



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, November 9, 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, Planner Rojelio J. Perez Gonzalez, Village Attorney Susan Garrett, Assistant Village Manager Kimberly Glas-Castro, 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 September 14, 2021 Planning and Zoning Board Meeting Minutes
[1. September 14, 2021 Planning and Zoning Board Minutes](#)

5.2 Approval of October 12, 2021 Planning and Zoning Board Meeting Minutes
[1. October 12, 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 Resolution No. 2021-38 - Preliminary Plat - Patio Court Townhomes - Vacant Lot on Patio Court (*Quasi-Judicial Hearing*)

1. Proposed Resolution No. 2021-38 - Patio Court Townhomes, LLC - Preliminary Plat - Vacant lot on Patio Court
2. Proposed Preliminary Plat - Patio Court Townhomes
3. Letter of Compliance with Florida Statutes - Patio Court Townhomes
4. Engenuity Group Approval Letter - Patio Court Townhomes
5. Approved Site Plan
6. Aerial and Location Maps

6.2 Resolution No. 2021-37 - Residential Planned Development Site Plan (SPR21-16) with three (3) waivers - Village Palm Townhomes - Vacant lot on Prairie Road (*Quasi-Judicial Hearing*)

1. Proposed Resolution No. 2021-37 Site Development Site Plan - SPR21-16 - Vacant Parcel on Prairie Road
2. Exhibit "A" Staff Report & Conditions of Approval
3. Site Plan, Landscape Plan, Architectural Plans, Civil Plans, and Letters
4. Colored site Plan and Renderings
5. Project Narrative and Justification Statement
6. Property Legal Description
7. Aerial Map and Location Map

7. ACTIONS AND REPORTS

7.1 Discussion: Land Use, Density and Intensity Considerations

1. BusinessFlare Palm Springs CRA Market Assessment - September 2021

8. ADJOURNMENT

9. NEXT MEETING - Tuesday, December 14, 2021 @ 6:30 PM in the Village Council Chambers

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: November 9, 2021

DEPARTMENT: Administration

ITEM 5.1: Approval of September 14, 2021 Planning and Zoning Board Meeting Minutes

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

September 14, 2021 Planning and Zoning Board Minutes



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
SEPTEMBER 14, 2021
6:30 PM

1. CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:33 PM.

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. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Johnnie Tieche.

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

5. MINUTES

- 5.1 Approval of August 10, 2021 Planning and Zoning Board Meeting Minutes
[August 10, 2021 Planning and Zoning Board Minutes](#)

Chairman Tieche asked for a motion to approve the minutes of August 10, 2021. A motion to accept the minutes was made by Mr. Braun and seconded by Vice Chairman Hughes. Motion carried. 5 – 0

Motion: Peter Braun	Second: Richard Hughes	Vote: Motion Approve: 5 - 0
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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 Resolution 2021-30 - Residential Planned Development Site Development Plan (PSE21-11) with four (4) Waivers - Prairie Road Subdivision (aka Lox Landing) - 1974 Prairie Road (*Quasi-Judicial Hearing*)

[Resolution No. 2021-30 - Residential Planned Development Site Plan - Prairie Road Subdivision - 1974 Prairie Road](#)

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

[Project Narrative and Justification Statement](#)

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

[Color Site Plan and Color Rendering](#)

[Warranty Deed and Legal Description](#)

[Aerial Map and Location Map](#)

Director Cabrera informed the Board, Kevin McGinley, agent for Lox Landing Holdings, Inc., is requesting site development plan approval (SPR2021-11) for a residential planned development project on property located at 1974 Prairie Road. The applicant is proposing to develop the 2.84-acre site with 16 fee simple single-family dwelling residences. Currently the 2.84 acres are undeveloped.

Director Cabrera stated each dwelling unit will be a two-story structure and is proposed to include a two-car garage with two (2) additional parking spaces within the driveway, three (3) bedrooms, two and a half (2.5) bathrooms, a living room, an open back porch, a dining room, and a kitchen. This proposed residential community would have one access driveway along the existing Prairie Road right-of-way. Amenities include a picnic area with grill, a tot lot, and an open grass play area for lawn games and sports. The applicant is requesting for (4) waivers.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with four (4) waivers and recommends conditional approval of the proposed development subject to forty-two (42) conditions, along with the voluntary monetary contribution requested by the School District to mitigate school impacts.

Mr. Kevin McGinley representing property owner Lox Landings spoke to the Board. Mr. McGinley stated Prairie Key was two (2) parcels north of that development and said this project is just like Prairie Key. There was a recreation area included in this project. Mr. McGinley stated the lots were small, but houses were big. The project boarded the canal

south of them and the owner was ready to go. The road itself is difficult to get to as it is currently under construction.

Chairman Tieche asked the Public or if there were any comments or questions. Village Attorney Garrett wanted to state for the record, the quasi-judicial procedure allowed for the applicant and staff to question each other, on any project where there might be contention, although there is not any on this project. Attorney Garrett stated that would take place before asking the Public if there were any comments.

Mr. Lashells stated he was not a fan of developments such as this but he was impressed with this one, it was laid out very well. Will there be room for overparking, and Mr. McGinley stated there was not, definitely not on Prairie Road. Mr. Lashells also asked about the price range, Mr. McGinley stated approximately \$450,000.

Mr. Saingilus asked if there was a full visual on what they were planning to design the homes to be? Mr. McGinley stated they would basically be a two (2) story, described the floor plan to the Board Members. Mr. Saingilus also asked if the owner thought of work force housing. Mr. McGinley stated no.

Chairman Tieche had two (2) questions, 1 - did the wall from the school go all the way across the property, if not, what type of fence would be used for the project and was there enough room for a car to be parked where the door was to go outside. Mr. McGinley answered he did not think the wall crossed the schools property, and the fence would be a landscaping fence. Mr. McGinley answered there was enough room to park a car there.

Vice Chairman Hughes asked if the homes were all going to be the same color. Mr, McGinley said they would be similar, the HOA would make the choice. Vice Chairman Hughes asked if an 18-wheeler got to the dead end, how would an 18-wheeler make it out. Mr. McGinley stated a fire truck would make it, not sure about an 18 wheeler. Mr. Hughes asked who would be responsible for maintaining the road. Director Cabrera stated there would be a HOA and they were responsible. Mr. Hughes was concerned about the G-Star School and the traffic, the students, and parents.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution 2021-30, subject to Staff's conditions, was made by Mr. Saingilus and seconded by Mr. Braun. Motion carried 5-0

Motion: Larry Saingilus	Second: Peter Braun	Vote: Motion Approve: 5 - 0
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6.2 Ordinance 2021-09 - Land Use and Rezoning (Small-Scale) Amendments - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lots on Paetzold Drive (Quasi-Judicial Hearing)

[Proposed Ordinance No. 2021-09 - Small Scale Land Use Amendment and Rezoning - Prince Place](#)

[Exhibit "A" Staff Recommendation and Conditions of Approval](#)

[Applicant Justification Statements](#)

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

[Color Site Plan and Color Rendering Warranty Deed](#)

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

Director Cabrera stated that Items 6.2 and 6.3 would be heard together. Director Cabrera informed the Board the applicant is requesting a small-scale land use amendment, rezoning and site development plan approval for a residential planned development project for the combination of 3 properties located at 3075 Prince, 3098 Ferrell Drive and a vacant lot on Paetzold Drive, to facilitate a multifamily development project.

The applicant is requesting that the property be designated with the Village's High-Density Residential future land use, which would allow up to a maximum intensity of 30 residential dwelling units. The property was annexed into the Village of Palm Springs in 2016 and assigned Village Commercial and Commercial General future land use and zoning designations, respectively.

The applicant is proposing to develop the site with the construction of 21 two-story townhomes, which they intend to operate as a rental community. Each townhome will be a three-bedroom home with a one car garage and a driveway with space for two cars.

The buildings will be configured with one (1) 3-townhome structure, one (1) 5-townhome structure and one (1) 13-townhome structure for a total of three (3) buildings. The community will have two access driveways via the existing Prince Drive and Paetzold avenue rights-of-way. Amenities include a sports field, a tot lot with playground equipment, a shade structure, and picnic tables with a grill.

The applicant is requesting three (3) waivers for the proposed RPD site plan:

1. To allow a 20' front setback rather than 25' minimum required.
2. To allow a residential planned development project on a 2.0-acre lot rather than on the 3-acre lot minimum required.
3. To allow 21 townhomes to be constructed on a 2.07-acre property rather than 4.27-acre minimum lot size.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with three (3) waivers and recommends conditional approval of the proposed development.

Mr. Miles Rich began with he had done many changes to make this conform to the requirements by the Village. Mr. Rich explained the definition of the company, Rich Properties. He then did a power point presentation for the the Board showing the exact proposed layout of the development in detail. Mr. Rich described each unit and what it had to offer, along with the amenities the proposed project included. Chairman Tieche asked if there was any public comment.

Mr. Mike Owens - 3097 and 3093, has lived at this address for thirty (30) years, he has concerns with sewer, drainage, and the amount of traffic. He has not been approached at all regarding this development, until public notice. There are a lot of accidents on Congress and the traffic will increase with this project. My property is in good shape, and he had been homestead for a long time. Mr. Owens was concerned about his privacy, what happens to his property line.

Mr. Rich stated with all due respect to his neighbor, if anything, the project would improve the property value and the safety of the area. Mr. Rich also understood the traffic with Congress Avenue. There are drainage plans, there are no comments from the engineer that reviewed them. Mr. Rich is planning to offer the lift station with Atlantis for the sewage.

Assistant Village Manager Kim Glas-Castro stated that she highly recommended that Mr. Rich get together with the neighbors and discuss the proposed project. On behalf of the Village Manager, he would want the neighbors to also be happy when there are such concerns. Assistant Village Manager Glas-Castro stated the Village Council would inquire regarding the dollar amount of rent, as they would ask that.

Mr. Saingilus asked if Miles Rich be managing the property. Mr. Rich stated he would be. Mr. Saingilus wanted to know if a tenant wanted to put their apartment on Airbnb, would that be allowed. Mr. Rich stated that there would be stipulations in the lease that would not allow that.

Chairman Tieche asked if the driveways were going to be cobblestone? Mr. Rich stated they would be paver driveways.

A discussion regarding schools and the impact that would also take place on them.

Vice Chairman Hughes asked what the square footage of the property was, and the recycling, and if there were garages. Mr. Rich stated it would be picked up by Waste Management.

Mr. Lashells stated he was against seeing how many people would be packed into a lot of this size. Mr. Rich disagreed respectively.

The Board also discussed with Mr. Rich the number of people that would be able to live in each apartment. Mr. Rich stated for a three (3) bedroom, only three (3) adults would be able to live in that.

There was a lengthy discussion on this project between the Board and the Applicant.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Ordinance No. 2021-09, was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 4-1 Mr. Hughes was against.

Motion: Ralph Lashells	Second: Peter Braun	Vote: Motion Passed: 4 - 1
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6.3 Resolution 2021-31 - Residential Planned Development Site Plan (SPR21- 12) with Three (3) Waivers - Prince Place - 3075 Prince Drive, 3098 Ferrell Drive & a vacant lot on Paetzold Drive (*Quasi-Judicial Hearing*)

[Proposed Resolution No. 2021-31 - Site Development Plan Amendment - 3075](#)

[Prince Drive](#)

[Exhibit "A" Staff Recommendation and Conditions of Approval](#)

[Applicant Justification Statements](#)

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

[Color Site Plan and Color Rendering](#)

[Warranty Deed](#)

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

The Board discussed this item along with Item 6.2 together. A separate vote was taken on Item 6.2 and 6.3.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend denial of Resolution 2021-31, was made by Mr. Saingilus and seconded by Mr. Lashells.

Village Attorney Garrett stated a roll call vote should be taken. Deputy Clerk Worth did the roll call vote as follows:

Peter Braun - Nay

Ralph Lashells - Aye

Richard Hughes - Aye

Larry Saingilus - Aye

Johnnie Tieche - Nay

Motion carries 3-2 Denial of Resolution No. 2021-31.

Motion: Larry Saingilus	Second: Ralph Lashells	Vote: Motion Deny: 3-2
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6.4 Approve Palm Springs CRA Community Redevelopment Plan (Modification) - Finding of Consistency with the Village's Comprehensive Plan

[Proposed Palm Springs CRA Community Redevelopment Plan \(Modifications\)](#)

[Notification of Public Hearing for CRA Community Redevelopment Plan](#)

[Future Land Use Element - Village of Palm Springs Comprehensive Plan](#)

Assistant Village Manager Kim Glas-Castro informed the Board the material before them was gathered input, from residents and the company. What they heard was everyone loved the Village, the home-type feel.

They want to see more community serving and restaurants instead of going out to West Palm Beach or south. Aesthetics, art, and working with property owners to improve their properties.

In labor, they looked at the job market so the CRA could provide job growth through training of the residents within the Village, good example, with JFK, and Palm Beach State College.

Assistant Village Manager Kim Glas-Castro went over the CRA Modification with the suggestions and different directions the BusinessFlare suggested. The work plan carried out for five (5) years.

The Board asked if the CRA can purchase properties. Mr. Saingilus stated businesses are needed, Panera at Greenwood Shopping Center for example. Mr. Lashells stated if a couple of businesses like Panera would come into the Village, more jobs would be created and possibly attract other businesses to invest in this community.

Motion: Ralph Lashells	Second: Larry Saingilus	Vote: Motion : 5 - 0
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7. ACTIONS AND REPORTS

- 7.1 Recommendations on Final Draft Transportation / Mobility Master Plan - The Corradino Group
[Palm Springs Transportation Mobility Plan Report September 2021 FINAL Preliminary Findings Presentation to Village Council - May 13, 2021 - The Corradino Group](#)

Assistant Village Manager Kim Glas-Castro - gave the Board an overall representation of the final draft. The park connector pathway, road ways, speeding complaints, sidewalks, crashes. The concentration is on the level of transportation stress. The goal is to improve the level of stress.

There was a lengthy discussion between Staff and the Board Members for ideas and progressive ideas.

At the end of this discussion, the Board recommended a workshop after one of the meetings on density. It would be good to have an understanding between Staff and the Board Members.

8. ADJOURNMENT

Chairman Tieche adjourned the meeting at 8:20 PM.

9. NEXT MEETING - TUESDAY, OCTOBER 12, 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 **September 14, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **November 9, 2021**.

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman



Village of Palm Springs

Executive Brief

AGENDA DATE: November 9, 2021

DEPARTMENT: Administration

ITEM 5.2: Approval of October 12, 2021 Planning and Zoning Board Meeting Minutes

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

October 12, 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
OCTOBER 12, 2021
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Deputy Village Clerk Jane Worth at 6:34 p.m.

Village Attorney Susan Garrett stated in the absence of the Chair and Vice Chair, the Board still had a quorum. However, she would like to call the meeting to order and have a vote for a nomination of one of the Board Members to Chair the meeting for tonight.

Board Member Kim Gehrman made a motion to elect Ralph Lashells as Chair, and it was seconded by Larry Saingilus. Motion carried 3-0

Motion:	Second:	Vote:	
Kim Gehrman	Larry Saingilus	Motion Approve: 3 - 0	

2. ROLL CALL

BOARD MEMBERS:

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

ABSENT: *Chairman Johnnie Tieche, Vice Chairman Richard Hughes, James Mandigo and Peter Braun*

STAFF:

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

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Ralph Lashells.

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

Director Cabrera stated there were no changes to the 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*)

[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](#)

Planner Rojelio J. Perez Gonzalez, informed the Board 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 be brought into compliance to the extent 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 being processed. The application is going to be considered by the Village Council during their regular meeting on October 14, 2021.

Planner Perez Gonzalez stated the applicant is requesting one:

- (1) variance, regarding the operational hours, which would be 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.

Planner Perez Gonzalez stated 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.

Ms. Lauren McClellan, with J Morton Planning & Landscape Architecture, Agent for MCN Property LLC, informed the Board she was presenting a Site Plan application along with a variance for Hours of Operation. Ms. McClellan presented a power point presentation for the Board. Ms. McClellan explained the tenant Primoris T&D Services, LLC a subcontractor for FP&L would be occupying the 28,079 sq. ft. property. There would be additional landscaping added and the parking spots would be reconfigured to meet ADA standards. The 24-hour operation would be

dispatched whenever there is a situation of emergency, such as hurricanes or any other type of natural disaster. It would include the employees coming in and getting their trucks and getting the equipment during the emergency operations. Ms. McClellan stated she would be available along with the tenant and Applicant to answer any questions.

Mr. Larry Saingilus asked if there would be any heavy machinery operating outside the building around the residents. Ms. McClellan stated for a 24-hour operation would only be for getting the equipment and to put their equipment back. It would not be continuous. Mr. Saingilus also asked if this was a headquarters or would it be a substation? Mr. Bernard stated it would be a substation. They are a small entity to support FP&L.

Ms. Kim Gehrman asked what dictated an emergency operating event, would it be an EOC declared. Mr. Dan Bernard with Primoris D&C stated Saturday afternoon there were heavy storms that came through, the two (2) supervisors were called by FP&L, and six (6) crews were dispatched to the different locations. Mr. Bernard also mentioned under a Governor issued emergency, they would be on standby, when they receive the clear to be dispatched, they would come in and pick up their equipment, complete the jobs needed, and bring the equipment back to the shop. Ms. Gehrman also discussed the contract that Primoris just renewed with FP&L.

Village Attorney Garrett reminded the Board that they would not be voting on the hours of operation, but they were entitled to the information of which they asked the tenant. The Boards recommendation was the balance of the site plan. Director Cabrera informed the Board that once the variance was approved, it would stay with the building as long as the tenant was there, once the tenant leaves the building, after 12 months the variance is null and void.

Chairman Lashells asked how many vehicles would be parked on the property and would the business be manned 24 hours a day or if it was as needed. Mr. Bernard stated it was an as-needed business.

Chairman Lashells asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-34 (SPR21-14) and Hours of Operation Variance (PSV21-14), was made by Ms. Gehrman and seconded by Mr. Saingilus. Motion carries 3-0

Village Attorney Garrett stated the variance was not being voted on by the Board, as that item, Hours of Operation Variance (PSV21-14) would be voted on by the Village Council.

Ms. Gehrman revised her motion to recommend approval of Site Plan (SPR21-14), and it was seconded by Mr. Saingilus. Motion carries 3-0

Motion: Kim Gehrman	Second: Larry Saingilus	Vote: Motion Approve: 3 - 0
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8. ACTIONS AND REPORTS

9. ADJOURNMENT

Chairman Lashells adjourned the meeting at 7:00 PM

Next Meeting, Tuesday, November 9, 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 **October 12, 2021** which minutes were formally approved and adopted by the Planning and Zoning Board on **November 9, 2021.**

Jane R. Worth, Deputy Village Clerk

ATTEST:

Ralph Lashells, Chairman



Village of Palm Springs

Executive Brief

AGENDA DATE: November 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Resolution No. 2021-38 - Preliminary Plat - Patio Court Townhomes - Vacant Lot on Patio Court (*Quasi-Judicial Hearing*)

SUMMARY:

Mr. Michael Sanchez, agent for the owner, Patio Court Townhomes, LLC ("Applicant"), has filed a preliminary plat application to subdivide the multi-family parcel of land located at the southern terminus of Patio Court into ten (10) individual townhouse lots. The applicant is proposing to delineate 10 individual townhouse lots for fee-simple ownership, consistent with the site plan approved by the Village Council (Resolution 2019-15 - June 13, 2019).

The Village's surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed plat during their December 9, 2021 meeting. If approved, a final plat will be presented to the Village Council for consideration. The recording of the final plat is required before the sale of any lot and/or prior to the issuance of a certificate of occupancy for a new residence.

This property is located within the Palm Springs CRA - Lake Worth District and redevelopment would increase TIF revenue.

FISCAL IMPACT:

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

ATTACHMENTS:

Proposed Resolution No. 2021-38 - Patio Court Townhomes, LLC - Preliminary Plat - Vacant lot on Patio Court

Proposed Preliminary Plat - Patio Court Townhomes

Letter of Compliance with Florida Statutes - Patio Court Townhomes

Engenuity Group Approval Letter - Patio Court Townhomes

Approved Site Plan

Aerial and Location Maps

RESOLUTION NO. 2021-38

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING/DENYING THE PRELIMINARY PLAT, TO SUBDIVIDE A MULTI-FAMILY PARCEL OF LAND INTO TEN (10) INDIVIDUAL TOWNHOUSE LOTS FOR FEE-SIMPLE OWNERSHIP, SUBMITTED BY MR. MICHAEL SANCHEZ AGENT FOR THE OWNER., PATIO COURT TOWNHOMES, LLC (“APPLICANT”), FOR THE PROPERTY LOCATED ON A VACANT LOT ON PATIO COURT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 9, 2021, Michael Sanchez, agent for the owner, Patio Court Townhomes, LLC (“Applicant”), requested approval to subdivide a Multi-Family parcel of land into ten (10) individual townhouse lots for fee-simple ownership, located on a vacant lot on Patio Court; and

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

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

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

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

Section 1. The Village Council of the Village of Palm Springs, Florida, having received and considered the request of the Applicant to subdivide a Multi-Family parcel of land into ten (10) individual townhouse lots for fee-simple ownership, located on a vacant lot on Patio Court; and the same having been heard in Regular Session on December 9, 2021, and having been otherwise fully apprised of the premises herein, hereby approves/denies the preliminary plat, which is incorporated herein by reference.

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

Resolution No. 2021-38 - Preliminary Plat – Patio Court Townhomes, LLC – A vacant lot on Patio Court

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

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

The Mayor thereupon declared this Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

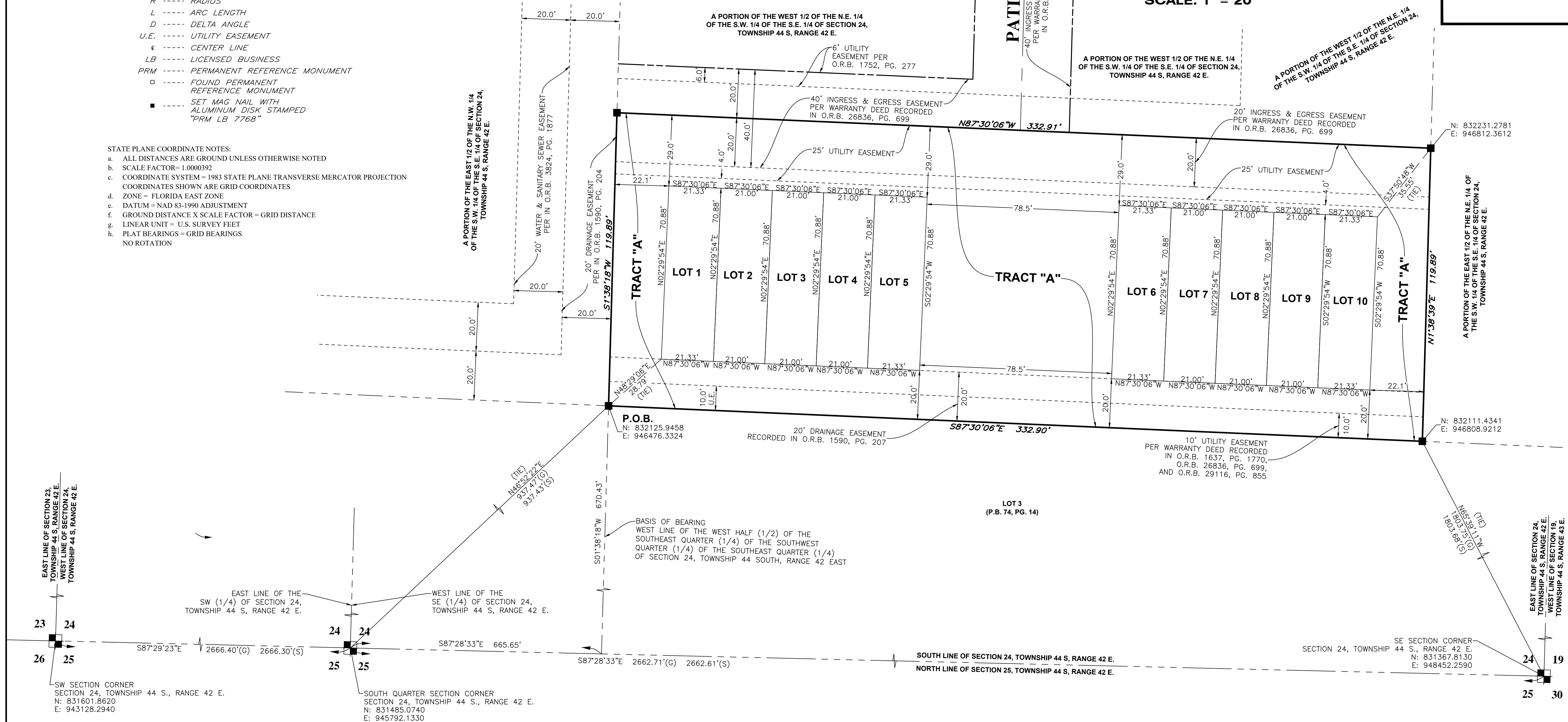
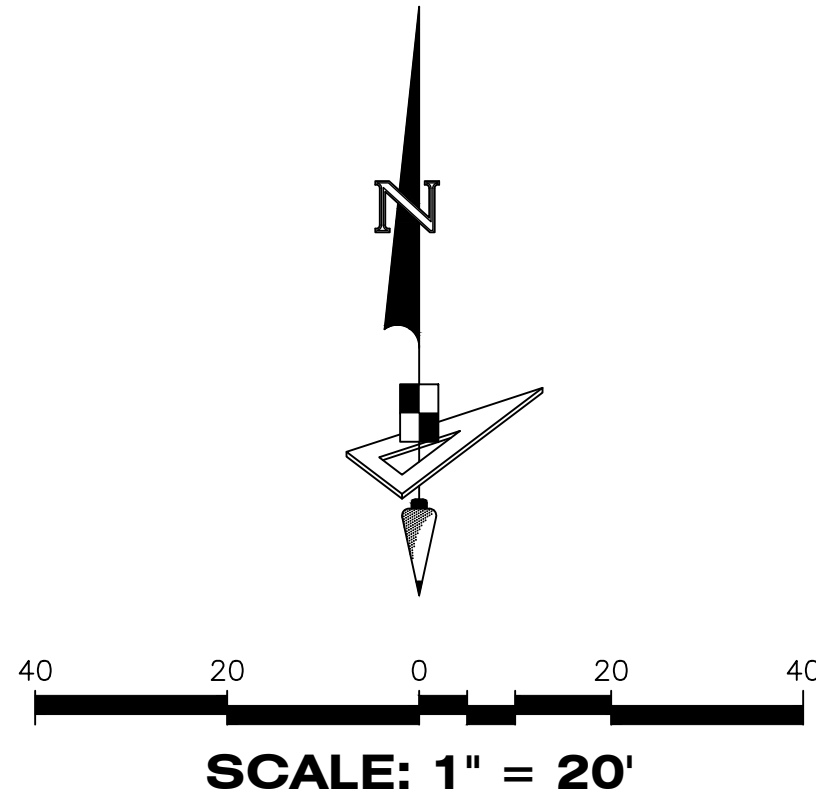
BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

PATIO COURT TOWNHOMES
BEING A PORTION OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

- LEGEND
- P.O.B. ----- POINT OF BEGINNING
P.O.C. ----- POINT OF COMMENCEMENT
P.B. ----- PLAT BOOK
O.R.B. ----- OFFICIAL RECORDS BOOK
PG./PG(s) ----- PAGE(S)
R/W ----- RIGHT-OF-WAY
(G) ----- GRID DISTANCE
(S) ----- GROUND DISTANCE
28-43-43 ----- SECTION-TOWNSHIP-RANGE
R ----- RADIUS
L ----- ARC LENGTH
D ----- DELTA ANGLE
U.E. ----- UTILITY EASEMENT
€ ----- CENTER LINE
LB ----- LICENSED BUSINESS
PRM ----- PERMANENT REFERENCE MONUMENT
□ ----- FOUND PERMANENT REFERENCE MONUMENT
■ ----- SET MAG NAIL WITH ALUMINUM DISK STAMPED "PRM LB 7768"

STATE PLANE COORDINATE NOTES:
a. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
b. SCALE FACTOR=1.0000392
c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
COORDINATES SHOWN ARE GRID COORDINATES
d. ZONE = FLORIDA EAST ZONE
e. DATUM = NAD 83-1990 ADJUSTMENT
f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
g. LINEAR UNIT = U.S. SURVEY FEET
h. PLAT BEARINGS = GRID BEARINGS
NO ROTATION





ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

October 11, 2021

Ms. Iramis Cabrera, Planner
Land Development Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(Via E-Mail: icabrera@vpsfl.org)

**RE: Patio Court Townhomes
Second Plat Review
Engenuity Group Project No. 6001.04.27**

Dear Ms. Cabrera,

This is the second review of this Plat. This review is done for compliance with Chapter 177, Florida Statutes, and the Village of Palm Spring's requirements. We offer the following comments:

All of our previous comments have been adequately addressed. The Plat is now in compliance with Chapter 177, Florida Statutes, and the village of Palm Spring's requirements.

We can therefore recommend approval of this plat.

Sincerely,

Gary M. Rayman, P.S.M.
Project Manager



October 12, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Patio Court Townhomes-3575 Coconut Rd
Plat Approval Letter
Engenuity Group Project No. 6001.51**

We have received the following through email on 10-06-21:

1. Plat, 2 sheets, by Geopoint Surveying, Inc.
2. Boundary & Topographic Survey, 1 sheet, signed & sealed 10-01-21, by Geopoint Surveying, Inc.

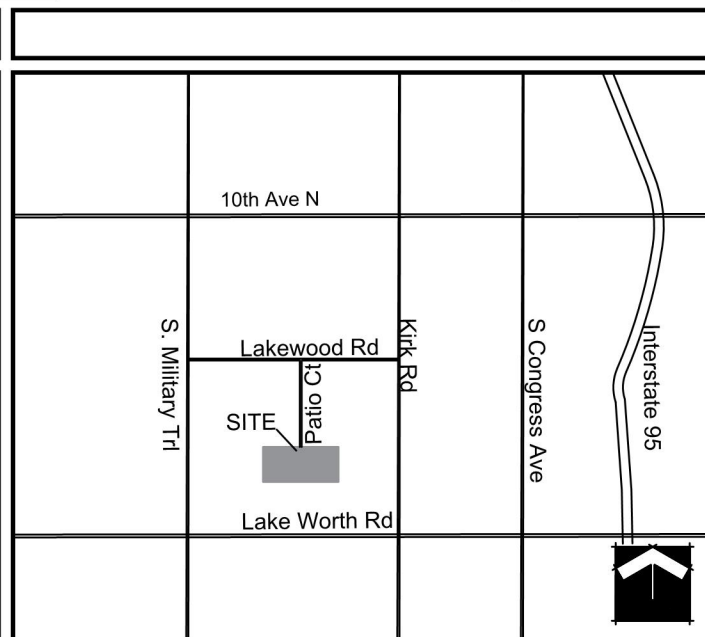
We recommend Plat approval with the following conditions:

1. The 20-ft drainage easement recorded in ORB 1590, PG 207 shall be dedicated to the Village of Palm Springs. The Patio Court Townhomes shall be responsible for maintenance of the landscape within the easement.

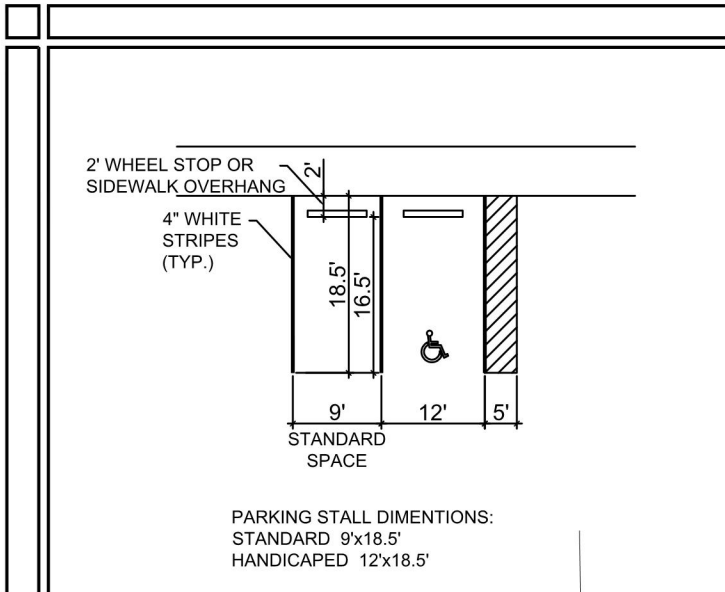
If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE

Location Map



Parking and Striping



Site Data

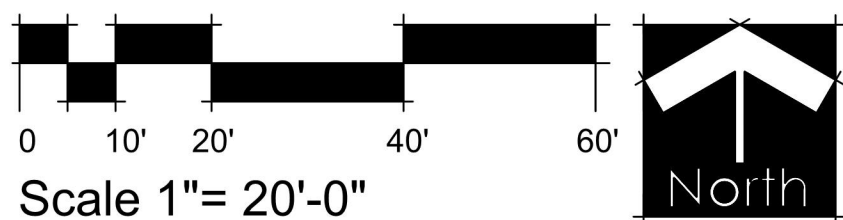
Name of Project	Patio Court Town Homes
Application Number	T.B.D.
Existing Future Land Use Designation	Commercial
Proposed Future Land Use Designation	High Density Residential
Existing Zoning District	Commercial General (CG)
Proposed Zoning District	Residential Multifamily (RM)
Applicable Overlay	Planned Development
Section, Township, Range	24/44/42
Property Control Numbers	70-42-44-24-00-000-6070
Existing Use	Vacant
Proposed Use	Multi Family Residential
Total Site Area	0.92 ac. (39,909 s.f.)
Parking Required	31 SPACES
Multi Family Dwellings - 2.5 Spaces per unit @ 10 units = 25 Spaces + 25% of the total required parking = 6 for a total of 31 spaces	
Proposed Parking	35 SPACES
Building Height	max. 35'
Number of Stories	2
Concurrence Approval*	
Townhomes (10 Units)	
*Concurrence is approved for the above uses and amounts shown on this plan.	
Building Coverage	27%
Impervious Area	55%
Buildings	8,294 S.F.
Pavements/Walk	13,573 S.F.
Pervious Area	
Required Open Space	35%
Proposed Open Space	45% (17,892 s.f.)
Required Amenity Open Space (20% Of Required Open Space)	
Proposed Amenity Open Space	29%
Detention Area	2,019 s.f.

Development Regulations

RM/RPD PROPERTY DEVELOPMENT REQUIREMENTS										
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MIN. OPEN SPACE	MAX. BLDG. COVER	MIN. PERVIOUS	SETBACKS/SEPARATIONS		
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	REAR
RM/RPD	3 AC.	80'	80'	100'	35%	40%	45%	25'	20'	25'
RM/RPD	.92 AC.	332.92'	332.92'	119.89'	45%	27%	45%	29'	21'	N/A

Development Team

DEVELOPER:	MOBA LLC 3044 S MILITARY TRIAL LAKE WORTH, FL 33463 (561) 346-4330
TRAFFIC ENGINEER:	MASOUD ATEFI & ASSOCIATES 13246 SAINT TROPEZ CIRCLE PALM BEACH GARDENS, FLORIDA 33463 (561) 329-9490
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	ROCK LAND SURVEYORS, INC 3460 FAIRLANE FARMS RD #6 WELLINGTON, FLORIDA 33414 (561) 429-3584
ARCHITECT:	GOARCH DRAFTING CORP. 544 BROWARD AVE LAKE WORTH, FLORIDA 33463 (561) 818-5171
CIVIL ENGINEER:	VERITAS DEVELOPMENT LLC P.O. BOX 15706 WEST PALM BEACH, FLORIDA 33416 (561) 346-4330



Waiver Chart				
WAIVER	CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUEST
1	Sec. 34-162 Required Buffers (North landscape buffer)	Ten-foot wide minimum buffer	Five-foot wide buffer	To allow for the reduction of five feet in the minimum required north landscape buffer
2	Sec. 34-1328 Minimum Off-Street Parking Bay Dimensions	26' for double vehicular drive isles	20' for double vehicular drive isles	To allow for the reduction of six feet in the minimum required double vehicular drive isles
3	Sec. 34-1064 Residential Planned Development	Residential planned developments shall be no less than three acres.	0.92 acres	To allow for the reduction of 2.08 acres in the minimum acreage requirement for a residential planned development
4	Sec. 34-1064 Planned Development - Performance Standards	Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrianways and/or providing access to each building.	1 Sidewalk on south side of drive aisle	To allow for one sidewalk on a street or primary driveway interconnected with other pedestrianways and/or providing access to each building.

Legal Description

THE SOUTH 119.88 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHEAST QUARTER (N ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

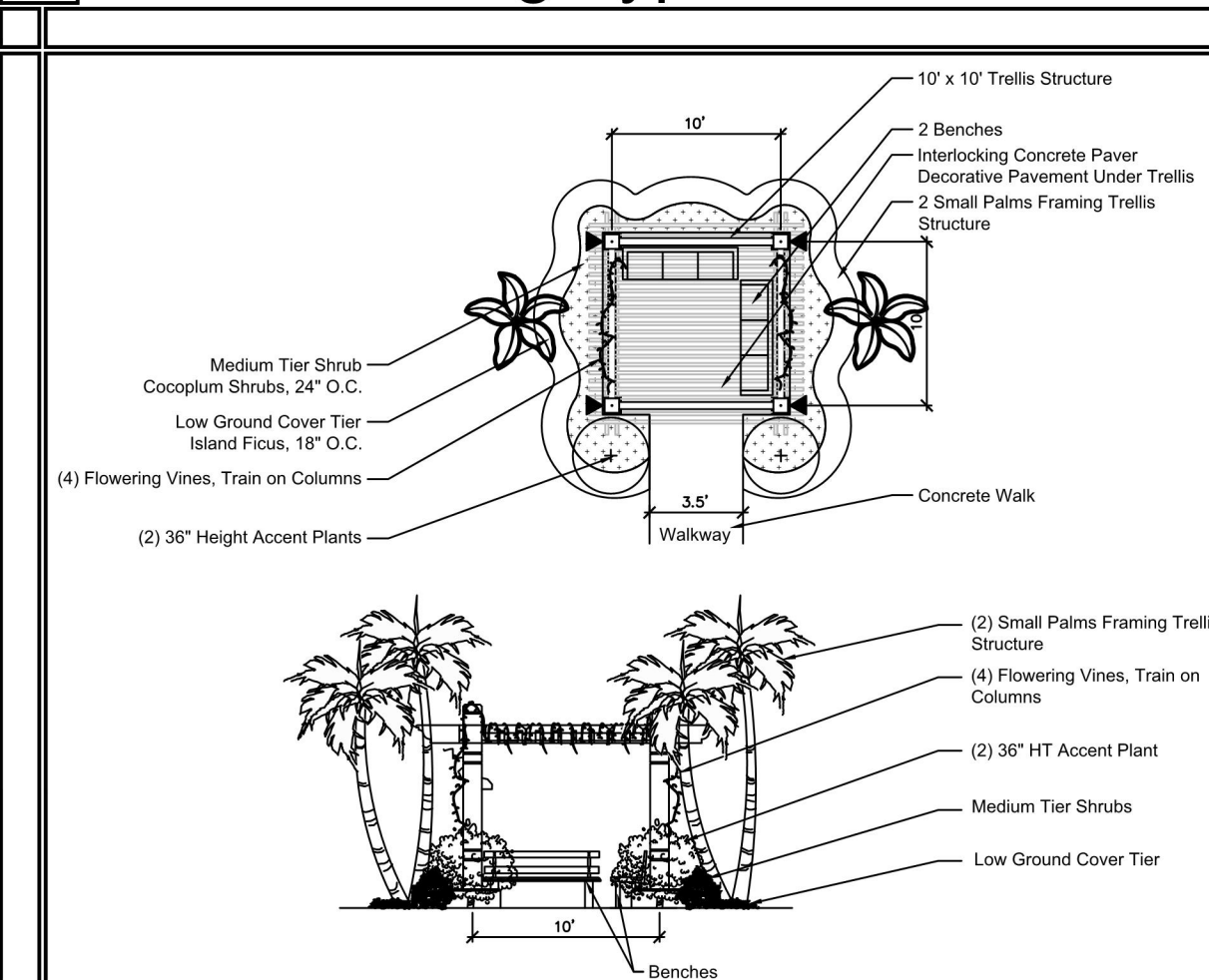
RESERVING AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR ALL PURPOSES CONNECTED WITH THE USE AND OCCUPATION OF SAID LAND OVER AND ACROSS THE NORTH 20 FEET THEREOF TO BE USED AS A ROAD RIGHT-OF-WAY AND SUBJECT TO AN EASEMENT OVER THE SOUTH 10 FEET FOR THE INSTALLATION OF UTILITY LINES AND MAINS AND TELEPHONE.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND FOR ALL PURPOSES CONNECTED WITH THE USE AND OCCUPATION OF SAID LANDS OVER AND ACROSS THE FOLLOWING STRIP OF LAND IN COMMON WITH ALL OTHER PERSONS, THEIR HEIRS, SUCCESSORS AND ASSIGNS WHO MAY HAVE BEEN OR MAY BE GRANTED A LIKE EASEMENT OVER AND ACROSS THE FOLLOWING STRIP OF LAND BY GRANTORS, TO WIT.

THE EAST 40 FEET OF THE WEST 185 FEET AND THE NORTH 40 FEET OF THE SOUTH 140 FEET OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 25 FEET THEREOF FOR R/W OF LAKEWOOD ROAD.

CONTAINS .92 ACRES, MORE OR LESS.

Trellis Planting Typical



Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY ROCK LAND SURVEYORS. DATED 10/05/2017
- BUILDING RELATED LANDSCAPE AREA
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Patio Court Town Homes

Palm Springs, Florida

Date: 03/09/18
Scale: 1" = 20'-0"
Design By: JN
Drawn By: AH
Checked By: JN
File No. 861.01
Job No. 17-101

REVISIONS / SUBMISSIONS

05/02/18 Resubmittal

08/27/18 Resubmittal

01/04/19 Resubmittal

03/14/19 Resubmittal

Site Plan

PSP-1 of 1

VILLAGE OF PALM SPRINGS

Patio Court Town Homes



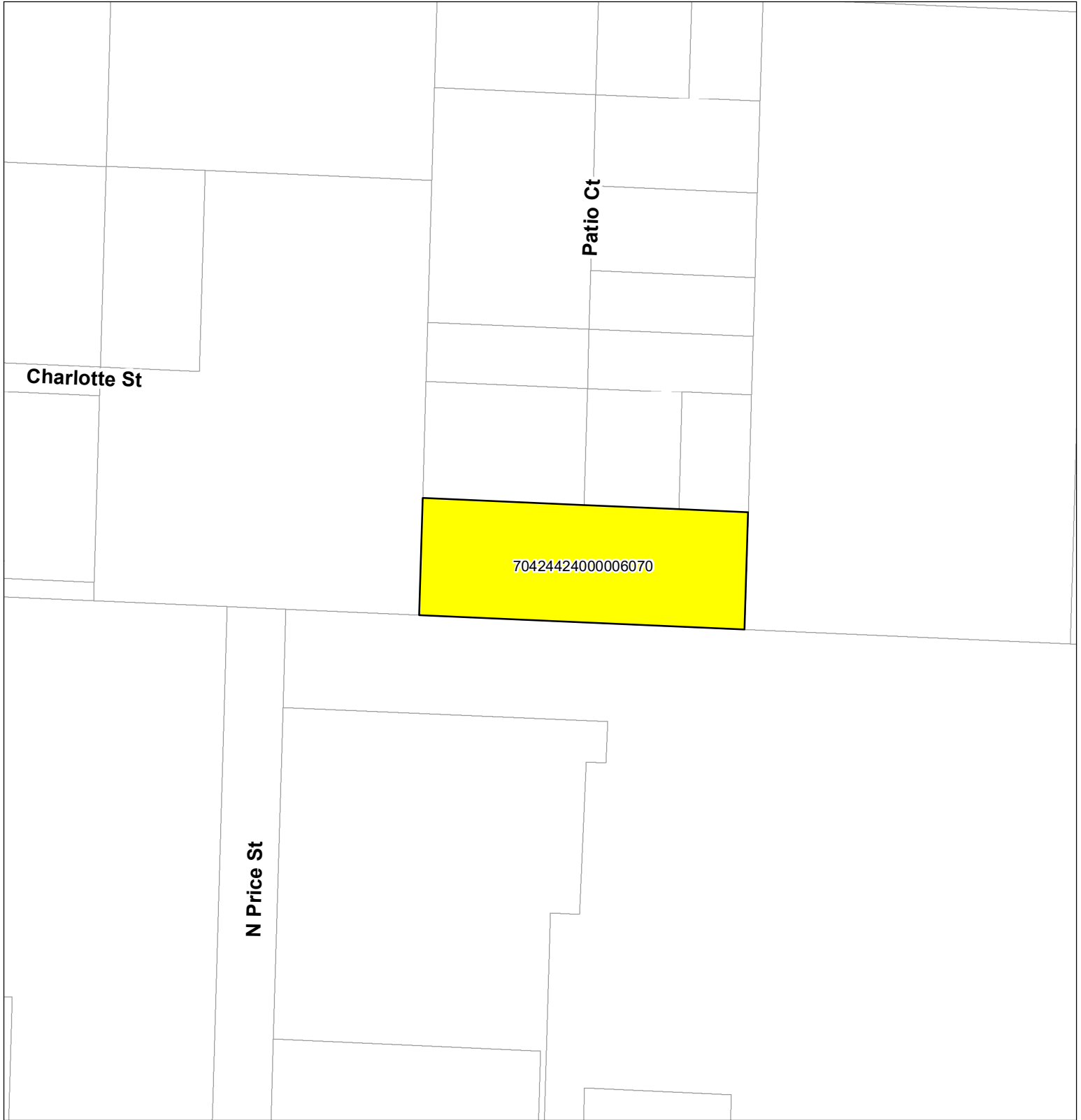
-  Patio Court Town Homes (0.91 Acres)
-  Village Limits

0 100 200 Feet
DATE: 04/09/2019



VILLAGE OF PALM SPRINGS

Patio Court Town Homes



-  Patio Court Town Homes (0.91 Acres)
-  Village Limits

0 100 200 Feet

DATE: 04/09/2019





Village of Palm Springs

Executive Brief

AGENDA DATE: November 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.2: Resolution No. 2021-37 - Residential Planned Development Site Plan (SPR21-16) with three (3) waivers - Village Palm Townhomes - Vacant lot on Prairie Road (*Quasi-Judicial Hearing*)

SUMMARY:

Mr. Aaron M. Taylor, agent for EC Development, LLC ("Applicant"), is requesting Site Development Plan approval (SPR21-16) for a Residential Planned Development project for a vacant lot on Prairie Road, to facilitate a multifamily (townhome) development project. The applicant is proposing to develop the 0.8-acre site with the construction of eight (8) two-story fee-simple townhomes. Each dwelling unit will be a three-bedroom home with a one-car garage and a driveway with space for two cars.

The proposed residential community would have one access driveway along the existing Prairie Road right-of-way. Amenities include a shade structure with a picnic area and a grill, a tot lot, and open grass play area for lawn games.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site approval of planned development.

The applicant is requesting three (3) waivers for the proposed RPD site plan:

1. Relief from Sec.34-766(1) - Allow 8 two-story fee-simple townhomes to be constructed on a 0.88 acres property rather than the 1.43-acre lot minimum required.
2. Relief from Sec.34-1063(a)(1) - Allow for one sidewalk on a street or primary driveway rather than sidewalks on both sides of the main street.
3. Relief from Sec.34-1064(c) - Allow a residential planned development project on a 0.88

acres property rather than on the 3-acres lot minimum required.

Note: Based on the property standards within the Residential Multi-Family (RM) zoning district (specifically the minimum lot area requirements) outlined in Village Code Section 34-766(1), this proposed 0.88-acre parcel could only support a maximum of 5 dwelling units rather than the proposed 8 by the developer. The applicant is seeking two (2) waivers to obtain approval as a Residential Planned Development (RPD) and therefore the ability to maximize density on the property with eight (8) townhomes.

Planning, Zoning & Building Staff does not object to the Residential Planned Development site Plan with three (3) waivers and recommends conditional approval of the proposed development subject to the forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

FISCAL IMPACT:

The proposed project is expected to increase the Village's assessed property valuation.

ATTACHMENTS:

Proposed Resolution No. 2021-37 Site Development Site Plan - SPR21-16 - Vacant Parcel on Prairie Road

Exhibit "A" Staff Report & Conditions of Approval

Site Plan, Landscape Plan, Architectural Plans, Civil Plans, and Letters

Colored site Plan and Renderings

Project Narrative and Justification Statement

Property Legal Description

Aerial Map and Location Map

RESOLUTION NO. 2021-37

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN, (SPR21-16) FOR A PLANNED DEVELOPMENT SITE PLAN WITH WAIVERS FOR CONSTRUCTION OF EIGHT (8) FEE SIMPLE TWO-STORY TOWNHOMES, ON 0.8 ACRES, LOCATED ON THE RESIDENTIAL MULTI-FAMILY VACANT PARCEL ON PRAIRIE ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Aaron M. Taylor, Agent for EC Development, LLC (“Applicant”) is requesting a Site Development Plan approval (SPR21-16) with three (3) waivers, for a proposed project consisting of eight (8) fee simple, two-story townhomes. The proposed project is on 0.8 acres, located on the residential Multi-Family vacant parcel on Prairie Road; and

WHEREAS, Mr. Aaron M. Taylor, Agent for EC Development, LLC (“Applicant”), is requesting the following three (3) waivers:

- 1) Relief from Sec. 34-1064(c) - Allow a residential planned development project to be developed on 0.8 acres property instead of 3 acres minimum required.
- 2) Relief from Sec. 34-766(1) - Allow 8 two-story fee simple townhomes to be constructed on a 0.8 acres property instead of 1.43 minimum lot size required.
- 3) Relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.

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 have 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. Aaron M. Taylor, agent for EC Development, LLC (“Applicant”), for approval of the Site Development Plan (SPR21-16) and three (3) waivers within the proposed Site Development Plan.

Note: Within the proposed Site Development Plan, the Applicant is requesting three (3) waivers:

The Planning & Zoning Board considered these requests during their November 9, 2021 meeting 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 waivers 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.

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: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Development Site Plan with Waivers - Village Palm Townhomes - Vacant Lot at Prairie Road

Application Summary

Applicant / Petitioner	EC Development, LCC	Submittal Date	11/25/2015
Reference Name	Village Palm Townhomes	Case Number	SPR21-16
		Parcel Control No	70-43-44-17-05-004-0140
Location	Vacant Lot at Prairie Road	Site Area	± 0.88 gross acres ± 0.80 net acres
P&Z Board Meeting	November 9, 2021	Council Meeting	December 9, 2021

Requests

Proposed Use(s)	Residential Planned Development Site Plan for construction of eight (8) residential dwelling units within one two-story building.
Number of Buildings	One two-story building (14,768 SF total)

Waivers	1. Requesting a waiver from Sec.34-766 (1) to allow 8 two-story fee simple townhomes to be constructed on a 0.88 acres property instead of 1.43 minimum lot size required. 2. Requesting a waiver from Sec.34-1063 (a) (1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-1064 (c) to allow a residential planned development project to be developed on 0.88 acres property instead of 3 acres minimum required.
---------	--

Parking

Code	Required	Provided	Meets Requirement
Total Parking	Total of 25	25 spaces	Yes

Setbacks

Code	Required Minimum	Proposed	Meets Requirement
Front yard (East)	25'	25'	Yes
Rear yard (West)	20'	65.32'	Yes
Side yard (North)	20'	±74'	Yes
Side yard (South)	20'	20'	Yes

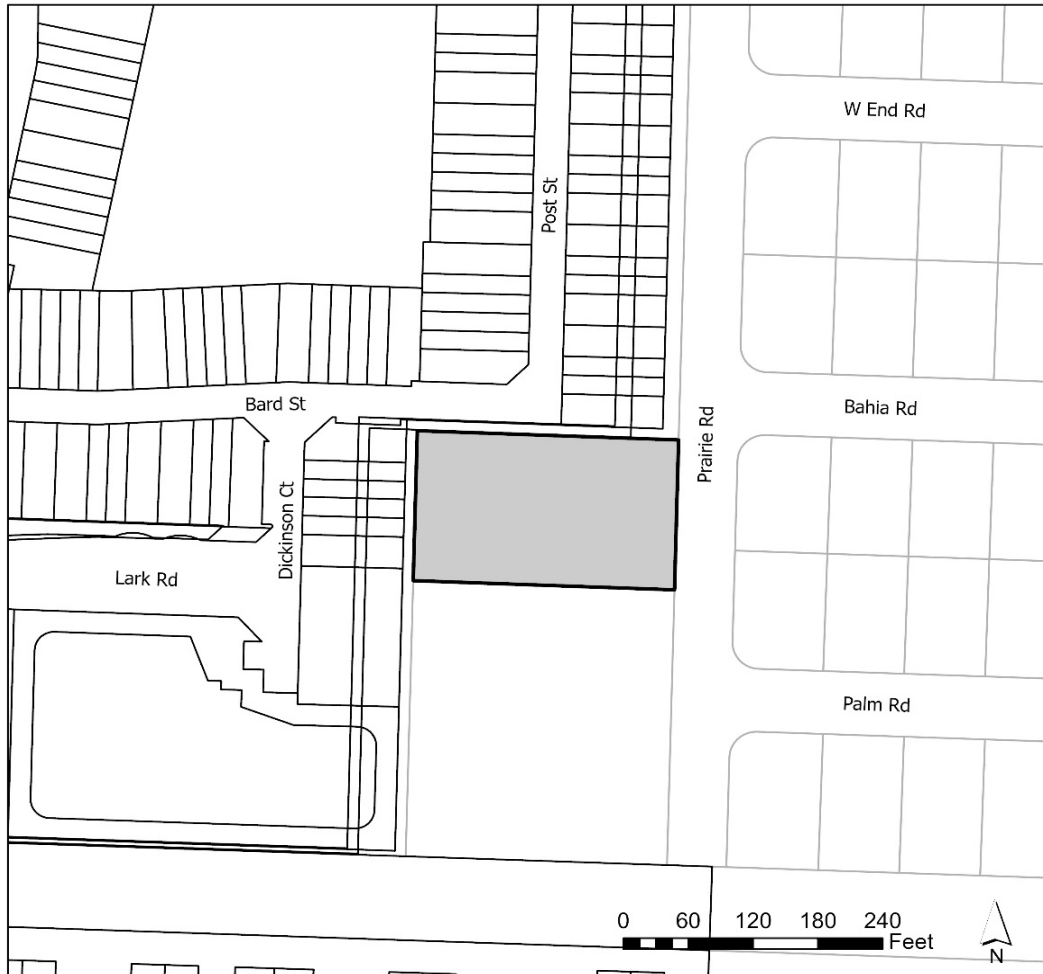
Site Characteristics

Existing Use	Residential Vacant Lot	Proposed Use	Residential Multiple-Family Townhomes
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Medium Density Residential	Proposed Future Land Use	Medium Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning

Direction	Existing Use	Future Land Use	Zoning District
North	Preston Square Residential Townhomes	High Density Residential	Residential Multiple-Family (RM)
South	Single Family Residence	Unincorporated PBC	Unincorporated PBC
East	Single Family Residences	Unincorporated PBC	Unincorporated PBC

West	Preston Square Residential Townhomes	High Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential planned development project, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2006-46: Annexation

The property was annexed into the Village of Palm Springs on October 26, 2006 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 Future Land Use designation is Medium Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The subject site has ± 0.88 gross acres and ± 0.80 net acres. All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following three (3) waivers from Village Code requirements:

Waiver #1: Requesting a waiver from Sec.34-766 (1) to allow 8 two-story fee simple townhomes to be constructed on a 0.88 acres property instead of 1.43 minimum lot size required.

Waiver #2: Requesting a waiver from Sec.34-1063 (a) (1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.

Waiver #3: Requesting a waiver from Sec.34-1064 (c) to allow a residential planned development project to be developed on 0.88 acres property instead of 3 acres minimum required.

The Applicant's full justification to the waivers is attached hereto.

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Waivers 1 & 3: Yes, the existing parcel of land was part of an older plat. Plat Book 21, Page 50 (Bermuda Park Additional No1.). The current property owner purchased the subject property in April of 2012. The property owner purchased the property in its current size and configuration. Granting the Waiver request from the minimum Lot Size will not have any negative impact to the surrounding area. The Future Land Use for the subject parcel of land is: Medium Density Residential and the Zoning Designation is RM (Medium Residential). In accordance with the Village of Palm Springs Comprehensive Plan and Zoning Code of Ordinances, Residential Townhomes are an allowable Use. Therefore, the request for a Waiver from the minimum Lot Size for Residential Planned Development and the minimum Lot Size for fee-simple Townhomes does meet the purposes and intents of the Comprehensive Plan and the Village Code of Ordinances.

Waiver 2: Yes, the proposed Development consists of eight (8) Townhomes will all be located on the south side of the small .80 parcel of land. A brick paver sidewalk has been provided between the driveway for each residence and the drive-isle, which extends from the recreation area to Prairie Road. This is the most logical design for pedestrian walkability through the site. The subject parcel of land is the last developable site along Prairie Road and is surrounded by Townhomes to the west and north, and single-family homes to the south and to the east. The Waiver request for the development to provide one sidewalk will not be detrimental or injurious to the surrounding residence. The site has been designed in a manner to provide a paved pedestrian sidewalk from the Recreation Amenity Area extending across each of the residential units to Prairie Road. Due to the existing size and configuration of the subject lot, the only has adequate space to allow all proposed residential units to be located on the South side of the property. To comply with all other Code requirements as it pertains to Setbacks, Rec. Area Amenity Requirement, Sidewalks, Drive-Isle width, and associated easements; the site could only accommodate one (1) sidewalk on the south side of the drive isle. Considering that there are no residential units on the North site of the development, granting the owner's Waiver request to eliminate the requirement for the additional sidewalk on the North side of the drive-isle will not be injurious to the area involved.

- b. The request results from innovative design in which other minimum standards are exceeded.

