



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

**Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, December 14, 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 MINUTES

1. [November 9, 2021 Planning and Zoning Board Minutes](#)

6. PUBLIC HEARING

- 6.1 Resolution No. 2022-01 - Site Development Plan Amendment (SPR22-01) and Special Exception Use (PSSE22-01) - Center Academy at Palm Springs Baptist Church - 3300 10th Avenue North (*Quasi-Judicial Hearing*).

1. Res No. 2022-01 - Site Plan Amendment (SPR22-01) and Special Exception (PSSE22-01) Center Academy at Palm Springs Baptist Church - 3300 10th Avenue North
2. Planning and Zoning Staff Report
3. Project Narrative and Justification Statement
4. Warranty Deed
5. Site, Landscape, and Architectural Plans; Letters
6. Aerial and Location Maps

7. ACTIONS AND REPORTS

- 7.1 Introduction and Discussion with Interim Village Manager, Michael Bornstein

8. ADJOURNMENT

9. NEXT MEETING January 11, 2022 @ 6:30 PM in 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: December 14, 2021

DEPARTMENT: Administration

ITEM 5.1: MINUTES

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

November 9, 2021 Planning and Zoning Board Minutes

Placeholder – November 9, 2021 Planning and Zoning minutes to be provided prior to the meeting



Village of Palm Springs

Executive Brief

AGENDA DATE: December 14, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Resolution No. 2022-01 - Site Development Plan Amendment (SPR22-01) and Special Exception Use (PSSE22-01) - Center Academy at Palm Springs Baptist Church - 3300 10th Avenue North (*Quasi-Judicial Hearing*).

SUMMARY:

Mr. Kevin McGinley from Land Research Management, Inc., agent for Palm Springs Baptist Church, Inc., applicant, is requesting a Site Plan Amendment (SPR22-01) and Special Exception Use (PSSE22-01) approval to allow the reestablishment of the school use for the property located at 3300 10th Avenue North.

Note: The 5.7 acre property is currently developed with five buildings containing 32,142 square feet floor area. The property was within Palm Springs since incorporation and has been used continuously as a place of worship (church) since 1965.

Per Village Code, an approved special exception use is valid as long as it remains in operation, and should it cease or not be utilized for more than 12 months, the approval becomes null and void.

The 10,146 square foot two-story educational building was built in the early 1970s and opened with an enrollment of about 200 students. The educational building is still present on the property, but it has been unutilized for many years.

The applicant is proposing the re-establish the school use on the property within 5,073 square feet of the existing educational building with a maximum of 99 students.

Concurrently, a site plan amendment is being requested to enable the applicant to bring the property up to code, to the extent possible, and to be consistent with the Village's zoning regulations. Additionally, the proposed site plan provides enhanced landscape buffers and

upgrades to the interior of the building.

Planning, Zoning, & Building Staff does not object to the proposed special exception use and site plan amendment and recommends conditional approval of the proposed development subject to nineteen (19) conditions.

FISCAL IMPACT:

The proposed project is not expected to have a direct fiscal impact on the Village as the use is anticipated to be tax exempt. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

ATTACHMENTS:

Res No. 2022-01 -Site Plan Amendment (SPR22-01) and Special Exception (PSSE22-01) Center Academy at Palm Springs Baptist Church - 3300 10th Avenue North

Planning and Zoning Staff Report

Project Narrative and Justification Statement

Warranty Deed

Site, Landscape, and Architectural Plans; Letters

Aerial and Location Maps

RESOLUTION NO. 2022-01

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE DEVELOPMENT PLAN AMENDMENT, (SPR22-01) AND CONCURRENTLY REQUESTING A SPECIAL EXCEPTION USE (PSSE22-01) TO ALLOW THE REESTABLISHMENT OF THE SCHOOL USE WITHIN 5,073 SQUARE FEET OF THE EXISTING EDUCATIONAL BUILDING OF PALM SPRINGS BAPTIST CHURCH, INC., LOCATED AT 3300 10TH AVENUE NORTH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Kevin McGinley, Agent for Palm Springs Baptist Church, Inc. ("Applicant") for approval of a Site Development Plan Amendment (SPR22-01) and concurrently requesting a Special Exception Use (PSSE22-01), to allow the reestablishment of the school use within 5,073 square feet of the existing educational building. The property is located at 3300 10th Avenue North; and

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

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

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

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

Section 1. The Village Council having received and considered the request of Kevin McGinley, Agent for Palm Springs Baptist Church, Inc., ("Applicant"), for approval of a Site Development Plan Amendment (SPR22-01) and concurrently requesting a Special Exception Use (PSSE22-01), to allow the reestablishment of the school use within 5,073 square feet of the existing educational building; and

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

OR

Resolution No. 2022-01 –Site Development Plan Amendment (SPR22-01) and Special Exception Use (PSSE-22-01) Center Academy Palm Springs Baptist Church – located at 3300 10th Avenue North

_____ 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 READY, VICE MAYOR	☐	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☐	☐	☐
PATTI WALLER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

Resolution No. 2022-01 –Site Development Plan Amendment (SPR22-01) and Special Exception Use (PSSE-22-01) Center Academy Palm Springs Baptist Church – located at 3300 10th Avenue North

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment - Center Academy at Palm Springs Baptist Church - 3300 10th Ave N.

Application Summary			
Applicant / Petitioner	Kevin McGinley/Land Research Management, Inc.	Submittal Date	10/25/2021
Reference Name	Center Academy at Palm Springs Baptist Church	Case Number	SPR22-01, PSSE22-01
		Parcel Control No	70-43-44-19-06-001-0010
Location	3300 10 th Avenue North	Site Area	± 5.7 acres
P&Z B Meeting	Tuesday, December 14, 2021	Council Meeting	Thursday, January 13, 2022
Requests			
Proposed Use(s)	Site Plan Amendment and concurrently request for a Special Exception Use to allow the re-establishment of the school use within 5,073 square feet of the existing educational building with a maximum of 99 students.		
Number of Buildings	Five (5) existing structures total (32,142 SF) 1 Sanctuary (Church) Building (7,700 SF) – Building A 1 Private School/Bible Study Building (10,146 SF) – Building B 1 Office Building (6,010 SF) – Building C 2 Classroom Buildings (2,347 SF + 5,939 SF= 8,286 SF total) – Buildings D and E		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	Church: 1 space per 4 seats @ 540 seats = <u>135 spaces</u> or 1 space per 100 SF @ 7,700 SF = 77 spaces School (99 students maximum) 1 space per classroom @ 5 classrooms = <u>5 spaces</u> 1 space per teacher @ 10 teachers = <u>10 spaces</u> Total of <u>150 parking spaces required</u>	166 (existing)	Yes
Site Characteristics			
Existing Use	Church	Proposed Use	Church and adding a school
Existing Zoning	Residential Single-Family (RS)	Existing Future Land Use	Other Public Facilities
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Single-Family Homes	Low Density Residential	Residential Single-Family (RS)
South	Sago Park, Single-Family Homes	Public Buildings and Facilities, Low Density Residential	Governmental (G), Residential Single-Family (RS)
East	Single-Family Homes	Low Density Residential	Residential Single-Family (RS)
West	Sago Park	Public Buildings and Facilities	Governmental (G)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval for the proposed re-establishment of the school use on the property, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Resolution 1957-01: Incorporation
The Property was part of the area incorporated into the Village of Palm Springs on May 31, 1957.

II. Comprehensive Plan Consistency

The subject Property's Future Land Use designation and Zoning are Other Public Facilities and Residential Single-Family (RS), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

Not applicable.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of 10th Avenue North between Sago Park and Harthorne Drive.
- 2) The project is in proximity to residential uses and Sago Palm Park. School and retail uses are located within walking distance.
- 3) Palm Springs Elementary school is located 1,000 feet northwest away from the property.
- 4) Transit service is available through Palm Tran route 61.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the RS district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to any construction.
 - 3) The proposed school use was vested before the enactment of Palm Beach County's Traffic Performance Standards and is therefore not subject to Traffic Performance Standards Review.
 - 4) Future coordination with the Village of Palm Springs' Parks and Recreational Department will be needed for the proposed redevelopment plan to Sago Park.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on December 3, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on November 30, 2021.
- Legal advertisement was published in the Lake Worth Herald on December 9, 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 October 25, 2021, depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use.
 1. Site Plan and Landscape Plan dated received October 25, 2021.
 2. Survey and Architectural plans dated received October 25, 2021.
 3. Justification Statement and proposed use.

