Applicant will be adding landscape materials to aide in softening the wall and act as an additional buffer for any noise occurring from the repair trucks and equipment preparing to dispatch to address power outages and other electric line maintenance issues.

Goal 5: Increase traffic safety on Lake Worth Road and Congress Avenue.

Response: Approval of the office/warehouse use will allow a FPL subcontractor to operate on the Property and provide emergency electric repair services to the residents of the Village of Palm Springs. During emergencies, in addition to power supply to local residents and businesses, restoration of power is critical to ensure that streets are lit and signals at intersections are functional.

Through demonstrated compliance with all applicable regulations and requirements, we respectfully request the Village to approve this Site Plan Amendment Application.

CRITERIA FOR VARIANCE

The Applicant is requesting a variance from the hours of operation per Section 34-865 which restrict hours of operation for industrial uses producing noise adjacent to residential. The Village code limits such hours of operation from 7am to 6pm. The Applicant is seeking to extend the hours of operation for the office/warehouse use during emergency operations to ensure area communities have power restored. During emergency operations the FPL contractor could be mobilizing trucks and moving equipment during any hour of the day or night to ensure communities have power restored.

The Applicant's request complies with the Village code Section 34-603 as further described below.

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.

Special conditions and circumstances exist for this Property that are not applicable to other properties in the same zoning district. The Applicant requests approval to extend the hours of operation for 24 hour operations as needed to accommodate emergency operations. As a FPL contractor that must be responsive to power outages, utility crews can be mobilized at any given time to restore power as needed.

Additionally, an 8-foot-tall concrete wall currently exists around the perimeter of the Property. The Applicant is proposing the installation of a buffer as required by the Village code. The existing wall

and proposed landscape will create a significant noise blocking barrier between the office/warehouse and residential uses.

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

The configuration of the Property is long and narrow, which is a special circumstance and condition that is not the result of the Applicant. The existing building is located immediately adjacent to Congress Avenue and the abutting properties to the building are non-residential. The rear half of the Property will remain undeveloped thus providing the adjacent residential to the west with an appropriate separation from the existing building and proposed manufacturing use. The Applicant is requesting the additional hours of operation to accommodate emergency operations and ensure that area residents are restored power in a timely manner.

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.

The granting of this variance will not confer any special privilege denied by this chapter to other lands, buildings or structures in the same land development district. The Applicant is requesting to extend the hours of operation only to accommodate operations during emergency events such as inclement weather and hurricanes. The only use of the Property during these times will be the mobilization of trucks and utility service equipment. The Property is not being use for an industrial use that produces loud continuous noise.

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 would work an unnecessary and undue hardship. The intent of the Village's land development regulations is to create proper separation between noise producing industrial uses and residential uses to limit impacts on the residential properties. The literal interpretation of this section of the Village's code would preclude the Applicant from the additional operation hours needed to manufacture the needed housing parts and meet the large demand for attainable, workforce housing. Furthermore, the literal interpretation of this code section does not recognize the Property's narrow configuration which intrudes into a residential area.

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

The requested variance is the minimum necessary to make reasonable use of the building and property. The Applicant is simply requesting for the ability to operate during emergency situations. These additional hours will provide the FPL contractor with the ability to better serve area residents and ensure power is restored as soon as possible.

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

The Property was recently designated as industrial in order to accommodate the proposed office/warehouse use. This use will add to the Village's economic base and continue the redevelopment efforts along Congress Avenue. The additional hours of operation are imperative to the FPL contractor's operation. Granting the requested variance will thus be in harmony with the general intent and purpose of the Code as well as the redevelopment goals of the Village.

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

The proposed variance, if granted, will not be injurious to the area involved or detrimental to the public welfare. The existing building is adjacent to non-residential uses and an 8-foot-tall wall is currently situated along the perimeter of the Property. Additional landscape materials are proposed on the interior of the existing wall which will “soften” the wall and provide significant buffering and noise mitigation. The existing building is located close to Congress Avenue and away from the existing residential uses.

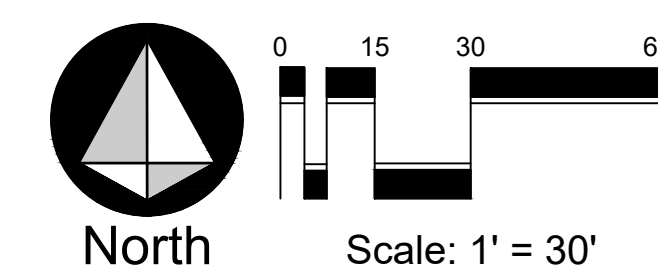
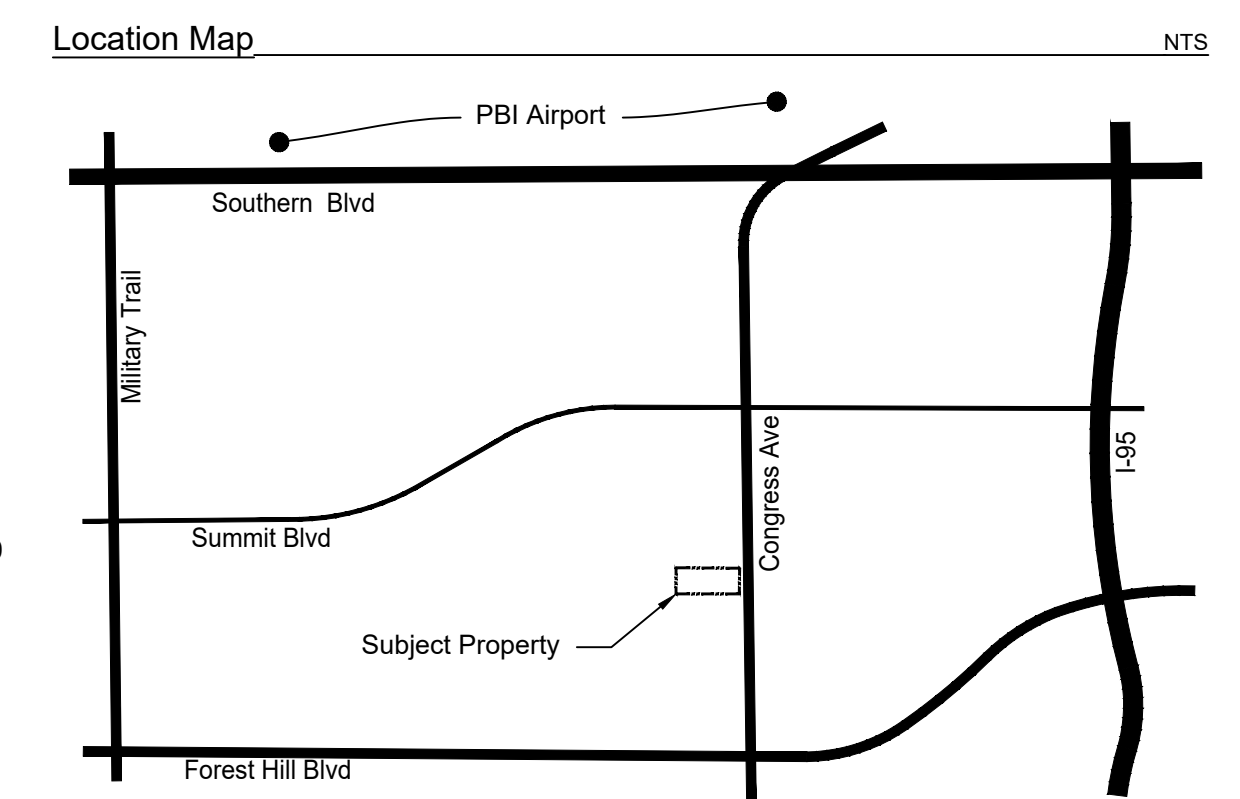
Through demonstrated compliance with all applicable regulations and requirements, we respectfully request the Village to approve this hours of operation variance.

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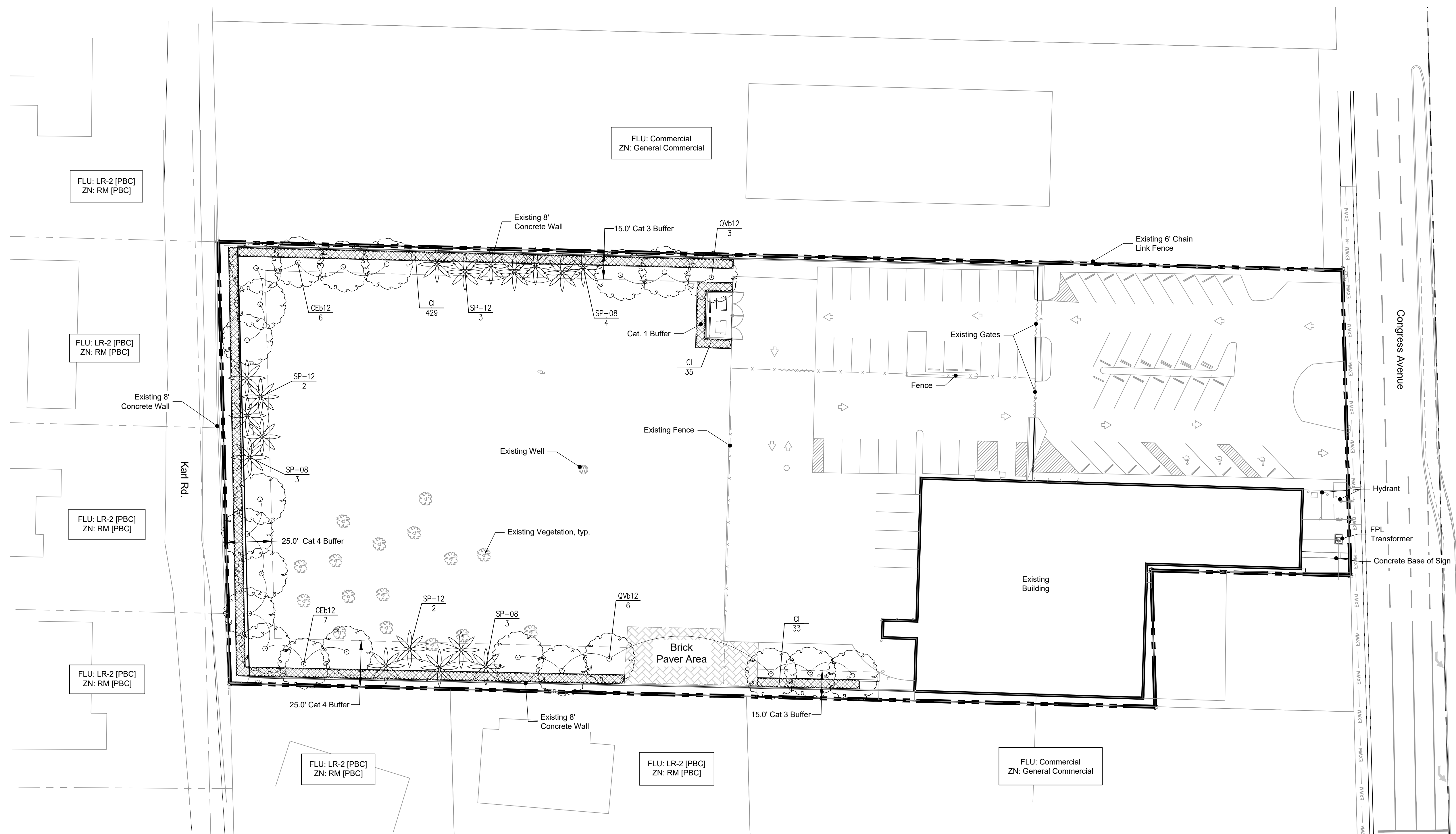
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Exhibit	
SCALE	AS SHOWN
DRAWN	CMH/SDP
CHECKED BY	SDP
FILE	
203.01A 1195 S Congress Ave - Site Plan ReSub4	
DATE	2021-09-01

EX
Sheet: 1 of 1



Outdoor Storage Exhibit



1195 S CONGRESS AVE
WEST PALM BEACH, FL 33406

VICTORIA DR.