Waivers 1 & 3: Yes, please refer to response provided in Criteria A. This Criteria is not applicable to Lot Size. It pertains to the development design.

Waiver 2: Yes, please reference Agent Response Criteria "A" above. The proposed development has undergone several design changes to accommodate all Code requirements. Although, due to limitation of the site size and layout, the additional required sidewalk could not be accommodated at the North portion of the existing drive-isle, other aspects of the site exceed the minimum development criteria as outlined in the Village of Palm Springs Code, (i.e., Open Space & Recreation Area Amenity SF). Please reference the Final Site plan submitted to Zoning Staff.

- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waivers 1 & 3: Yes, please refer to response provided in Criteria A. As mentioned, the existing parcel of land was part of an older plat. Plat Book 21, Page 50 (Bermuda Park Additional No1.). The current property owner purchased the subject property in April of 2012. The property owner purchased the property in its current size and configuration. Granting the Waiver request from the minimum Lot Size for a Residential Planned Development and a Fee-Simple Townhome project will not have any negative impact to the surrounding area. The subject site is currently vacant. Other than those land clearing activities that are typical to all developments, none of the natural resources of the area will be affected.

Waiver 2: Yes, granting the Waiver request for the elimination of the additional sidewalk at the North portion of the existing drive-isle will preserve more Open Space and Pervious Area. As mentioned, all proposed multi-family residential units are located toward the South portion of the subject property. Therefore, the sidewalk configuration was designed in a manner to accommodate the pedestrian traffic in the Recreation Area located at the Southwest corner of the property, South across the driveways of each of the eight (8) toward the terminus of the East property line. To include the additional sidewalk at the North portion of the drive-isle would take away from needed (required) Open Space and Pervious Area for the site.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

Waivers 1 & 3: Yes, the direct benefit is additional quality residential Townhomes being developed. Palm Beach County has developed and Improvement Plan for all of "Prairie Road". Improvements which include a pedestrian sidewalk. The Final Site Plan provided to Village staff, includes a paver sidewalk that extends from the Recreation Area along the front of each Fee-Simple Residential Townhome unit to Prairie Road.

Waiver 2: Yes, reference response to Criteria "C".

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.

Waivers 1 & 3: Yes, as mentioned currently the site is vacant. Once developed the new Townhome development will provide landscape buffers/screening along all property lines adjacent to the surrounding residential uses to the North, West, and South. It will also provide a landscape buffer along Prairie Road.

Waiver 2: Yes, The Waiver request to eliminate the additional sidewalk at the North portion of the existing drive-isle will have no impact on the Landscape Buffer. There is a multi-family (Townhome) development immediately to the North of the subject site. This development current has a 5' Landscape Buffer along its South property line. The Subject property is also required to provide a 5' Landscape Buffer along the interior of its northern property line, which, provides a total of 10' of landscape screening between the adjacent properties. Granting the owner's Waiver request to eliminate the additional sidewalk will have no impact to the surrounding area.

- f. Economic issues may not be used to justify waivers.

Waivers 1 & 3: Yes, acknowledged. The Waiver request to allow a deviation from the minimum Lot size requirements for a Residential Planned Development and a Fee-Simple Townhome Development, is a result of the size of the existing parcel of land. Which existed prior to the codification of the Village Palm Code of Ordinances. Refer to Plat Book 21, Page 50 (Bermuda Park Additional No 1).

Waiver 2: Yes, acknowledged. The Waiver request to eliminate the required sidewalk at the North portion of the existing drive-isle has nothing to do with Economic or Financial reasons. As explained responses to Criteria "A-D", the reason for the Waiver request is to promote better site design. By eliminating the requirement for the additional sidewalk, it allows for greater Open Space and Pervious Area onsite.

g. The request is compatible with existing and potential land uses adjacent to the development site.

Waivers 1 & 3: Yes, please reference Response to Criteria# A-F. As mentioned, the exiting parcel of land is part of an older plat. Plat Book: 21, Page: 50 (Bermuda Park Addition No.1). Granting of the Waiver does not confer any additional rights of privilege to the site that has not already existing since the original plat was recorded in 1946. The Waiver request for a deviation from the minimum Lot size for a Residential Planned Development and a Fee-Simple Townhome Development will have no negative effect on the existing surrounding residence.

Waiver 2: Yes, the Waiver request is compatible with the existing and potential land uses adjacent to the subject site. To the West and North, the subject lot is surrounded by a multi-family (Townhome) Development. To the South and East of the subject lot is Single-Family homes. Granting the owner's Waiver request to eliminate the requirement for the additional sidewalk at the North portion of the existing drive-isle will have no negative impacts on the surrounding uses.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of Prairie Road between Bahia and Palm Roads.
- 2) Surrounding properties are a mix of single-family and multi-family residences.
- 3) The Village Center is located within 0.7 miles.
- 4) A mix of different uses like general retail, restaurants, supermarkets, gas stations, professional offices, medical specialty, schools, and child daycares are located within 1-mile radius.
- 5) Public transportation via Palm Tran bus stops is available along South Congress Avenue and Forest Hill Boulevard.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development except for the three waiver requests.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
 - 3) Civil/Utility plans shall be approved by the Village's Engineer.
 - 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 5) The applicant is responsible for meeting Palm Beach County Local Roads Division requirements regarding Prairie Road.
 - 6) Proposed development will negatively impact the public-school system, a \$24,955 contribution is requested by the School District 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 October 28, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on October 27, 2021.
- Legal advertisement was published in the Lake Worth Herald on November 4, 2021.

- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on November 25, 2015, depicts the following:

- Application for a Residential Planned Development Site Plan approval with three (3) waivers for the construction of eight (8) fee-simple townhomes within one two-story building dated November 25, 2015.
 1. Site Plan dated received November 25, 2015, revised and resubmitted on October 29, 2021.
 2. Landscape plans dated received November 25, 2015, revised and resubmitted on September 6, 2021.
 3. Engineering plans dated received November 25, 2015, revised and resubmitted on September 6, 2021.
 4. Architectural plans dated received November 25, 2015, revised and resubmitted on September 27, 2019.
 5. Photometric plan dated received July 21, 2020.
 6. Boundary survey dated received July 21, 2020.
 7. Justification Statement and proposed use.
 8. Traffic Generation Statement.
 9. Color rendering.
 10. Preliminary Water Management Calculation.
 11. Common amenity plan.
 12. Open space plan.
 13. Colored Site Plan.

IX. Recommendation

The applicant is the owner of the subject property and is requesting an approval of the Site Development Plan to develop the 0.88 gross acre residential Multiple-Family property which is currently a vacant and undeveloped lot. The subject property is proposed to be developed with a residential planned development comprised of eight (8) dwelling units within one two-story townhome building. Each unit contains a one-car garage with two additional parking spaces on the driveway, three bedrooms, two and a half bathrooms, a living room, and a kitchen. Amenities include a recreational area with a tot lot, BBQ grill, and shade structure with picnic table.

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

Planning, Zoning & Building Staff recommends conditional approval of the Residential Planned Development Site Plan with three (3) waivers, for the construction of eight (8) fee-simple townhomes within one two-story townhome building subject to the following forty-four (44) conditions below and a suggestion for a voluntary monetary contribution requested by the School District to mitigate school impacts:

1. Build out date December 31, 2023.
2. The final plat shall be approved by the Village Council prior to issuance of a building permit.
3. The Final Plat shall be approved and recorded prior to any sales.
4. No parking shall be allowed, under any circumstances, along the drive aisle. Residents and guest parking shall only occur within designated parking stalls, private driveways, and private garages.
5. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
6. The HOA shall be responsible for all landscape maintenance, including mowing of back yards (this shall be included in the HOA documents).
7. The HOA covenants/deed restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that

Village Palm Townhomes - Planned Development Site Plan with Waivers - P&Z Board 11/9/2021
do not fit within the typical parking stall (9'x18.5') shall also be prohibited.

8. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. No additional impervious or semi-impervious surface.
 - f. There shall be no sheds installations
9. The parking of boats, commercial vehicles, or recreational vehicles shall not be parked anywhere except inside garages.
10. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
11. The concrete wall along the south side shall be constructed prior to issuance of any building permit.
12. Conditions of approval made on October 14, 2021 by Sandra Ospina, PBC Local Roads Engineer, shall be satisfied at time of Civil/Utility application review.
13. No signs are proposed as part of this application.
14. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director at time of permitting.
15. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
16. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
17. 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 the 21st Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
18. The proposed 10' utility easement along the north side shall be recorded at time of civil/utility application review.
19. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
20. All electric utilities shall be underground.
21. The common amenities shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 3rd Certificate of Occupancy (40% of the project).
22. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

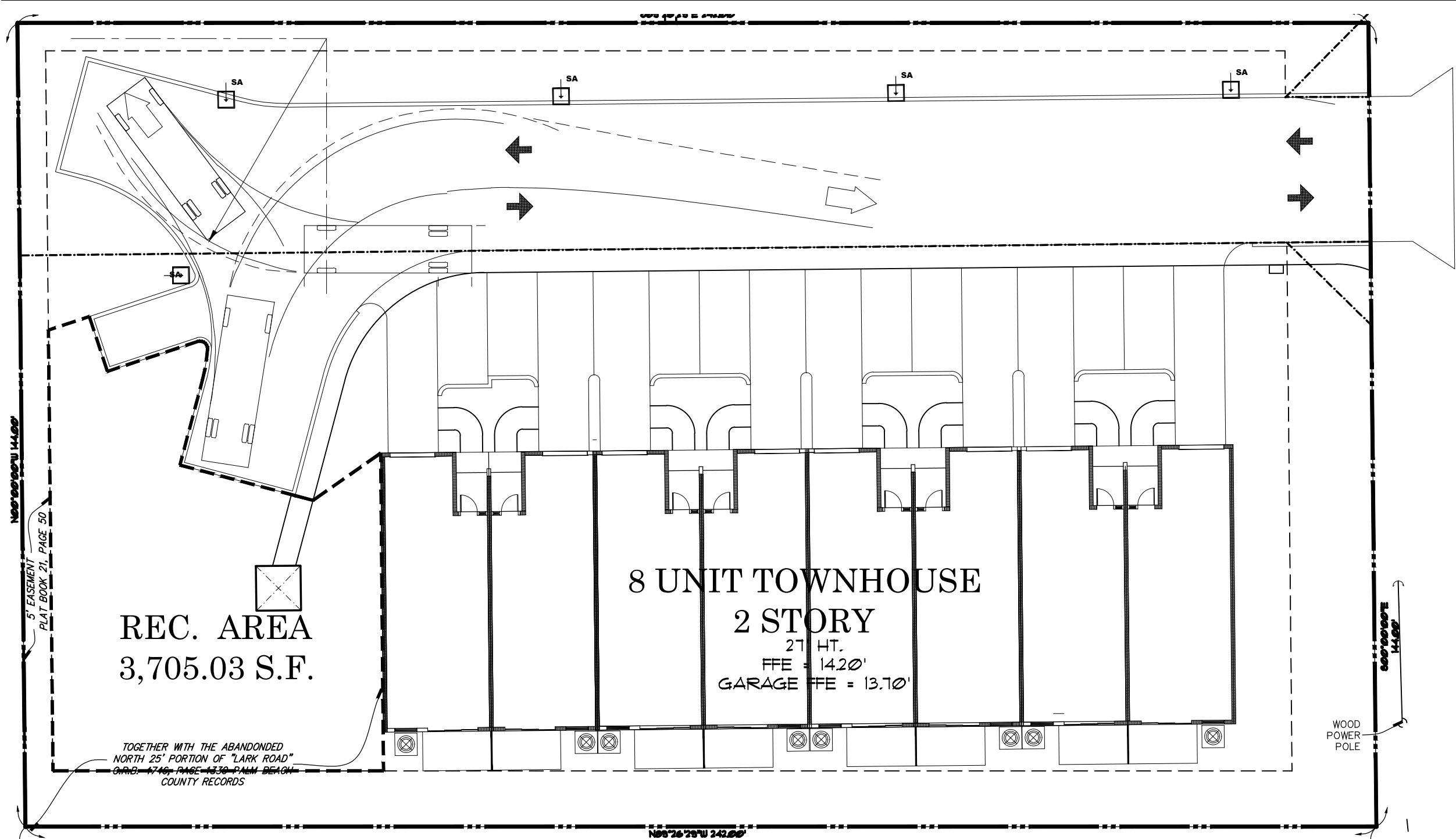
"School age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
23. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location at time of landscaping inspections.
24. A root barrier shall be provided on trees that are within 12' of utility lines.
25. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
26. All mechanical equipment's and above-ground infrastructure shall be screened from view.
27. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
28. The mail pickup and delivery system shall be approved by the United States Postal Service.
29. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs at the time of permitting.
30. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person

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responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.

31. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
32. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
33. 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.
34. 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.
35. 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.
36. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
37. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
38. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
39. Photometrics must be certified by an engineer prior to CO.
40. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
41. 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.
42. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
43. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
44. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
45. The School District has requested the Applicant offer a voluntary commitment to contribute \$24,955.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on October 28, 2021.

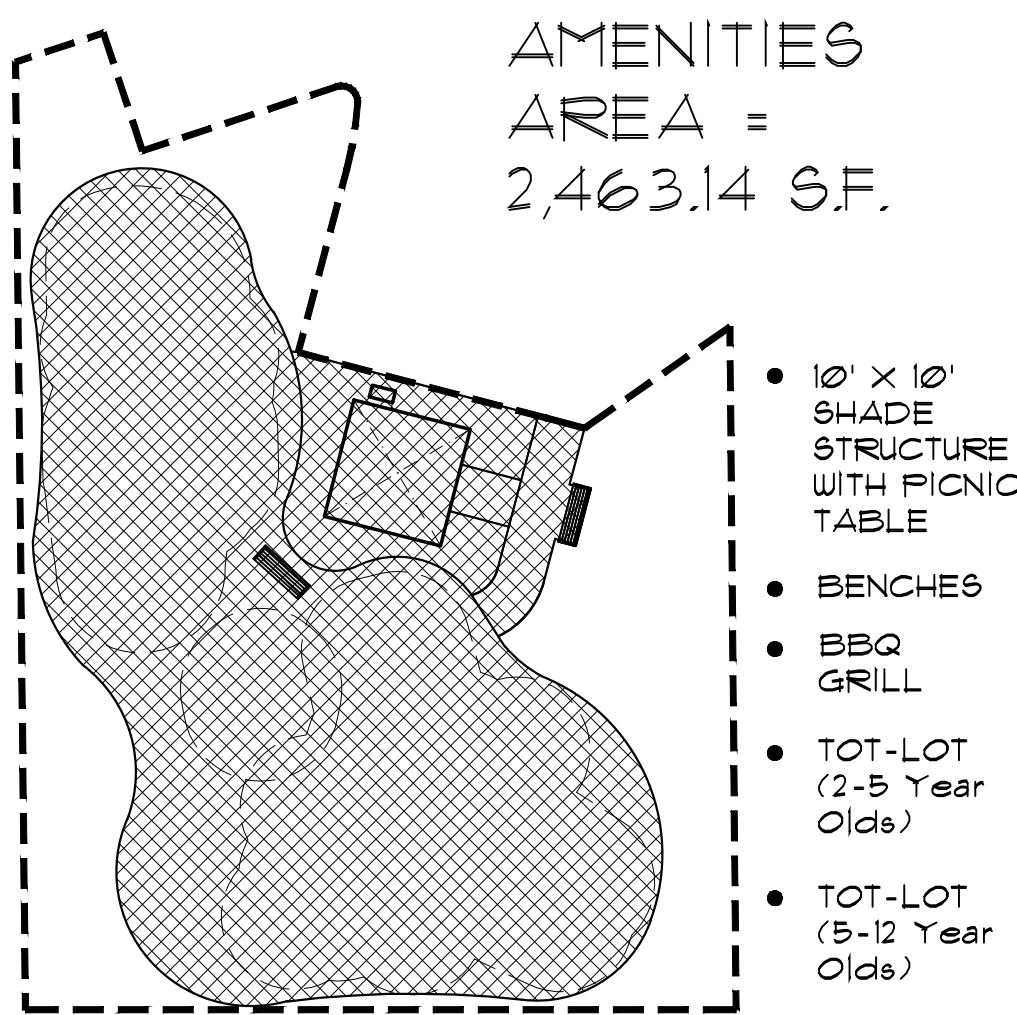
WASTE VEHICLE TURNING MOVEMENT DIAGRAM

SCALE: 1" = 20'-0"



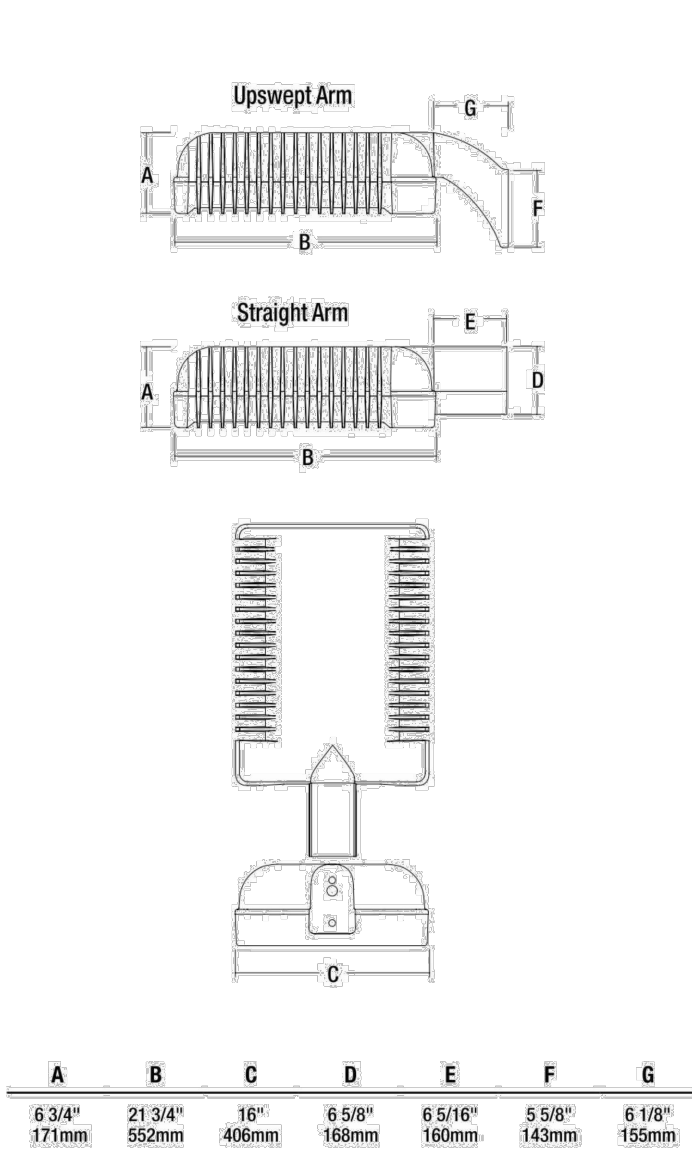
RECREATION AREA AMENITIES DIAGRAM

SCALE: 1" = 16'-0"



LIGHT FIXTURE, TYPICAL

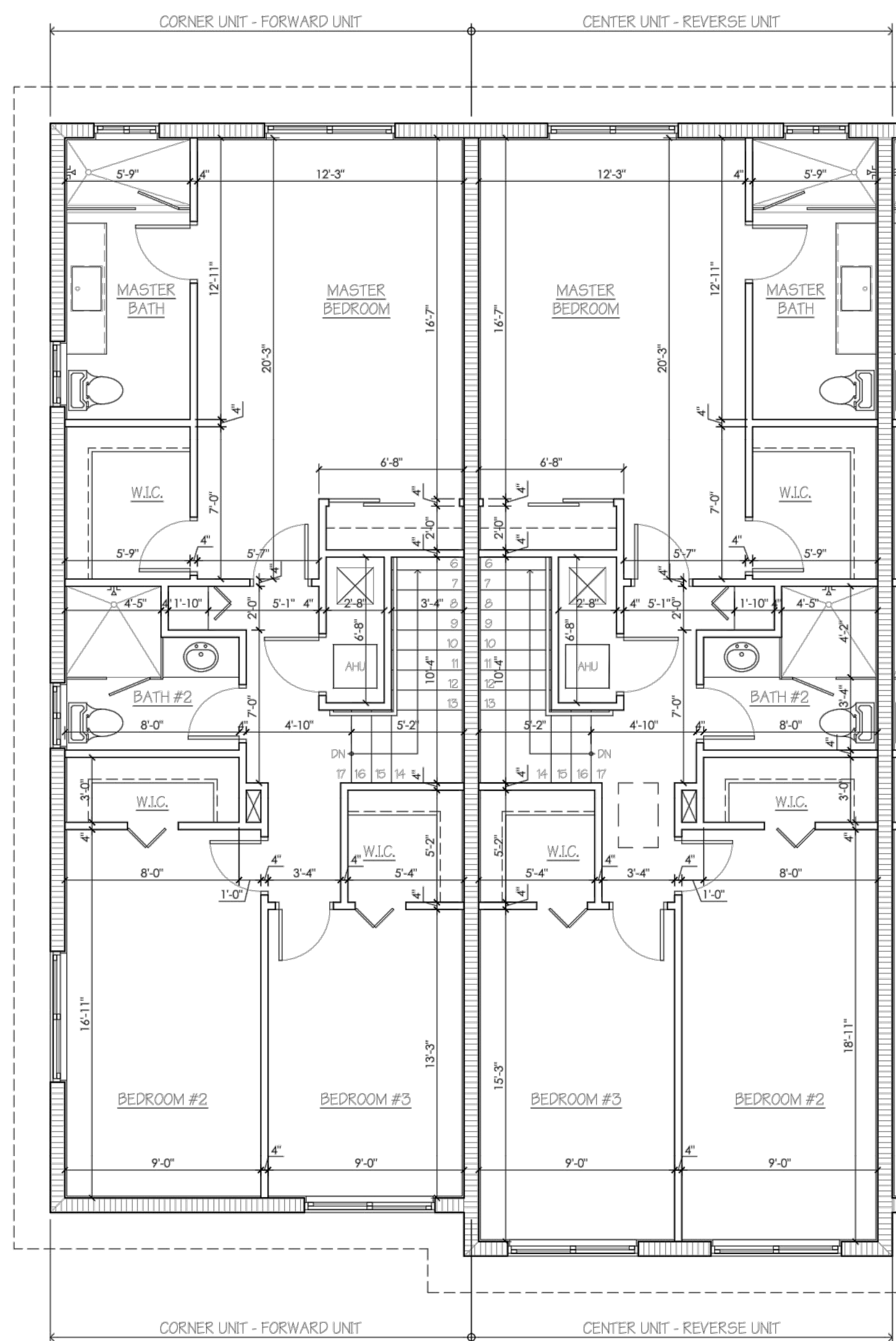
DIMENSIONS



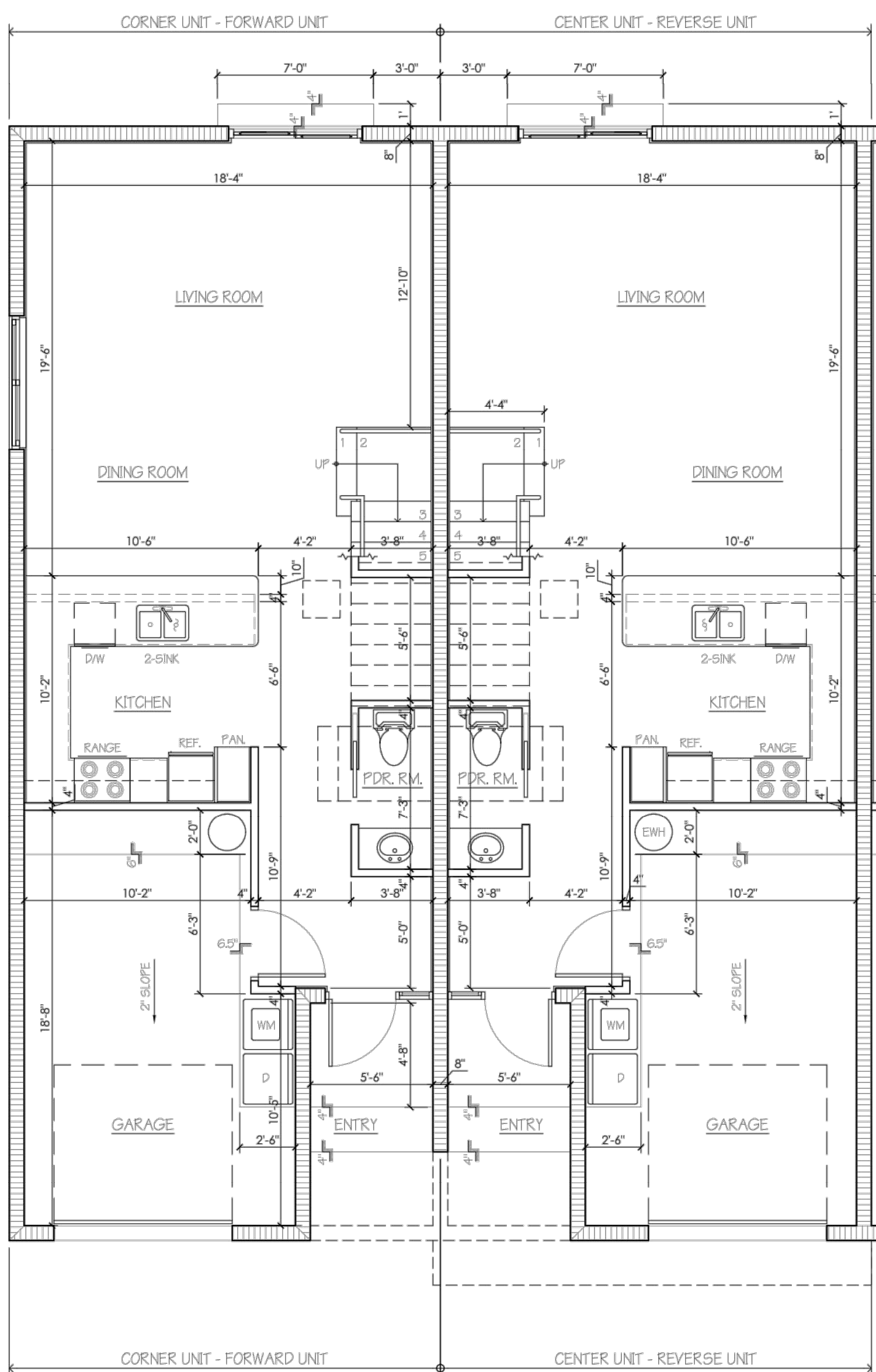
POLE MOUNTED 20' HT. LED FIXTURE
CIMARRON LED BY SPAULDING LIGHTING
DIRECT BURIAL CONCRETE POLE

TYPICAL UNIT DETAILS

PROVIDED BY OTHERS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION



4 TYPICAL SECOND FLOOR PLANS
SCALE: 1/4" = 1'-0"



3 TYPICAL FIRST FLOOR PLANS
SCALE: 1/4" = 1'-0"

NOT TO SCALE

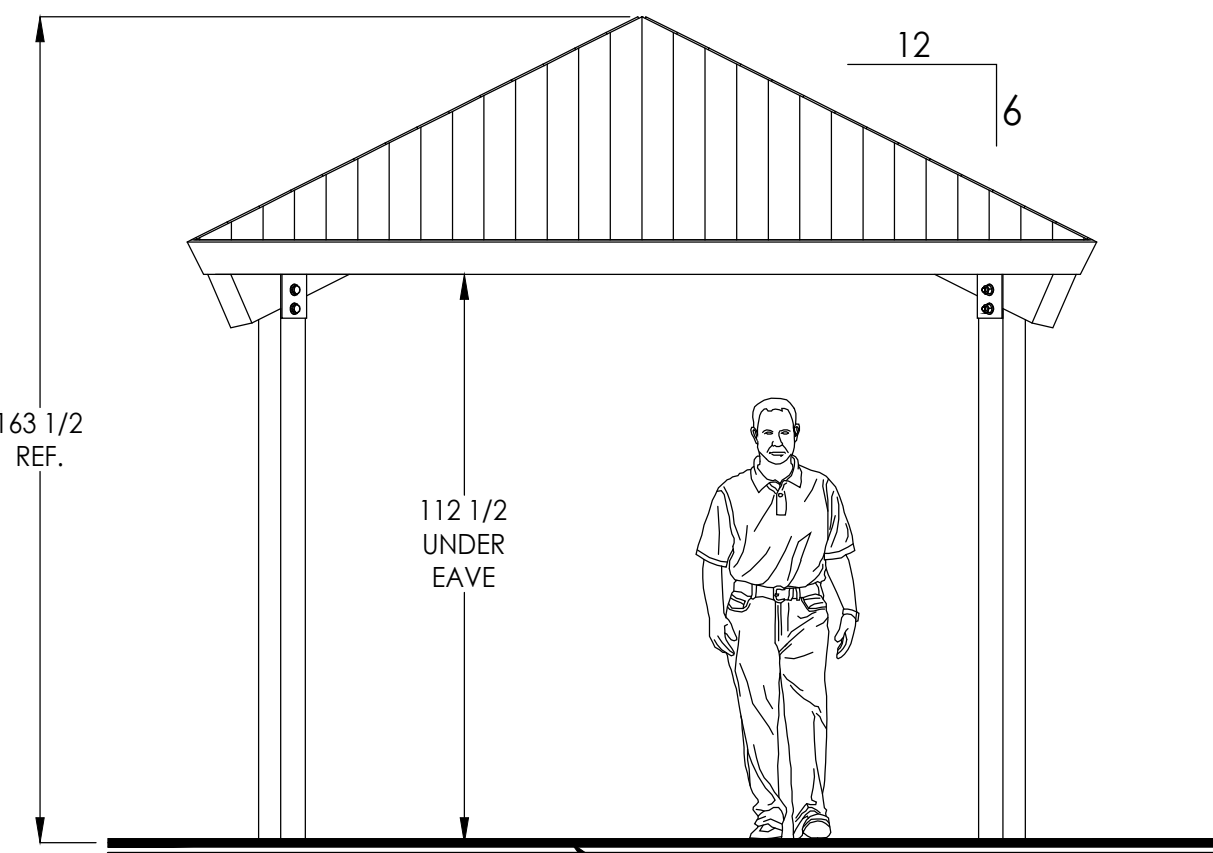
1 FLOOR PLAN LEGEND

- DENOTES INTERIOR PARTITION
- DENOTES EXTERIOR CMU WALL OR COLUMN
- DENOTES NEW DOOR - REFER TO DOOR SCHEDULE
- DENOTES NEW WINDOW - REFER TO WINDOW SCHEDULE

2 AREAS

UNITS #1, #3, #5, #7	
FIRST FLOOR (UNDER AIR)	605 SQ.FT.
GARAGE	232 SQ.FT.
TOTAL FIRST FLOOR	837 SQ.FT.
SECOND FLOOR (UNDER AIR)	940 SQ.FT.
TOTAL	1827 SQ.FT.
UNITS #2, #4, #6, #8	
FIRST FLOOR (UNDER AIR)	605 SQ.FT.
GARAGE	232 SQ.FT.
TOTAL FIRST FLOOR	837 SQ.FT.
SECOND FLOOR (UNDER AIR)	978 SQ.FT.
TOTAL	1865 SQ.FT.

NOTE: ALL AREAS ARE APPROXIMATE



WOOD FRAME PICNIC SHELTER BY POLYGON SHELTERS
ROOF MATERIAL & COLOR TO MATCH RESIDENTIAL ARCHITECTURE
CONCRETE PAD TO BE PROVIDED UNDER SHELTER TO AT LEAST 1'
BEYOND DRIP EDGE
WWW.POLYGON.COM

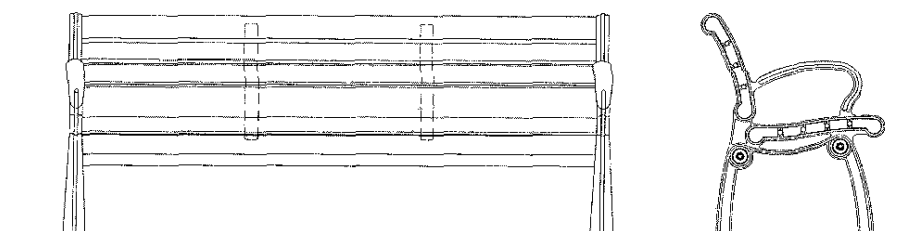
10' X 10' PICNIC SHELTER

N.T.S.

NOTE: THIS IS A PLANNING LEVEL DRAWING. THE STRUCTURE SHOWN IS SUBJECT TO ON-GOING DESIGN REVIEW AND UPDATE. EXPECT SOME CHANGES TO MATERIAL SIZES AND GENERAL DIMENSIONS. ONLY USE DRAWINGS PROVIDED WITH ENGINEERED STRUCTURES FOR CONSTRUCTION.

BENCH DETAIL

N.T.S.



RECYCLE DESIGN, VICTORIA SERIES
BENCH, SURFACE MOUNTED, 60" LENGTH,
LIGHT OAK SLATS, CHARCOAL FRAME,
#9870. (561) 498-4434

DATE	1-4-19
DESCRIPTION	PER CITY COMMENTS
REV.	1. 2.
IMTAZ AHMED, P.E. LICENSED ENGINEER NO. 46102 STATE OF FLORIDA	

SEAL

VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DCL	DWN.	CHK.
SHEET NUMBER		
FSP2		
DATE DRAWN 12/2017		

FINAL SITE PLAN

PLANT LIST

KEY	MIN. QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	REMARKS
* V	BS	4	BURSERA SIMARUBA	GUMBO LIMBO	12' HT. MIN.	15" DBH, 5' CLEAR TRUNK AT PLANTING
* V	CR	2	CLUSIA ROSEA	PITCH APPLE	12' HT	SINGLE TRUNK, 5' CLEAR TRUNK AT PLANTING, MATCHING
* V	FD	2	FILICUM DECIPENS	JAPANESE FERN TREE	12' HT	SINGLE TRUNK, 5' CLEAR TRUNK AT PLANTING, MATCHING
* V	IA	9	ILEX ATTENUATA	EAST PALATKA HOLLY	12' HT. MIN.	15" DBH, 5' CLEAR TRUNK AT PLANTING
* V	IC	9	ILEX CASSINE	DAHOON HOLLY	12' HT. MIN.	15" DBH, 5' CLEAR TRUNK AT PLANTING
* V	LI	10	LAGERSTROMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE 'MUSKOGEE'	12' HT	MULTI TRUNK, 5' CLEAR TRUNK AT PLANTING, MATCHING
* V	FE	6	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	12' HT	MULTI TRUNK, 5' CLEAR TRUNK AT PLANTING, MATCHING
* V	FT3	4	FINUS ELLIOTTII VAR DENSA	SOUTH FLORIDA SLASH PINE	14' HT. MIN.	15" MIN. DBH
* V	FT2	6	FTYCHOSFERMA ELEGANS	TRIUPLE ALEXANDER PALM	12' C.T.	MATCHING DOUBLE CURVED SPECIMEN
* V	RE	5	ROYSTONEA REGIA	DOUBLE ALEXANDER PALM	12' C.T.	MATCHING DOUBLE CURVED SPECIMEN
* V	RM	4	RAVENALA MADAGASCARIENSIS	ROYAL PALM	10' G.W.	HEAVY TRUNK, MATCHING
* V	SP	18	SABAL PALMETTO	TRAVELERS PALM	12' O.A.	FULL 4 THICK, MATCHING
				CABBAGE PALM	10'-14' C.T., SLICK	HURRICANE CUT HEAD, STAGGER HTS 1/3 TO BE CURVED

KEY	MIN. QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CHR	73	CHRYSOBALANUS ICACO	COCOPULM	36" MIN.	16"	24"
* V	COR	2	CORDYLITE FRUTICOSA 'AUNT LOU'	AUNT LOU TI PLANT	30" MIN.	18"	A.S.
* V	FMI	76	FICUS MICROCARPA	GREEN ISLAND FICUS SHRUB	#3	18"	24"
* V	ILE	50	ILEX VOMITORIA 'STOKES DWARF'	SHILLING'S DWARF HOLLY	#3	18"	24"
* V	MUH	39	MUHLENBERGIA CAPILLARIS VAR. CAPILLARIS	MUHLY GRASS	30" HT. MIN.		24"
* V	MYF	12	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	36" MIN.	16"	24"
* V	MYR2	314	MYRICA CERIFERA	WAX MYRTLE	36" MIN.	24" MIN.	24"
* V	FOD	18	FODOCARPUS MACROPHYLLUS	FODOCARPUS	48" MIN.	24" MIN.	24"
* V	FMA	38	FODOCARPUS MACROPHYLLUS 'FRINGLES'	DWARF FODOCARPUS	#3	18"	24"

SOD ST. AUGUSTINE 'FLORITAM'

3" SHREDDED MELALEUCA MULCH TO BE APPLIED TO ALL PLANTING BEDS.

NOTE: ASTERIX DENOTES NATIVE PLANT MATERIAL

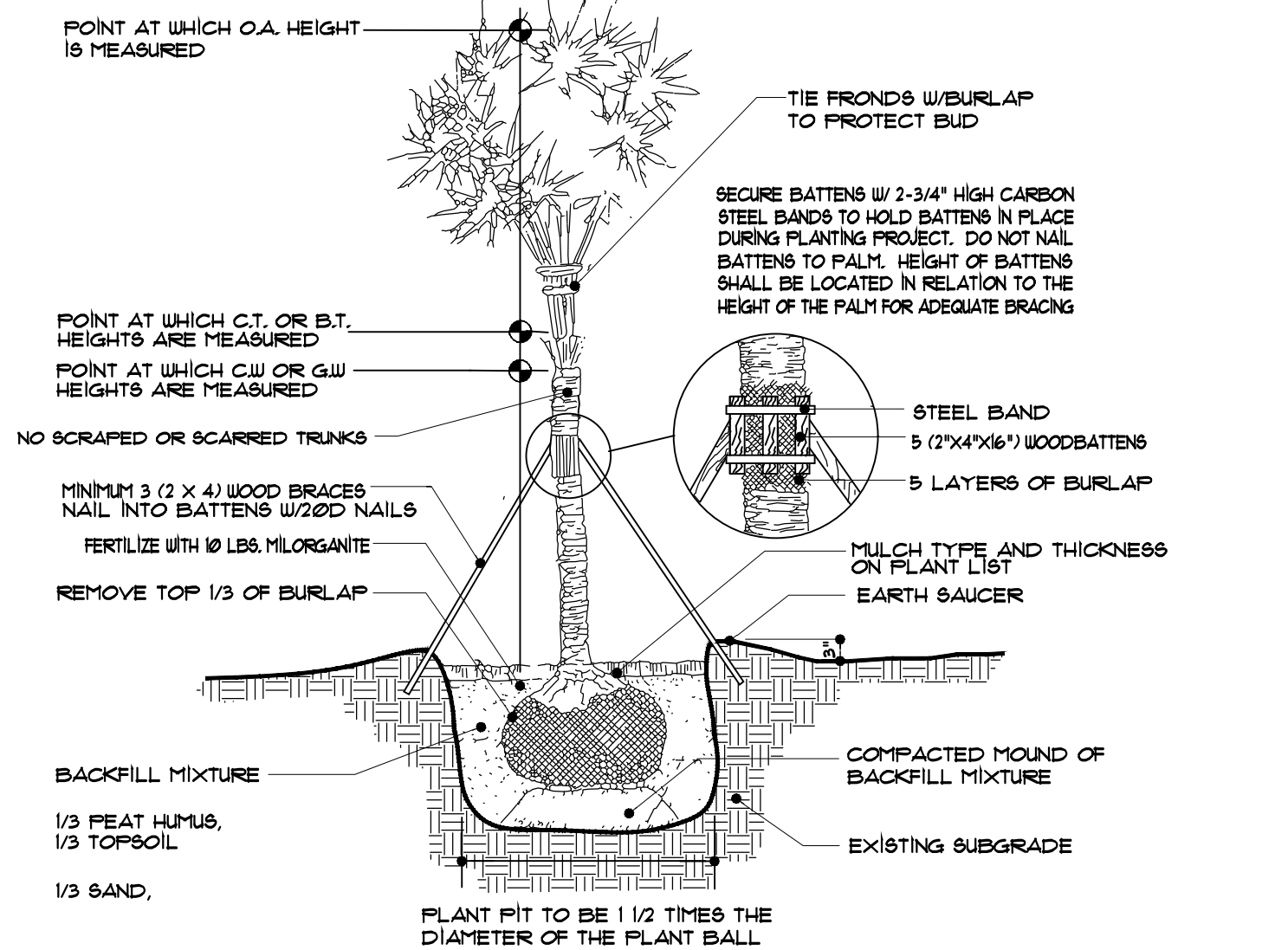
V INDICATES VERY DROUGHT TOLERANT

M INDICATES MODERATE DROUGHT TOLERANCE

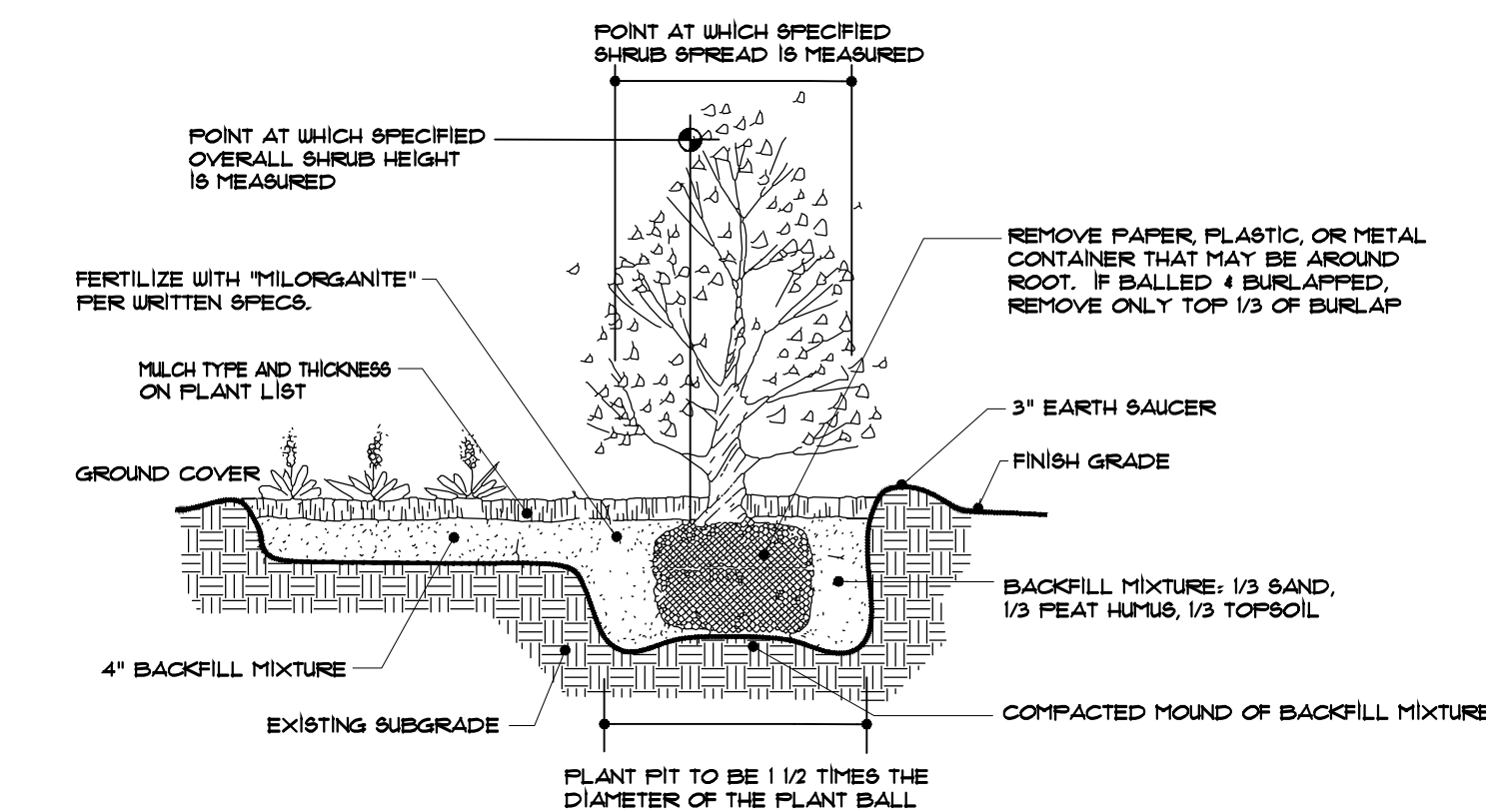
ALL LANDSCAPE SHALL HAVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPED WITH A RAIN SENSOR.

SOURCE TO BE BY WELL ONLY.

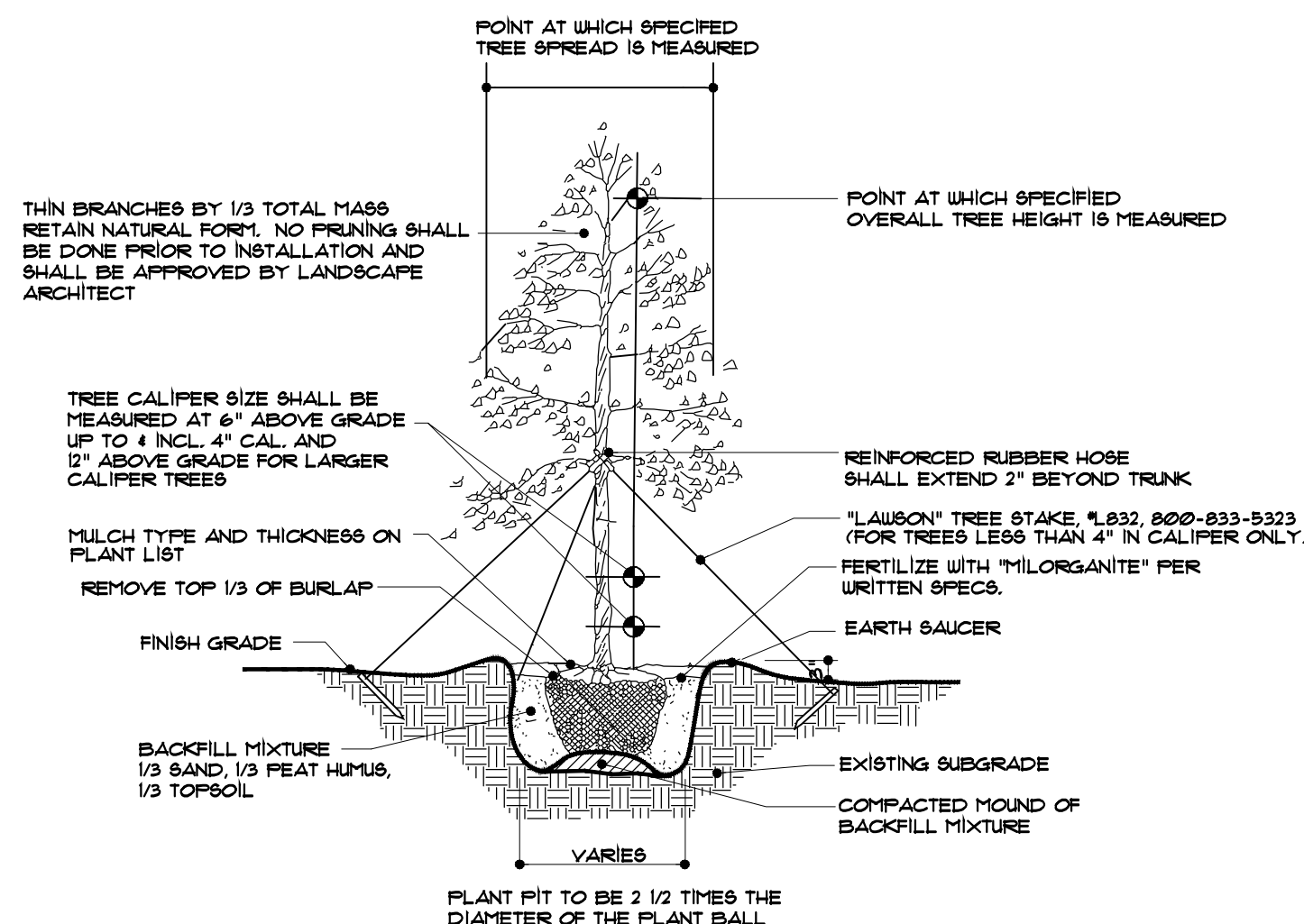
DETAILS



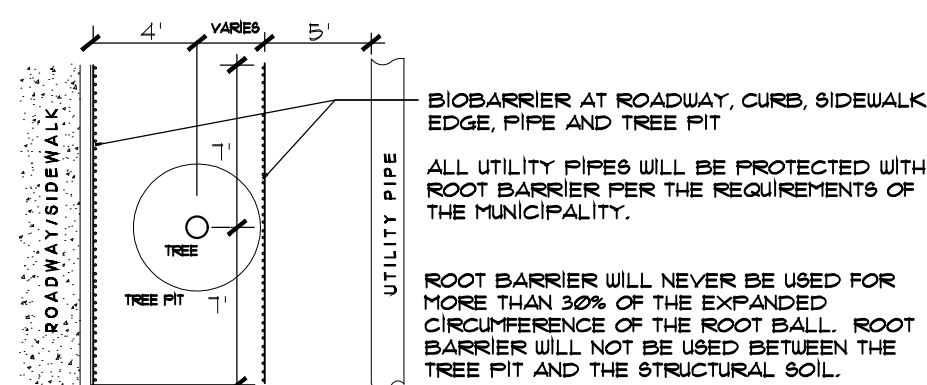
PALM PLANTING DETAIL



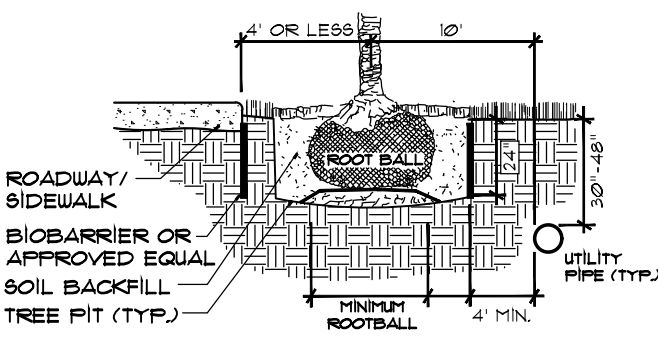
SHRUB & GROUND COVER PLANTING



TREE PLANTING DETAIL



Tree Root Barrier Plan N.T.S.



NOTE: CONTRACTOR SHALL FOLLOW MFG'S DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

Tree Root Barrier Section N.T.S.

TREE ROOT BARRIER DETAILS

SPECIFICATIONS

PLANT MATERIAL: PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. PLANT QUANTITIES SHOWN ON THE PLANS SHALL CONTROL OVER QUANTITIES SHOWN IN THE PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 601-1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOVED FOR FINAL ACCEPTANCE.

WARRANTY: WARRANT ALL PLANT MATERIAL FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO SODDED OR SEEDER AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

QUANTITIES, LOCATION AND SUBSTITUTIONS: THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATION OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS 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 RATE:

5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.10 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.20 CUPS / 8-12' MATERIAL
0.50 LBS. OR 1.00 CUPS / 6-8' MATERIAL
0.15 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

FERTILIZE TURF AREAS WITH TYPE I FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

SUPER ABSORBENT POLYMER: "HORTA-SORB" OR APPROVED EQUAL AS MANUFACTURED BY HORTICULTURAL ALLIANCE, INC. 1-800-628-0607.

TREES & SHRUBS

MIX HORTA-SORB (LARGE) EVENLY WITH THE BACK FILL IN THE UPPER 2/3 OF PLANTING HOLE DEPTH LEAVING UNTREATED THE TOP 1" OF SOIL. MIX AT THE RATE OF 1 OZ. PER INCH CALIPER OF TREE OR FOOT DIAMETER OF BOLL.

TURF
AT 3 LBS. PER 1000 SF. APPLICATION RATE. BROADCAST HORTA-SORB (MEDIUM) & LAY SOD.

BACKFILL MIXTURE: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEIOUS MATTER.

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL, ROCK, PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

ROOT BARRIER: ALL TREES PLANTED ON-CENTER 4' OR CLOSER TO SIDEWALKS OR UTILITY PIPES SHALL RECEIVE BIOBARRIER ROOT CONTROL SYSTEM (OR EQUAL) AS DISTRIBUTED BY HORT-ENTERPRISES.COM 1-800-936-4678. INSTALL PER DETAIL 4 MANUFACTURER'S DIRECTION.

UTILITIES: ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT UNCLC. AT 1-800-432-4710 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

WEEDS: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNING SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

GUY AND STAKE TREES, LESS THAN 4" IN CALIPER, IN THREE DIRECTIONS WITH "LAUSON" TREE STAKES, 8' STRAPS, 32" STAKES, MODEL #832. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUY'S TO THREE (3) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUY'S TOO TIGHT. FOR TREES 4" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING.

PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TO ONE AND ONE-HALF (1-1/2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN FIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

PLANTING LAUN:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 SF. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO GIBSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

LANDSCAPE MAINTENANCE: MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOULING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUY'S, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

DATE	DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS
1-4-19			
7-14-20			

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DCL	DES.	DWN.	CHK.
SHEET NUMBER			
FLP2			
DATE DRAWN			
12/2017			

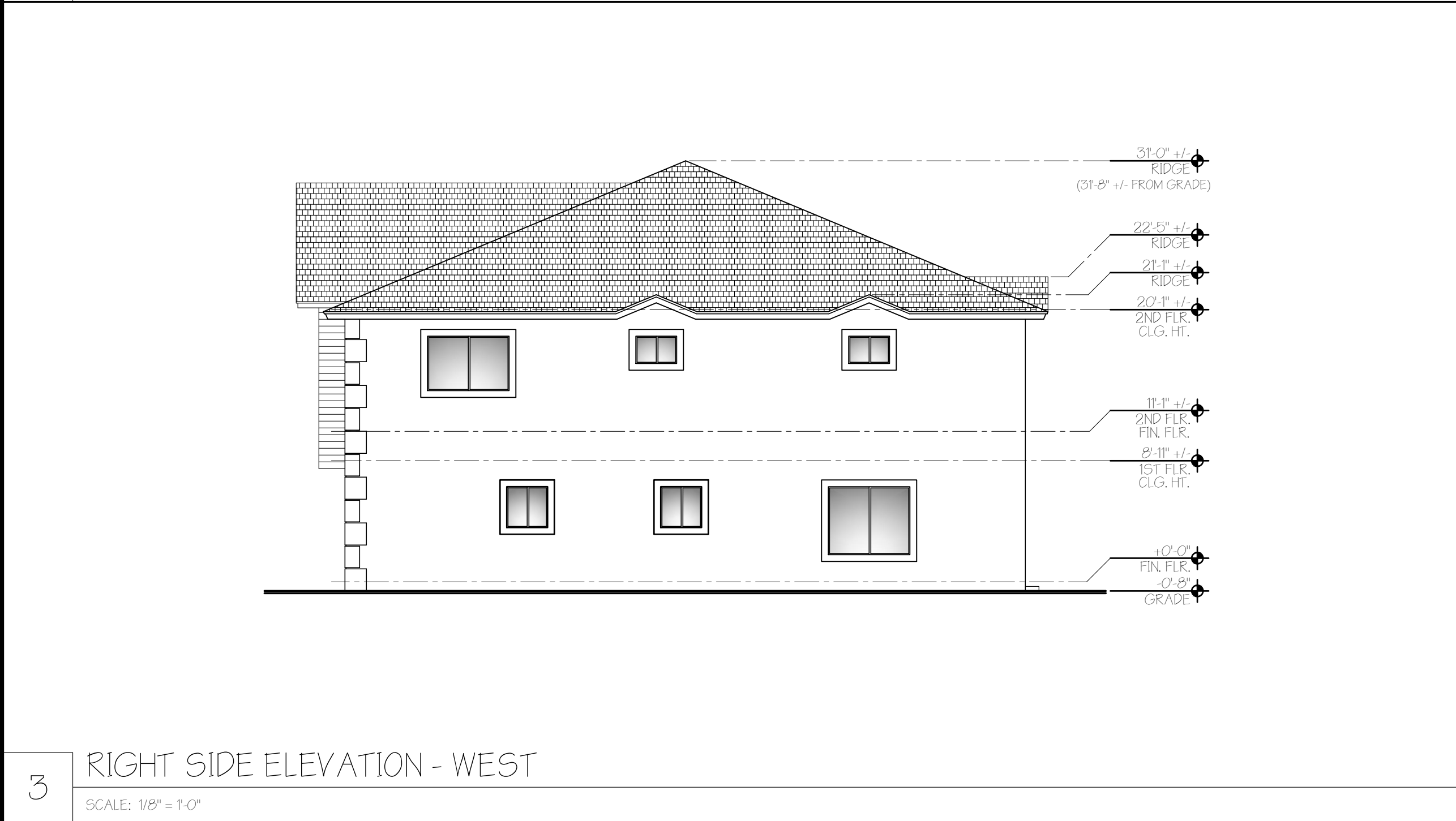


Know what's below.
Call before you dig.