IX Recommendation

The 5.7-acre property is located on the south side of 10th Avenue North approximately 0.3 miles west of South Congress Avenue within a predominantly residential neighborhood. Palm Beach Baptist Church first developed this property in 1965. The 10,146 square foot two-story educational building was constructed in the early 1970s and had an initial enrollment of over 200 students. The site presently supports buildings associated with Palm Springs Baptist Church.

Center Academy intends to lease the first floor of the educational building (5,073 square feet) for its 99-student school. Dr. Mack Hicks founded Center Academy's first location in St. Petersburg, Florida in 1968 to remediate students with attention deficit disorder and other learning disabilities that were often underserved by traditional schooling. Center Academy continues to offer individualized remedial programs for underserved students with a wide range of learning disabilities. This special exception request is part of Center Academy's attempt to expand to their tenth location in Florida.

Per Village Code, the approved special exception use is valid if it remains in operation, and should it cease or not be utilized for more than 12 months, the approval becomes null and void. The educational building is still present on the property but has been unutilized for many years.

The proposed site plan involves the renovation of the existing 10,146 square foot educational building to accommodate the school use as depicted on the submitted floor plan. While the second floor of the building will not be used for the school, the applicant plans to bring the second floor up to conformity with life safety codes as required by the Village

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives, and policies of the

Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties, would not be deterrent to surrounding properties, and does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use and Site Plan Amendment subject to the following nineteen (19) conditions below:

1. The special exception shall be implemented within 18 months of Council approval.
2. The site plan approval is valid within 24 months of Council approval.
3. The maximum number of students shall not exceed 99 at any time.
4. A life safety plan shall be provided to the Village's Planning, Zoning & Building department.
5. A building permit must be obtained with the Village's Planning, Zoning & Building department prior to any remodeling/construction work on the property.
6. The existing dumpster enclosure shall be landscaped on the three sides accordingly with the Village Land Development Regulations **prior to the issuance of the business license.**
7. Landscape improvements shall be completed **prior to the issuance of the business license.**
8. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting.**
9. Provide permits from all applicable permitting agencies **at the time of permitting.**
10. Palm Springs Baptist Church shall coordinate with Palm Springs' Parks and Recreation Department to expand the right of way along Sago Park Road in accordance with Sago Lake Park renovations.
11. Perimeter landscaped buffers and fences along west and south side are subject to further coordination and discussion with the Village as part of the redevelopment plan for Sago Park, an as-built Site Plan may be needed after improvements are finalized.
12. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
13. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc. Non-potable water shall be used for the irrigation system per Village code.
14. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
15. The Applicant may be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
16. Per PBC Fire comments, new educational occupancies require fire sprinkler protection and an accompanying fire hydrant to supplement the suppression system.
17. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCC/CC.**
18. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
19. **At the time of CC,** the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**CENTER ACADEMY AT PALM SPRINGS BAPTIST CHURCH
PETITIONER'S STATEMENT-DESCRIPTION OF PROJECT
October 22, 2021**

Request

The Owner/Petitioner, Palm Springs Baptist Church, Inc, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception and site plan approvals to convert (re-establish) 5,073 sq. ft. of classroom space from religious education to a private school (99 students, grades 4-12) to be operated by Center Academy, a Florida-based, fully accredited, family-owned private school providing a college prep curriculum for students with learning differences.

Background

Palm Beach Baptist Church, founded in 1955, established its presence in the Village in 1965 when it developed the 10th Avenue North property. The 10,146 sq. ft. 2-story educational building was constructed in the early 1970s with an initial enrollment that grew to over 200 students. The 5.7-acre church campus is located on the south side of 10th Avenue North approximately 0.3 miles west of South Congress Avenue in the Village of Palm Springs. The site presently supports buildings associated with Palm Springs Baptist Church, including a 7,700 sq. ft. sanctuary, a 10, 146 sq. ft. educational building, administrative offices and some small classrooms used for religious purposes. Center Academy intends to lease the first floor of the educational building (5,073 sq. ft.) for its 99-student school.

Center Academy began in 1968 with the vision of its founder, Dr. Mack Hicks, Seeing the need for a specialized, full-day school for students who were falling through the cracks in traditional schools, Dr. Hicks established one of the first schools in the United States to focus on the needs of students with Attention Deficit Disorder and other neuropsychological processing difficulties. With a team of professionals in the fields of neuro-psychology, education, and individualized remediation, Center Academy opened its first classrooms in the Science Center in St. Petersburg, Florida. The school focused on remediating learning disabilities and providing a small, focused, and positive learning environment for students who had experienced academic frustration, and for whom tutoring and other part-time programs were not successful.

In 1974, Center Academy opened a campus in London, England in response to requests by parents and professionals. In the U.S, the St. Petersburg Center Academy moved to larger sites as the school expanded to meet the needs of more students. It moved to its permanent location in Pinellas Park, FL in 1974, finding a peaceful, 10-acre setting with horses and room to grow. In 1976, Center Academy established a campus in Tampa, FL. Initially, Center Academy worked with elementary students who were struggling with large schools, ineffective teaching methods, or one-size-fits-all approaches to learning. Over the years, the scope of Center Academy expanded to include other students, and in 1984, Center Academy began its high school program. The Pinellas Park and Tampa schools celebrated their first graduating class in 1987.

In 1988, Center Academy was awarded a grant from the National Institute of Mental Health (NIMH) to develop and research the effectiveness of individualized remedial programs for students with a wide range of learning disabilities. While developing these programs, Center Academy provided free evaluations and remediation to over 200 students under the NIMH grant.

As Center Academy has expanded to locations around Florida, it has stayed true to its mission and kept its focus on addressing the unique needs of each student. Center Academy now has 9 schools in Florida. Its newest school in Orlando, FL, opened in August of 2016."

Code Provisions

The subject property is presently zoned RS (Single-Family Residential), with a corresponding Other Public Facilities Future Land Use designation. Section 34-774(6) of the Village Code provides for schools as a Special Exception uses in the RS District.

The subject property's size and configuration meet the RS District PDRs as does the lot coverage and building height. All building setbacks were established in the 1970s when the initial buildings were permitted and constructed through Village regulations in place at the time.

Proposed Improvements

The existing 10,146 sq. ft. educational building is proposed to be renovated to accommodate the school use as depicted in the floor plan that accompany this request. The second floor of the building, although not being used as a school, will be brought up to life safety codes as required by the Village. Landscaping will be enhanced along 10th Avenue North. The site plan/landscape plan also includes the required landscaping along Sago Palms Drive, the entry road to the Village's park of the same name. Preliminary discussions with Village staff indicate that expansion plans to the park's master plan may include acquiring additional right-of-way that may affect this landscaping so the Applicant will continue to work closely with the Village staff regarding the same.

**CENTER ACADEMY AT PALM SPRINGS BAPTIST CHURCH
SPECIAL EXCEPTION STANDARDS
PROPOSED USE AND STATEMENT OF USE JUSTIFICATION**

Request

The Applicant, Palm Springs Baptist Church, Inc, is requesting the Village of Palm Springs to allow the reuse of a portion (first floor) of the existing 10,146 sq. ft. educational building located on the church campus as a private school. Pursuant to Section 34-744 (6), the school is required to obtain special exception approval even though the use was established in 1972 as a religious school. Center Academy (not to be confused with Centner Academy) is intending to lease the 5,073 sq. ft. first floor of the church's educational building which was constructed in 1969 (209 students). The space occupied by Center Academy (<https://centeracademy.com/>) will provide a college prep curriculum for up to 99 students with learning differences in grades 4-12.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and schools are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of municipalities. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meets all applicable property development regulations associated with the established uses and all other provisions of the code specific schools including adequate parking and pick-up/drop off circulation.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from religious educational classrooms to a private school includes the utilization and interior conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass,

Proposed Use and Statement of Use Justification
p. 2

height, setbacks, and traffic impacts remain unaffected. No adverse impacts to 10th Avenue North corridor or neighboring residential development to the north, west and east of the subject property are anticipated to be associated with the request.