WILLOW RD.

RIDDLE RD.

JUDY LN.

FOREST HILL BLVD.

COLLIN DR.

S CONGRESS AVE.

SITE

1-95

NORTH

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Sunshine State One Call of Florida, Inc.

<u>SHEET No.</u>	<u>DESCRIPTION</u>
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.1	CIVIL IMPROVEMENT PLAN
C1.2	CIVIL ENLARGED PLAN
C2.1 - C2.5	POTABLE WATER STANDARD DETAILS



APPROVED BY:



ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
GABRIEL BURDEN, P.E. ON THE DATE ADJACENT TO THE
PRINTED COPIES OF THIS DOCUMENT ARE NOT
NECESSARILY SIGNED AND THE SIGNATURE
WILL BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 5/15/2019

DATE: 5/15/2019

DESIGNED: NC

DRAWN: NC

[illegible]

C0.0

WUD #19-567

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. BUILDINGS. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS MAY STILL UNDER DESIGN AND REVIEW, AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE BUILDING DOCUMENTS ARE FINALIZED AND PERMITTED.
3. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKSMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.
4. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.
5. WORKSMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKSMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
6. ELEVATIONS. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. SURVEY. REFER TO SURVEY PREPARED BY PM SURVEYING FOR ADDITIONAL INFORMATION.
8. BENCHMARK. REFER TO SURVEY BY PM SURVEYING FOR BENCHMARK LOCATIONS AND ELEVATIONS.
9. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
10. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. 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.
11. EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THE PLANS OR FOR ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS OF EXISTING UTILITIES. ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY CAUSED DUE TO THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ALL COSTS ASSOCIATED WITH VERIFICATION, PROTECTION OF EXISTING SYSTEMS OR CONNECTION TO THOSE SYSTEMS AS IDENTIFIED ON THE PLANS IS INCLUDED IN THE CONTRACTOR'S BID.
12. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.
13. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
14. EXISTING UTILITIES. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
15. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
16. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.
17. REQUIRED PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
18. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
19. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
20. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
21. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE OWNER, ENGINEER OR JURISDICTIONAL AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL NOT BE CONSIDERED A SHOP DRAWING.
 - A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.
 - B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.
 - C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.
 - D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
 - E. INDIVIDUAL SHOP DRAWINGS FOR ALL STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
22. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.

GENERAL NOTES CONTINUED:

23. RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED IN SUFFICIENT QUANTITIES AS REQUIRED BY THE OWNER, ENGINEER AND JURISDICTIONAL AGENCIES TO COMPLETE THE CLOSE-OUT OF THE PROJECT.
- A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH ADEQUATE RECORD DRAWING INFORMATION, WHICH HAS BEEN PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE INFORMATION SHALL BE PROVIDED ON 24"x36" REPRODUCTION SHEETS. THE SURVEYOR SHALL SIGN AND SEAL THE RECORD DRAWINGS. THE FOLLOWING SHALL BE THE MINIMUM REQUIREMENTS FOR RECORD DRAWING INFORMATION:
 - B. THE MYLARS SHALL BE 24"x36", 3 MIL. SEPIA MYLAR.
 - C. THE WORDS "RECORD DRAWINGS" SHALL BE WRITTEN IN BOLD LETTERS IN A CONSPICUOUS PLACE. NO RUBBER STAMP ON PLANS OR MYLARS SHALL BE ACCEPTED.
 - D. ANY SIGNIFICANT CHANGES IN ALIGNMENT, PIPE CONFLICTS, LOCATION OF STORM MANHOLES, CATCH BASINS, ETC. SHALL BE SHOWN TO SCALE ON RECORD DRAWINGS. THE "PROPOSED" ALIGNMENT, ETC. SHALL BE CROSSED OUT.
 - E. THE DRAWINGS SHALL BE LEGIBLE AND THE AS-BUILT DIMENSIONS EASY TO IDENTIFY.
 - F. DATA FOR STORM MANHOLES AND CATCH BASINS (RIM, INVERTS), PIPE SLOPES, AND PIPE LENGTHS AS CONSTRUCTED SHALL BE SHOWN ON THE PLAN SHEET NEXT TO "PROPOSED" DIMENSIONS. THE "PROPOSED" NUMBERS SHALL BE CROSSED OUT. IF THE AS-BUILT CONDITION IS DIFFERENT FROM THE PROPOSED INFORMATION, THEN THE PROPOSED INFORMATION WILL BE CROSSED OUT AND THE ASBUILT DATA WRITTEN.
 - G. RECORD DRAWING INFORMATION SHALL BE PROVIDED FOR THE CONTROL STRUCTURE, INCLUDING ALL PIPE INVERTS AND PIPE SIZES, AND GRATE ELEVATION. ELEVATIONS AND DIMENSIONS SHALL BE PROVIDED ON THE WEIR, THE BLEEDER ORIFICE AND THE POLLUTION CONTROL BAFFLE (IF APPLICABLE). THE BOTTOM ELEVATION OF STRUCTURE AND ELEVATIONS AND DIMENSIONS OF ANY SLOTS OR ORIFICES IN THE INLET WALLS SHALL BE PROVIDED.
 - H. PERIMETER BERM ELEVATIONS ADJACENT TO THE PROPERTY LINES SHALL BE PROVIDED EVERY 200 LINEAR FEET MINIMUM.
24. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

SITE DEMOLITION AND EROSION CONTROL NOTES:

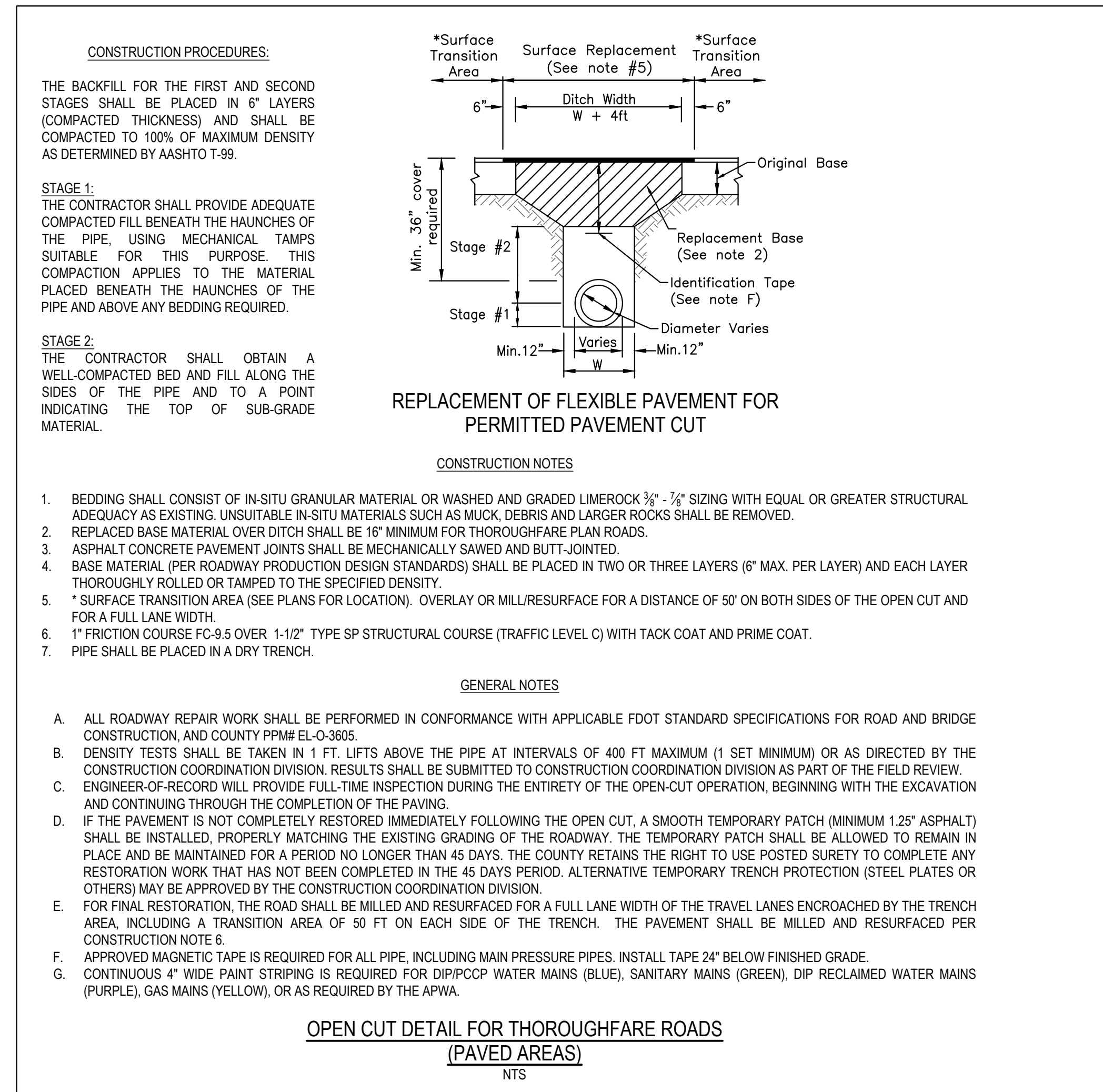
1. SITE ACCESS. SUITABLE STABILIZED ROADS ARE TO BE PROVIDED DURING CONSTRUCTION FOR FIRE AND PARAMEDICAL ACCESS.
2. SITE. CONTRACTOR ACCEPTS THE SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE & STRIPING SHALL BE INCLUDED IN THE BID PRICE.
3. EROSION CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFFSITE DISCHARGES THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDICES 102, 103 AND 106 FOR TYPICAL INSTALLATION DETAILS.
4. FILTER FABRIC. FILTER FABRIC SHALL BE INSTALLED ON ALL CATCH BASIN GRATES AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
5. ADJACENT IMPACTS. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
6. SILT FENCES. SILT FENCES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CLEARING PERIMETERS.
7. SITE CLEARING. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