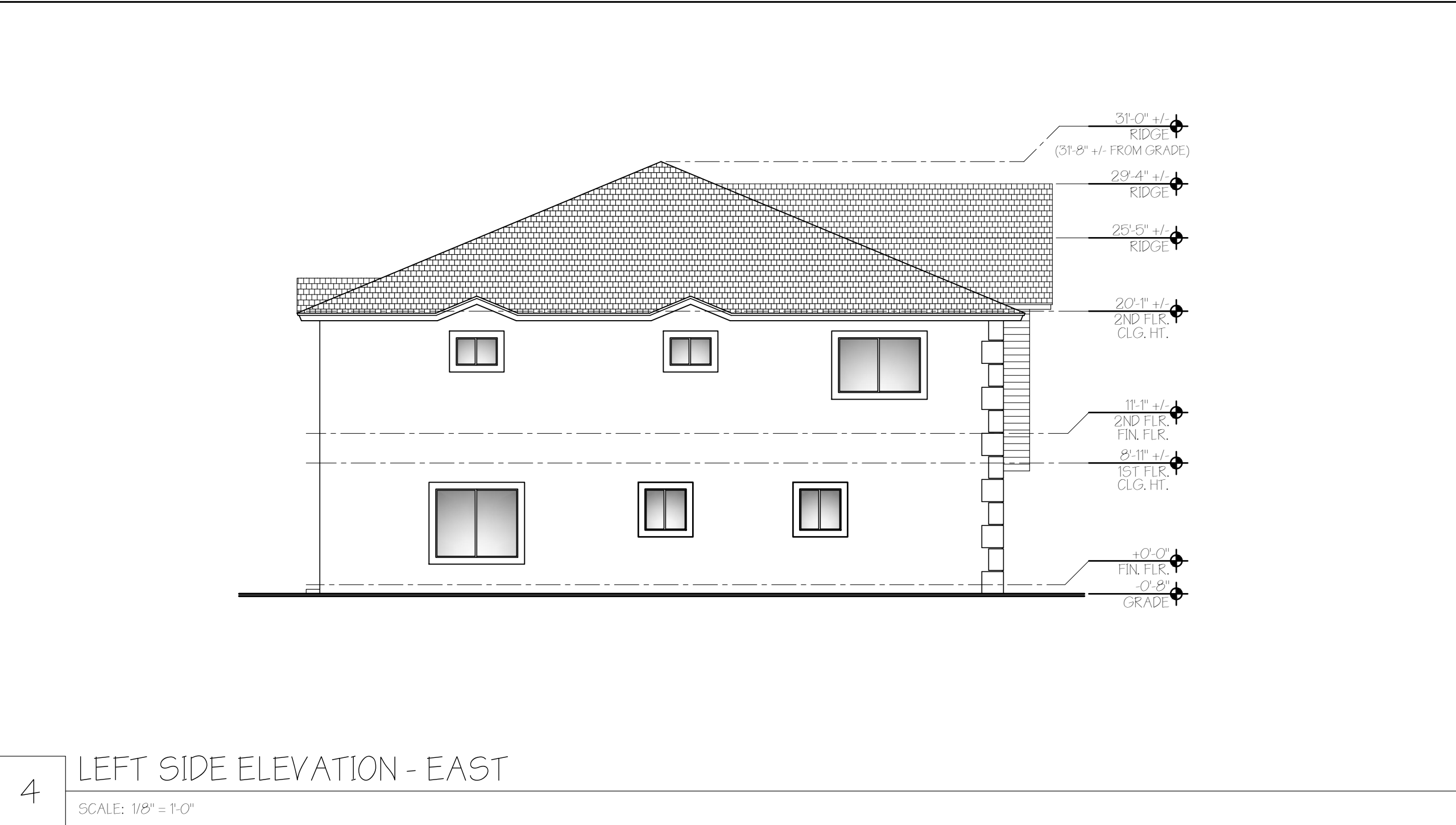
FRONT ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - WEST

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION - EAST

SCALE: 1/8" = 1'-0"



REAR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

1 ELEVATION KEY NOTES

501

DATE					
DESCRIPTION					
REV.					

IMTIAZ AHMED, P.E.
LICENSED ENGINEER, NO. 46102
STATE OF FLORIDA

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SEAL

VILLAGE PALM
TOWNHOMES
PRAIRIE RD, PALM SPRING, FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

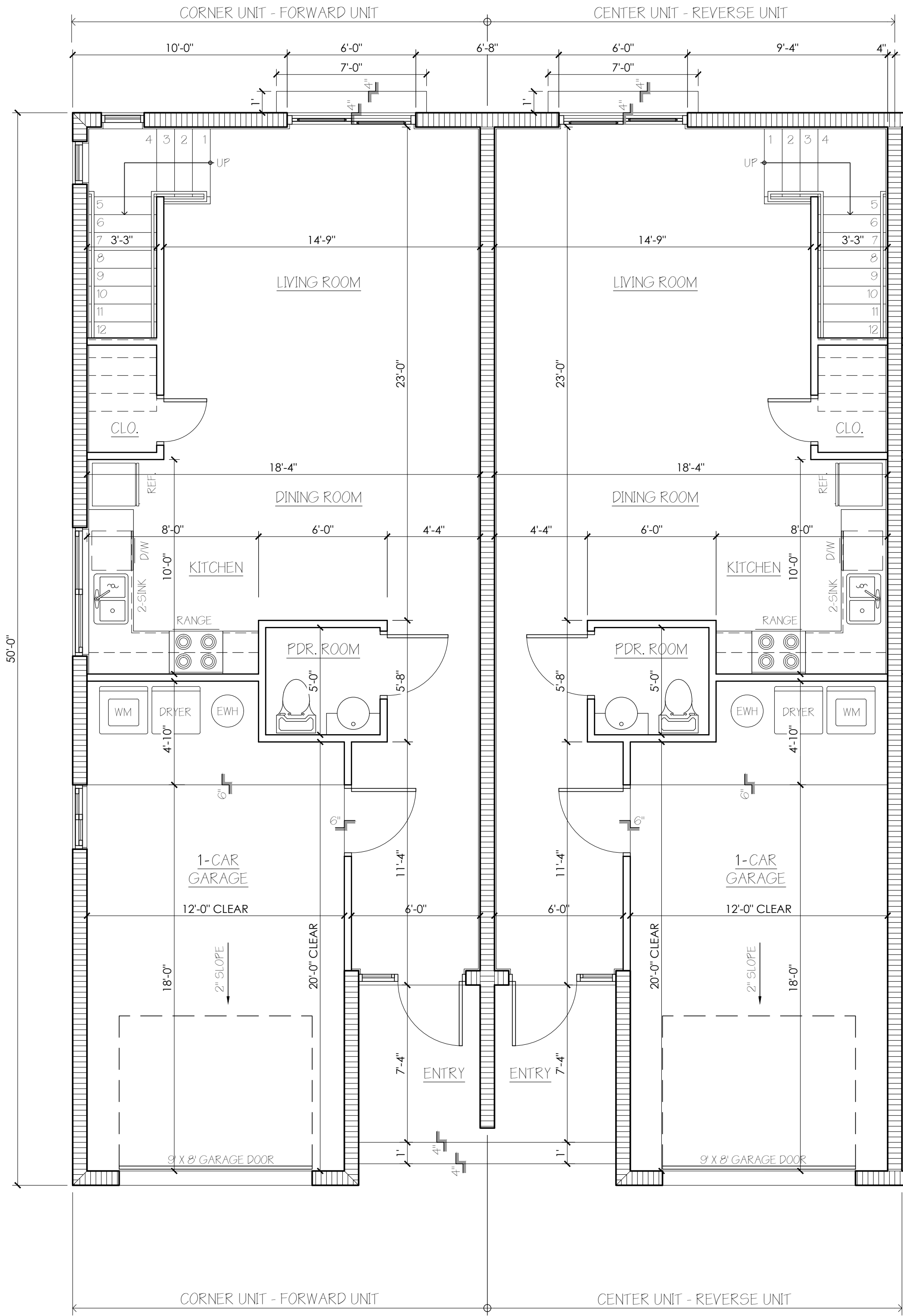
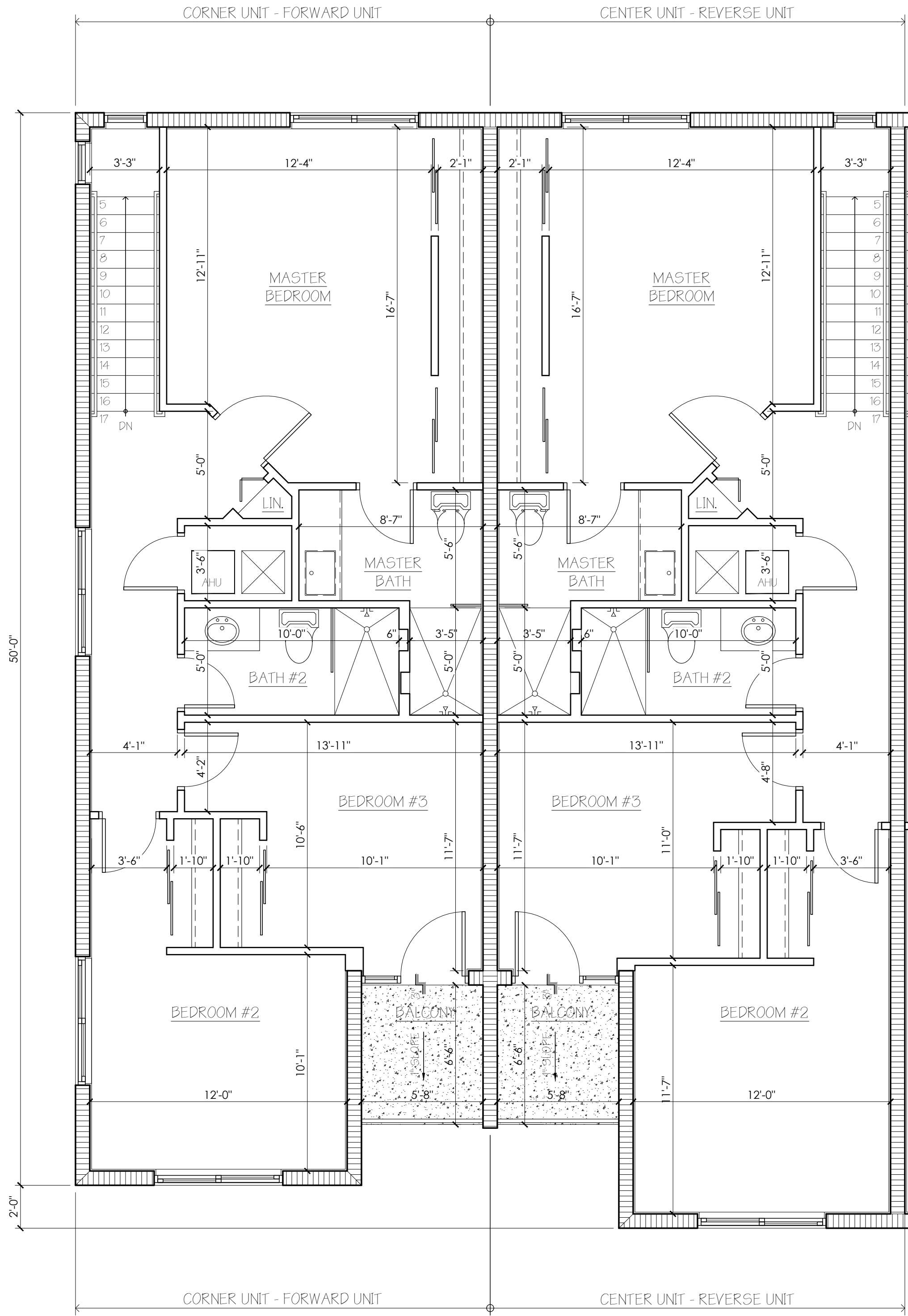
2822 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 358-9214
CERTIFICATE OF AUTHORIZATION NO.: 9390

EXTERIOR
ELEVATIONS

AES SEQ IA
DES. DWN. CHK.
SHEET NUMBER

A-3

DATE
09-27-2017



1 FLOOR PLAN LEGEND

- DENOTES INTERIOR PARTITION
- DENOTES EXTERIOR CMU WALL OR COLUMN
- DENOTES NEW DOOR - REFER TO DOOR SCHEDULE
- DENOTES NEW WINDOW - REFER TO WINDOW SCHEDULE

NOTE: ALL UNITS WILL HAVE TANKLESS WATER HEATERS

2 AREAS

UNITS #1, #5 (CORNER UNITS):	
FIRST FLOOR (UNDER AIR)	614 SQ.FT.
GARAGE	297 SQ.FT.
TOTAL FIRST FLOOR	911 SQ.FT.
SECOND FLOOR (UNDER AIR)	868 SQ.FT.
BALCONY	39 SQ.FT.
TOTAL	1818 SQ.FT.

UNITS #2, #3, #4, #5, #6, #7 (CENTER UNITS):	
FIRST FLOOR (UNDER AIR)	614 SQ.FT.
GARAGE	297 SQ.FT.
TOTAL FIRST FLOOR	911 SQ.FT.
SECOND FLOOR (UNDER AIR)	877 SQ.FT.
BALCONY	39 SQ.FT.
TOTAL	1827 SQ.FT.

NOTE: ALL AREAS ARE APPROXIMATE

DATE	
DESCRIPTION	
REV.	

IMTIAZ AHMED, P.E.
LICENSED ENGINEER, NO. 46102
STATE OF FLORIDA

SEAL

VILLAGE PALM
TOWNHOMES
PRAIRIE RD, PALM SPRING, FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

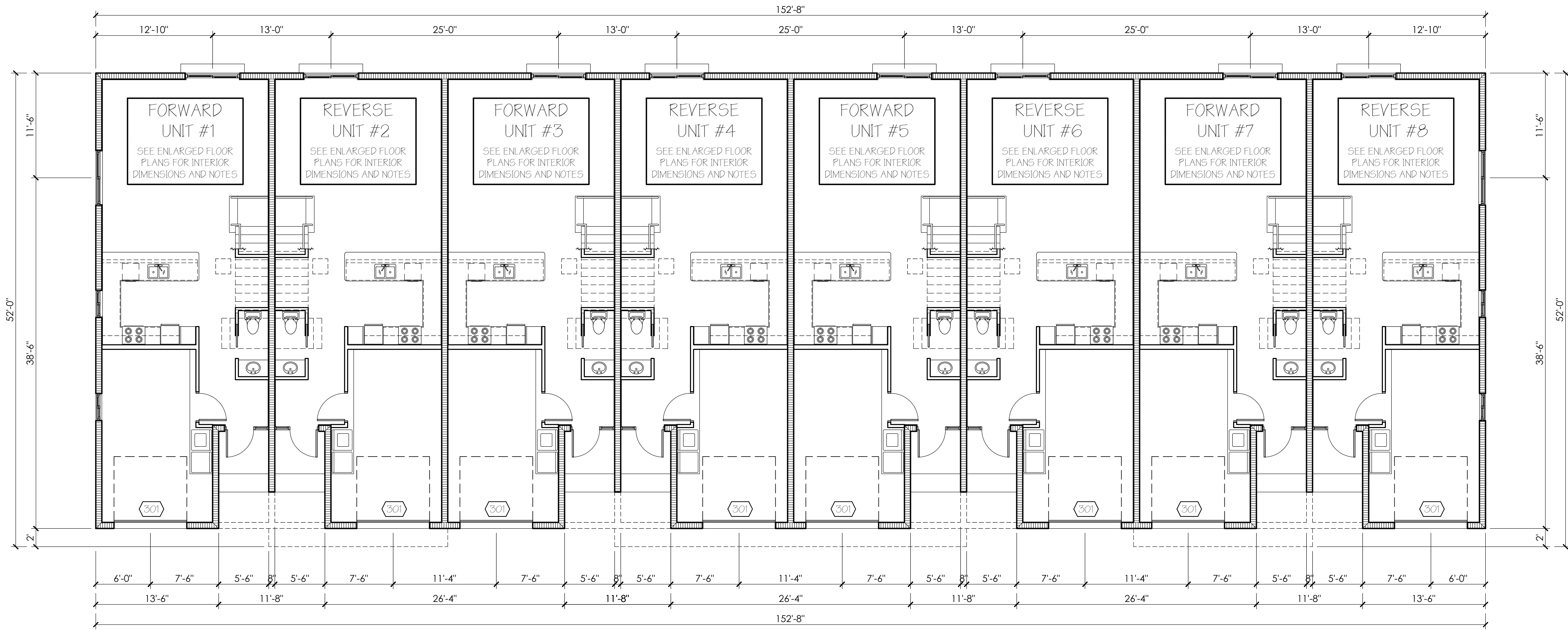
2822 WATERS EDGE CIRCLE
GREENWICH, FLORIDA 33413
PHONE - (561) 355-4140
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TYPICAL UNIT
FLOOR PLANS

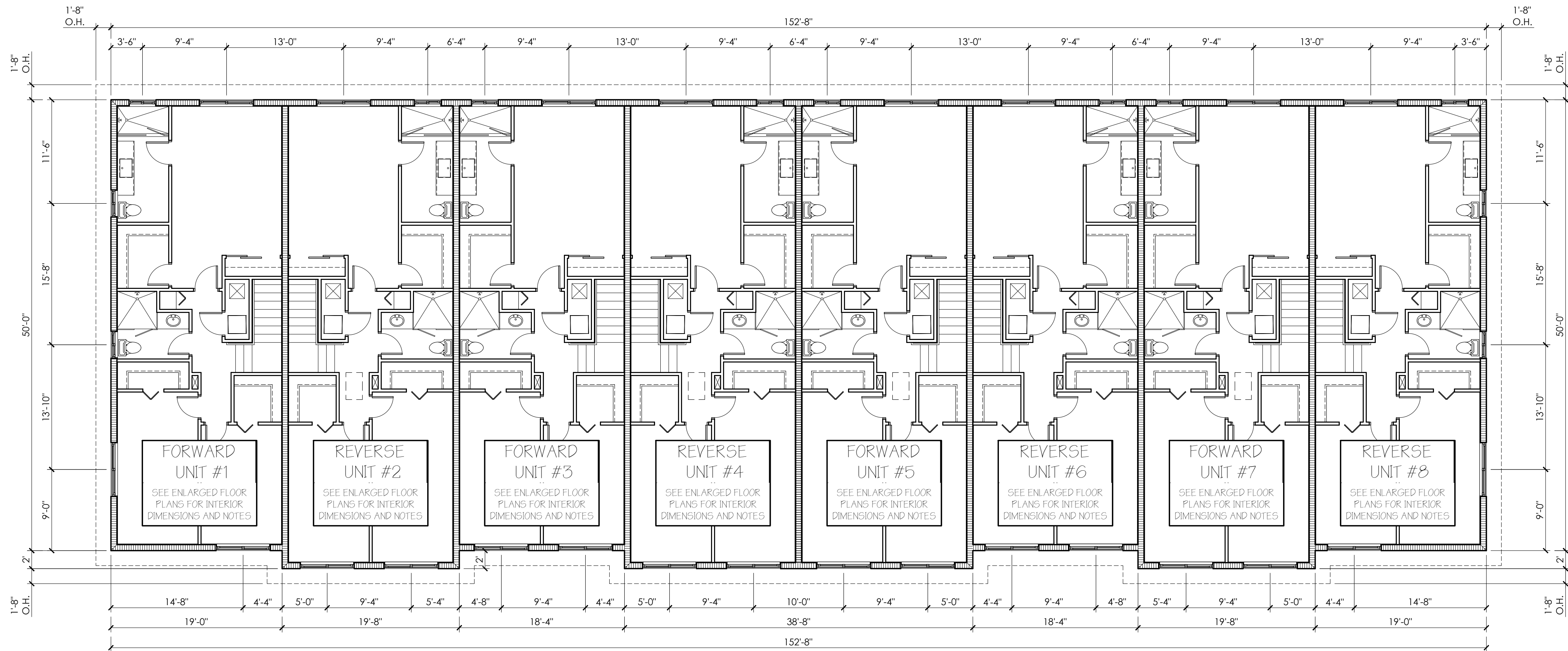
AES	SEQ	IA
DES.	DWN.	CHK.
SHEET NUMBER		
A-4		
DATE		
10-22-2017		

4 TYPICAL SECOND FLOOR PLANS
SCALE: 1/4" = 1'-0"

3 TYPICAL FIRST FLOOR PLANS
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 FLOOR PLAN LEGEND

- DENOTES INTERIOR PARTITION
- DENOTES EXTERIOR CMU WALL OR COLUMN
- DENOTES NEW DOOR - REFER TO DOOR SCHEDULE
- DENOTES NEW WINDOW - REFER TO WINDOW SCHEDULE

2 FLOOR PLAN KEY NOTES

- GARAGE DOOR: 8'-0" WIDE X 8'-0" HIGH

DATE	
DESCRIPTION	
REV.	

IMTIAZ AHMED, P.E.
LICENSED ENGINEER, NO. 46102
STATE OF FLORIDA

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SEAL

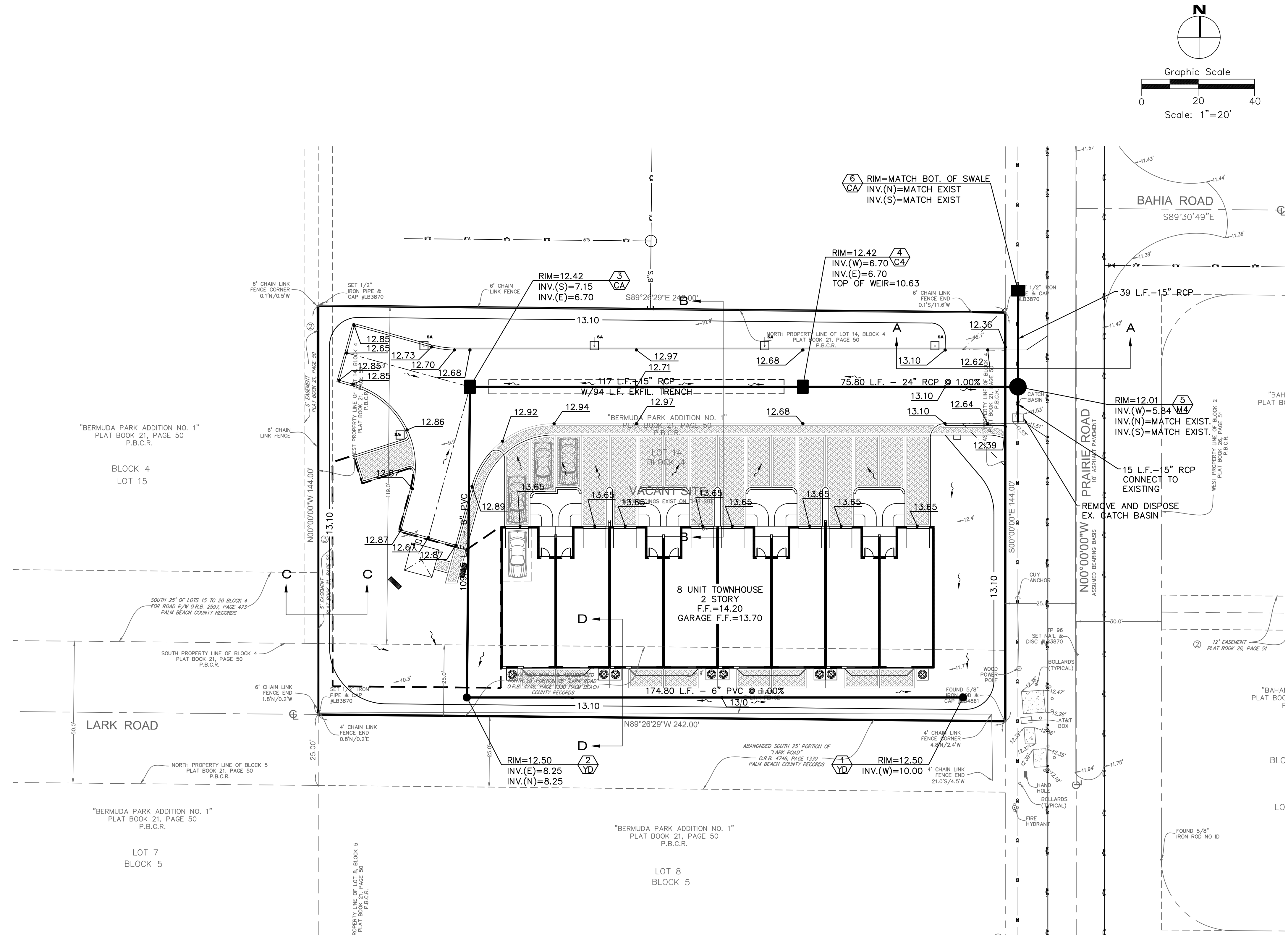
VILLAGE PALM
TOWNHOMES
PRAIRIE RD, PALM SPRING, FLORIDA

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2822 WATERS EDGE CIRCLE
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FAX - (561) 355-4140
CERTIFICATE OF AUTHORIZATION NO.: 9390

BUILDING TYPE A
FLOOR PLANS

AES	SEQ	IA
DES.	DWN.	CHK.
SHEET NUMBER		
A-1		
DATE		
09-27-2017		



PAVING, GRADING AND DRAINAGE PLAN

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

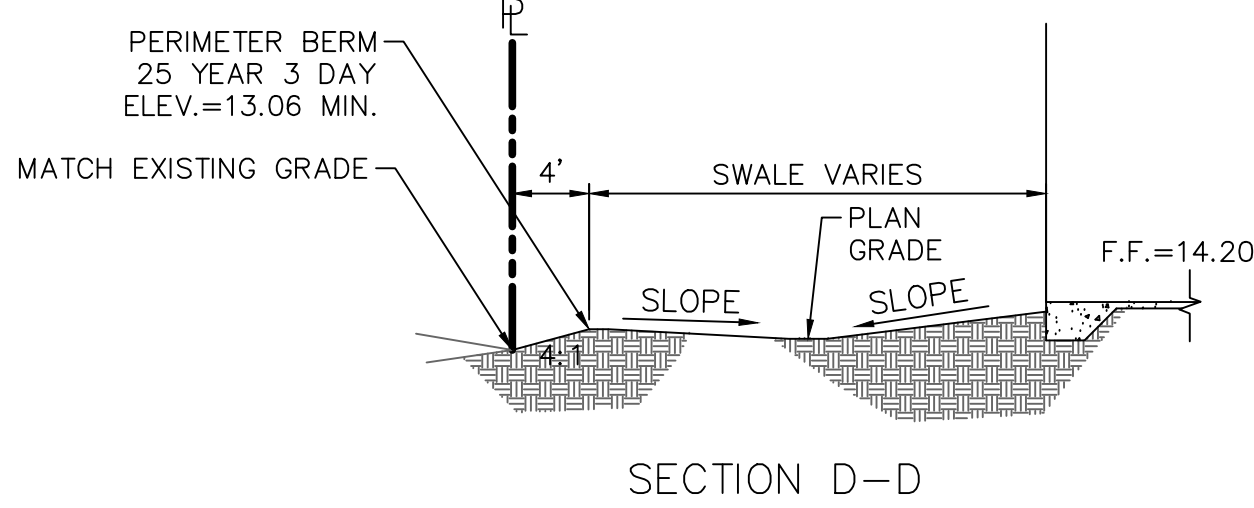
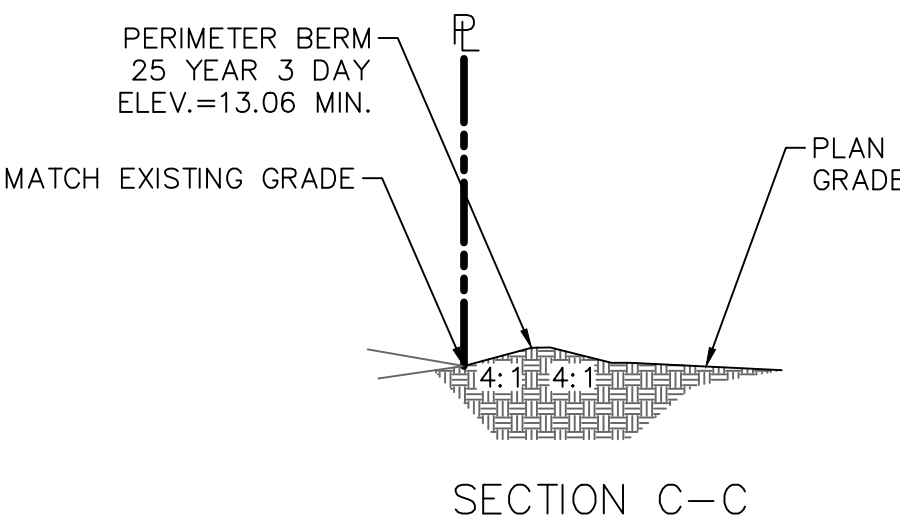
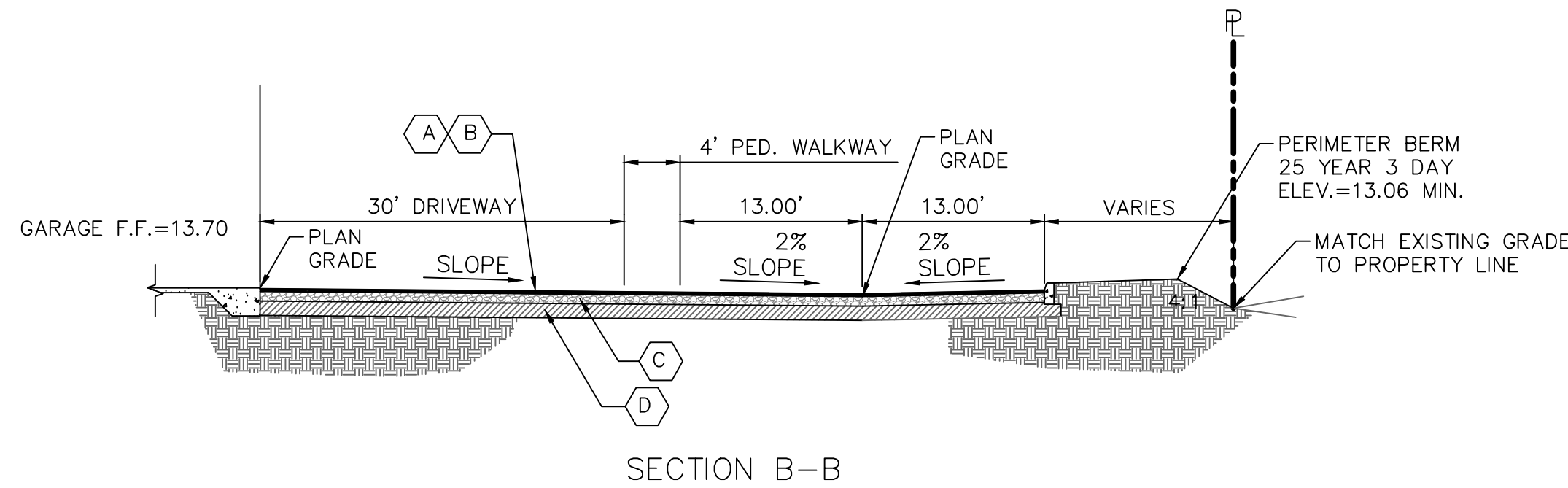
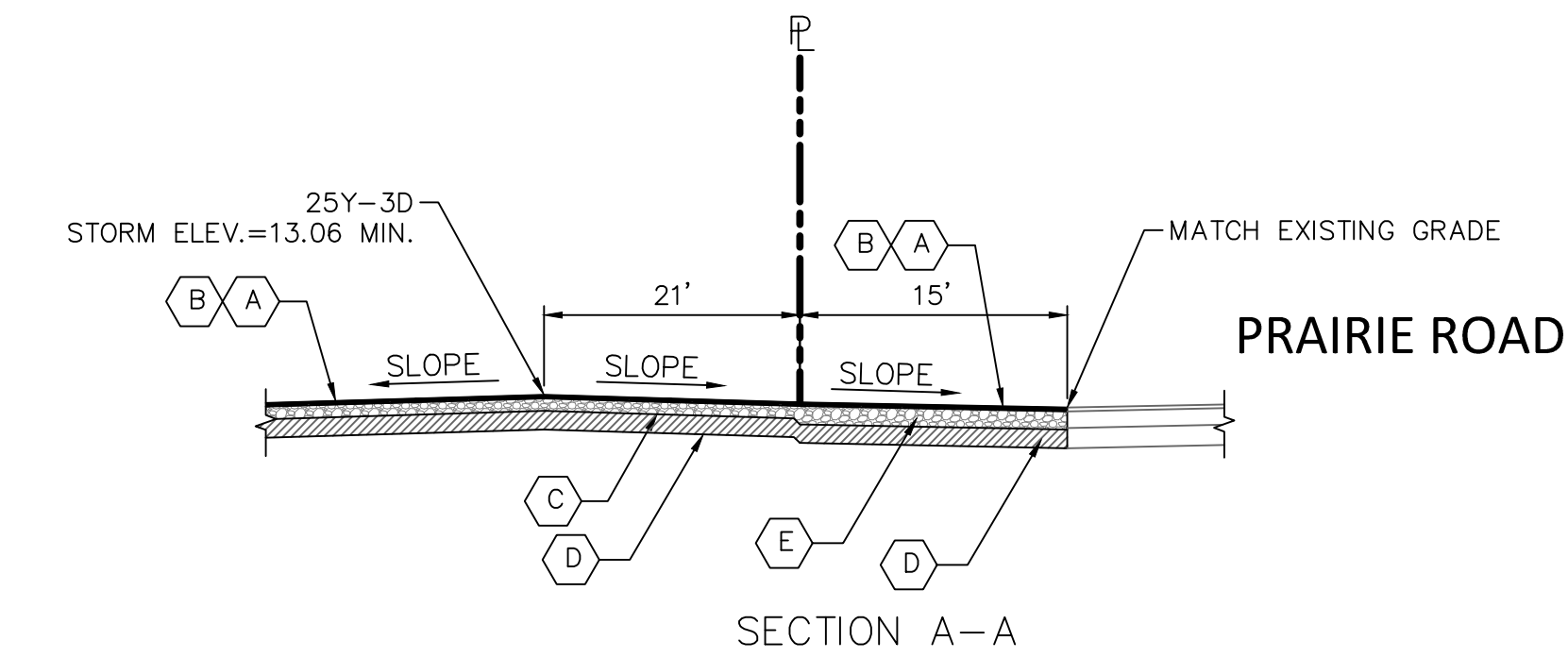
IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

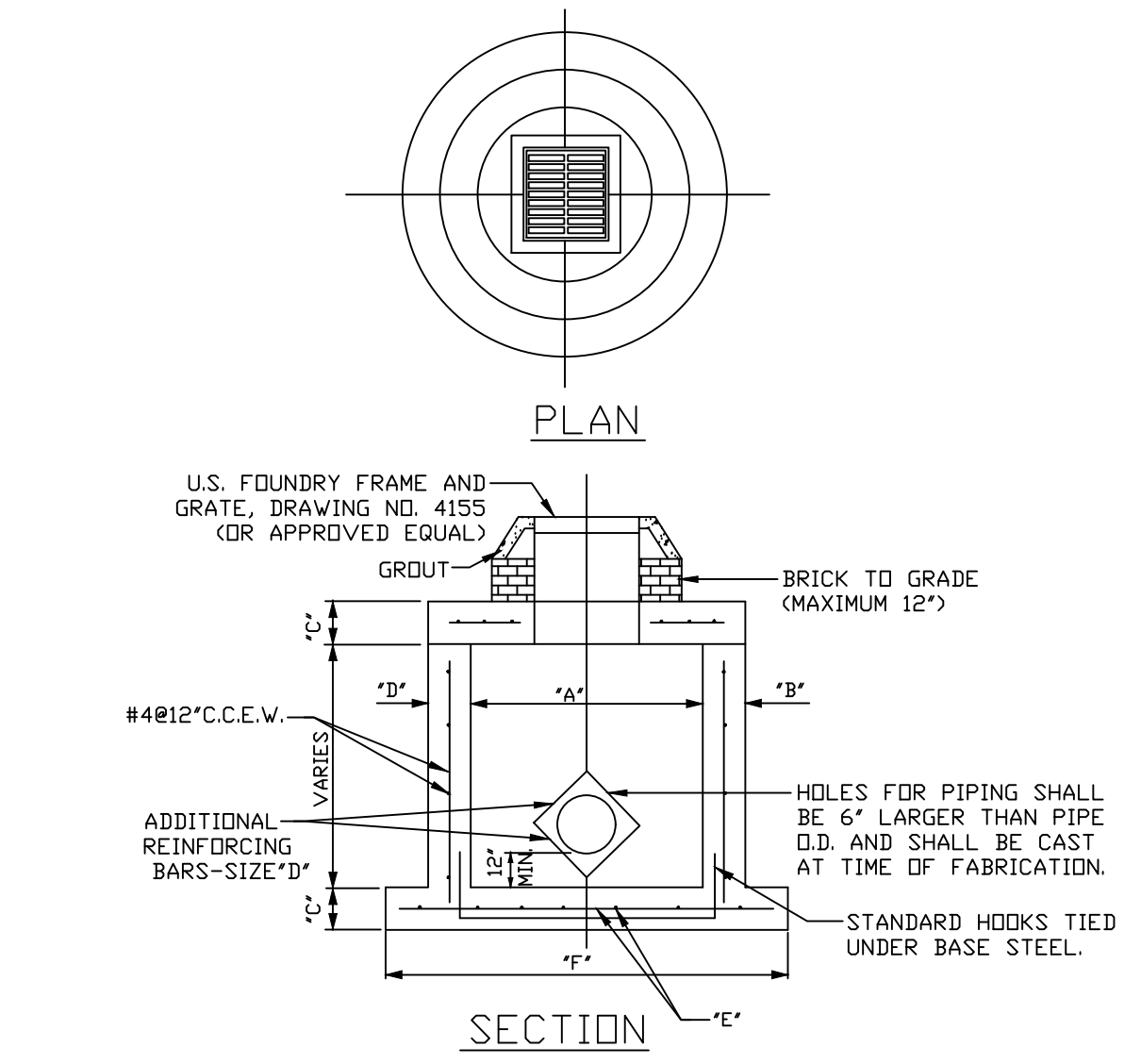
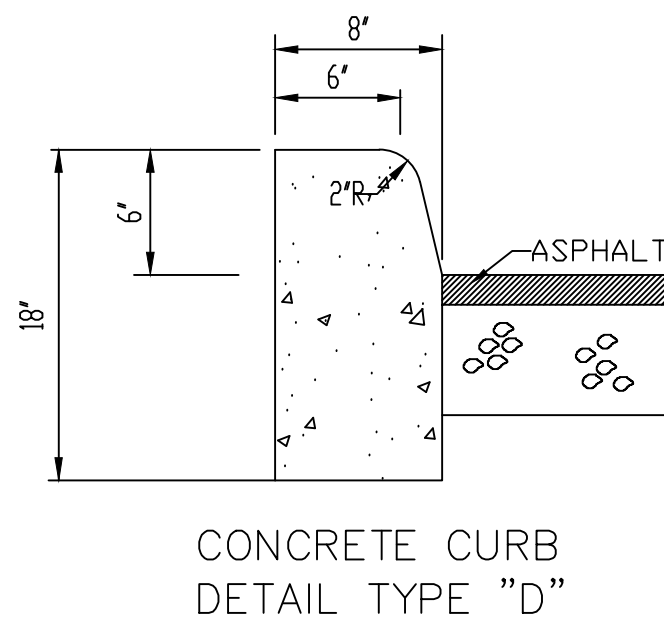
ATLANTIC ENGINEERING SERVICES, INC.
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PHONE - (561) 358-4140
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CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DCL	CHK.
DES.	DWN.
SHEET NUMBER	
PD1	
DATE DRAWN 12/2019	



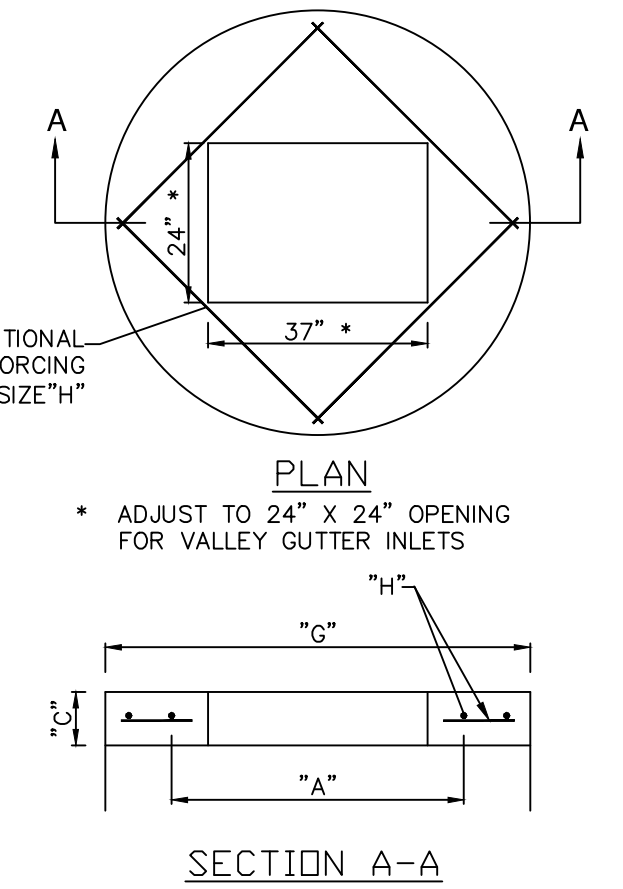
- (A) (2) 3/4" THICK LIFTS OF ASPHALTIC CONCRETE TYPE S-III
- (B) PRIME AND TACK COAT
- (C) 8" LIMEROCK BASE COMPACTED TO 98% MAX DENSITY AASHTO T-180
- (D) 12" SUBGRADE COMPACTED TO 98% MAX DENSITY AASHTO T-180, STABILIZE TO LBR 40 OR MIN. 50 PSI FBV.
- (E) 12" LIMEROCK BASE COMPACTED TO 98% MAX DENSITY AASHTO T-180



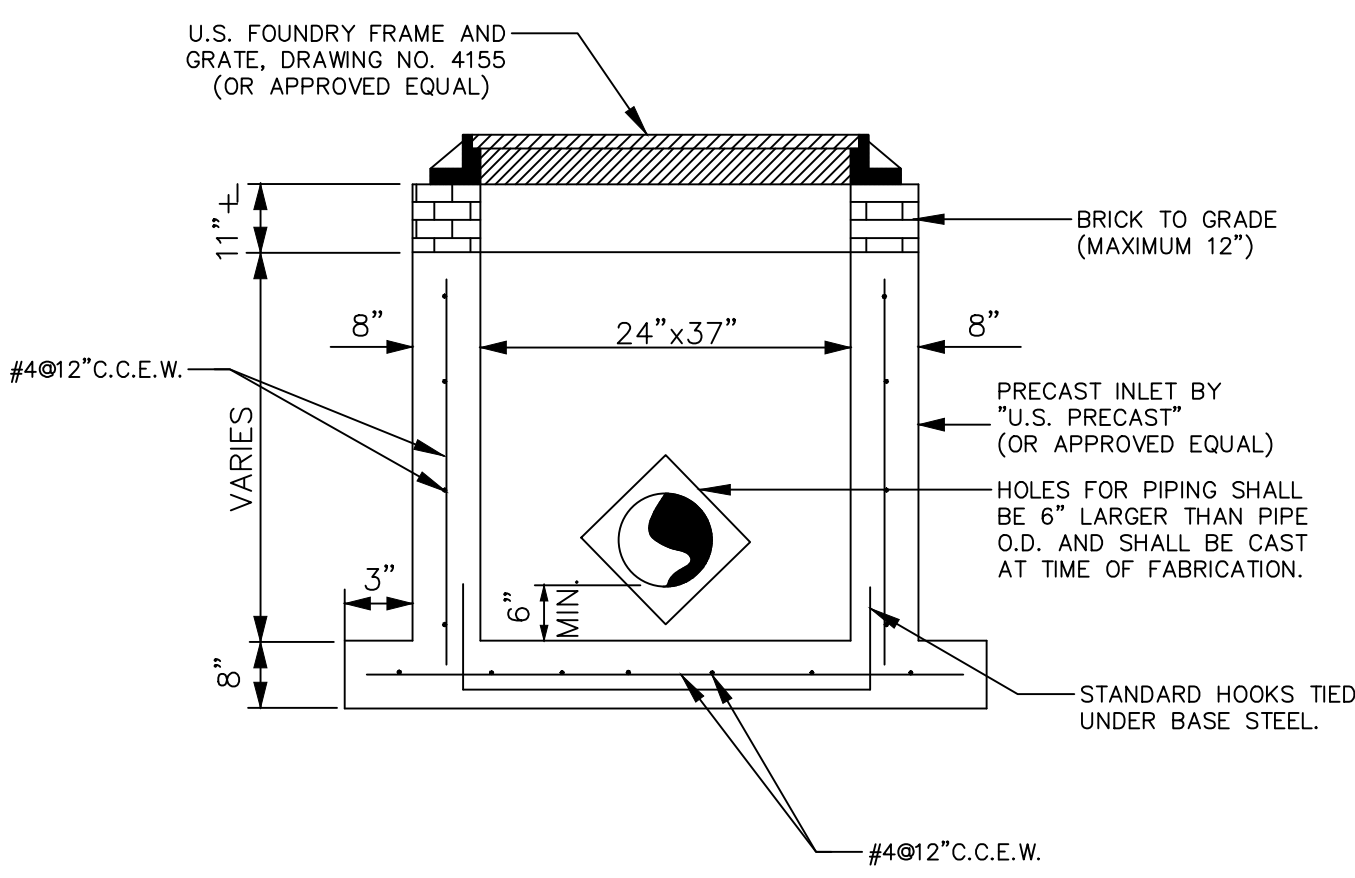
NOTE: SQUARE STRUCTURES MAY BE USED AS AN ALTERNATE EXCEPT FOR CURB INLETS UNLESS STRUCTURE CONTAINS A POLLUTION RETARDANT BAFFLE. SQUARE STRUCTURES MUST BE USED FOR POLLUTION RETARDANT STRUCTURES.

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0"	8"	8"	#4@12"CCEW	#4@12"CCEW	6'-4" Ø
C-5	5'-0"	8"	8"	#5@12"CCEW	#5@12"CCEW	7'-4" Ø
C-6	6'-0"	8"	8"	#5@6"CCEW	#5@6"CCEW	8'-4" Ø
C-7	7'-0"	8"	8"	#5@12"CCEW	#5@6"CCEW	9'-4" Ø
C-8	8'-0"	10"	10"	2-W.W.M. w/#4 @ 12" C.C. VERT.	#5@6"CCEW	10'-4" Ø

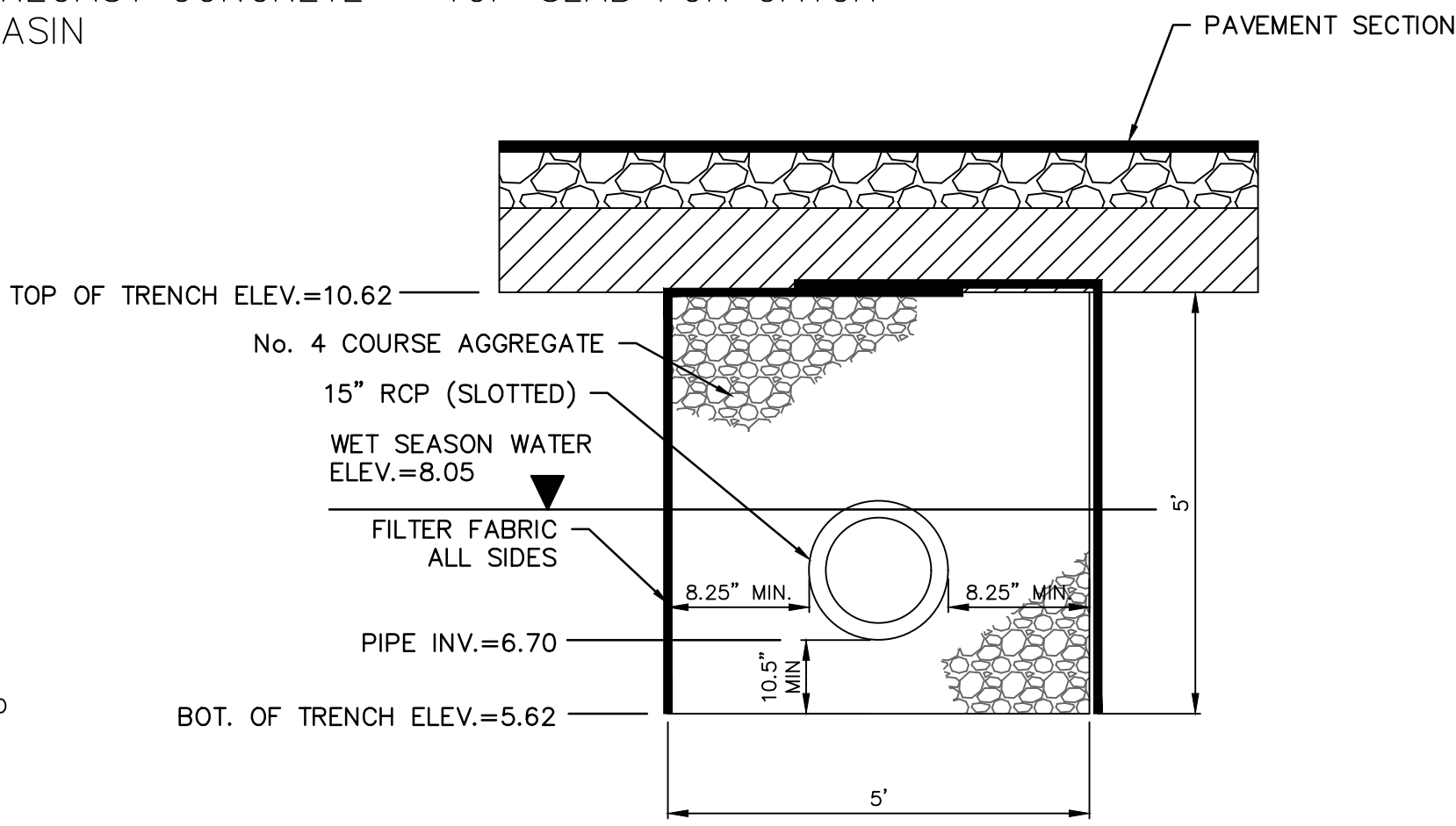
PRECAST CIRCULAR CATCH BASIN



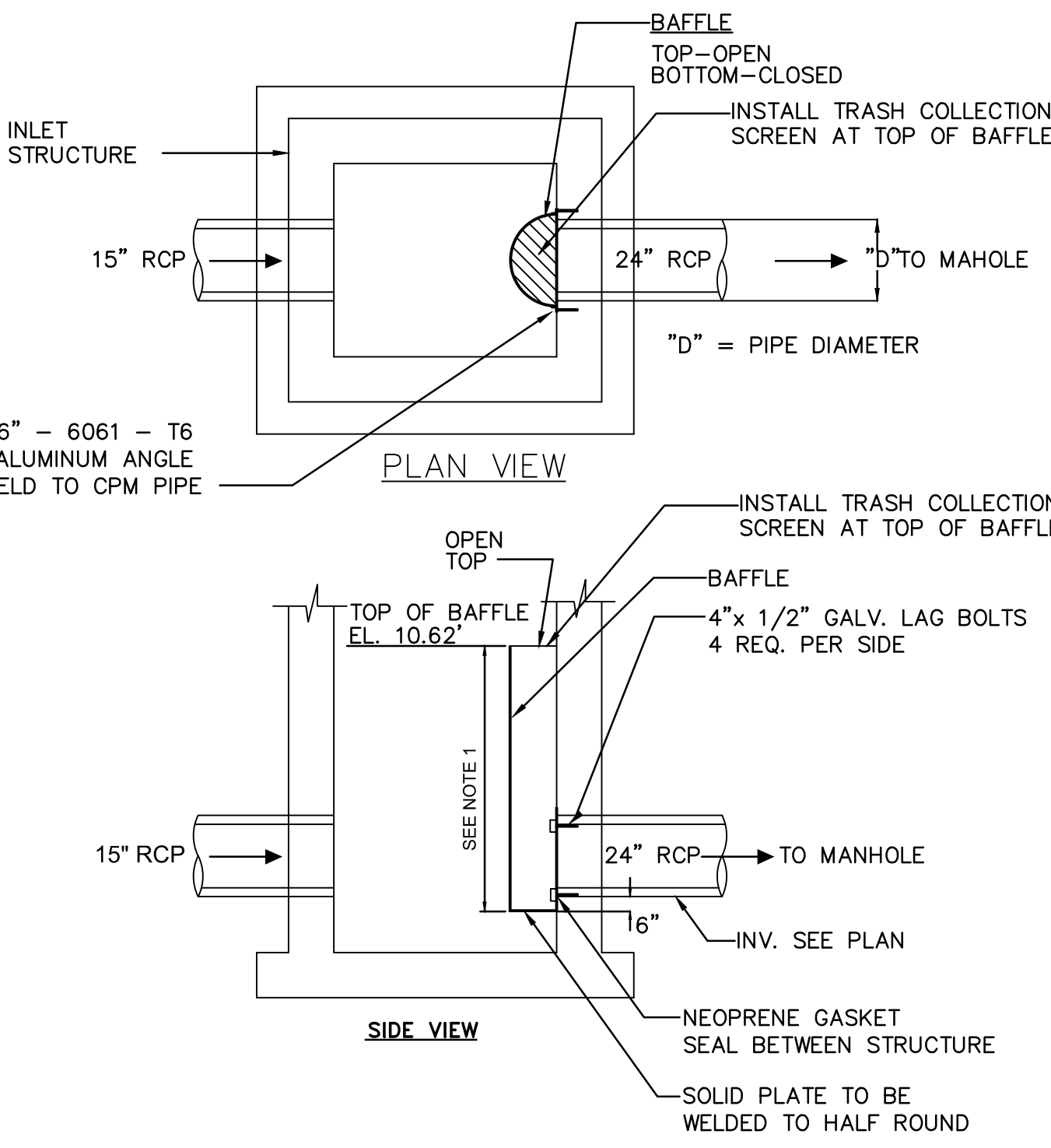
PRECAST CONCRETE - TOP SLAB FOR CATCH BASIN



TYPE "CA" DITCH BOTTOM INLET



ONSITE EXFILTRATION TRENCH DETAIL



- NOTES:
1. BAFFLE TO BE A SECTION OF CAMP CUT IN HALF. CAMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN "D".

CONTROL STRUCTURE NTS

ON-SITE PAVING AND DRAINAGE SPECIFICATIONS:

- ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 5 FEET OF ANY EDGE OF PAVEMENT. ANY SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL WHICH SHALL BE PLACED AND IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT FOR THE SITE.
- STABILIZED SUBGRADE SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 311 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%, LIQUID LIMIT 35 PLASTICITY 6, MIN LBR 100 OR ACCEPTABLE FDOT PRODUCT APPROVAL.
- ASPHALTIC CONCRETE TYPE S-3 SHALL CONFORM TO THE REQUIREMENTS OF SECTION 331 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
- PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD AND TACK COAT AT A RATE OF 0.08 GALLONS PER SQUARE YARD UNLESS A VARIATION RATE IS APPROVED BY THE ENGINEER.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, EXCEPT DRAINAGE STRUCTURES.
- PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATIONS C-478 AND 641.
- CONCRETE FOR PRECAST MANHOLES AND CATCH BASINS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION. GRADE 60 STEEL SHALL BE USED FOR TOP AND BOTTOM SLABS.
- ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
- ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
- ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 WATERPROOF, NON-SHRINKING CEMENT MORTAR.
- REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-76, FOR CLASS III, WALL THICKNESS "B" REINFORCED CONCRETE PIPE, AND AS MODIFIED IN SECTION 941 OF FLORIDA D.O.T. STANDARD SPECIFICATION.
- CORRUGATED METAL PIPE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 945 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
- PVC DRAINAGE PIPE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 945 OF FLORIDA D.O.T. STANDARD SPECIFICATIONS.
- HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY CITY OF MIRAMAR PUBLIC WORKS AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF MIRAMAR PUBLIC WORKS STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
- THE EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN INDICATES THE ELEVATION AT THE POINT DEPICTED ONLY, AND SHOULD NOT BE INTERPRETED AS INDICATING THE ELEVATIONS OF ANY OTHER POINT. THESE EXISTING ELEVATIONS ARE IN NO WAY AN INDICATOR OF SURFACE OR SUBSURFACE SOIL CONDITIONS.
- BITUMINOUS COATING REQUIRED FOR ALL CORRUGATED METAL PIPE (CMP).

EROSION CONTROL

1. STABILIZATION PRACTICES

WHERE CONSTRUCTION OF FILL STOCKPILES ADJACENT TO CONSTRUCTION ACTIVITIES CEASES FOR AT LEAST 7 DAYS, THE SITES WILL BE STABILIZED BY SEEDING AND MULCHING IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1991, SECTION 570. SEED AND MULCH SHALL BE APPLIED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THE AREA.

2. PERMANENT STABILIZATION

ALL LANDSCAPING, INCLUDING SODDING, SHALL BE INSTALLED ON THE PERIMETER LANDSCAPE BERMS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THE LANDSCAPE BUFFER AREAS.

3. OFF-SITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF MINIMUM 4" COMPACTED LIMEROCK BASE WILL BE CONSTRUCTED AS SOON AS CONSTRUCTION STARTS TO REDUCE THE AMOUNT OF VEHICLE TRACKING FROM THE SITE. THE PAVED STREET ADJACENT TO THE CONSTRUCTION ENTRANCE WILL BE SWEEPED ON A REGULAR BASIS TO REMOVE ANY ACCUMULATION OF DIRT OR ROCKS WHICH HAVE BEEN TRACKED FROM THE SITE. ALL DUMP TRUCKS BRINGING MATERIAL TO, OR LEAVING THE SITE WILL BE COVERED WITH A TARPULIN.

4. EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE PRACTICES

- * ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE WEEKLY AND FOLLOWING ANY STORM EVENT GREATER THAN 1/2".
- * REPAIRS WILL BE COMPLETED WITHIN 24 HOURS.
- * THE PERIMETER SWALES WILL BE INSPECTED REGULARLY AND REGRADED AS NECESSARY TO REMOVE THE BUILT UP SEDIMENT.
- * TEMPORARY SEED AND MULCH AREAS AND PERMANENT SOD AREAS WILL BE INSPECTED REGULARLY FOR BARE SPOTS AND TO ENSURE ADEQUATE GROWTH.
- * TURBIDITY SCREENS SHALL BE INSPECTED REGULARLY, AND REPAIRED AS NECESSARY.
- * FILTER FABRIC SHALL BE SECURED IN ALL CATCH BASINS UNTIL COMPLETION OF CONSTRUCTION.