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

Response: The proposed school is a reinstatement of a similar facility operated by Palm Springs Baptist Church in the exact same location that was operational from 1972 through the early part of the 2000s. The requested special exception will not cause a proliferation or concentration of similar facilities despite that fact that Palm Springs Elementary School is located several hundred feet west of the church campus on the north side of 10th Avenue North.

5. The proposed special exception uses do not have a detrimental impact on the surrounding properties based on:

- a. The number of persons anticipated to be using, residing or working on the property as a result of the special exception use;
- b. The degree of noise, odor, visual or other potential nuisance factors generated by the special exception uses, and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed special exception will not create unwanted or detrimental impacts on surrounding properties nor create nuisances due to its relatively small size and prior history as a private school twice the size of the present request. Access to the school will be through the existing church driveway connection to 10th Avenue North and site circulation as identified in the circulation plan included in this submittal will insure that there are no backup issues with regard to 10th Avenue North.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.
- b. Do not adversely affect property values in the adjacent areas.
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.
- d. Do not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycling parking.

Proposed Use and Statement of Use Justification
p.3

Response: The proposed re-establishment of the school will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change in the existing building yet beneficial improvements to site landscaping. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: October 22, 2021

1745

This Indenture, Made this 28th day of FEBRUARYA. D. 19⁶⁷, BETWEEN C. R. DORSEY, SR., J. J. CATER, SR., E. C. FARMER, FRED GREENE, GERALD HAWKINS & M. M. MAY, as Trustees of the FIRST BAPTIST CHURCH,

of the County of PALM BEACH and State of FLORIDA

parties of the first part, and PALM SPRINGS BAPTIST CHURCH, INC., a corporation

existing under the laws of the State of Florida with permanent postoffice

address at 3300 Tenth Avenue North, Palm Springs, Florida, 33460

County of Palm Beach, State of Florida, called

Grantee, party of the second part, Witnesseth, that the said parties of the first part, for

and in consideration of the sum of TEN DOLLARS (\$10) Dollars,

to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bar-

gained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents

do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said

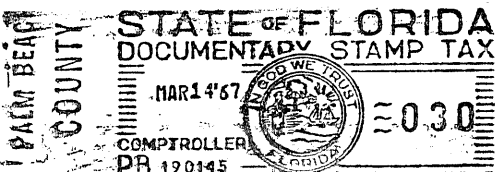
party of the second part and its successors and assigns forever, all that certain parcel of land lying

and being in the County of Palm Beach and State of Florida

more particularly described as follows:

= Tract A-1, VILLAGE OF PALM SPRINGS PLAT NO. 8-A, according to the Plat thereof as recorded in Plat Book 26, at page 172, of the Public Records of Palm Beach County, Florida, together with an easement of ingress and egress over that 50-foot strip of land contiguous to the Westerly boundary line of Tract A-1, which 50-foot strip of land is included in Tract B-1 of said Village of Palm Springs Plat No. 8-A. SUBJECT TO: Reservations, restrictions and easements of record, Taxes subsequent to the year 1966, and mortgages of record.

This deed is made expressly on the condition that the said premises herein granted are to be used exclusively for a Southern Baptist Church and when ever the same shall hereafter cease to be used for such purpose, this deed shall become void and the title to the said premises shall revert to the grantor or its successor.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining. To Have and To Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part, that they are lawfully seized of the said premises; that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hand^s and seal^s the day and year above written.

Signed, sealed and delivered in our presence:

Blanche C. Hobb
Jacqueline Simpson

C. R. Dorsey, Sr. (Seal)
J. J. Cater, Sr. (Seal)
Fred Greene (Seal)
M. M. May (Seal)
E. C. Farmer (SEAL)
Gerald P. Hawkins (Seal)

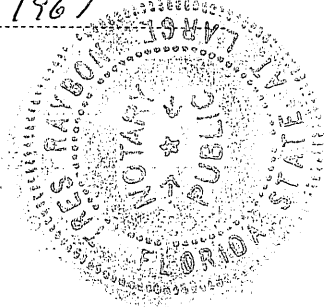
STATE OF FLORIDA, COUNTY OF PALM BEACH, SS:

I Hereby Certify, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C.R. DORSEY, SR., J.J. CATER, SR., E.C. FARMER, FRED GREENE, GERALD HAWKINS AND M. M. MAY, As Trustees of the FIRST BAPTIST CHURCH

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that t he y executed the same.

Witness my hand and official seal in the County and State last aforesaid this 28th day of FEBRUARY, A. D. 1967

L. S. Raybon
Notary Public, State of Florida
My commission expires Aug 5, 1967



DREW'S FORM R. E. 34

Warranty Deed

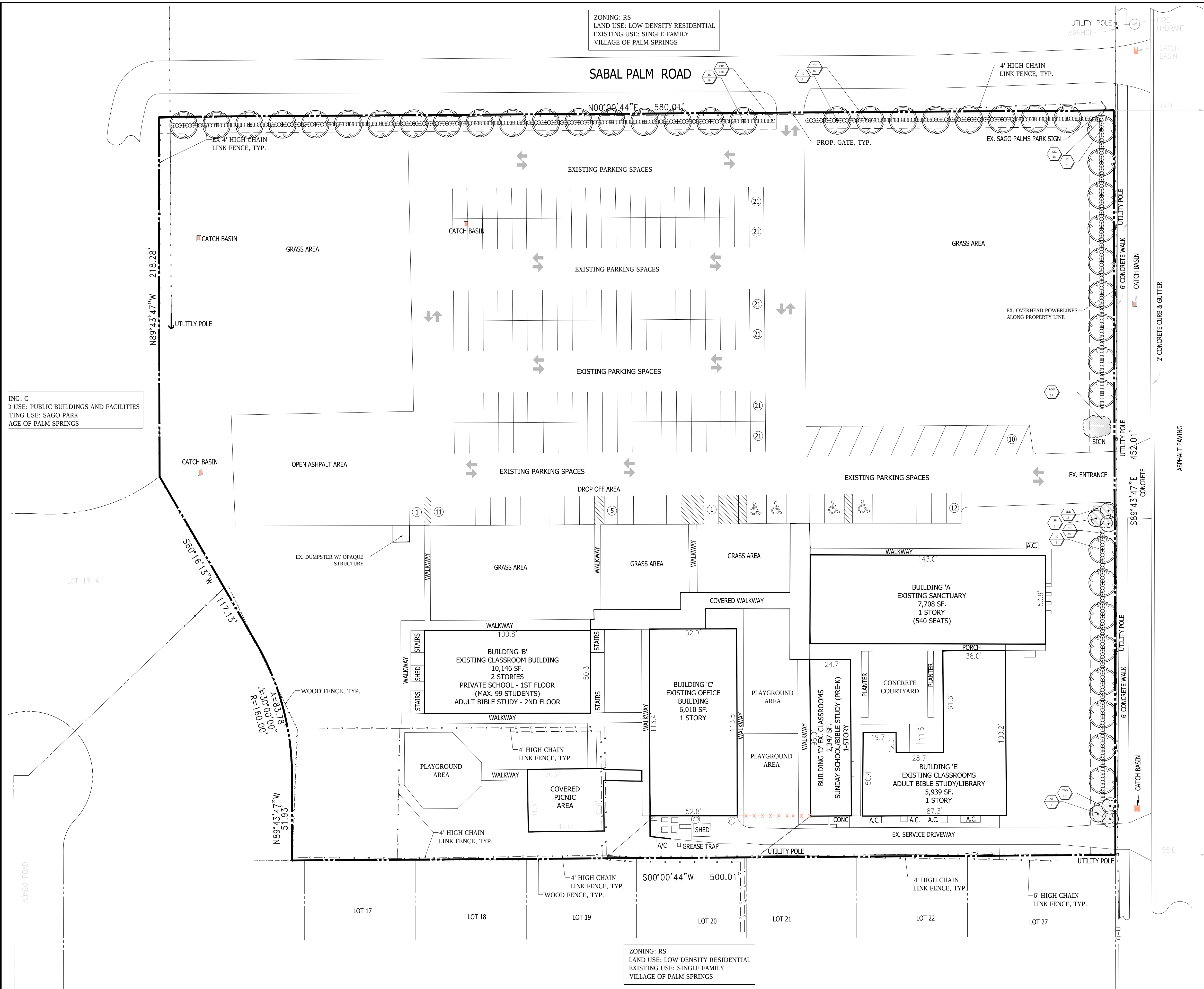
TO CORPORATION

C. R. DORSEY, SR., J. J. CATER, SR.,
E. C. FARMER, FRED GREENE, GERALD
HAWKINS & M. J. MAY, as Trustees of
THE FIRST BAPTIST CHURCH TO
PALM SPRINGS BAPTIST CHURCH, INC.