WATER AND SANITARY SEWER NOTES:

3. AVAILABILITY OF SYSTEMS FOR ASBUILT MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL WATER MAIN BENDS, VALVES, HYDRANTS, TEES AND WATER SERVICE TAPS AVAILABLE TO FACILITATE DIRECT PHYSICAL MEASUREMENT OF RECORD DRAWING INFORMATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, AND SURVEYOR TO OBTAIN RECORD DRAWING MEASUREMENTS SO AS NOT TO ENDANGER THE GENERAL PUBLIC OR CREATE DELAY IN THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM WRITTEN NOTICE.
2. SYSTEM CLEANING. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SANITARY AND DRAINAGE GRAVITY SYSTEMS TO FACILITATE MEASUREMENT OF RECORD DRAWING INFORMATION. CLEANING SHALL BE PERFORMED PRIOR TO "PRE-LAMPING" INSPECTIONS BY ENGINEER. CONTRACTOR SHALL ALSO HAVE ALL MANHOLE RIMS INSTALLED PRIOR TO PRE-LAMPING.
3. FIRE LINES. ALL FIRE LINES DOWN STREAM OF THE FIRE LINE BACKFLOW DEVICE TO BE DIP UNLESS OTHERWISE NOTED ON THE PLANS. FIRELINE BACKFLOW DEVICES TO BE EQUIPPED WITH TAMPER SWITCHES PER PALM BEACH COUNTY FIRE MARSHAL REQUIREMENTS. CONTRACTOR TO PROVIDE NECESSARY ELECTRICAL LINES, CONDUIT, POSTS, STANDS, ETC. AS REQUIRED TO MAKE A COMPLETE SYSTEM.
4. MINIMUM PIPE DEPTHS. ALL PRESSURE PIPE TO BE INSTALLED AT MIN. 36" COVER FROM FINISHED GRADE.
5. EXISTING UTILITIES IMPACTED. ALL EXISTING VALVES AND MANHOLES IMPACTED BY CONSTRUCTION OF THIS PROJECT SHALL BE ADJUSTED IN ACCORDANCE WITH THE UTILITY SPECIFICATIONS.
6. FIELD VERIFICATION. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
7. PIPE COLOR INFUSION. ALL WATER MAINS (BLUE), FORCE MAINS (GREEN), AND RECLAIM WATER MAINS (PURPLE) SHALL BE P.V.C. (C-900) COLORED DURING INFUSION PROCESS, UNLESS A DIFFERENT MATERIAL IS OTHERWISE NOTED.
8. HORIZONTAL SEPARATION FROM DRAINAGE. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
9. TESTING. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM BEACH COUNTY WATER UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION, MAY 2006.
10. VERTICAL PIPE SEPARATIONS. ALL WATER MAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 18" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE. ALL WATER AND SEWER LINES MUST MAINTAIN 18" SEPARATION BETWEEN ELECTRICAL CONDUITS AND GAS MAINS.

WATER AND SANITARY SEWER NOTES CONTINUED.

20. **PIPE COLORS.** ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS ALONG THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(1)(f), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
21. **FIRE HYDRANTS.** ALL FIRE HYDRANT FLANGE GRADES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO FIELD ADJUST AS REQUIRED TO MEET UTILITY DEPARTMENT CRITERIA.
22. **DOUBLE CHECK DETECTOR ASSEMBLIES.** THE DOUBLE CHECK DETECTOR ASSEMBLIES ARE REQUIRED TO HAVE TAMPER SWITCHES PER THE PALM BEACH COUNTY FIRE MARSHAL. CONTRACTOR TO COORDINATE DISCIPLINES TO PROVIDE FULLY FUNCTIONAL SYSTEM INCLUDING ELECTRICAL REQUIREMENTS.



PBC ROAD & BRIDGE NOTES:

1. IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PALM BEACH COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PALM BEACH COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THEN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARDS. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN, AND 50' IN EITHER DIRECTION.
2. (NOTE-FLOWABLE FILL IS NOT AN APPROVED WEAR COURSE IN PALM BEACH COUNTY). ALL MEDIANS, SWALES AND GRASS AREAS TO BE RESTORED TO LIKE OR BETTER THAN LIKE CONDITION.
3. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PALM BEACH COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
4. IF PALM BEACH COUNTY SIDEWALK / PATHWAY / C&G / AND OR ADA FACILITIES ARE AFFECTED PALM BEACH COUNTY ROAD & BRIDGE WILL REQUIRE RESTORATION ONE ADDITIONAL FLAG IN EITHER DIRECTION FROM THE POINT OF CONSTRUCTION AND TO BE LIKE OR BETTER THEN LIKE CONDITION / FDOT / PALM BEACH COUNTY STANDARDS.

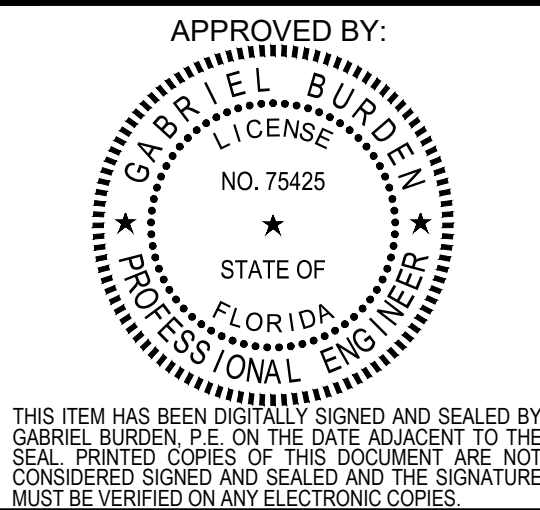
PBC ROADWAY NOTE:

1. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE HAVERHILL ROAD RIGHT OF WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION .



1195
S. CONGRESS
AVE.

1195 S CONGRESS AVE
WEST PALM BEACH
FLORIDA 33406



CDI PROJECT NO.
19603-01

DATE: 5/15/20

DESIGNED: _____

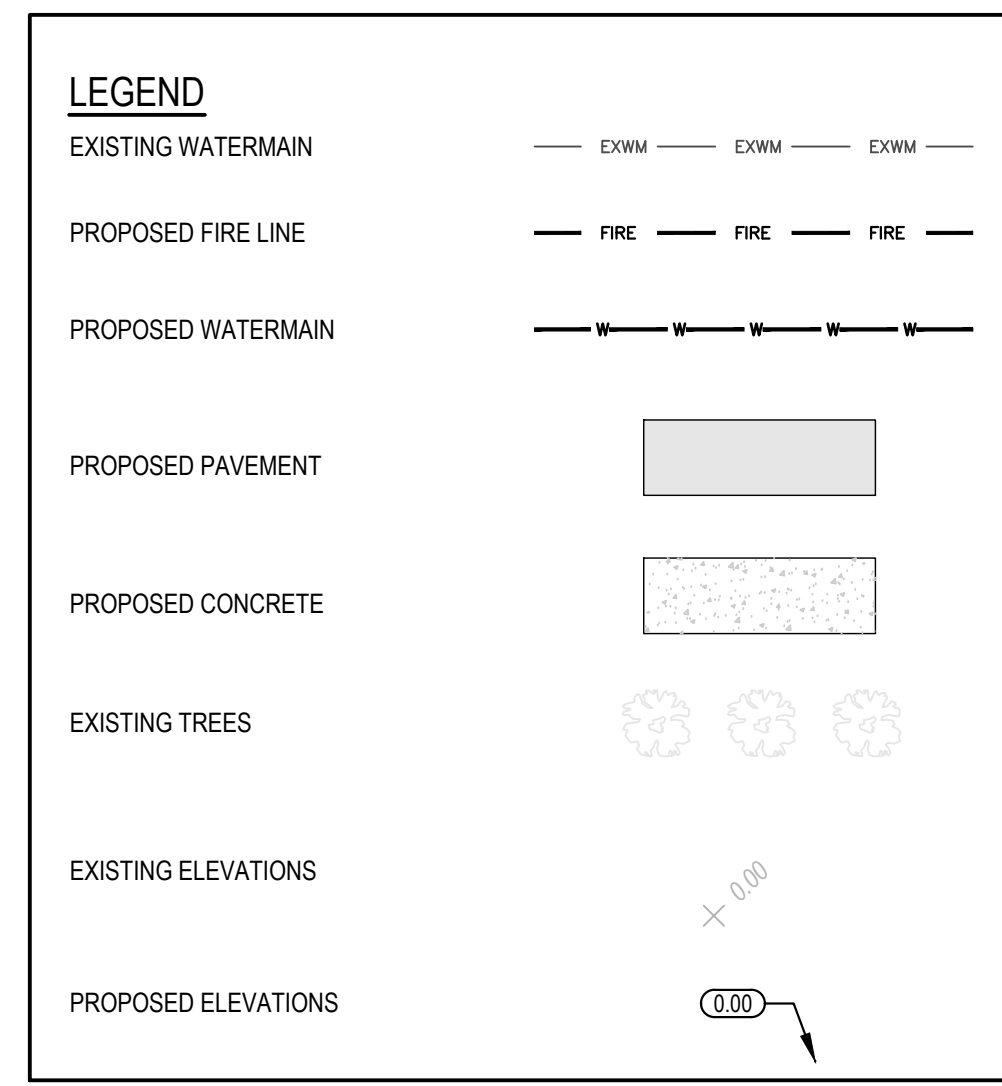
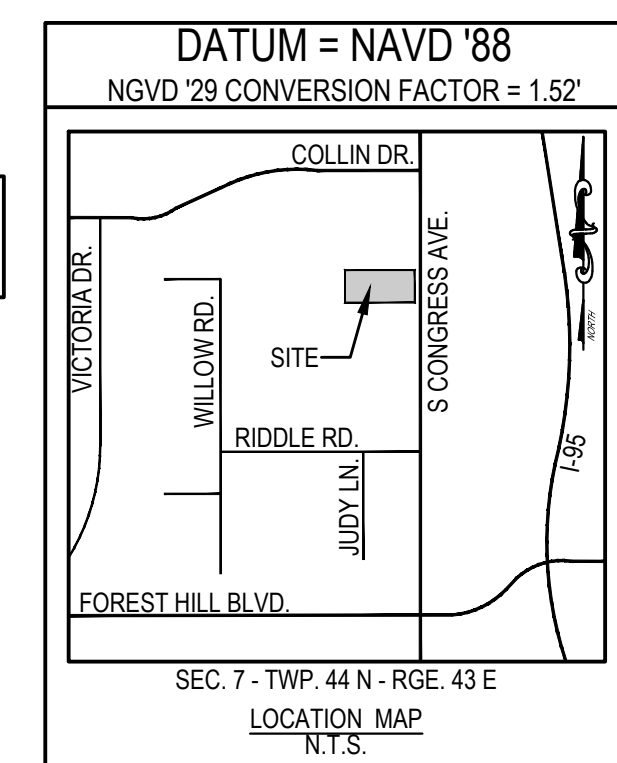
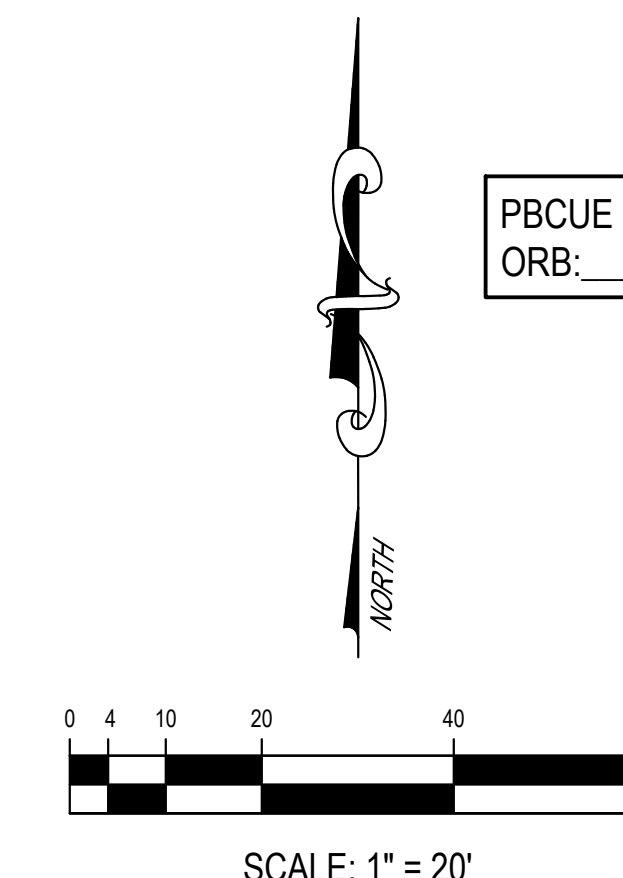
DRAWN: M