PAVING, GRADING AND DRAINAGE DETAILS

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

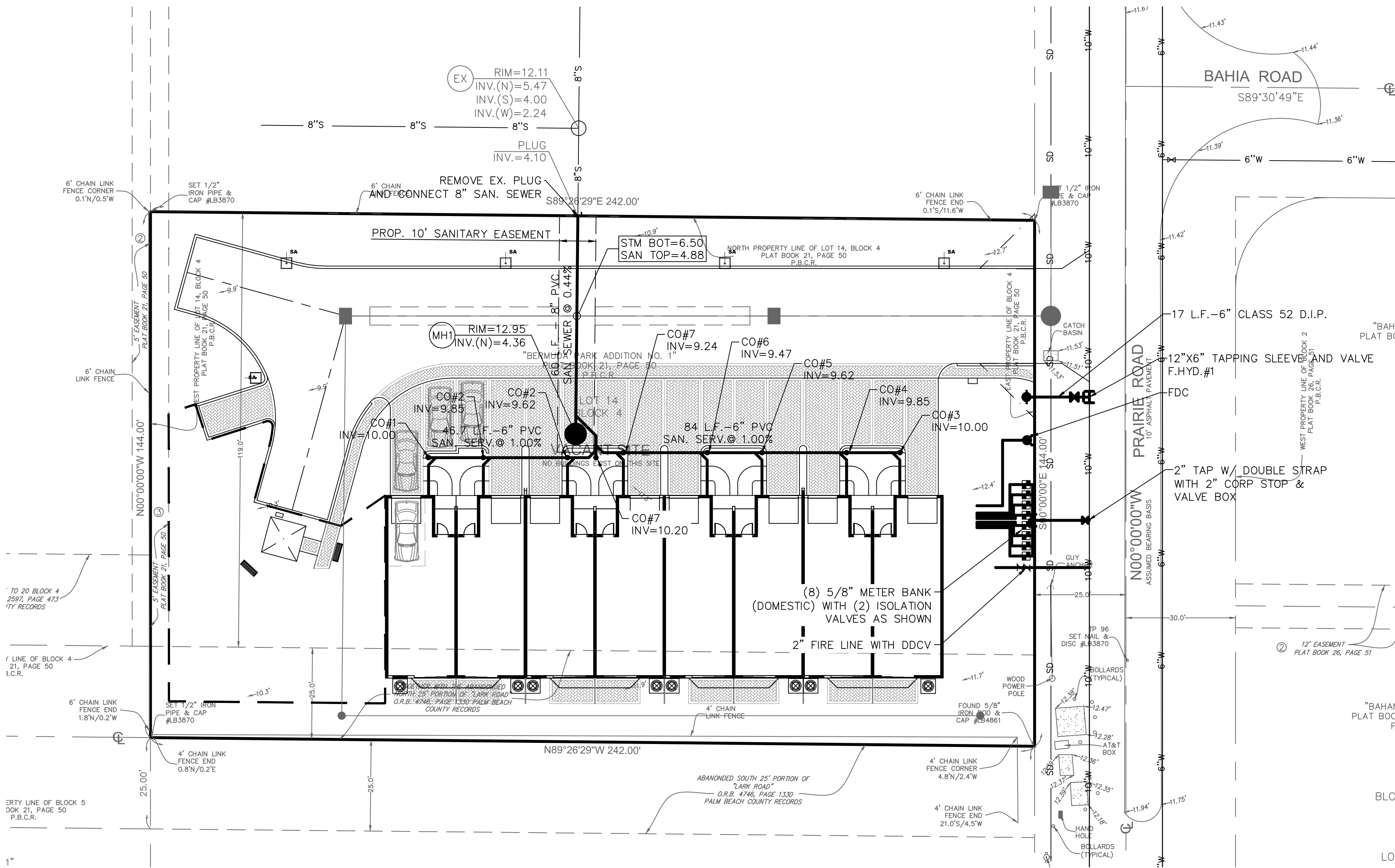
VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DES.	DWN.	CHK.
DCL		
SHEET NUMBER		
PD2		
DATE DRAWN 12/2019		



- NOTE:
1. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION.
 2. IRRIGATION WILL BE SOURCE FROM A WELL UNDER A SEPARATE PERMIT.

WATER AND SEWER PLAN

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

**VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
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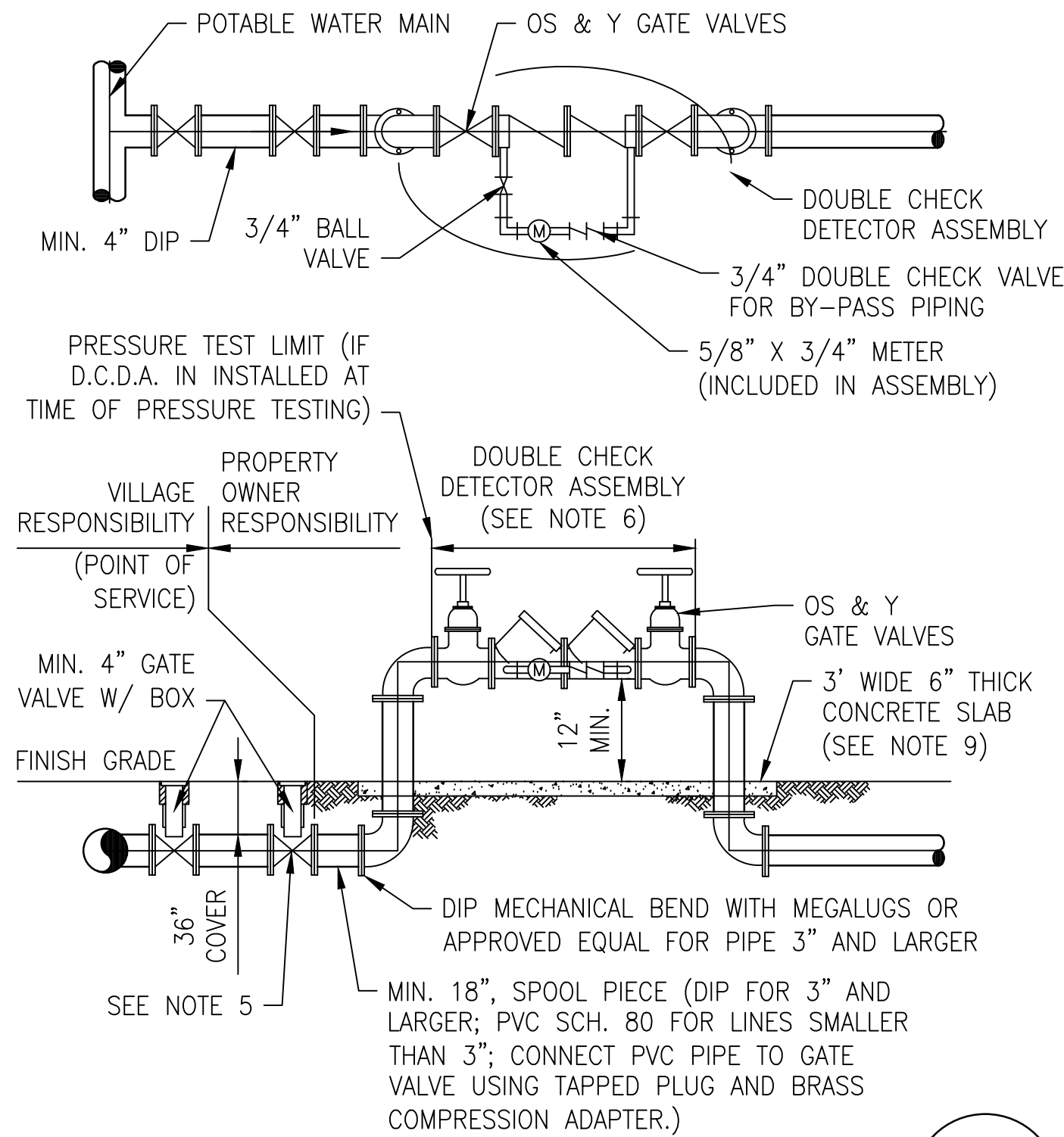
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DCL	DWN.	CHK.

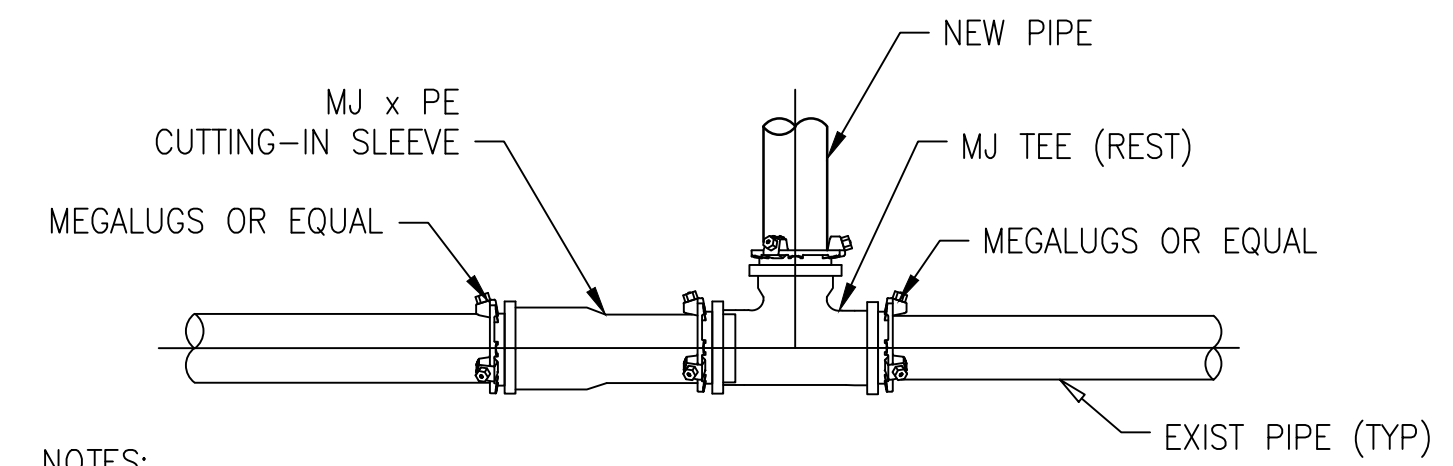
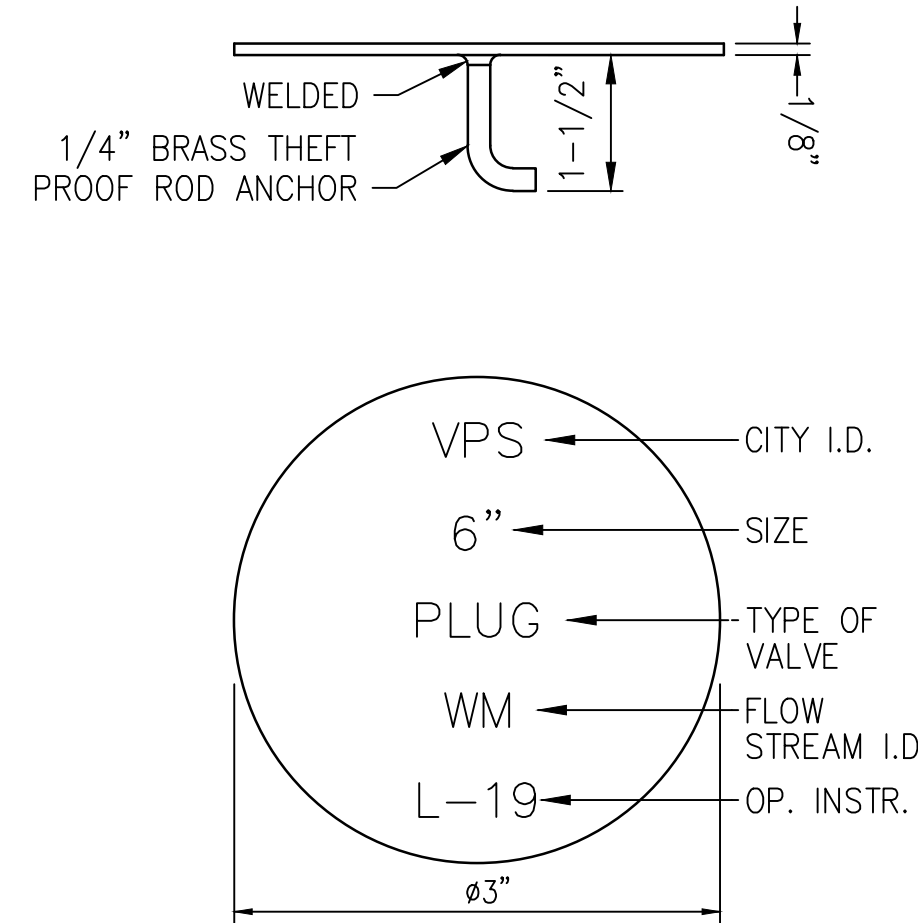
SHEET NUMBER
WS1

DATE DRAWN
12/2019

- NOTES:
- 1) ALL PIPE AND FITTINGS UP TO THE D.C.D.A. SHALL BE DUCTILE IRON CEMENT LINED.
 - 2) THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY A CERTIFIED BACKFLOW TECHNICIAN. THE SUCCESSFUL TEST REPORT SHALL BE PROVIDED TO THE VILLAGE PRIOR TO THE FIRE LINE BEING PLACED INTO SERVICE.
 - 3) THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.) OR THE A.S.S.E. (WITH ONE YEAR FIELD TESTING).
 - 4) WHEN FIRE LINE LENGTH IS OVER ONE PIPE LENGTH, LINE SHALL BE TERMINATED WITH A GATE VALVE (=POINT OF SERVICE). NO PIPE JOINTS / CONNECTIONS ARE PERMITTED BETWEEN POINT OF SERVICE AND VERTICAL 90° BEND.
 - 5) THE DESIGN SHALL MINIMIZE ANY POTENTIAL FOR WATER MAIN WITH NO FLOW. A FIRE HYDRANT LOCATED NEAR THE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE REQUIRED FOR LONG, DEAD ENDING DEDICATED FIRE LINES.
 - 6) AN APPROVED REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY SHALL BE REQUIRED FOR ALL FIRE SYSTEMS WITH STORAGE TANKS AND/OR AUXILIARY WATER SUPPLY.
 - 7) TAMPER SWITCHES MAY BE REQUIRED BY THE FIRE MARSHALL.
 - 8) PIPE MATERIAL ON THE CUSTOMER SIDE OF POINT OF SERVICE SHALL COMPLY WITH FIRE MARSHALL REQUIREMENTS.
 - 9) 3' WIDE 6" THICK CONCRETE SLAB IS RECOMMENDED FOR ASSEMBLY SMALLER THAN 4".

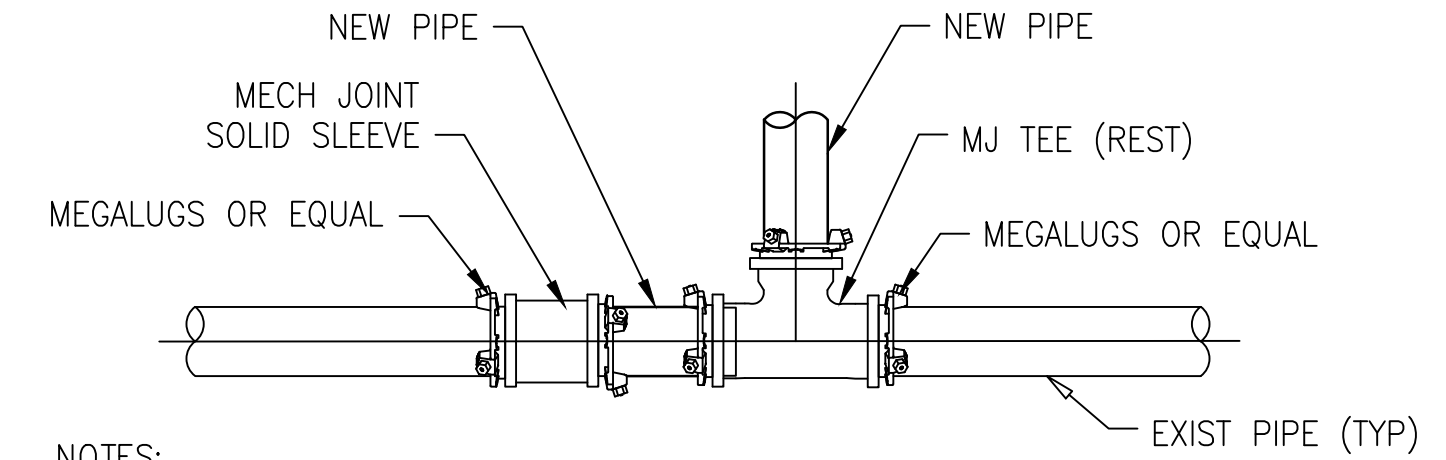


- NOTES:
- 1) TOP OF BRASS MARKER MUST BE FLUSH WITH SURROUNDING SURFACE AND NOT CREATE A 1/8\"/>
 - 2) FLOW STREAM I.D.'S:
WM = WATER MAIN
FM = FORCE MAIN



- NOTES:
- 1) MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT THE ASSEMBLY.

CUT-IN CONNECTION (DUCTILE IRON MJ <= 12")



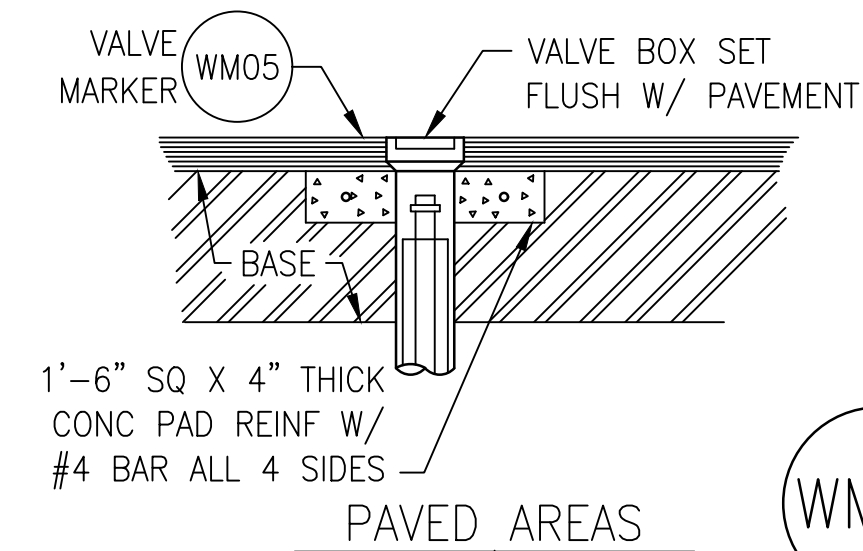
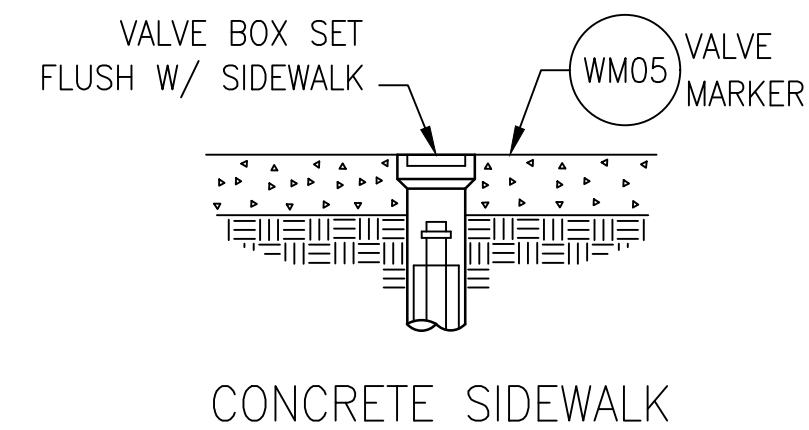
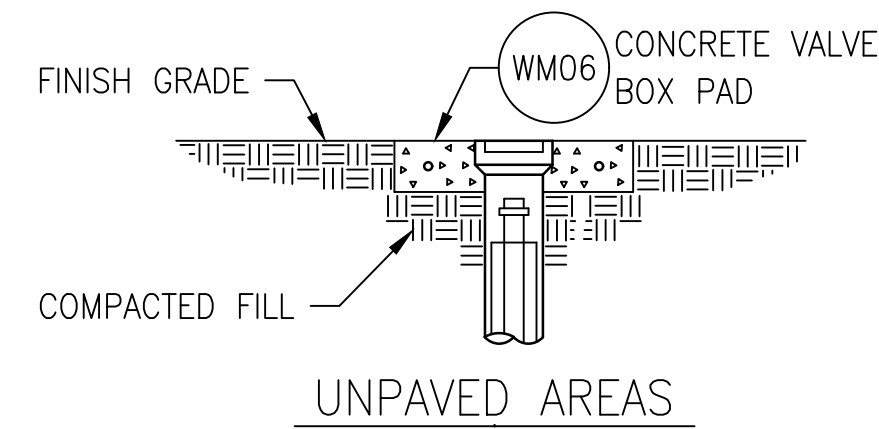
- NOTES:
- 1) MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT THE ASSEMBLY.

CUT-IN CONNECTION (DUCTILE IRON MJ > 14")

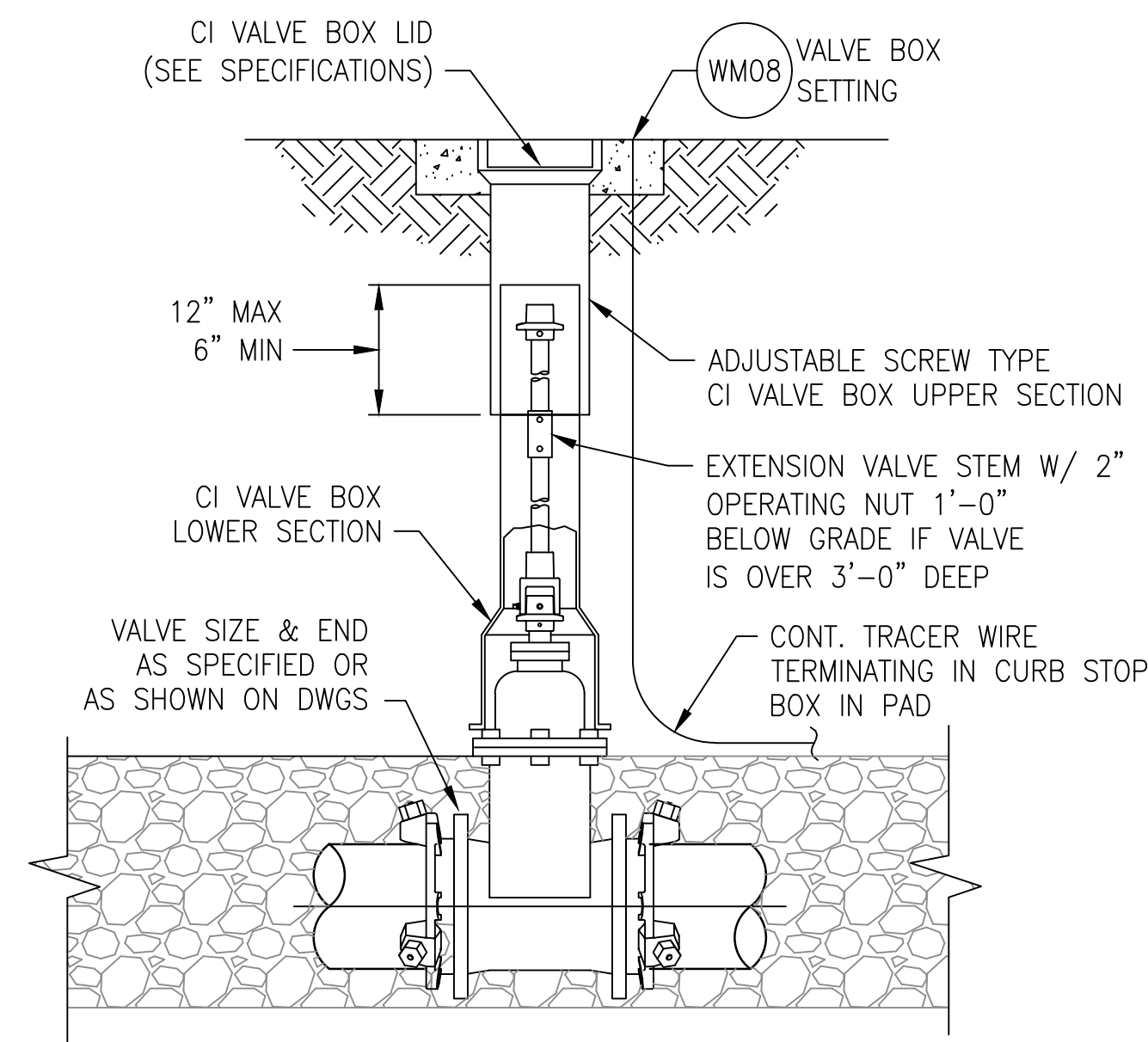
DOUBLE CHECK DETECTOR ASSEMBLY

VALVE MARKER

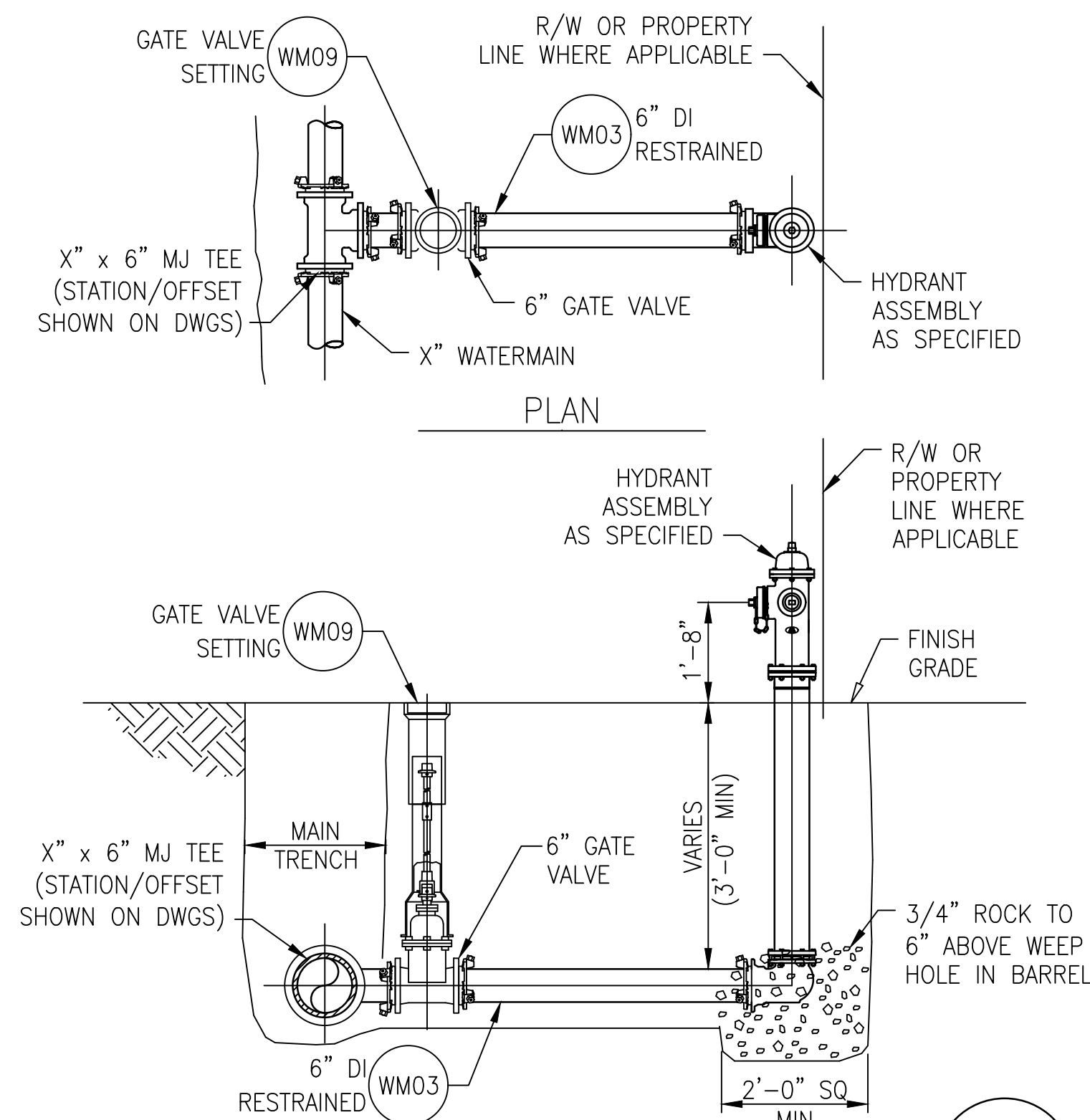
CUT-IN CONNECTION



VALVE BOX SETTINGS



GATE VALVE SETTING



FIRE HYDRANT (STANDARD)

WATER AND SEWER DETAILS

DATE						
DESCRIPTION						
REV.	1	2	3	4	5	
IMTIAZ AHMED, P.E. LICENSED ENGINEER NO. 46102 STATE OF FLORIDA						

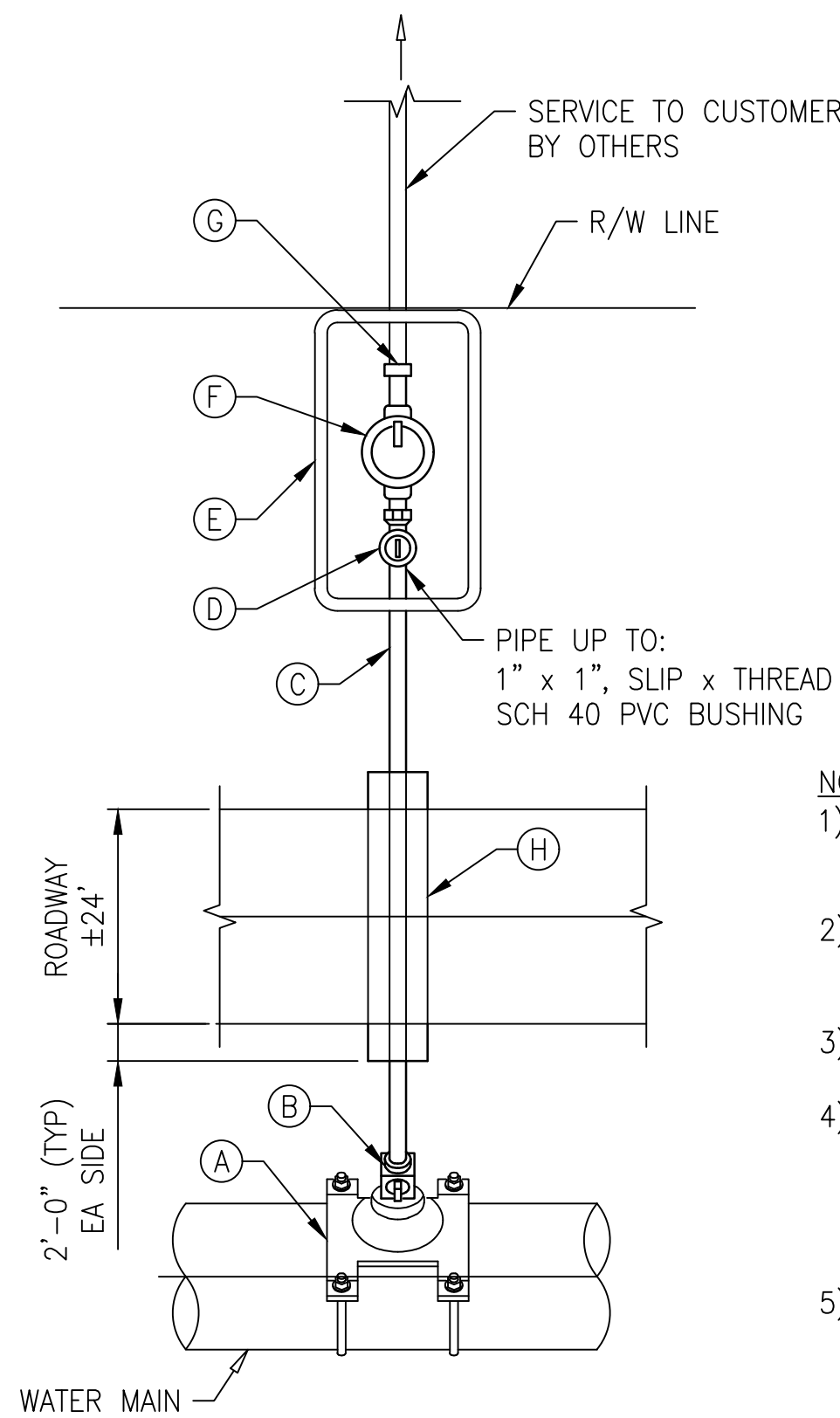
VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

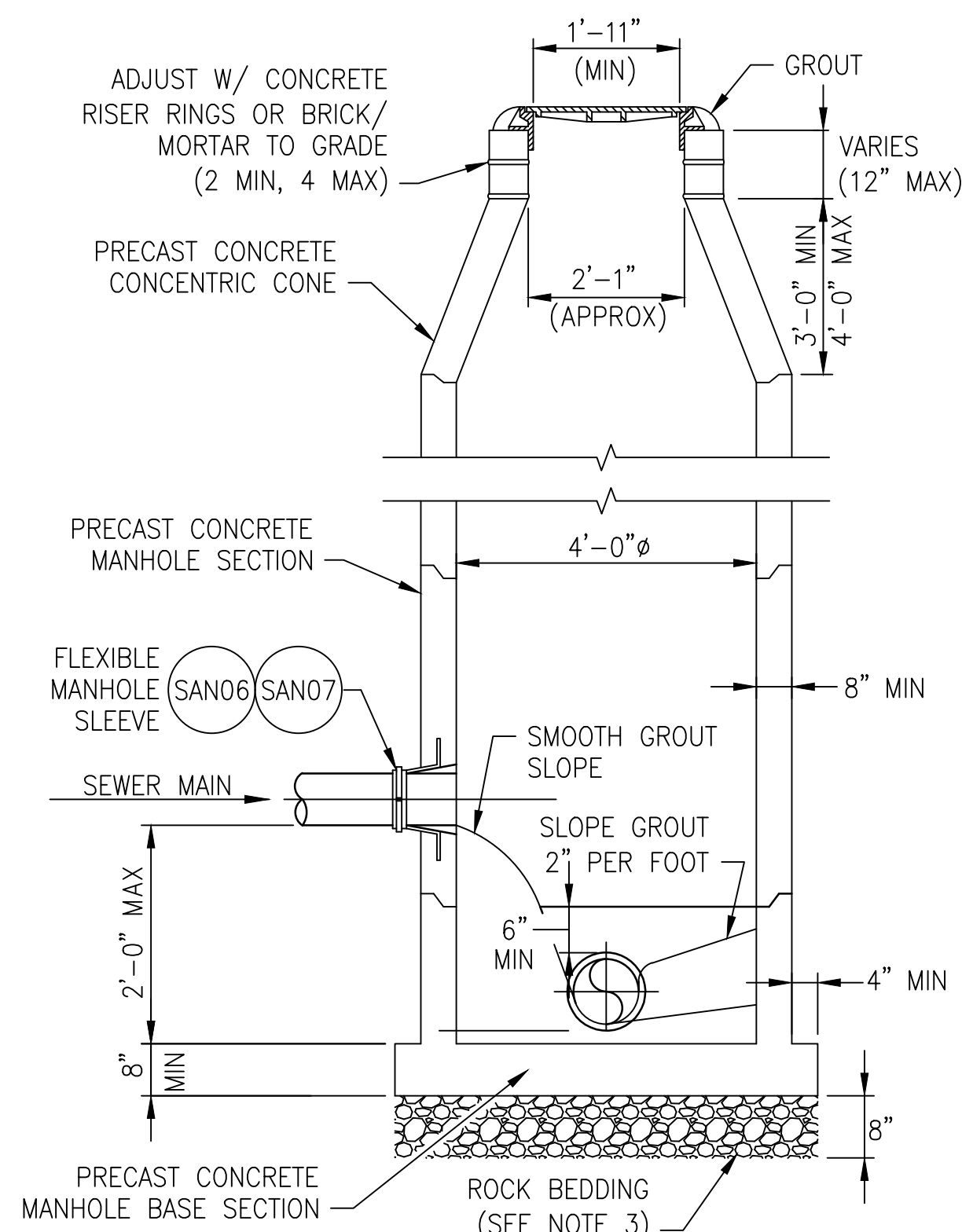
DCL	DWN.	CHK.
SHEET NUMBER		
WS2		
DATE DRAWN 12/2019		



- LEGEND**
- (A) MAIN X 1" CC TAP DOUBLE BALE SERVICE SADDLE, SMITH BLAIR 313
 - (B) 1" CORPORATION STOP, FORD F1000-4-Q-NL
 - (C) 1" AWWA C901, SDR9, PE 4710, BLUE POLY PIPE, 250 PSI
 - (D) KEYED METER STOP 5/8" CTS COMPRESSION X 5/8", FORD BA43-242W
 - (E) NDS SINGLE 12" STANDARD BOX, #D1200 B/O W/ SINGLE PLASTIC LID AND CAST IRON READER # D1200
 - (F) 5/8" MASTER METER (PROVIDED/INSTALLED BY VILLAGE)
 - (G) 5/8" x 3/4" METER TAIL AND 3/4" SCH 40 PVC FEMALE ADAPTER. (PROVIDED/INSTALLED BY VILLAGE)
 - (H) 3" SCH 40 PVC CASING, PVC CASING REQ FOR ALL SERVICES INSTALLED IN PAVED AREAS. MINIMUM LENGTH OF CASING SHALL BE WIDTH OF PAVEMENT + 2' ON EACH END.
- NOTES:**
- 1) LOCATION OF WATER SERVICES SHALL BE DETERMINED IN THE FIELD BY OWNER OR RESIDENT PROJECT REPRESENTATIVE.
 - 2) SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE 18" CENTERS (MIN).
 - 3) MINIMUM COVER FOR SERVICE LINES SHALL BE 2'-0".
 - 4) ALL BRASS COMPONENTS THAT COME IN CONTACT WITH POTABLE WATER SHALL MEET NSF/ANSI STANDARD 61, ANNEX G AND/OR NSF/ANSI STANDARD 372 AS APPLICABLE. BRASS ALLOY SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.
 - 5) WATER SERVICE ARE NOT TO BE INSTALLED UNDER DRIVEWAYS OR SIDEWALKS.

TYPICAL SINGLE WATER SERVICE

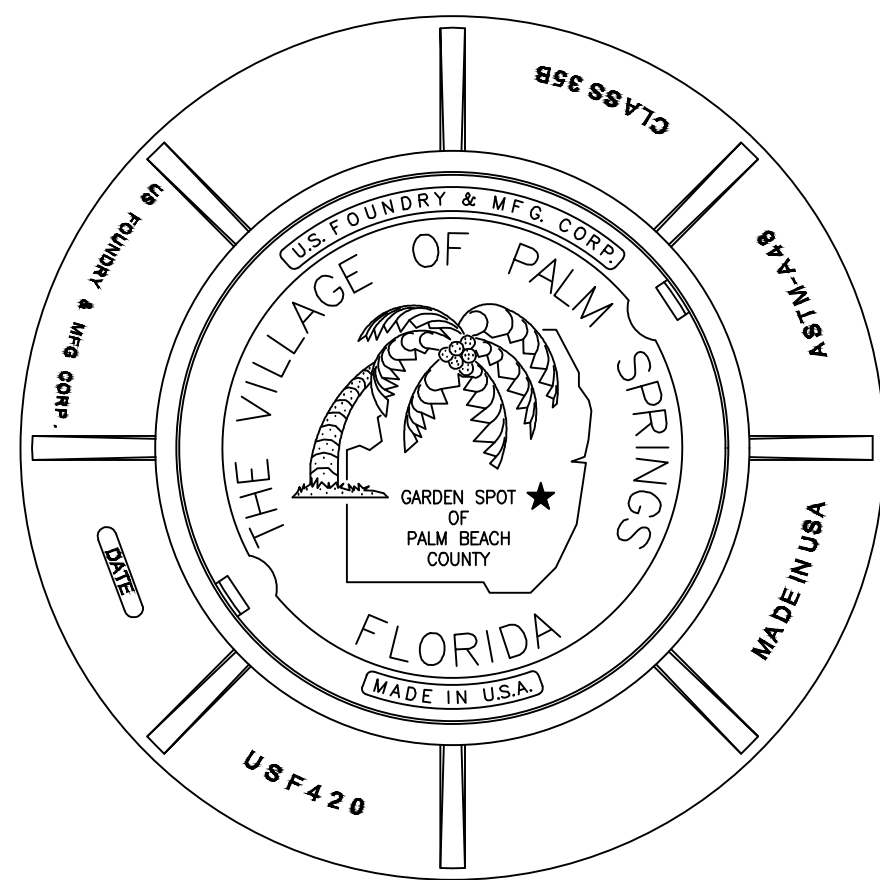
WM11



SANITARY SEWER MANHOLE DEPTH $\leq$ 6-FT

SAN03

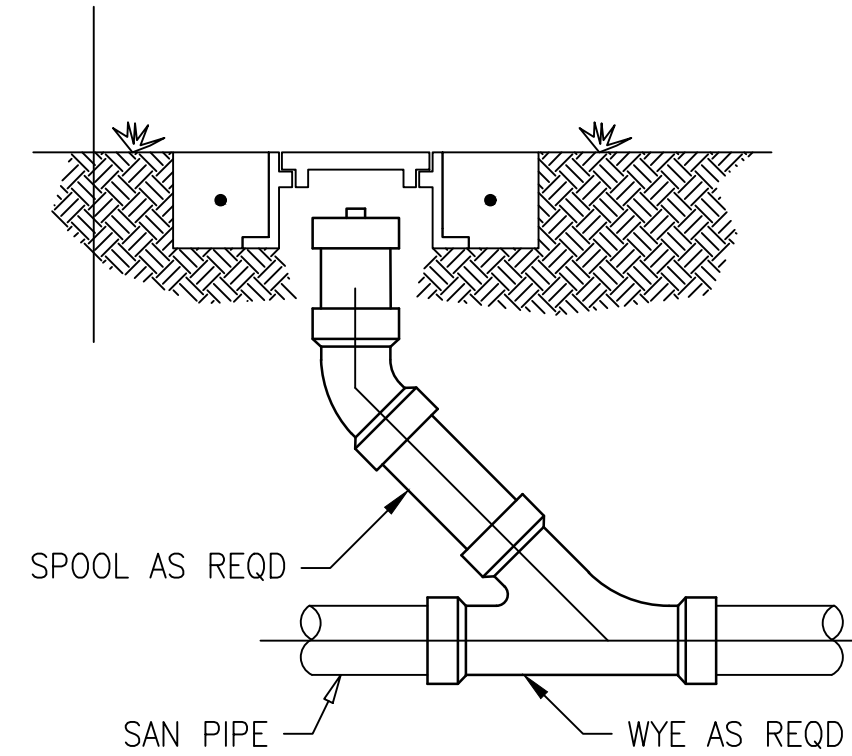
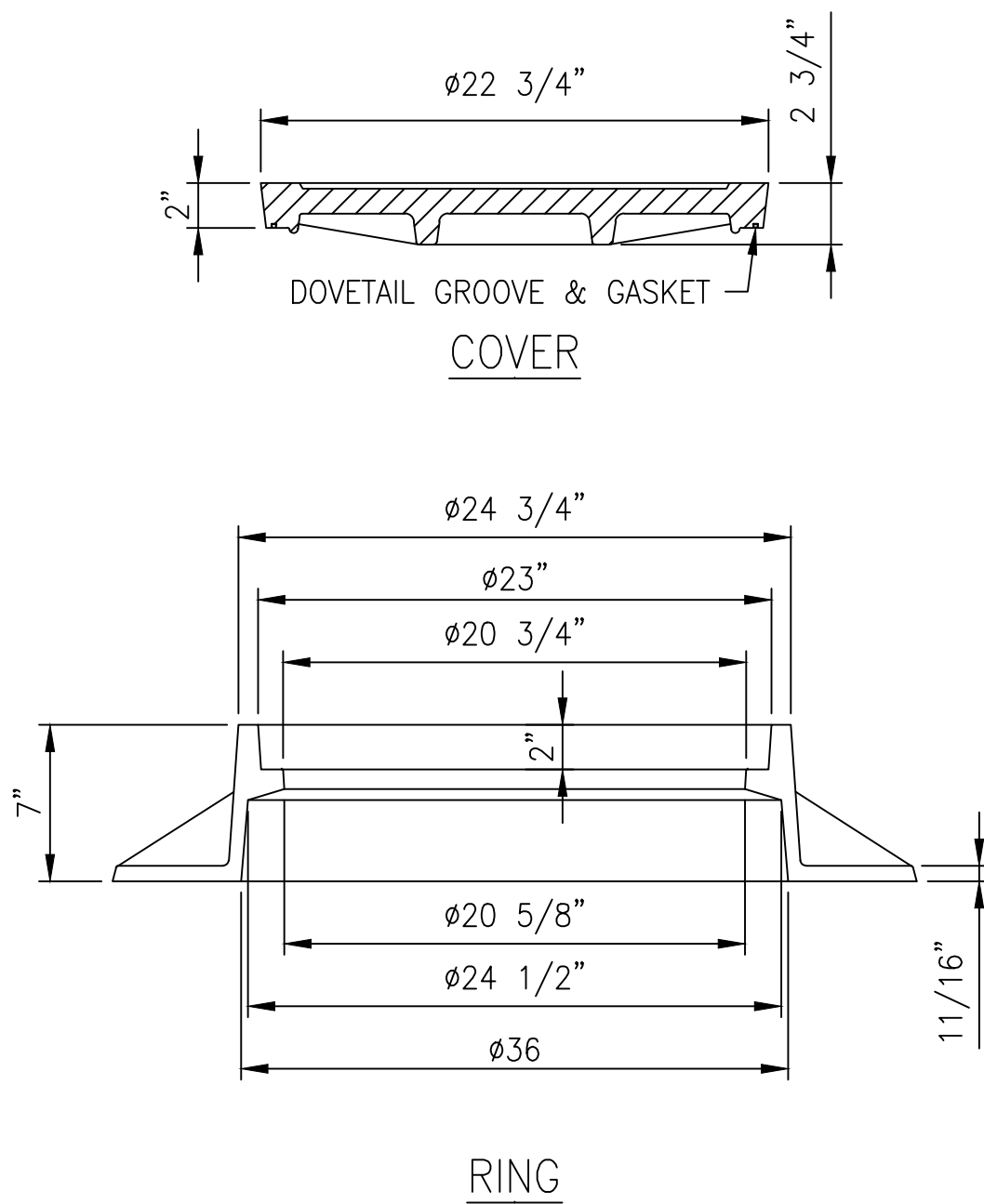
- NOTES**
1. COAT INSIDE & OUTSIDE OF MANHOLE PER SPECIFICATIONS.
 2. PRECAST CONCRETE MANHOLES AND ACCESSORIES SHALL BE AS SPECIFIED.
 3. FDOT #57 STONE.



- NOTES:**
- 1) MANHOLE RING AND COVER TO BE MODEL USF 420 RING & GB-C COVER ORS AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP., OR APPROVED EQUAL.

MANHOLE RING AND COVER

SAN09



- 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 ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE VILLAGE.
 - 6) ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING VILLAGE MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.

TYPICAL CLEANOUT INSTALLATION

SAN10

WATER AND SEWER DETAILS

DATE						
DESCRIPTION						
REV.	1	2	3	4	5	
IMTIAZ AHMED, P.E. LICENSED ENGINEER NO. 46102 STATE OF FLORIDA						

SEAL

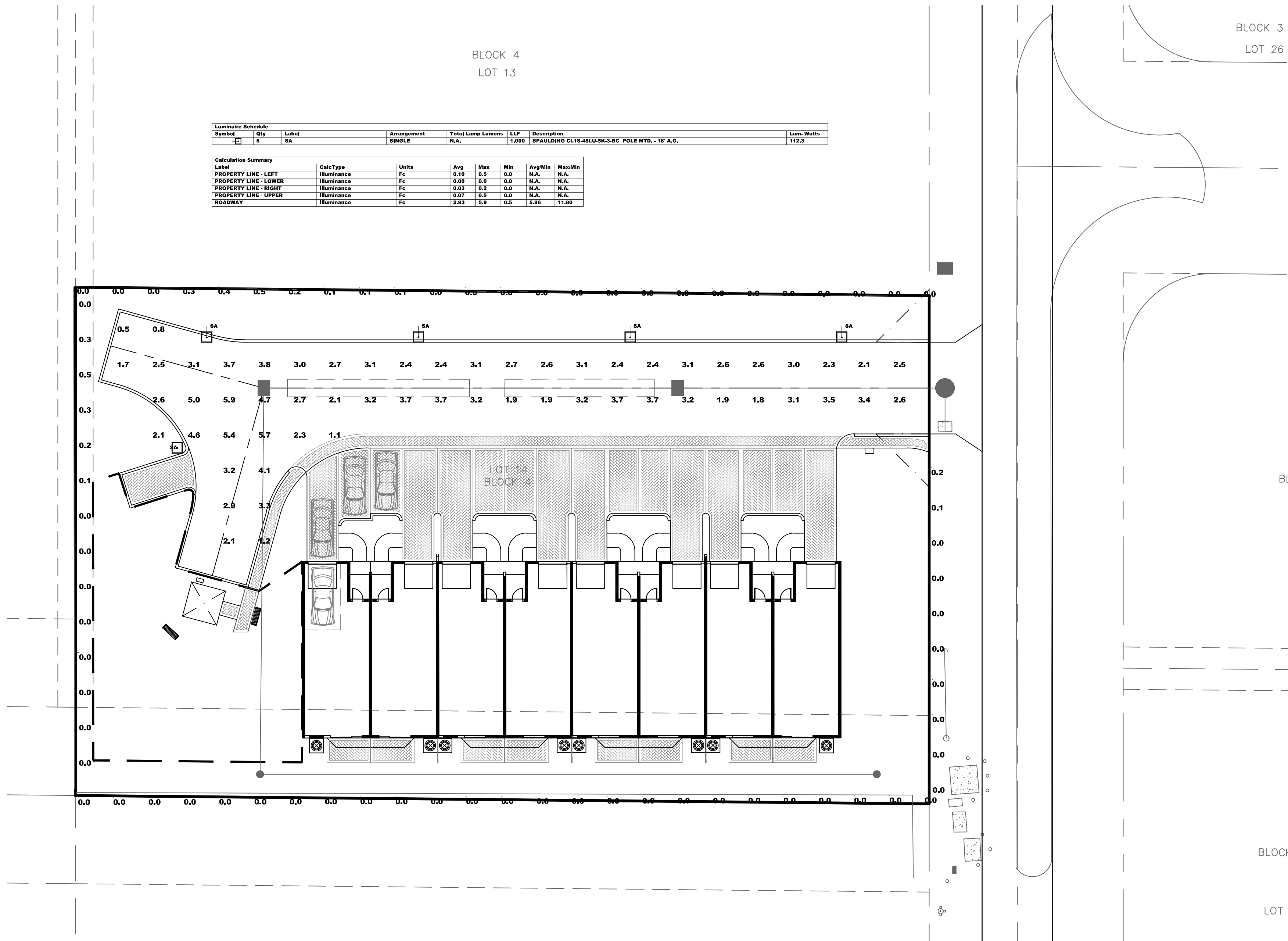
VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

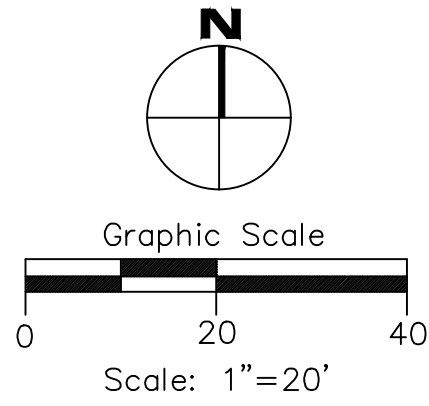
PROJ. NO. 0000
SCALE: AS SHOWN

DCL	CHK.
DES.	DWN.
SHEET NUMBER	
WS3	
DATE DRAWN 12/2019	



Luminaires Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	5	SA	SINGLE	N.A.	1.000	SPAULEDING CL15-48LU-SK-3-BC POLE MTD. - 18' A.S.
Lum. Watts						
112.2						

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	AngMin
PROPERTY LINE - LEFT	Illuminance	Fc	6.16	0.3	0.0	N.A.
PROPERTY LINE - LOWER	Illuminance	Fc	0.90	0.0	0.0	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.03	0.2	0.0	N.A.
PROPERTY LINE - UPPER	Illuminance	Fc	0.07	0.8	0.0	N.A.
ROADWAY	Illuminance	Fc	2.93	5.0	0.3	5.36



PHOTOMETRIC PLAN

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

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PHONE - (561) 358-4140
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CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DCL	DES.	DWN.	CHK.
SHEET NUMBER			
PH1			
DATE DRAWN 03/2016			

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

CIMARRON LED	Cat.#		Type		Approvals
	Job				

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Slope collection of unsightly debris from gathering on top of the housing

- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance

- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating

- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type II and Type IV distributions

- Stamped bezel provides mechanical compression to seal the optical assembly

- Complements the Hubbell Southwest series of outdoor fixtures

- Weight - 45.0 pounds, EPA - 1.3 ft³
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

- Optics:
 - Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for ES Type II, III, IV and V distributions

- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)

- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (67 CRI), and turtle friendly Amber LED options

- CRI: 70

- Electrical:
 - Universal input voltage 120-277 VAC, 50/60 Hz
 - Integral step-down transformer for 347V & 480V
 - Ambient operating temperature -40° C to 40° C

- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD

- Optional continuous dimming to 10% or full circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery

- 1050 mA driver available with 90L configuration for increased lumen output

- LED electrical assembly, including PR devices, consumes no power in the off state

- Field replaceable surge protection device provides 20KA and 10kV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C-3. The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform.