Date

ABSTRACT OF DESCRIPTION

Recorded In Official Record Book
Of Palm Beach County, Florida
John B. Dunkle
Clerk of Circuit Court



PLANT LIST							
TREES/PALMS							
	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	SP	6	SABAL PALMETTO	CABBAGE PALM	10'-24' C.T., SLICK	--	HURRICANE CUT HEAD, STAGGER HTS., 2/3 CURVED CHARACTER TRUNKS FULL & THICK, SINGLE TRUNK, FULL TO GROUND
* V	IC	43	ILEX CASSINE	DOHORN HOLLY	12' HT.	5' MIN.	
SHRUBS & GROUNDCOVERS							
	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C. REMARKS
* V	CIC	469	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	30" MIN.	18" MIN.	24" FULL & THICK TO BASE
* V	BOU	55	BOUGAINVILLEA 'HELEN JOHNSON'	DWF. BOUGAINVILLEA	#3, 16" O.A.	16"	24" FULL & THICK TO BASE
* V	TOD	30	TRIPSACUM FLORIDANUM	FL. GAMA GRASS	#3, 20" MIN.	16"	30" FULL & THICK TO BASE

ZONING: RS
LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY
VILLAGE OF PALM SPRINGS

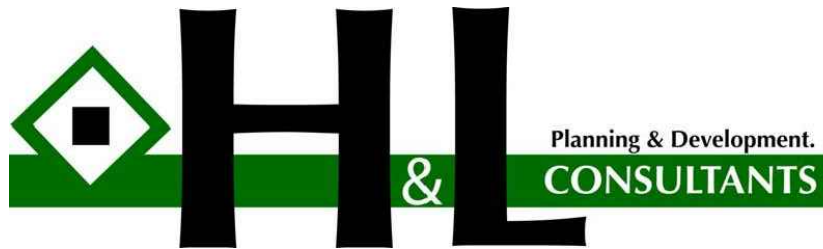
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* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

NATIVE VEGETATION CALCULATIONS (BASED ON BOTH PHASES):
PERCENTAGE OF NATIVE TREES: 94.2%
PERCENTAGE OF NATIVE SHRUBS: 95.6%
TOTAL PERCENTAGE OF NATIVE VEGETATION: 95.5%

SOD:
MULCH:
ST. AUGUSTINE 'FLORITAM'
3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: NON-POTABLE WELL



Planning & Development.
CONSULTANTS

354 Cypress Drive, Suite 6, Tequesta, FL 33469
P(561) 222-9284 F(561) 348-9491

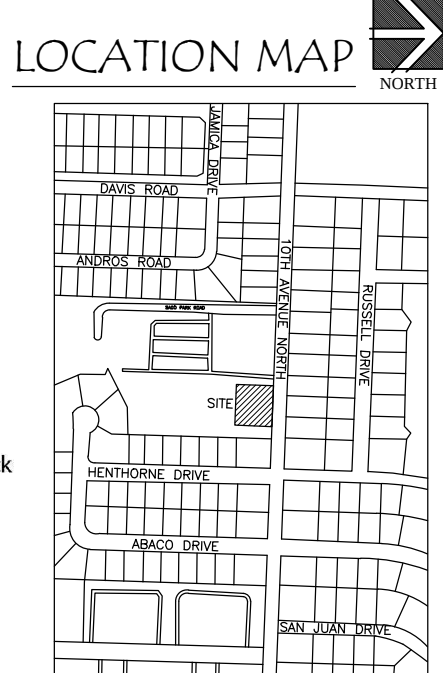
PROJECT DATA:

PROJECT NAME:	CENTER ACADEMY AT PALM SPRINGS BAPTIST CHURCH
PROPERTY ADDRESS:	3300 10TH AVE. N
FLU DESIGNATION:	OTHER PUBLIC FACILITIES
EXISTING ZONING:	RS
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-06-001-0010
EXISTING USE:	PLACE OF WORSHIP
PROPOSED USE:	PLACE OF WORSHIP/ PRIVATE SCHOOL
DEVELOPMENT ACREAGE (249,183 SF):	5.7 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	32,142 SF.
BUILDING 'A' - SANCTUARY - 7,700 SF.	
BUILDING 'B' - PRIVATE SCHOOL/BIBLE STUDY - 10,146 SF.	
BUILDING 'C' - OFFICE - 6,010 SF.	
BUILDING 'D' - CLASSROOMS - 2,347 SF.	
BUILDING 'E' - CLASSROOMS - 5,939 SF.	
LOT SUMMARY:	
BUILDING COVERAGE:	29,569 SF. (11.8%)
FLOOR AREA RATIO (FAR):	32,142 SF. (0.13)
PERVIOUS AREA:	145,617 SF. (58.5%)
IMPERVIOUS AREA:	103,566 SF. (41.5%)
PARKING REQUIRED:	150 SPACES
PLACE OF WORSHIP - 1 SP/4 SEATS @ 540 SEATS = 135 SPACES	
PRIVATE SCHOOL - 1 SP/CLASSROOM @ 5 CLASSROOMS = 5 SPACES	
1 SP/TEACHER @ 10 TEACHERS = 10 SPACES	
PARKING PROVIDED:	166 SPACES

LANDSCAPE NOTES

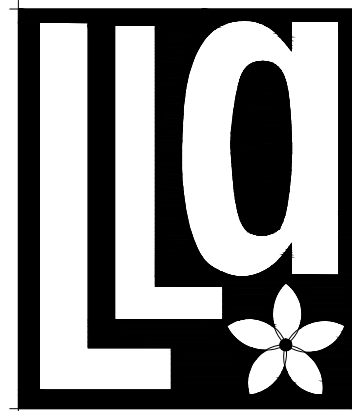
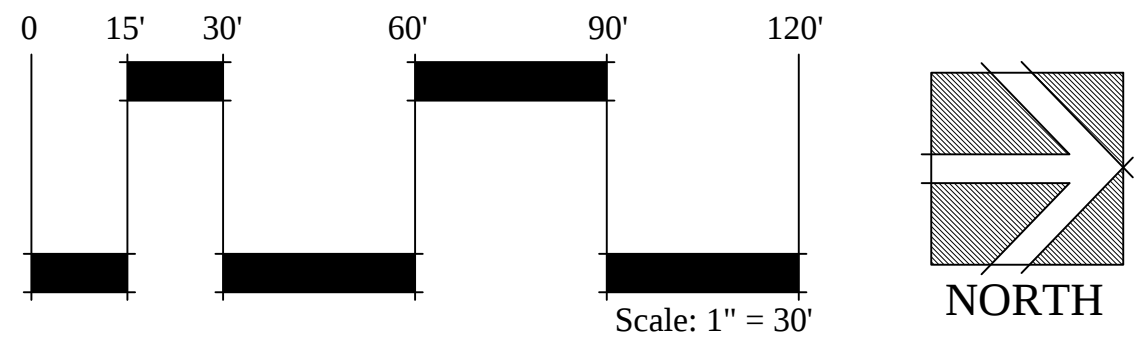
1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER, AND THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
8. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
9. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 8" WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.
10. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
11. ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
12. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
13. ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4'-5" DIA. MULCH RING.
14. ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