[illegible]

GENERAL NOTES

C0.1

WUD #19-567



- NOTES:**
1. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND AS-BUILT DATA AVAILABLE AT THE TIME OF DESIGN.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIGURATION DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.).
 3. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.
 4. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF UNDERGROUND FIBER OPTICS. IF FIBER OPTICS ARE INSTALLED NORTH FROM BOX, CONTRACTOR MUST NOTIFY ENGINEER OR RECORD PRIOR TO NEW WATER MAINS BEING INSTALLED.

RECORD DRAWING NOTES:

1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWD STANDARDS.
4. STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY PBCWD.

HYDRANT & HYDRANT SECURITY EQUIPMENT NOTES:

1. FIRE HYDRANT SHALL BE EQUIPPED WITH A SET OF 4" CAPTIVATOR SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF CONSTRUCTION WATER RELEASE CERTIFICATION. SCHEDULED INSPECTION BY PBCWUD IS REQUIRED TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
2. PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE PBCWUD INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.
3. ALL NEW FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5.0' MIN WITH RAISED CURB OR 6.0' MIN WITHOUT RAISED CURB AND 12.0' MAX FROM THE EDGE OF PAVEMENT.

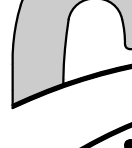
GENERAL WATER NOTES:

1. ALL WATER MAIN DUCTIRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
2. ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE CODED TAPE IMPRINTED WITH ONE AND ONE HALF (1- ½) INCH HIGH LETTERING READING "CAUTION WATER LINE BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
3. ALL WATER SERVICE BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING PBCWD FACILITIES (I.E. VALVES) TO BE OPERATED BY PBCWD PERSONNEL ONLY.

GENERAL LANDSCAPE NOTE:

1. IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOD ONLY WITH NO SHRUBS AND/O TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT B INSTALLED WITHIN 10' OF A WUD WATER MAIN WITHOUT PRIOR PBCWUD APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER MAIN A ROOT BARRIER

TYPE	WEARING SURFACE			TYPE
CONCRETE PAVEMENT	6" THICK CONCRETE (4,000 PSI) w/IFBERMESH REINFORCEMENT (1.5 LBS/CY). CONTROL JOINTS PER ACI 330. JOINTS TO BE CUT WITHIN 4 TO 12 HOURS OF PLACEMENT. ACI CERTIFIED CONCRETE FINISHER REQUIRED. USE OF WHITE PIGMENT CURING COMPOUND REQUIRED. CONTRACTOR TO PROVIDE JOINTING SHOP DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.			12" THICK TYPE "B" STABILIZED SUBGRADE (LBR 30 MINIMUM), COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
PAVEMENT	WEARING SURFACE	BASE	SUBGRADE	
	PARKING AREAS: 1.75" THICK, TYPE S-III (OR SP 9.5) A.C.S.C. - TWO LIFTS (FIRST LIFT TO BE 3/4" AND 2ND LIFT TO BE 1")	8" THICK, BASEROCK COMPACTED IN TWO EQUAL LIFTS TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 100)	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180. MIN FBV 1 PSI OR LBR 40	
CONCRETE SIDEWALKS	4" THICK CONCRETE (3,000 PSI) TO BE PLACED AT TIME OF CONSTRUCTION WITH 12" COMPACTED SUBGRADE FPY OF 75 PSI OR LBR 40 (SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS & TRAFFIC AREAS). SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. EXPANSION JOINTS REQUIRED EVERY 50 FEET, AT EACH CHANGE OF DIRECTION, AND WHEN SIDEWALK ABUTS BUILDING.			WUD #19-567

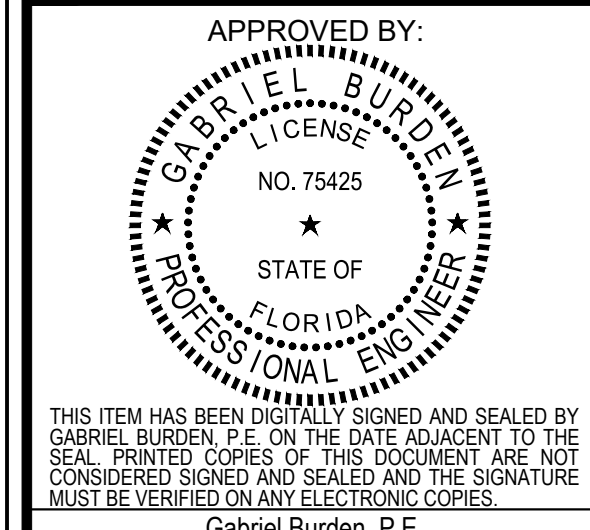


CIVIL DESIGN, INC.
Service Driven Design – Engineered Results

1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com
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CDI PROJECT NO.
19603-01