- Controls:
 - Features exclusive wHUBB technology Wireless system for On/Off and 0-10VDC full range dimming control
 - Programmable autonomous operation

- Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control

- Lumen maintenance:
 - L90 at 60,000 hours (Projected per IESNA TM-21-11)

- Installation:
 - Two die-cast aluminum arm designs: The decorative arm offers a sleek upswep look while the straight arm follows the housing's contoured lines for continuity of style

- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern

- Wall bracket, mast arm filter and pole accessories are also available allowing easy mounting for virtually any application

- Finish:
 - TBC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

- Warranty:
 - Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

- Listings:
 - Listed to UL1598 and CSA C22.2#250.0-24 for wet locations

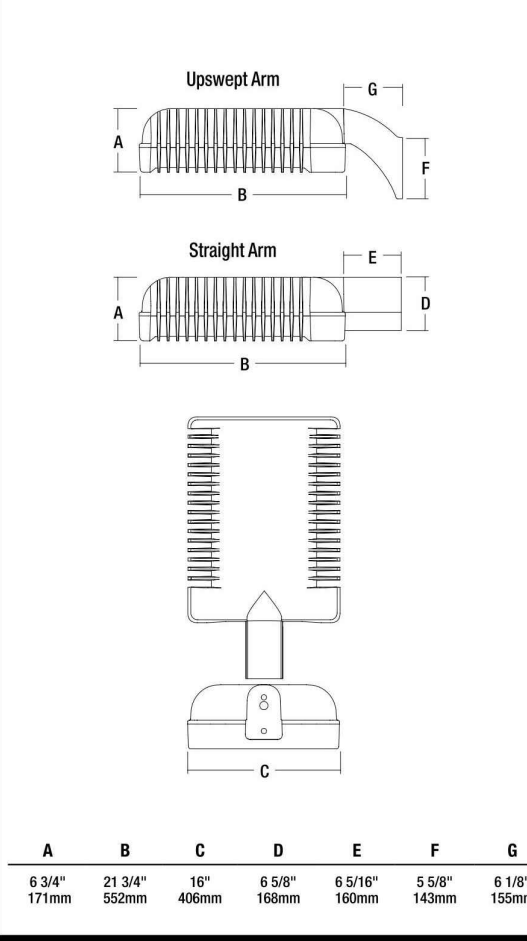
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/DLC>

- IDA approved • IP65

PRODUCT IMAGE(S)



DIMENSIONS



ORDERING INFORMATION ORDERING EXAMPLE: CL1-A-90LU-SK-3-DB-RPA3

SERIES	NO. OF LEDS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1 Cimarron LED	90L 90 High brightness LEDs 60L 60 High brightness LEDs 30L 30 High brightness LEDs	UP Universal 120V-277V, 50/60 Hz 1* 120V 2* 220V 3* 240V 4* 277V 5 480V, 60 Hz F 347V, 60 Hz E* 220V, 50 Hz	3K 3000K 4K 4000K 5K 5100K AM* Amber (50 nm available for "Turtle Friendly" applications (consult factory))	10S 1000 mA aux with 9A only for higher lumen output	BC* Backlight control BL* B-level control CD* Continuous dimming WB Wall bracket RPA3 3" Round pole adapter RPA4 4" Round pole adapter RPA5 5" Round pole adapter RPA6 6" Round pole adapter FX*1 Fastig (replace X with voltage: 1-120V, 2-200V, 3-240V, 4-277V, 5-480V, 6-347V) BL* Black WH White GR Gray PS Platinum Silver RD Red (Optimum color) FG Forest Green (Optimum color) CC Custom Color
MOUNTING					
A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)					
AD Decorative arm mount const. (6" decorative upswep arm incl. & acceptable for 90° configurations)					
MAF Mast arm filter for mounting to standard 2-3/8" mast arm bracket, includes 6" straight rigid arm					
DISTRIBUTION					
2 Type II 3 Type III Type IV 5M Type V Medium 5S Type V Short 5W Type V Wide 2L Type II Rotated 90° left 3L Type II Rotated 90° left 4L Type IV Rotated 90° left 2R Type II Rotated 90° right 3R Type II Rotated 90° right 4R Type IV Rotated 90° right 1A Auto Front Row Type I 1AR Auto Front Row Type I Rotated 90° right 1AL Auto Front Row Type I Rotated 90° left 2A Auto Front Row Type I 2AR Auto Front Row Type I Rotated 90° right 2AL Auto Front Row Type I Rotated 90° left					

ENERGY SAVING DATA

ENERGY DATA		LIGHT		INPUT WATTS		LUMENS DELIVERED					DRIVERS
Power Factor	> .9	ENGINE	120V-277V	347V-480V	TYPE 2	TYPE 3	TYPE 4	TYPE 5M	TYPE 5S	TYPE 5W	CURRENT
Total Harmonic Distortion	<10%										
		30L-SK	70	87	6384	6164	6641	7108	6999	6619	20700mA
		60L-SK	140	157	13300	12842	13125	13185	13675	12954	40700mA
		90L-SK	210	227	19854	19006	19202	20592	19610	18973	60700mA
		90L-SK-105	336	363	26974	25351	26548	25793	27445	25195	60700mA
		30L-4K	70	87	6089	6109	6104	6417	6439	6046	20700mA
		60L-4K	140	157	11583	11460	12036	12036	12581	11807	40700mA
		90L-4K	210	227	17143	16973	17948	18211	20220	17594	60700mA
		90L-4K-105	336	363	23896	23912	24199	24583	25357	23128	60700mA
		30L-3K	70	87	4606	4688	4688	4858	4902	4601	20700mA
		60L-3K	140	157	9013	9175	9216	9409	9461	8944	40700mA
		90L-3K	210	227	13360	13801	13575	13923	14004	13902	60700mA
		90L-3K-105	336	363	17645	17612	17469	17950	18271	17330	60700mA

AUTOMOTIVE DEALERSHIP OPTICS

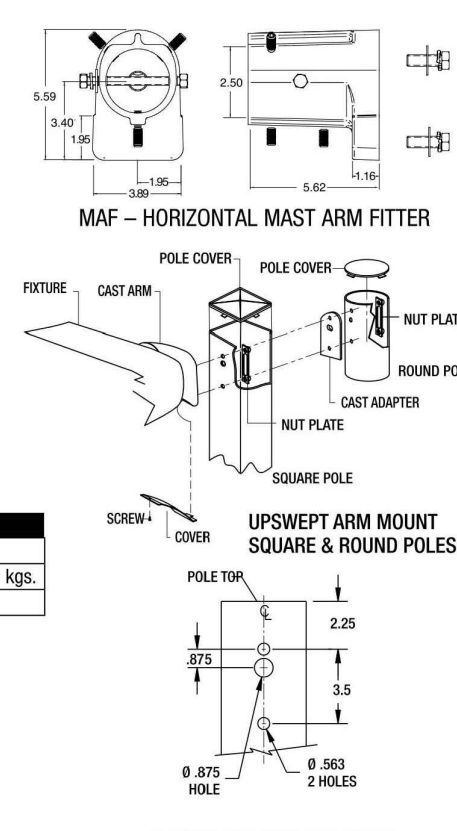
For Automotive Dealership applications Spaulding Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)

- Optic 1A
 - Maximum illumination on front row display
 - Maximum pole spacing
- Optic 2A
 - Excellent front row illumination and drive lane
 - Optimal uniformity for drive lane and interior rows

ACCESSORIES SEE NEXT PAGE

ACCESSORIES

Catalog Number	Description
SCP-REMOTE	Remote control for SCP option. Order at least one per project to program and control.
Catalog Number	
CR-RPA3-XX	Round pole adapter for straight arm (3/4" - 3/4")
CR-RPA4-XX	Round pole adapter for straight arm (3/4" - 4/4")
CR-RPA5-XX	Round pole adapter for straight arm (5")
CR-RPA6-XX	Round pole adapter for straight arm (6")
CRD-RPA2-XX	Round pole adapter for upswep arm (3/4" - 3/4")
CRD-RPA3-XX	Round pole adapter for upswep arm (3/4" - 3/4")
CRD-RPA4-XX	Round pole adapter for upswep arm (3/4" - 4/4")
CRD-RPA5-XX	Round pole adapter for upswep arm (5")
CRD-RPA6-XX	Round pole adapter for upswep arm (6")
WB-DR-XX	Wall bracket
TP1S-XX	Twist parallel luminaire bracket
MAF-CL-XX	Horizontal mast arm filter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)



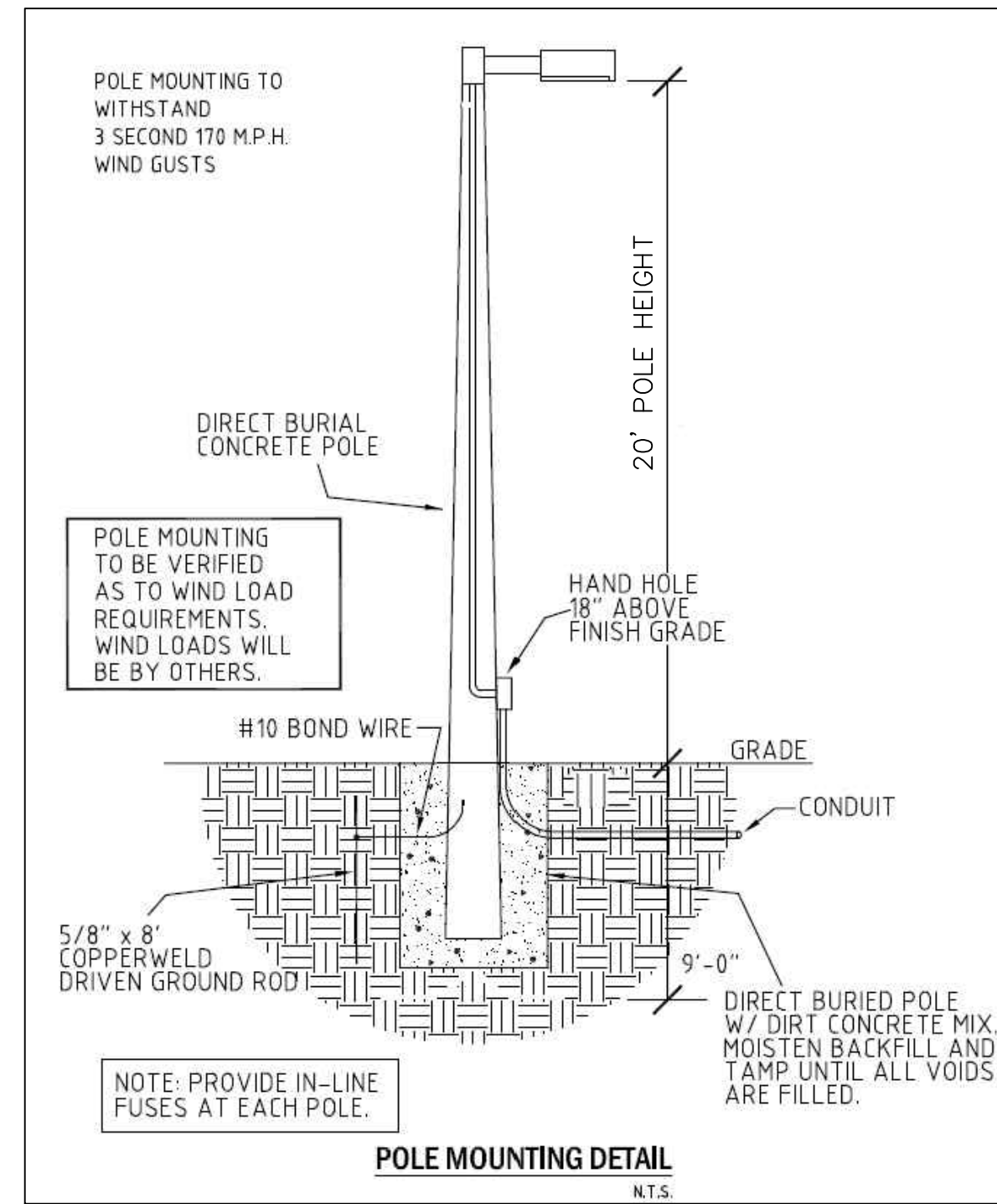
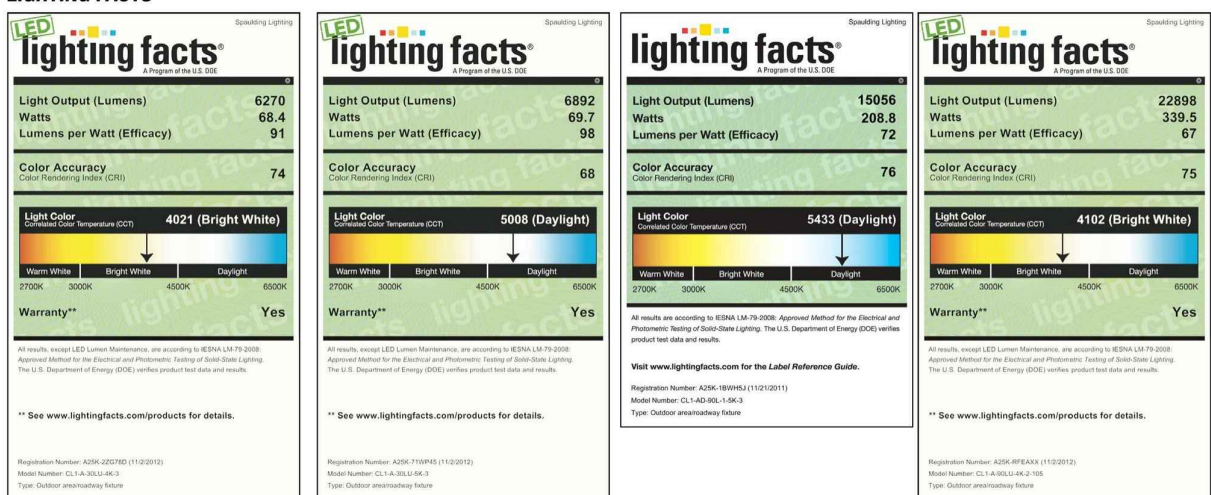
MOUNTING ACCESSORIES

Catalog Number	Description
ARM-CL-K-TA-XX	Adjustable mounting arm for single fixture (2-3/8 tenon) - 5 lbs. 2.3 kgs.
ARM-CL-TA-XX	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon) - 7 lbs. 3.2 kgs.
ARM-CL-K-S-XX	10" adjustable arm - 3 lbs. .05 kgs. - 5.75 lbs. 2.6 kgs.
ARM-CL-K-TA-XX	Adjustable mounting arm for single fixture (2-3/8 tenon) - 5 lbs. 2.3 kgs.
ARM-CL-K-S-XX	10" adjustable arm - 3 lbs. .05 kgs. - 5.75 lbs. 2.6 kgs.

TENON TOP POLE BRACKET ACCESSORIES

Catalog Number	Description
SETA-XX	Square pole tenon adapter (4 at 90 degrees)
TETA-XX	Round pole tenon adapter (4 at 90 degrees)
TETA-XX	Hexagonal pole tenon adapter (3 at 120 degrees)

LIGHTING FACTS



NOTE:
ALL LIGHT POLES SHALL BE ANODIZED BLACK.

PHOTOMETRIC PLAN

DATE	DESCRIPTION	REV.
		1
		2
		3
		4
		5

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

SEAL

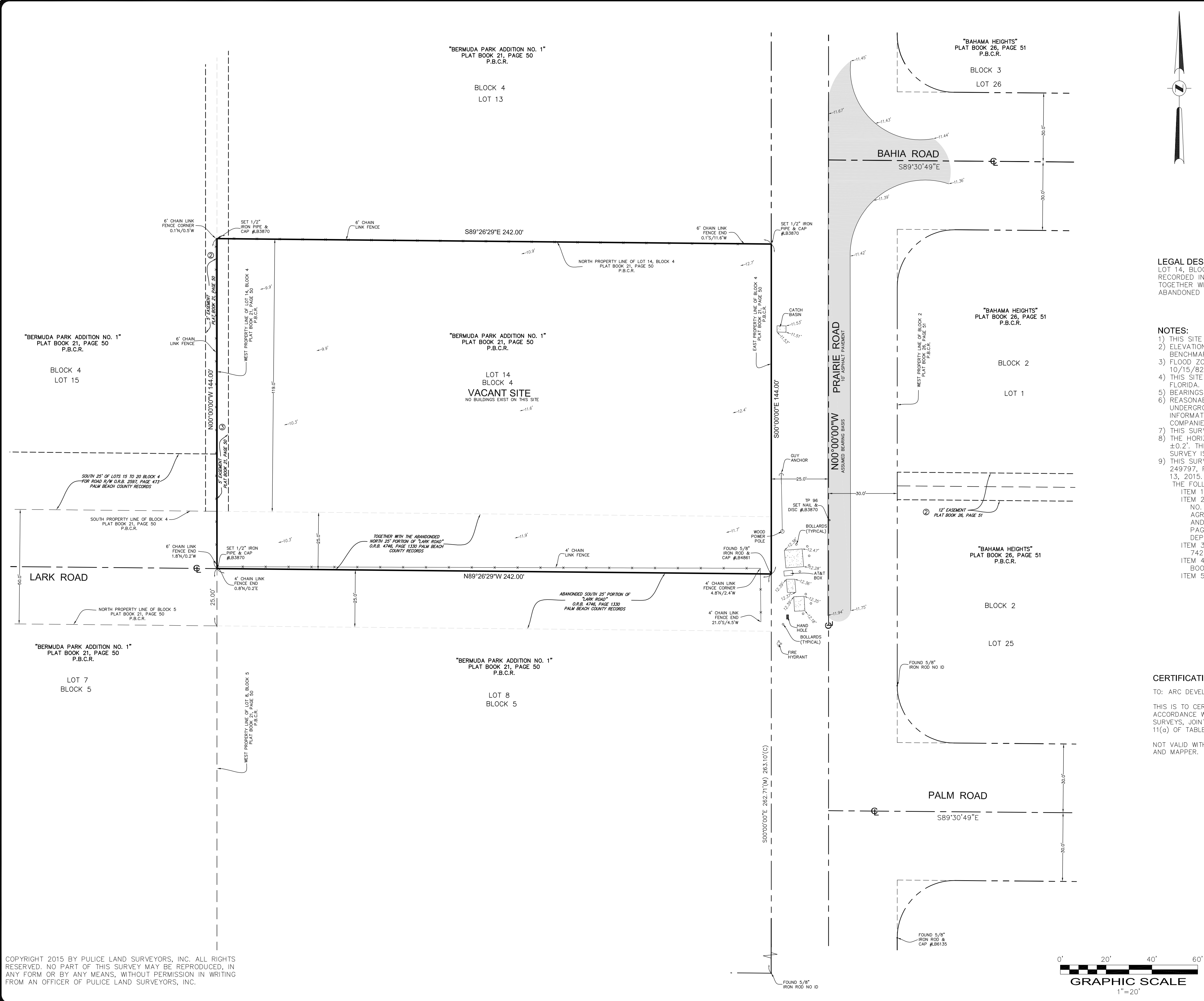
VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

DCL	CHK.
DES.	DWN.
SHEET NUMBER	
PH2	
DATE DRAWN 03/2016	



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	CENTERLINE
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	FLORIDA POWER & LIGHT COMPANY
	PALM BEACH COUNTY RECORDS
	CALCULATED
	MEASURED

LEGAL DESCRIPTION:
LOT 14, BLOCK 4, "BERMUDA PARK ADDITION NO. 1", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 25' OF LARK ROAD LYING SOUTH OF AND ADJACENT THERETO, AS ABANDONED IN O.R.B. 4746, PAGE 1330, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- NOTES:**
- 1) THIS SITE CONTAINS 34,850 SQUARE FEET (0.800 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK CON29; ELEVATION: 12.443 FEET.
 - 3) FLOOD ZONE: A7; BASE FLOOD ELEVATION: 12 FEET; PANEL #120192 0165B; MAP DATE: 10/15/82.
 - 4) THIS SITE LIES IN SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF PRAIRIE ROAD BEING S00°00'00"E.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
 - 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER: 249797, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, WITH AN EFFECTIVE DATED NOVEMBER 13, 2015.
- THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS LISTED IN EXHIBIT A OF SAID REPORT:
- ITEM 1 – NOT ADDRESSED.
- ITEM 2 – ALL MATTERS CONTAINED IN PLAT BOOK 21, PAGE 50, AS AFFECTED BY RESOLUTION NO. R-85-2026 IN O.R.B. 4746 PAGE 1330, AND AS AFFECTED BY COURTESY MAINTENANCE AGREEMENTS IN O.R.B. 2597, PAGE 467; O.R.B. 2597, PAGE 473; O.R.B. 2597, PAGE 475 AND O.R.B. 2597, PAGE 477, AS FURTHER AFFECTED BY COUNTY DEED IN O.R.B. 22865 PAGE 304, AS REFILED AND CORRECTED IN O.R.B. 26540, PAGE 148 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM 3 – REMOVAL AGREEMENT FOR FUTURE RIGHT-OF-WAY RECORDED IN O.R.B. 3174, PAGE 742 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 4 – EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 626, PAGE 421 MAY AFFECT THIS SITE, BUT THE DOCUMENT CANNOT BE OBTAINED.
- ITEM 5 – NOT ADDRESSED.

CERTIFICATION:

TO: ARC DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY; ATTORNEYS' TITLE FUND SERVICES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8 AND 11(a) OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

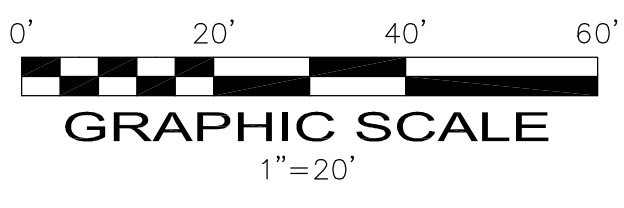
PRAIRIE ROAD SITE
PRAIRIE ROAD BETWEEN BAHIA ROAD AND PALM ROAD,
PALM SPRINGS, PALM BEACH COUNTY, FLORIDA 33406

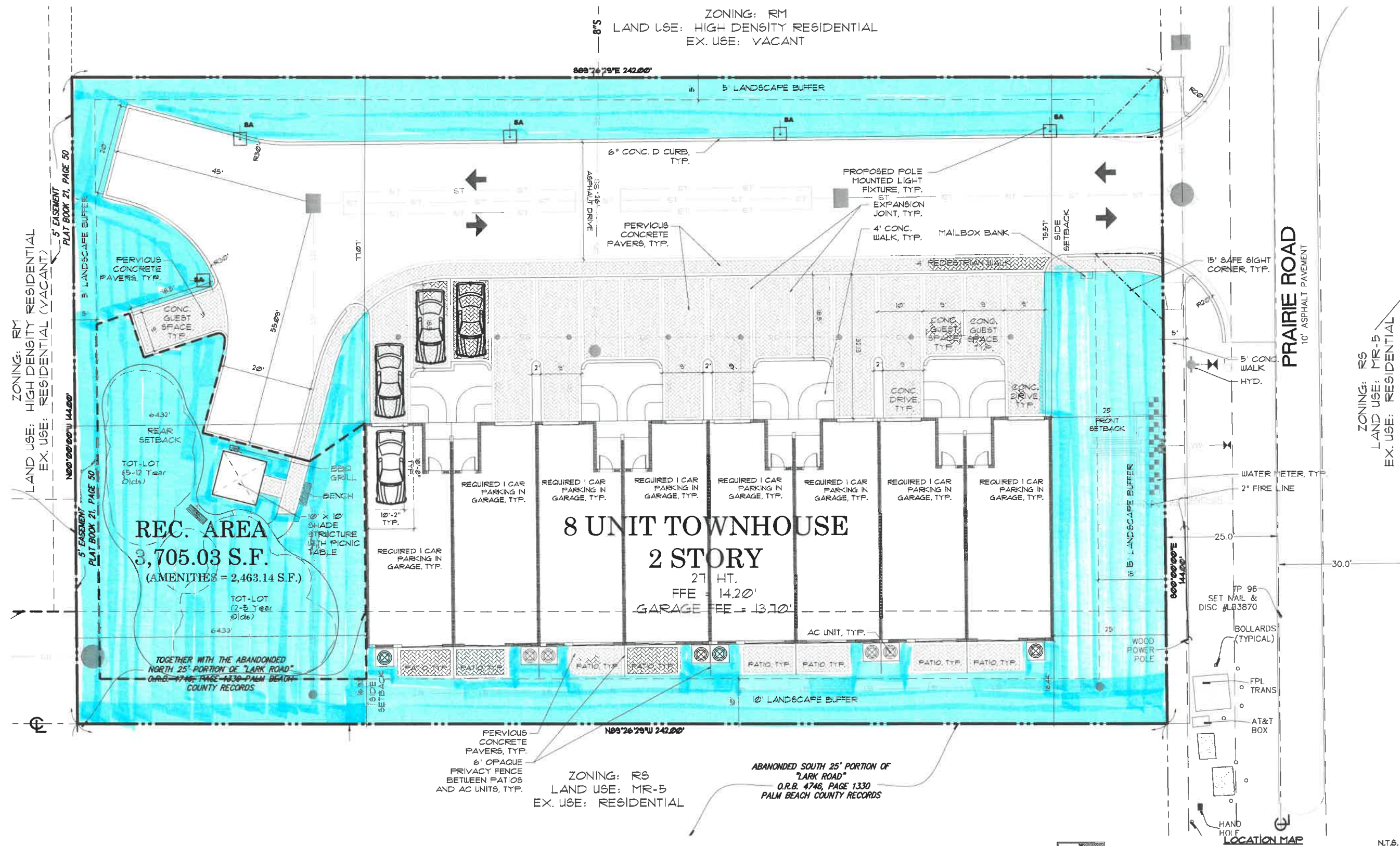
BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 20'	FILE: ARC DEVELOPMENT GLOBAL, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 11/20/15	ORDER NO.: 60155

COPYRIGHT 2015 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.





 OPEN SPACE: 13,115.51 S.F. (38%)



REV.	DESCRIPTION	DATE
1.	PER CITY COMMENTS	1-4-19

INTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

**VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS,
FLORIDA**

ATLANTIC ENGINEERING SERVICES, INC.

200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242

PROJ. NO. 0000
SCALE: AS SHOWN

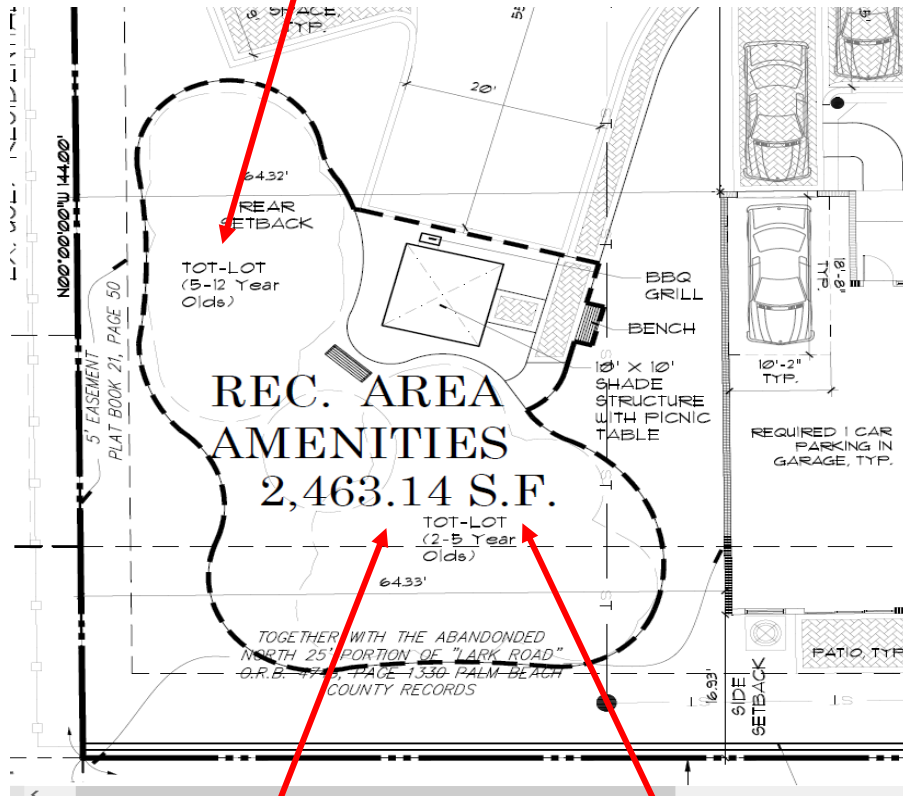
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DES.	DWN.	CHK.
SHEET NUMBER		
Ex. 1		
DATE DRAWN		
12/2017		

Open Space Exhibit

Village Palms Townhomes – Playground Equipment Location Diagram



Playset (5-12 years Old)



Kid Friendly Play Tires



10 x 10 Sandbox Kit



Sun Palace II™

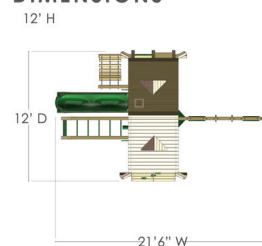


PLAYSET FEATURES

- Alpine Wave Slide™
- Monkey Bars with Heavy-Duty Metal Rungs
- Rock Wall with Climbing Rope
- Safe Entry Ladder and Metal Rung Ladder Combo
- Deluxe Rope Ladder
- Belt Swings - 2
- Trapeze Swing
- 360° Turbo Tire Swing™ with Swivel
- Steering Wheel
- Play Telescope
- Tic-Tac-Toe Panel
- Tongue & Groove Wood Roof featuring Sunbursts, Dormers and a Chimney
- Roof also features Custom Design Patterns of Stars, Crescents, and Diamonds
- 4x4 Natural Cedar Wood Framing
- 4x6 3-Position Swing Beam
- Patented A-Frame Bracket™
- Metal Access Handles
- Flag Kits
- Available in Cedar with a Beautiful Redwood Finish

DIMENSIONS

DIMENSIONS



ASSEMBLED: DIMS: 21'W x 12'D x 12'H
 DECK DIMS: 4' x 6' HEIGHT: 5'
 SWING SET WEIGHT: 895 LBS.

PACKAGED:
 PALLET DIMS: 120"W x 47"D x 36"H
 PALLET WEIGHT: 1010 LBS.
 # OF BOXES: 8

SKU: 01-0013
 UPC: 870780001357





Description

This sandbox is large enough for several children. 5,000 pounds of sand are required for a proper level of fill. A cover, ground barrier, four corner seats, and a bench seat is included. The sandbox features high-density polyethylene with UV stabilizers, an easy to install interlocking design, and a 10-year limited warranty. Additional seating and umbrellas are available for purchase separately. This sandbox will accept an additional 3 bench seats.

Additional Information

Highlights	• 10-foot by 10-foot Sandbox Kit Includes: Cover, 4-Corner Seats, 1 Bench, Ground Barrier, 32 Stakes • Huge area to play offers an endless space to explore and dig • Seats allow older children an elevated sitting surface • Neutral colors is attractive for any play space
Availability	1-2 weeks
Age Group	2 to 12 years
Footprint	118" long x 118" wide x 10" high
Use Zone	No use zone required



10 x 10 Sandbox Kit



10 x 10 Sandbox Kit



10 x 10 Sandbox Kit



10 x 10 Sandbox Kit



10 x 10 Sandbox Kit



10 x 10 Sandbox Kit





*Included
Pedestal*

Gray – for replacement units only



People Committed to Quality

VILLAGE PALM TOWNHOMES
VILLAGE OF PALM SPRINGS
FLORIDA

1) PROPOSED LAND USE

PROJECT PHASE	AREA	BUILDING	PAVED COVERAGE (40% CREDIT FOR PERVIOUS CONCRETE)		TOTAL IMPERVIOUS	
	(ACRES)	(ACRES)	(ACRES)		(ACRES)	
FLORIDA	0.80	0.18	22.20%	0.25	30.97%	0.43
TOTAL	0.80	0.18		0.25		0.43

Site Area.....	0.80	acres
Net Area.....	0.80	acres
Building Area.....	0.18	acres
Paved Coverage Area.....	0.25	acres
Green Area.....	0.37	acres

2) FLOOD AND RAINFALL CRITERIA

5 year, 1 hour storm.....	3.20	inches		
5 year, 1 day storm.....	7.00	inches		
10 year, 1 day storm.....	9.00	inches	Minimum road crown.....	12.42 NAVD
25 year, 1 day storm.....	11.50	inches		
100 year, 3 day storm.....	18.00	inches	Finish Floor Elev.	13.70 NAVD

3) COMPUTE SOIL STORAGE

Wet season water elev.....	8.05	NAVD
Ave. groundwater elev.....	8.05	NAVD
Ave. site elevation.....	12.50	NAVD
Depth to water table.....	4.45	ft.

Assuming 25% compaction, available ground storage is.....	6.75	inches
Storage available in pervious areas of the site is	0.21	acre ft.
Converting to site wide moisture storage, S	3.16	inches

4) WATER QUALITY REQUIREMENTS

i) Based on the first 1" of runoff

Site area..... 0.80 acres
Required detention..... 0.07 acre ft.

ii) Based on 2.5 inches times percent impervious

Site area..... 0.62 acres (Excluding building areas)
Impervious area..... 0.25 acres (Excluding building areas)
Percent impervious..... 39.81 %
Required detention..... 0.07 acre ft.

Therefore the required detention is..... 0.07 acre ft. 0.80 ac. Inches

Corresponding stage is between..... 10.50 and..... 11.00 NAVD

Interpolating gives a weir crest of..... 10.68 NAVD

iii) Compute exfiltration trench requirements for pre-treatment of pavement areas

Impervious area..... 0.25 acres
Pretreatment based on 1/2 inch..... 0.01 acre ft.

iv) Compute required exfiltration trench volume 0.01 acre ft.

Required treatment in exfiltration trench is 0.07 ac.ft or 0.80 ac. inches

Average Hydraulic conductivity, K..... 2.79E-04

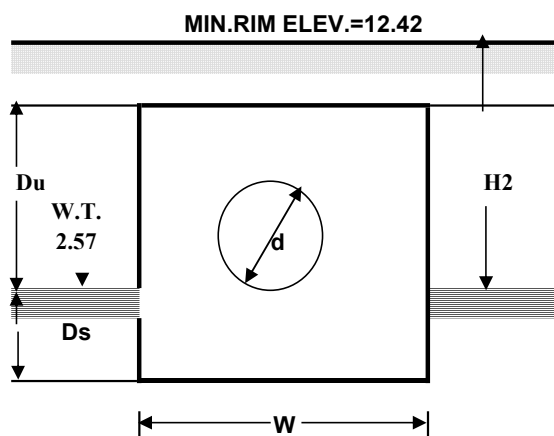
Top of trench elevation..... 10.62 NAVD
Bottom of trench elevation..... 5.6 NAVD
Trench width..... 5.0 ft
Trench height..... 5.0 ft
Pipe diameter..... 1.25 ft min.
Depth to water table..... 4.4 ft
Non saturated trench depth..... 2.57 ft
Saturated trench depth..... 2.43 ft
Trench storage area..... 7.04 sq.ft.

Trench length required for retention volume to be exfiltrated in 1 hour:

Length required..... 44 ft
Associated average percolation rate..... 0.80 cfs

Length of trench to be used..... 94 l.f.

Associated average percolation rate..... 1.73 cfs or 0.1 ac.ft/hr



5) COMPUTE STAGE STORAGE

Assumptions:

Roads stores linearly from.....	12.42	to elevation...	13.00	then vertically
Green areas store linearly from.....	11.00	to elevation...	12.00	then vertically
Trench stores linearly from.....	8.05	to elevation...	10.62	then vertically

Storage (acre ft.)					
Stage	Roads	Site	Trench**	Total	Stage
4.00	0.00	0.00	0.00	0.00	4.00
4.50	0.00	0.00	0.00	0.00	4.50
5.00	0.00	0.00	0.00	0.00	5.00
5.50	0.00	0.00	0.00	0.00	5.50
6.00	0.00	0.00	0.00	0.00	6.00
6.50	0.00	0.00	0.00	0.00	6.50
7.00	0.00	0.00	0.00	0.00	7.00
7.50	0.00	0.00	0.00	0.00	7.50
8.00	0.00	0.00	0.00	0.00	8.00
8.50	0.00	0.00	0.00	0.00	8.50
9.00	0.00	0.00	0.01	0.01	9.00
9.50	0.00	0.00	0.01	0.01	9.50
10.00	0.00	0.00	0.01	0.01	10.00
10.50	0.00	0.00	0.01	0.01	10.50
11.00	0.00	0.00	0.16	0.16	11.00
11.50	0.00	0.05	0.16	0.20	11.50
12.00	0.00	0.19	0.16	0.35	12.00
12.50	0.00	0.37	0.16	0.53	12.50
13.00	0.07	0.56	0.16	0.79	13.00
13.50	0.20	0.75	0.16	1.10	13.50
14.00	0.32	0.94	0.16	1.41	14.00
14.50	0.44	1.12	0.16	1.73	14.50
15.00	0.57	1.31	0.16	2.04	15.00
15.50	0.69	1.50	0.16	2.35	15.50
16.00	0.82	1.69	0.16	2.66	16.00
16.50	0.94	1.87	0.16	2.97	16.50
17.00	1.06	2.06	0.16	3.28	17.00
17.50	1.19	2.25	0.16	3.59	17.50
18.00	1.31	2.43	0.16	3.90	18.00
18.50	1.43	2.62	0.16	4.21	18.50
19.00	1.56	2.81	0.16	4.53	19.00
19.50	1.68	3.00	0.16	4.84	19.50
20.00	1.81	3.18	0.16	5.15	20.00

** Trench storage includes the first hour of trench discharge

6) FLOOD STAGE CRITERIA

5 Year 1 day Flood

5 year, 1 day storm	7.00 in.		
Runoff	4.26 in.		
Volume of runoff	0.28 acre ft.		
Corresponding stage is between.....	11.50 and.....	12.00	NAVD
Interpolating gives an elevation of.....	11.78	NAVD	

5 Year 1 hour Flood

5 year, 1 hour storm	3.20 in.		
Runoff	1.15 in.		
Volume of runoff	0.08 acre ft.		
Corresponding stage is between.....	10.50 and.....	11.00	NAVD
Interpolating gives an elevation of.....	10.72	NAVD	

25 Year 3 day Flood

25 year, 3 day storm	15.64 in.		
Runoff	12.40 in.		
Volume of runoff	0.83 acre ft.		
Corresponding stage is between.....	13.00 and.....	13.50	NAVD
Interpolating gives an elevation of.....	13.06	NAVD	

100 Year 3 day Flood

$$Q = (P - (0.2xS))^2 / (P + (0.8xS))$$

100 year, 3 day storm	18.00 in.		
Runoff	14.69 in.		
Volume of runoff	0.98 acre ft.		
Corresponding stage is between.....	13.00 and.....	13.50	NAVD
Interpolating gives an elevation of.....	13.30	NAVD	

September 30, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Village Palm Townhomes
Site Plan Comment Letter
Engenuity Group Project No. 6001.16**

We reviewed the following documents received through WeTransfer on 9-15-21:

1. Civil Plans, 5 sheets (PD1, PD2, WS1-WS3), dated 12-19, by Atlantic Engineering, Inc.
2. Site Plan, 1 sheet (CSP-1), dated 12-19, by 1Atlantic Engineering Services, Inc.
3. Final Site Plan, 2 sheets (FSP1, FSP2), revised 7-14-20, by Atlantic Engineering Services, Inc.
4. Final Landscape Plan, 2 sheets (FLP1, FLP2), revised 7-14-20, by Atlantic Engineering Services, Inc.
5. Drainage Calcs, 4 sheets, dated 12-16-19, by VPS
6. Response to Comments Letter, 2 sheets, dated 12-16-19, by Atlantic Engineering Services, Inc.
7. Agent Response to Comments, 4 sheets, by Arc Development Global.

The following comments need to be addressed prior to permit approval:

1. Per Sheet PD1,
 - a. The project driveway design in the Palm Beach County (PBC) ROW does not match the proposed PBC Prairie Road improvements. Please revise the driveway to match the Prairie Road Section. Coordinate with PBC ROW on the status of the project and improvements.
2. Per Sheet WS1,
 - a. Remove the sanitary manhole from the paver driveway.
3. Per Sheet FLP1,
 - a. Please provide evidence from the Florida Statutes that a PE can sign and seal Landscape Plan.
 - b. Landscape shall not conflict with drainage lines, drainage structures, and water system. Please coordinate with the engineering plans to resolve conflicts.

4. Drainage Calculations,
 - a. Separate the building, green space, paver driveways and sidewalks, and concrete drive aisle. Expand the 2.5 inches times percent impervious water quality calculations.
 - b. We recommend using the ground water table elevation for the exfiltration trench pipe invert.
 - c. Update the Stage Storage table using the latest plan elevations.
 - d. The site is located within the SFWMD C-51 Basin. Follow State Rules 40E-41.263 for compensating storage.
 - e. Provide Company and Professional Engineer information on the Calculations Report.
5. Provide updated Flood Zone information on the project Boundary and Topographic Survey.

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

Cc: Lisa Tropepe, PE
Ed Horton



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

September 16, 2021

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: Village Palm Townhomes
Prairie Road
PCN: 70-43-44-17-05-004-0140
LWDD Record No. RI-19-0133**

Dear Ms. Cabrera:

This project is located north of the L-9 Canal and is not adjacent.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry
Right-of-Way Specialist

10-14-2021

Rogelio,

Good morning. Below are our comments to the resubmitted documents for the Village Palm Townhomes on Prairie Rd:

- The proposed Village Palm Townhomes project does not reflect the current design background of the Prairie Road project.
- The townhomes driveway appears to be near Station 14+60 (Sheet 6 of the Prairie Road project plans) and will impact the west swale line of Prairie Road and Structure S-108.
- S-108 was designed to accept 0.47 acres of tributary area including the roadway and a portion of the adjacent lot as shown on the Drainage Map (Sheet 5). The developer's engineer should confirm that the offsite discharge does not adversely affect the Prairie Road drainage system.
- The proposed swale line is to be 6' from the R/W.
- The 15 LF of storm pipe south of the proposed manhole will need to be extended to tie in to S-109.
- Rim and inverts of both off-site structures will need to be provided per the Prairie Rd L-9 Plans.
- Driveway does not conform to PBC Section 300 for Driveways – Plans call for two lifts of ¾" S-III instead of the Type SP.

Attached are our plans (PDF) for the Prairie Rd project for the developer to reference.

Thank you,

Sandra M. Ospina, P.E.

Local Roads Section

Project Engineer

Palm Beach County

(561) 478-5795

sospina@pbcgov.org



**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

"An Equal Opportunity
Affirmative Action Employer"

October 20, 2021

Imtiaz Ahmed, P.E.
Atlantic Engineering Services, Inc.
2826 Waters Edge Circle
Greenacres, FL 33413

**RE: Village Palms Townhomes
Project #: 211004
Traffic Performance Standards (TPS) Review**

Dear Mr. Ahmed:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 5, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	East side of Prairie Road, about 0.22 miles south of Forest Hill Blvd
PCN:	70-43-44-08-23-013-0020
Access:	One full access driveway connection onto Prairie Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 8 DUs
New Daily Trips:	59
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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.



Imtiaz Ahmed, P.E.
October 20, 2021
Page 2

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:qg

cc: Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Hanane Akif, P.E., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH SANCHES, 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	10/26/2021		
	SCAD No.	21101801D – D. O.		
	FLU /Rezoning/D.O. No.	201901259 – Village of Palm Springs		
	Property Control No.	70-43-44-17-05-004-0140		
	Development Name	Village Palm Townhomes		
	Owner / Agent Name	EC Development LLC / Aaron M. Taylor		
	SAC No.	190		
	Proposed Unit No. /Type	8 Multi-Family Units		
Impact Review		Meadow Park Elementary School	Conniston Middle School	Forest Hill High School
	New Students Generated	1	1	1
	Capacity Available	-95	-82	-881
	Utilization Percentage	114%	107%	148%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$24,955.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 10/28/2021 to 10/27/2022 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 10/27/2022 or this determination will expire automatically on 10/27/2022.			
Notice	1) Two previous SCAD letters under case# 18032301D and 19090501D expired. 2) 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

October 28, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

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

The School District of Palm Beach County, Florida
A Top High-Performing A Rated School District
An Equal Education Opportunity Provider and Employer

Baker, Daniel

Wed,
Mar 13,
11:52
AM

to me

I have reviewed the attached site plan and agree that Republic WILL be able to provide curbside collection services.

The road is wide enough for our truck to turn around and provide automated service to either side of the street so that we will not have to back out onto Prairie Rd.

Please contact me if there are any questions.

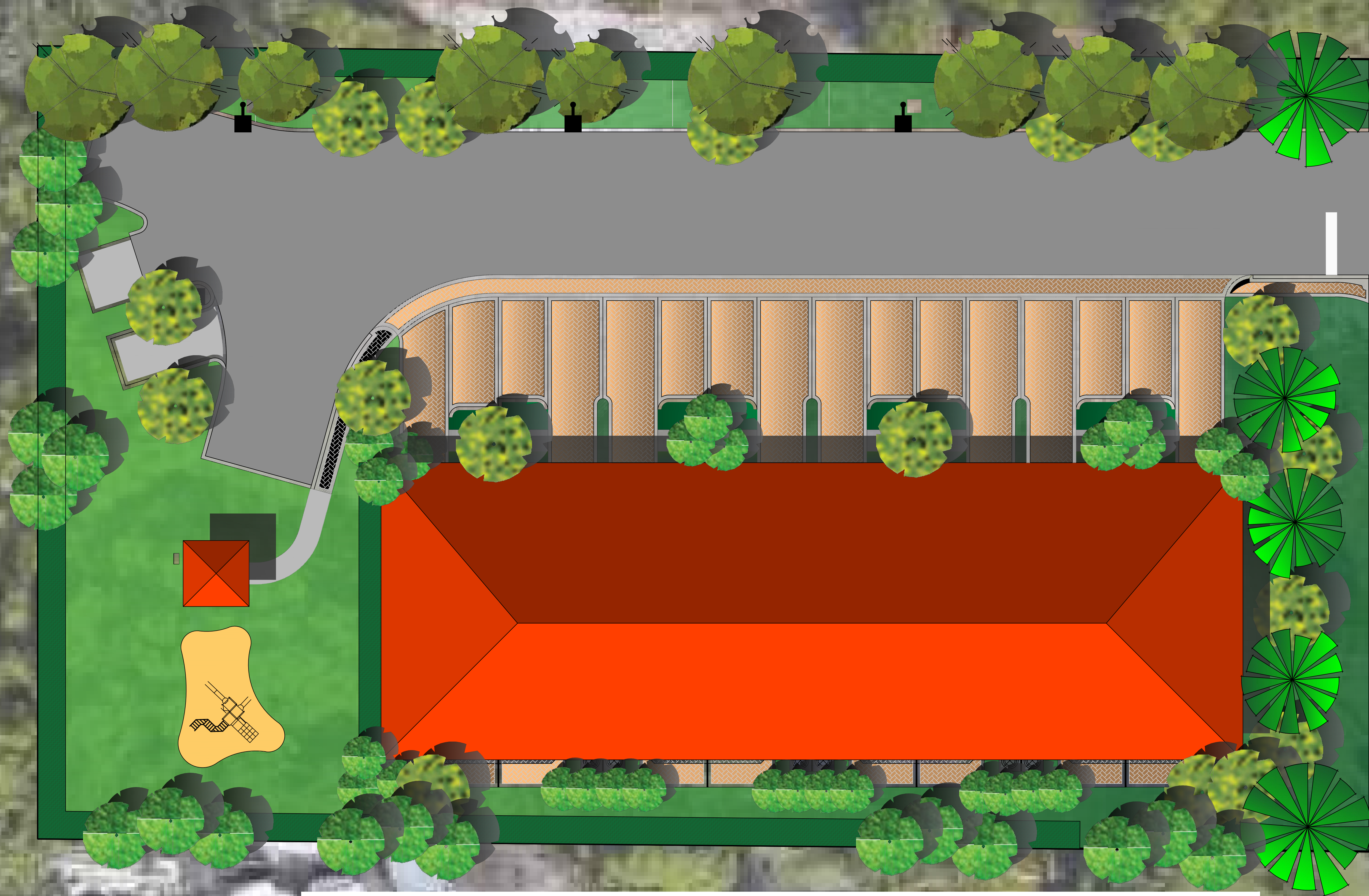
Daniel Baker
Operations Manager

7329 7th Place North
West Palm Beach, FL 33411
e dbaker4@republicservices.com
o (561) 578-8319 c (561) 308-7714
w RepublicServices.com



We'll handle it from here.*





VILLAGE PALMS TOWNHOMES



80





82









Project Name: Village Palm Townhomes
Application Name: Village Palm Townhomes
PCN: 70-43-44-17-05-004-0140

Project Description & Justification Statement

(Land Development Review Application)

Revised: October 26, 2021

Owner's Request:

The owner is requesting site plan approval from the Village of Palm Springs for an 8-unit Townhome development.

Property Location:

The subject property is legally described by property control number: 70-43-44-05-004-0140, is .80 acres, and is located approximately .15 miles south of the intersection of Meadow Road and Prairie Road, on the west side of Prairie Road.

Project Description:

The subject property is Zoned **Residential Multi-Family**, with a Future Land Use of **Medium Density Residential**. The property owner is seeking to develop this vacant lot into an 8-Unit Townhome community. The proposed townhome units will be a total of +/-1,846 SF with a 1-car garage. The 1-car garage provides a total of 3 parking spaces, with one of the parking-space being located within the garage and an additional two space being provided in the 18' X 30' driveway. Although the small size of the subject lot has provided some development challenges, the proposed site plan has gone through several revisions to try and comply with all the Village of Palm Springs Code requirements; except those requirements that have been identified in Waiver Chart contained in this Justification Statement.

Parking:

In accordance with the Village of Palm Springs Code, the minimum parking requirement for the proposed 8-unit residential development is 25 parking stalls. The calculation is as follows:

Min. Required Parking Stalls per Unit = 2.5

Units = 8

Min. Required Guest Parking = 25% (above the required 2.5 per Unit)

8-Units x 2.5 parking stalls = 20 Parking stalls

Min required 20 Parking stalls x 25% (.25) = 5 Guest Parking

20 Required Parking + 5 Guest parking = 25 Minimum Parking Required

Dumpster:

Although the Village of Palm Springs Code of Ordinances does require a Dumpster to be provided on site, on March 13, 2019, the proposed development received approval from Waste Management for “Curb-Side” trash pick-up. Therefore, this requirement is no longer applicable to the subject site and a Waiver has been applied for, to accommodate the deviation in the Code requirement for the dumpster.

Recreation Amenity Area:

The Village of Palm Springs Code requires a minimum of 35% Open Space; the onsite Recreation Amenity Area is required to be a minimum of 20% of the 35% Open Space requirement. The site has been redesigned to provide a total of 3,705 SF of total Recreation Area. Within the 3,705 SF, is a total of 2,463.14 SF of Recreation Amenity Area; which exceeds the minimum 2,439.36 SF required. The calculation for the Recreation Amenity requirement is as follows:

Lot Size = .80 (34,848 SF)

Min. 35% Open Space Req. = 12,196.8 SF

Min. 20% of the 35% Open Space to be Rec. Amenities = **2,439.36 SF**

Perimeter Buffers:

<u>Perimeter Buffers</u>			
	<u>Buffer Type</u>	<u>Required Buffer Width</u>	<u>Proposed Buffer Width</u>
North		5'	5'
East		15'	15'
South		10'	10'
West		5'	5'

Waivers:

<u>Waiver Chart</u>					
	<u>Site Elements</u>	<u>Code Section</u>	<u>Required</u>	<u>Proposed</u>	<u>Waiver</u>
<u>1</u>	Min. Lot Size (Fee-Simple Townhome Development)	34-766(1)	1.43 AC	.80 AC	.63
<u>2</u>	Sidewalk	34-1063 (a)(1)	2	1	1
<u>3</u>	Min. Lot Size (Residential Planned Development)	34-1064(c)	3 AC	.80 AC	2.2 AC

In accordance with Village of Palm Springs Code Section: 34-1063, waivers shall be submitted in writing and shall address the following criteria:

- A. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

Waiver#1 & 3:

Response: *Yes, The existing parcel of land was part of an older plat. Plat Book 21, Page 50 (Bermuda Park Additional No1.). The current property owner purchased the subject property in April of 2012. The property owner purchased the property in its current size and configuration. Granting the Waiver request from the minimum Lot Size will not have any negative impact to the surrounding area. The Future Land Use for the subject parcel of land is: Medium Density Residential and the Zoning Designation is: RM (Medium Residential). In accordance with the Village of Palm Springs Comprehensive Plan and Zoning Code of Ordinances, Residential Townhomes are an allowable Use. Therefore, the request for a Waiver from the minimum Lot Size for Residential Planned Development and the minimum Lot Size for fee-simple Townhomes does meet the purposes and intents of the Comprehensive Plan and the Village Code of Ordinances.*

Waiver#2:

Response: *Yes, The proposed Development consists of eight (8) Townhomes will all be located on the south side of the small .80 parcel of land. A brick paver sidewalk has been provided between the driveway for each residence and the drive-isle, which extends from the recreation area to Prairie Road. This is the most logical design for pedestrian walkability through the site. The subject parcel of land is the last developable site along Prairie Road and is surrounded by Townhomes to the west and north, and single-family homes to the south and to the east. The Waiver request for the development to provide one sidewalk will not be detrimental or injurious to the surrounding residence. The site has been designed in a manner to provide a paved pedestrian sidewalk from the Recreation Amenity Area extending across each of the residential units to Prairie Road. Due to the existing size and configuration of the subject lot, the only has adequate space to allow all proposed residential units to be located on the South side of the property. In order to comply with all other Code requirements as it pertains to Setbacks, Rec. Area Amenity Requirement, Sidewalks, Drive-Isle width, and associated easements; the site could only accommodate one (1) sidewalk on the south side of the drive isle. Considering that there are no residential units on the North site of the development, granting the owner's Waiver request to eliminate the requirement for the additional sidewalk on the North side of the drive-isle will not be injurious to the area involved.*

- B. The request results from innovative design in which other minimum standards are exceeded.

Waiver#1 & 3:

Response: *Yes, Please refer to response provided in Criteria A. This Criteria is not applicable to Lot Size. It pertains to the development design.*

Waiver#2:

Response: *Yes, Please reference Agent Response Criteria "A" above. The proposed development has undergone several design changes in order to accommodate all Code requirements. Although, due to limitation of the site size and layout, the additional required sidewalk could not be accommodated at the North portion of the existing drive-isle, other aspects of the site exceed the minimum development criteria as outlined in the Village of Palm Springs Code, (i.e Open Space & Recreation Area Amenity SF). Please reference the Final Site plan submitted to Zoning Staff.*

<u>Site Element</u>	<u>Min. Required (%)</u>	<u>Min. Required (SF)</u>	<u>Provided</u>
Open Space	35%	12,196.80 SF	13,764.86 SF
Rec Area Amenities Area	20% of 35% Min. Open Space	2,439.36 SF	2,463.14

C. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver#1 & 3: *Yes, Please refer to response provided in Criteria A. As mentioned, the existing parcel of land was part of an older plat. Plat Book 21, Page 50 (Bermuda Park Additional No1.). The current property owner purchased the subject property in April of 2012. The property owner purchased the property in its current size and configuration. Granting the Waiver request from the minimum Lot Size for a Residential Planned Development and a Fee-Simple Townhome project will not have any negative impact to the surrounding area. The subject site is currently vacant. Other than those land clearing activities that are typical to all developments, none of the natural resources of the area will be affected.*

Waiver#2:

Response: *Yes, Granting the Waiver request for the elimination of the additional sidewalk at the North portion of the existing drive-isle will preserve more Open Space and Pervious Area. As mentioned, all proposed multi-family residential units are located toward the South portion of the subject property. Therefore, the sidewalk configuration was designed in a manner to accommodate the pedestrian traffic in the Recreation Area located at the Southwest corner of the property, South across the driveways of each of the eight (8) toward the terminus of the East property line. To include the additional sidewalk at the North portion of the drive-isle would take away from needed (required) Open Space and Pervious Area for the site.*

D. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

Waiver#1 & 3:

Response: *Yes, The direct benefit is additional quality residential Townhomes being developed. Palm Beach County has developed and Improvement Plan for all of, "Prairie Road". Improvements which include a pedestrian sidewalk. The Final Site Plan provided to Village staff, includes a paver sidewalk that extends from the Recreation Area along the front of each Fee-Simple Residential Townhome unit to Prairie Road.*

Waiver#2:

Response: *Yes, Reference Response to Criteria "C".*

E. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.

Waiver#1 & 3:

Response: *Yes, As mentioned currently the site is vacant. Once developed the new Townhome development will provide landscape buffers/screening along all property lines adjacent to the surrounding residential uses to the North, West, and South. It will also provide a landscape buffer along Prairie Road.*

Waiver#2:

Response: *Yes, The Waiver request to eliminate the additional sidewalk at the North portion of the existing drive-isle will have no impact on the Landscape Buffer. There is a multi-family (Townhome) development immediately to the North of the subject site. This development current has a 5' Landscape Buffer along its South property line. The Subject property is also required to provide a 5' Landscape Buffer along the interior of its northern property line, which, provides a total of 10' of landscape screening between the adjacent properties. Granting the owner's Waiver request to eliminate the additional sidewalk will have no impact to the surrounding area.*

F. Economic issues may not be used to justify waivers.

Waiver#1 & 3:

Response: *Yes, Acknowledged. The Waiver request to allow a deviation from the minimum Lot size requirements for a Residential Planned Development and a Fee-Simple Townhome Development, is a result of the size of the existing parcel of land. Which existed prior to the codification of the Village Palm Code of Ordinances. Refer to Plat Book 21, Page 50 (Bermuda Park Additional No1.*

Waiver#2:

Response: *Yes, Acknowledged. The Waiver request to eliminate the required sidewalk at the North portion of the existing drive-isle has nothing to do with Economic or Financial reasons. As explained responses to Criteria "A-D", the reason for the Waiver request is to promote better site design. By eliminating the requirement for the additional sidewalk, it allows for greater Open Space and Pervious Area onsite.*

G. The request is compatible with existing and potential land uses adjacent to the development site.

Waiver#1 & 3: *Yes, Please reference Response to Criteria# A-F. As mentioned, the exiting parcel of land is part of an older plat. Plat Book: 21, Page: 50 (Bermuda Park Addition No.1). Granting of the Waiver does not confer any additional rights of privilege to the site that has not already existing since the original plat was recorded in 1946. The Waiver request for a deviation from the minimum Lot size for a Residential Planned Development and a Fee-Simple Townhome Development will have no negative effect on the existing surrounding residence.*

Waiver#2:

Response: *Yes, The Waiver request is compatible with the existing and potential land uses adjacent to the subject site. To the West and North, the subject lot is surrounded by a multi-family (Townhome) Development. To the South and East of the subject lot is Single-Family homes. Granting the owner's Waiver request to eliminate the requirement for the additional sidewalk at the North portion of the existing drive-isle will have no negative impacts on the surrounding uses.*

H. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.

Waiver#1,2 &3:

Response: *Not Applicable to this project.*

I. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

Waiver#1,2 &3:

Response: *Not Applicable to this project.*

This project is a unique development for the area. The final design provides larger than average townhomes with a more modern architectural design that other residences in the surrounding area, sufficient parking, and well landscaped buffers. The Landscape Plan has been updated to include additional Palms along the North and South (End Units) to eliminate the appearance of any Blank walls. In addition, the Architectural Elevations have been revised to include and additional windows in the garage area of the two end units. The inclusion to the additional window as requested by Village Staff and the additional landscaping provides and more architecturally visual appeal.

We thank you in advance for your consideration of this project.

Aaron M. Taylor
President, MBA/PA

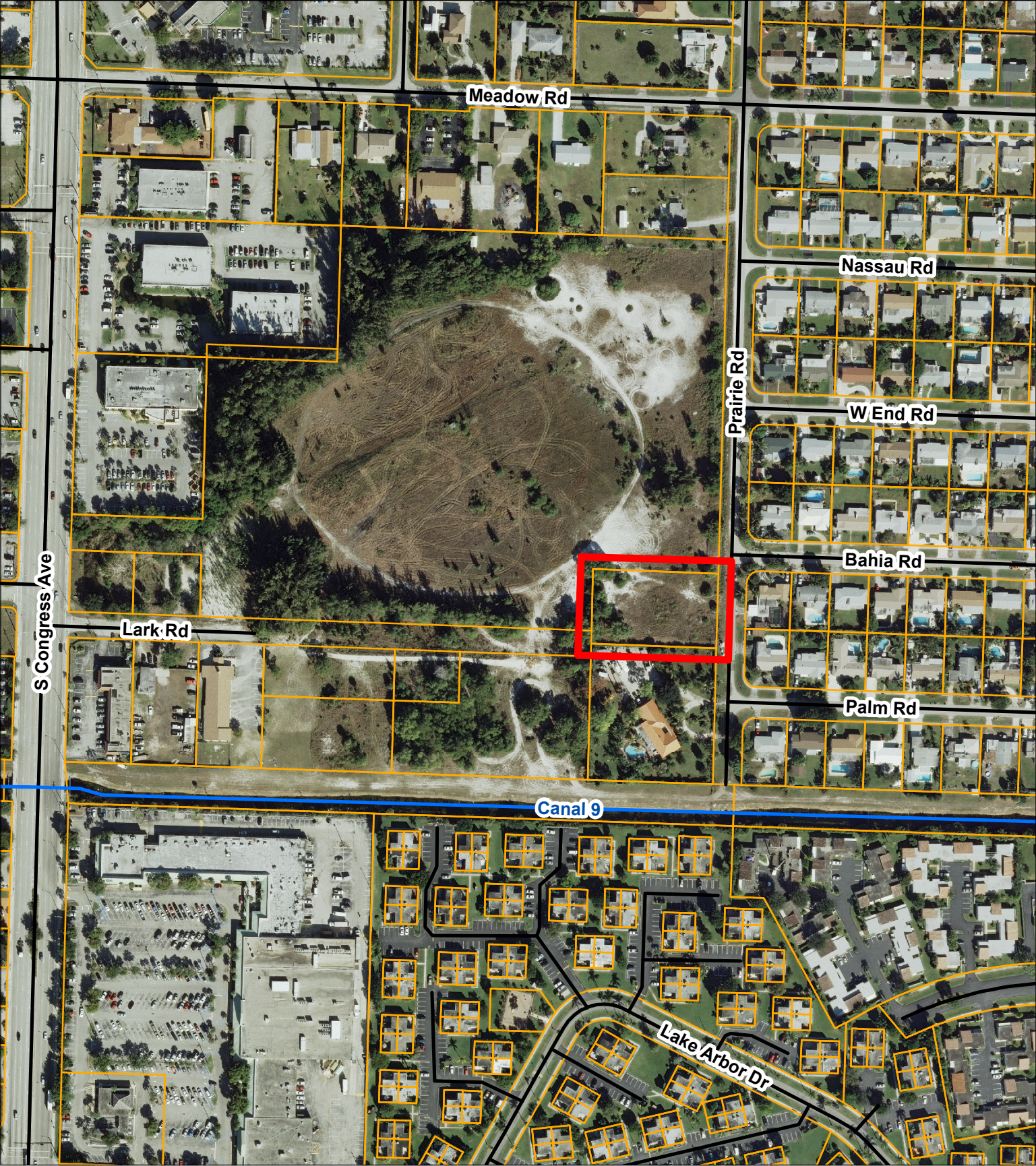


Project Name: Village Palm Townhomes
Application Name: Village Palm Townhomes
PCN: 70-43-44-17-05-004-0140

Property Legal Description (Land Development Review Application)

Lot 14, Block 4, Bermuda Park Addition No. 1, according to the plat thereof, on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, as recorded in Plat Book 21, Page 50, together with the North 25 feet of Lark Road lying South of and adjacent thereto, as abandoned in the Official Record Book 4746, Page 1330, of the Public Records of Palm Beach County, Florida.