ZONING: RS
LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY
VILLAGE OF PALM SPRINGS



Jason Litterick
Digitally signed by Jason Litterick
Date: 2021.10.18 10:34:26 -04'00'

Site Plan



Litterick
Landscape
Architecture

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Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

CENTER ACADEMY AT
PALM SPRINGS BAPTIST CHURCH
Village of Palm Springs, Florida

Project Name

Landscape Architect of Record



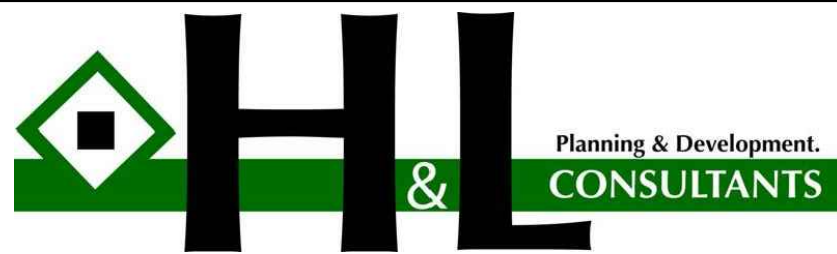
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

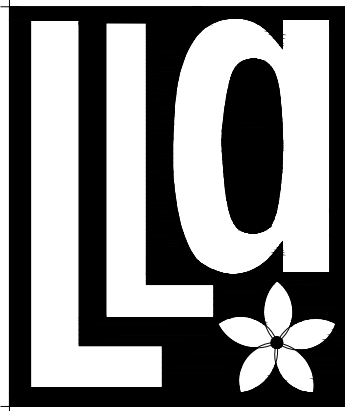
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Approved: JML
Date: 10.18.21
Job no.
Revisions:

Sheet No.