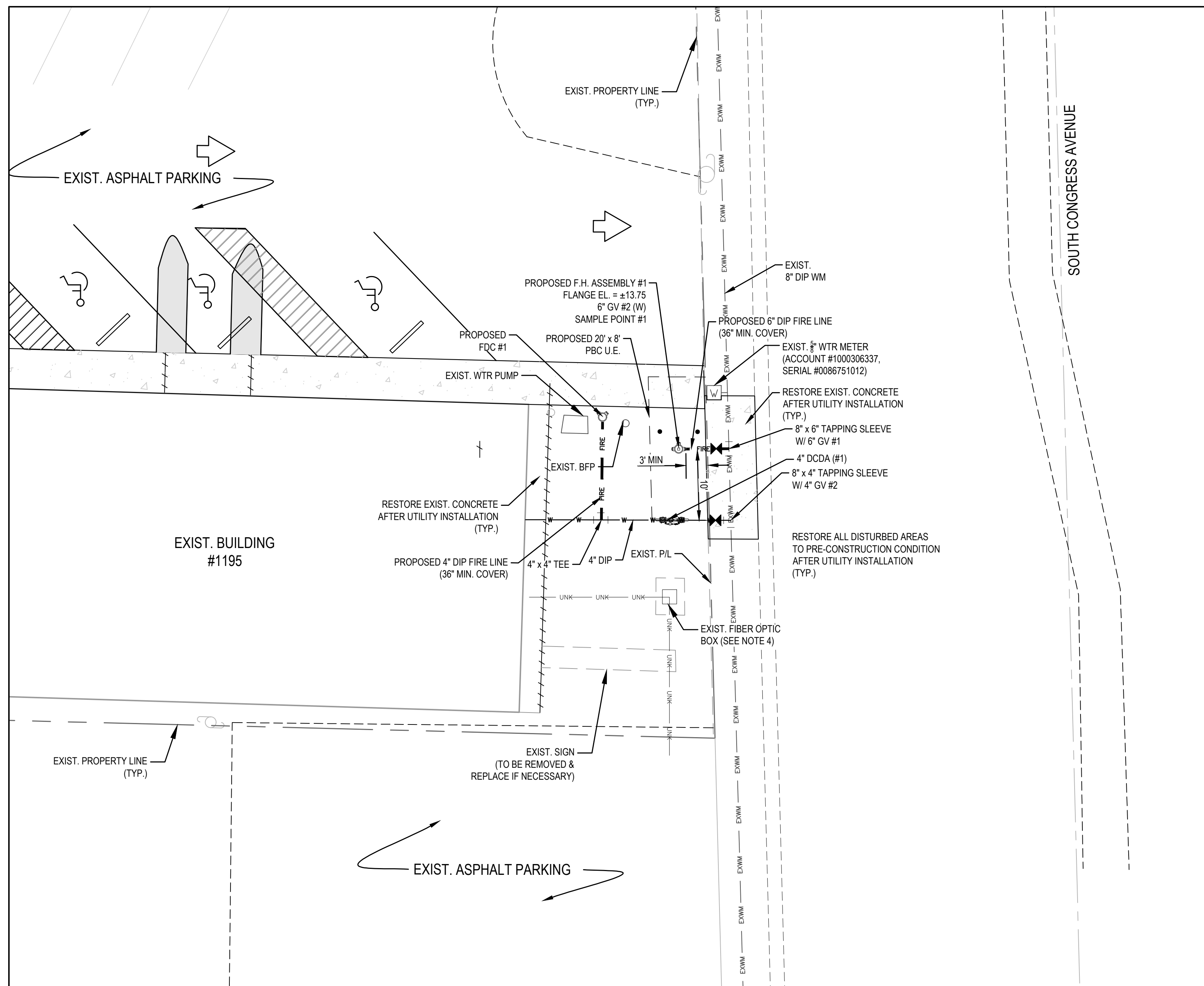
DATE: 5/15/2019

DESIGNED: NC

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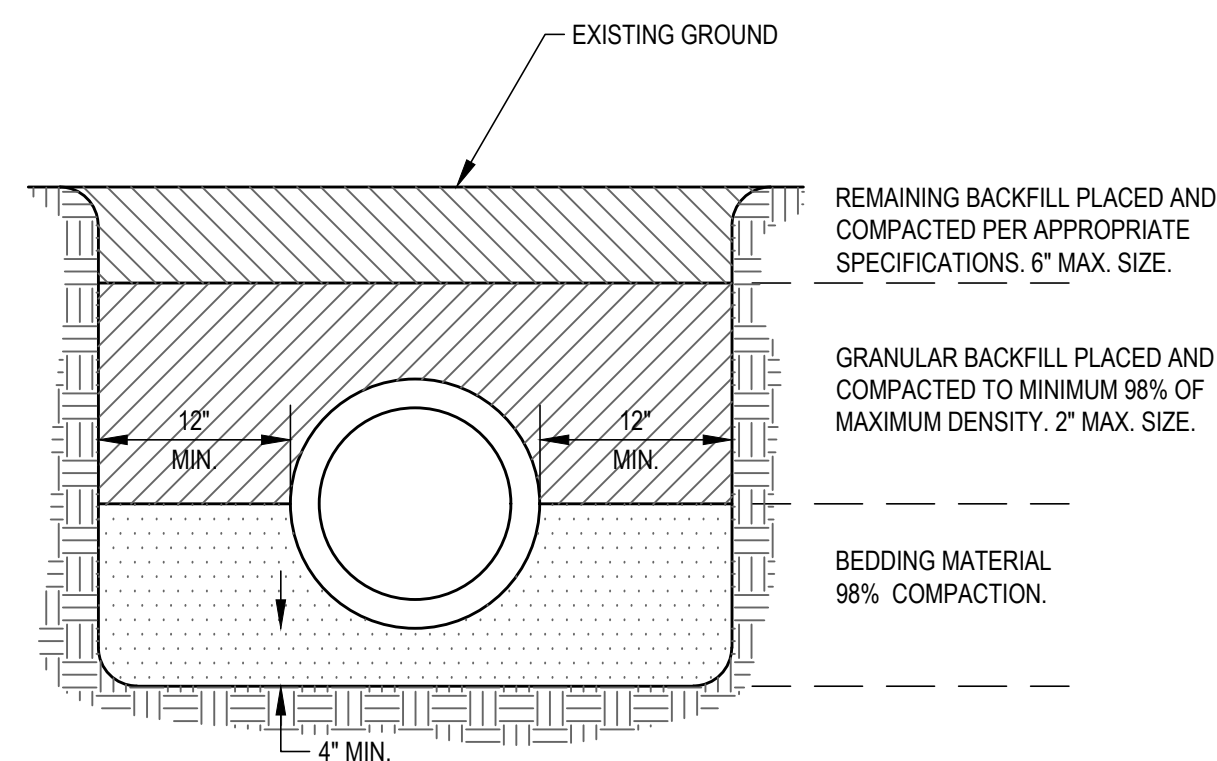
CIVIL IMPROVEMENT PLAN

C1.1

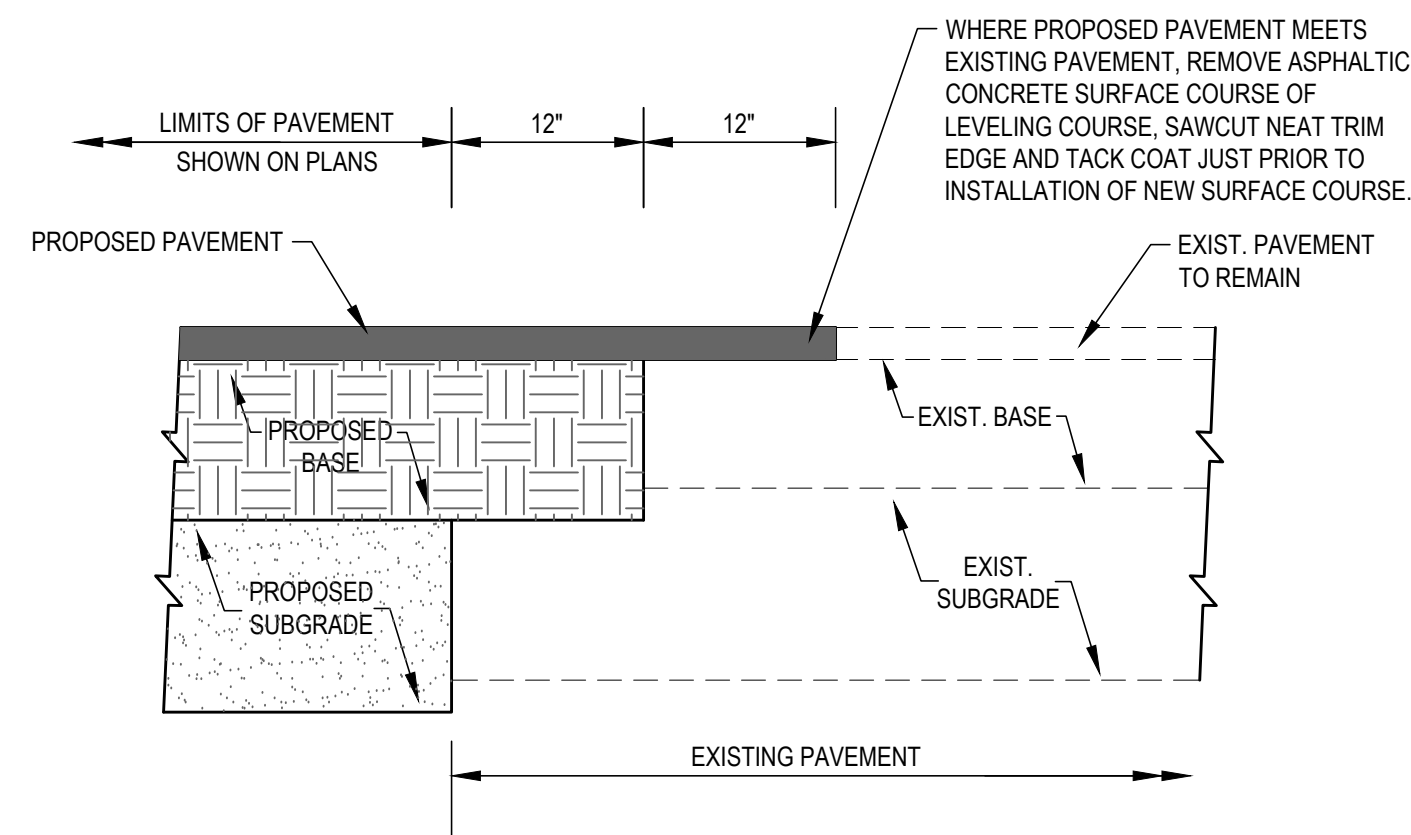
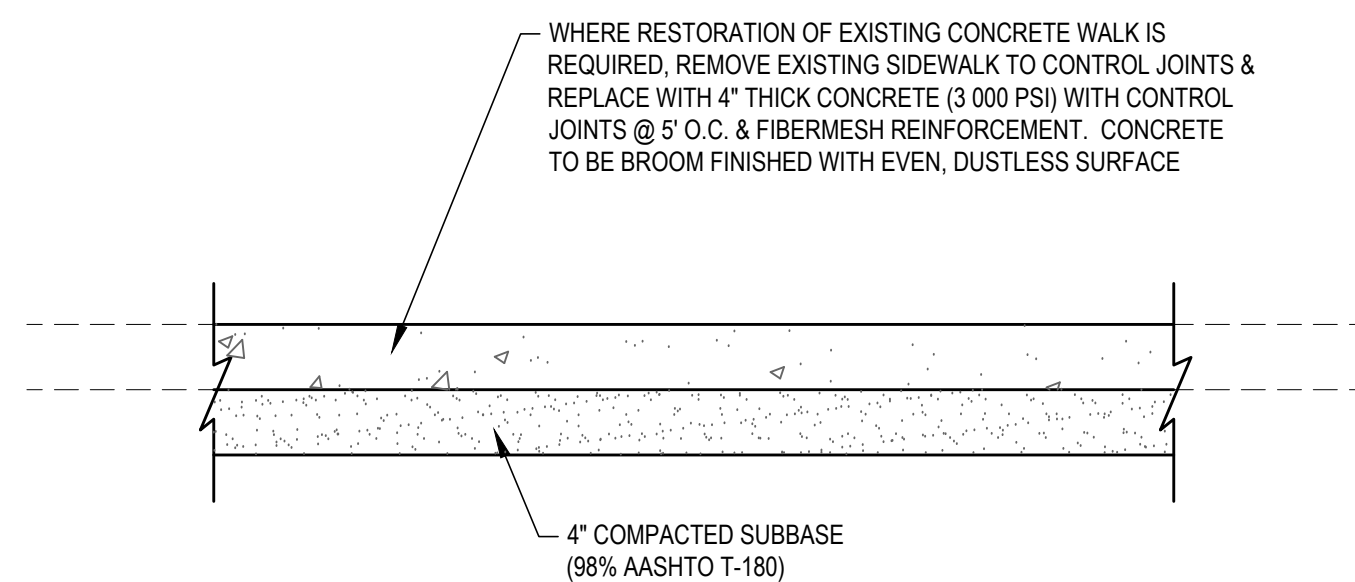