VILLAGE OF PALM SPRINGS
Village Palm Townhomes



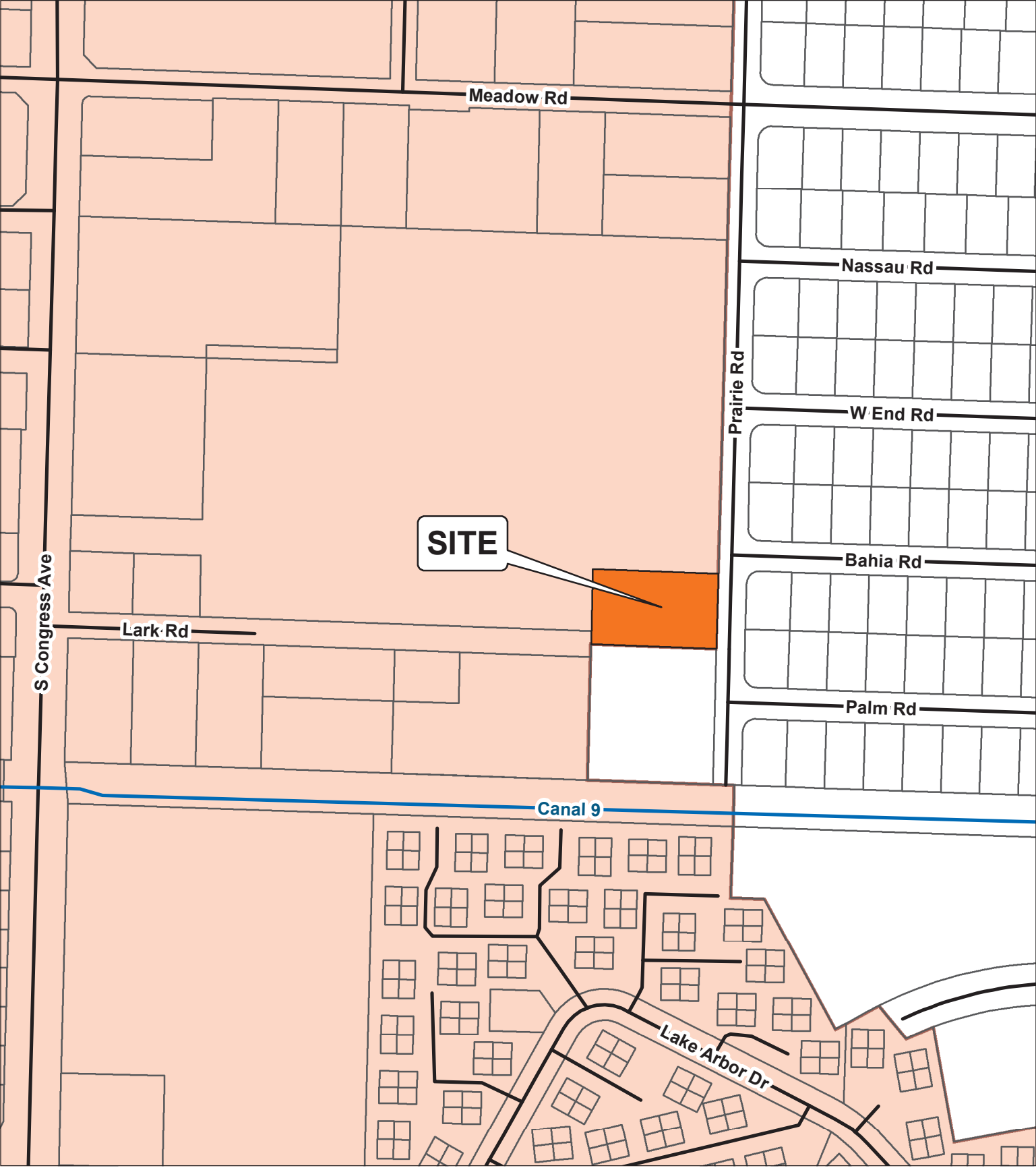
Parcels

0 150 300 600 Feet

DATE: 12/14/2015



VILLAGE OF PALM SPRINGS
Village Palm Townhomes



-  Village Palm Townhomes
-  Village Limits

0 150 300 600 Feet

DATE: 12/14/2015





Village of Palm Springs

Executive Brief

AGENDA DATE: November 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Discussion: Land Use, Density and Intensity Considerations

SUMMARY:

The Planning & Zoning Board requested a discussion on density/intensity not pertaining to a specific development proposal.

Over the past two years, the Village has received several applications for land use change to convert commercial or low density residential to high density residential land use. The Village Council has directed that any request for land use change be accompanied by a site plan - they do not desire to amend a future land use category on a property without seeing how the proposed use (density and intensity) can be accommodated on the property.

Most of the residential site plan applications are requests for planned developments (formerly called Cluster Developments) because a PD allows flexibility in design. The alternative is a standard subdivision in which each parcel conforms to the minimum lot dimensions of the RM zoning district. Any deviations from minimum Code requirements in a proposed standard subdivision necessitate variance approval (and must meet the criteria for variances). Relief from minimum Code requirements in a planned development may be requested through a Waiver. Waivers are more discretionary and are not based on an "unfair burden" like variances.

Several of the recent planned development applications have requested a waiver from Section 34-766(1) which establishes a minimum parcel size based on the number of proposed units. The Code requires for the RM zoning district:

Minimum lot area: 10,000 for one dwelling unit, 12,500 for two dwelling units, and 15,000 square feet for three dwelling units. For each additional unit thereafter, 9,500 square feet of lot area per unit shall be required.

For example, a proposed planned development with 16 dwelling units would need to be a minimum of 138,500 s.f. (3.18 acres) in size to meet Sec. 34-766(1) $[(15000 + (9500 \times 13)) = 138,500]$. This minimum parcel size (3.18 acres) for a planned development includes not only the area for residential lots, but also open space and access drives.

Seven (7) of the past nine (9) Residential Planned Development applications have requested a waiver from this section of the Code. A discussion item might be the relevance or appropriateness of this Code provision. Staff has prepared an exercise to evaluate this code requirement and to compare/evaluate site configuration based on the proposed design (with and without waivers) and use compatibility.

A concern has been expressed by the Board about converting vacant (or underutilized) commercial property to residential use because it reduces available commercial property to meet the needs of the residents. A market assessment conducted by BusinessFlare this year for the CRA districts shows that there is only a 2.1% and 3% vacancy rate on retail space in the Congress Avenue and Lake Worth Road districts, respectively. The retail gap analysis demonstrates the need for additional furniture/home furnishing stores, specialty food stores, clothing stores, electronic and appliance stores to serve residents who must drive outside the Village for this kind of shopping.

The Village's Future Land Use Map provides 467 acres of commercial land use (less 12.17 acres currently proposed for land use change). Based on our current population of 25,215 persons, the map provides almost 54 acres of commercial land per capita. This ratio is misleading however in consideration of region-serving commercial businesses such as The Home Depot, Lake Worth Drive-In Theater/Swap Shop, Memorial Gardens Cemetery, Select Medical Specialty Hospital, and the Palm Beach Habilitation Center. BusinessFlare recommends using economic and spending factors rather than population to evaluate the need for commercial use. They find that much of our commercial space is outdated, and there are opportunities to redevelop into destination retail and to provide needed office space.

The Palm Springs CRA encompasses two (2) important commercial corridors (Congress Avenue and Lake Worth Road). The CRA was created in recognition of existing characteristics that deter redevelopment (small parcel size, difficulty in aggregating parcels due to multiple ownerships, lack of identity, deficient infrastructure (drainage / sanitary sewer), significant code violations). From a CRA perspective, it is desirable to maintain commercial land use to meet the objectives of promoting new/expanding businesses and creating new jobs.

The Village Council requirement for a site plan application to run concurrently with a request for land use change is also a processing strategy because land use changes are legislative (policy) determinations, while site plans are quasi-judicial. The Village has greater latitude in denying (or modifying) a land use change because it is a discretionary, policy matter. A quasi-judicial decision must be based solely on the evidence presented and cannot be based on

opinions of the members of the Board. A site plan that meets the Village code should generally be approved - should the Board decide to deny an application, this action must be supported with findings of fact and conclusions to support the denial.

FISCAL IMPACT:

This item does not have a direct fiscal impact on the Village.

ATTACHMENTS:

BusinessFlare Palm Springs CRA Market Assessment - September 2021

2021 Palm Springs CRA Research
Prepared By: BusinessFlare

Market Assessment



Moving Forward

Palm Springs Community Redevelopment Areas

Preserve unique character and multiculturalism (garden place)

Enhance public and open spaces (community gatherings)

Expose and promote opportunity sites as catalyst for positive improvements (strategic redevelopment)

Invest in road improvements and streets for an enhanced pedestrian experience (walkable/ bikeable places)

Capitalize on job creating projects (business incubators for entrepreneurs)



CONTENTS

Palm Springs CRA Market Assessment

- A. Real Estate Analysis
- B. Labor Market
- C. Capital
- D. Markets
- E. Regulatory Review

A

Real Estate Analysis

CONTENTS

Study Area Context

Tax Base and Property
Owner Roll

Residential
(single family and
condominium)

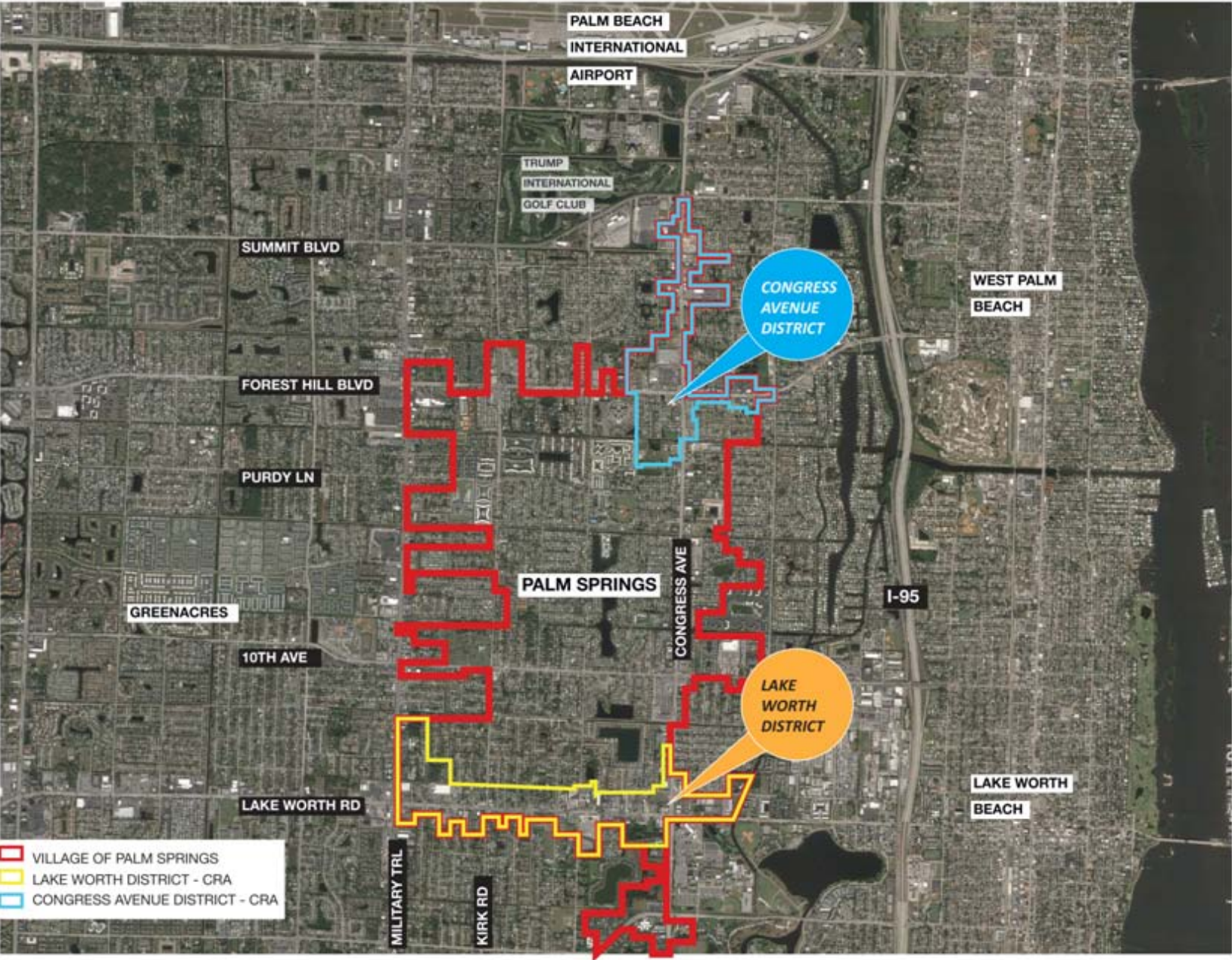
Commercial
(retail, office, industrial,
and multifamily)

Real Estate SWOT



Source: Google Earth. Taken at Congress Ave and 2nd Ave vacant land near Lake Worth Rd

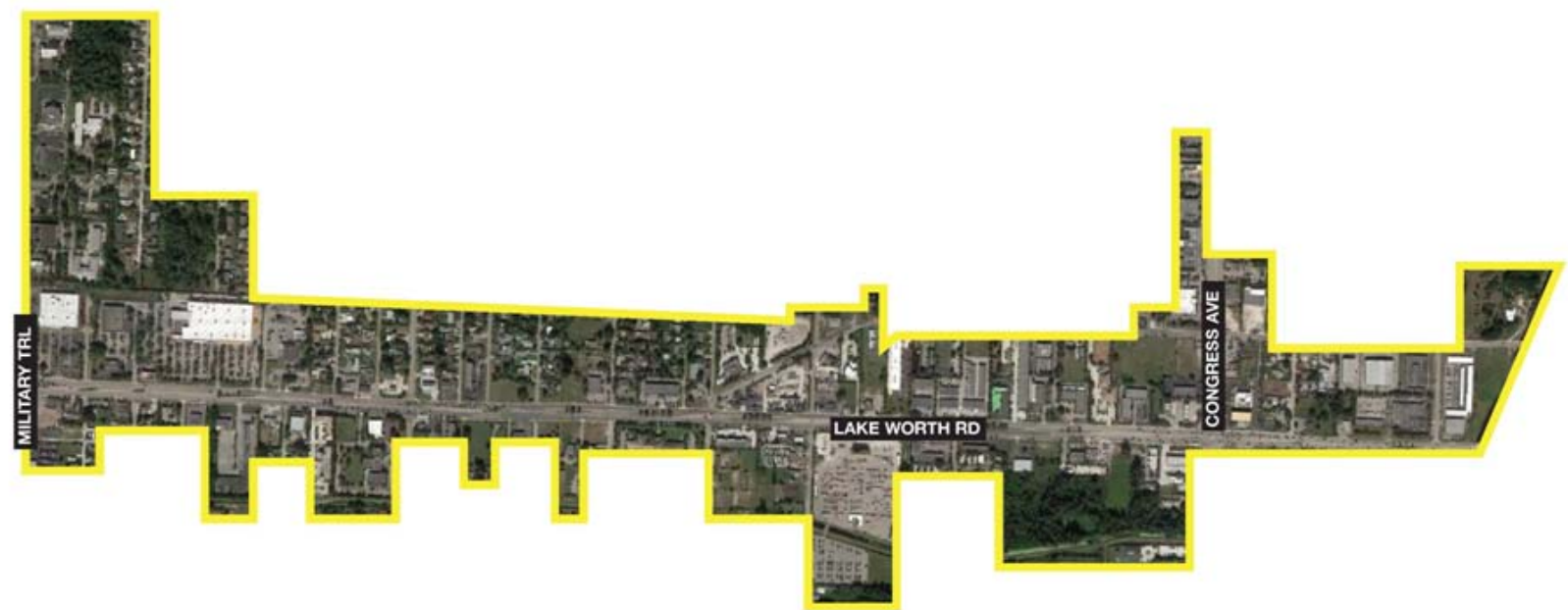
Village of Palm Springs Context
(Two Non-Contiguous CRA Districts)



Palm Springs is a village in Palm Beach County, Florida, situated adjacent to Greenacres, Lake Worth Beach, Lake Clark Shores, and West Palm Beach. The village has direct access to Palm Beach International Airport and as of the 2010 US census, had a population of 18,928 and is home to an estimated 1.49 million people as of 2019.

The study area(s) for this market assessment encompasses the two Community Redevelopment Agency (CRA) areas of Lake Worth District and Congress Avenue District. Both districts may be characterized as typical suburban commercial development.

Lake Worth District
(Study Area)



Lake Worth District is one of the CRA districts, encompassing an area of approximately 291 acres. In general, the study area is along Lake Worth Road from canal edge/ village boundary on the east to Military Trail/ village boundary on the west, a distance of 1.85 miles.



Congress Avenue District
(Study Area)

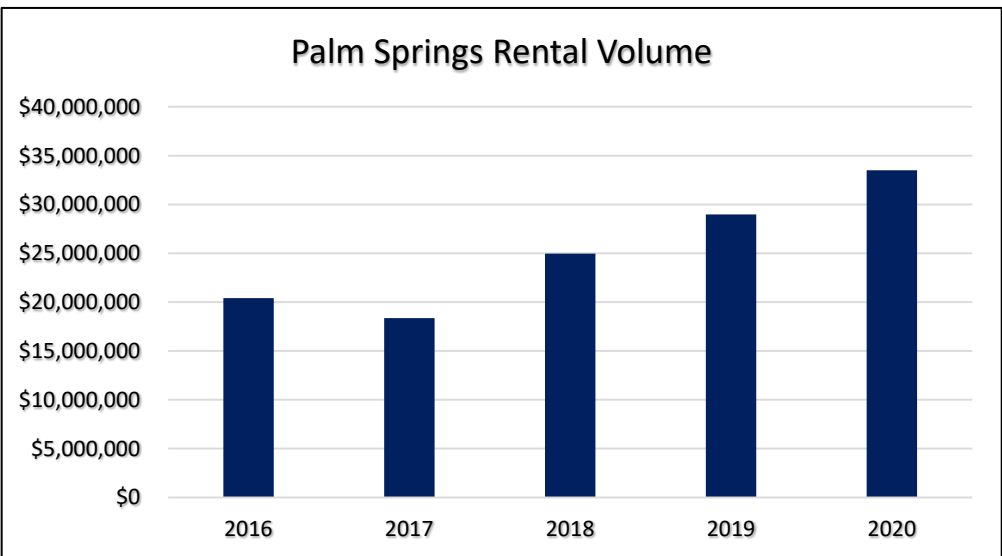
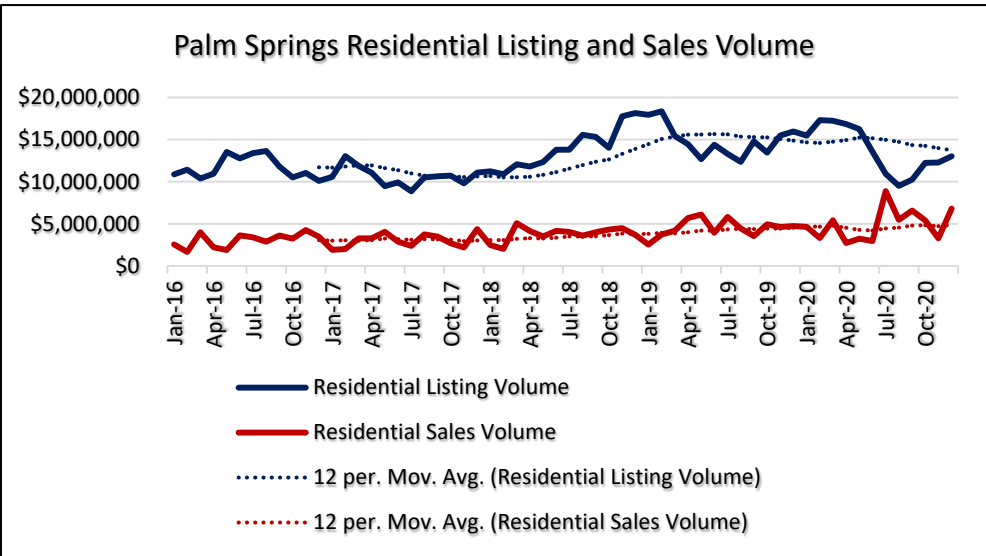
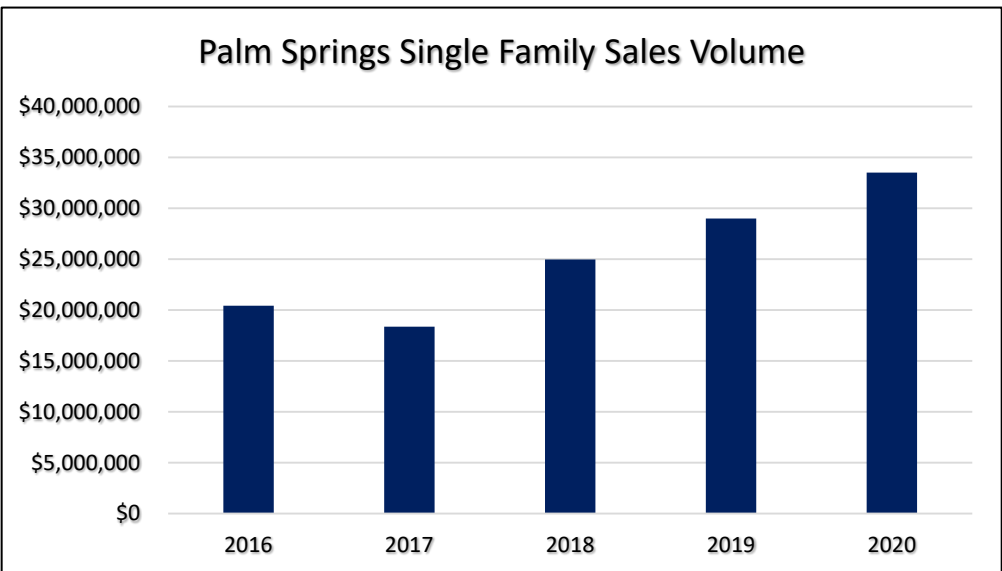
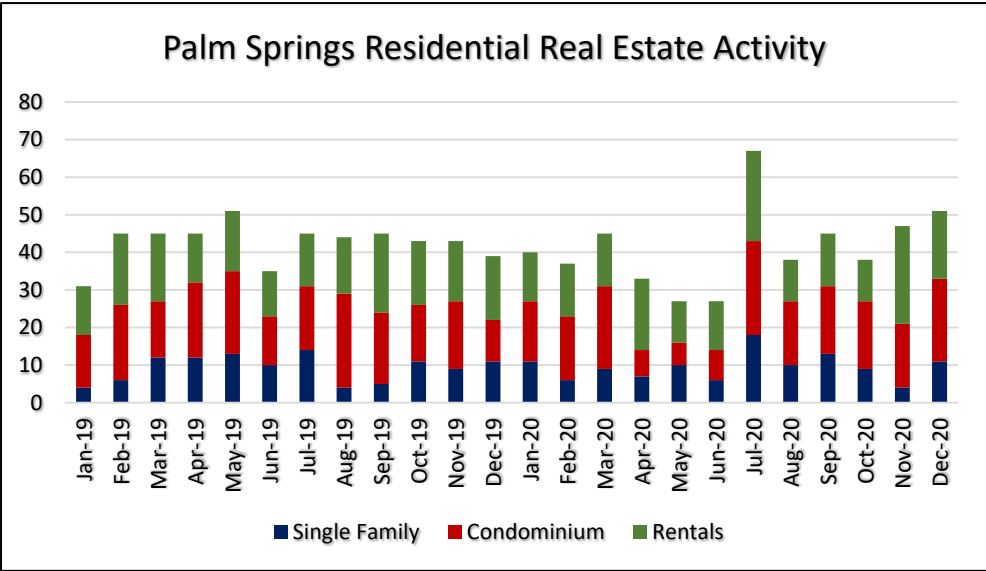


Congress Avenue District is a second CRA district, encompassing an area of approximately 221 acres. In general, the study area is along Congress Avenue from approximately Lilian Road on the south to Summit Boulevard on the north, a distance of 1.47 miles.

Residential Real Estate

Description: The residential real estate overview covers rental and sales activity. Within the Lake Worth Road CRA, there are 477 housing units. The Congress Ave CRA district is comprised of 289 housing units.

Observations: Palm Springs has a stable residential market with sales volumes and listings, indicating no outside market pressures forcing housing price escalation.



Congress Ave. Commercial Real Estate - Retail

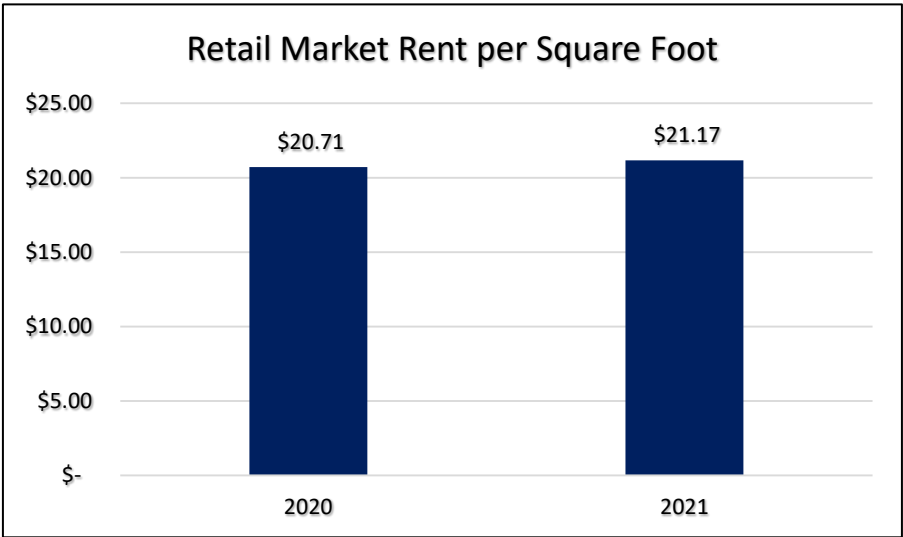
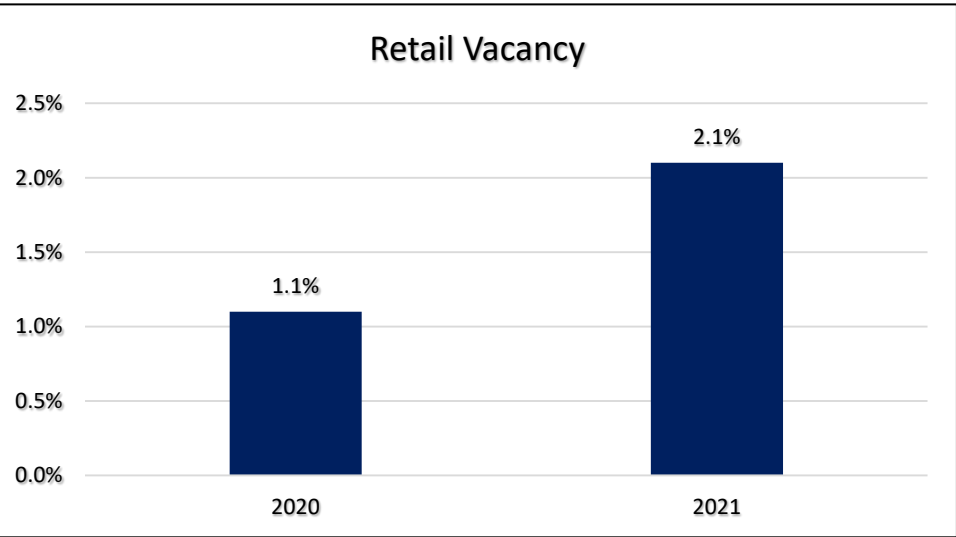
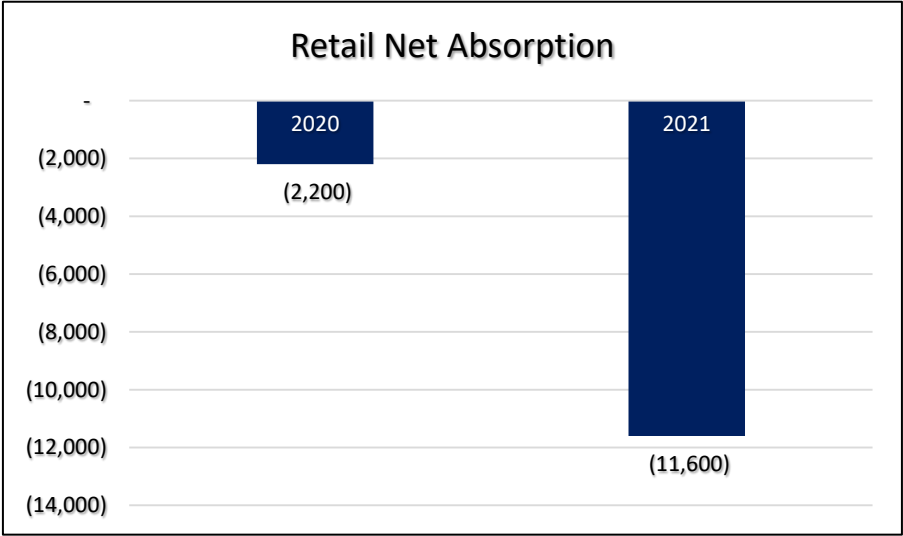
Description:

- **Capitalization (Cap) Rate** indicates the rate of return that is expected on a real estate investment property. A **lower** value of **cap rate** corresponds to better valuation and a better prospect of returns with a lower level of risk. A **higher** value of **cap rate** implies prospects for a relatively lower return on investment, and hence a **higher** level of risk.
- **Absorption** measures how much space is occupied during a given time period.

Observations:

- Rising rents on Congress Avenue signals increasing retail demand. Currently, rents are stable.
- Market rent is below asking rent.

Congress Retail		
	2020	2021
Properties		122
Inventory	1,200,000	1,200,000
Under Construction	-	-
12 Mo Net Absorption	(2,200)	(11,600)
Vacancy	1.1%	2.1%
Market Rent per square foot	\$20.71	\$21.17
Asking Rent		\$24.52
Sale Price per Square Foot	\$246.00	\$253.00
Cap Rate	6.1%	6.1%



Source: CoStar 2020

Lake Worth Rd. Commercial Real Estate - Retail

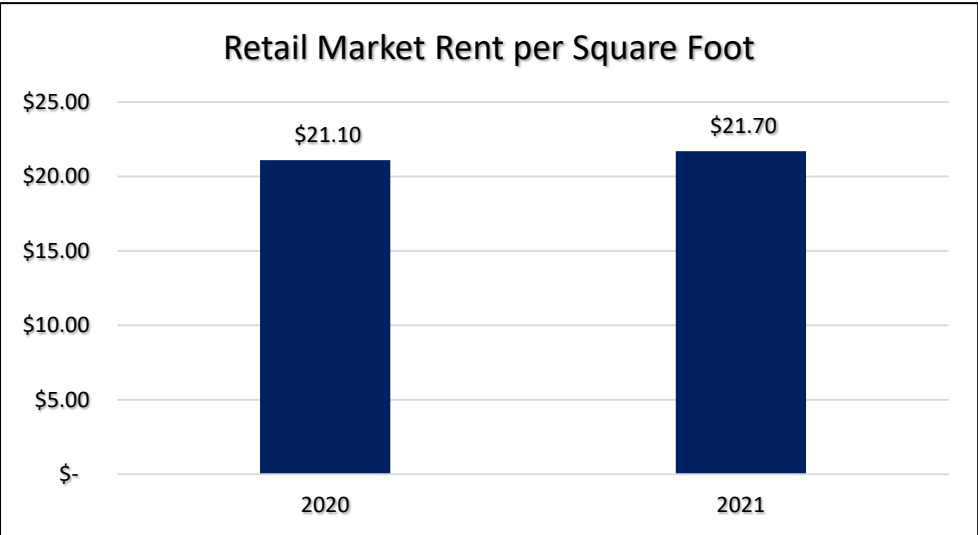
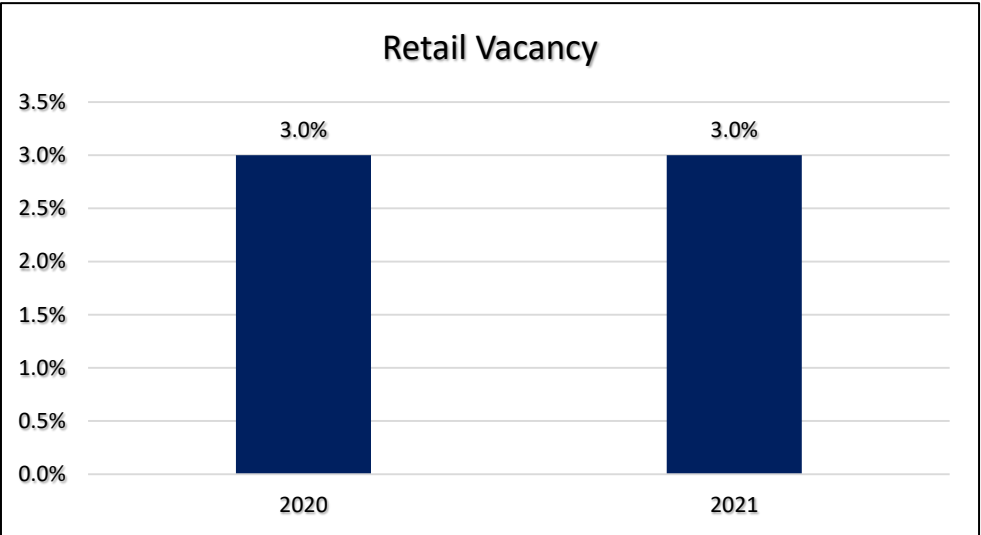
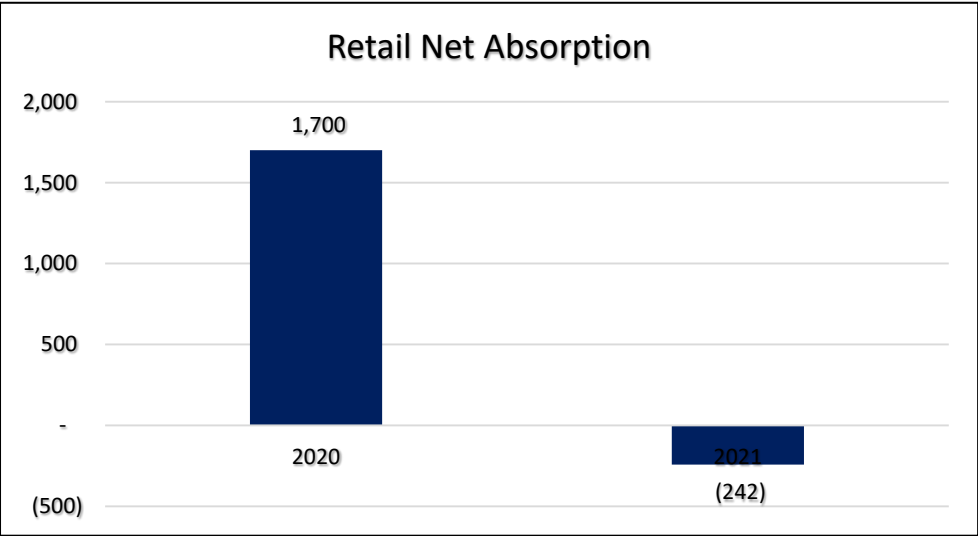
Description:

The commercial retail snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

Observations:

From 2020 to 2021 there has been a slight drop in the cap rate for Lake Worth Rd retail, with prices remaining steady showing no signs of external market pressure.

Lake Worth Retail		
	2020	2021
Properties		75
Spaces		2
Inventory	709,000	709,000
Under Construction	-	-
12 Mo Net Absorption	1,700	(242)
Vacancy	3.0%	3.0%
Market Rent per square foot	\$ 21.10	\$ 21.70
Asking Rent		\$ 21.87
Sale Price per Square Foot	\$ 210.00	\$ 219.00
Cap Rate	6.4%	6.3%



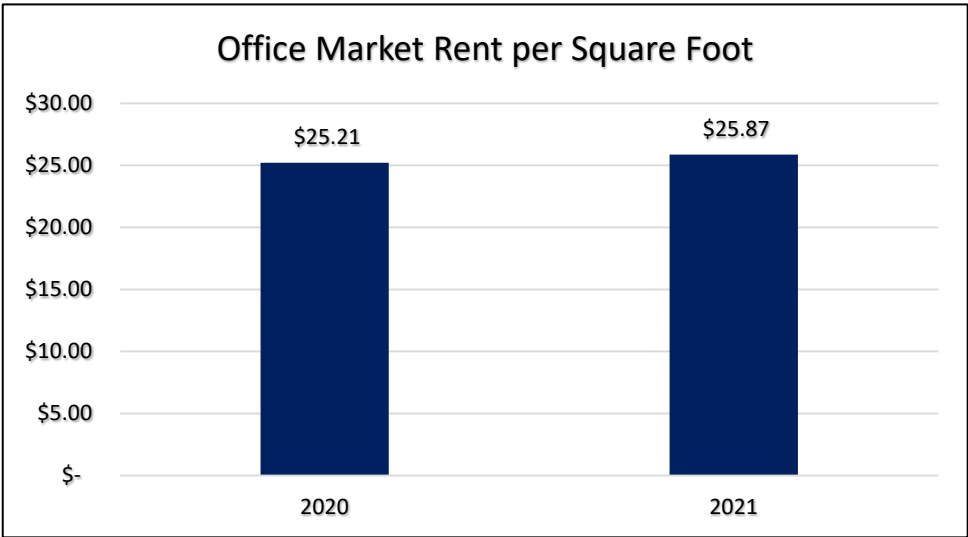
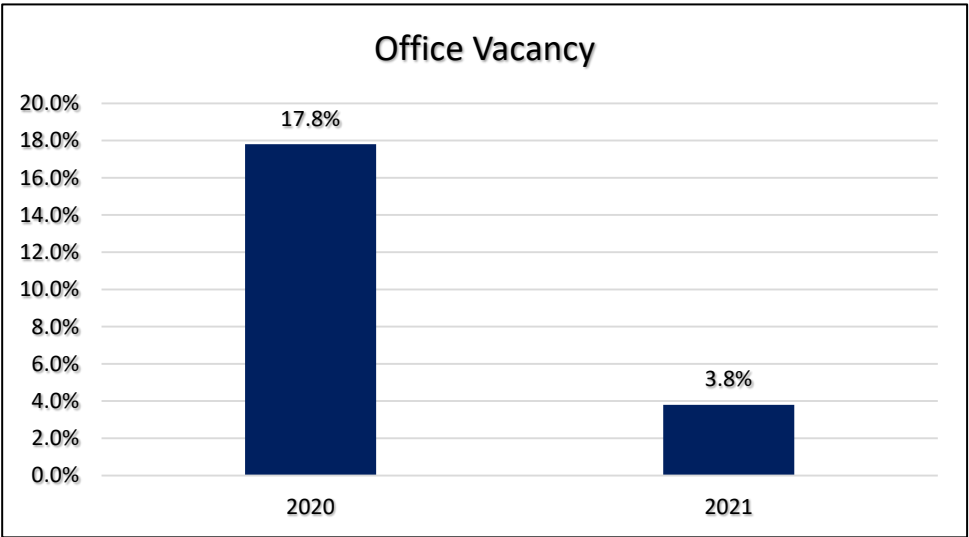
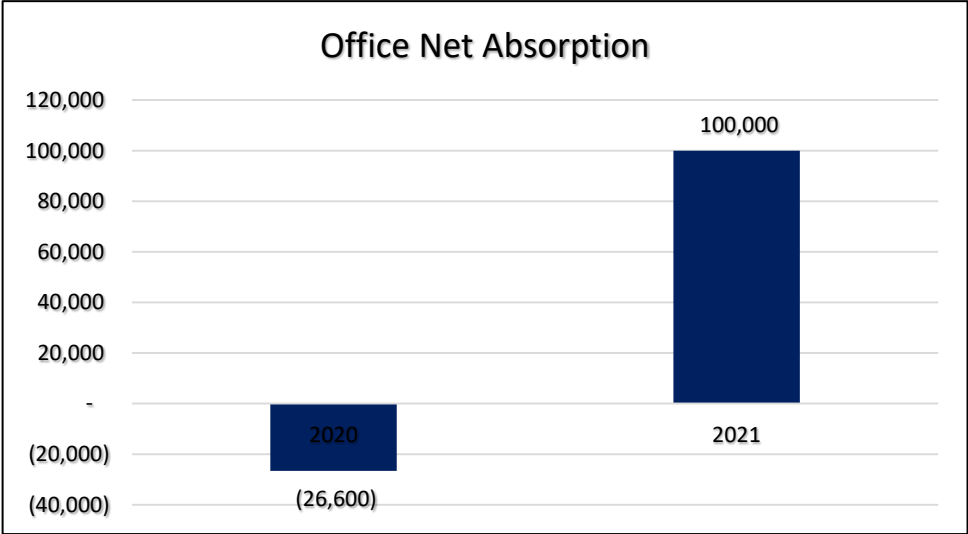
Source: CoStar 2020

Congress Ave. Commercial Real Estate - Office

Description:
The commercial office snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

- Observations:**
- There is quite a bit of medical office available.
 - Market rent is above asking rent.

Congress Office		
	2020	2021
Properties		75
Spaces		15
Inventory	721,000	721,000
Under Construction	-	-
12 Mo Net Absorption	(26,600)	100,000
Vacancy	17.8%	3.8%
Market Rent per square foot	\$25.21	\$25.87
Asking Rent		\$23.13
Sale Price per Square Foot	\$192.00	\$199.00
Cap Rate	7.3%	7.2%



Source: CoStar 2020



Lake Worth Rd. Commercial Real Estate - Office

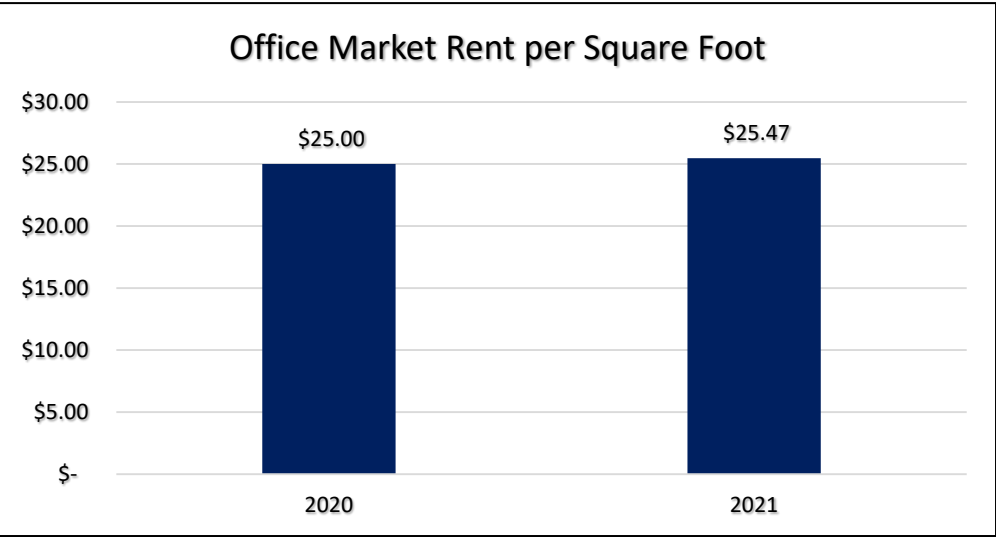
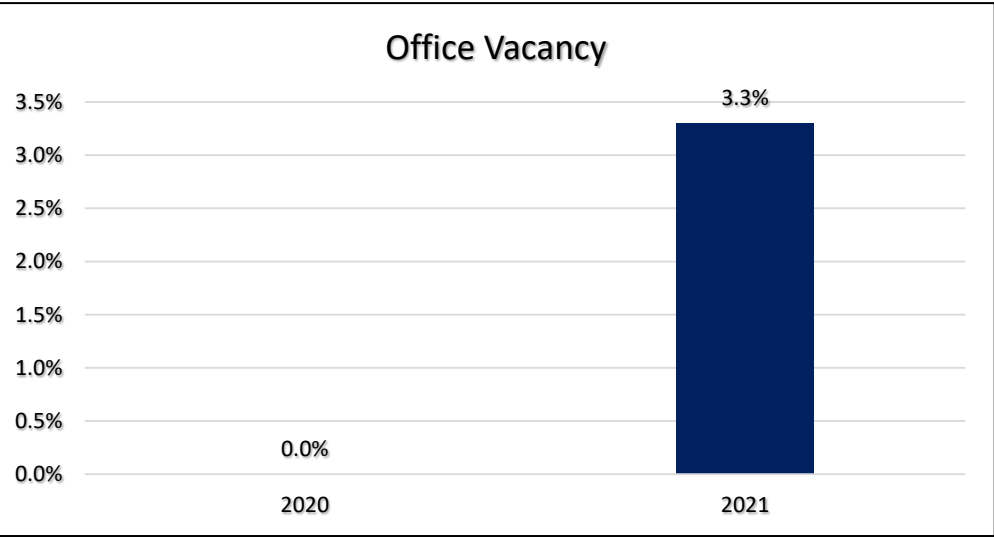
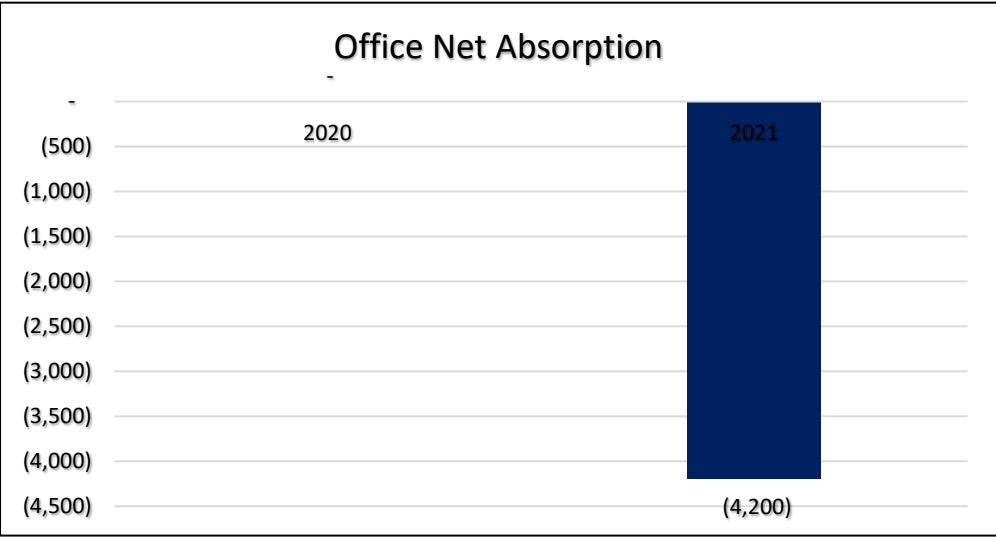
Description:

The commercial office snapshot provides an overview of existing inventory, how much of it is vacant, and average price per square foot.

Observations:

- Market rent is well above asking rent
- The minor decrease in cap rate indicates stable performance and less risk.

Lake Worth Office		
	2020	2021
Properties		24
Spaces		1
Inventory	126,000	126,000
Under Construction	-	-
12 Mo Net Absorption	-	(4,200)
Vacancy	0.0%	3.3%
Market Rent per square foot	\$25.00	\$25.47
Asking Rent		\$20.04
Sale Price per Square Foot	\$176.00	\$183.00
Cap Rate	7.6%	7.4%



Source: CoStar 2020



Real Estate SWOT

Residential & Commercial:

Strengths

- Stable residential housing market
- Good price appreciation for existing stock
- Opportunities for residential development
- Strong commercial corridors

Weaknesses

- Much of the commercial real estate space is outdated
- Housing stock is aging which limits potential housing value

Opportunities

- Destination retail
- Demand for office space
- Workforce housing

Threats

- Residential parking requirements
- Lake Worth drainage issues
- Canal shoreline erosion

B

Labor Market Assessment

CONTENTS

Labor market trends

Labor shed

Employment shed

Workforce industries

Job market

Workforce SWOT



Source: Unsplash. Sams Solutions

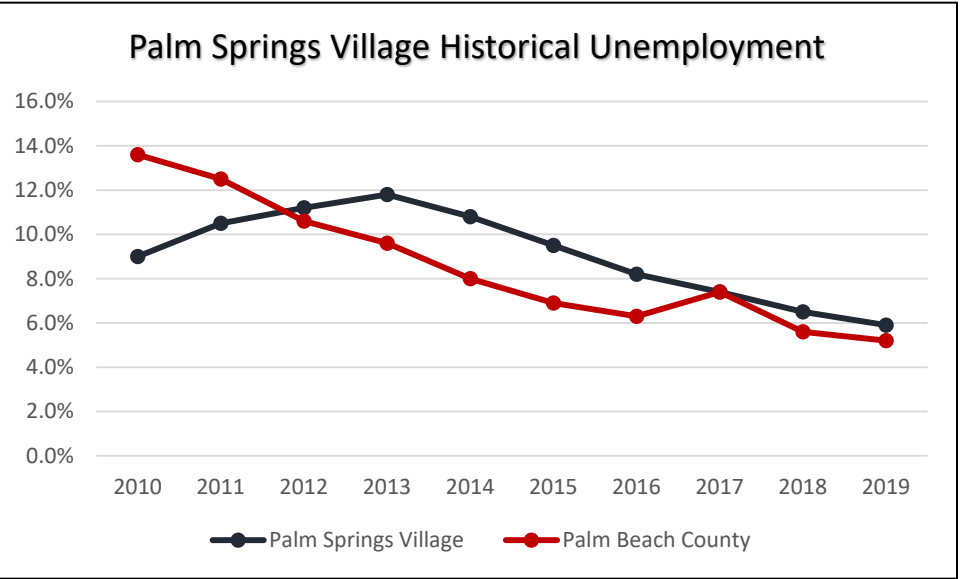
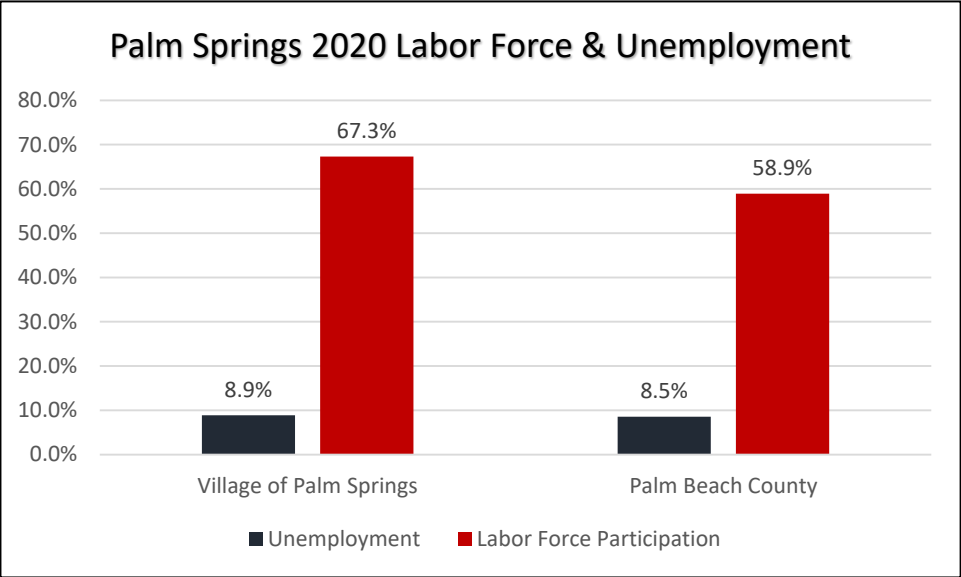
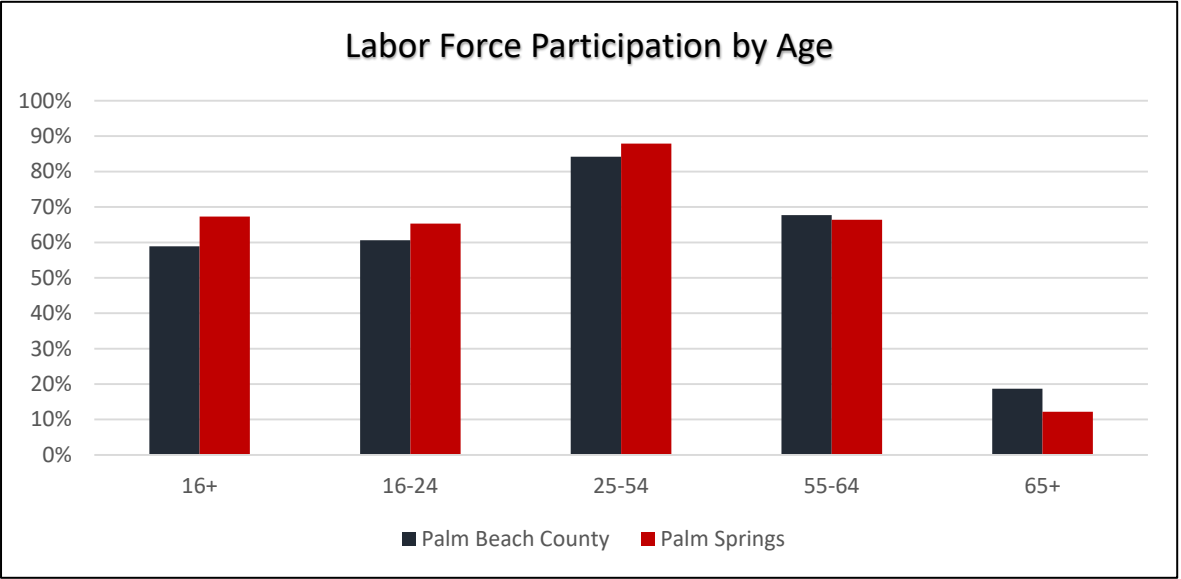


Description: The *Labor Force Participation* rate is a measure of an economy’s active workforce, the percentage of all people of working age who are employed or are actively seeking work.

Labor Market Trends

- Observations:
- Palm Springs unemployment is slightly higher when compared to Palm Beach County. While the Labor Force Rate is higher- this indicates less students, retirees and discouraged workers (those not actively seeking work) in Palm Springs.
 - Palm Springs Labor Force is generally younger compared to the Palm Beach County average.
 - Palm Springs unemployment rate had been trending down before jumping up in 2020 due to COVID-19.

2020 Labor Force				
	Population	Employed	Unemployed	Labor Force
Village of Palm Springs	19,933	12,225	1,188	13,413
Palm Beach County	1,231,274	663,459	61,857	725,316



Workforce Shed

Description:

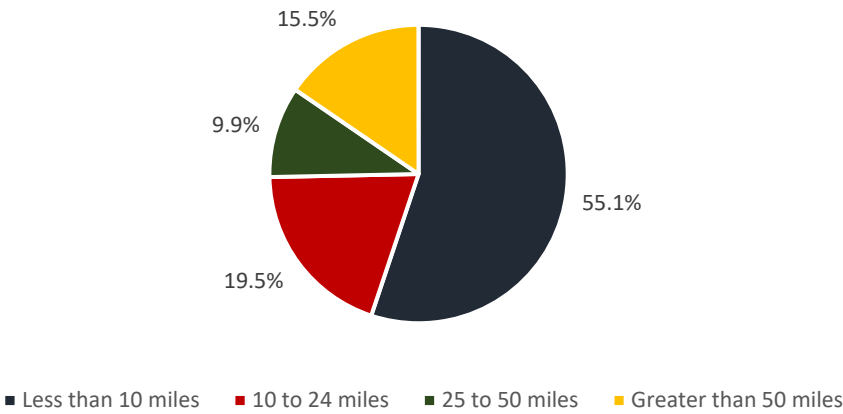
Workforce Shed defines the movement of *resident workforce*, in this case workers who live in Palm Springs.

Observations:

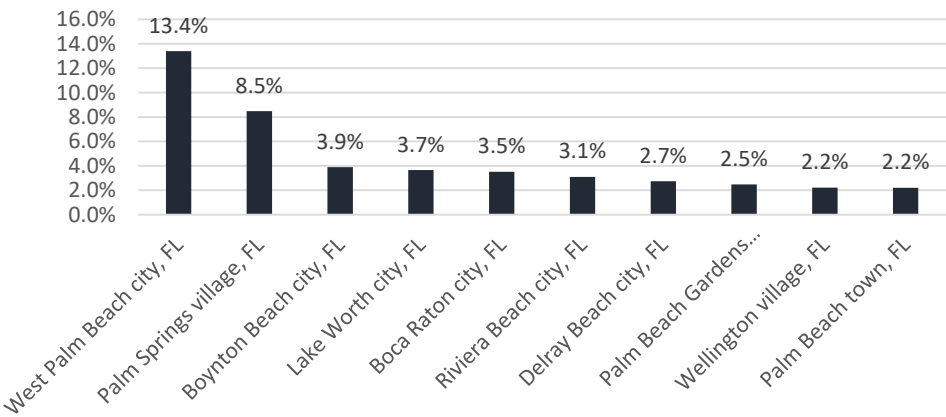
- 1. Most Palm Springs residents work close to home (less than 10 miles).
- 2. Only 8.5% of Palm Springs resident workforce works in Palm Springs.
- 3. Nearly 13.4% of Palm Springs resident workforce works in West Palm Beach.



Palm Springs Resident Workforce Distance to Work



Palm Springs Resident Workforce Top Employment Destinations



Employment Shed

Description:

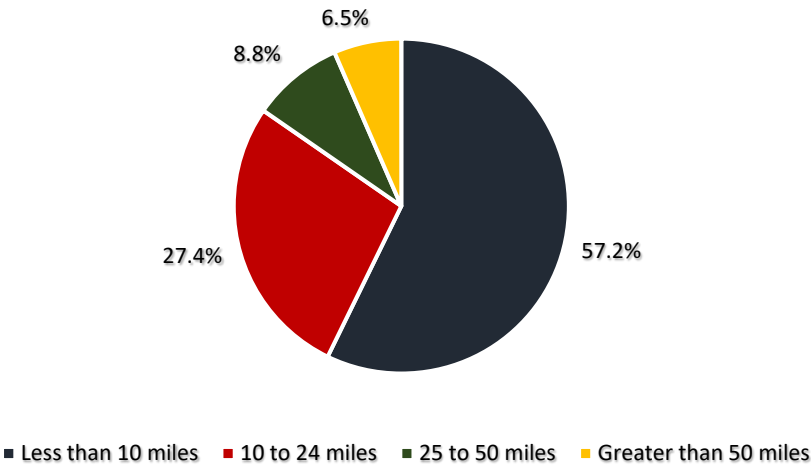
Employment Shed illustrates the movement of workers commuting to Palm Springs for employment. In other words, the jobs offered in Palm Springs which brings other into the area.

Observations:

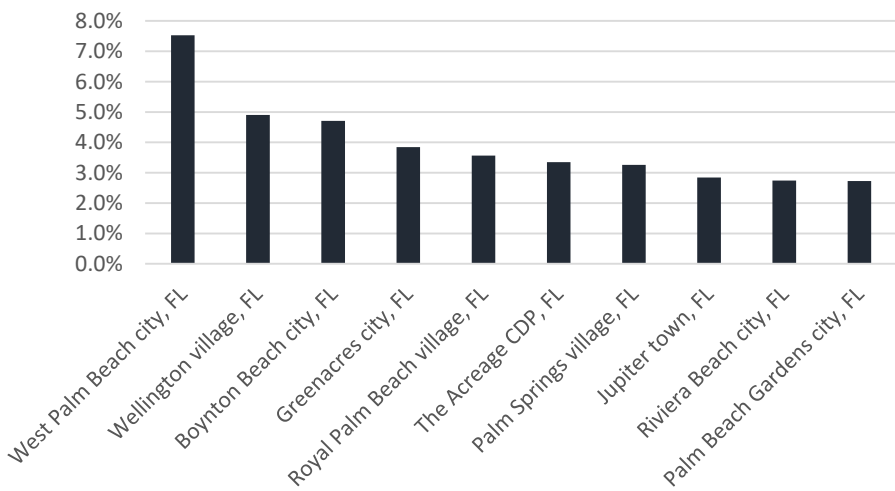
- 1. Only 3.3% of the jobs offered in Palm Springs are held by Palm Springs residents.
- 2. The most popular home destinations for Palm Springs employees are West Palm Beach, Wellington, and Boynton Beach.



Palm Springs Employees Distance to Home



Palm Springs Employees Top Home Destinations



Source: US Census Bureau, 2018

Workforce Industries

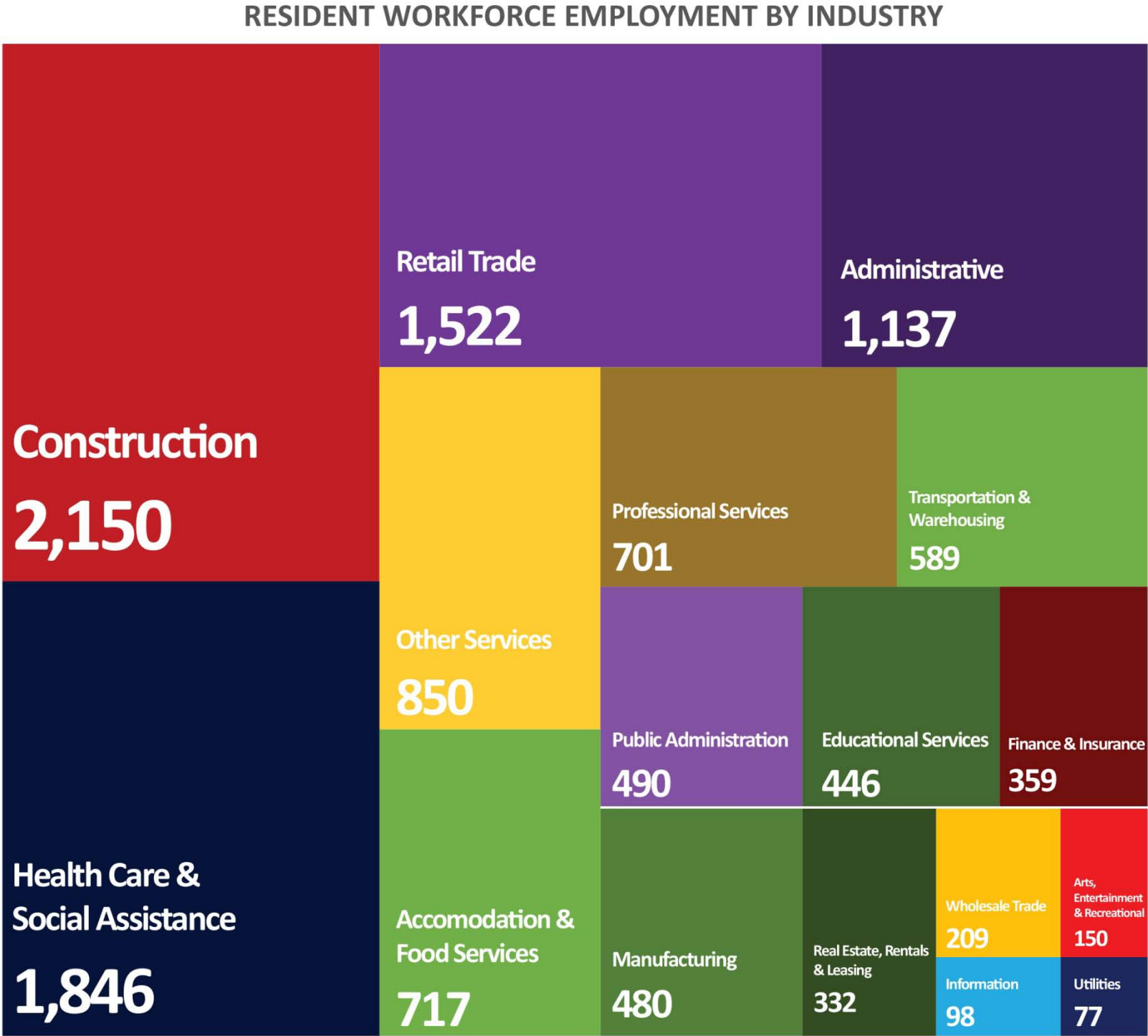
Description:

Resident workforce industries are the specific industries in which Palm Springs residents work. The tree map displayed here represents the number of workers within each industry. The tree map flows from the largest workforce industries (top left) to the smallest (bottom right).

Observations:

- 1. Approximately 12,225 of Palm Springs 19,933 residents are currently employed.
- 2. The top resident workforce Industries in Palm Springs are in Construction, Health Care & Social Assistance, Retail Trade, Administrative and Other Services plus Professional Services, followed by Accommodation & Food Services.

Source: ESRI, Inc. 2020



Job Market

Description:

Job Market describes the jobs offered by industries in Palm Springs. The tree map displayed here represents the number of jobs within each industry. The tree map flows from the largest job industries (top left) to the smallest (bottom right).

Observations:

1. At the time of this study, there were approximately 1,429 businesses providing 9,877 job in Palm Springs.
2. The top employment industries are Retail Trade, Health Care & Social Assistance, Other Services, Accommodation & Food Services, and Educational Services.

*Other services can include but are not limited to Equipment and Machinery Repairing, Religious Activities, Grantmaking, Advocacy, Dry-cleaning and Laundry Services, Personal Care Services, Death Care Services, and Pet Care Services.

PALM SPRINGS JOB MARKET



Source: ESRI, Inc. 2020

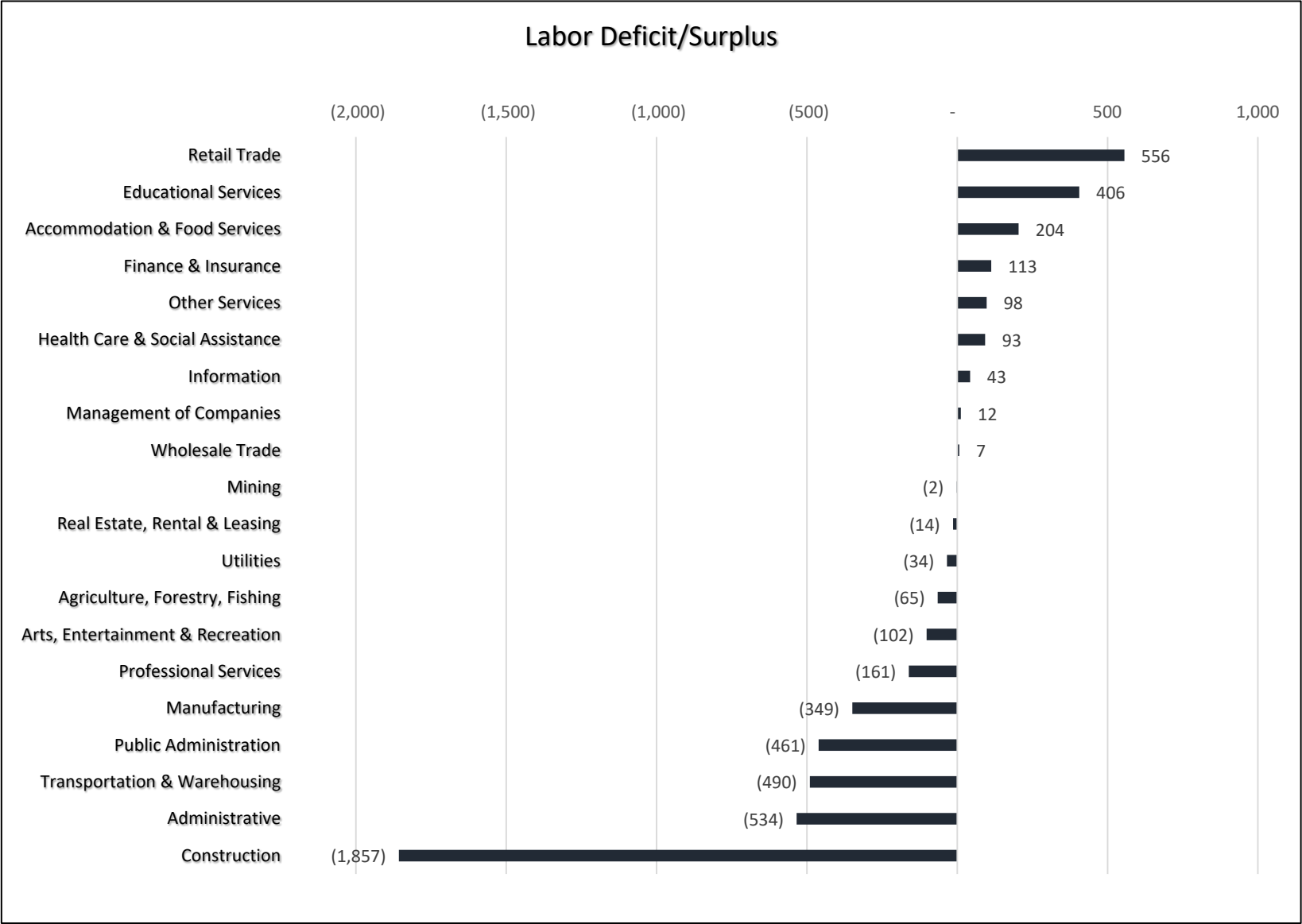
Workforce Gaps

Description:

Job Deficit/Supply defines the number of jobs offered within each industry in a certain area minus the number of residents who live in the area and work in those industries. A negative number represents a job deficit, meaning there are more workers than jobs available. A positive number represents a job surplus, meaning there are more jobs available than workers.

Observations:

- The industries with the highest job surplus in Palm Springs are Retail Trade, Educational Services, and Accommodation & Food Services.
- The industries with the highest job deficit in Palm Springs are Construction, Administrative Support & Waste Management, Transportation and Warehousing, and Public Administration.



Transportation

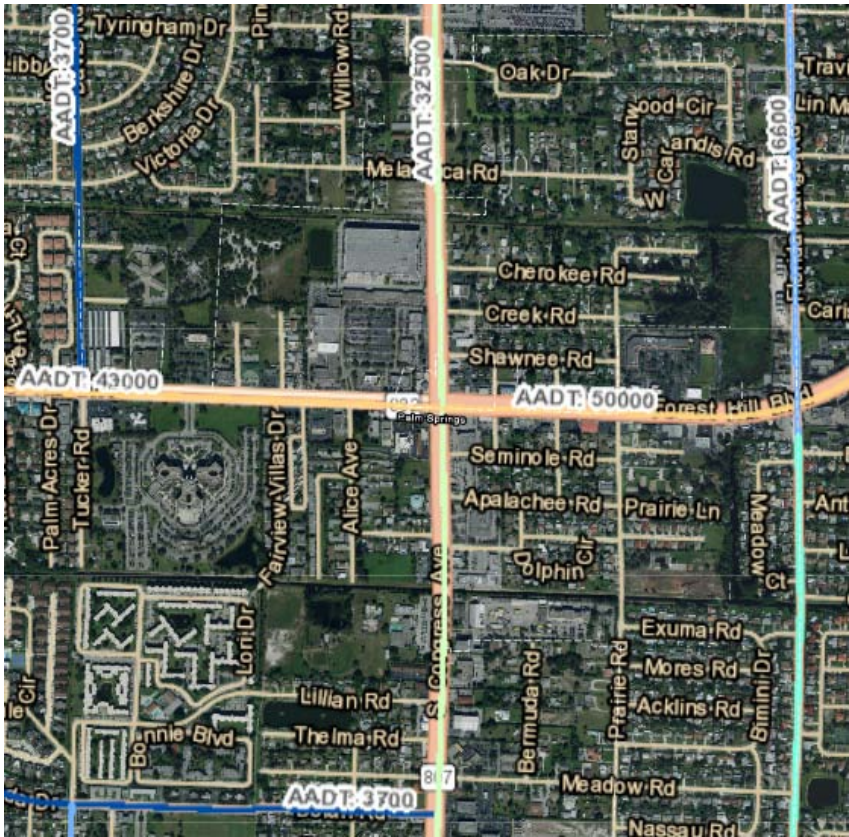
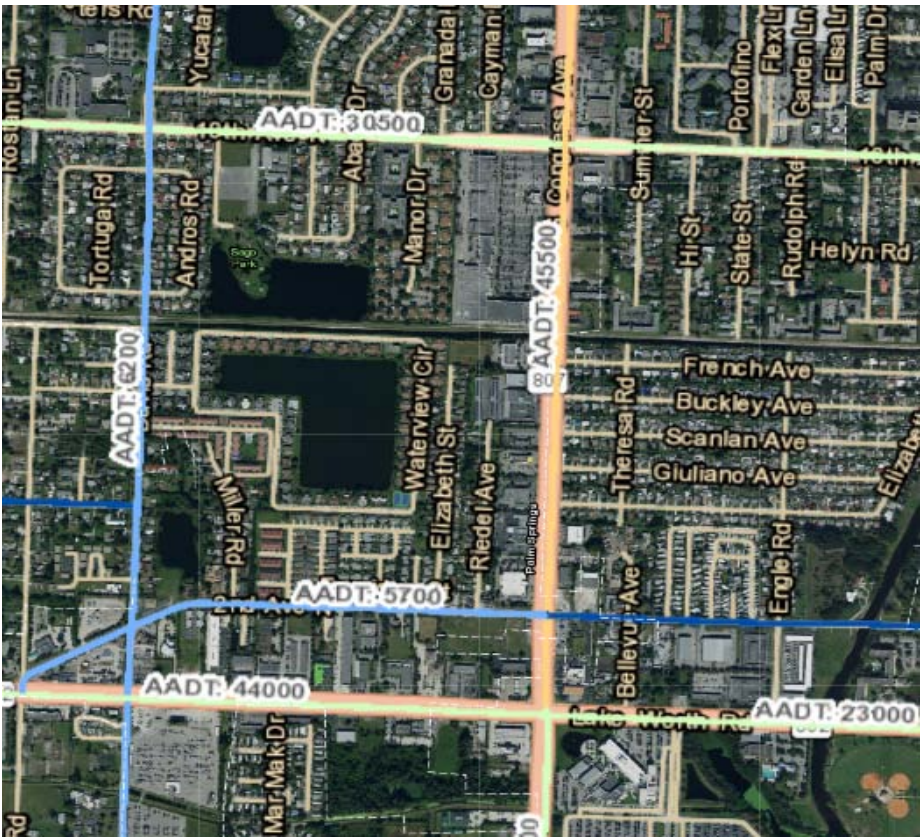
Description:

Traffic count maps represent the average daily traffic (ADT), or number of vehicles that cross a certain point of a street location.

Observations:

Average Daily Traffic Counts in Palm Springs:

- Congress: 32,500-45,000
- Lake Worth Rd: 23,000-46,000
- Military Trail 38,000-41,000
- Forrest Hill- 43,000-50,000



Education

Description:

The chart below shows the schools in Palm Springs and their associated scores from the Florida Department of Education as well as public Google Reviews.

Observation:

- 1. Palm Springs is home to well-known and highly rated public schools.
- 2. G-Star High School of the Arts for Film, Animation and Performing Arts is one of the most highly regarded schools in Florida and ranked in the top 1.4% of schools nationwide according to the Washington Post.
- 3. G-Star is the only high school located on a working movie studio backlot and features the largest film production studio in South Florida.
- 4. An additional education and recreation asset is the YMCA of the Palm Beaches, which is located within the Village of Palm Springs. YMCA of the Palm Beaches offers Health and Fitness Programs, Educational Classes, Social Activities, Free Child Care, Youth Sports, and more.

Palm Springs School Grades 2018		
	Florida Department Of Education	Google
Palm Springs Elementary School	"A"	4
Palm Springs Community Middle School	"B"	4.2
G-Star School of the Arts	"A"	4.4
Clifford O. Taylor Elementary School	"C"	4.3

The Palm Beach Post
REAL NEWS STARTS HERE

Former G-Star teacher
launches digital art school
for kids, teens

By Wilkine Brutus

Posted Jul 31, 2019 at 12:01 AM

Updated Aug 1, 2019 at 12:53 PM





Workforce SWOT

Strengths

- Transportation- Proximity to Palm Beach International Airport, Interstate 95, Florida Turnpike, Tri-Rail
- Education- Palm Springs is home to highly regarded public schools.
- Large employment centers- Oxygen Development, Fulton Holland Educational Services Center
- Healthcare Industry- Proximity to JFK Medical Center

Weaknesses

- Workforce Gaps
- Labor Shed- Many residents leave the Village for work
- Employment Shed- Many employees commute from outside of the Village for work.

Opportunities

- G-Star as an asset to grow Film, Entertainment, and the Arts
- Medical Industry
- Understanding changing demographics and new workforce needs

Threats

- COVID-19
- Lack of citizenship among workers
- Aging population
- Lack of affordable housing options for essential workforce



C

Capital

CONTENTS

A review of public and private revenue and capital trends and identification of financial resources for Redevelopment implementation and economic growth.

Identification of infrastructure and public service strengths and gaps.

Evaluation of the Village's business mix.

Finance SWOT

Public Capital Trends

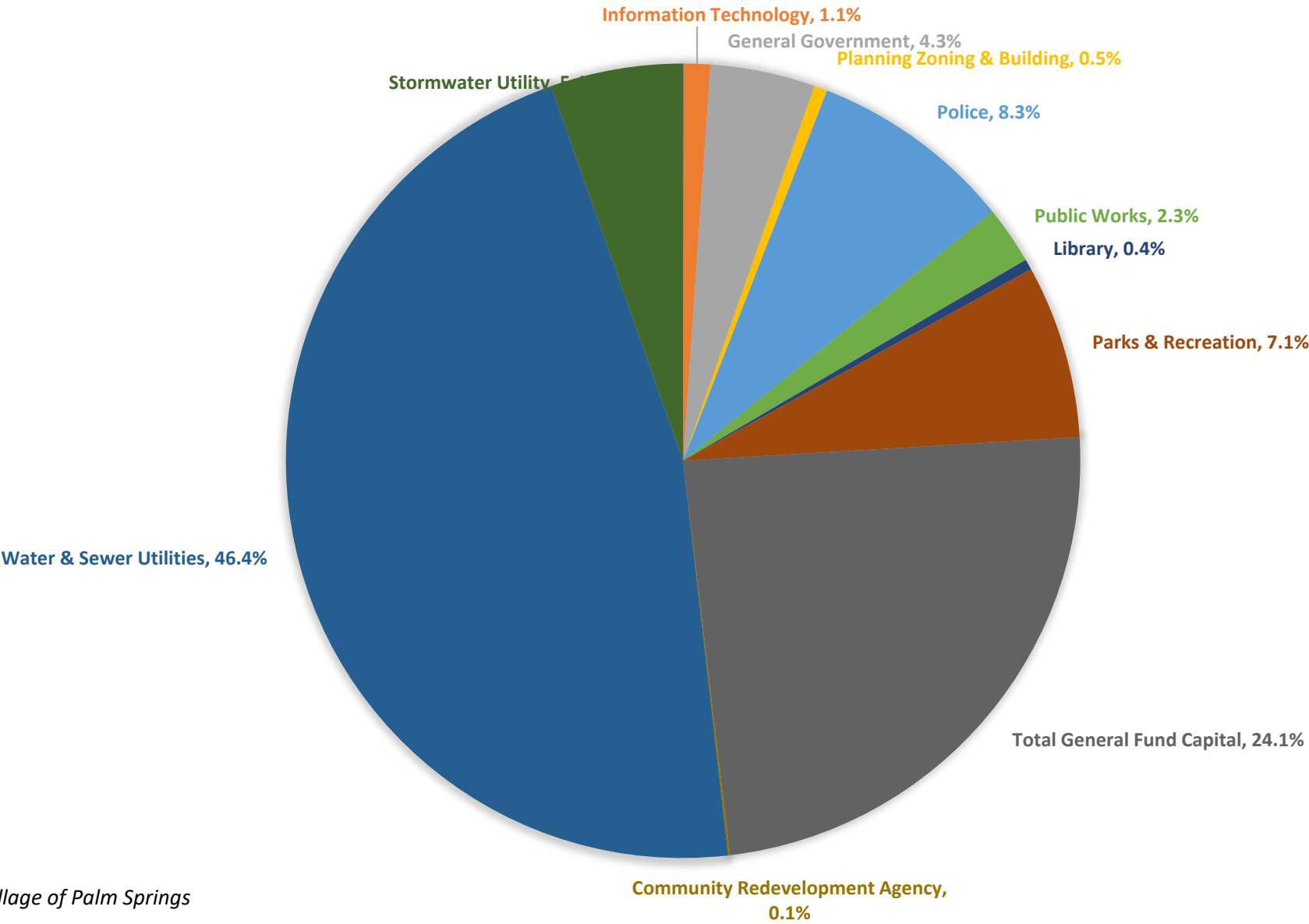
Palm Springs 5 Year CIP Plan Totals						
Department	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Finance	\$5,000					
Information Technology	\$203,125	\$112,800	\$105,800	\$114,000	\$275,500	\$126,500
General Government	\$811,800					
Planning Zoning & Building	\$102,000	\$25,000	\$25,000		\$500,000	
Police	\$1,579,250	\$2,988,280	\$380,500	\$334,000	\$342,500	\$330,500
Public Works	\$444,500	\$1,323,000	\$1,660,000	\$216,000	\$25,000	\$171,000
Library	\$82,645	\$85,252	\$46,816	\$56,270	\$55,800	\$52,800
Parks & Recreation	\$1,342,187	\$2,564,034	\$2,717,500	\$5,300,000	\$3,010,000	
Total General Fund Capital	\$4,570,507	\$7,098,366	\$4,935,616	\$6,020,270	\$4,208,800	\$680,800
Community Redevelopment Agency	\$15,000					
Water & Sewer Utilities	\$8,817,393	\$13,531,962	\$12,708,000	\$7,355,000	\$9,497,000	\$6,810,000
Stormwater Utility	\$1,025,411	\$1,889,050	\$1,857,000	\$350,000	\$3,340,000	\$1,410,000
Total CIP Budget	\$18,998,818	\$29,617,744	\$24,436,232	\$19,745,540	\$21,254,600	\$9,581,600

Source: Village of Palm Springs

Public Capital Trends (2)

Source: Village of Palm Springs

PALM SPRINGS 2021 CIP BUDGET

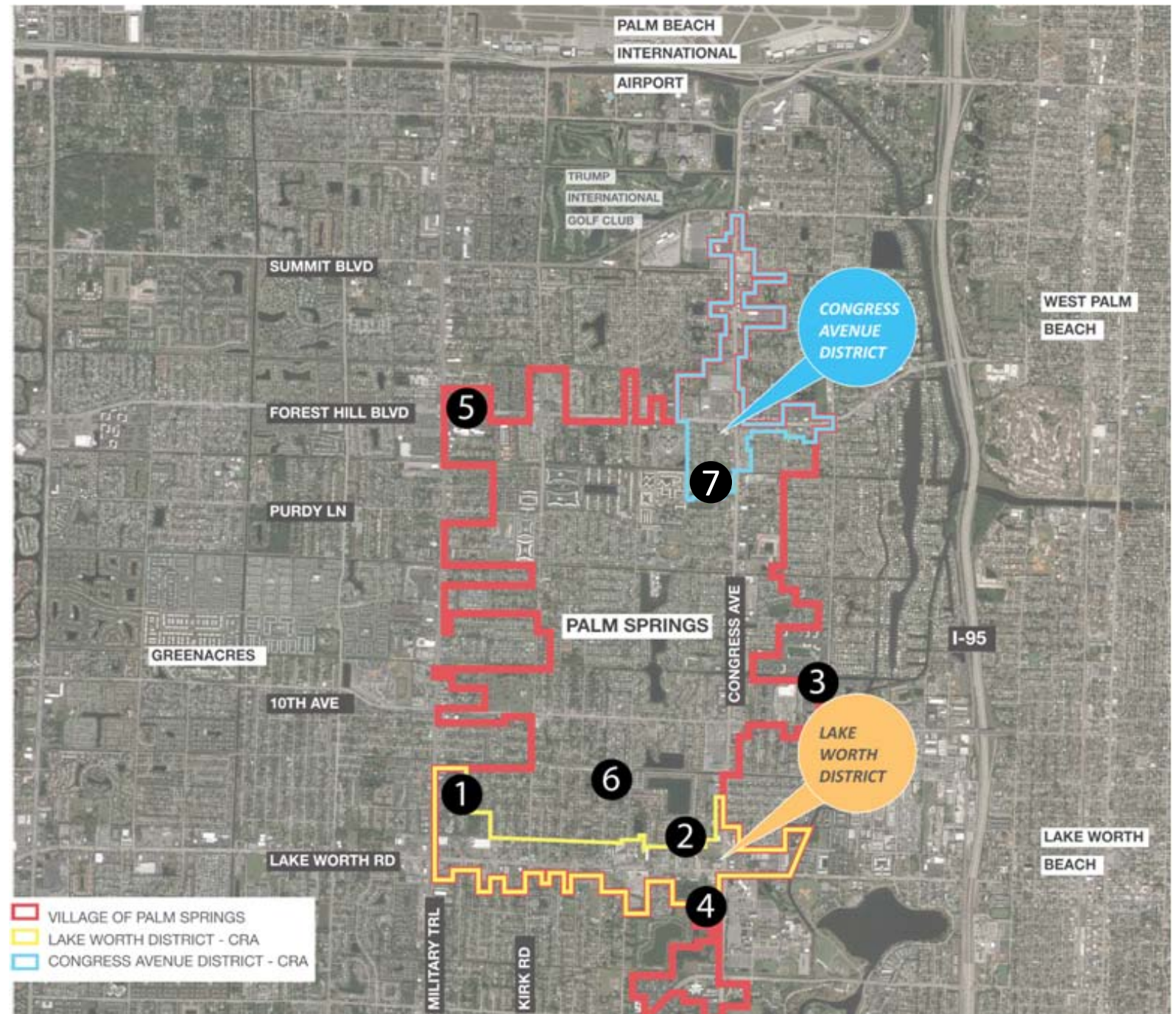


Source: Village of Palm Springs

Private Capital Trends

Current economic development and redevelopment projects in Palm Springs include:

1. **Vacant lot on Patio Court** - Patio Court Townhomes: The developer is requesting a site plan to construct 11 two-story fee simple townhomes.
2. **3172 2nd Avenue North** - Atlantic Cay: This is a new mixed-use project consisting of 14 residential dwelling units and 1,575 square footage office/warehouse space.
3. **2407 10th Avenue North** - Waterside Plaza: This is a remodeling of the existing plaza and includes adding two fast food restaurants with drive-throughs.
4. **4177 South Congress Avenue** - Jacob's Garden: This project is converting the existing 16-unit rental apartment to a 29-bed assisted living facility.
5. **4236 Forest Hill Boulevard & 1761 Forest Avenue** - Integrity Commons: This project is redeveloping the properties into a new mixed-use project, consisting of four residential dwelling units and a 3,200 square footage medical office building.
6. **3575 Coconut Road** - Coconut Road Triplex: This involves the construction of a one-story triplex residential building.
7. **YMCA Site**: This proposed project is in Planning for 264 units of multifamily residential development.



Source: Village of Palm Springs

#

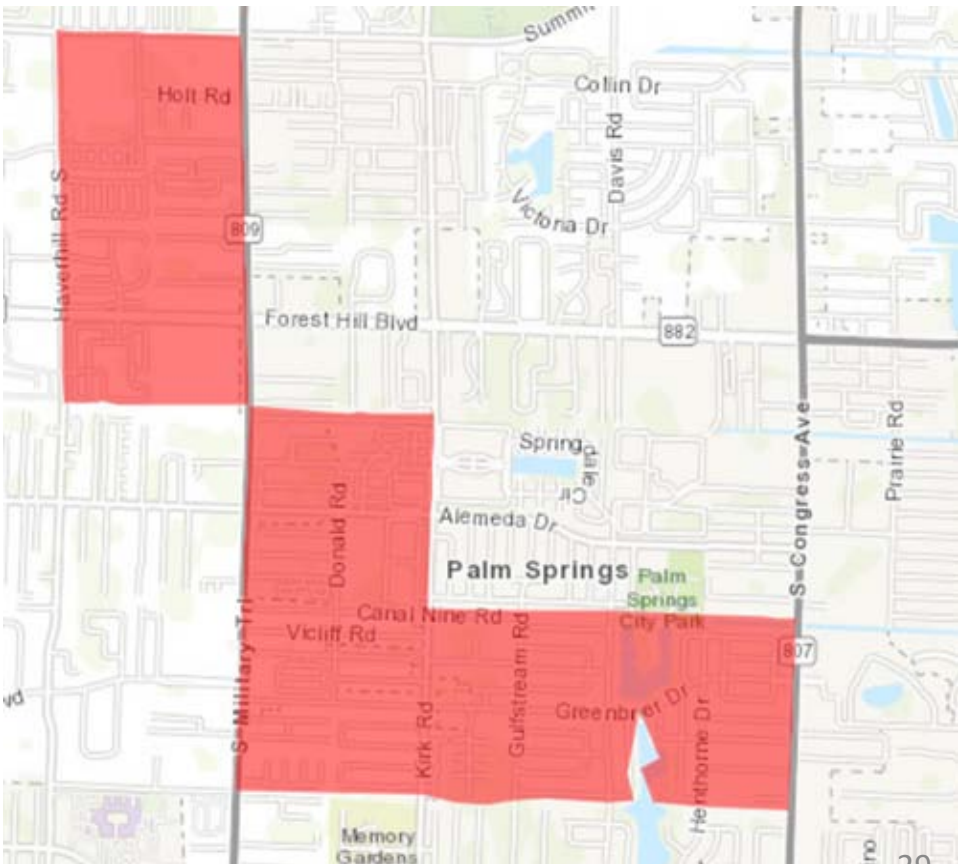
Identification of Financial Resources for Redevelopment Implementation and Economic Growth

New Markets Tax Credits (NMTC). This program provides low interest, private-sector financing for commercial and mixed-use projects in low-income areas. Eligible projects must meet a minimum capital investment of \$5 million and varying job creation thresholds for consideration. Tax credits totaling 39 percent of the original investment amount are issued to individual and corporate investors making one-time, upfront equity contributions to qualified development projects through community development entities and claimed over a period of seven years.



Source: Baker Tilly 2020

Opportunity Zones. Opportunity Zones and associated area designations were created under the Tax Cuts and Jobs Act of 2017. They are used as an economic development tool that allows people to invest in distressed areas in the United States. Opportunity Zones seek to spur economic growth and job creation in low-income communities while providing tax benefits to investors.



Source: [opportunityzones.hud.gov](https://www.opportunityzones.hud.gov), 2020

Identification of Financial Resources for Redevelopment Implementation and Economic Growth.

Local Incentives:

Palm Beach County Tax Exemption Program. With this program, a new or expanding business may apply for an "economic exemption" for improvements to real property and/or tangible personal property not already on the Palm Beach County Tax Roll. The applicant must create and maintain the required number of new full-time jobs. The business project must have a positive impact on the local economy of Palm Beach County.

Palm Beach County Film & Television Grant. The Palm Beach County Film and Television Commission offers various grants and incentives. Included in the incentive package is the use of Palm Springs-based G-Star Academy's 84,000 square foot facility, featuring the 25,500 square foot G-Star Motion Picture Studio facility, set on three-acres including a 17,000 square foot warehouse for shooting and set construction. Students from G-Star have a high -level experience in a variety of production related jobs and can be utilized as interns or actors in productions.

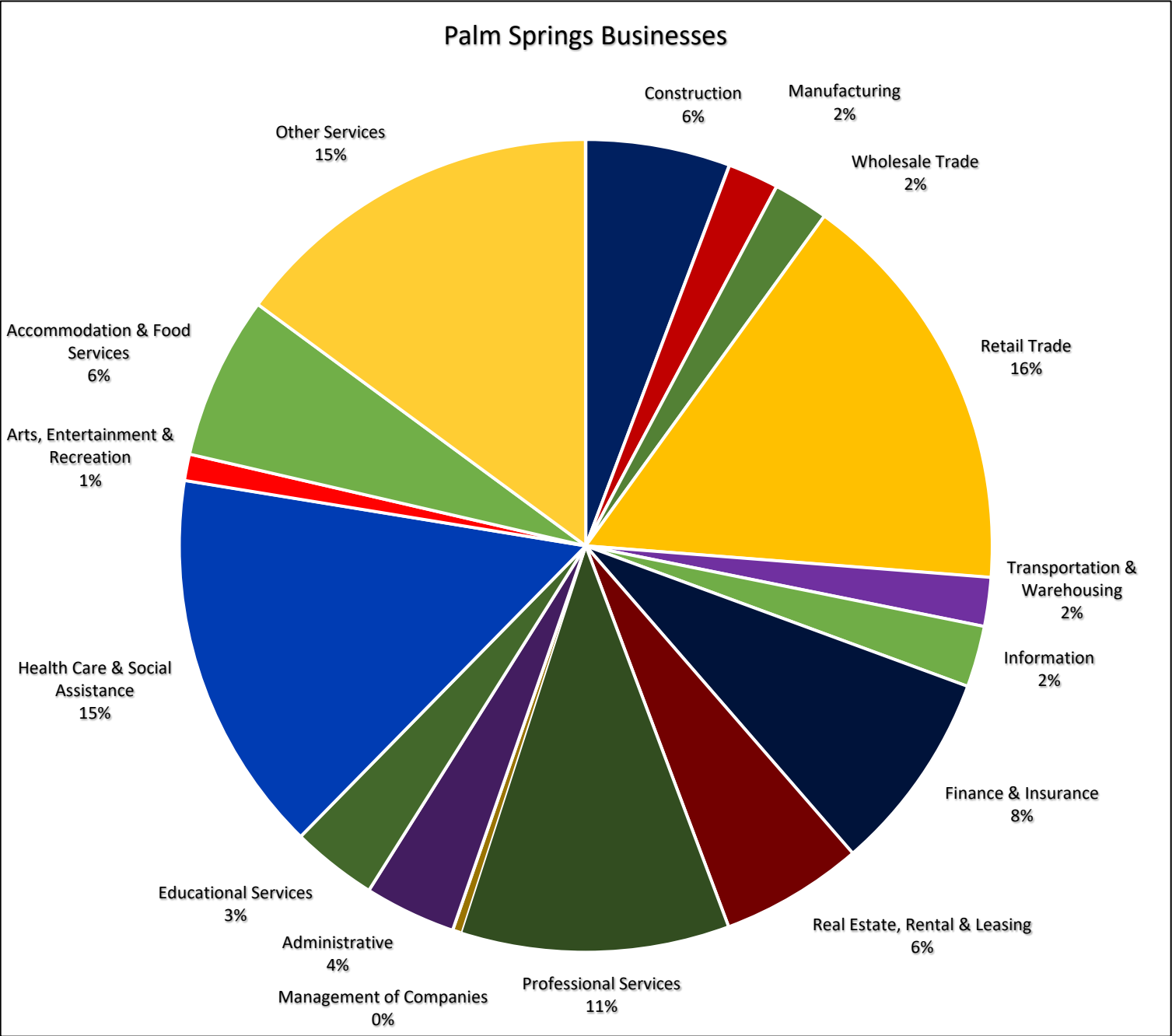
Village of Palm Springs Property Improvement Program. The Village of Palm Springs offers 50% matching grant (up to \$5,000) for construction projects that enhance the visual appeal and value of the businesses/residence.

Federal Funding:

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act; P.L. 116-136), signed into law on March 27, 2020, created the Coronavirus Relief Fund (CRF), which provided \$150 billion in direct assistance for state and local governments.

American Rescue Plan. The American Rescue Plan Act of 2021, also called the COVID-19 Stimulus Package or American Rescue Plan, is a \$1.9 trillion economic stimulus bill signed into law on March 11, 2021, to speed up the United States' recovery from the economic and health effects of the COVID-19 pandemic and the ongoing recession. Palm Beach County is slated to receive \$290 million to be used on projects and programs, including infrastructure projects. The Village of Palm Springs will receive \$10.6 million.

Evaluation of the Village of Palm Springs Business Mix



Source: ESRI, Inc. 2020



Finance SWOT

Strengths

- CRA- Ability to leverage TIF funding

Weaknesses

- Limited population growth
- Over-reliance on residential tax base
- Infrastructure issues- Particularly water & sewer within the Congress Avenue CRA

Opportunities

- Opportunity Zone
- New Markets Tax Credits
- CARES Act
- American Rescue Act

Threats

- Competition from new communities in Western Palm Beach County- Arden, West Lake, Etc.

D

Markets

CONTENTS

Demographics

Consumer spending trends

Retail gap analysis

Supply and demand
projections and Market
potential estimates

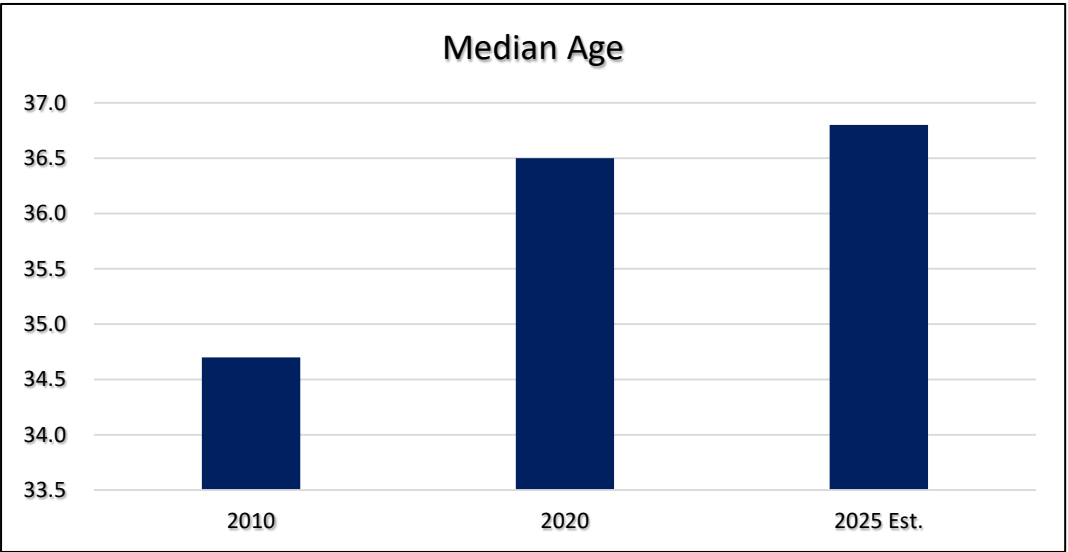
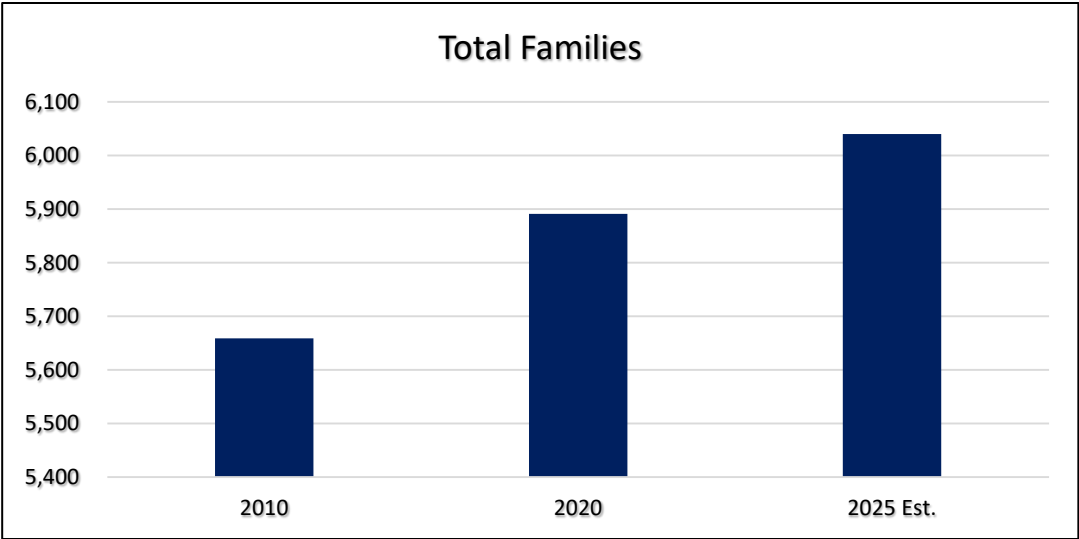
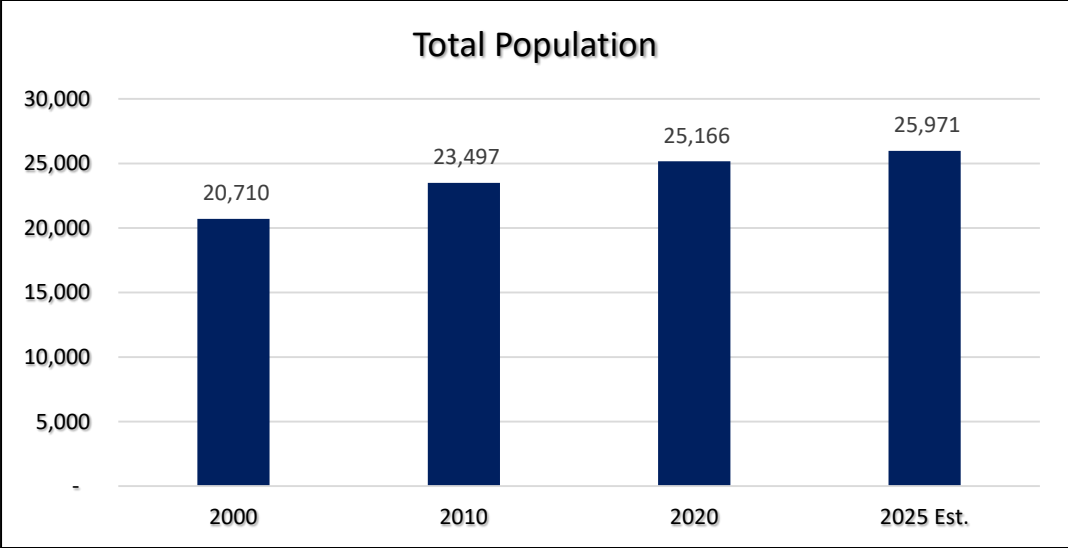
Preparation of a Consumer
SWOT



Demographics

Observations:

- Palm Springs population has grown at a moderate pace (7.1%) since 2010.
- ESRI estimates Palm Springs population to grow 3.2% to 25,971 residents in 2025.
- The median age for Palm Springs residents is 36.5 years, up nearly two years from 2010.



Source: ESRI, Inc. 2020



Description:

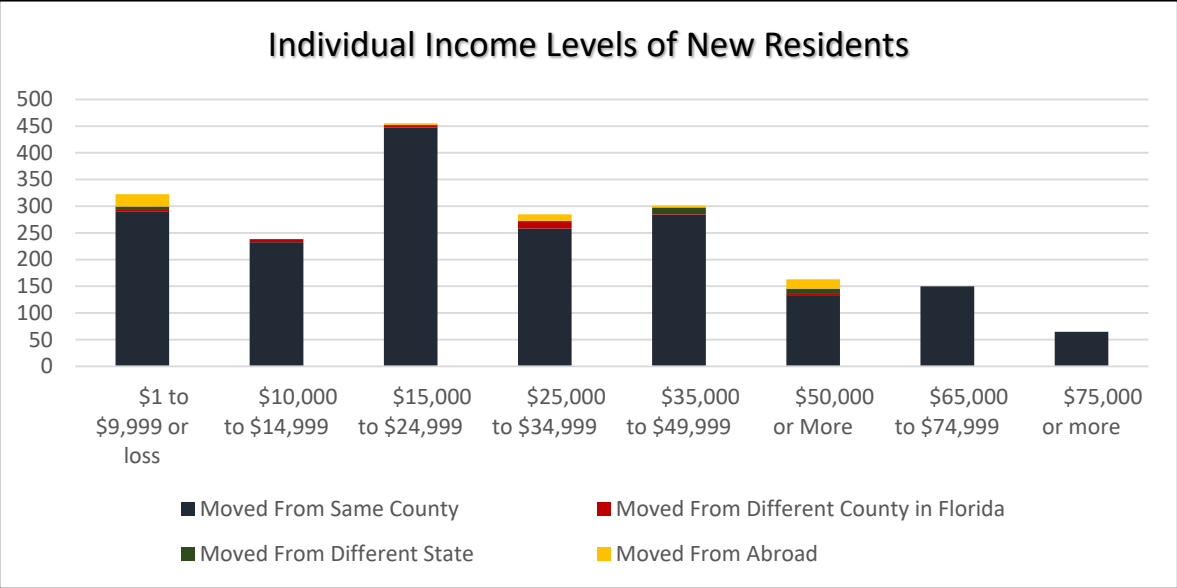
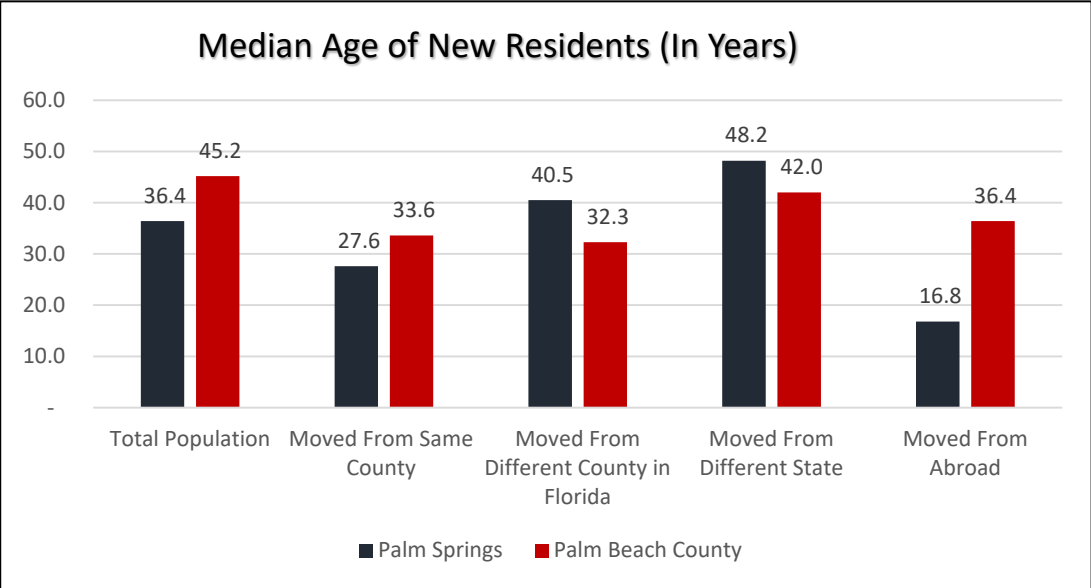
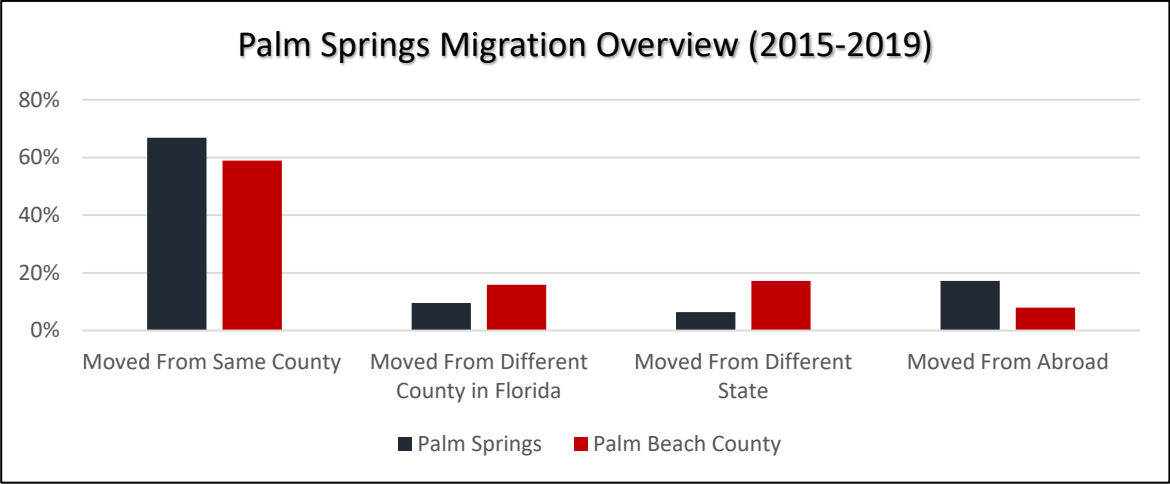
This migration analysis details new residents moving to Palm Springs during the period 2015-2019.

Demographics - Migration

Observations:

- The majority of new residents (66.9%) moved to Palm Springs from another location in Palm Beach County.
- 17.2% of new residents moved from abroad.
- New residents moving to Palm Springs from other areas of Palm Beach County and especially abroad were much younger compared to those that moved from other areas of Florida or the U.S.
- Majority (51.4%) of the new residents moving to Palm Springs earn less than \$25,000 in annual individual income.

Palm Springs Migration Overview (2015-2019)		
	Palm Springs	Palm Beach County
Moved From Same County	2,585	131,946
Moved From Different County in Florida	369	35,581
Moved From Different State	246	38,546
Moved From Abroad	665	17,790
Total New Residents	3,865	223,863



Source: US Census Bureau, 2010-2019

Ancestry

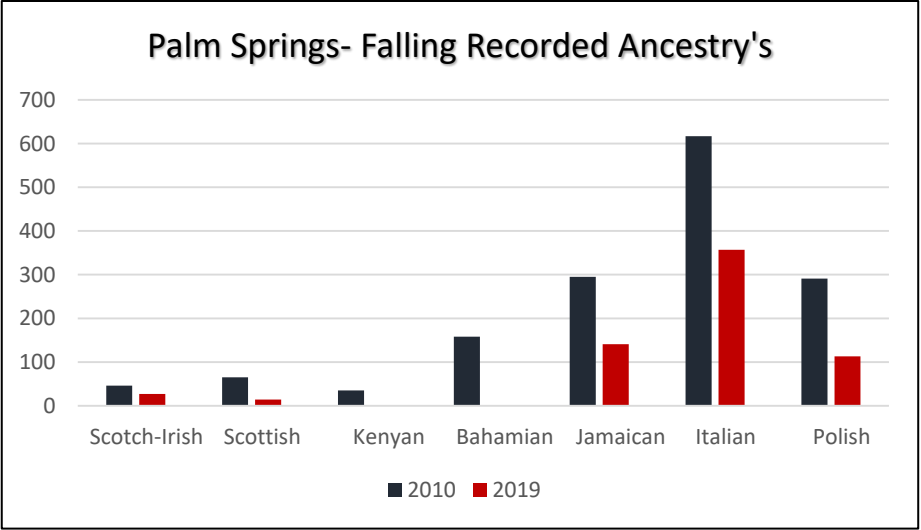
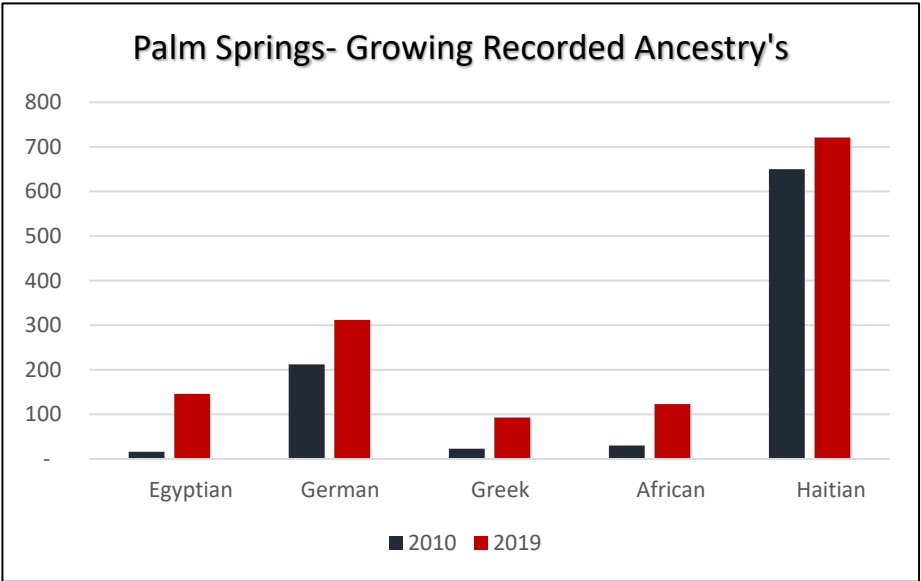
Description:

This table provides estimates for Palm Springs residents reporting a single ancestry.

Observations:

- Palm Springs is growing increasingly diverse, with residents of varied ancestries.
- During the period 2010-2019, residents reporting Egyptian, German, Greek, African and Haitian ancestry grew the most.
- During the same period, residents reporting Italian, Jamaican, Bahamian, and Polish ancestry fell the most.

Palm Springs Residents Reporting Single Ancestry					
	2010	2019		2010	2019
Total:	12,724	18,186			
Albanian	123	-	Lithuanian	7	3
American	437	315	Macedonian	-	12
Arab:	44	288	Northern European	49	-
Egyptian	16	146	Norwegian	24	-
Lebanese	28	-	Pennsylvania German	13	8
Moroccan	-	142	Polish	291	113
Armenian	22	34	Portuguese	9	-
Brazilian	-	10	Russian	9	10
British	9	-	Scandinavian	10	8
Canadian	8	-	Scotch-Irish	46	27
Danish	12	-	Scottish	65	14
Dutch	16	25	Slovak	12	35
Eastern European	-	15	Subsaharan African:	65	123
English	268	230	Kenyan	35	0
European	13	49	African	30	123
Finnish	57	8	Swedish	40	52
French (except Basque)	57	73	Turkish	13	0
French Canadian	81	16	Welsh	30	20
German	212	312	West Indian	1103	868
Greek	23	93	Bahamian	158	0
Hungarian	29	-	Haitian	650	721
Irish	375	377	Jamaican	295	141
Israeli	-	21	West Indian	0	6
Italian	617	357	Other groups	8535	14637



Customer Spending Trends

Description:

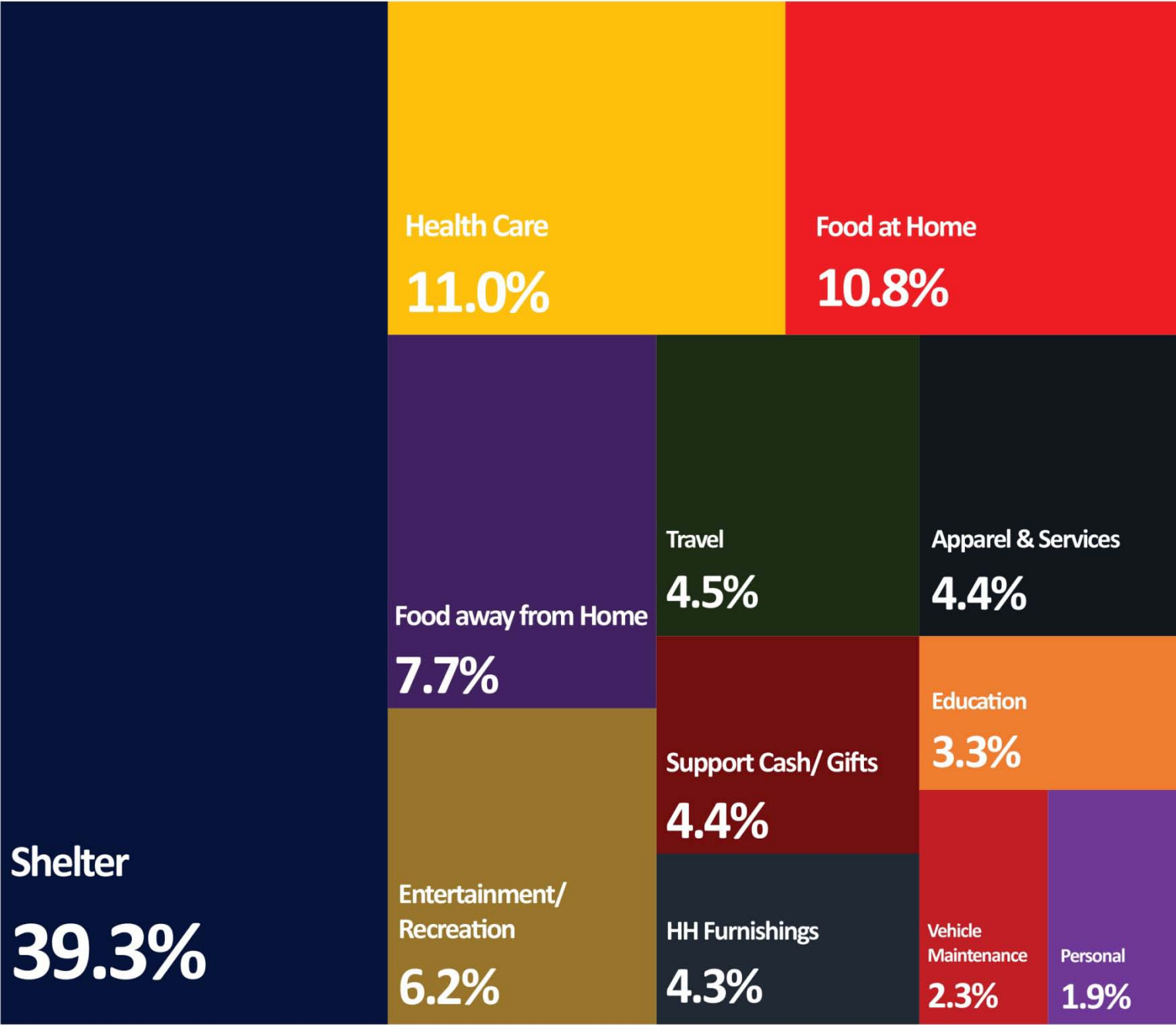
The Household Spending chart provides a detailed breakdown of spending by category for Palm Springs residents.

Observations:

According to ESRI estimates, the breakdown of spending (on average) for Palm Springs households is:

- Shelter (39% of total spending)
- Food at Home (11%)
- Healthcare (11%)
- Food away from Home (8%)
- Entertainment/Recreation (6%)

HOUSEHOLD SPENDING



Source: ESRI, Inc. 2020

Trade Area

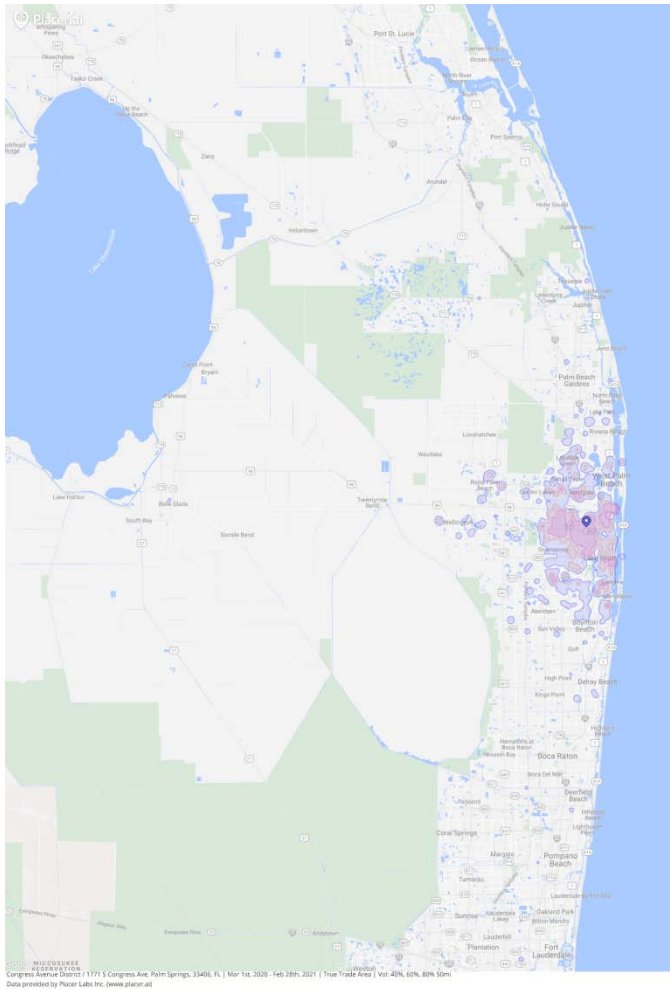
	Trade Area Size (Square Miles)		
District/Destination	40%	60%	80%
Lake Worth Rd District	13.52	28.62	71.54
Congress Ave District	10.39	25.07	68.62
Swap Shop/Drive-in	14.35	34.9	81.43
Off Lease Only	22.33	57.2	126.79

Description: The trade area represents the home locations of customers coming to the location. A trade area of 40% means 40% of customers coming the location live within that market area. The data shows that the Swap Shop and especially Off-Lease Only have a large trade area, drawing customers from across the region.

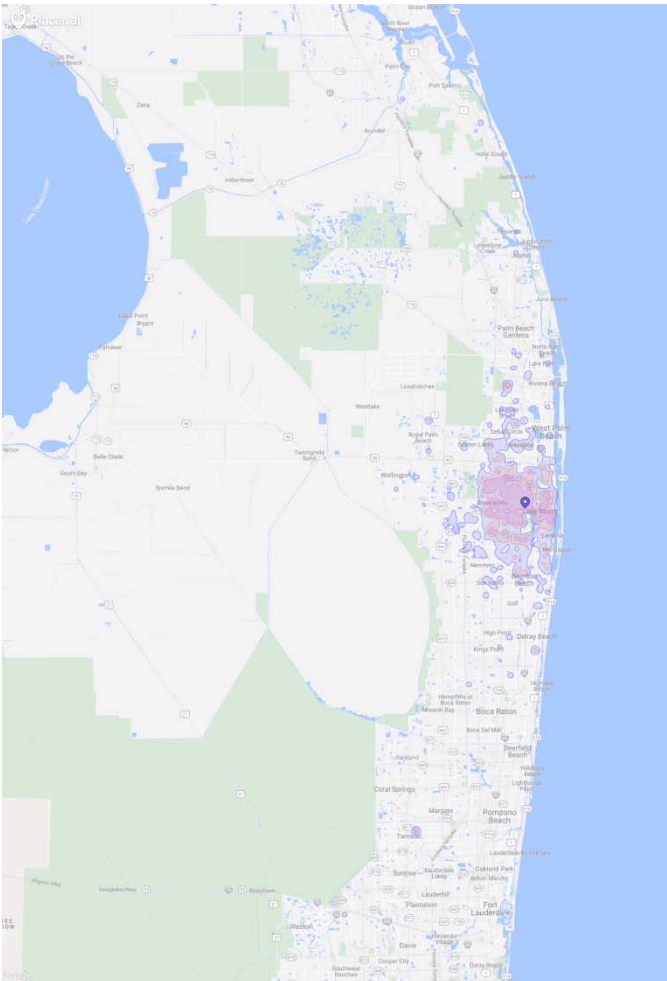
Observations: The Lake Worth Swap Shop/Drive-in and particularly the Off-Lease Only car dealership attract customers regionally where the Congress Avenue and Lake Worth Road District are much more local.

Source: Placer.ai 2021

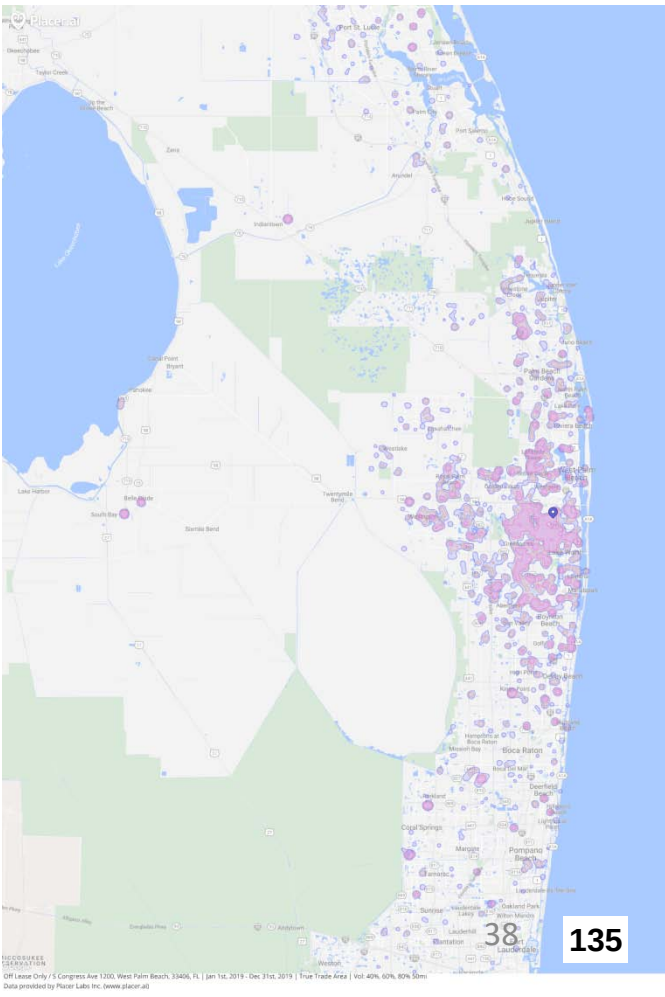
Congress Ave District



Lake Worth Road District

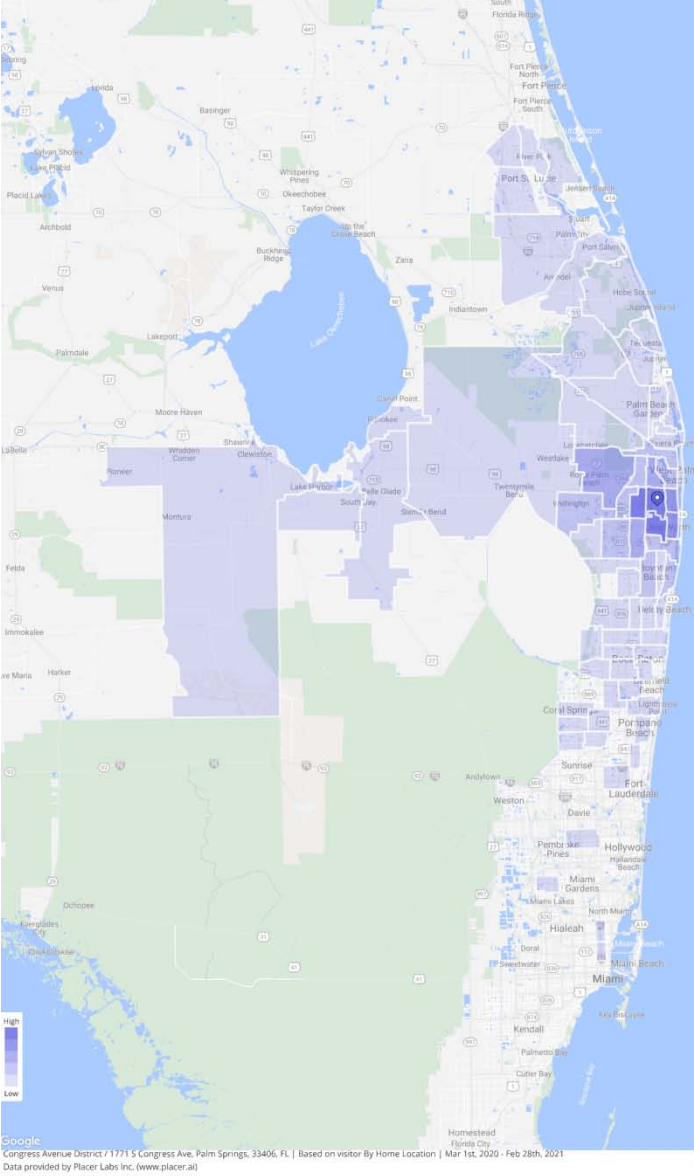


Off-Lease Only

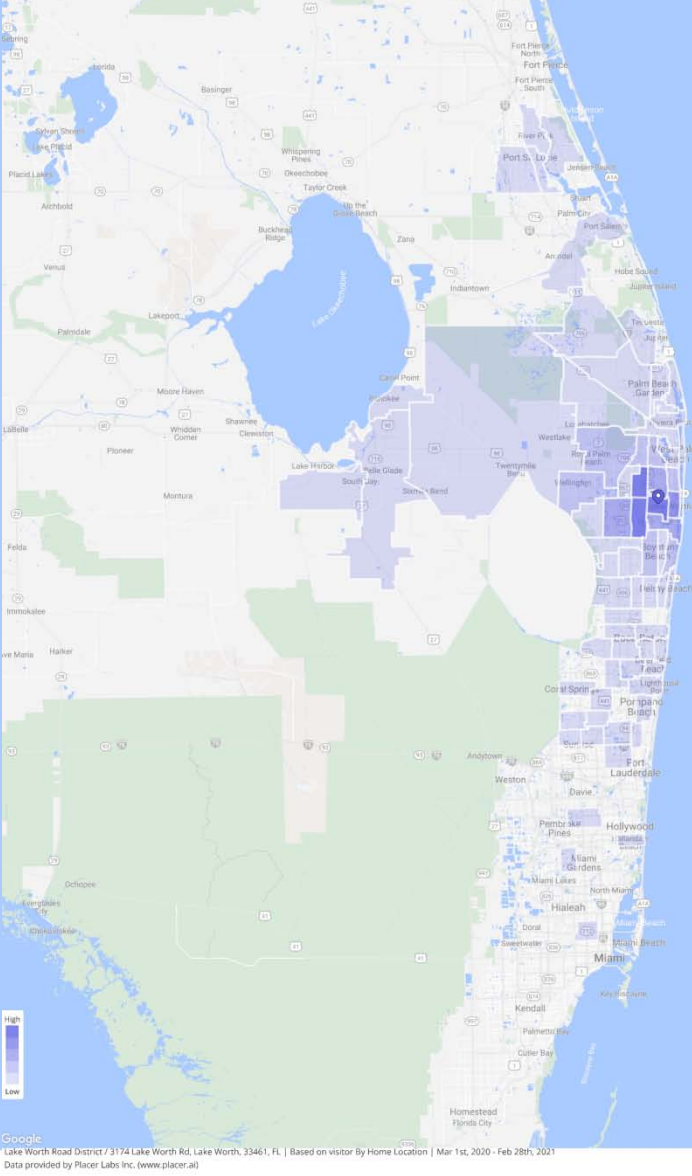


Trade Area- Top Customer Zip Codes

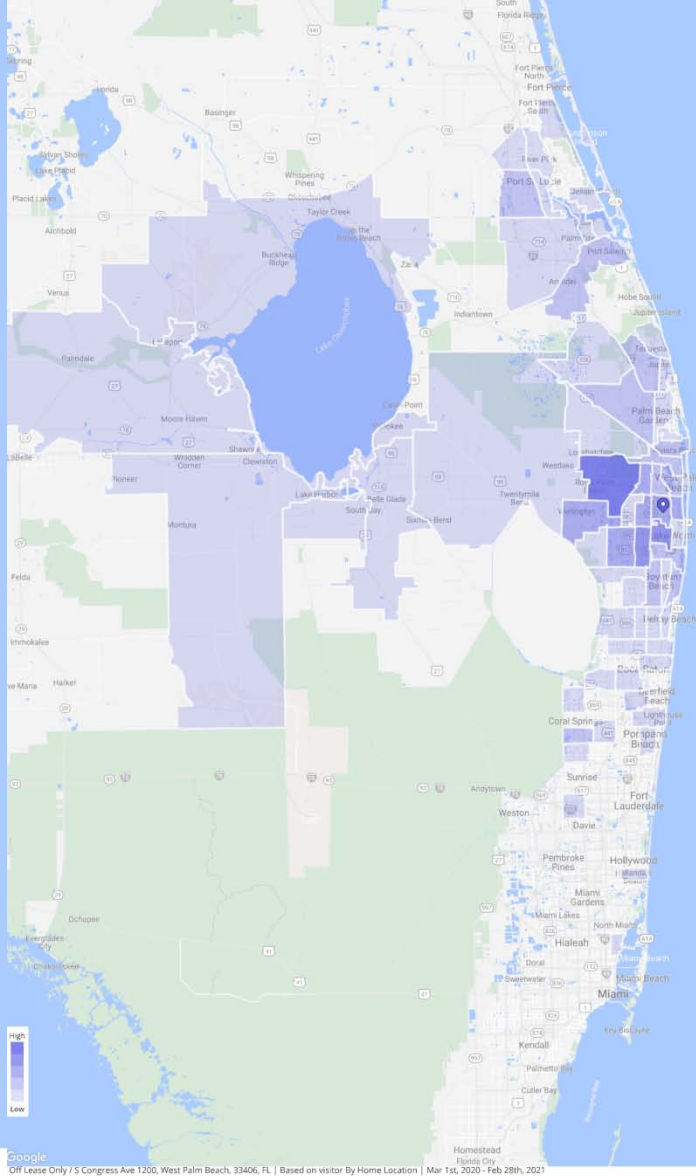
Congress Ave District



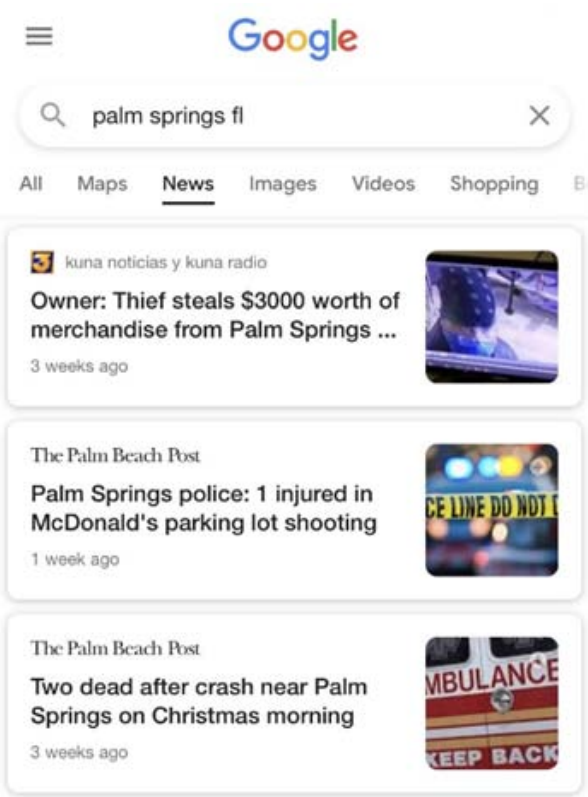
Lake Worth Road District



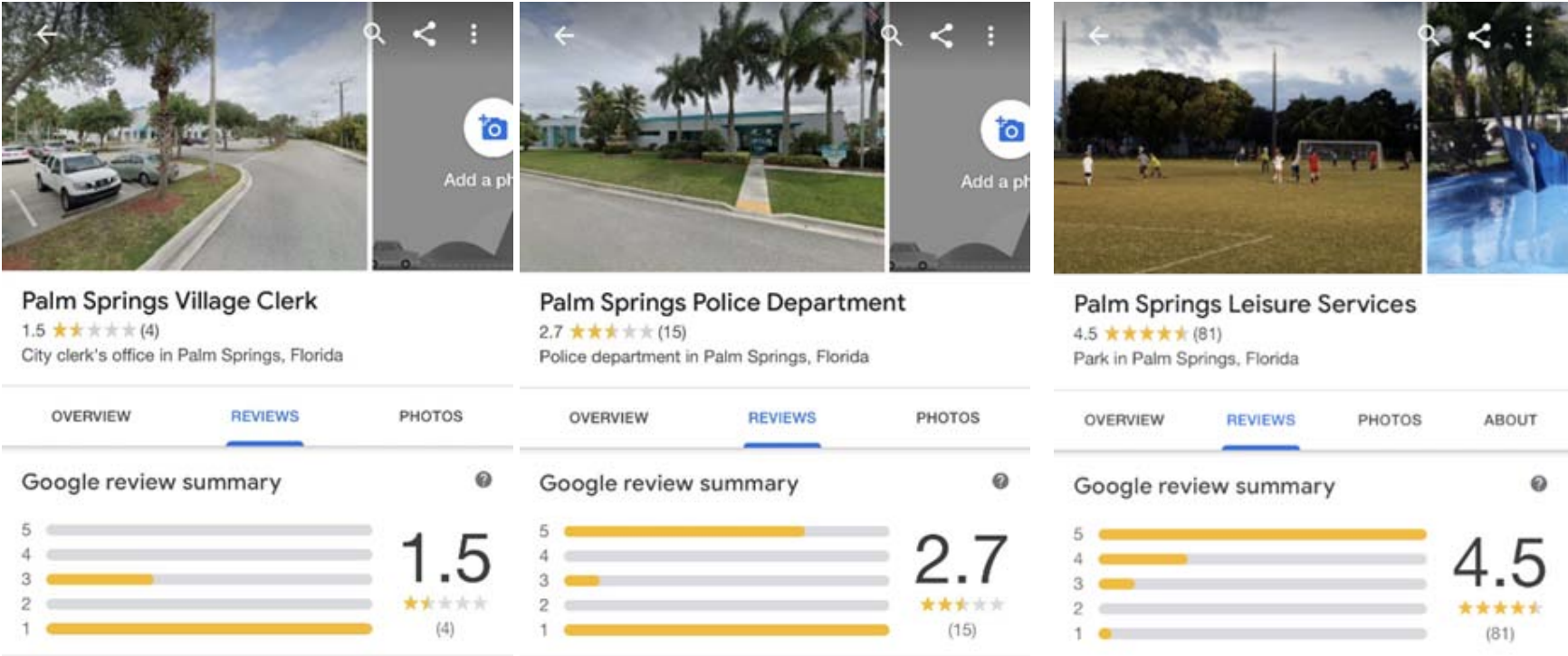
Off-Lease Only



Digital Analysis- Google



Source: Google

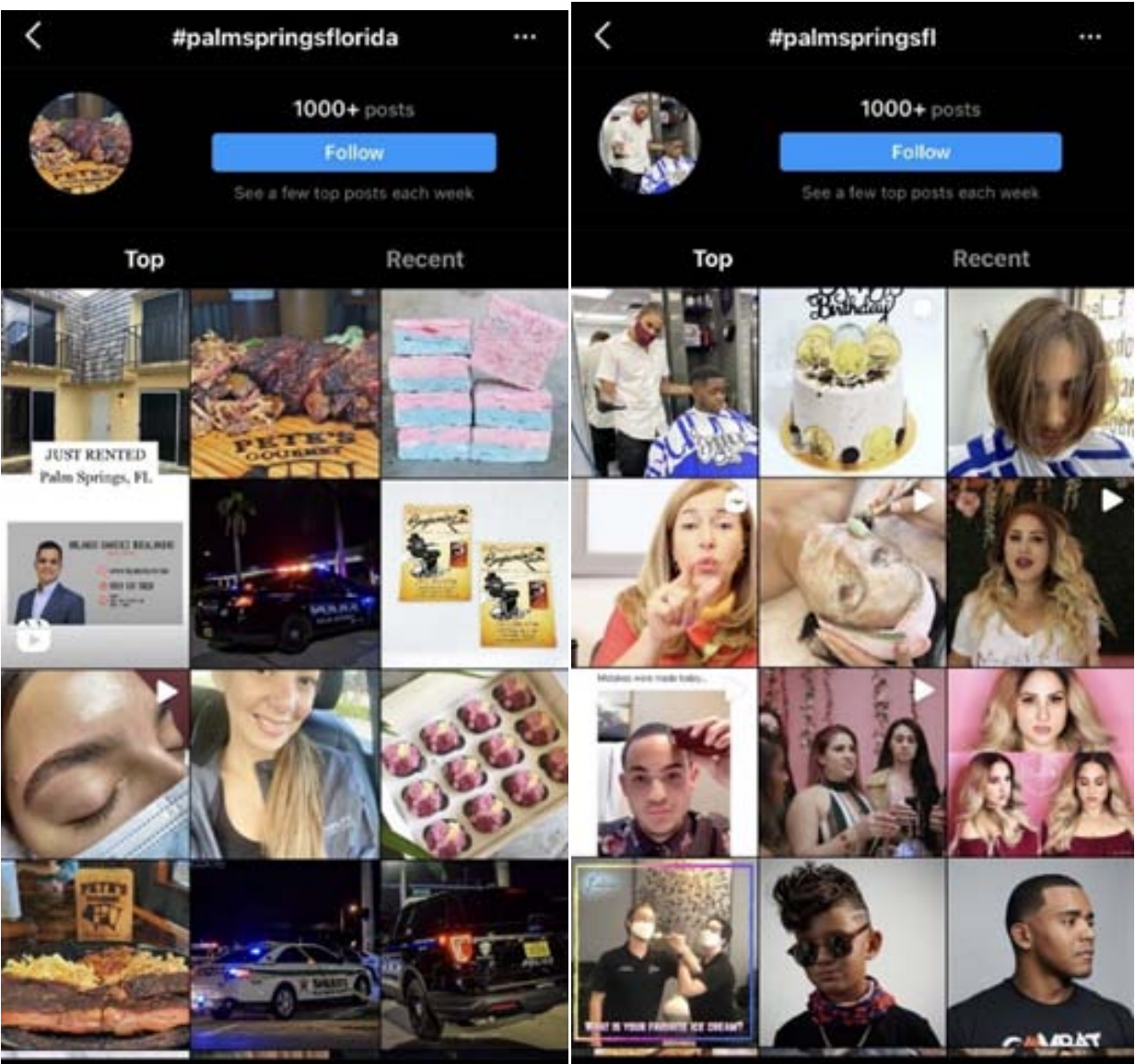


Cities are increasingly turning to digital media as a means for increasing communications and messaging to its residents and business community. Likewise, residents and businesses are more and more using social media to communicate, receive news, promote business, etc.

Google Search:
A google new search of “palm springs fl” performed on January 11, 2021 uncovered mostly negative and very little positive press.

Google Reviews:
People are using internet searches more and more to gather information. In Palm Springs, the Village Clerks office received unfavorable reviews, while the Police Department received mixed reviews. Palm Springs Leisure Services and parks received very positive reviews.

Digital Analysis- Social Media



Source: Google, Instagram,

Another great way to get in tune with the heartbeat of a community is to browse Social Media to see what people are saying about the area. Social media hashtag searches can also give an accurate reflection of what it's like to live in, do business in, or visit an area. In addition, Many cities and government agencies are utilizing Social Media to interact with residents and businesses as well as share vital information on events and other news. Just as businesses use social media for business development, cities are using social media as a tool for economic development.

BusinessFlare completed a hashtag search for the keywords #PalmSpringsFL and #PalmSpringsFlorida. Majority of the posts were from local businesses (mainly eateries, beauty salons and real estate professionals). Palm Springs maintains an active Facebook page, however, reach and engagement is limited.

- Active social media accounts tagging Palm Springs
- Wing Diva, Palm Springs
 - Emerald Lake Apartments, Palm Springs
 - Maybelle Beauty Bar, Palm Springs
 - Pete's BBQ (Greenacres)

Retail Gap Analysis

Palm Springs Retail Gap				
	Spending Demand	Area Sales	Surplus/Gap	Add'l SqFt
Motor Vehicle & Parts Dealers	\$44,524,486	\$49,471,605	\$4,947,119	
Automobile Dealers	\$35,526,381	\$34,810,722	-\$715,659	36
Other Motor Vehicle Dealers	\$5,113,771	\$1,368,156	-\$3,745,615	187
Auto Parts, Accessories & Tire Stores	\$3,884,334	\$13,292,727	\$9,408,393	-
Furniture & Home Furnishings Stores	\$7,469,230	\$2,640,937	-\$4,828,293	
Furniture Stores	\$4,236,023	\$1,809,824	-\$2,426,199	4,852
Home Furnishings Stores	\$3,233,207	\$831,113	-\$2,402,094	4,804
Electronics & Appliance Stores	\$5,986,596	\$4,332,770	-\$1,653,826	3,308
Bldg Materials, Garden Equip. & Supply Stores	\$13,160,136	\$38,473,053	\$25,312,917	
Bldg Material & Supplies Dealers	\$12,231,588	\$37,453,558	\$25,221,970	-
Lawn & Garden Equip & Supply Stores	\$928,548	\$1,019,495	\$90,947	-
Food & Beverage Stores	\$37,564,603	\$58,894,473	\$21,329,870	
Grocery Stores	\$34,208,246	\$55,673,973	\$21,465,727	-
Specialty Food Stores	\$1,586,539	\$1,234,515	-\$352,024	704
Beer, Wine & Liquor Stores	\$1,769,818	\$1,985,985	\$216,167	-
Health & Personal Care Stores	\$13,592,445	\$26,048,285	\$12,455,840	-
Gasoline Stations	\$22,190,654	\$32,779,412	\$10,588,758	-
Clothing & Clothing Accessories Stores	\$10,554,585	\$9,395,418	-\$1,159,167	
Clothing Stores	\$7,147,785	\$4,112,678	-\$3,035,107	10,117
Shoe Stores	\$1,662,549	\$2,473,158	\$810,609	-
Jewelry, Luggage & Leather Goods Stores	\$1,744,251	\$2,809,582	\$1,065,331	-
Sporting Goods, Hobby, Book & Music Stores	\$5,121,393	\$6,544,812	\$1,423,419	
Sporting Goods/Hobby/Musical Instr Stores	\$4,207,281	\$6,544,812	\$2,337,531	-
Book, Periodical & Music Stores	\$914,112	\$0	-\$914,112	1,828
General Merchandise Stores	\$34,680,409	\$42,825,801	\$8,145,392	
Department Stores Excluding Leased Depts.	\$24,254,057	\$37,064,850	\$12,810,793	-
Other General Merchandise Stores	\$10,426,352	\$5,760,951	-\$4,665,401	15,551
Miscellaneous Store Retailers	\$8,331,576	\$9,147,422	\$815,846	
Florists	\$315,817	\$0	-\$315,817	632
Office Supplies, Stationery & Gift Stores	\$1,819,698	\$894,258	-\$925,440	1,851
Used Merchandise Stores	\$1,892,785	\$2,194,612	\$301,827	-
Other Miscellaneous Store Retailers	\$4,303,276	\$6,058,552	\$1,755,276	-
Nonstore Retailers	\$5,238,450	\$51,697	-\$5,186,753	
Electronic Shopping & Mail-Order Houses	\$4,512,912	\$0	-\$4,512,912	
Vending Machine Operators	\$92,731	\$0	-\$92,731	
Direct Selling Establishments	\$632,807	\$51,697	-\$581,110	
Food Services & Drinking Places	\$22,437,312	\$32,411,377	\$9,974,065	
Special Food Services	\$372,554	\$301,433	-\$71,121	142
Drinking Places - Alcoholic Beverages	\$1,699,737	\$1,419,331	-\$280,406	561
Restaurants/Other Eating Places	\$20,365,021	\$30,690,613	\$10,325,592	-

- **Spending Demand** estimates the expected amount spent by Palm Springs consumers at retail establishments.
- **Area Sales** estimates sales to consumers by establishments. Sales to businesses are excluded.
- **Surplus/Gap** is calculated by subtracting sales (supply) from demand. Both values may provide opportunities for additional attraction.
 - A **positive** value represents the importation of spending into the area. This means that the retail activity taking place in Palm Springs is from customers that are drawn in from outside the trade area. In some cases these may represent a cluster that can develop critical mass and attract additional retailers in that category, strengthening the CRA and City's opportunities in that sector. For example, restaurants are attracting spending from outside that demonstrates strength in market which may be used to attract additional restaurants desired by the community. In other cases, such as motor vehicle dealers, the use may not be compatible with corridor redevelopment goals and efforts should focus on increasing local spending at other businesses by those customers.
 - A **negative** value represents leakage of retail opportunity outside of the trade area. These are the categories in which Palm Springs residents shop and dine outside of the CRA. These categories can represent an opportunity to attract businesses to capitalize on an untapped market.
- **Additional Square Feet** represents the additional square footage that could be supported based on the current market surplus.

Retail Gap Analysis

Description: Utilizing Placer Analytics data, we are able to determine Palm Springs residents favorite chains and places . The tables represent the top chains and places that Palm Springs residents visit outside of the Village’s boundary.

Palm Springs Residents- Favorite Chains not Located in Palm Springs (2020)			
Name	Category	% of Palms Springs Residents Who Visited	Estimated Visits from Palm Springs Residents
The Home Depot	Home Improvement	51%	18,711
Target	Superstores	42%	15,390
Costco Wholesale	Superstores	30%	11,010
Wendy's	Dining	26%	9,380
Starbucks	Dining	25%	9,195
Marshalls	Apparel	21%	7,813
US Post Office	Other	20%	7,467
T.J. Maxx	Apparel	20%	7,383
Chick-fil-A	Dining	19%	6,964
Lowe's Home Improvement	Home Improvement	19%	6,913
Pollo Tropical	Dining	19%	6,800
Taco Bell	Dining	18%	6,448
IHOP	Dining	16%	6,062
Burlington	Apparel	16%	6,043
JCPenney	Apparel	15%	5,518
Best Buy	Electronics	14%	5,167
Office Depot	Office Supplies	14%	5,014
Olive Garden	Dining	13%	4,853
Flanigan's Seafood Bar & Grill	Dining	13%	4,681
Big Lots	Superstores	12%	4,555
Petco	Shop & Service	12%	4,451
Chipotle Mexican Grill	Dining	12%	4,350
Sam's Club	Superstores	11%	4,172
Winn-Dixie	Groceries	11%	4,097
Planet Fitness	Fitness	10%	3,767

Palm Springs Residents- Favorite Places not Located in Palm Springs (2020)			
Name	City	% of Palms Springs Residents Who Visited in Last Year	Estimated Visits from Palm Springs Residents
The Home Depot	Lake Worth	43%	15,889
Mall at Wellington Green	Wellington	39%	14,219
Palm Beach Outlets	West Palm Beach	36%	13,352
Strawberry Fields	West Palm Beach	34%	12,679
Target	Greenacres	32%	11,665
West Palm Plaza	West Palm Beach	30%	11,169
River Bridge Center	West Palm Beach	29%	10,837
Shoppes At Cresthaven	West Palm Beach	29%	10,696
Waterside Plaza	Lake Worth	27%	10,049
Walmart Supercenter	Greenacres	25%	9,257
Polo Market Place	West Palm Beach	25%	9,234
Pinewood Square	Lake Worth	24%	9,186
Costco Wholesale	Lantana	24%	8,811
Pine Trail Shopping Center	West Palm Beach	23%	8,358
Walmart Supercenter	West Palm Beach	21%	7,558
Lake Worth Beach Park	Lake Worth	19%	7,043
Cross County Plaza	West Palm Beach	18%	6,790
El Bodegon Grocery 4	Lake Worth	18%	6,786
El Bodegon Grocery	West Palm Beach	18%	6,771
Westward	West Palm Beach	18%	6,637
Lake Worth Plaza West	Lake Worth	18%	6,610
Southern Palm Crossing	West Palm Beach	17%	6,256
Mil Lake Plaza	Greenacres	17%	6,073
The Beach on Palm Beach Island	Palm Beach	16%	6,050
Presidente Supermarkets	West Palm Beach	16%	5,943

Source: Placer.ai

Consumer SWOT

Strengths

- Clusters of medical related businesses
- Clusters of beauty related businesses- cosmetics and spa
- Moderate to high income visitor traffic
- Destinations- Swap Shop, Off Lease Only

Weaknesses

- Lack of brand identity/awareness
- Large percentage of residents are not U.S. citizens

Opportunities

- Celebrate increasing diversity through events
- Capitalize on Car Dealerships ability to draw regional customers to Palm Springs
- Create a brand identity (Citywide as well as for the CRA districts) that capitalizes on existing assets and themes:
 - Cluster of medical and cosmetic businesses
 - TV, Film, & Production- G Star Academy, Drive-in Theater,
 - Education- Quality public schools, proximity to Palm Beach State College, and Palm Springs Public Library
- Connect with residents and businesses and promote Palm Springs Village via social media.
- Hotel development- proximity to airport

Threats

- Google news search “Palm Springs, FL” shows mostly crime and negative press
- Little to no night-time economy

E

Regulatory Review

CONTENTS

Review of future land use and zoning designations within context of the market and financial feasibility.

Development capacity estimates for targeted redevelopment sites.

Regulatory SWOT



Future Land Use and Zoning Designations

The major land use designation in Lake Worth and Congress Avenue District is CG-Commerical General which for the most part is intended for retail sales and services. Any type of residential dwelling unit or accessory use is a prohibit use.

Congress Avenue District has a MU-Mixed-Use zoning designation which allows for a height up to 70 ft and a mix of uses complimentary to surroundings.

Lake Worth Rd District Land Use District Regulations

Id	Name	Max. Height	Main Uses Permitted
CG	Commercial General	45 ft/ 4 sty	Retail Sales and Services (Consumer Market on Major Roads)
RM	Residential Multiple-Family	35 ft/ 3 sty	Multiple Family Dwellings (Residential Planned Developments)
	Urban Infill		

Congress Ave District Land Use District Regulations

Id	Name	Max. Height	Main Uses Permitted
CG	Commercial General	45 ft/ 4 sty	Retail Sales and Services (Consumer Market on Major Roads)
RM	Residential Multiple-Family	35 ft/ 3 sty	Multiple Family Dwellings (Residential Planned Developments)
LI	Light Industrial	50 ft	Light Industrial Uses/ Showroom/ Warehouse
MU	Mixed Use	75 ft	Mix of Uses Complimentary to Surroundings

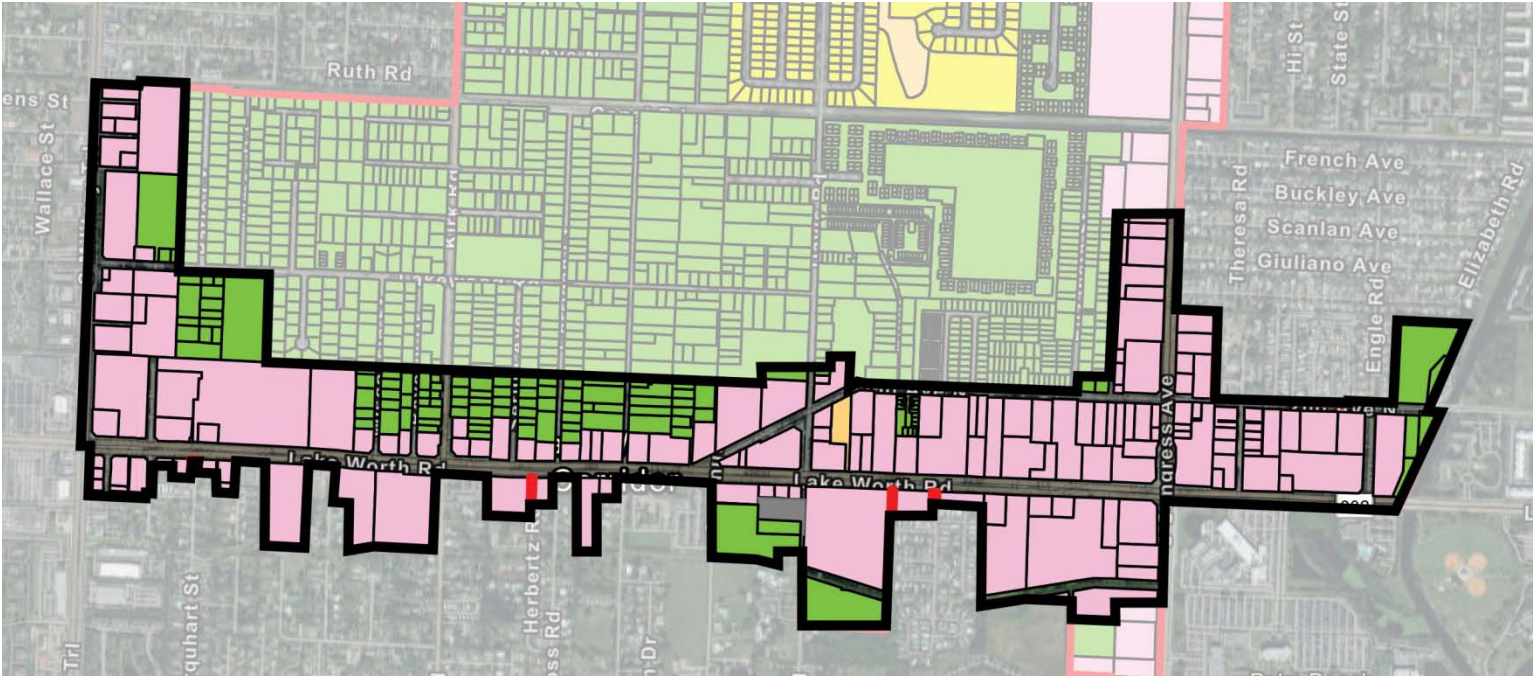
Future Land Use and Zoning Designations (2)

The major land use designation in Lake Worth District is CG-Commercal General, which for the most part is intended for retail sales and services. Any type of residential dwelling unit or accessory use is a prohibit use.

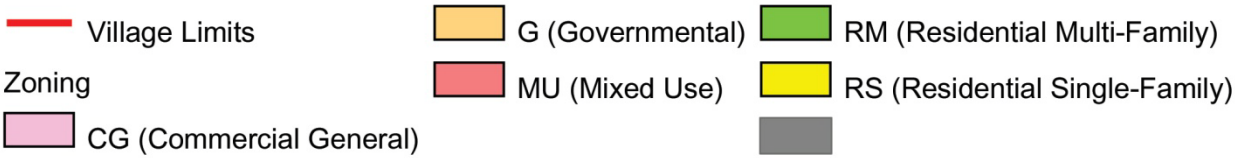
Lake Worth Rd District Land Use District Regulations include:

CG Commercial General
Max. Height: 45 ft/ 4-story
Permitted Uses: Retail Sales and Services (Consumer Market on Major Roads)

RM Residential Multiple-Family
Max. Height: 35 ft/ 3-story
Density: 19 du/ace
Permitted Uses: Multiple Family Dwellings (Residential Planned Developments)



August 10, 2021



Future Land Use and Zoning Designations (3)

The major land use designation in Congress Avenue District is CG-Commercial General, which for the most part is intended for retail sales and services.

Congress Avenue District has a MU-Mixed-Use zoning designation with allows for a height up to 70 ft and a mix of uses complimentary to surroundings. Currently the only land designated for MU is vacant.

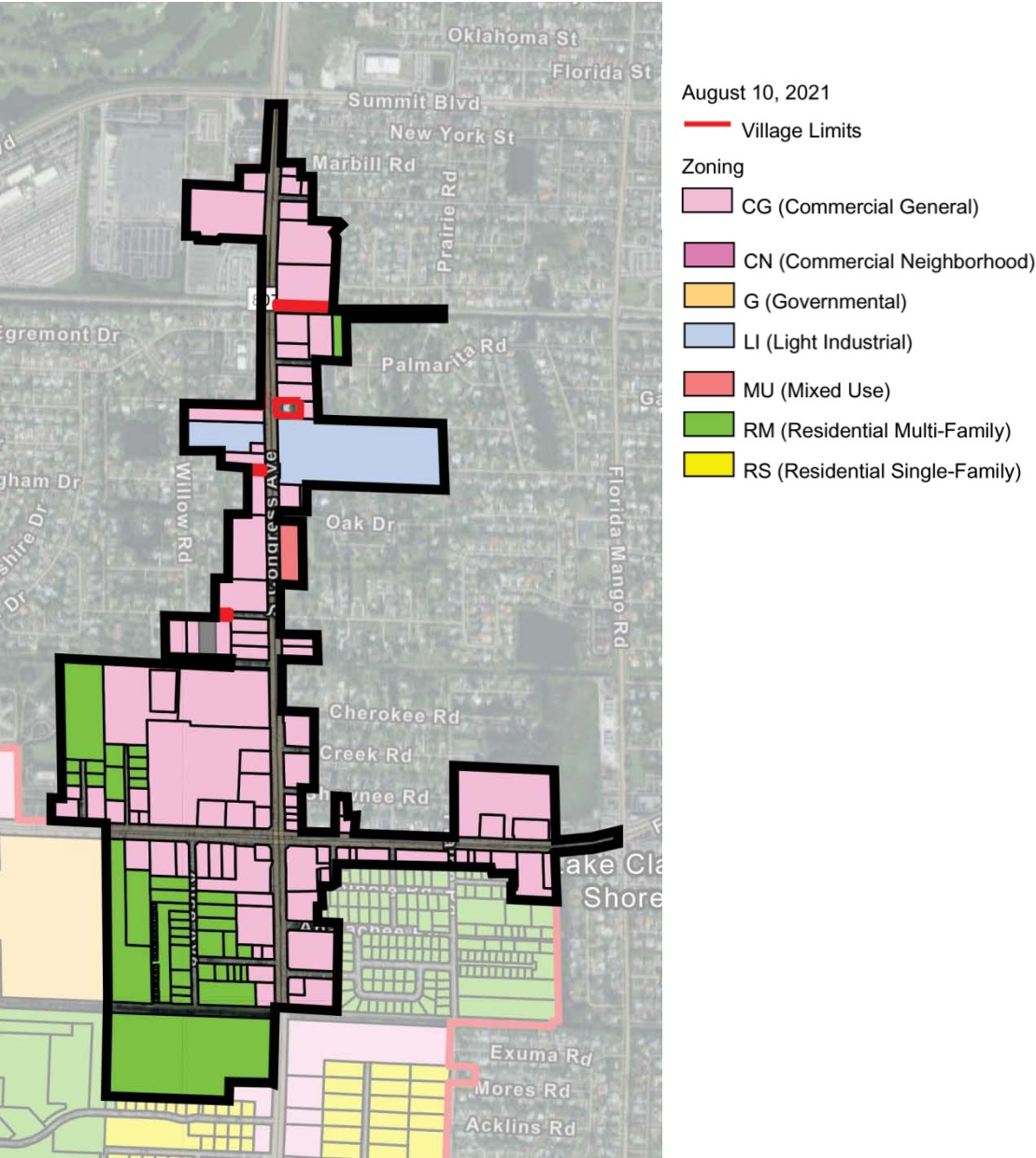
Congress Ave District Land Use District Regulations include:

CG Commercial General
Max. Height: 45 ft/ 4-story
Permitted Uses: Retail Sales and Services (Consumer Market on Major Roads)
Maximum gross floor area: 50 percent of total lot area.

RM Residential Multiple-Family
Max. Height: 35 ft/ 3-story | **Density:** 19 du/ac
Permitted Uses: Multiple Family Dwellings (Residential Planned Developments)

LI Light Industrial
Max. Height: 50 ft
Permitted Uses: Light Industrial Uses/ Showroom/ Warehouse

MU Mixed-Use
Max. Height: 75 ft
Permitted Uses: Mix of Uses Complimentary to Surroundings



Future Land Use and Zoning Designations (4)



CG- Commercial General – Development Along Lake Worth Rd

General Description of Zoning Districts

It is the purpose of the CG commercial general land development district to provide lands within the village for a wide range of goods and commercial services that serve a consumer market that may extend beyond municipal limits. Such areas shall be located convenient to major roads and automotive traffic. However, it is not the intent of this land development district to necessarily create or promote an extension of strip commercial areas.

Permitted Uses:

All permitted uses in the CN commercial neighborhood land development district, Financial institutions, Retail sales and services, Personal services, Commercial Planned Developments.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, **Any type of residential dwelling unit or accessory use**, Motels and hotels, Time share uses, Theaters, outdoor, Flea markets and swap shops, Bottle clubs, Medical marijuana dispensary.



RM – Residential Multiple-Family – Development at Military Trl and Lakewood Rd

General Description of Zoning Districts

It is the purpose of the RM residential multiple-family land development district to provide an emphasis on multiple-family residences, while preserving and protecting the residential character of the village. A clustering of units and a variety of housing design and styles is encouraged in the RM district, while maintaining an appropriate density that will complement the surrounding development in the village. The gross density shall not exceed 5.8 dwelling units per acre for single-family detached dwelling developments. Gross density shall not exceed 19.0 dwelling units per acre for attached multiple-family developments, such as apartments and condominiums, and planned developments.

Permitted Uses:

Single-family detached dwellings, Duplex dwellings, Multiple family dwellings, Residential Planned Developments, Minor community residential homes, subject to the provisions of subdivision XI of this division, Home occupations.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, Time share uses.



LI – Light Industrial – Development along Congress Ave – Off Lease Only – Car Dealer

General Description of Zoning Districts

It is the purpose of the LI light industrial land development district to provide lands within the village for the retention and expansion of economic activities associated with manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and their related accessory uses. Such areas shall be located convenient to major roads and vehicular traffic while providing safeguards for adjoining and/or nearby nonindustrial properties and the surrounding community. Other uses shall be permitted which are more appropriate to the LI land development district due to environmental impacts related to noise, vibration, light, traffic, and general aesthetics.

Permitted Uses:

Light industrial uses which do not process/store flammable materials, Professional offices, Business offices, Public uses and facilities, Public utilities, Self-storage units, Warehouse, Showroom/warehouse, Industrial planned developments.

Prohibited Uses:

Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception, Any type of residential dwelling unit, Heavy industrial uses, Dumps/recycling centers, Junk/salvage yards, Flea markets/swap shops, Medical marijuana dispensary.

Future Land Use and Zoning Designations (5)

Existing Conditions

This entire length of the study area may be characterized simply as typical suburban commercial development, which includes strip shopping centers as well as stand alone, single use retail structures. Many structures are older and parcels are underutilized and lack adequate landscaping. A lack of cross-access easements between commercial properties forces an unnecessary amount of local traffic onto Lake Worth Rd and Congress Ave.



Intersection at Lake Worth Rd and Congress Ave



Abandoned Building at Davis Rd and 2nd Ave



Off Lease Only – Car Dealer – Congress Ave



Vacant Lot for Sale at Davis Rd and 2nd Ave



Vacant Lot for Sale at 2nd Ave and E-4 Canal



Swap Shop – Lake Worth Rd



Oxygen Development – Congress Ave

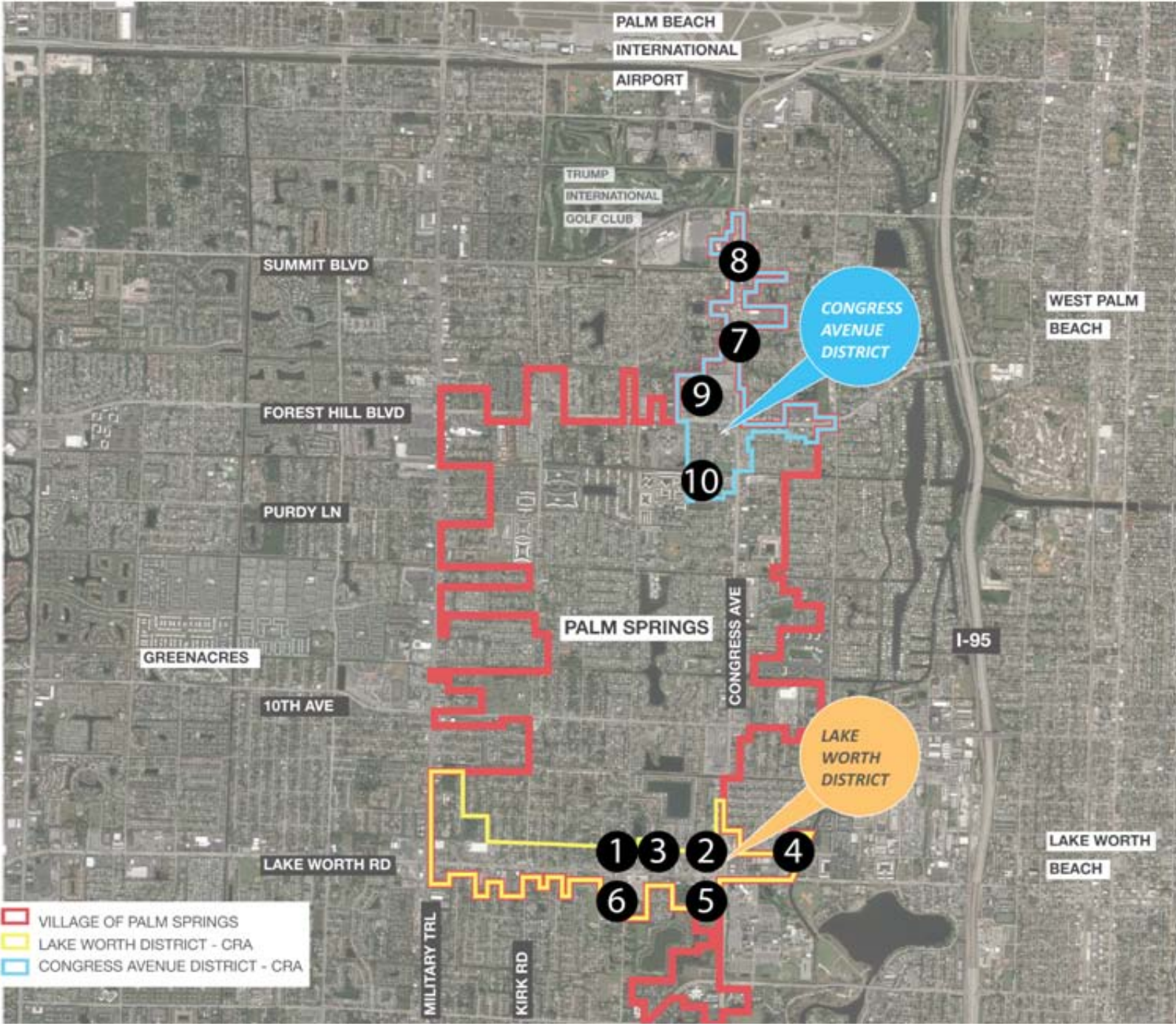


Palm Beach State College – Lake Worth Rd and Congress Ave

Redevelopment Opportunity Sites

Potential economic development and redevelopment projects in Palm Springs include:

1. **Triangle Area** – Mixed use main street redevelopment – Destination
2. **2nd Avenue and Congress Avenue** – Infill development – Live/work or Office
3. **2nd Avenue and Davis Road** – Infill development
4. **2nd Avenue and Canal** – Multifamily development – housing diversity
5. **Lake Worth Road near Congress Avenue** – SW corner – Institutional development – Office/ commercial
6. **Flea Market** property and adjacent overflow parking
7. **Congress Avenue** – Mixed Use vacant land – Live/work - Commercial corridor
8. **Congress Avenue and Holly Road** – Commercial development
9. **Congress Avenue and Forest Hill Boulevard (Oxygen Site)** - Master Planned District Development – Destination
10. **YMCA Site** – High Density Residential – Destination –This site is currently in Planning.



Source: BusinessFlare

Redevelopment Opportunity Sites

LAKE WORTH DISTRICT

Triangle Area – 2nd Ave and Lake Worth Rd

--
Ownership: Private (multiple owner) Ford Off Lease Only (Vacant)

B&R Enterprises Inc (All American Trailer Connection)

Size: 5-7 acres (gross)

Zoning/ Land Use: CG- Commercial General

Potential: 100k sf + commercial space

2nd Ave and Davis Rd

--
Ownership: Private (single owner)ADVANCED GLOBAL CONSULTING FIRM LLC

Size: 1.1 acres

Zoning/ Land Use: CG – Commercial General

Potential: 20k sf + commercial space

2nd Ave and E-4 Canal

--
Ownership: Private (single owner) EIRE LW ROAD LLC

Size: 2.19 acres +/-

Zoning/ Land Use: RM – High Density

Potential: 41 residential units (attached multifamily development) @ 19 du/ac

Flea Market property and adjacent overflow parking

--
Ownership: Private (single owner) 650 GULFSTREAM CHARTER LLC

Size: 4.3 acres +/-

Zoning/ Land Use: RM – Medium Density

Potential: 81 residential units (attached multifamily development) @ 19 du/ac

2nd Ave and Congress Ave

--
Ownership: Private (single owner) Prolacto Mich Inc.

Size: 3.7 acres

Zoning/ Land Use: CG – Commercial General

Potential: 75k sf + commercial space

Lake Worth Rd Near Congress Ave

--
Ownership: Private (multiple owner) SEAGLADES INVESTMENT CO
3200 LAKE WORTH ROAD LLC

Size: 12.7 acres +/-

Zoning/ Land Use: CG – Commercial General

Potential: 275k sf + commercial space

CONGRESS AVENUE DISTRICT

Congress Ave (Mixed-Use Vacant Land)

--
Ownership: Private (multiple owner) CONGRESS REATLY DEVELOPMENTS LLC
ACA PALM BEACH INVESTMENTS LLC

Size: 3.0 acres +/-

Zoning/ Land Use: MU – Mixed-Use

Potential: 57 residential units (attached multifamily development) @ 19 du/ac

Congress Ave and Holly Rd

--
Ownership: Private (single owner) CT BTS LLC

Size: 3.6 acres +/-

Zoning/ Land Use: CG – Commercial General

Potential: 75k sf + commercial space

Congress Ave (Oxygen Site)

--
Ownership: Private (single owner) OXYGEN HOLDINGS LLC

Size: 21.2 acres +/-

Zoning/ Land Use: CG – Commercial General

Potential: 460k sf + commercial space

Total Land
58.7
Acres

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2021 Palm Springs CRA Research
BusinessFlare

Thank You