SP-1



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CENTER ACADEMY AT
PALM SPRINGS BAPTIST CHURCH

Village of Palm Springs, Florida

Project Name

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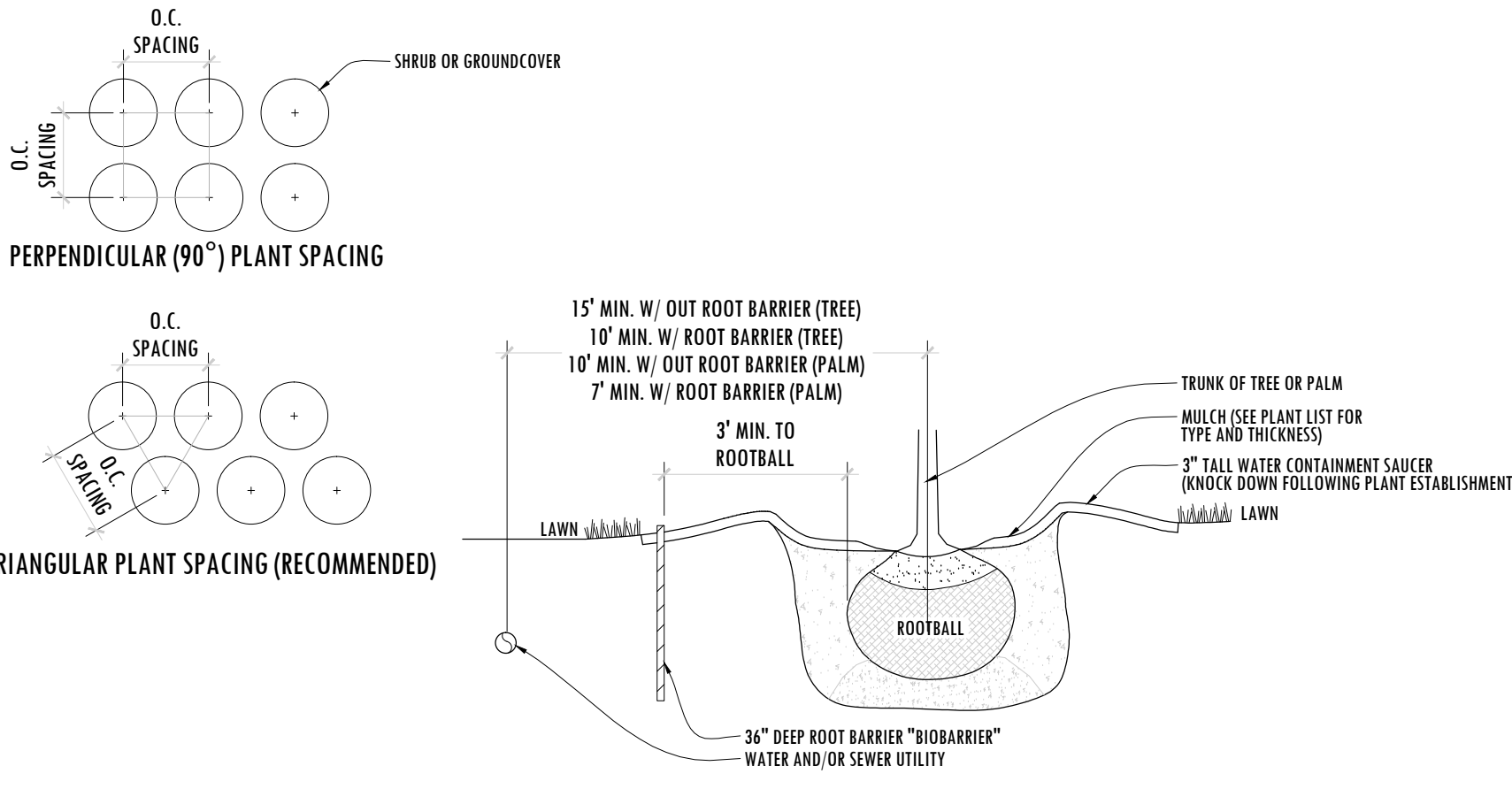
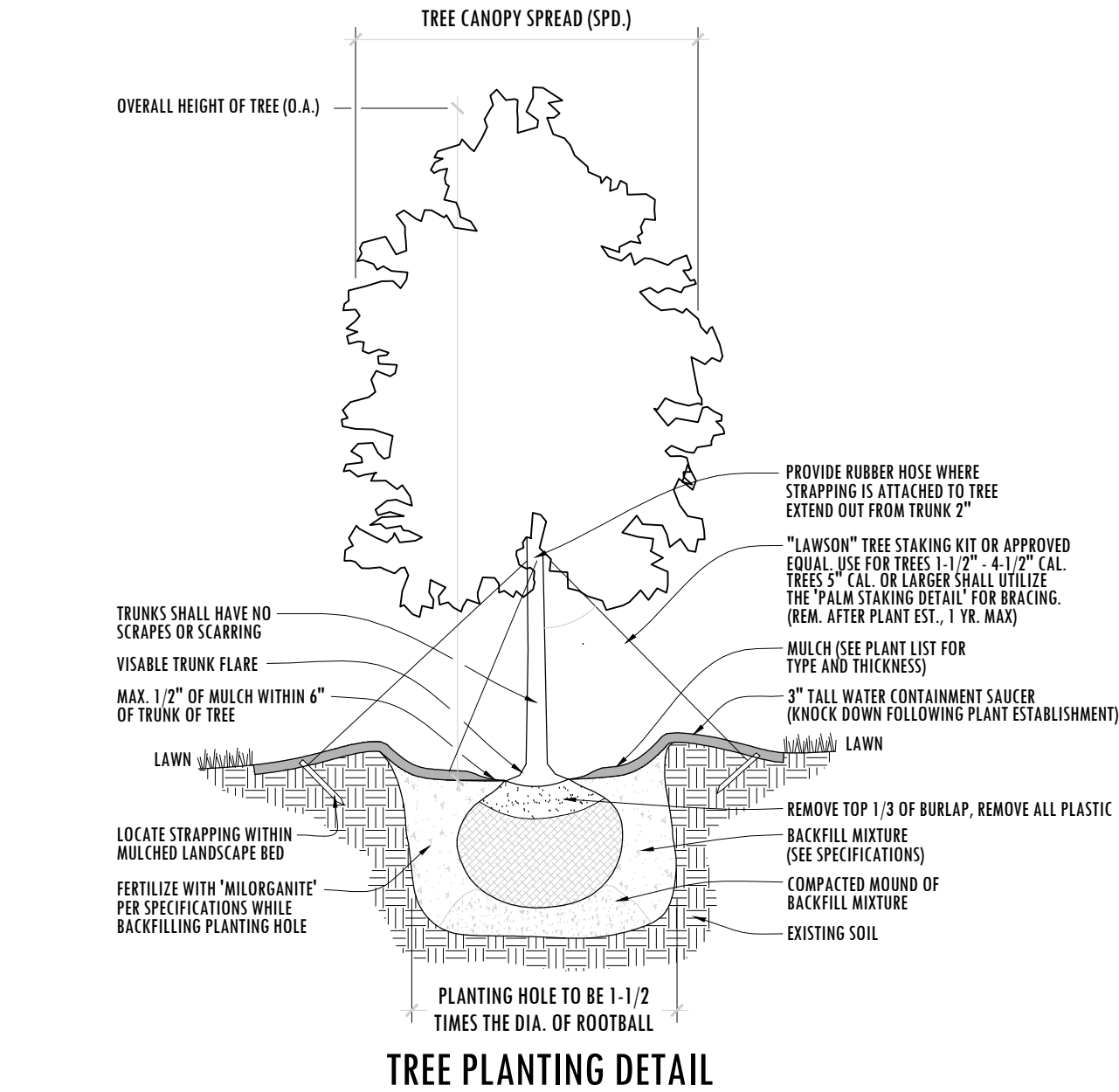
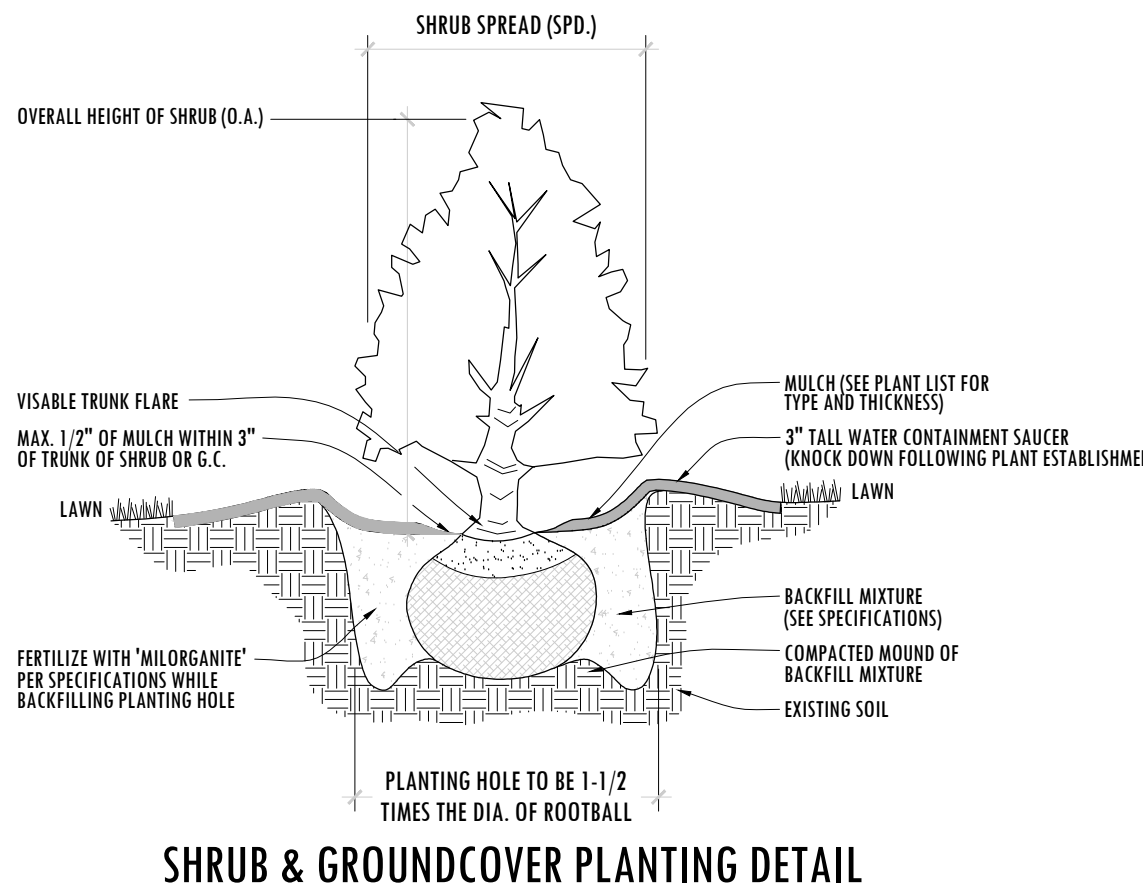
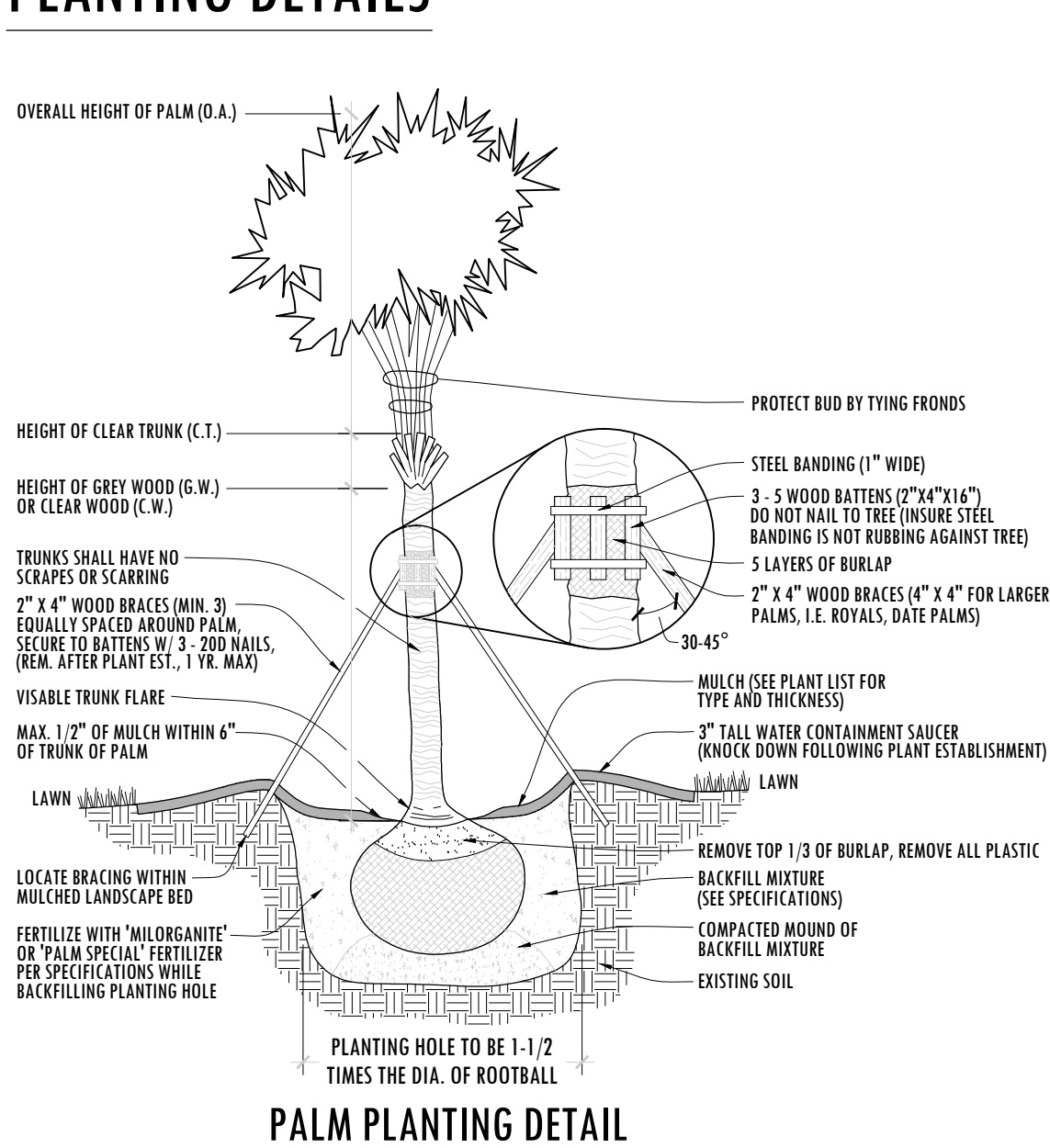
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SPECS