DETAIL A

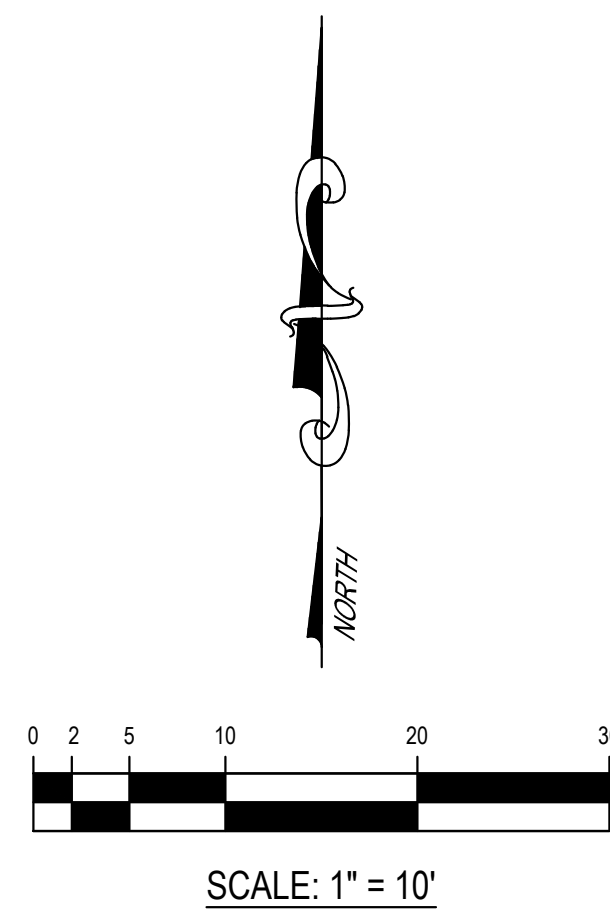
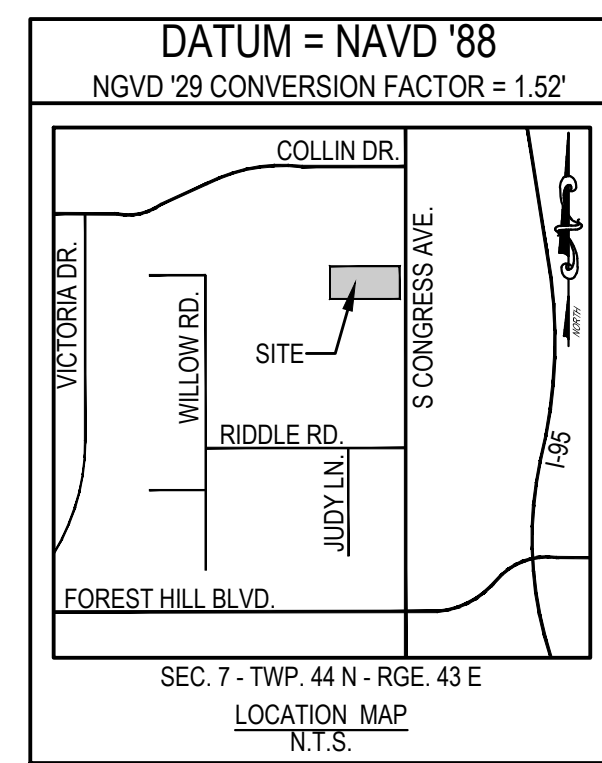
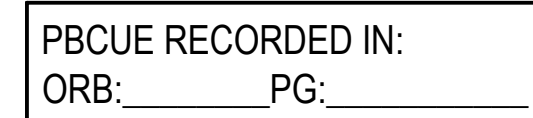
SCALE: 1" = 10'



- NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIME ROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS
 5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.



NOTE:
REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS



LEGEND

EXISTING WATERMAIN — EXWM — EXWM — EXWM —

PROPOSED FIRE LINE — FIRE — FIRE — FIRE —

PROPOSED WATERMAIN — W — W — W — W — W —

PROPOSED PAVEMENT

PROPOSED CONCRETE

The legend defines the symbols used in the site plan: a dashed line for existing watermain (EXWM), a solid line for proposed fire line (FIRE), a line with cross-ticks for proposed watermain (W), a solid grey rectangle for proposed pavement, and a rectangle with a stippled pattern for proposed concrete.

NOTES:

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4. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF UNDERGROUND FIBER OPTICS, IF FIBER OPTICS ARE INSTALLED NORTH FROM BOX. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD PRIOR TO NEW WATER MAINS BEING INSTALLED.

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3. ALL NEW FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5.0' MIN WITH RAISED CURB OR 6.0' MIN WITHOUT RAISED CURB AND 12.0' MAX FROM THE EDGE OF PAVEMENT.

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3. ALL WATER SERVICE BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING PBCWD FACILITIES (IE. VALVES) TO BE OPERATED BY PBCWD PERSONNEL ONLY.

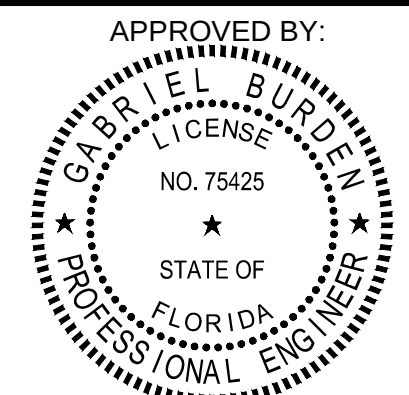
GENERAL LANDSCAPE NOTE:

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1195
S. CONGRESS
AVE.

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FLORIDA 33406



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
GABRIEL BURDEN, P.E. ON THE DATE ADJACENT TO THE
SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
19603-01

DATE: 5/15/2019

DESIGNED: NC

DRAWN: NC

[illegible]

CIVIL ENLARGED PLAN

C1.2

WUD #19-567



APPROVED BY:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED BY SIGNED ORIGINAL COPIES.

DATE:	5/15/2019
DESIGNED:	NC
DRAWN:	NC

POTABLE WATER STANDARD DETAILS

WUD #19-567

POTABLE WATER MAIN TYPICAL AERIAL CANAL CROSSING -
SINGLE PIPE (SINGLE PILES) * 20

FAN GUARD/ PILE CAP DESIGN
SINGLE PIPE (SINGLE PILES)

TYPICAL TRENCH DETAIL/
ROOT BARRIER INSTALLATION DETAIL

OPEN CUT PIPE INSTALLATION
NON-THOROUGHFARE ROAD

OPEN CUT PIPE INSTALLATION
THOROUGHFARE ROAD

DESIGNED BY:	WUD	
DRAWN BY:	M. BUCKNER	Palm Beach County
CHECKED BY:	J. LAMMERT	Water Utilities Department
APPROVED BY:	WUD	P.O.Box 16097
		West Palm Beach, FL 33416-6097

POTABLE WATER MAIN UNDERGROUND AIR RELEASE VALVE *
AND VAULT IN NON-TRAFFIC AREAS OUTSIDE OF ROAD R/W

POTABLE WATER MAIN AIR RELEASE MANHOLE
IN PAVED AREAS AND ROAD R/W

POTABLE WATER MAIN
OFF-SET UNDERGROUND AIR RELEASE VALVE *



DATE	REVISION / REMARKS	BY
E 2019	* GENERAL REVISION	JL

SHEET

NUMBER

0

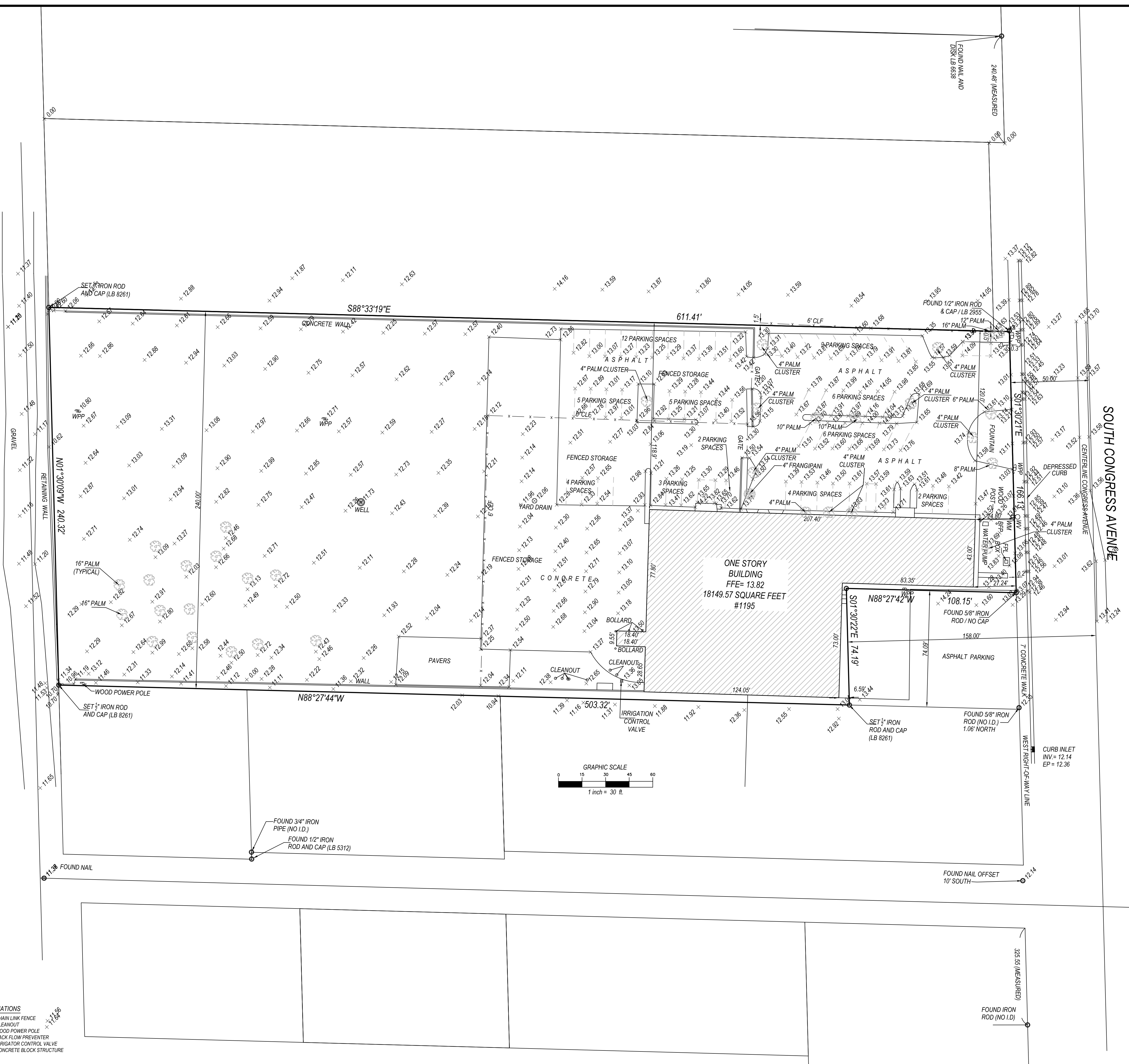
OF

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SEAL

100

1



PROPERTY ADDRESS:
1195 SOUTH CONGRESS AVENUE
WEST PALM BEACH FLORIDA 33406

FLOOD ZONE: "X"
PANEL NO: 12099C 0587F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. MCN PROPERTY LLC

LEGAL DESCRIPTION:
THE SOUTH 240 FEET OF THE NORTH 1120 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 44, RANGE 43 EAST, LESS THE SOUTH 74.09 FEET OF THE EAST 158 FEET THEREOF, AND LESS RIGHT OF WAY OF CONGRESS AVENUE, PALM BEACH COUNTY, FLORIDA, A/K/A A PORTION OF LOTS 8 AND 9, PALM ACRES TRACT NO.1, AN UNRECORDED PLAT, CONTAINING 138726.50 SQUARE FEET (3.18 ACRES)

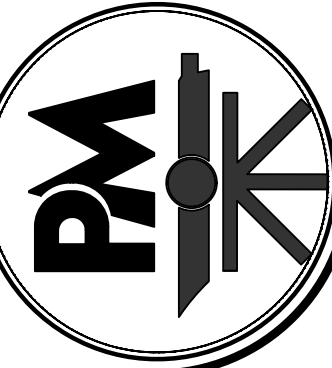
SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

ABBREVIATIONS
CLF CHAIN LINK FENCE
CO CLEANOUT
WPP WOOD POWER POLE
BFP BACK FLOW PREVENTER
ICV IRRIGATOR CONTROL VALVE
CBS CONCRETE BLOCK STRUCTURE

BOUNDARY SURVEY

PM SURVEYING
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094



SIGNED: [Signature]
DOCUMENT PREPARED FOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

DATE	FIELD	PURPOSE	JOB#	DATE	FIELD	PURPOSE	JOB#
05-13-19			SP	05-07-19			SP
05-07-19			CD	03-21-19			CD
03-21-19			SPMS				SPMS
			FIELD				FIELD



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

50-QW-2009438

50-BID-5092764

OSTDS Operating - Commercial

Issued To: MCN PROPERTY LLC
1195 S Congress Avenue
West Palm Beach, FL 33406

County: **Palm Beach**
Amount Paid: \$150.00
Date Paid: 02/11/2021
Issued Date: 02/11/2021
Expires On: 12/31/2021

Mail To: MCN PROPERTY LLC
5900 N Australian Avenue, Suite 3
West Palm Beach, FL 33407

Issued By:
Department of Health in Palm Beach County
P.O. Box 29
West Palm Beach, FL 33402-0029
(561) 837-5900

Owner: MCN PROPERTY LLC

The facility shown above has been inspected by a duly authorized representative of the Department of Health, and was found in conformance with those rules promulgated by the department under the authority of chapters 381, 386 and 489 part III, Florida Statutes, and set forth in Rule 64E-6, Florida Administrative code.

This permit grants authority to operate the above referenced facility, service, or system in conformance with department rules and the conditions of operation shown below. This permit is revocable, upon service of notice, when it is determined by the department that the operational conditions and department standards are not being maintained.

No sampling required.

Original Customer: MCN PROPERTY LLC (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

50-QW-2009438

50-BID-5092764

OSTDS - Operating - Commercial

Issued To: MCN PROPERTY LLC
1195 S Congress Avenue
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Amount Paid: \$150.00
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Expires On: 12/31/2021

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5900 N Australian Avenue, Suite 3
West Palm Beach, FL 33407

Issued By:
Department of Health in Palm Beach County
P.O. Box 29
West Palm Beach, FL 33402-0029
(561) 837-5900

Owner: MCN PROPERTY LLC

August 24, 2021

Mr. Nick Ivancevic
Regency Party Rental
5900 Australian Avenue
West Palm Beach, FL 33407

**Re: 1195 S. Congress Ave - #PTC21-092
Concurrency Traffic Statement**

Dear Mr. Ivancevic:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the west side of Congress Avenue north of Forest Hill Boulevard in the Village of Palm Springs as shown on Attachment 1. The Parcel Control Number (PCN) is 70-43-44-07-12-000-0080. No change to the existing access is proposed.

The existing site includes an approved office warehouse use. It is proposed to utilize this office warehouse use with no increase in intensity over the existing use. Therefore, there is no increase in trips and the proposed development is in compliance with the Palm Beach County Traffic Performance Standards.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

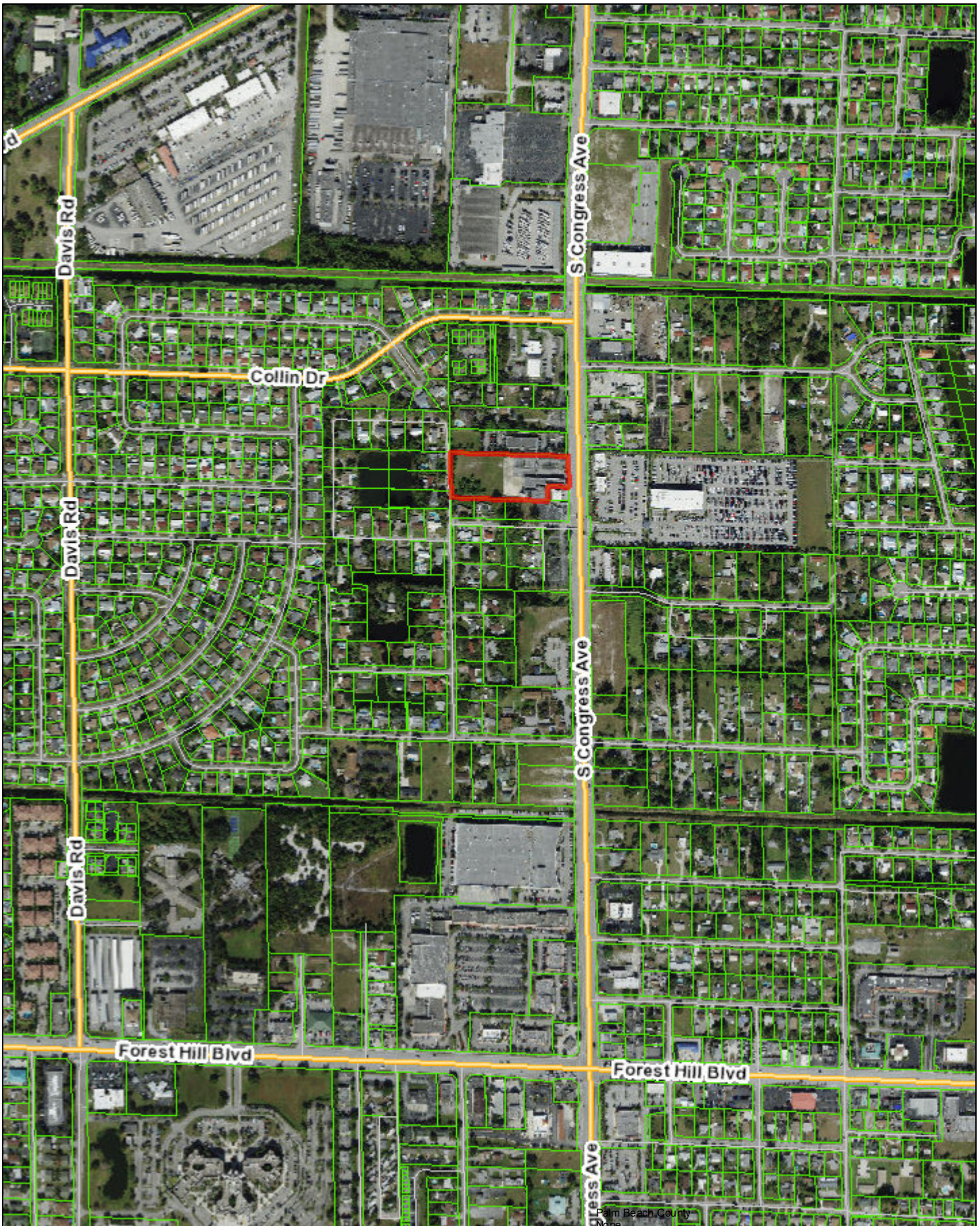
Sincerely,

Andrea M. Troutman, P.E.
President

Attachment

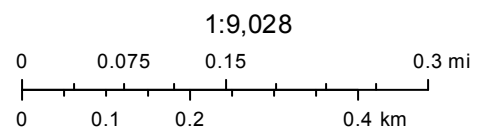
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 8/24/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location



August 23, 2021

1195 S. Congress Ave



September 23, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE



**Re: 1195 S. Congress Avenue
Civil/Utility Permit Approval
Engenuity Group Project No. 6001.74**

We have received the following on 9-13-21:

1. Civil Engineering Plans, 9 sheets, (Sheets C0.0, C0.1, C2.1-C2.5, dated 5-15-19), (Sheets C1.1 & C1.2, revised 11-3-20, submitted 9-13-21, by Civil Design, Inc.
2. Site Plan, 1 sheet, dated 9-1-21, by JMorton Planning & Landscape Architecture.
3. Landscape Plan, 1 sheet (L1.01) dated 9-1-21, by JMorton Planning & Landscape Architecture.
4. Traffic Statement, 2 sheets, dated 8-24-21, by PTC Transportation Consultants.
5. Justification Statement, 5 sheets, resubmitted 9-7-21, by JMorton Planning & Landscape Architecture.
6. Comment Response Letter, 3 sheets, dated 9-7-21, by JMorton Planning & Landscape Architecture.
7. Unified Development Application, 12 sheets, dated 7-20-21, by VPS.

We recommend Civil Permit approval with the following conditions:

1. A pre-construction meeting shall be scheduled with the Village Planning & Zoning Department prior to start of construction.
2. Prior to CO, the engineer of record shall certify the project and record drawings shall be provided, as well as other documents specified on the Site Permit.
3. Contractor to follow PBC Water Utility Permit and conditions for proposed improvements.

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

Cc: Lisa Tropepe, PE

7-26-2021

1195 S Congress Avenue

Good morning Iramis,

LWDD has no objection to the certification of this petition. It is located south of the L-6 Canal and is not adjacent.

Thank you and have a great day.

Anne

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.

9/13/2021

No fire rescue comments. Thank you.

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

9-16-2021

Rogelio,

PBCWUD has no comments regarding the submittal since there are no significant changes to the existing site.

In 2019 the fire hydrant and DCDA were installed however record drawings and easements were never provided therefore the project was never finalized.

The current owner should provide PBCWUD an easement over the fire hydrant and DCDA isolation valve and record drawings. The account for the fire line (DCDA) must be activated.

Based on water usage the building is occupied and the fire line account must be activated.

Thank you,

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116

9-24-2021

No I do not

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Friday, September 24, 2021 10:16 AM
To: Christopher Schulle <cschulle@wasteprousa.com>
Subject: FW: 1195 S Congress Ave

Do you have any concerns with the proposed dumpster location?

This instrument was prepared by and return to:

Name William M. Winkel, Esquire
Address 7301 S. Dixie Highway
West Palm Beach, FL 33405

Property Appraiser's
Parcel Identification No. 00-43-44-07-12-000-0080

CFN 20050120796
OR BK 18204 PG 1439
RECORDED 03/02/2005 15:57:50
Palm Beach County, Florida
AMT 1,925,000.00
Doc Stamp 13,475.00
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1439; (1pg)

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this _____ day of February, 2005,

Between **MARVIN J. GRIESAN, a single man**

whose post office address is 2513 Summit Boulevard, West Palm Beach, Florida 33406

of the County of Palm Beach, State of Florida, grantor*, and

MCN PROPERTY, LLC, a Florida limited liability company

whose post office address is 2784 South Ocean Boulevard #102, Palm Beach, Florida 33480

of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of ----- Ten and 00/100 -----Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

The South 240 feet of the North 1120 feet of the East ½ of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 44 South, Range 43 East, LESS the South 74.09 feet of the East 158 feet thereof, and LESS Right of Way of Congress Avenue, Palm Beach County, Florida, a/k/a a portion of Lots 8 and 9, Palm Acres Tract No.1, an unrecorded plat.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

(First Witness)

Printed or typed name:

Luis Gonzalez
(Second Witness)

Printed or typed name:

Lisa Sandवाल

Marvin J. Griesan
MARVIN J. GRIESAN, Grantor

(Seal)

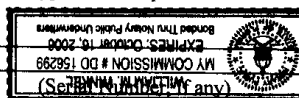
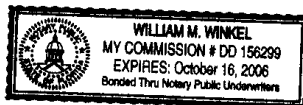
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of February, 2005, by MARVIN J. GRIESAN, who is personally known to me or who has produced _____ as identification.

My commission expires:

William M. Winkel
Notary Public

Printed, typed, or stamped name:

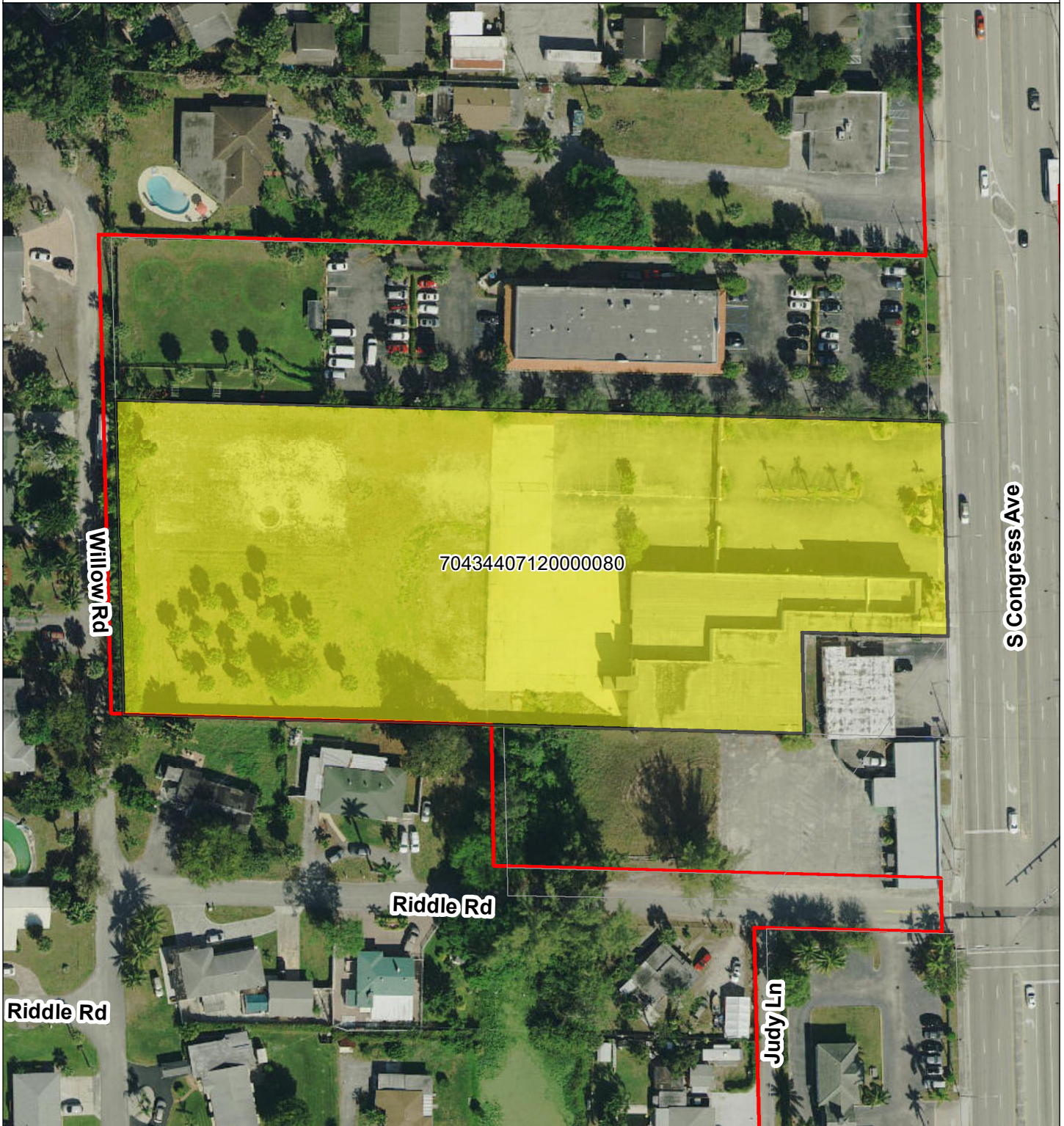


F-762(rev.11/93)[486]



VILLAGE OF PALM SPRINGS

1195 South Congress Avenue



0 50 100 200 300 400 Feet

-  1195 South Congress Ave
-  Village Limits

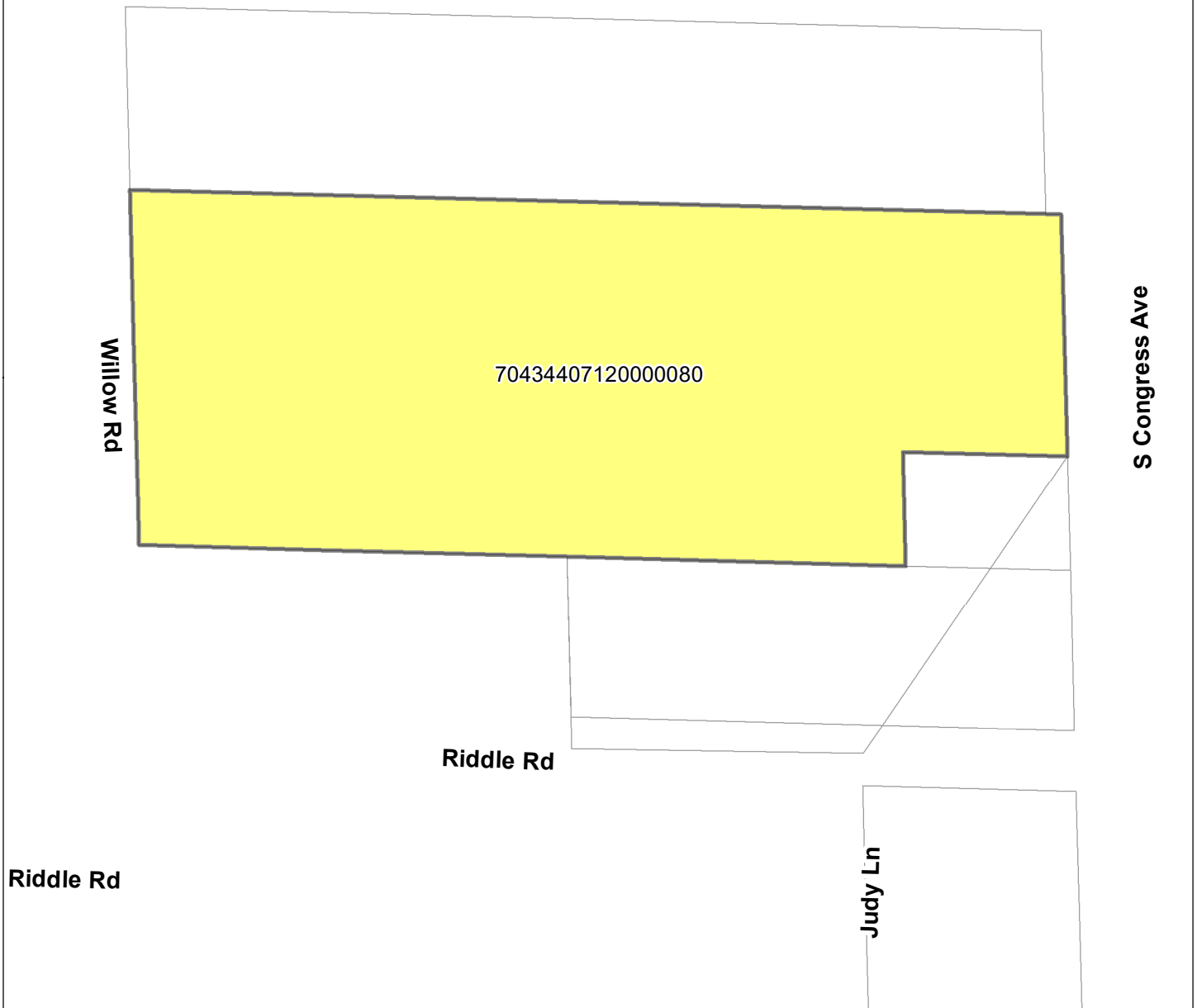


Date: 6/20/2019



VILLAGE OF PALM SPRINGS

1195 South Congress Avenue



0 50 100 200 300 400 Feet



 1195 South Congress Ave

Date: 6/20/2019