PLANTING DETAILS



PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, CUTTING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST BE REGULARLY ENGAGED IN THE INSTALLATION OF LIVING PLANT MATERIAL. LABOR CREWS SHALL BE CONTROLLED AND DIRECTED BY A LANDSCAPE FOREMAN WELL Versed IN LANDSCAPE INSTALLATION, PLANT MATERIALS, READING PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1945 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESH, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TIPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-BOUND.

QUANTITIES

ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF HIS RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH

MULCH SHALL BE A SHEDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT FOR THOSE SPECIFIC SITUATIONS SHOWN BELOW IN SECTION 4 AND IN PLANTING DETAILS.

FERTILIZER

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF "MILORGANITE" ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:

FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:

- | | |
|-------------------|----------|
| - 8" AND SMALLER: | 2-4 LBS. |
| - 8" 1/2" TALL: | 4-6 LBS. |
| - 12" AND TALLER: | 6-8 LBS. |

(3 CUPS = 1 LB.)

SHRUBS:

FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:

- | | |
|------------------------|--------|
| - 4-6" POTS: | 1 CUP |
| - 1 GAL.: | 1 CUP |
| - 3 GAL.: | 1 CUP |
| - 7-10 GAL.: | 2 CUPS |
| - 15 GAL. AND GREATER: | 3 CUPS |

PALM TREES:

FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL

PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. PLANTING SOIL SHALL BE FREE OF LAY, STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER

WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER. LANDSCAPE CONTRACTOR SHALL NOT ASSUME THAT THE IRRIGATION SYSTEM WILL BE OPERATIONAL AT THE TIME OF PLANTING. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL THE REQUIRED WATER NECESSARY TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION. THE WATERING MAY INCLUDE DEEP WATERING OF TREES AND THE WATERING OF SHRUB AND GROUND COVER AREAS. ANY PLANT MATERIALS THAT DIE OR THAT ARE NOT IN A HEALTHY GROWING CONDITION DUE TO LACK OF WATER SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT BOUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. PITS WHICH ARE FOUND NOT TO BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH GRAVEL OR CRUSHED ROCK. NO ALLOWANCES WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANDION REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

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

PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUND COVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS, ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. 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 OFFSET 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 STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE FROM INSECTS OR DISEASE PRIOR TO FINAL ACCEPTANCE, THE PLANTS SHALL BE TREATED BY PREVENTATIVE OR REMEDIAL MEASURES APPROVED FOR GOOD HORTICULTURAL PRACTICE AT NO ADDITIONAL COST TO THE OWNER.

CLEAN UP

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

INSPECTION & ACCEPTANCE

THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT

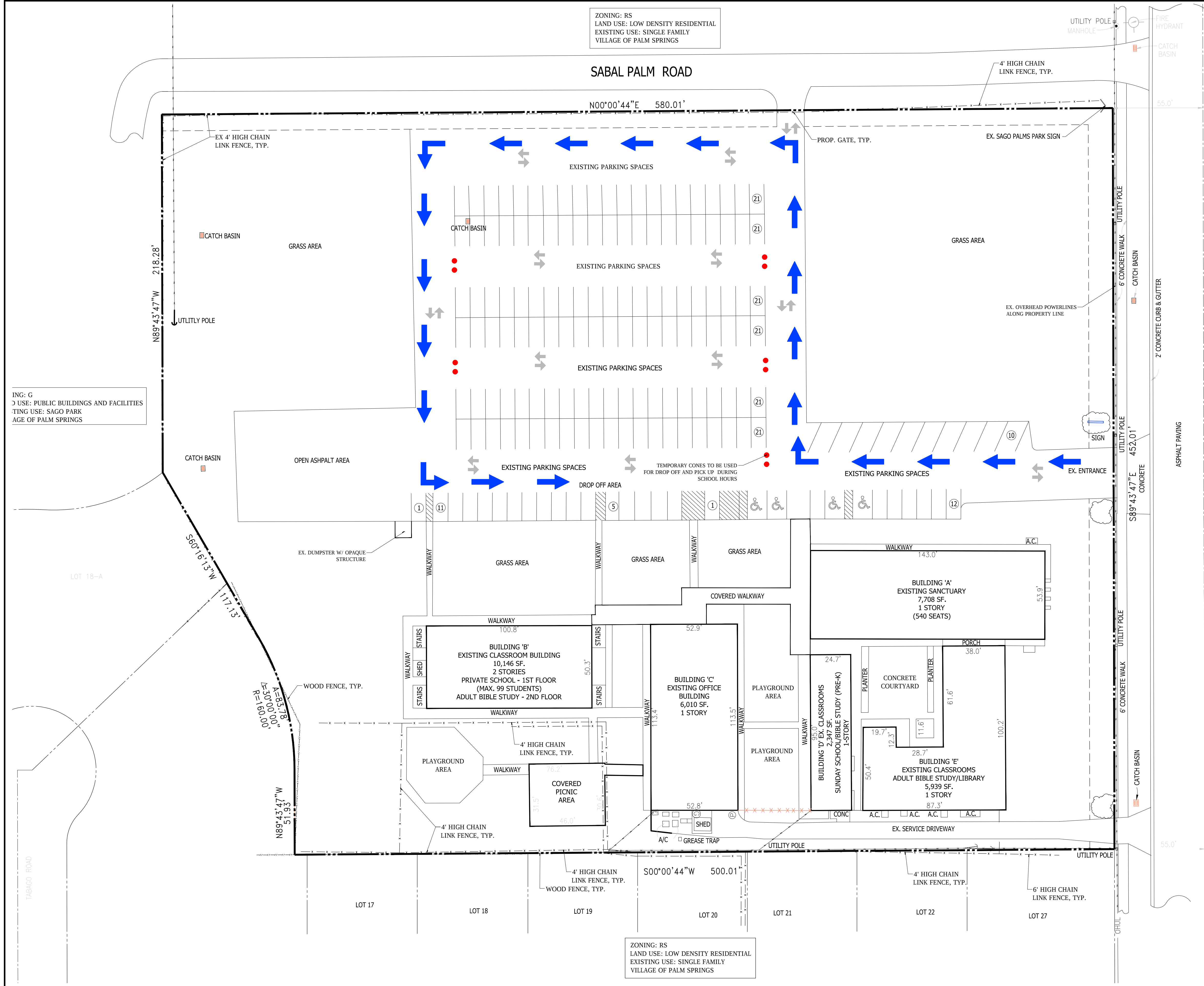
ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.

Jason Litterick
Digitally signed by Jason Litterick
Date: 2021.10.18 10:34:26 -0400

Landscape Specifications & Planting Details

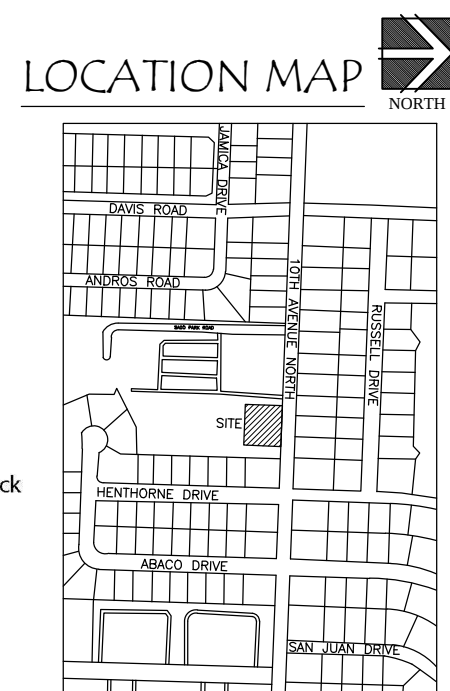


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Landscape
Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

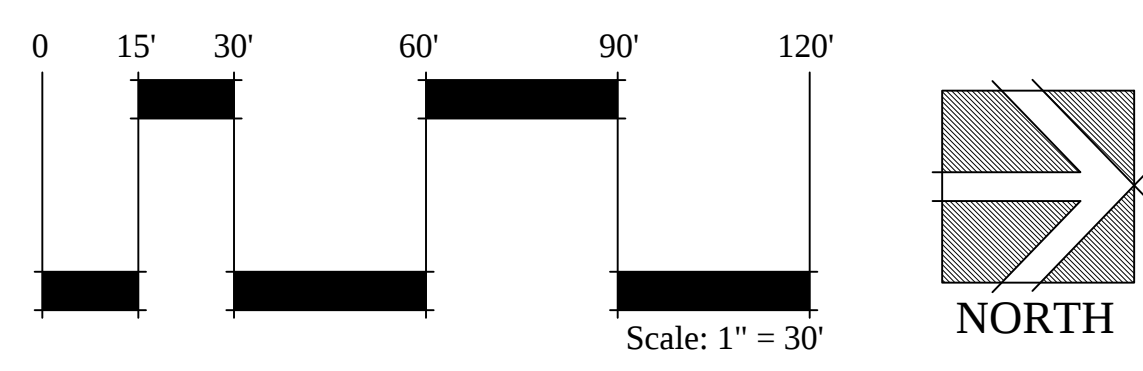
CENTER ACADEMY AT
PALM SPRINGS BAPTIST CHURCH
Village of Palm Springs, Florida

ZONING: RS
LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY
VILLAGE OF PALM SPRINGS



Jason Litterick
Digitally signed by Jason Litterick
Date: 2021.10.18 10:34:26 -04'00'

Exhibit



Project Name

Landscape Architect of Record



Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10.18.21
Job no.
Revisions:

Sheet No.

EXB-1

[illegible]

PROPOSED FLOOR PLAN - CONCEPT #1



SHEET 2 OF 2

From: Wesley Jolin R. <WJolin@pbcgov.org>
Sent: Wednesday, October 27, 2021 12:51
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Cc: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: Request for Comment Proposed School Use 3300 10th Ave N

Please let the applicant know all new educational occupancies require fire sprinkler protection and an accompanying fire hydrant to supplement the suppression system.

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

Parks & Recreation Comments

Justin Lucas

10/27/2021

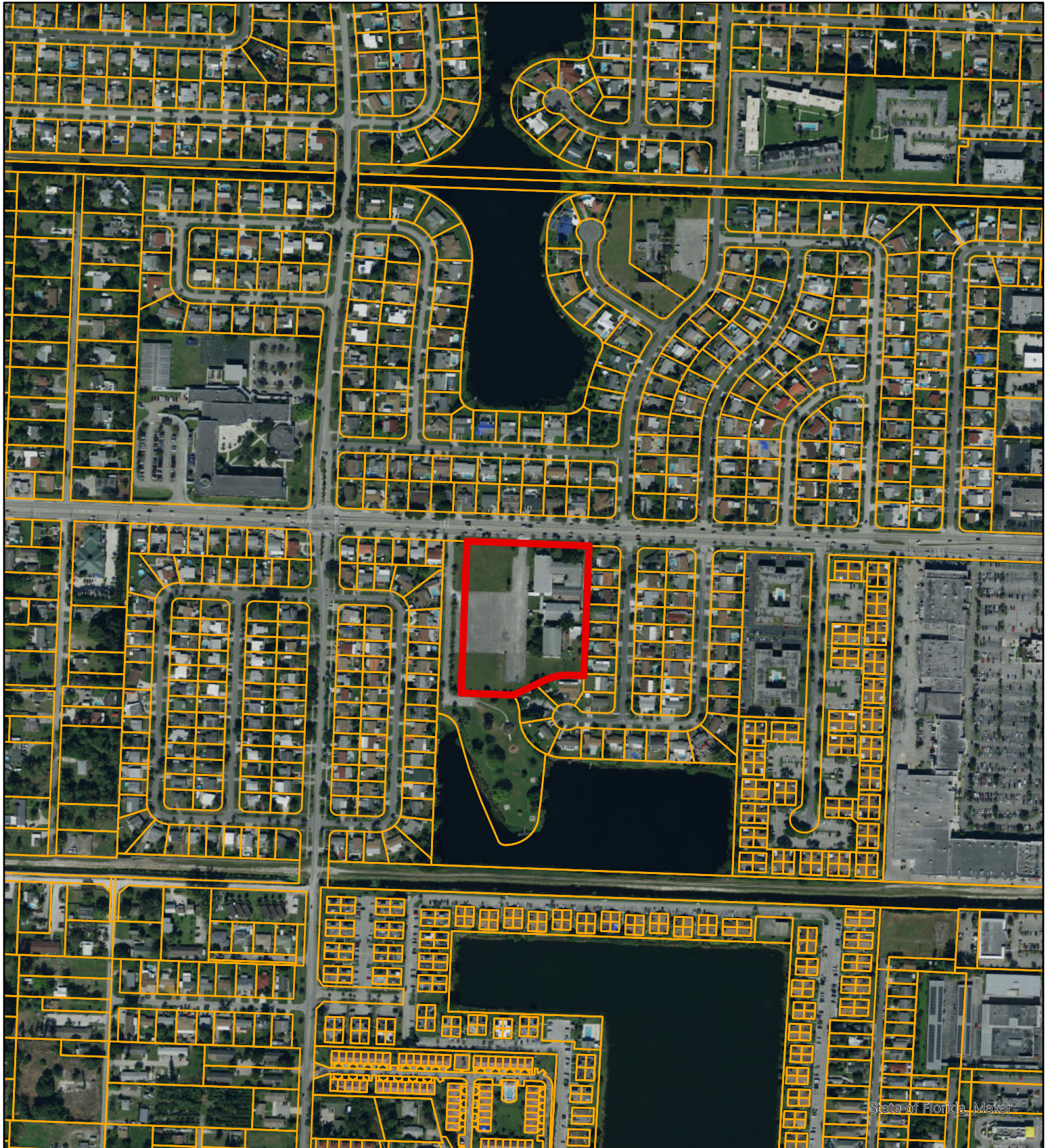
Discussed with Pastor purchasing up to 35' on church's western property line moving eastward on property and from church's southern boundary moving north.

Would that still be possible with their plan?

Would the church be responsible for the installation and maintenance of fencing along property lines?

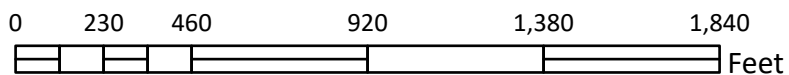
Village of Palm Springs

3300 10th Avenue North



 70-43-44-19-06-001-0010

 Village Parcels



DATE: 12/3/2021

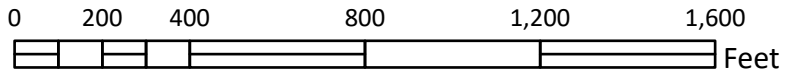


Village of Palm Springs

3300 10th Avenue North



70-43-44-19-06-001-0010
Village Parcels



DATE: 12/3/2021





Village of Palm Springs

Executive Brief

AGENDA DATE: December 14, 2021

DEPARTMENT: Administration

ITEM 7.1: Introduction and Discussion with Interim Village Manager, Michael Bornstein

SUMMARY: Michael Bornstein, Interim Village Manager, will attend the meeting to introduce himself. He would like to share some of his perspective on the future of the Village.

FISCAL IMPACT:

There is no direct fiscal impact as a result of this discussion.

ATTACHMENTS: