



**AGENDA**  
**PLANNING AND ZONING BOARD**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE ■ PALM SPRINGS, FL 33461**  
**SEPTEMBER 13, 2022**  
**6:30 PM**

Johnnie Tieche, Chairman  
Richard Hughes, Vice-Chairman  
Ralph Lashells, Board Member  
Vacant, Jr. Alternate

Peter Braun, Board Member  
Kim Gehrman, Board Member  
Larry Saingilus, Sr. Alternate

**ADMINISTRATION**

Planning, Zoning, and Building Director, Iramis Cabrera    Deputy Village Clerk Jane R. Worth  
Village Attorney Susan Garrett

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*Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.*

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**CALL TO ORDER**

**ROLL CALL**

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

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

## **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**

### **APPROVAL OF MINUTES**

2. **Minutes:** Approval of August 9, 2022, Planning and Zoning Advisory Board Minutes  
Staff: Jane Worth, Deputy Village Clerk

### **ORDER OF BUSINESS**

#### **REGULAR AGENDA**

#### **PUBLIC HEARINGS**

3. **Proposed Resolution No. 2022-36 - Preliminary Plat - 3673 Coconut Road -**  
Motion to approve a request from Ms. Molly Brown, agent for BLP Homes LLC, the owner ("Applicant"), for a preliminary plat to subdivide a multifamily property to delineate 12 individual single-family lots, consistent with the site plan approved by the Village council (Resolution No. 2021-01 - January 14, 2021), for the property located at 3673 Coconut Road.  
Staff: Iramis Cabrera, PZB Director
4. **Proposed Resolution No. 2022-39 - Site Plan Amendment (SPR22-12) and Special Exception Use (PSSE22-06) - Ministerio Monte Hermon - 3208 2nd Avenue North Units 6 & 7 (Quasi-Judicial Hearing):** Motion to approve the Site Plan Amendment (SPR22-12) and Special Exception (PSSE22-06) submitted by Ms. Cynthia Buisson, agent for Ministerio Monte Hermon ("Applicant"), to allow the conversion of a 3,060 square feet warehouse space into a church/place of worship facility located at 3208 2nd Avenue North units six (6) and seven (7). The tenant will be occupying two (2) warehouses-condos within the existing Commercial General (CG) structure.  
Staff: Iramis Cabrera, PZB Director
5. **Proposed Planning & Zoning Board Order No. 2022-08 - Moya Construction - Minor Site Development Plan (SPR22-13) - 1930 South Military Trail:** Motion to approve Planning and Zoning Board Order No. 2022-08; Mr. Stephen Cooper, agent for the applicant, Moya Construction LLC ("Applicant"), is requesting a Minor Site Development Plan approval to renovate the existing commercial property providing three (3) tenant spaces, and enhancing the functionality of the property, located at 1930 South Military Trail.  
Staff: Iramis Cabrera, PZB Director
6. **Proposed Resolution No. 2022-40 - Site Plan Amendment (SPR22-14) and Special Exception Use (PSSE22-07) - Church of Jesus Christ (Apostolic) Inc. - 3330**



**Kirk Road (Quasi-Judicial Hearing)** Motion to approve the Site Plan Amendment (SPR22-14) and Special Exception (PSSE22-07) submitted by Mr. Ryan Abrams, agent for the owner, Church of Jesus Christ Apostolic Inc. ("Applicant"), to allow the conversion of one of the existing residential structures into a place of worship with a maximum of 58 seats. The applicant is proposing to convert the 2,840 square feet residential single-family home into a place of worship and the residential structure located on the east side will remain on the property as part of the church's campus to be the parsonage residence, for the property located at 3330 Kirk Road.

Staff: Iramis Cabrera, PZB Director

## **OTHER BUSINESS**

## **ADJOURNMENT**

### **NEXT MEETING OCTOBER 11, 2022 @ 6:30 PM**

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

## Village of Palm Springs

### Title VI/Nondiscrimination Policy

#### **I. Policy Statement:**

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

#### **II. Persons with Disabilities:**

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus

Address: 226 Cypress Lane, Palm Springs, FL 33461

Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)

Phone: (561)584-8200 Ext. 8419

### **III. Complaint Procedures:**

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [jpiedra@vpsfl.org](mailto:jpiedra@vpsfl.org)  
Phone: (561)584-8200 Ext. 8421



**PLANNING AND ZONING ADVISORY BOARD MEETING  
MINUTES, COUNCIL CHAMBERS  
226 CYPRESS LANE  
VILLAGE OF PALM SPRINGS, FLORIDA  
AUGUST 9, 2022 AT 6:30 PM**

**CALL TO ORDER**

The meeting was called to order by Chairman Johnnie Tieche at 6:34 PM.

**ROLL CALL**

**Present:** Chairman Johnnie Tieche, Board Member Ralph Lashells, Board Member Peter Braun

**Absent:** Vice Chairman Richard Hughes, Board Member Kim Gehrman, and Board Member Larry Saingilus

**Also Present:** Planning, Zoning, and Building Director Iramis Cabrera, and Village Attorney Susan Garrett

1. **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.**

**ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**

**APPROVAL OF MINUTES**

2. **Minutes: Approval of July 9, 2022 Planning and Zoning Advisory Board Meeting Minutes**  
Staff: Kimberly Wynn, Village Clerk

Chairman Tieche asked for a motion of Ordinance No. 2022-07. A motion to approve Ordinance No. 2022-07 was made by Mr. Braun and seconded by Mr. Lashells. Motion carried 3-0.

Chairman Johnnie Tieche stated he learned something at the Planning and Zoning Seminar he attended. Chairman Tieche noted that when he called for public comment, the only thing the Board does is to listen to them, and the Board does not comment back. Attorney Susan Garrett stated that was exactly one of the items that would be touched on today at the end of the meeting in the discussion.

**ORDER OF BUSINESS**

**REGULAR AGENDA**

**PUBLIC HEARINGS**

3. **Ordinance No. 2022-07 - Comprehensive Plan Amendment - Tenth Avenue Incubator Overlay:** Motion to approve Ordinance No. 2022-07; an ordinance of the Village of Palm Springs, Florida, amending the Comprehensive Plan of the Village of Palm Springs, in accordance with the local government Comprehensive Planning and Land Development Regulation Act, Sections

163.3161, et. Seq., Florida Statutes, Amending the Text of the Village's future land use element of the Comprehensive Plan to create the "Tenth Avenue Incubator Overlay", providing for transmittal to the Florida Department of Economic Opportunity repeal of all Ordinances in Conflict.

Staff: Iramis Cabrera, PZB Director

**SUMMARY:** The Planning, Zoning & Building Department (PZ&B) is proposing text amendments to the Future Land-Use Element to establish a Tenth Avenue Incubator Overlay (TAIO) in an effort to encourage innovative development/redevelopment along 10th Avenue North with uses that are commercial and/or light industrial in nature, designated in a manner that is sensitive to adjacent residential neighborhoods, and create an aesthetic corridor identity.

The allowances of the TAIO shall only be applicable to Commercial General (CG) zoned properties fronting Tenth (10th) Avenue, generally located north of 10th Avenue North, between Palm Drive and South Florida Mango Road. The objective of the TAIO would be to promote the redevelopment of the properties by creating a distinct character and identity.

Development in the TAIO shall utilize a harmonious and compatible architectural style. All uses permitted within the CG zoning district are permissible in the TAIO, considering the design elements and development standards outlined in the Village Land Development Regulations for the TAIO.

Projects that comply with the requirements of the TAIO may be approved in accordance with the Land Development Regulations so long as such Incubator Uses do not generate dust or create a noise nuisance, are not obnoxious in nature, and are compatible with adjacent residential uses.

Rather than consider land-use changes on a parcel-by-parcel basis, which leads to concerns about compatibility and "spot zoning", an overlay approach is proposed to permit innovative designs in exchange for design and uses considerations.

The proposed TAIO (land development regulations and design requirements) was initially drafted by the property owner and was discussed with the PZ&B Director, the Assistant Village Manager, and the Village Manager. Staff has proposed various revisions to the property owner's suggested land development regulations and is moving forward as a staff-initiated effort.

The proposed Tenth Avenue Incubator Overlay provides the following:

- The buildings shall be designed in a manner with a harmonious architectural style with allowances for variations in color and design, to establish an identity for the unified planned development.
- The building façade(s) facing 10<sup>th</sup> Avenue North should be designed in a manner to resemble an office, retail or showroom building.
- Bay doors shall be screened from adjacent residential uses and bay doors shall not face adjacent streets.
- Manufacturing and assembly portions of the design shall be conducted inside the principal structure(s), and activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor and other conditions.

The proposed TAIO encompasses 4 parcels and a total of 8.6075 acres. The area is designated in the Commercial Land Use category.

The proposed comprehensive plan amendment was submitted through the PBC Intergovernmental Plan Amendment Committee (IPARC) for intergovernmental review and no comments were received.

Note: Notifications were mailed to all property owners abutting the TAIO on July 19, 2022.

The Local Planning Agency (LPA) will consider the proposed Comprehensive Plan Text Amendment during their meeting on September, 2022 and their recommendation will be shared with the Village Council.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Assistant Village Manager and by the Village Attorney.

Director Iramis Cabrera informed the Board that both items would be presented together. Director Cabrera said the Planning, Zoning, and Building Department (PZ&B) was proposing text amendments to the Future Land-Use Element to establish a Tenth Avenue Incubator Overlay (TAIO). Director Cabrera stated this was to encourage innovative development/redevelopment along 10th Avenue North with commercial and light industrial uses, designed in a manner sensitive to adjacent residential neighborhoods, and create an aesthetic corridor identity. This overlay included four (4) properties, including the old Chase bank building on the property, which had been abandoned for quite some time. Unfortunately, there has been a lot of vandalism and vagrants. The owner has tried to keep it in compliance. Director Cabrera addressed the architect of the buildings, setbacks, and heights. Director Cabrera said rather than consider land-use changes on a parcel-by-parcel basis, which leads to concerns about compatibility and "spot zoning", an overlay approach is proposed to permit innovative designs in exchange for design and uses considerations. Director Cabrera asked the Board if there were any questions.

Chairman Tieche asked if multi-story buildings were constructed, would there be residential buildings on top? Director Cabrera stated no. Chairman Tieche asked about the ten (10) feet in the front, which would reduce the parking completely. Director Cabrera stated it would also include Florida Mango Road, along with 10th Avenue North. She reminded the Board this was not a site plan today, these were simply regulations so the property owner would have options to propose projects that would be different as the property has been stagnant for so long.

Board Member Peter Braun asked if anyone was interested in that property. Director Cabrera answered that she didn't know.

Ms. June Kerr represents the property west of the Chase Building. She came to the meeting to see if the property had changed hands since Covid and it had not. She was also interested in what the TAIO would present with changes.

Ms. Ele Zachariades was sworn in by Deputy Clerk Worth. Ms. Zachariades, who represents the owner of the Chase bank building, said this property has sat abandoned for quite some time. She thanked Director Cabrera for the thorough presentation. Ms. Zachariades stated the property was currently approved for a gas station. She said they wanted something better than a gas station.

Ms. Zachariades said they wanted to be able to provide enough flexibility to have more innovative ideas. They also wanted to be respectful of the residents surrounding the property. The Board asked Ms. Zachariades if there have been any ideas for the property. Ms. Zachariades said possibly a sales furniture showroom facade up front close to the street with possible cabinetry making in the rear of the building. The Board asked if a restaurant could go there. Director Cabrera answered yes.

The Board asked what the difference was between the two (2) items on the agenda for clarification. Director Cabrera stated one was a Comprehensive Plan to create the Incubator Overlay and the second one is the regulations to develop the site.

Ms. June Kerr asked if there was a way to get a copy of the details, unfortunately, they had arrived late to the meeting and missed some of the presentations. Director Cabrera stated yes.

Chairman Tieche asked for a motion of Ordinance No. 2022-07. A motion to approve Ordinance No. 2022-07 was made by Mr. Braun and seconded by Mr. Lashells. Motion carried 3-0.

**FISCAL IMPACT:**

Amending the Comprehensive Plan to create a new overlay does not have a fiscal impact; however, redevelopment utilizing allowances under this new overlay district is expected to increase the Village's property tax revenue.

4. **Ordinance No. 2022-08 - Village Code Amendment - Chapter 34 - Tenth Avenue Incubator Overlay:** Motion to approve Ordinance No. 2022-08; an Ordinance of the Village of Palm Springs, Florida, amending the Village Code of Ordinances at Chapter 34 "Land Development", Article VI "Land Use", Division 7 "Supplemental District Regulations", to establish provisions of a new Subdivision XI, "Tenth Avenue Incubator Overlay (TAIO)", specifically Sections 34-1090 – 34-1099; to provide incentives for redevelopment located generally located north of 10th Avenue North, between Palm Drive and South Florida Mango Road.  
Staff: Iramis Cabrera, PZB Director

**SUMMARY:** The Planning, Zoning & Building Department is proposing amendments to the Land Development Regulations to establish a Tenth Avenue Incubator Overlay (TAIO) within a new Subdivision XI in an effort to encourage innovative development/redevelopment along 10th Avenue North with uses that are commercial and/or light industrial in nature, designated in a manner that is sensitive to adjacent residential neighborhoods, and create an aesthetic corridor identity.

The allowances of the TAIO shall only be applicable to Commercial General (CG) zoned properties fronting Tenth (10th) Avenue, generally located north of 10th Avenue North, between Palm Drive and South Florida Mango Road. The objective of the TAIO would be to promote the redevelopment of the properties by creating a distinct character and identity.

Development in the TAIO shall utilize a harmonious and compatible architectural style. All uses permitted within the CG zoning district are permissible in the TAIO, in consideration of the design elements and development standards outlined in the Village Lands Development Regulations for the TAIO.

Projects that comply with the requirements of the TAO may be approved in accordance with the Land Development Regulations so long as such Incubator Uses do not generate dust, or create a noise nuisance, and is not obnoxious in nature, and is compatible with adjacent residential uses.

Rather than consider land-use changes on a parcel-by-parcel basis, which leads to concerns about compatibility and "spot zoning", an overlay approach is proposed to be utilized to permit innovative designs in exchange for design and uses considerations.

The proposed TAO (land development regulations and design requirements) was initially drafted by the property owner and was discussed with the Planning, Zoning, and Building Director, the Assistant Village Manager, and the Village Manager. Staff has proposed various revisions to the property owner's suggested land development regulations and is moving forward as a staff-initiated effort.

The proposed Tenth Avenue Incubator Overlay provides the following:

- The buildings shall be designed in a manner with a harmonious architectural style with allowances for variations in color and design, to establish an identity for the unified planned development.
- The building façade(s) facing 10<sup>th</sup> Avenue North should be designed in a manner to resemble an office, retail, or showroom building.
- Bay doors shall be screened from adjacent residential uses and bay doors shall not face adjacent streets.
- Manufacturing and assembly portions of the design shall be conducted inside the principal structure(s), and activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.

The proposed TAO encompasses four (4) parcels and a total of 8.6075 acres. The area is designated in the Commercial Land-Use category.

Note: Notifications were mailed to all property owners abutting the TAO on July 19, 2022.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Assistant Village Manager and by the Village Attorney.

This item was discussed with Item number 3 by Director Cabrera and the applicant had no further comment.

Chairman Tieche asked for a motion of Ordinance No. 2022-08. A motion to approve Ordinance No. 2022-08 was made by Mr. Braun and seconded by Mr. Lashells. Motion carried 3-0.

#### FISCAL IMPACT:

Amending the Land Development Regulations to create a new overlay does not have a fiscal impact; however, redevelopment utilizing allowances under this new overlay district is expected to increase the Village's property tax revenue.



## **OTHER BUSINESS**

### **5. Discussion: Hearing Decorum**

Staff: Kimberly Glas-Castro, Assistant Village Manager

Village Attorney Garrett stated that it had come to the attention of herself and Assistant Village Manager Kim Glas-Castro, the meetings had been a little more lively. It shows that people are interested and it can also be concerning for the Board and she wanted to know the feelings of the Board. Attorney Garrett wanted to address any questions the Board had after discussing the proper way of conducting a meeting. Attorney Garrett was doing a refresher of meeting procedures, but there were three (3) Board members absent and she wanted to bring it to the next scheduled meeting.

Director Cabrera introduced Christian Berrios, who came into the Planning, Zoning, and Building Department as the Permit Technician. Currently, Chris is - Chris is taking the Interim Planner position. Director Cabrera stated he was smart, and a quick learner, and there would be a three (3) month probation and we shall evaluate him at that time.

## **ADJOURNMENT**

Chairman Tieche adjourned the meeting at 7:10 PM.

ATTEST:

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Johnnie Tieche, Chairman

The undersigned is the Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **August 9, 2022**. Which minutes were formally approved and adopted by the Village Council on **DATE**.

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Jane R. Worth, Deputy Village Clerk

**NEXT REGULAR MEETING:  
SEPTEMBER 13, 2022 @ 6:30 PM**

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and that for such purpose they 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.



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** September 13, 2022

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #4:** Proposed Resolution No. 2022-36 - Preliminary Plat - 3673 Coconut Road

**SUMMARY:** Ms. Molly Brown, agent for BLP Homes LLC, owner, has filed a preliminary plat to re-plat the east one-half of tracts 22 and 23, in block 4, of Lakewood Gardens Plat No.1 (as recorded in Plat Book 18, Page 38 of the Public Records of Palm Beach County, Florida), less the east 165 feet of the North 60 feet of tract 22 lying in the southwest quarter (S.W. 1/4), of section 19, township 44 south, range 43 east, Village of Palm Springs, Palm Beach County, Florida. The applicant is proposing to subdivide the multifamily property to delineate 12 individual single-family lots, consistent with the site plan approved by the Village council (Resolution No. 2021-01 - January 14, 2021).

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

The Village Council will consider the proposed preliminary plat at the October 2022 meeting.

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

**FISCAL IMPACT:**

There is no direct fiscal impact from the proposed plat.

**ATTACHMENTS:**

1. Proposed Resolution No. 2022-36 - Preliminary Plat - 3673 Coconut Road
2. Proposed Preliminary Plat - 3673 Coconut Road
3. Letter of Compliance with Florida Statutes - 3673 Coconut Road
4. Approved Site Plan
5. Aerial Map and Location Map

**RESOLUTION NO. 2022-36**

**A RESOLUTION OF THE VILLAGE COUNCIL FOR THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING/DENYING A PRELIMINARY PLAT TO REPLAT THE EAST ONE-HALF OF TRACTS 22 AND 23 AND SUBDIVIDE A MULTI-FAMILY PROPERTY TO DELINEATE 12 INDIVIDUAL SINGLE-FAMILY LOTS CONSISTENT WITH THE SITE PLAN, TOTALING 2.11 ACRES SUBMITTED BY MS. MOLLY BROWN, AGENT FOR BLP HOMES LLC (“APPLICANT”), FOR THE PROPERTY LOCATED AT 3673 COCONUT ROAD AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ms. Molly Brown, agent for BLP Homes LLC (“Applicant”) is proposing to subdivide the multi family property to delineate 12 individual single-family lots, consistent with the site plan approved by the Village Council on January 14, 2021, Resolution 2021-01; 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 the multifamily property to delineate 12 individual single-family lots, at 3673 Coconut Road; and the same having been heard in the Regular Session of October 2022, having been otherwise fully apprised of the premises herein, and having determined that the

Resolution No. 2022-36 – BLP Homes LLC – 3673 Coconut Road  
preliminary plat conforms to the

applicable requirements of Chapter 34 of the Village Code; hereby approves the  
preliminary plat, which is incorporated herein by reference.

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

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

|                              | <u>Aye</u>               | <u>Nay</u>               | <u>Absent</u>            |
|------------------------------|--------------------------|--------------------------|--------------------------|
| BEVERLY SMITH, MAYOR         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, VICE MAYOR     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, MAYOR PRO TEM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY READY, COUNCIL MEMBER   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_

\_\_\_\_\_

BEVERLY SMITH, MAYOR

ATTEST:

BY: \_\_\_\_\_

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_

GLEN J. TORCIVIA, VILLAGE ATTORNEY



3673 COCONUT ROAD

A REPLAT OF THE EAST ONE–HALF OF TRACTS 22 AND 23, IN BLOCK 4, LAKEWOOD GARDENS PLAT NO.1, RECORDED IN PLAT BOOK 18, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 165 FEET OF THE NORTH 60 FEET OF TRACT 22 LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BLP HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 3673 COCONUT ROAD, A REPLAT OF THE EAST ONE–HALF OF TRACTS 22 AND 23, IN BLOCK 4, LAKEWOOD GARDENS PLAT NO.1, RECORDED IN PLAT BOOK 18, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 165 FEET OF THE NORTH 60 FEET OF TRACT 22, LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 23;  
THENCE ALONG THE SOUTH LINE OF SAID TRACT 23, N87°50'11"W FOR 321.25 FEET, TO THE WEST LINE OF THE SAID EAST ONE–HALF OF TRACTS 22 AND 23;  
THENCE ALONG SAID WEST LINE, N01°35'14"E FOR 317.75 FEET TO THE NORTH LINE OF SAID TRACT 22;  
THENCE ALONG SAID NORTH LINE, S87°50'11"E FOR 156.25 FEET;  
THENCE S01°14'55"W FOR 59.61 FEET;  
THENCE S87°41' 58"E FOR 164.65 FEET TO THE EAST LINE OF SAID TRACTS 22 AND 23;  
THENCE ALONG SAID EAST LINE, S01°35'14"W FOR 257.75 FEET TO THE POINT OF BEGINNING.

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

1. TRACTS A–1, A–2, TRACT B, AND TRACT C:

TRACTS A–1, A–2, TRACT B, AND TRACT C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BLP HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

2. TRACT D:

TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR BLP HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS TRACT SERVING THE ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.  
AN EASEMENT OVER TRACT D FOR WATER AND SANITARY SEWER UTILITIES IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF WATER AND SANITARY SEWER FACILITIES.

3. TRACT E:

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

4. UTILITY EASEMENTS:

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

IN WITNESS WHEREOF, THE ABOVE–NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BLP HOMES LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
(PRINT NAME)

BY: \_\_\_\_\_  
STUART HANKIN, MANAGER

WITNESS: \_\_\_\_\_  
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY STUART HANKIN, AS MANAGER FOR BLP HOMES LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINT NAME)  
NOTARY PUBLIC

MORTGAGEE’S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
(MORTGAGEE’S NAME)

BY: \_\_\_\_\_ (SIGNATURE)  
\_\_\_\_\_  
(OFFICER NAME)  
\_\_\_\_\_  
(OFFICER TITLE)

WITNESS: \_\_\_\_\_ (SIGNATURE) WITNESS: \_\_\_\_\_ (SIGNATURE)  
\_\_\_\_\_  
(PRINT NAME) \_\_\_\_\_  
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_(NAME), AS \_\_\_\_\_ (TITLE) FOR \_\_\_\_\_(MORTGAGEE), ON BEHALF OF THE CORPORATION, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINT NAME)  
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

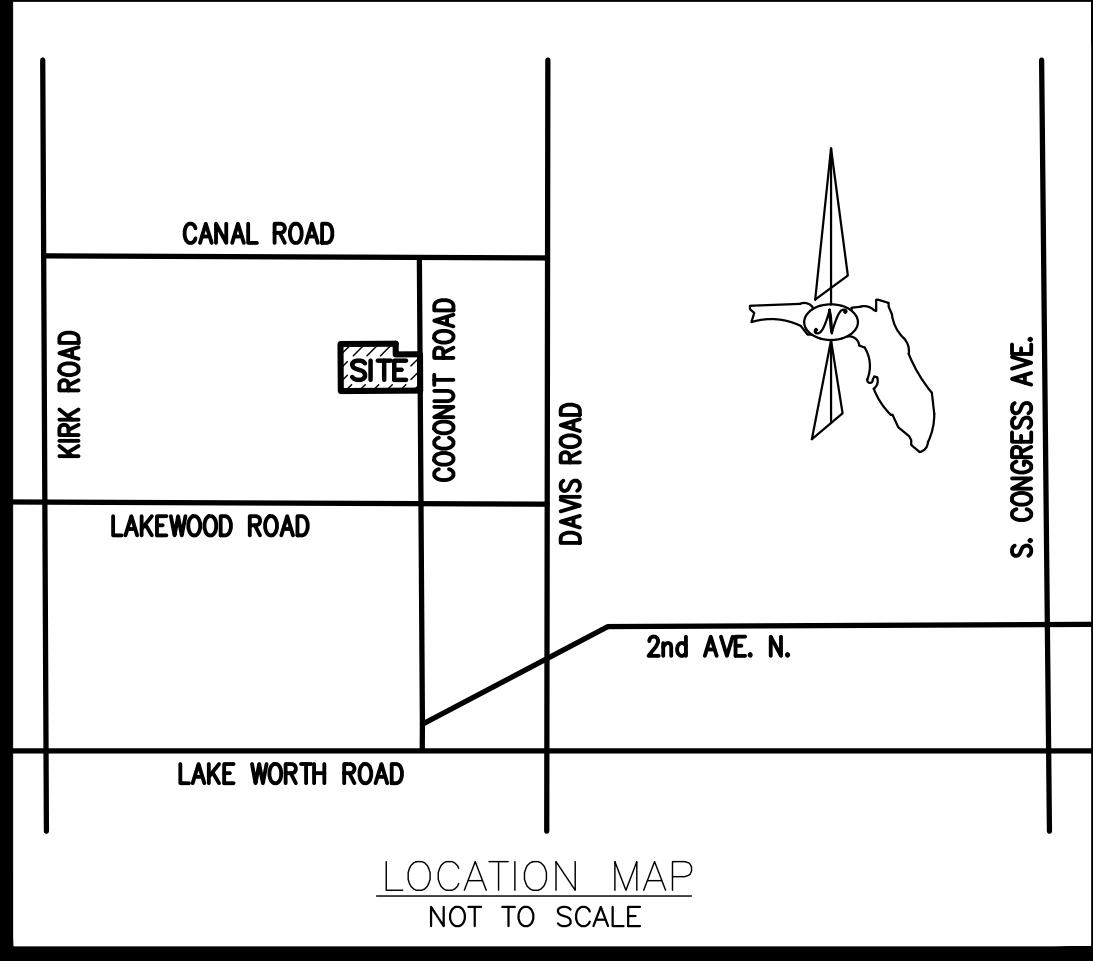
WE, PEGASUS TITLE SERVICES, LLC, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BLP HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY;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

DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
PEGASUS TITLE SERVICES, LLC  
CATHERINE STEWARD, AUTHORIZED SIGNATORY

SURVEYOR & MAPPER’S CERTIFICATE

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

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



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_ .M.  
THIS \_\_\_\_ DAY OF  
A.D. 2022, AND DULY  
RECORDED IN PLAT BOOK \_\_\_\_  
ON PAGES \_\_\_\_ AND \_\_\_\_  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

VILLAGE OF PALM SPRINGS APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022,

BY: \_\_\_\_\_ ATTESTED BY: \_\_\_\_\_  
BEVERLY SMITH, MAYOR KIMBERLY M. WYNN, VILLAGE CLERK

VILLAGE ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022,

BY: \_\_\_\_\_  
\_\_\_\_\_, VILLAGE ENGINEER

SURVEYOR & MAPPER’S NOTES:

- BEARINGS ARE BASED ON N01°35'14"E (ASSUMED) ALONG THE WEST BOUNDARY OF THE SUBJECT PROPERTY.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM – NAD 83, 1990 ADJUSTMENT  
C. ZONE – FLORIDA EAST  
D. LINEAR UNIT – US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
H. SCALE FACTOR – 1.0000403  
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE  
J. ROTATION EQUATION: NONE
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

LEGEND:

ABBREVIATIONS:  
ORB – OFFICIAL RECORD BOOK  
P.B. – PLAT BOOK  
NO. – NUMBER  
PG. – PAGE  
R/W – RIGHT–OF–WAY  
SEC. – SECTION  
℄ – CENTERLINE  
NAD – NORTH AMERICAN DATUM  
LB – LICENSED BUSINESS  
19/44/43 – SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
U.E. – UTILITY EASEMENT  
D.E. – DRAINAGE EASEMENT  
LLC – LIMITED LIABILITY COMPANY  
P.O.B. – POINT OF BEGINNING

SYMBOLS:

- ☐ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
- ☐ MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

REVIEWING SURVEYOR’S APPROVAL

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

GARY M. RAYMAN, LS–2633  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA

DATE

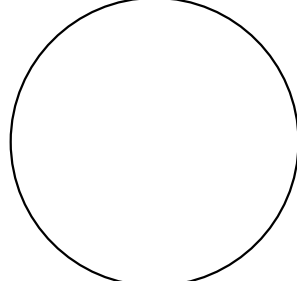
PREPARING SURVEYOR & MAPPER’S STATEMENT

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

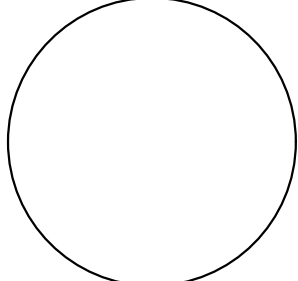


**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561–615–3988, 615–3986 FAX

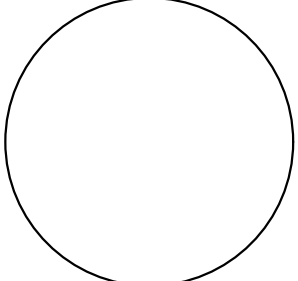
BLP HOMES LLC  
SEAL  
(IF AVAILABLE)



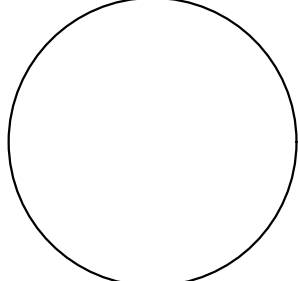
MORTGAGEE’S  
SEAL  
(IF AVAILABLE)



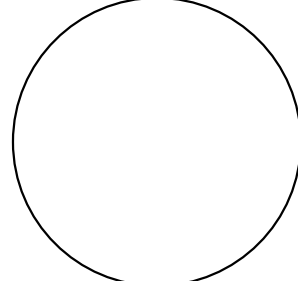
SURVEYOR’S  
SEAL



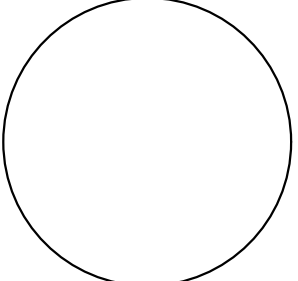
VILLAGE CLERK  
SEAL



VILLAGE ENGINEER  
SEAL



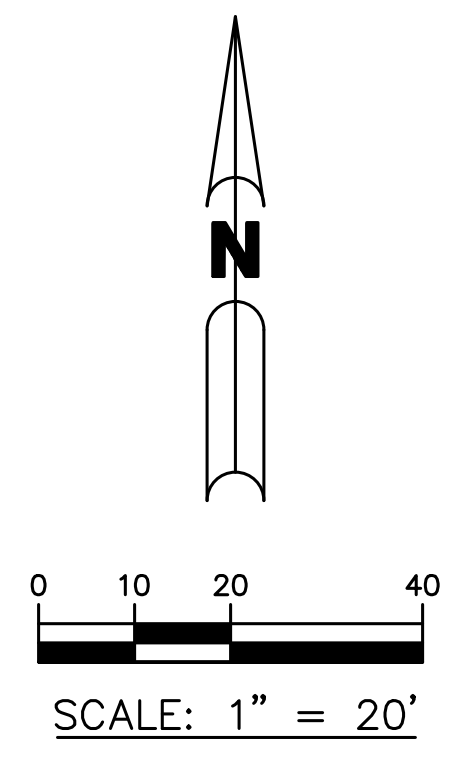
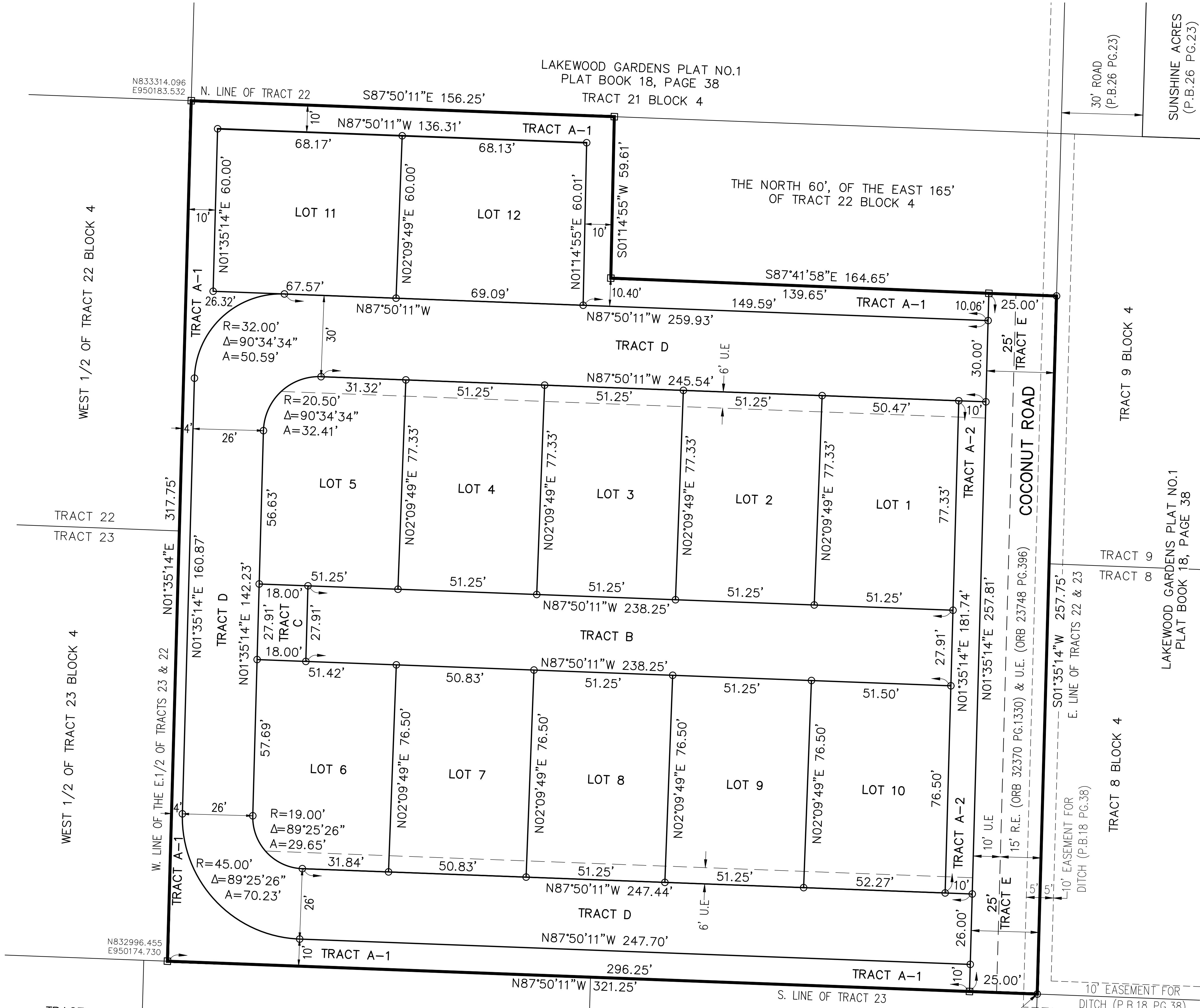
REVIEWING  
SURVEYOR’S  
SEAL





3673 COCONUT ROAD

A REPLAT OF THE EAST ONE-HALF OF TRACTS 22 AND 23, IN BLOCK 4, LAKEWOOD GARDENS PLAT NO.1,  
RECORDED IN PLAT BOOK 18, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LESS THE EAST 165 FEET OF THE NORTH 60 FEET OF TRACT 22  
LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 2



- LEGEND:**
- ABBREVIATIONS:**
- |                            |                                                         |
|----------------------------|---------------------------------------------------------|
| ORB - OFFICIAL RECORD BOOK | LB - LICENSED BUSINESS                                  |
| P.B. - PLAT BOOK           | 19/44/43 - SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST |
| NO. - NUMBER               | U.E. - UTILITY EASEMENT                                 |
| PG. - PAGE                 | R.E. - ROAD EASEMENT                                    |
| R/W - RIGHT-OF-WAY         | D.E. - DRAINAGE EASEMENT                                |
| SEC. - SECTION             | LLC - LIMITED LIABILITY COMPANY                         |
| C - CENTERLINE             | P.O.B. - POINT OF BEGINNING                             |
| NAD - NORTH AMERICAN DATUM |                                                         |
- SYMBOLS:**
- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
  - MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

PREPARING SURVEYOR & MAPPER'S STATEMENT  
THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

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



August 9, 2022

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

**RE: 3673 Coconut Road  
Third Plat Review  
Engenuity Group Project No. 6001.04.29**

Dear Ms. Cabrera,

This is the third 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:

A dedication to the Village of Palm Springs over Tract D has been added. The Plat remains in compliance with Chapter 177 and the Village of Palm Springs requirements. We can therefore recommend approval of the plat.

Please do not hesitate to contact me should you have any questions.

Sincerely,



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

**August 5, 2022**

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

**From: Tara Bamber, PE**



**Re: 3673 Coconut Rd Multi-Family  
Plat Approval Letter  
Engenuity Group Project No. 6001.91**

We have reviewed the following documents received on 8-3-22:

1. Plat, 2 sheets, by Brown & Phillips, Inc.
2. Engineering Comment Responses, 1 sheet, dated 7-28-22, by Brown & Phillips, Inc.

There are no further comments per the revised Plat above. We recommend Plat approval.

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

**Cc:** Lisa Tropepe, PE  
Rogelio Perez Gonzalez  
Ed Horton



Application Data

Application Name

Application Number

Existing Land Use

Proposed Land Use

Existing Zoning District

Proposed Zoning District

Property Control Numbers

Existing Use

Proposed Use

3673 COCONUT RD.

TBD

LOW DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

RESIDENTIAL MULTIFAMILY (RM)

RM

70-43-44-19-11-004-0223

RESIDENTIAL VACANT LOT

12 SINGLE FAMILY HOMES

NEW 12 SINGLE FAMILY HOMES

3673 COCONUT ROAD

PALM SPRINGS, FLORIDA

NEW CONSTRUCTION

SCOPE OF WORK

THE WORK ENTAILS THE SUBDIVISION OF THE LOT LOCATED AT 3673 COCONUT ROAD TO 12 PARCELS AND A RECREATIONAL AREA. EACH PARCEL SHALL HAVE A SINGLE FAMILY HOUSE.  
LEGAL DESCRIPTION:  
LAKEWOOD GARDENS PLAT 1 E 1/2 OF TRS 22 & 23 /LESS E 165 FT OF N 60 FT OF TR 22/ BLK 4

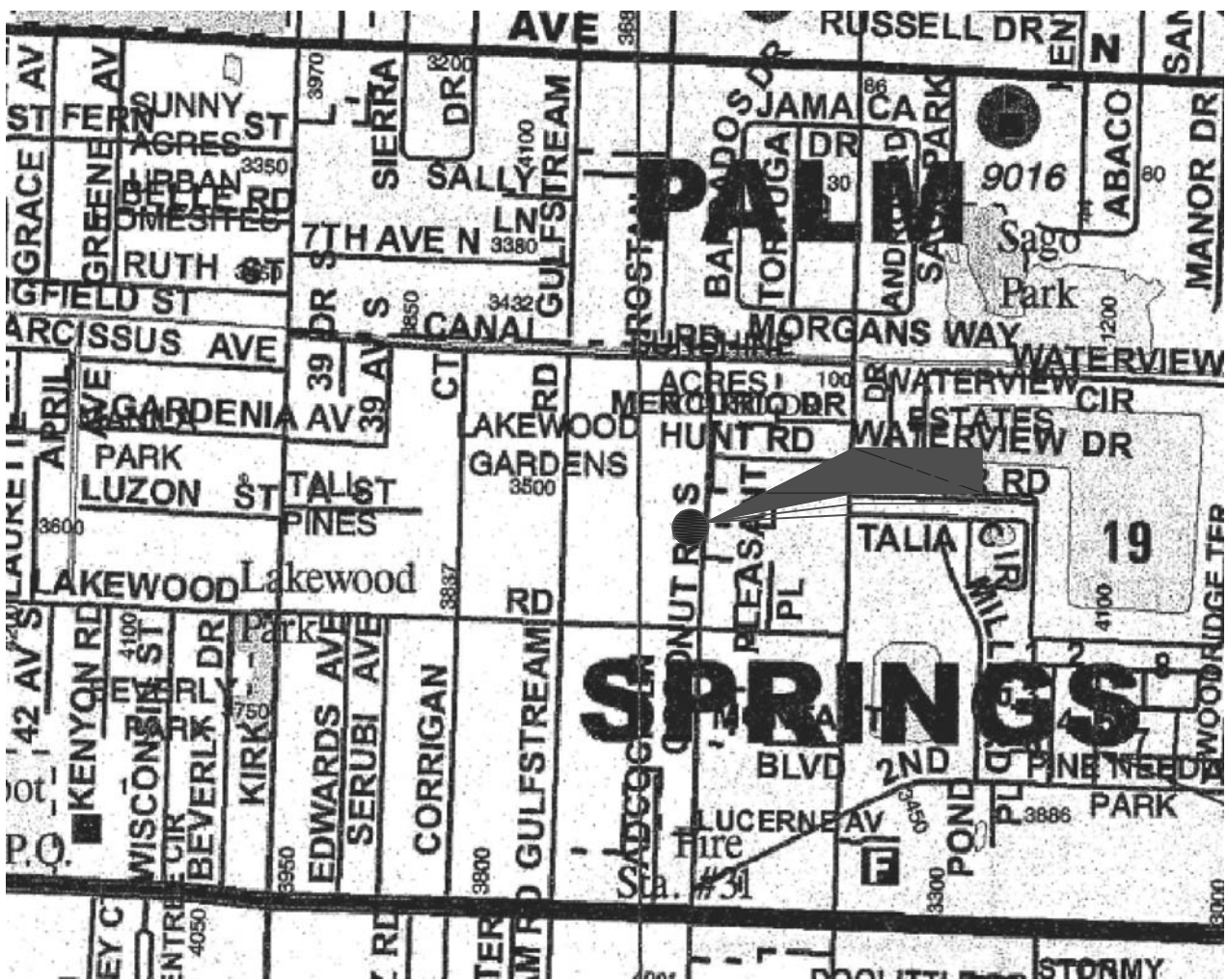
ZONING

LEGAL DESCRIPTION  
LAKEWOOD GARDENS PLAT 1 E 1/2 OF TRS 22 & 23 /LESS E 165 FT OF N 60 FT OF TR 22/  
BLK 4  
ZONED RM - Multi-Family ( 70-PALM SPRINGS )  
LOT SIZE 2.11 ACRES

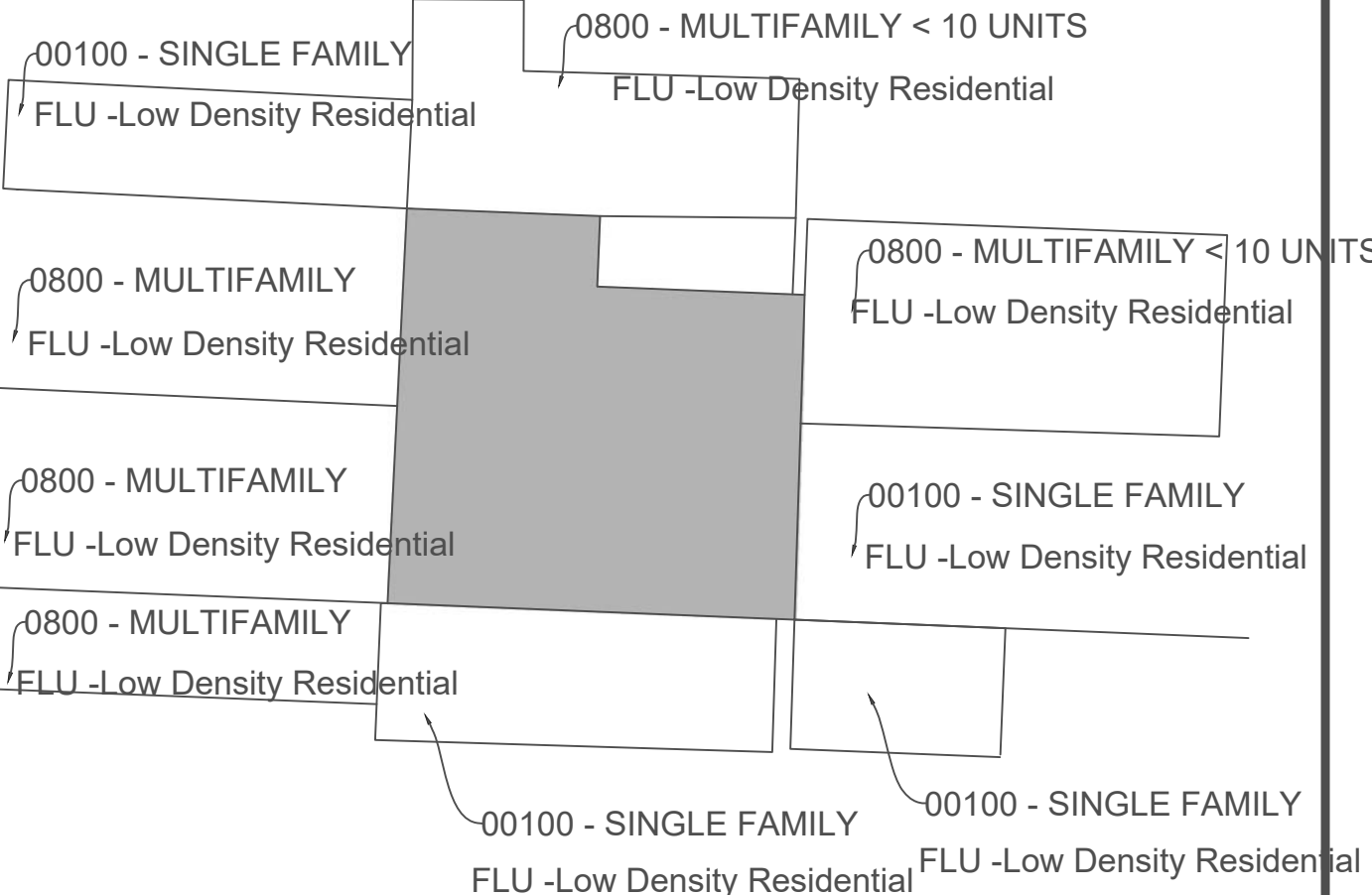
LOT INFORMATION

| LOT NUMBER | LOT SIZE       | SET BACK |        |         |        | PERVIOUS % |
|------------|----------------|----------|--------|---------|--------|------------|
|            |                | FRONT    | BACK   | EAST    | WEST   |            |
| 1          | 51'6"X77'4"    | 20'-6"   | 6'-10" | 11'-6"  | 0'-0"  | 39%        |
| 2          | 51'3"X77'4"    | 20'-6"   | 6'-10" | 11'-6"  | 0'-0"  | 39%        |
| 3          | 51'3"X77'4"    | 20'-6"   | 6'-10" | 11'-6"  | 0'-0"  | 39%        |
| 4          | 51'3"X77'4"    | 20'-6"   | 6'-10" | 11'-6"  | 0'-0"  | 39%        |
| 5          | 51'3"X77'4"    | 20'-6"   | 6'-10" | 11'-4"  | 0'-0"  | 39%        |
| 6          | 50'10" X 76'6" | 20'-6"   | 6'-0"  | 10'-10" | 0'-0"  | 39%        |
| 7          | 51'3" X 76'6"  | 20'-6"   | 6'-0"  | 0'-0"   | 11'-8" | 39%        |
| 8          | 51'3" X 76'6"  | 20'-6"   | 6'-0"  | 0'-0"   | 11'-3" | 39%        |
| 9          | 51'3" X 76'6"  | 20'-6"   | 6'-0"  | 0'-0"   | 11'-3" | 39%        |
| 10         | 51'6" X 76'6"  | 20'-6"   | 6'-0"  | 11'-6"  | 11'-6" | 39%        |
| 11         | 68'2" x 60'    | 6'-6"    | 10'-0" | 5'-6"   | 18'-8" | 40%        |
| 12         | 68'1" x 60'    | 6'-6"    | 10'-0" | 18'-5"  | 5'-5"  | 40%        |

LOCATION MAP



ADJACENT ZONING



Site Data

Gross Site Area

91,911 sf

2.11 Ac.

Proposed Building Square Footage

23,828 sf

10 SFH

2,000 sf EACH

2 SFH

1,914 sf EACH

Proposed Floor Area Ratio (Non-Residential)

N / A FAR

Proposed Density (Residential)

5.7 UNITS/ACRE

Area Calculations

Building Coverage

23,828 sf

26 %

Pervious Surface Area

41,823 sf

45.7 %

Impervious Surface Area

50,088 sf

54.3 %

Total Site Area

91,911 sf

100 %

RECREATIONAL AREA AND OPEN SPACE

Required open space

32,169 SF

35 %

Proposed open space

37,031 SF

40 %

Required common amenity area

6,433 SF

20 % OF OPEN SPACE

Proposed common amenity area

6,521 SF

20 % OF OPEN SPACE

Parking Data

Parking Required - Total Spaces

2.5 / UNIT + 25% GUEST

Parking Provided - Total Spaces

38

Property Development Regulations

| Zoning   | Min. Lot Dimensions |                    |       | Density          | FAR | Setbacks/Separation (ft) |
|----------|---------------------|--------------------|-------|------------------|-----|--------------------------|
| PUD      | ACRES               | Width/<br>Frontage | Depth |                  |     | FOR ZERO LOT LINE        |
| Required | 3.00                | -                  | -     | 5.8 UNITS / ACRE | N/A | 10'                      |
| Proposed | 2.11                | -                  | -     | 5.7 UNITS / ACRE | N/A | 10' TO 12'               |

PUD Setbacks

|          | PROPERTY LINES FOR THE ENTIRE PLANNED DEVELOPMENT |         |             |       |
|----------|---------------------------------------------------|---------|-------------|-------|
|          | FRONT                                             | SIDE    | SIDE CORNER | REAR  |
| Required | 25'                                               | 20'     | 25'         | 20'   |
| Proposed | 31'6"                                             | 20'-56" | NA          | 28'8" |

RS vs PUD

|                | RS       | PUD                            |
|----------------|----------|--------------------------------|
| Lot dimensions | 65"X100" | 51'3" X 77'4"                  |
| Front setback  | 25'      | 20'6"                          |
| Side setback   | 7.5'     | 11'6" ONLY ONE SIDE (ZERO LOT) |

Proposed Waivers

| Code Section   | Required                                      | Proposed   | Waiver     |
|----------------|-----------------------------------------------|------------|------------|
| 34-1064C       | 3 ACRES                                       | 2.11 ACRES | 0.89 ACRES |
| 34-766 (1)     | minimum of 100,500 sf 2.3 acres               | 2.11 Acres | 0.19 Acres |
| 34-1328        | 26' DOUBLE 2 SIDE TRAFFIC STREET              | 22'        | 4'         |
| 34-162 (B) (3) | 10' WEST SIDE LANDSCAPE BUFFER                | 4'         | 6'         |
| 34-1063 (A)(1) | WEST STREET SIDE WALKS ON BOTH SIDE OF STREET | ONE SIDE   | ONE SIDE   |

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

AR-0097801

NEW 12 SINGLE FAMILY HOMES  
3673 COCONUT ROAD  
PALM SPRINGS, FLORIDA

NADER GOUBRAN, ARCHITECT

217 GAZETTA WAY, WEST PALM BEACH, FL 33413  
P : 561-644-3784 F : 561-296-7866 N\_GOUBRAN@MSN.COM  
LICENSE NUMBER AR-0097801



DATE  
1/14/2020

SCALE:  
1/32"=1'-0"

TITLE SHEET

SHEET  
A-100



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

AR-0097801

**NEW 12 SINGLE FAMILY HOMES  
3673 COCONUT ROAD  
PALM SPRINGS, FLORIDA**

**NADER GOUBRAN, ARCHITECT**

217 GAZETTA WAY, WEST PALM BEACH, FL 33413  
P : 561-644-3784 F : 561-296-7866 N\_GOUBRAN@MSN.COM  
LICENSE NUMBER AR-0097801

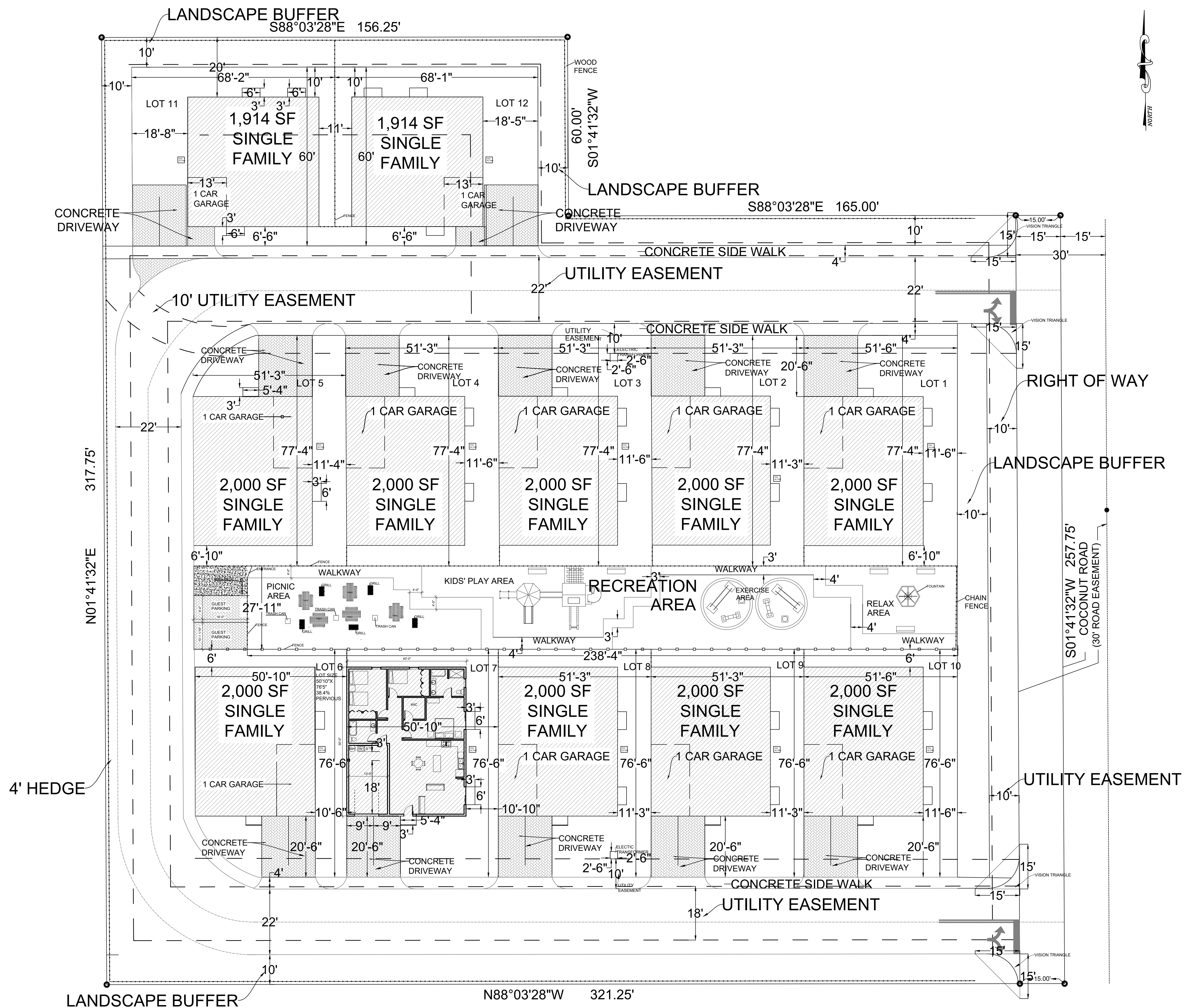


9/11/2019

LE:  
 $1/32'' = 1'-0''$

## PROPOSED SITE PLAN

SHEET  
A-301







Gulfstream Rd

Hunt Rd

70434419110040223

Coconut Rd

Lakewood Rd

0 50 100 200  
Feet



## Village of Palm Springs

3673 Coconut Rd

 Property Boundary

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

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



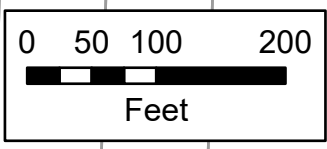
Gulfstream Rd

Hunt Rd

70434419110040223

Coconut Rd

Lakewood Rd



# Village of Palm Springs

3673 Coconut Rd

-  Parcels
-  Property Boundary

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

Data Source: Parcels provided by Palm Beach County





# Village of Palm Springs

## Staff Report

**AGENDA DATE:** September 13, 2022

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #5:**

Proposed Resolution No. 2022-39 - Site Plan Amendment (SPR22-12) and Special Exception Use (PSSE22-06) - Ministerio Monte Hermon - 3208 2nd Avenue North Units 6 & 7

**SUMMARY:** Ms. Cynthia Buisson, agent for Ministerio Monte Hermon, is requesting a Site Plan Amendment (SPR22-12) and Special Exception (PSSE22-06) approval to allow the conversion of a 3,060 square feet warehouse space into a church/place of worship facility located 3208 2nd Avenue North units six (6) and seven (7). The tenant will occupy two (2) warehouses-condos within the existing Commercial General (CG) structure.

**Note:** The property was annexed into the Village in 2005 as a developed parcel with 15,300 square feet of building area within two (2) warehouse-condo structures.

The property has been occupied by different commercial businesses, including storage warehouses, a thrift store, a pharmacy warehouse, an employment agency, an auto repair shop, and a carpenter. No exterior renovations to the building or the site were proposed as part of the application.

The applicant requests a Special Exception to permit the use of the property as a place of worship. The Bible study is a 1.5 to 2-hour religious meeting with a maximum of 32 participants four evenings per week.

- Tuesdays - 8 pm-9 pm
- Thursdays - 7:30 pm - 9 pm
- Saturdays - 7:30 pm - 9 pm
- Sundays - 5 pm - 7 pm

Based on surrounding characteristics and compatibility, the staff does not object to the proposed Special Exception use and site plan amendment and recommends conditional approval.

**FISCAL IMPACT:**

The proposed project is not expected to have a direct fiscal impact on the Village.

**ATTACHMENTS:**

1. Resolution No. 2022-39 - Site Plan Amendment SPR22-12 and Special Exception PSSE22-06 - Ministerio Monte Hermon - 3208 2nd Avenue North Units 6 & 7
2. Exhibit "A" - Staff Report and Conditions of Approval
3. Project Narrative and Justification Statement
4. Site Plan, Floor Plan, and Letters
5. Survey & Legal Description
6. Aerial and Location Maps

**RESOLUTION NO. 2022-39**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT (SPR22-12), AND A CONCURRENT REQUEST FOR A SPECIAL EXCEPTION USE (PSSE22-06) TO CONVERT A 3,060 SQUARE FEET WAREHOUSE SPACE INTO A CHURCH/ PLACE OF WORSHIP FACILITY, THE PROPERTY IS LOCATED AT 3208 2ND AVENUE NORTH UNITS 6 & 7 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ms. Cynthia Buisson, agent for Ministerio Monte Hermon, is requesting a Site Plan Amendment (SPR22-12) and Special Exception (PSSE22-06) approval to allow the conversion of a 3,060 square feet warehouse space into a church/place of worship facility located 3208 2nd Avenue North Units 6 & 7; and

**WHEREAS**, the Planning & Zoning Board (“Board”) heard and considered the Site Plan Amendment and Special Exception Use at the Board’s September 13, 2022 meeting, and the Board’s recommendation has been transmitted to the Village Council; and

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

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

**Section 1.** The Village Council having received and considered the request of Cynthia Buisson, agent for Ministerio Monte Hermon, is requesting a Site Plan Amendment (SPR22-12) and Special Exception (PSSE22-06) approval to allow the conversion of a 3,060 square feet warehouse space into a church/place of worship facility located 3208 2nd Avenue North Units 6 & 7, determines as follows:

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

OR

\_\_\_\_\_Having been otherwise fully apprised of the premises herein, the Village Council hereby denies the application for the following reason(s):

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

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

|                              | <u>Aye</u>               | <u>Nay</u>               | <u>Absent</u>            |
|------------------------------|--------------------------|--------------------------|--------------------------|
| BEV SMITH, MAYOR             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, VICE MAYOR     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, MAYOR PRO TEM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY READY, COUNCIL MEMBER   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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



Resolution No. 2022-39 – Site Plan Amendment (SPR22-12) & Special Exception Use  
(PSSE22-06) – 3208 2<sup>nd</sup> Avenue North Units 6 & 7

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, MAYOR

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
GLEN J. TORCIVIA, VILLAGE ATTORNEY



## PLANNING, ZONING & BUILDING STAFF REPORT

**SUBJECT:** Special Exception Use and Site Plan Amendment - Ministerio Monte Hermon – 3208 2<sup>nd</sup> Avenue North

| Application Summary                                                                                                                                                                                                                               |                                                                                                                                                           |                                 |                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------|
| <b>Applicant / Petitioner</b>                                                                                                                                                                                                                     | Francisco Lopez                                                                                                                                           | <b>Submittal Date</b>           | 6/15/2022                                                            |
| <b>Reference Name</b>                                                                                                                                                                                                                             | Bible Study – Ministerio Monte Hermon                                                                                                                     | <b>Case Number</b>              | SPR22-12, PSSE20-06                                                  |
|                                                                                                                                                                                                                                                   |                                                                                                                                                           | <b>Parcel Control No</b>        | 70-43-44-19-20-003-0026 – Unit 6<br>70-43-44-19-29-003-0027 – Unit 7 |
| <b>Location</b>                                                                                                                                                                                                                                   | 3208 2 <sup>nd</sup> Avenue North, Units 6 & 7                                                                                                            | <b>Units floor area</b>         | ±3,060 sf                                                            |
| <b>P&amp;Z B Meeting</b>                                                                                                                                                                                                                          | September 13, 2022                                                                                                                                        | <b>Council Meeting</b>          | October 13, 2022                                                     |
| Requests                                                                                                                                                                                                                                          |                                                                                                                                                           |                                 |                                                                      |
| <b>Proposed Use(s)</b>                                                                                                                                                                                                                            | Site Plan Amendment and concurrent request for a Special Exception Use to convert the existing 3,060 square feet warehouse space into a place of worship. |                                 |                                                                      |
| <b>Number of Buildings</b>                                                                                                                                                                                                                        | 2 commercial structures total of 15,300 sf (7,650 sf each)                                                                                                |                                 |                                                                      |
| Parking                                                                                                                                                                                                                                           |                                                                                                                                                           |                                 |                                                                      |
| <b>Code</b>                                                                                                                                                                                                                                       | <b>Required</b>                                                                                                                                           | <b>Existing</b>                 | <b>Meets Requirement</b>                                             |
| <b>Total Overall Parking</b>                                                                                                                                                                                                                      | Place of worship 1/4 seats @ 56 seats = 14 spaces<br>Warehouse 1/2000 sf @ 12,240 sf = 7 spaces                                                           | 68                              | Yes                                                                  |
| Site Characteristics                                                                                                                                                                                                                              |                                                                                                                                                           |                                 |                                                                      |
| <b>Existing Use</b>                                                                                                                                                                                                                               | Flex space (office/warehouse)                                                                                                                             | <b>Proposed Use</b>             | Place of worship                                                     |
| <b>Existing Zoning</b>                                                                                                                                                                                                                            | Commercial General (CG)                                                                                                                                   | <b>Existing Future Land Use</b> | Commercial                                                           |
| Surrounding Existing Land Use, Future Land Use, and Zoning                                                                                                                                                                                        |                                                                                                                                                           |                                 |                                                                      |
| <b>Direction</b>                                                                                                                                                                                                                                  | <b>Existing Use</b>                                                                                                                                       | <b>Future Land Use</b>          | <b>Zoning District</b>                                               |
| North                                                                                                                                                                                                                                             | Residential multifamily                                                                                                                                   | Medium Density                  | Residential Multiple-Family                                          |
| South                                                                                                                                                                                                                                             | Commercial Offices                                                                                                                                        | Commercial                      | Commercial General (CG)                                              |
| East                                                                                                                                                                                                                                              | Residential multifamily                                                                                                                                   | Commercial                      | Commercial General (CG)                                              |
| West                                                                                                                                                                                                                                              | Retail/ warehouse (Padron Tile)                                                                                                                           | Commercial                      | Commercial General (CG)                                              |
| Recommendation                                                                                                                                                                                                                                    |                                                                                                                                                           |                                 |                                                                      |
| Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,060 sf commercial general building into a place of worship, as depicted on the proposed plan, based on compatibility with surrounding uses. |                                                                                                                                                           |                                 |                                                                      |



## I. Site History

- Resolution 2005-26: Annexation

On March 24, 2005 the Village Council approved an interlocal agreement with Palm Beach County for the enclave annexation of the property. Palm Beach county's Future Land Use and zoning designations were maintained until 2006.

- Ordinance 2006-16: Future Land Use and Zoning

On October 26, 2006 the Village Council adopted above ordinance to change the land use and zoning designations from Palm Beach County to Village designations.

## **II. Comprehensive Plan Consistency**

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with policies of the Village's Comprehensive Plan.

## **III. Neighborhood Compatibility**

- 1) The proposed project is located within the Lake Worth District CRA area.
- 2) The proposed project will be operating during evening hours while other businesses within the property would be already closed.
- 3) South Congress Avenue is within 2000 feet to the east and Lake Worth Road is within 500 feet to the south.
- 4) Properties to the north and east are generally residential use.
- 5) The proposed place of worship is permitted as special exception use within the CG zoning district.

## **IV. Regulatory Issues**

- The site plan generally conforms to the property development standards of the CG district.
  - 1) Proposed project plan generally meets required site development regulations.
  - 2) 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 or renovation work.
  - 3) Proposed use meets the Traffic Performance Standards of Palm Beach County.

## **V. Environmental Issues:**

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

## **VI. Community Outreach/ Notification**

- The subject property was posted on August 26, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on August 19, 2022.
- Legal advertisement was published in the paper on September 1, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

## **VII. Proposed Development Plan Details**

The petitioner's development plans dated received on June 15, 2022 depicts the following:

- An application submitted for a Special Exception Use to allow the use of the property as a place of worship.
  1. Site Plan dated received June 15, 2022 revised and resubmitted on August 19, 2022.
  2. Floor plans dated received June 15, 2022 revised and resubmitted on August 19, 2022.
  3. Justification Statement and proposed use.

## **IX Recommendation**

The proposed project is located on the south side of 2<sup>nd</sup> Avenue North between Davis Road and South Congress Avenue. The site is currently developed with two commercial buildings housing ten units / condo spaces constructed in 1988. The property was annexed into the Village in 2005 and has been occupied by different commercial businesses including storage warehouses, thrift store, pharmacy warehouse, employment agency, auto repair shop and a cabinet maker. No exterior changes to the existing buildings or to the site (including parking, driveways, or utilities) are proposed as part of the application.

The applicant is requesting a special exception use to permit the use of the property as a place of worship. The bible study is a 1.5 to 2 hours religious meeting with approximately 32 member participants on four evenings per week.

- Tuesday 8:00 9:00PM
- Thursday 7:30 – 9:00PM
- Saturday 7:30 – 9:00PM
- Sunday 5:00 – 7:00 PM.

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 subject to the following eighteen (18) conditions below:

1. Build out date is December 31, 2022.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The worship sanctuary area shall be limited to 32 students accordingly with the TPS letter approved on January 10, 2022.
4. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
5. All required improvements for the change of use shall be reviewed, approved, and inspected by the Village and PBC Fire Department **prior to the issuance of the business license.**
6. A life safety plan shall be approved by the Building Official and PBC Fire Department prior to the issuance of a **Certificate of Occupancy.**
7. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting.**
8. Any proposed outdoor activities will necessitate subsequent approval from the Village.
9. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
10. No loitering on the grounds will be permitted.
11. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
12. Any future wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
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 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. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO.**
17. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
18. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

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

House of worship / bible study, Ministerio Monte Hermon operating in Units  
6 & 7 at the warehouse / condos located at 3208 2nd Avenue N.

The proposed use for a bible study is compliant with the Village's LDR  
regulations. Section 34-824 (a)(1) allows for a special exception for Churches  
and Houses of Worship in CG Commercial General Land Development Districts.  
The subject property is a CG Commercial General zoned property.

The property currently exists with two commercial building housing 5 units/  
condos each (totaling 10 units total) with various business operations including  
storage warehouses, thrift store, pharmacy warehouse, employment agency  
and cabinet maker. No changes to the existing site and buildings (exterior or  
interior) are proposed.



**Exhibit:**

**Section 9 – Special Exception Narrative Statement**

Sec. 34-607. - Special exception procedures.

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

The proposed special exception use is consistent with the goals, objective and policies of the Village's Comprehensive plan. The proposed use is for a bible study to operate in a CG – Commercial General warehouse / condo located at 3208 2<sup>nd</sup> Ave N. The bible study serves the local community by providing a nearby place of worship. This allows the local residents to gather peacefully to study and share their faith. Some of these individuals live in the local community and all have a positive economic impact on the village by shopping in local stores and eating in local restaurants, in addition to paying taxes. Following are the specific sections of the Village's Comprehensive plan that are consistent with the proposed use:

Chapter 1 (Future Land Use) - Policy D.3: Meet the social, cultural and civic needs of Palm Springs' residents through the maintenance of adequate sites for institutional uses, as depicted as Public Buildings, Facilities and Government use on the Future Land Use Map.

The bible study serves the local community as a cultural resource by providing a nearby place of worship.

Chapter 2 (Transportation Element) - Policy C.3: The Village shall continue to enforce the Palm Beach County Traffic Performance Standard Ordinance to ensure that roadway capacities will be available when necessitated by development.

Chapter 2 (Transportation Element) - Objective G: Continually ensure adequate traffic circulation and access to existing and new developments.

As a part of this application, a Traffic Study was performed and reviewed by the County and found to meets the TPS of Palm Beach County

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

The proposed use for a bible study is compliant with the Village's LDR regulations. Section 34-824 (a)(1) allows for a special exception for Churches and Houses of Worship in CG Commercial General Land Development Districts.

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

The property currently exists of two commercial buildings housing ten units / condo spaces with various different business operations, including storage warehouses, thrift store, pharmacy warehouse, employment agency, and cabinet maker. No changes to the existing buildings and site (including parking, driveways, or utilities) are included in the application proposal. A traffic study was performed and submitted to Palm Beach County finding that this usage “is considered insignificant traffic generator... the proposed change in use meets the Palm Beach County TPS requirements. The Palm Beach County Traffic Performance Standards (TPS) review letter dated January 10, 2022 approving the study is included in this application package.

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

The proposed special exception is for a bible study (Churches and Houses of Worship), this use should not impact development or redevelopment of the area.

(5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:

a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

The bible study has approximately 40 member participants on four evenings per week. They meet Tuesday 8:00 9:00PM, Thursday 7:30 – 9:00PM, Saturday 7:30 – 9:00PM and Sunday 5:00 – 7:00 PM. These hours

b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and

The bible study is a 1.5 to 2 hour religious meeting where noise is kept to a inside conversation level and no food is prepared.

c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

A traffic study was performed and submitted to Palm Beach County finding that this usage “is considered insignificant traffic generator... the proposed change in use meets

the Palm Beach County TPS requirements. The Palm Beach County Traffic Performance Standards (TPS) review letter dated January 10, 2022 approving the study is included in this application package.

(6) That the proposed special exception use:

a. Does not significantly reduce light and air to adjacent properties.

No changes to the existing buildings or site (including parking, driveways, or utilities) are included in the application proposal, as such no lighting impacts are anticipated.

b. Does not adversely affect property values in adjacent areas.

No changes to the existing buildings or site (including parking, driveways, or utilities) are included in the application proposal, as such property value impacts are anticipated.

c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

No changes to the existing buildings or site (including parking, driveways, or utilities) are included in the application proposal, as such no impacts to improvement, development or redevelopment of surrounding properties are anticipated.

d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

No changes to the existing buildings or site (including parking, driveways, or utilities) are included in the application proposal, as such no adjacent natural systems or public facilities impacts are anticipated.

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

No changes to the existing buildings or site (including parking, driveways, or utilities) are included in the application proposal, as such no impacts or changes to existing pedestrian amenities are anticipated.

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

The bible study serves the local community by providing a nearby place of worship. This allows the local residents to gather peacefully to study and share their faith. Approximately 40 people attend the bible study 4 evenings a week. These individuals likely live in the community and have a positive economic impact on the village by shopping in local stores and eating in local restaurants, in addition to paying taxes.

**Exhibit:**

**Section 14 – Consistency with Palm Springs CRA**

**#1 – Detailed Description of Proposal’s Consistency with Five (5) Key Goals of CRA**

**Goal I: Improving Utilities and Infrastructure**

This land use application is not proposing any modifications to any existing public or private facilities or infrastructure. Thus, this will be a net zero change to the utilities and infrastructure to the Village’s CRA.

**Goal II: Expanding Job Development and Economic Growth**

This land use application is requesting to use two of ten units in an existing CG – Commercial General warehouse / condo located at 3208 2<sup>nd</sup> Ave N as a bible study / religious gathering. This allows the residents to gather peacefully to study and share their faith locally and practice their faith close to home. These afternoon / evening gatherings have a positive economic impact on the Village’s CRA as the bible study members will likely shop in local stores and eat in local restaurants, in addition to paying taxes.

**Goal III: Enhancing Public Safety**

The proposed bible study has approximately 40 member participants gathering for religious worship on four evenings per week. They meet Tuesday 8:00 - 9:00PM, Thursday 7:30 – 9:00PM, Saturday 7:30 – 9:00PM and Sunday 5:00 – 7:00 PM. This provides public traffic in an area that would otherwise be dark and empty. This presence of gathering individuals coming and out of the otherwise empty warehouse / condo decreases the likelihood of unsafe activities that occur in dark and empty areas, thus contributing to an enhanced public safety in this area.

**Goal IV: Increasing and Maintaining Workforce Housing**

This proposed special exception application is for a bible study (Churches and Houses of Worship) and should not impact workforce housing in the CRA. The bible study will positively impact the local community by providing an important cultural resource by providing a nearby place of worship.

**Goal V: Advancing the Partnership with Palm Beach County**

As a part of this application, a Traffic Study was performed and reviewed by the Palm Beach County and found to meet the County's Traffic Performance Standards (TPS). This traffic study found that this usage "is considered insignificant traffic generator... the proposed change in use meets the Palm Beach County TPS requirements." The TPS review letter dated January 10, 2022 approving the study is included in this application package. This application process involved partnership with Palm Beach County.

**#2 – Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District**

The property currently exists of two commercial buildings housing ten units / condo spaces with various different business operations, including storage warehouses, thrift store, pharmacy warehouse, employment agency, and cabinet maker. No changes to the existing buildings or site are included in this application proposal. A traffic study was performed and submitted to Palm Beach County finding that this usage "is considered insignificant traffic generator... the proposed change in use meets the Palm Beach County TPS requirements".

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

**Policy I.I:** The Village and the CRA shall encourage development that provides neighborhood uses and appropriate destination businesses.

The bible study provides a positive neighborhood use to the local community as a important cultural resource and a nearby place of worship.

**Policy III.II:** The CRA shall actively seek out desired community-serving businesses through partner organization.

The bible study provides a desired community-serving businesses / non-profit to the local community as a place of worship.

**Objective IV.I:** Attract and support neighborhood-oriented businesses that contribute to the adjacent stable residential neighborhoods. **Policy IV.I:** Types of uses and their environmental impact, such as noise, traffic, and hours of operation, shall be regulated through the Village's Land Development Regulations.

The bible study provides a neighborhood-oriented business that contribute to the adjacent stable residential neighborhoods by providing a local as a place of worship. The bible study is a 1.5 to 2 hour religious meeting inside an existing warehouse / condo where noise is kept to inside conversation level, thus no environmental or noise impacts are anticipated from this use. As a part of this application, a Traffic Study was performed and reviewed by the Palm Beach County and found to meet the County's Traffic Performance Standards (TPS) so this use complies with the Village's LDR traffic requirement impacts. The bible meets Tuesday 8:00 - 9:00PM, Thursday 7:30 – 9:00PM, Saturday 7:30 – 9:00PM and Sunday 5:00 – 7:00 PM, these hours are allowable within the Village's LDRs.



3208 2<sup>nd</sup> Ave North, Units 6 & 7

#### Parking Considerations for Bible Study

In accordance with Section 34-1329 of the Village of Palm Springs Code of Ordinances, Subsection (2) Places of public assembly (a) Churches and places of worship:

One parking space per four sets, but not less than one parking space per 100 square feet of gross floor area of the auditorium, plus required parking spaces for any other principal uses, including office, recreation facilities, educational or institutional facilities, meeting rooms and dwellings.

The auditorium shows 56 seats:

$$56 \text{ Seats} \times \frac{1 \text{ Parking Space}}{4 \text{ Seats}} = 14 \text{ Parking Spaces}$$

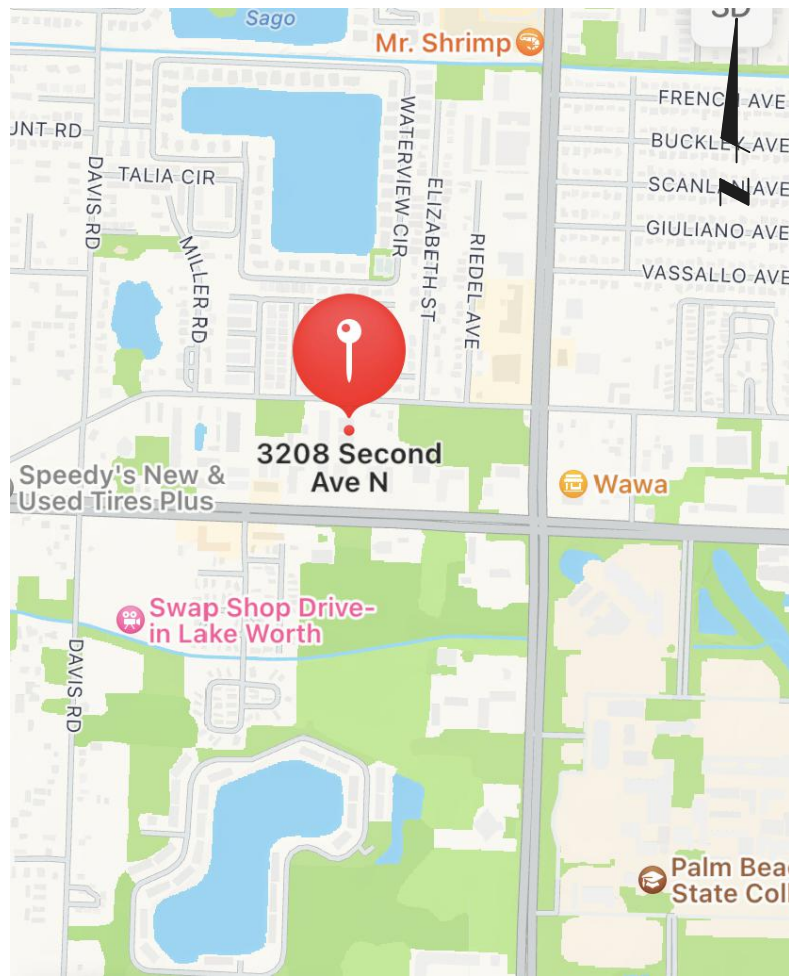
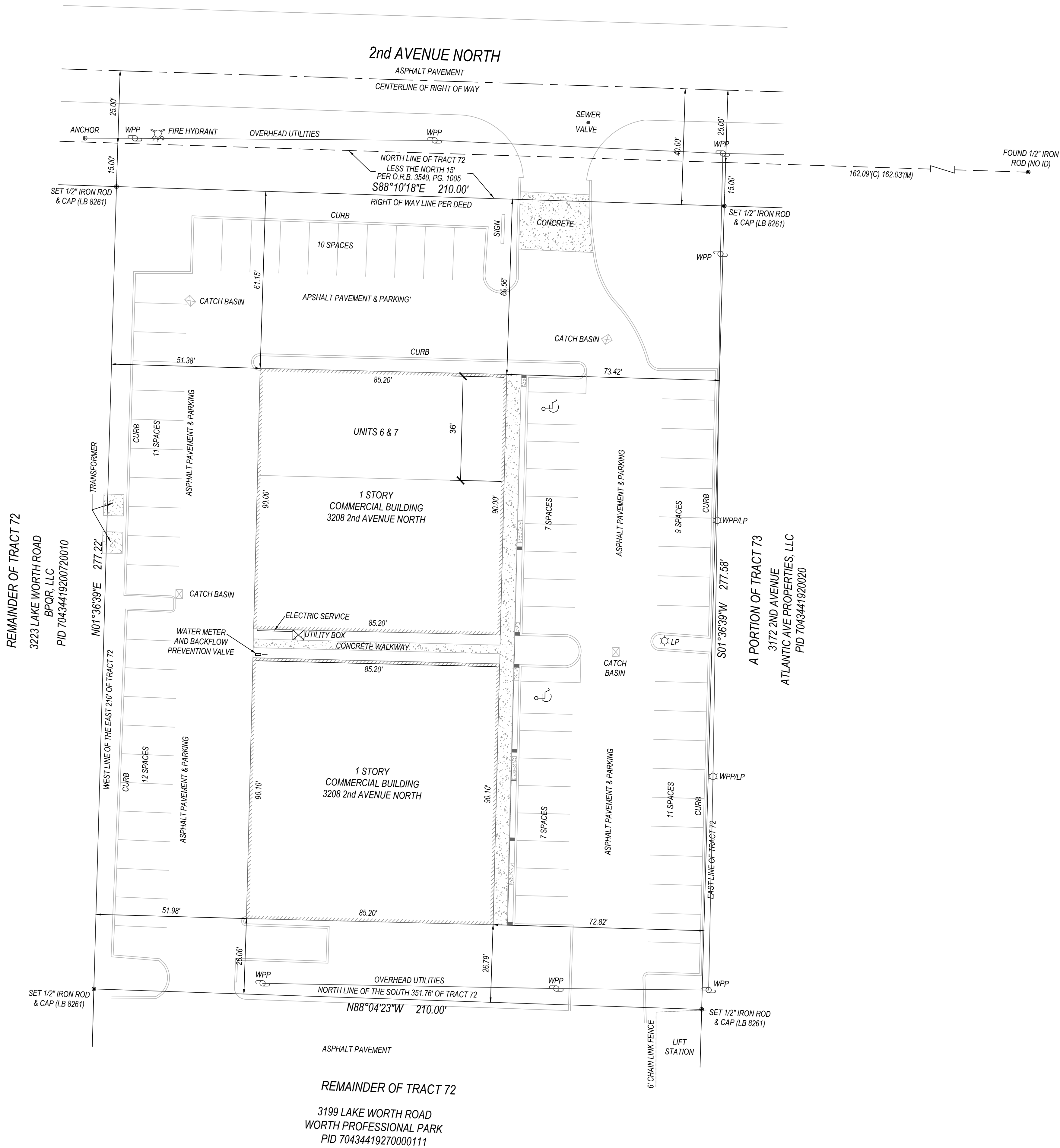
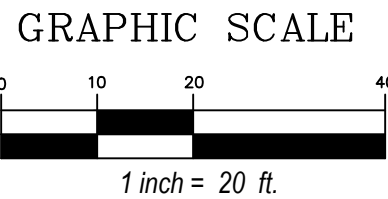
The auditorium square footage

$$36 \text{ feet wide} \times 36 \text{ feet long} = 1296 \text{ ft}^2$$
$$1296 \text{ ft}^2 \times \frac{1 \text{ Parking Space}}{100 \text{ ft}^2} = 12.96 \approx 13 \text{ Parking Space}$$

Taking the larger of the two options, requires 14 Parking Spaces for this use. The property includes two warehouse / condo buildings with a total of 10 units and 69 parking spaces.

$$\frac{69 \text{ Parking Spaces}}{10 \text{ Units}} = 6.9 \text{ Spaces per Unit} \times 2 \text{ Units (6 \& 7)} = 13.8 \text{ Spaces} \approx 14 \text{ Parking Spaces}$$

By the calculations shown above we feel that the existing parking at this existing facility is adequate to meet the requirements of the Village's Code of Ordinances and the needs of the existing and proposed uses at this property.



LOCATION MAP  
(NTS)

PROJECT DATA:

|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| PROJECT NAME:             | BIBLE STUDY                                                        |
| PROJECT ADDRESS:          | 3208 2ND AVE N UNITS 6 & 7                                         |
| FLU DESIGNATION:          | WAREHOUSE / DIST CONDO                                             |
| EXISTING ZONING:          | CG - COMMERCIAL GENERAL                                            |
| SECTION, TOWNSHIP, RANGE: | 19, 44, 43                                                         |
| PROPERTY CONTROL NUMBERS: | 70-43-44-19-29-003-0026<br>70-43-44-19-29-003-0027                 |
| EXISTING USE:             | COMMERCIAL                                                         |
| PROPOSED USE:             | COMMERCIAL<br>WITH SPECIAL EXCEPTION:<br>CHURCH / HOUSE OF WORSHIP |

|                                  |            |
|----------------------------------|------------|
| DEVELOPMENT ACREAGE (56,912 SF): | 1.30 ACRES |
| TOTAL BUILDING SQUARE FOOTAGE:   | 15,300 SF. |
| EXISTING BUILDING 1 - 7,650 SF.  |            |
| EXISTING BUILDING 2 - 7,650 SF.  |            |

\*INCLUDES 3,060 SF. OF PLACE OF WORSHIP

|                         |           |           |
|-------------------------|-----------|-----------|
| LOT COVERAGE            | 27%       | 27%       |
| FLOOR AREA RATIO (FAR): | 0.27      | 0.27      |
| PERVIOUS AREA:          | 9,612 SF  | 9,612 SF  |
| IMPERVIOUS AREA:        | 47,300 SF | 47,300 SF |

|                                                           |           |
|-----------------------------------------------------------|-----------|
| PARKING REQUIRED:                                         | 20 SPACES |
| WAREHOUSE - 1 SPACE / 2,000 SF @ 12,240 SF = 6 SPACES     |           |
| HOUSE OF WORSHIP - 56 SEATS X 1 SPACE/4 SEATS = 14 SPACES |           |
| PARKING PROVIDED: 67 SPACES                               | 67 SPACES |
| HANDICAP SPACES REQUIRED:                                 | 1 SPACES  |
| HANDICAP SPACES PROVIDED:                                 | 2 SPACES  |

REQUIRED SETBACKS TO BUILDING:

|                |                 |
|----------------|-----------------|
| FRONT:         | MIN 50' (NORTH) |
| REAR:          | MIN 20' (SOUTH) |
| INTERIOR SIDE: | MIN 15' (EAST)  |
| INTERIOR SIDE: | MIN 15' (WEST)  |

ACTUAL SETBACKS TO BUILDING:

|                |             |
|----------------|-------------|
| FRONT:         | 61' (NORTH) |
| REAR:          | 27' (SOUTH) |
| INTERIOR SIDE: | 73' (EAST)  |
| INTERIOR SIDE: | 51' (WEST)  |

SITE PLAN

EL-SID ENGINEERING  
TNG, LLC



BOUNDARY SURVEY  
PURPOSE  
JOB#

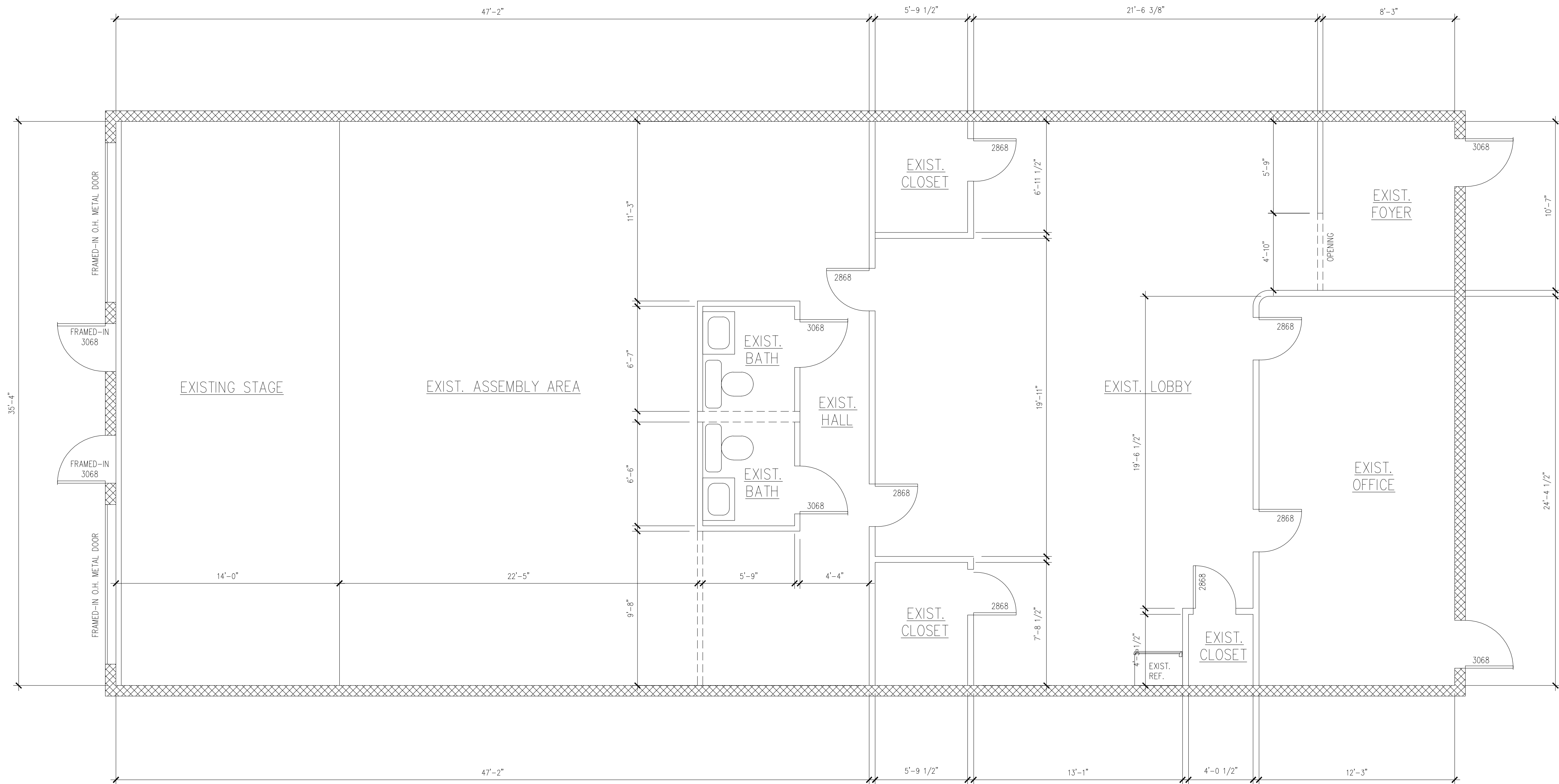
JPM

CD

DATE

01-17-20





EXISTING FLOOR PLAN

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

| BUILDING DATA:          |            |
|-------------------------|------------|
| EXISTING FOYER:         | 87 S.F.    |
| EXISTING LOBBY:         | 764 S.F.   |
| EXISTING OFFICE:        | 299 S.F.   |
| EXISTING BATHROOMS:     | 76 S.F.    |
| EXISTING CLOSETS:       | 103 S.F.   |
| EXISTING ASSEMBLY AREA: | 1,591 S.F. |
| TOTAL: 2,920 S.F.       |            |

| WALL LEGEND: |                                                                     |
|--------------|---------------------------------------------------------------------|
|              | INDICATES EXIST. 8" CMU MASONRY WALL AT 10'-0" ABOVE FINISHED FLOOR |
|              | INDICATES EXIST. METAL FRAME WALL w/ 1/2" DRYWALL                   |
|              | INDICATES EXIST. METAL FRAME FURR-OUT WALL w/ 5/8" DRYWALL          |

REVISIONS MADE AND DATE

BY

Plan Drawn By:

On Target Home Designs

433 Melbeck St.  
West Palm Beach, FL 33408

PHONE: (561) 852-3358  
FAX: (561) 247-7221  
ontargethomedesigns@gmail.com

Lic. No. 30824  
(954) 854-2961

Ronald Gustainus  
Registered Professional Engineer  
7743 Silver Lake Drive  
Delray Beach, FL 33446

Bible Study  
3208 2nd Avenue  
Palm Springs, FL 33461

Date: 05-02-22

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

Drawn: D.P.S.

Sheet:

A-1





## WALL LEGEND:

|                                                                                       |                                                                        |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  | INDICATES EXIST. 8" CMU MASONRY WALL<br>AT 10'-0" ABOVE FINISHED FLOOR |
|  | INDICATES EXIST. METAL FRAME WALL w/<br>1/2" DRYWALL.                  |
|  | INDICATES EXIST. METAL FRAME CURR-OUT<br>WALL w/ 5/8" DRYWALL.         |

\_\_\_\_\_



## EXISTING SEATING PLAN

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

**WALL LEGEND:**

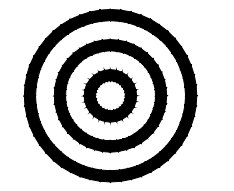
|                                                                                       |                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|  | INDICATES EXIST. 8" CMU MASONRY WALL AT 10'-0" ABOVE FINISHED FLOOR |
|  | INDICATES EXIST. METAL FRAME WALL w/ 1/2" DRYWALL                   |
|  | INDICATES EXIST. METAL FRAME FURR-OUT WALL w/ 5/8" DRYWALL          |

**Bible Study**  
3208 2nd Avenue  
Palm Springs, FL. 33461

**Job Type: Life Safety Plan**

Ronald Gustainus  
Registered Professional Engineer  
7743 Silver Lake Drive  
Delray Beach, Fl. 33446

Lic. No. 30824  
(954) 854-2961



Plans Drawn By:

# On Target Home Designs

436 Moddeck St.  
West Palm Beach, FL 33405  
PHONE: (561) 252-3258  
FAX: (561) 247-7251  
[ontargethomedesigns@gmail.com](mailto:ontargethomedesigns@gmail.com)

[illegible]





**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**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

January 10, 2022

Ali Atefi, P.E.  
Masoud Atefi & Associates  
13246 Saint Tropez Circle  
Palm Beach Gardens, FL 33410

**RE: 3208 2nd Avenue N.  
Project #: 211212  
Traffic Performance Standards (TPS) Review**

Dear Mr. Atefi:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 20, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

|                                 |                                                                                                                                                                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Municipality:</b>            | Palm Springs                                                                                                                                                                                                                    |
| <b>Location:</b>                | South side of 2 <sup>nd</sup> Avenue, about 0.20 miles west of Congress Avenue                                                                                                                                                  |
| <b>PCN:</b>                     | 70-43-44-19-29-003-0026/-0027                                                                                                                                                                                                   |
| <b>Access:</b>                  | Full access driveway connection onto 2 <sup>nd</sup> Avenue and cross access to the adjacent development to the south<br><u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u> |
| <b>Existing Uses:</b>           | General Commercial = 15,300 SF                                                                                                                                                                                                  |
| <b>Proposed Uses:</b>           | Convert 3,060 SF of existing commercial space to a Bible Class with 32 students                                                                                                                                                 |
| <b>Project Daily Trips:</b>     | 766                                                                                                                                                                                                                             |
| <b>Project Peak Hour Trips:</b> | 9 (5/4) AM; 48 (23/25) PM                                                                                                                                                                                                       |
| <b>New Daily Trips:</b>         | 62                                                                                                                                                                                                                              |
| <b>New Peak Hour Trips:</b>     | 3 (1/2) AM; -7 (-4/-3) PM                                                                                                                                                                                                       |
| <b>Build-out:</b>               | December 31, 2022                                                                                                                                                                                                               |

Based on our review, the Traffic Division has determined the proposed changes to the exiting 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.



Ali Atefi, P.E.  
January 10, 2022  
Page 2

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:jc

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs

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

File: General - TPS - Mun - Traffic Study Review

F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\211212 - 3208 2ND AVENUE N..DOCXN



Good morning Iramis,

I don't have any site plan comments; however, there is an interior exit access door (Sheet A-2) in the main assembly area that will need to have the door swing changed from ingress swinging to egress swinging due to the occupant load exceeding 50 persons.

Thank you,

Wesley Jolin, IAAI-CFI®

Fire Safety Specialist

Palm Beach County Fire Rescue

[wjolin@pbcgov.org](mailto:wjolin@pbcgov.org)

561.233.2695

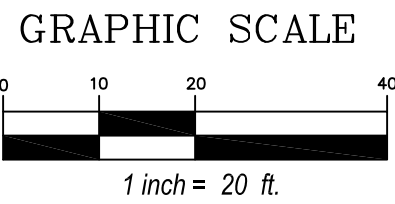
2300 North Jog Road: Suite 1E-40

West Palm Beach FL 33411

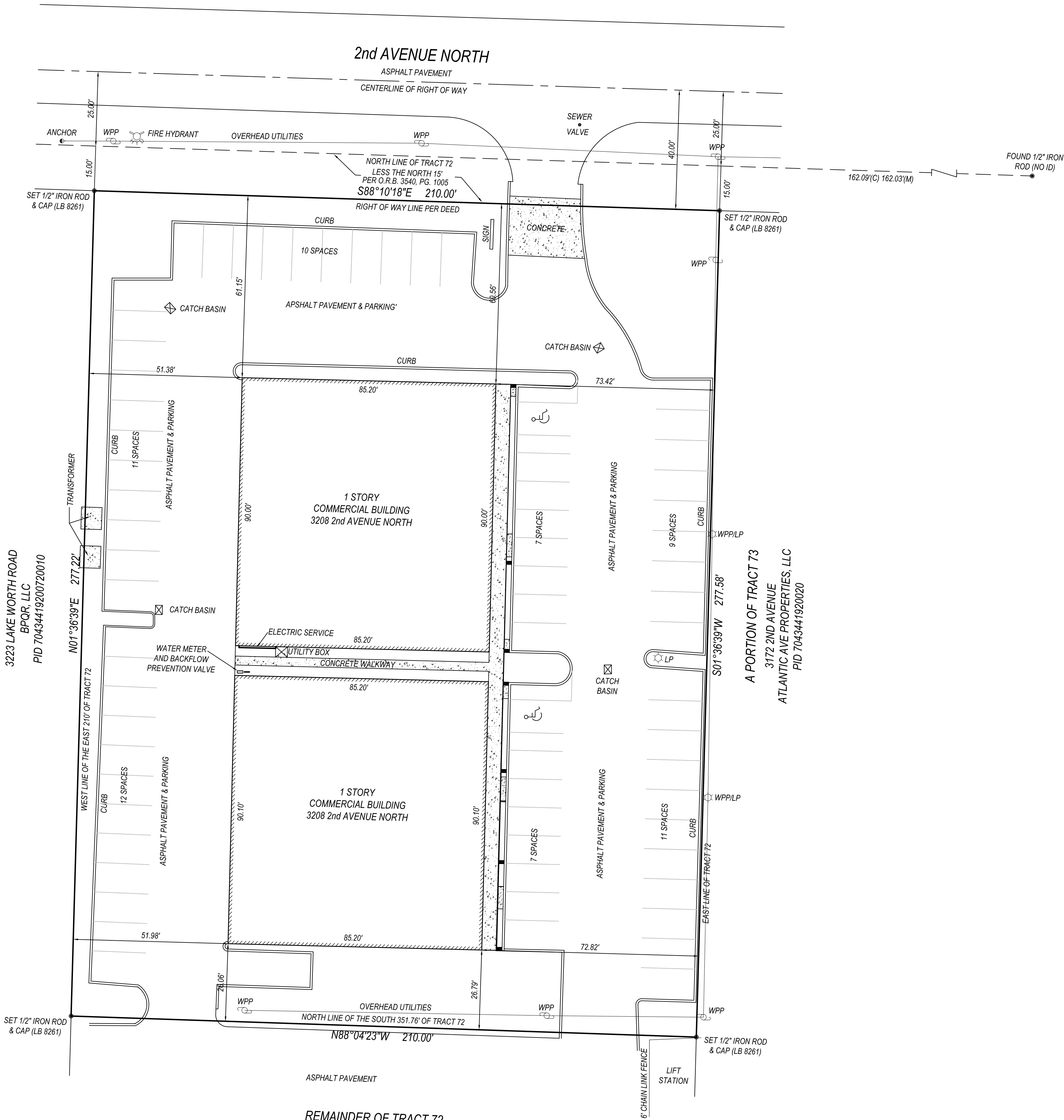


| <u>Site Tabulation</u>               |                                   |      |
|--------------------------------------|-----------------------------------|------|
| Building / Walks:                    | 17,275 SF                         | 30%  |
| Parking Area:                        | 30,025 SF                         | 53%  |
| Open Space Area:                     | 9,612 SF                          | 17%  |
| Total Area:                          | 56,912 SF                         | 100% |
|                                      |                                   |      |
| Water Distribution System:           | Village of Palm Springs Utilities |      |
| Sanitary Collection System:          | Village of Palm Springs Utilities |      |
|                                      |                                   |      |
| Office / Warehouse Combination:      | 15,300 SF                         |      |
| Total Units:                         | 10                                |      |
| Each Unit:                           | 1,530 SF                          |      |
| Building Height is 17 feet-7 inches. |                                   |      |
| Current Zoning:                      | CG - Commercial General           |      |
|                                      |                                   |      |
| <u>Parking</u>                       |                                   |      |
| Total Parking Spaces:                | 67 Spaces                         |      |
| Handicap Spaces:                     | 2 Spaces                          |      |

| ADDRESS           |              | PARCEL CONTROL #   |
|-------------------|--------------|--------------------|
| 3208 2ND AVE N 1  | PALM SPRINGS | 70434419290030011  |
| 3208 2ND AVE N 2  | PALM SPRINGS | 70434419290030012  |
| 3208 2ND AVE N 3  | PALM SPRINGS | 70434419290030013  |
| 3208 2ND AVE N 4  | PALM SPRINGS | 70434419290030014  |
| 3208 2ND AVE N 5  | PALM SPRINGS | 70434419290030015  |
| 3208 2ND AVE N 6  | PALM SPRINGS | 70434419290030026  |
| 3208 2ND AVE N 7  | PALM SPRINGS | 70434419290030027  |
| 3208 2ND AVE N 8  | PALM SPRINGS | 70434419290030028  |
| 3208 2ND AVE N 9  | PALM SPRINGS | 70434419290030029  |
| 3208 2ND AVE N 10 | PALM SPRINGS | 704344192900300210 |



REMAINDER OF TRACT 72  
3223 LAKE WORTH ROAD  
BPQR, LLC  
PID 70434419200720010



REMAINDER OF TRACT 72

3199 LAKE WORTH ROAD  
WORTH PROFESSIONAL PARK  
PID 70434419270000111

PROPERTY ADDRESS:  
3208 2ND AVENUE N  
PALM SPRINGS, FL 33461

FLOOD ZONE: "X"  
PANEL NO: 12099C 0777F  
DATE: OCTOBER 5, 2017

CERTIFIED TO:  
B&B PROPERTIES INC

LEGAL DESCRIPTION:  
PARCEL NO. 1:

THE EAST 210 FEET OF TRACT 72; ACCORDING TO THE SUBDIVISION OF SECTION 19 TOWNSHIP, 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND SOUTH 351.76 FEET THEREFROM; AND LESS THE NORTH 15 FEET CONVEYED TO THE COUNTY OF PALM BEACH FOR 2ND AVENUE NORTH RIGHT-OF-WAY AS SHOWN ON OFFICIAL RECORDS 3540, PAGE 1005, PUBLIC OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BAY UNIT NUMBERS 1 THROUGH 10, OF WORTH COMMERCE PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5567, PAGE(S)247, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NO. 2:

TOGETHER WITH THE SUBJECT TO: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL NO. 1, FOR PARKING, INGRESS AND EGRESS, AS GRANTED AND CREATED IN THAT CERTAIN CROSS PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5394, PAGE 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED LANDS:

THE SOUTH 1/2 OF TRACT 73, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND THE EAST 136.69 FEET THEREOF AND ALSO LESS THAT PORTION OF THE ABOVE PARCEL LYING WITHIN THE RIGHT-OF-WAY OF LAKE WORTH ROAD AS SHOWN ON THE MAP AS RECORDED IN ROAD BOOK 5, PAGES 125 THROUGH 138, RECORDS OF PALM BEACH COUNTY, FLORIDA.

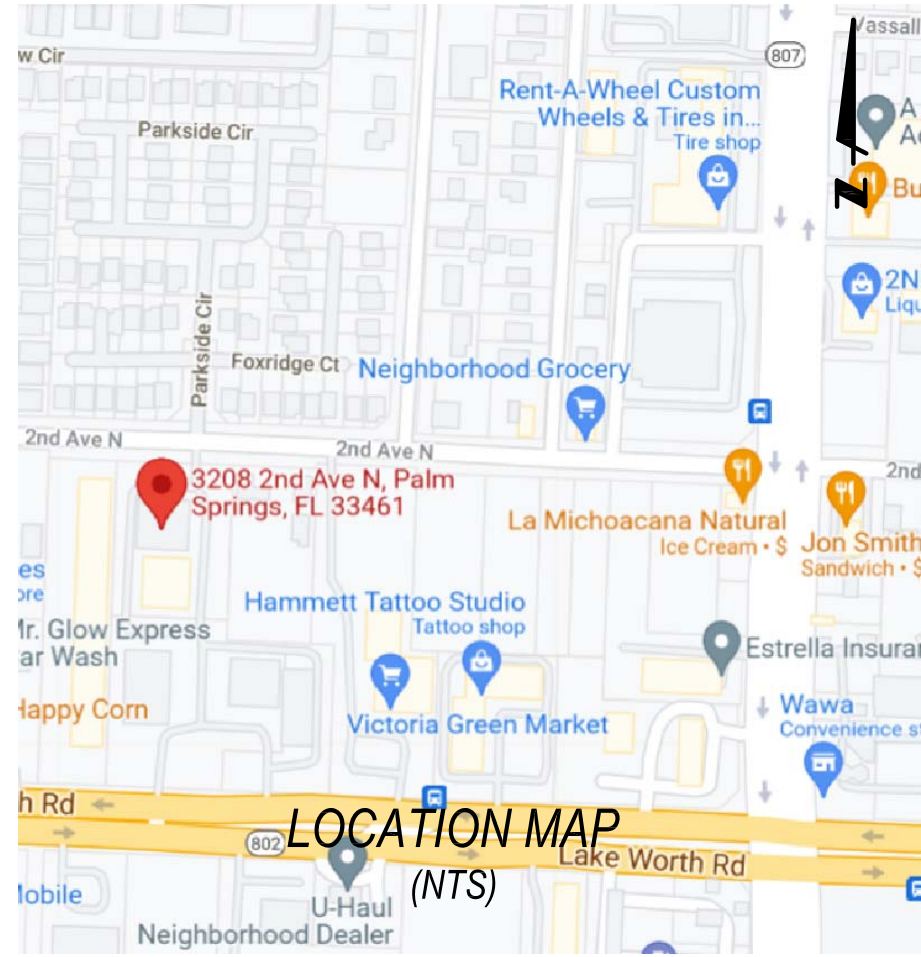
PARCEL NO. 3:

TOGETHER WITH THE SUBJECT TO: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL NO. 1, FOR PARKING, INGRESS AND EGRESS, AS GRANTED AND CREATED IN THAT CERTAIN CROSS PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5394, PAGE 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED LANDS:

THE SOUTH 351.76 FEET IF THE EAST 210.00 FEET OF TRACT 72, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION OF THE ABOVE PARCEL LYING WITHIN THE RIGHT-OF-WAY OF LAKE WORTH ROAD AS SHOWN ON THE MAP AS RECORDED IN ROAD BOOK 5, PAGES 125 THROUGH 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)



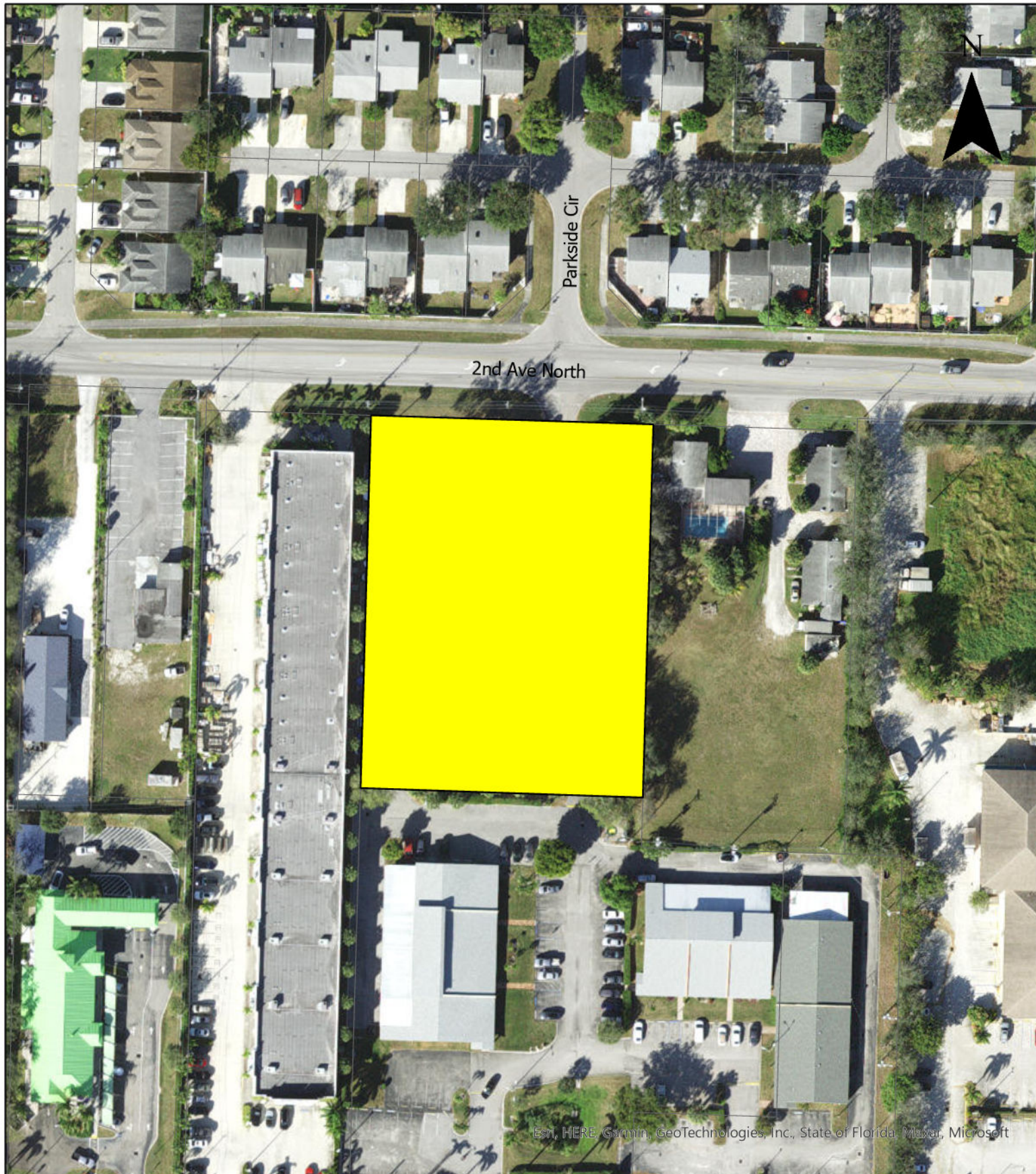
BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.  
LICENSED BUSINESS No. 8261  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-478-7764

DOUGLAS W. WALTON, F.S.M.  
SIGNED: [Signature]  
FLORIDA CERTIFICATE NO. 7211

BOUNDARY SURVEY PURPOSE  
JOB# S20010001  
JPM FIELD  
CD DRAFT  
DATE 01-17-20





Esri, HERE, Garmin, GeoTechnologies, Inc., State of Florida, Maxar, Microsoft



## Village of Palm Springs

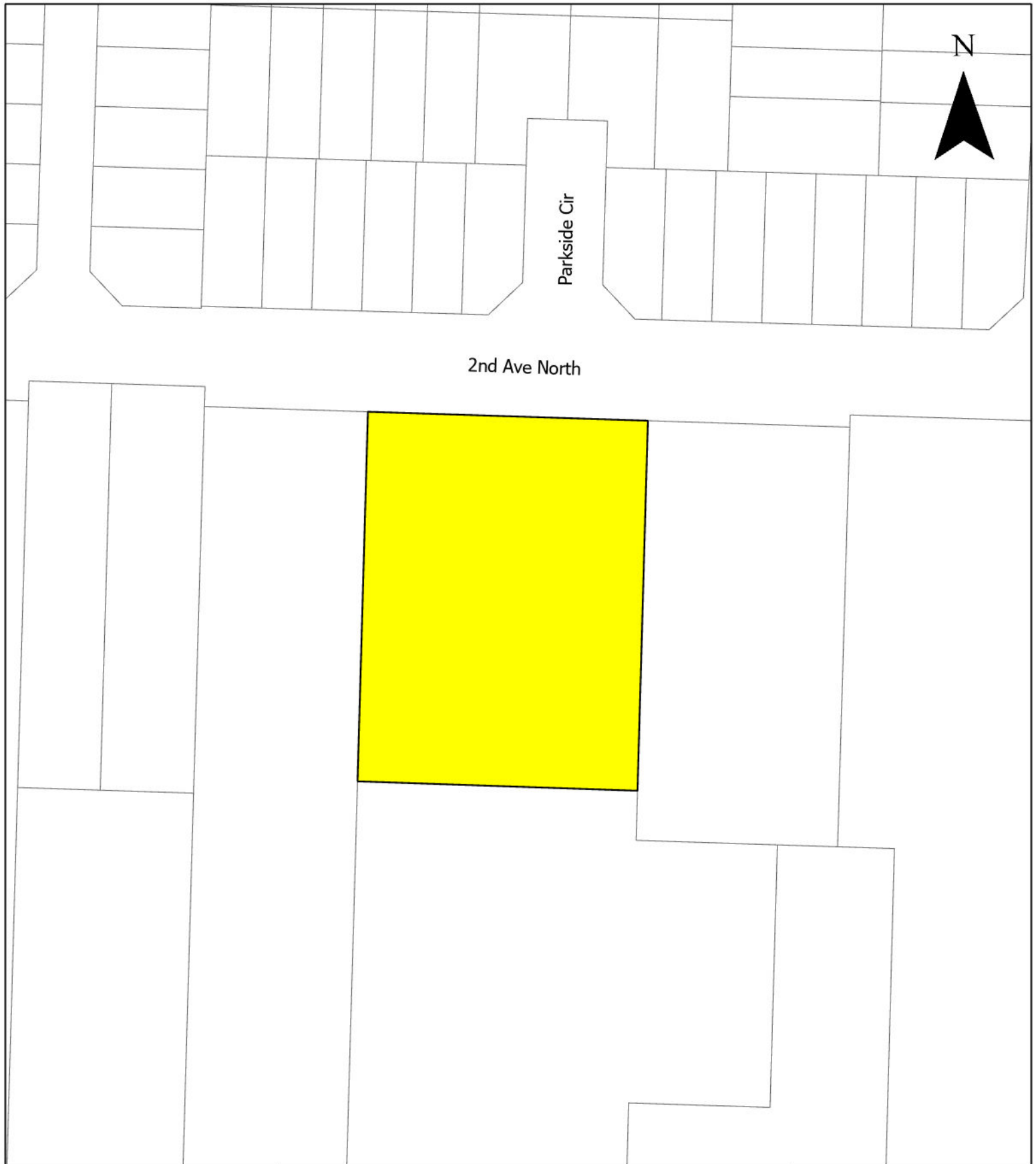
### 3208 2nd Avenue North, Units 6 and 7

- 3208 2nd Ave. N
- Parcels

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

Data Source: Palm Beach County





## Village of Palm Springs

### 3208 2nd Avenue North, Units 6 and 7

-  3208 2nd Ave. N
-  Parcels

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Data Source: Palm Beach County



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** September 13, 2022

**DEPARTMENT:** Planning, Zoning & Building

---

**ITEM #6:** Planning & Zoning Board Order No. 2022-08 - Moya Construction - Minor Site Development Plan (SPR22-13) - 1930 South Military Trail

**SUMMARY:** Mr. Stephen Cooper, agent for the applicant, Moya Construction LLC ("Applicant"), is requesting a Minor Site Development Plan approval to renovate the existing commercial property providing three (3) tenant spaces and enhancing the functionality of the property.

**Note:** The 0.56-acre property was annexed into the Village in 2002 as a developed parcel with a total of 5,877 square feet of building area and seven (7) auto repair tenant bays.

The applicant is requesting a minor site plan amendment to do some renovations to the property and bring the property up to code to the extent possible. Minor modifications include:

- Reconfiguring the parking layout
- Adding dumpster enclosure
- Enhancing landscaping
- Adding an exfiltration trench to improve the drainage
- Improving the building facade
- Interior renovations to accommodate an office-warehouse tenant space within the three (3) western spaces

Staff supports the applicant's request and recommends conditional approval of the Minor Site Plan Amendment to allow the improvement of the property based on the applicant's intent to minimize the non-conformities to improve the functionality of the property.

**FISCAL IMPACT:**

The proposed project is expected to have a minor fiscal impact on the village as it would require various Village services that would result in increased revenue for the village.

**ATTACHMENTS:**

1. Proposed Planning, Zoning & Building Order No. 2022-08 - Minor Site Plan Order - 1930 South Military Trail
2. Exhibit "A" Staff Report and Conditions of Approval
3. Project Narrative
4. Site Plan , Landscape Plans, Architectural Plans and Letters
5. Color Rendering
6. Aerial & Location Maps



VILLAGE OF PALM SPRINGS, FLORIDA  
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2022-08  
MINOR SITE PLAN (SPR22-13)

Moya Construction LLC  
1930 South Military Trail  
Palm Springs, FL 33461

PCN: 70-42-44-12-00-000-5371

Applicant(s)

**FINAL ORDER**

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on September 13, 2022. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

**FINDINGS OF FACT**

1. The Board has jurisdiction over the minor site plan application.
2. The above Applicant(s) are the owners of the property legally described as: **12-44-42, N 150 FT OF W 224 FTOF N 1/2 OF S 1/4 OF SW 1/4 OF SE 1/4 (LESS W 60 FT RD R/W)**
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682 and 34-692 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
5. The Applicant proposes **renovate the existing commercial property providing three tenant spaces and enhancing the functionality of the property. Minor modifications include:**
  - Reconfiguring the parking layout
  - Adding dumpster enclosure
  - Enhancing landscaping
  - Adding an exfiltration trench to improve the drainage
  - Improving the building façade
  - Interior renovations to accommodate an office-warehouse tenant space within the three (3) western spaces



6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

**DONE AND ORDERED** in Palm Springs, Florida this **13th** day of **September 2022.**

ATTEST:

---

Jane Worth  
Deputy Village Clerk

---

Johnnie Tieche  
Chairman – Planning and Zoning Board

**Copies furnished to:**

Moya Construction, 1930 South Military Trail, Palm Springs, FL 33461

Mr. Stephen Cooper, PE, SCPE, Inc., 7450 S. Federal Highway, Port St. Lucie, FL 34983

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

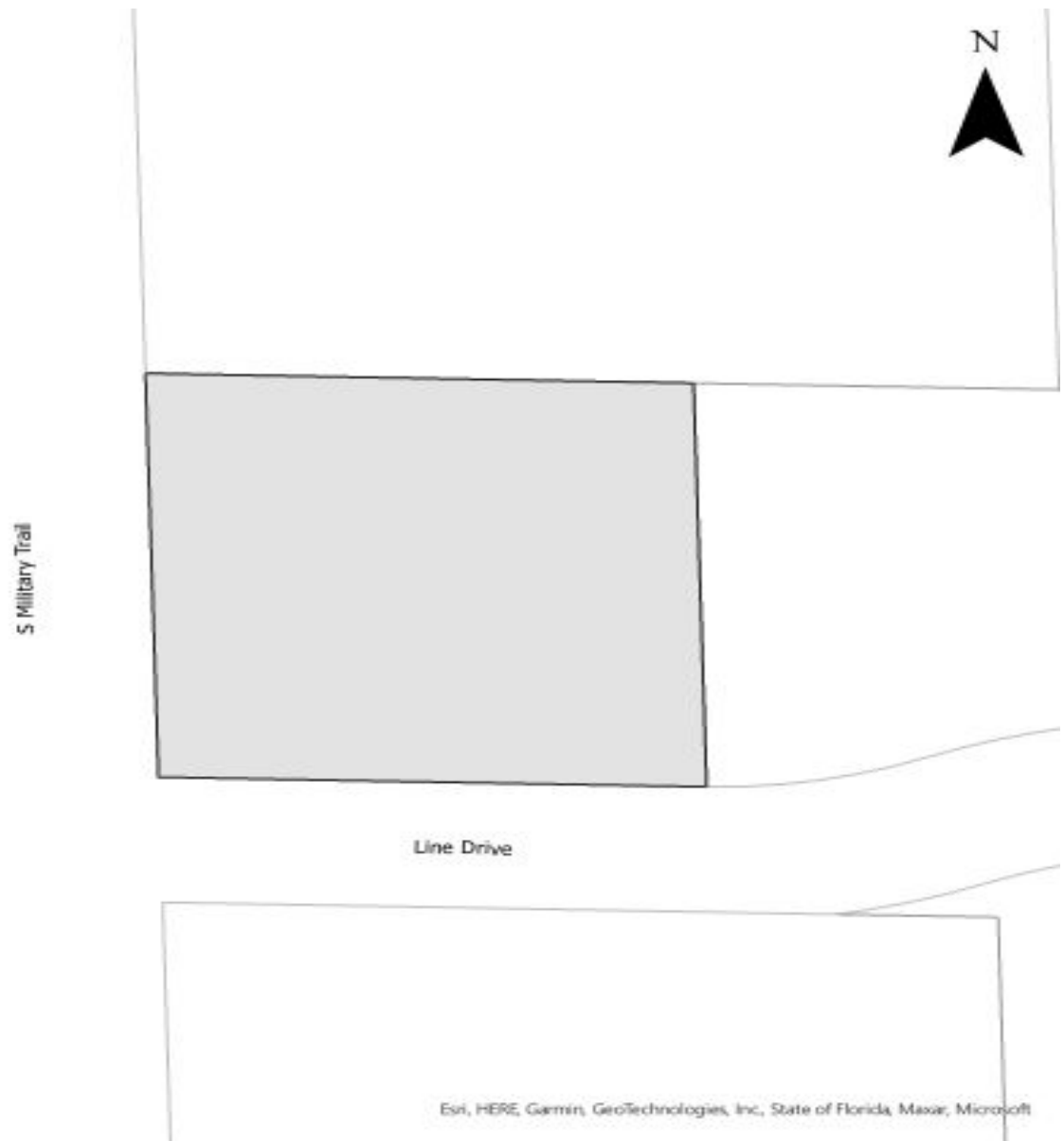
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



## PLANNING, ZONING & BUILDING STAFF REPORT

**SUBJECT:** Minor Site Development Plan - 1930 South Military Trail

| Application Summary                                                                                                                                                                                                |                                                                                                                                                                                                                                                    |                            |                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------|
| Applicant / Petitioner                                                                                                                                                                                             | Stephen Cooper<br>Stephen Cooper, P.E. & associates, Inc.                                                                                                                                                                                          | Submittal Date             | 4/19/2022                                                     |
| Reference Name                                                                                                                                                                                                     | 1930 S Military Trail                                                                                                                                                                                                                              | Case Numbers               | SPR22-13                                                      |
|                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                    | Parcel Control No          | 70-42-44-12-00-000-5371                                       |
| Location                                                                                                                                                                                                           | 1930 S Military Trail                                                                                                                                                                                                                              | Site Area                  | ±0.56 acres                                                   |
| P&Z Board                                                                                                                                                                                                          | Tuesday, September 13, 2022                                                                                                                                                                                                                        |                            |                                                               |
| Requests                                                                                                                                                                                                           |                                                                                                                                                                                                                                                    |                            |                                                               |
| Proposed Use(s)                                                                                                                                                                                                    | Minor Site Development Plan amendment to renovate the existing commercial property providing 3 tenant spaces, enhancing the landscaping, upgrading the drainage, and redesigning the parking lot.                                                  |                            |                                                               |
| Number of Buildings                                                                                                                                                                                                | One (1) Commercial Structure with space for three tenants.<br>Tenant 1: 2,874 sf (proposed office warehouse use for an aluminum contractor)<br>Tenant 2: 1,227.25 sf (existing auto repair shop)<br>Tenant 3: 1,776 sf (existing auto repair shop) |                            |                                                               |
| Parking                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |                            |                                                               |
| Code                                                                                                                                                                                                               | Required                                                                                                                                                                                                                                           | Provided                   | Meets Requirement                                             |
| Total Vehicle Parking                                                                                                                                                                                              | Office - 1/200 sf @ 1,101 sf = 6<br>Warehouse – 1/2000 sf @1,773= 1<br>Auto repair – 1/200sf @ 3003 sf = 16<br>23 parking spaces total                                                                                                             | 23 spaces                  | Yes (property is existing non-conforming)                     |
| Setbacks                                                                                                                                                                                                           |                                                                                                                                                                                                                                                    |                            |                                                               |
| Code                                                                                                                                                                                                               | Required Minimum                                                                                                                                                                                                                                   | Existing                   | Meets Requirement                                             |
| Front Yard (West)                                                                                                                                                                                                  | 50’                                                                                                                                                                                                                                                | 20.25                      | No (existing non-conforming)                                  |
| Rear Yard (East)                                                                                                                                                                                                   | 20’                                                                                                                                                                                                                                                | 38.76’                     | Yes                                                           |
| Side Interior Yard (North)                                                                                                                                                                                         | 15’                                                                                                                                                                                                                                                | 1.64’                      | No (existing non-conforming)                                  |
| Side Interior Yard (West)                                                                                                                                                                                          | 25’                                                                                                                                                                                                                                                | 81.08’                     | Yes                                                           |
| Site Characteristics                                                                                                                                                                                               |                                                                                                                                                                                                                                                    |                            |                                                               |
| Existing Use                                                                                                                                                                                                       | Auto repair facility                                                                                                                                                                                                                               | Proposed Use               | 2 auto repair facilities and 1 contractor’s office/ warehouse |
| Existing Zoning                                                                                                                                                                                                    | Commercial General (CG)                                                                                                                                                                                                                            | Future Land Use            | Commercial                                                    |
| Surrounding Existing Land Use, Future Land Use, and Zoning                                                                                                                                                         |                                                                                                                                                                                                                                                    |                            |                                                               |
| Direction                                                                                                                                                                                                          | Existing Use                                                                                                                                                                                                                                       | Future Land Use            | Zoning District                                               |
| North                                                                                                                                                                                                              | Auto Part Retail store                                                                                                                                                                                                                             | Commercial                 | Commercial General (CG)                                       |
| South                                                                                                                                                                                                              | Vacant lot                                                                                                                                                                                                                                         | Commercial                 | Commercial General (CG)                                       |
| East                                                                                                                                                                                                               | Multi-Family Dwelling Units                                                                                                                                                                                                                        | Low Density Residential    | Residential Multiple-Family (RM)                              |
| West                                                                                                                                                                                                               | Commercial shopping Center                                                                                                                                                                                                                         | Unknown Unincorporated PBC | Unknown Unincorporated PBC                                    |
| Recommendation                                                                                                                                                                                                     |                                                                                                                                                                                                                                                    |                            |                                                               |
| Planning, Zoning & Building Staff recommends conditional approval of the site plan amendment to allow several site improvements designated to reduce non-conformities and further functionality of the businesses. |                                                                                                                                                                                                                                                    |                            |                                                               |



## **I. Site History**

- Ordinance 2002-07: Annexation

The property was voluntarily annexed into the Village of Palm Springs on February 28, 2002 and designated with the Commercial General zoning district, and Future Land Use category of Commercial. The property has been used as auto repair shops since was annexed.

## **II. Comprehensive Plan Consistency**

The subject property's Future Land Use designation and Zoning district are Commercial and Commercial General (CG), respectively. The proposed site development plan amendment to renovate the commercial property is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

### **III. Neighborhood Compatibility**

- 1) The property is located on the east side of South Military Trail, south of Forest Hill Boulevard.
- 2) Properties on the east are multifamily residential dwelling units.
- 3) The Village Council approved a site for the construction of a new dental office on the vacant lot property located on the south.
- 4) A mix of commercial, retail, restaurant, professional service, and medical uses are located within South Military Trail corridor.
- 5) Transit services are available through Forest Hill Boulevard about 0.1 miles away and along South Military Trail.

### **IV. Regulatory Issues**

- The site plan generally conforms to the property development standards of the CG district.
  - 1) Proposed project generally meets required site development regulations.
  - 2) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, Florida Department of Transportation, and Village of Palm Springs are required prior to construction.
  - 3) Civil/Utility plans shall be approved by the Village's Engineer.

### **V. Environmental Issues:**

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

### **VI. Community Outreach/ Notification**

- The subject property was posted on August 26, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on August 26, 2022.
- Legal advertisement was published in the Lake Worth Herald on September 1, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

### **VII. Proposed Development Plan Details**

The petitioner's development plans dated received on April 19, 2022 depicts the following:

- An application submitted for Minor Site Plan Amendment for the renovations of the 0.56 acres commercial property.
  1. Site Plan dated received April 19, 2022; revised and resubmitted on August 15, 2022.
  2. Landscape plans dated received April 19, 2022; revised and resubmitted on August 15, 2022.
  3. Preliminary Engineering plans dated received April 19, 2022; revised and resubmitted on August 15, 2022.
  4. Architectural plans.
  5. Boundary survey.
  6. Project narrative.
  7. Drainage report.

## VIII. Recommendation

The applicant is requesting a Minor Site Plan Amendment to do some renovations to the property and bring the property up to code to the extent possible. The applicant is proposing some minor work modifications including reconfiguring parking layout, adding dumpster enclosure, enhancing the landscaping, adding exfiltration trench to improve the drainage, improving the building façade and interior renovations to accommodate a contractor's office-warehouse tenant space and two auto repair shops, for a total of three tenant spaces.

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

Staff recommends conditional approval of the Minor Development Plan Amendment to allow the beautification of the property based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following twenty-one (21) conditions below:

1. The Minor Site Plan approval is valid for a period not to exceed 24 months from Planning & Zoning Board approval.
2. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department **at time of permitting**.
3. Absolutely **no outdoor business activities** shall be permitted on the property.
4. The dumpster and recycling bins shall be kept within the new enclosed area.
5. Any proposed signs shall be review and approved by the Planning, Zoning and building Department **at time of permitting**.
6. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
7. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
8. Landscaped areas shall be irrigated including but not limited to buffers, islands, planter boxes, etc.
9. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
10. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
11. 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.
12. All mechanical equipment and above-ground infrastructure shall be screened from view.
13. 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.
14. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
15. 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**.
16. 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.
17. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
18. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.

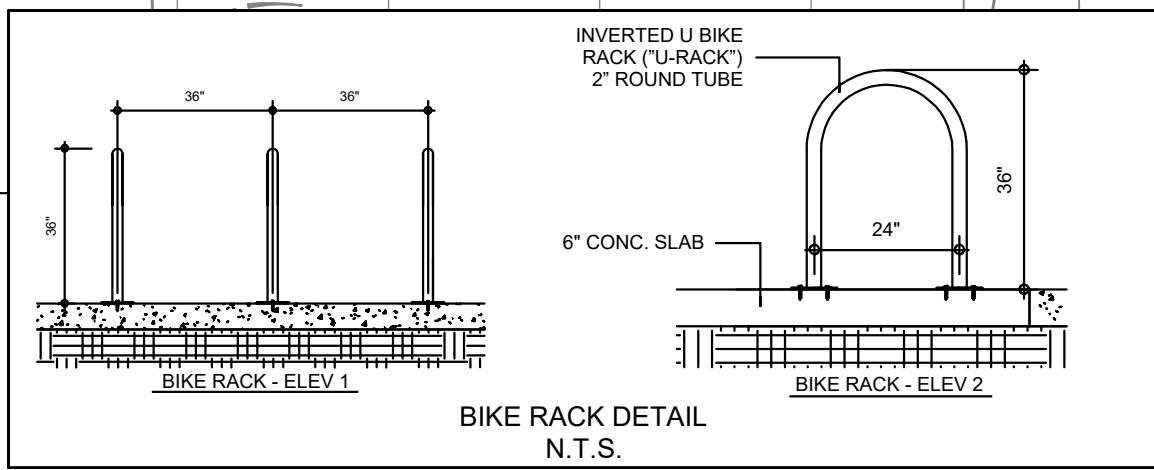
19. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy or Certificate of Completion.**
20. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
21. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



## Moya Construction – 1930 S Military Trail

The attached application purpose is to have an existing site plan approval to be modified To allow the dual purpose of an already existing special exceptions and improvements to building site, including new drainage retention, park lot, site lighting, landscaping, and an overall more professional office use of the building. Specifically upgrading two existing mechanic bays, and renovating 1/3 of the building to professional office space with a storage area.





# SOUTH MILITARY TRAIL

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEPHEN COOPER P.E. SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS.

LOCATION MAP  
N.T.S.

PROJECT NAME: COMMERCIAL BUILDING - SITE IMPROVEMENTS

PROJECT LOCATION: 1930 S MILITARY TRAIL, VILLAGE OF PALM SPRINGS,  
FLORIDA 33415

PROJECT JURISDICTION: VILLAGE OF PALM SPRINGS

CONTRACTOR: PALM BEACH BUILDING COMPANY  
(561) 414-6753  
TOM@PBBUILDINGCO.COM

PROPERTY OWNER: MOYA CONSTRUCTION  
LLC 5965 LIME RD  
WEST PALM BEACH FL 33413 1118

PARCEL CONTROL NUMBER: 70-42-44-12-00-000-5371

LEGAL DESCRIPTION:  
THE NORTH 150 OF THE WEST 224 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, SECTION 12, PALM BEACH PLANTATIONS, A SUBDIVISION IN PALM BEACH COUNTY, FL. ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, MAP BOOK 10, PAGE 20. LESS THAT PART OF THE NORTH 150 FEET OF THE WEST 224 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, ACCORDING TO THE PLAT OF PALM BEACH PLANTATIONS, PLAT 1, AS RECORDED IN PLAT BOOK 10, PAGE 20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 42 EAST, LYING AND BEING IN THE CORNER OF THE BASELINE OF CURVE ACCORDING TO THE RIGHT OF WAY MAP OF SECTION 93590-2603, STATE ROAD 809, AS FILED IN MAP BOOK 3, AT PAGES 72 THROUGH 76, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, A PART OF SAID BASELINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE CORNER OF SECTION 34 NORTH, RANGE 42 EAST, SECTION 13, TOWNSHIP 34 NORTH, RANGE 42 EAST, RUN NORTH 02 DEGREES 05'54" EAST A DISTANCE OF 4,786.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 11'30" AND A RADIUS OF 21,485.94 FEET A DISTANCE OF 1,196.87 FEET TO THE END OF SAID CURVE, THENCE NORTH 01 DEGREES 05'36" WEST A DISTANCE OF 2,068.67 FEET TO THE NORTHERN CORNER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 42 EAST, SECTION 13, RANGE 42 EAST, SUBJECT TO ALL ROAD RIGHT OF WAYS FOR MILITARY TRAIL, SAID LANDS LYNING AND BEING IN PALM BEACH COUNTY, FLORIDA.

ZONING: CG - COMMERCIAL GENERAL ( 70-PALM SPRINGS )

FUTURE LAND USE (FLU): COMMERCIAL GENERAL

LANDSCAPE BUFFER REQUIREMENTS:  
(FROM PALM SPRINGS CODE OF ORDINANCES)

N: 10' (CAT. 2)  
E: 15' (CAT. 3)  
S: 15' (CAT. 6)  
W: 15' (CAT. 5)

SETBACK REQUIREMENTS: (FROM PALM SPRINGS CODE OF ORDINANCES)

FRONT: 50' REQUIRED - 81.08' PROVIDED  
REAR: 20' REQUIRED - 1.64' PROVIDED  
SIDE (INTERIOR): 15' REQUIRED - 38.76' PROVIDED  
SIDE (CORNER): 25' REQUIRED - 20.25' PROVIDED

VEHICULAR PARKING REQUIRED:  
 REQUIRED PARKING = 5,877.6 SF (1 SPACE/200SF) + 999 SF (1 SPACE/5,000 SF) = 29.4 + 2 SPACES = 30 SPACES  
 PROVIDED PARKING = 16 REGULAR SPACES + 1 HC SPACE + 6 RESERVE SPACES = 22 SPACES  
 BICYCLE PARKING PROVIDED: 6 SPACES

|                            |                            |             |          |
|----------------------------|----------------------------|-------------|----------|
| TOTAL AREA OF DEVELOPMENT  | = 26,136 FT <sup>2</sup>   | = 0.600 AC. | = 100%   |
| EXIST. BLDG. TO REMAIN     | = 5,877.6 FT <sup>2</sup>  | = 0.135 AC. | = 22.49% |
| EXIST. PVMT                | = 14,917.8 FT <sup>2</sup> | = 0.342 AC. | = 57.08% |
| EXIST. PVMT. TO BE REMOVED | = 3,048.9 FT <sup>2</sup>  | = 0.070 AC. | = 11.67% |
| EXIST. PVMT TO REMAIN      | = 11,868.9 FT <sup>2</sup> | = 0.272 AC. | = 45.41% |

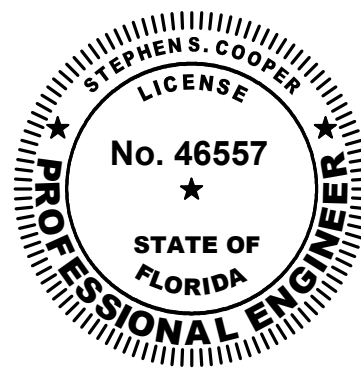
EXIST. IMPERV. AREA = 20,811.6 FT<sup>2</sup> = 0.477 AC. = 79.63%  
TOTAL PROP. IMPERV. AREA = EXIST. PVMT. TO REMAIN + EXIST. BLDG. TO  
REMAIN = 17,746.5 FT<sup>2</sup> = 0.407 AC. = 67.90%  
TOTAL PERVIOUS AREA = 8,389.5 FT<sup>2</sup> = 0.193 AC. = 32.10%

FOUND  
/ NAIL  
NO I.D.

**311**

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free.



**Stephen Cooper, P.E. #46557**

**STEPHEN COOPER, P.E.  
& ASSOCIATES, INC.**

CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 SOUTH FEDERAL HIGHWAY  
DOPT ST LUCIE FLORIDA 34952

Tel 1-772-336-2933  
FORT ST. LOUIS, FLORIDA 34932

# SCPE

# FINAL SITE PLAN

**1930 S MILITARY TRAIL  
COMMERCIAL BUILDING**

## EL ORIGEN

VILLAGE OF PALM SPRINGS

DATE: MAY 2022

DRAWN BY: EC

DESIGNED BY: SC

CHECKED BY: SC

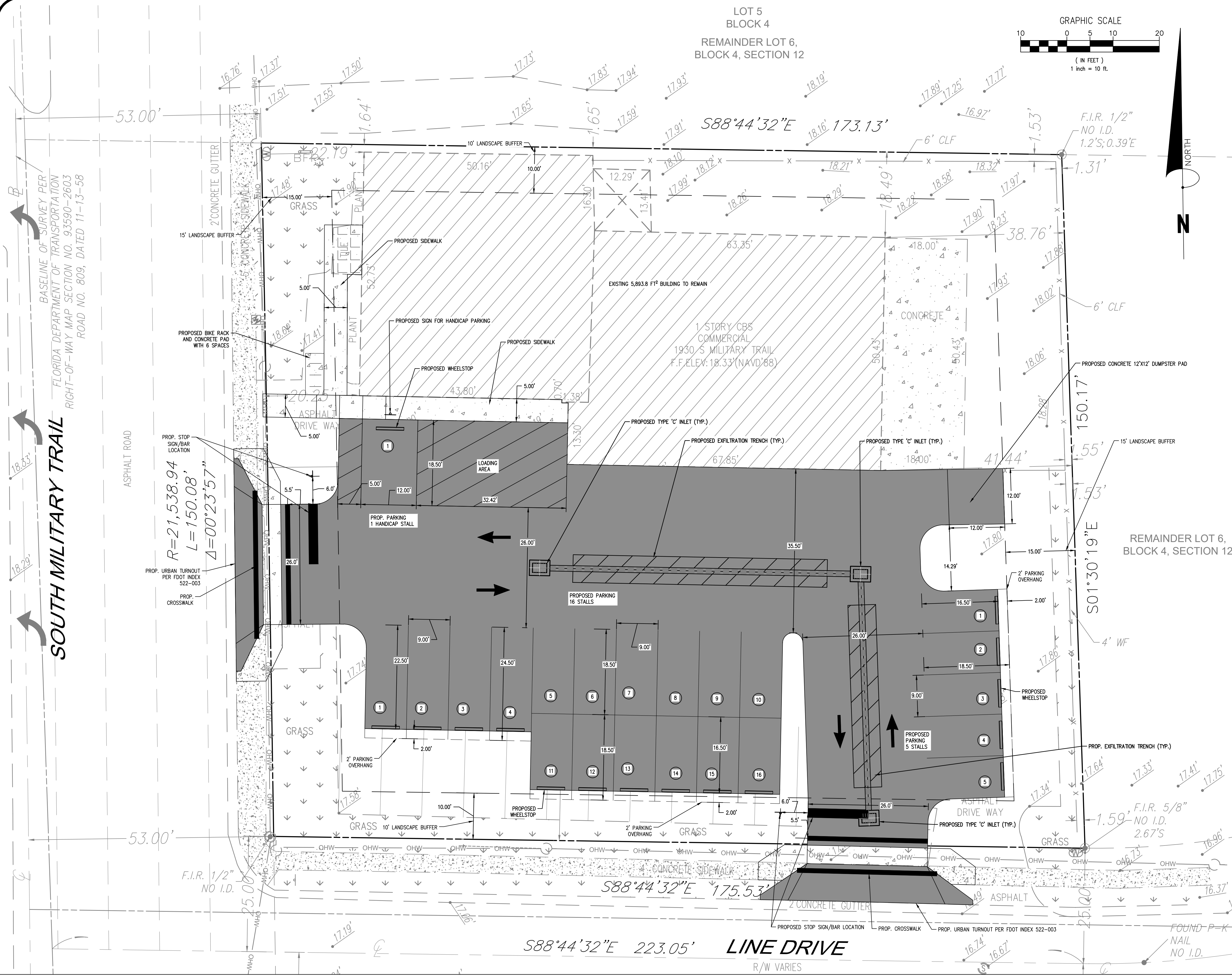
**HORZ. SCALE:** 1"=

VERT. SCALE: N/A

DRAWING NO.  
**SP 1.0**

**JOB NO. 2021-139**





PROJECT NAME: COMMERCIAL BUILDING - SITE IMPROVEMENTS  
PROJECT LOCATION: 1930 S MILITARY TRAIL, VILLAGE OF PALM SPRINGS, FLORIDA 33415  
PROJECT JURISDICTION: VILLAGE OF PALM SPRINGS  
CONTRACTOR: PALM BEACH BUILDING COMPANY  
(561) 414-6753  
TOM@PBBUILDINGCO.COM  
PROPERTY OWNER: MOYA CONSTRUCTION  
LLC 5965 LIME RD  
WEST PALM BEACH FL 33413 1118  
PARCEL CONTROL NUMBER: 70-42-44-12-00-000-5371

LEGAL DESCRIPTION:  
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ZONING: CG - COMMERCIAL GENERAL ( 70-PALM SPRINGS )  
FUTURE LAND USE (FLU): COMMERCIAL GENERAL  
LANDSCAPE BUFFER REQUIREMENTS: (FROM PALM SPRINGS CODE OF ORDINANCES)  
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E: 15' (CAT. 3)  
S: 15' (CAT. 6)  
W: 15' (CAT. 5)  
VEHICULAR PARKING PROVIDED: 22 SPACES  
BICYCLE PARKING PROVIDED: 6 SPACES  
TOTAL AREA OF DEVELOPMENT = 26,136 FT<sup>2</sup> = 0.600 AC. = 100%  
EXIST. BLDG. TO REMAIN = 5,893.8 FT<sup>2</sup> = 0.135 AC. = 22.55%  
EXIST. PWMT = 14,917.8 FT<sup>2</sup> = 0.342 AC. = 57.08%  
EXIST. PWMT TO BE REMOVED = 4,803.3 FT<sup>2</sup> = 0.11 AC. = 18.38%  
EXIST. PWMT TO REMAIN = 10,114.5 FT<sup>2</sup> = 0.232 AC. = 38.70%  
EXIST. IMPERV. AREA = 20,811.6 FT<sup>2</sup> = 0.477 AC. = 79.63%  
TOTAL PROP. IMPERV. AREA = EXIST. PWMT. TO REMAIN + EXIST. BLDG. TO REMAIN = 16,721.9 FT<sup>2</sup> = 0.384 AC. = 63.98%  
TOTAL PERVIOUS AREA = 9,414.1 FT<sup>2</sup> = 0.216 AC. = 36.02%

WATER/SEWER STATEMENT  
THE PROJECT IS PRESENTLY CONNECTED TO THE VILLAGE OF PALM SPRINGS UTILITY SYSTEM. NO CHANGES TO THE EXISTING WATER/SEWER SERVICES ARE PROPOSED.

DRAINAGE STATEMENT  
PRESENTLY, THE PROJECT DRAINS OFFSITE WITH NO APPARENT WATER QUALITY OR QUANTITY ONSITE RETENTION. THE PROPOSED PROJECT WILL INCLUDE DRAINAGE RETENTION (EXFILTRATION) DESIGNED TO PROVIDE WATER QUALITY TREATMENT BEFORE DISCHARGING OFFSITE AS IN THE EXISTING CASE.

TRAFFIC STATEMENT  
PER ITE CODE 180 (SPECIALTY TRADE CONTRACTOR), THE PROPOSED PROJECT IS PREDICTED TO GENERATE 60 AVERAGE DAILY TRIPS (ADT). DRIVEWAY VOLUMES ANTICIPATED TO BE 30 TRIPS INBOUND AND 30 TRIPS OUTBOUND.

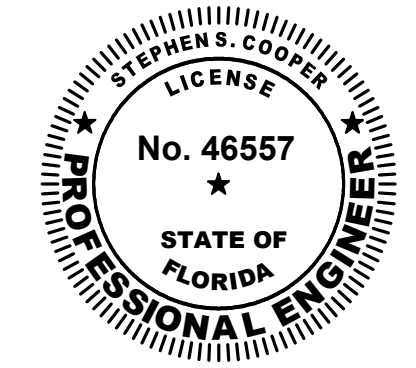
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Tel 1-772-338-2933

SCPE

FINAL SITE PLAN

1930 S MILITARY TRAIL  
COMMERCIAL BUILDING

|              |          |
|--------------|----------|
| DATE:        | APR 2022 |
| DRAWN BY:    | EC       |
| DESIGNED BY: | SC       |
| CHECKED BY:  | SC       |
| HORZ. SCALE: | 1"=10'   |
| VERT. SCALE: | N/A      |
| DRAWING NO.  | SP 1.0   |
| JOB NO.      | 2021-139 |



Stephen Cooper, P.E. #46557

BASELINE OF SURVEY PER  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY MAP SECTION NO. 93590-2603  
ROAD NO. 809, DATED 11-13-58

SOUTH MILITARY TRAIL



- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.



LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The Landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for higher own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
  2. A listing of not less than (3) completed projects of similar scope and nature.
  3. Permanent name and address of place of business.
  4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be accepted.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, much or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

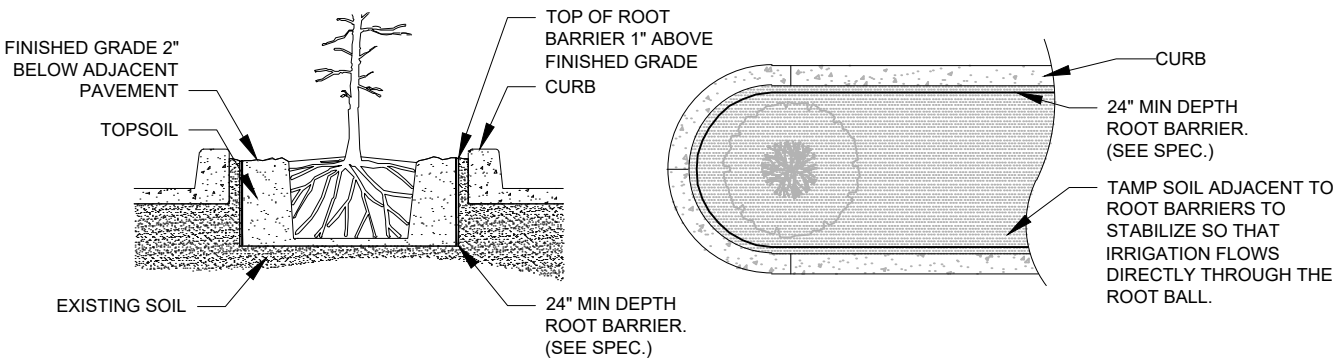
- |                    |           |
|--------------------|-----------|
| 1 gallon container | 1 tablet  |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon           | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, other structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
  - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
  - Lemo material (7 gal.): 30" x 30" x 24" min.
- Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

- NOTES:
1. ROOT BARRIER SHALL BE DEEP ROOT 24" DEPTH OR APPROVED EQUAL.
  2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" o.a. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

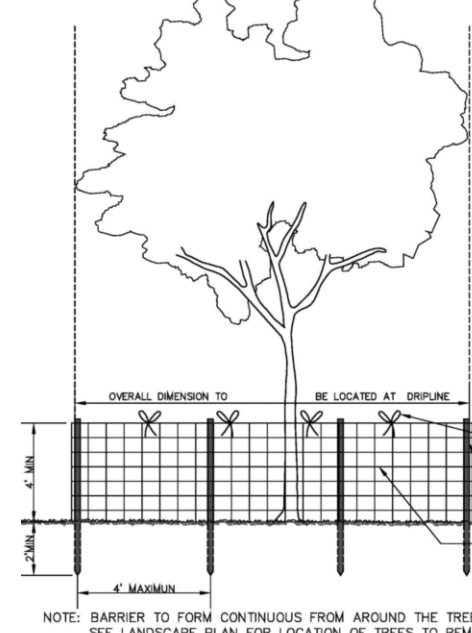
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

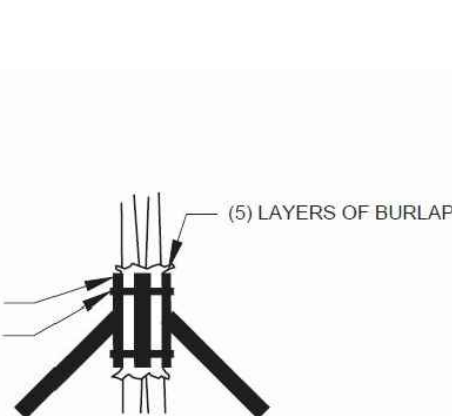
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL).
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



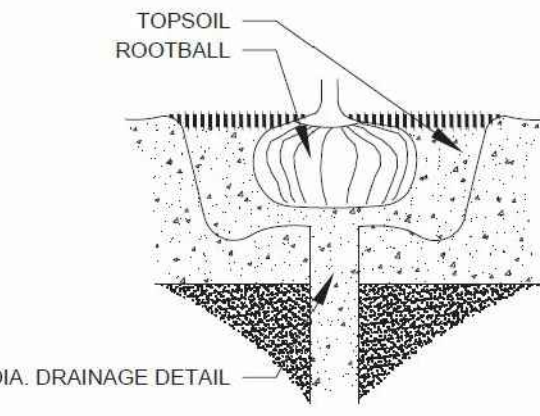
TREE PROTECTION DETAIL

NOT TO SCALE



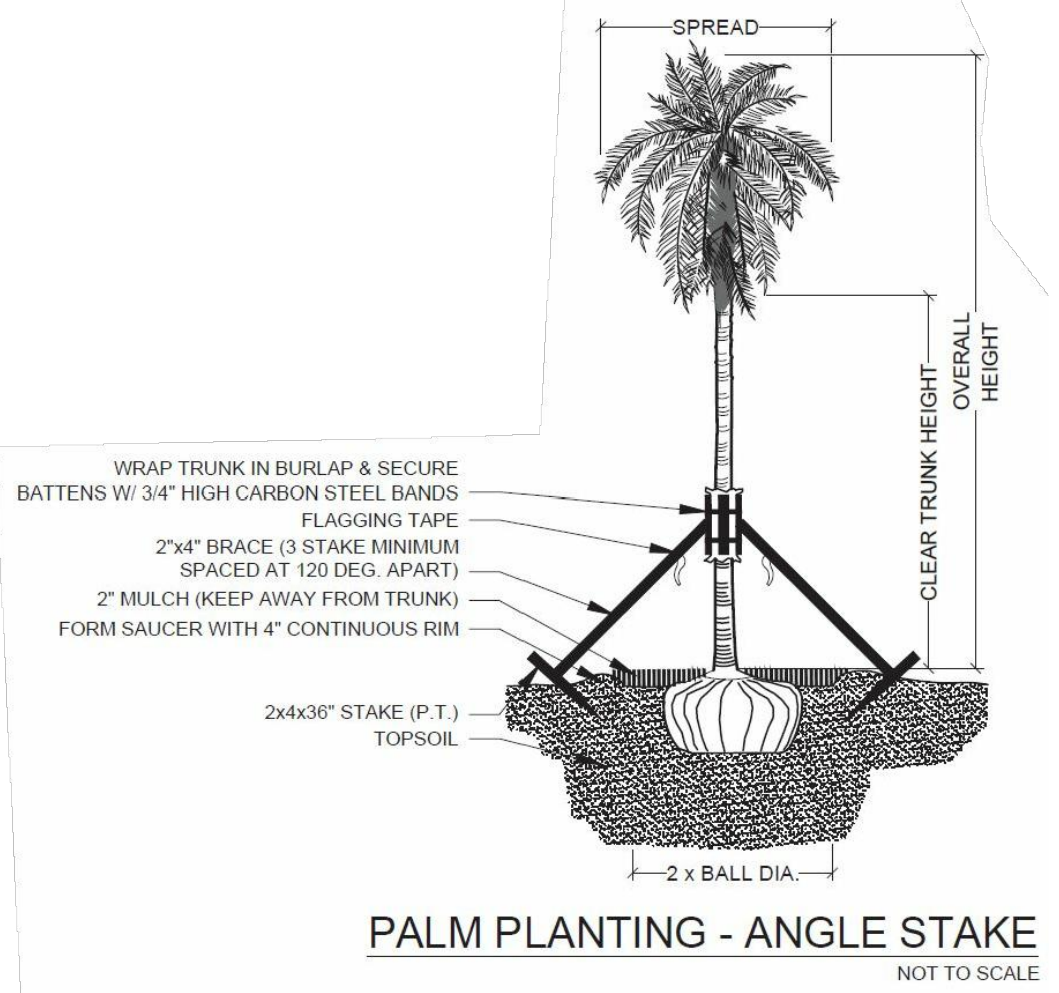
BRACING DETAIL

NOT TO SCALE



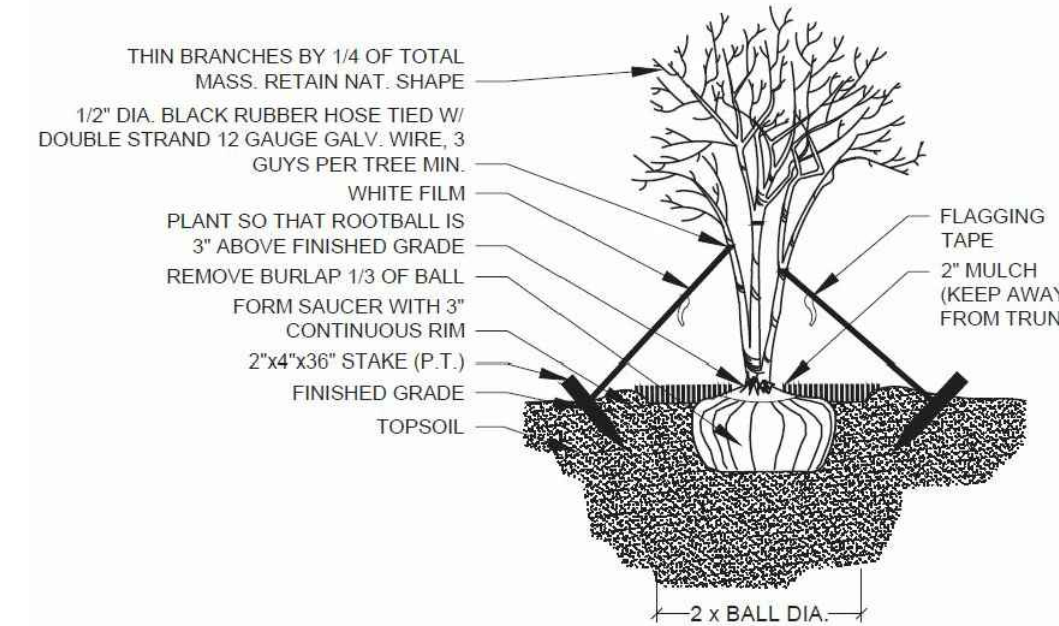
DRAINAGE TESTING DETAIL

NOT TO SCALE



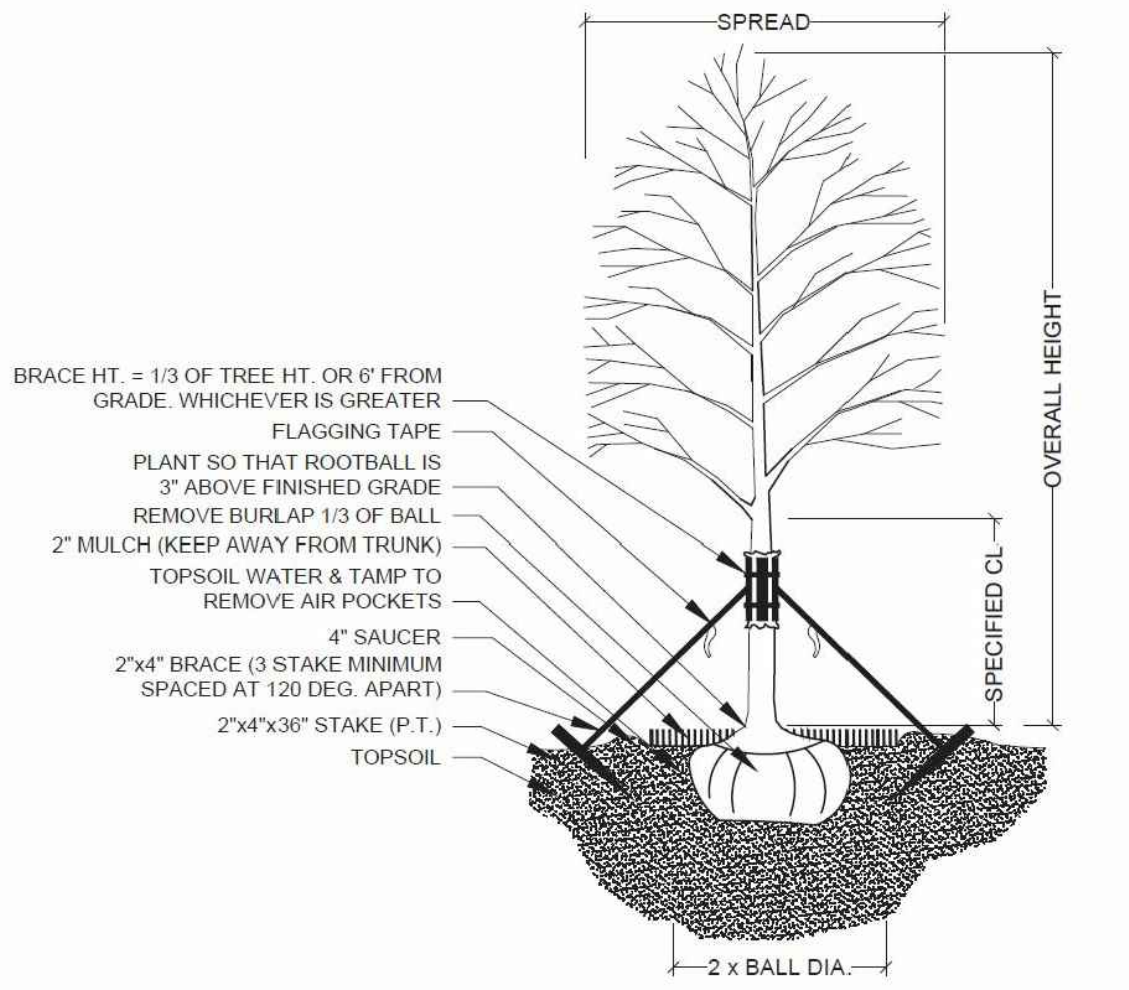
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



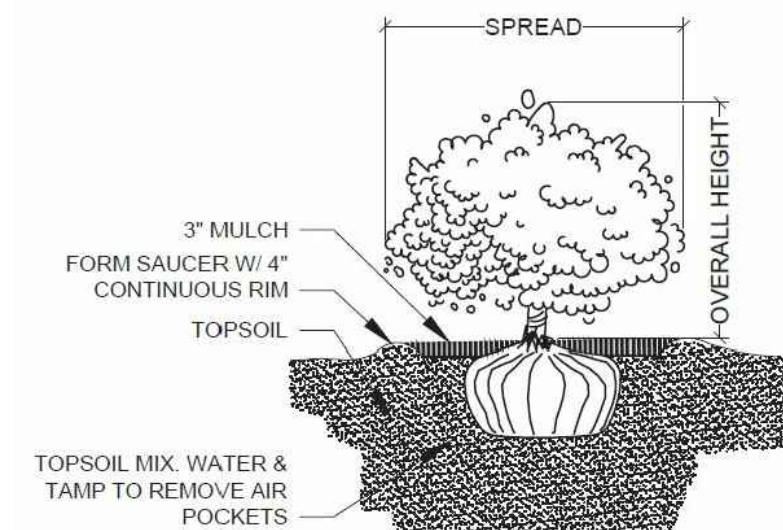
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



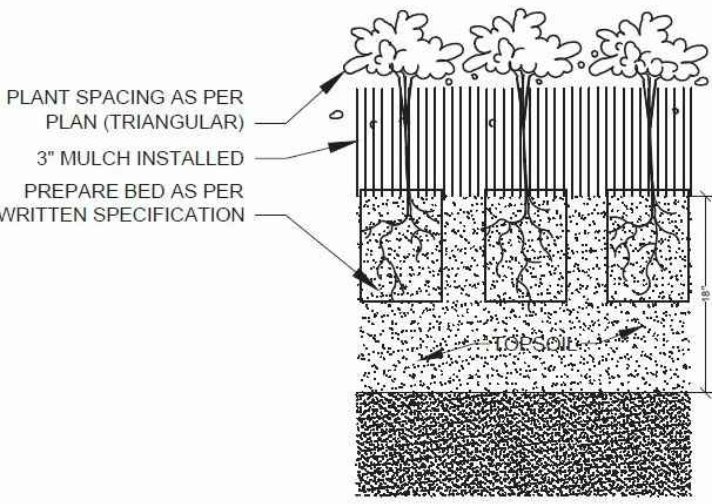
TREE PLANTING & STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street  
Port St. Lucie, FL 34983  
(772) 631-8400 | Paul@las-fl.com

Civil Engineer:

**STEPHEN COOPER, P.E.**  
& ASSOCIATES, INC.  
CONSULTING ENGINEER

CIVIL ENGINEERING SITE PLANNING ENVIRONMENTAL PERMITTING  
2007-2012 LICENSE #00000000

**1930 S MILITARY TRAIL**

**COMMERCIAL BUILDING**

VILLAGE OF PALM SPRINGS, FLORIDA

**Landscape Details & Specifications**

| Revisions |       |                                  |
|-----------|-------|----------------------------------|
| Date      | Init. | Description                      |
| 2.01.22   | PG    | 1st Submittal                    |
| 7.20.22   | PG    | Revised per Site Plan & Comments |
|           |       |                                  |
|           |       |                                  |
|           |       |                                  |
|           |       |                                  |
|           |       |                                  |
|           |       |                                  |

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: PG

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

**LA-2**



CONSTRUCTION PLANS

For

COMMERCIAL BUILDING - SITE IMPROVEMENT PLAN

1930 S MILITARY TRAIL

VILLAGE OF PALM SPRINGS, FLORIDA 33415

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST

PREPARED FOR

MOYA CONSTRUCTION, LLC



LOCATION MAP

NOTES:

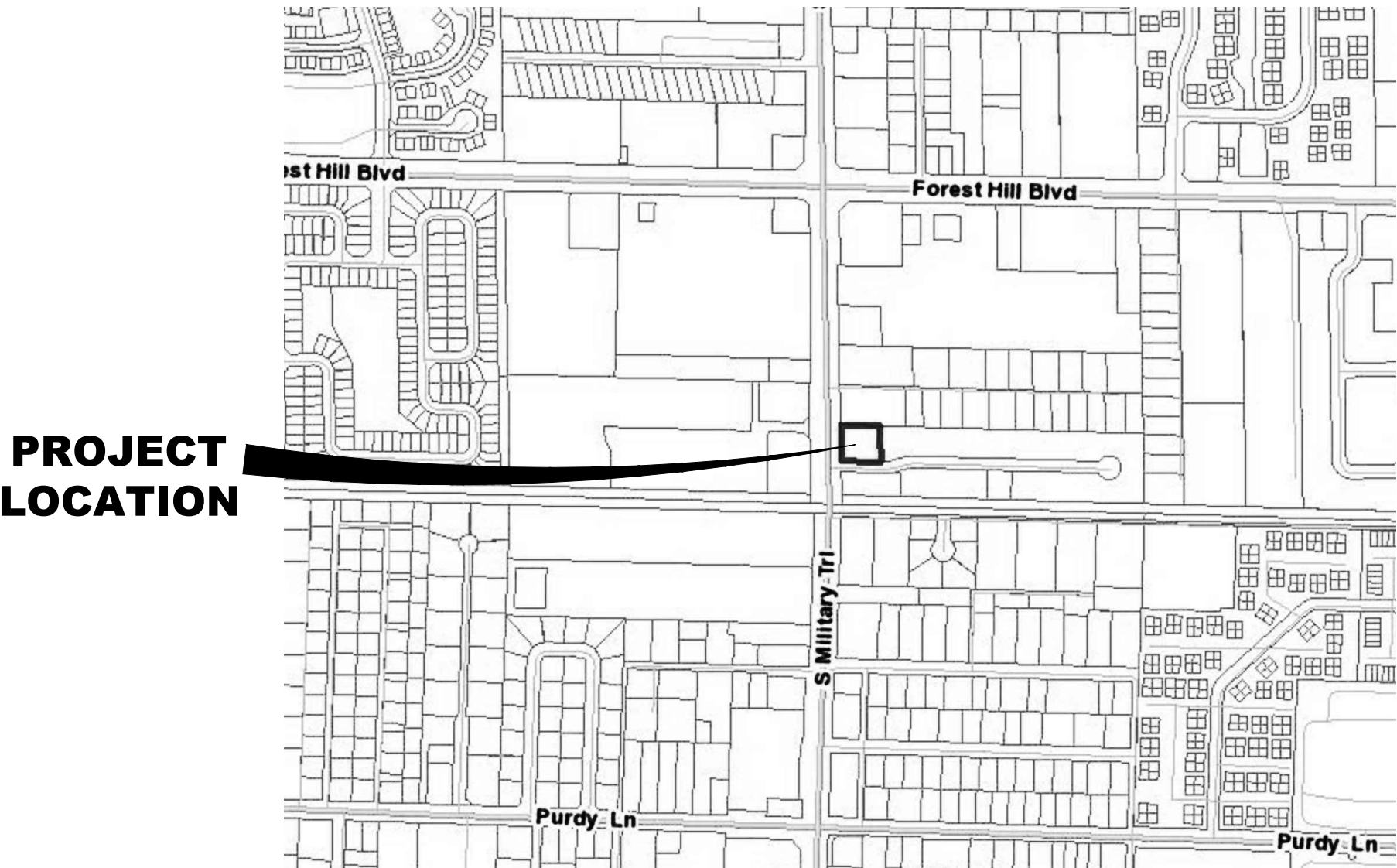
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

2) AN APPROXIMATE CONVERSION FROM N.A.V.D. TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) CAN BE OBTAINED BY ADDING 1.50 TO THE N.A.V.D. ELEVATION.

3) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS BOOKLET - LATEST EDITION (2019-2020)

LEGAL DESCRIPTION:

THE NORTH 150 OF THE WEST 224 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, SECTION 12, PALM BEACH PLANTATIONS, A SUBDIVISION IN PALM BEACH COUNTY, FL. ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 10, PAGE 20. LESS THAT PART OF THE NORTH 150 FEET OF THE WEST 224 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, ACCORDING TO THE PLAT OF PALM BEACH PLANTATIONS, PLAT 1, AS RECORDED IN PLAT BOOK 10, PAGE 20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID PART LYING WITHIN 53 FEET OF THE BASELINE OF SURVEY ACCORDING TO THE RIGHT OF WAY MAP OF SECTION 93590-2603, STATE ROAD 809, AS FILED IN MAP BOOK 3, AT PAGES 72 THROUGH 76, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, A PART OF SAID BASELINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RUN NORTH 02 DEGREES 05'54" EAST A DISTANCE OF 4,786.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 11'30" AND A RADIUS OF 21,485.94 FEET A DISTANCE OF 1,196.87 FEET TO THE END OF SAID CURVE, THENCE NORTH 01 DEGREES 05'36" WEST A DISTANCE OF 2,068.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST. SUBJECT TO ALL ROAD RIGHT OF WAYS FOR MILITARY TRAIL. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

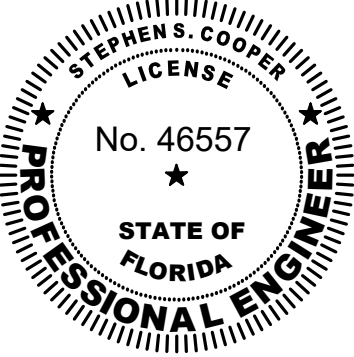
| SHEET No. | SHEET TITLE/DESCRIPTION                                  |
|-----------|----------------------------------------------------------|
| C 1.0     | COVER SHEET                                              |
| C 2.0     | EXISTING CONDITIONS AND DEMOLITION PLAN                  |
| C 3.0     | PAVING, GRADING, AND DRAINAGE PLAN                       |
| C 4.0     | PAVING, GRADING, AND DRAINAGE DETAILS AND SPECIFICATIONS |

PREPARED BY



STEPHEN COOPER P. E.  
Associates, INC.  
Consulting Engineers  
7450 South Federal Highway - Port St. Lucie  
FL 34952, Phone: (772) 336-2933  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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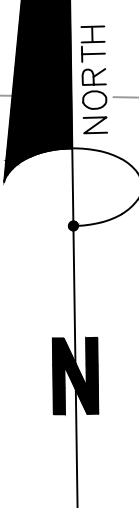
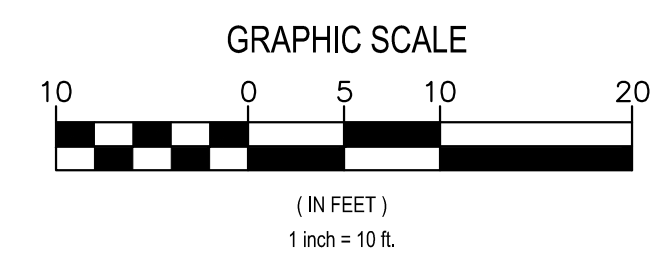
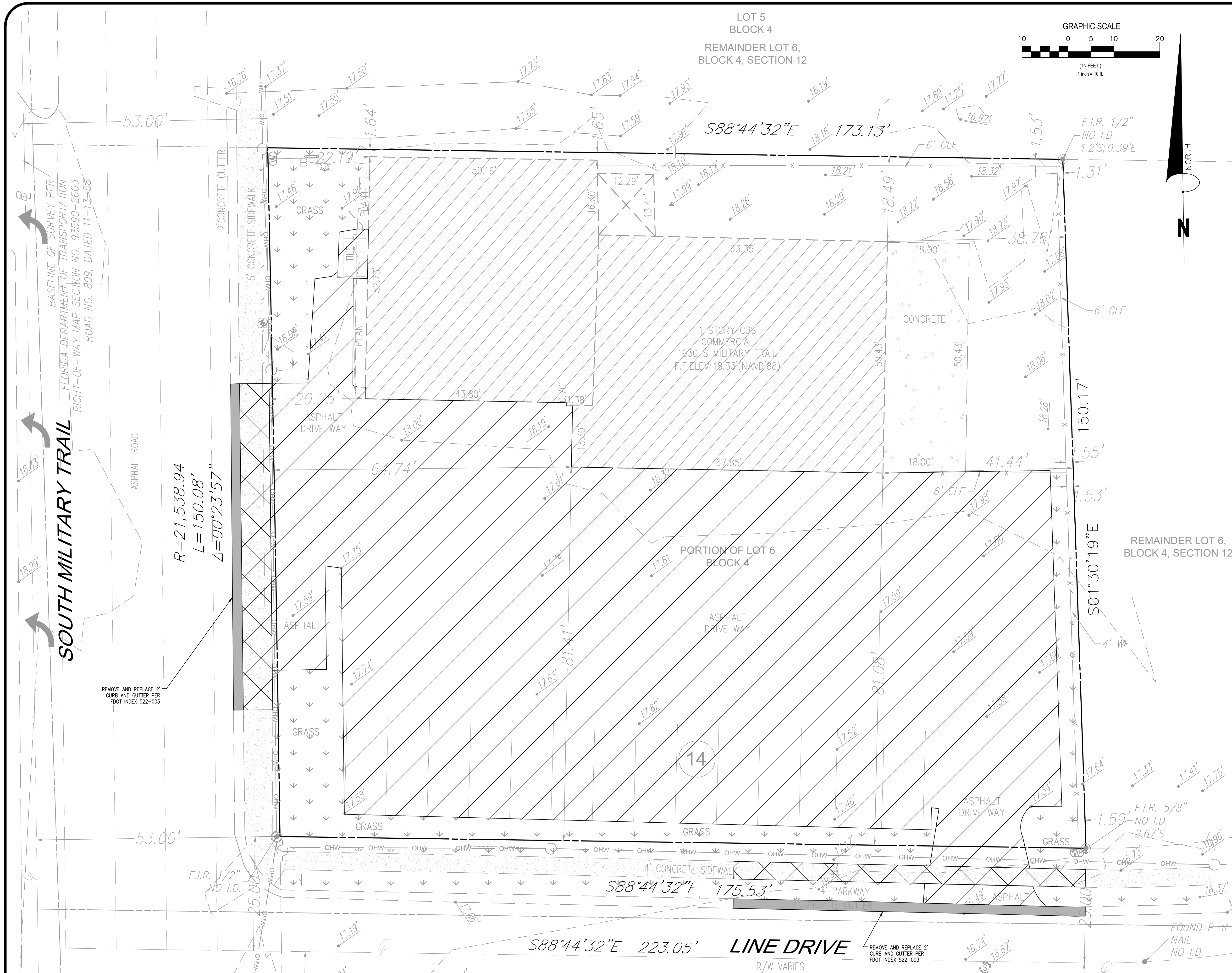


Stephen Cooper, P.E. #46557



SHEET C1.0





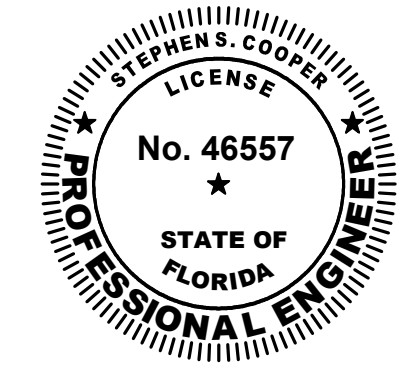
- LEGEND
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - EXISTING CONCRETE SIDEWALK TO BE REMOVED
  - EXISTING CONCRETE CURB/GUTTER TO BE REMOVED

PROJECT NAME: COMMERCIAL BUILDING - SITE IMPROVEMENTS  
PROJECT LOCATION: 1930 S MILITARY TRAIL, VILLAGE OF PALM SPRINGS, FLORIDA 33415  
PROJECT JURISDICTION: VILLAGE OF PALM SPRINGS  
CONTRACTOR: PALM BEACH BUILDING COMPANY (561) 414-6753  
TOM@PBBUILDINGCO.COM  
PROPERTY OWNER: MOYA CONSTRUCTION LLC 5865 LIME RD WEST PALM BEACH FL 33413 1118  
PARCEL CONTROL NUMBER: 70-42-44-12-00-000-5371

SURVEYOR:  
JOHN E. KUJAR, PSM, STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 8711  
BASELINE SURVEY LLC  
1400 N.W. 1ST COURT  
BOCA RATON, FLORIDA 33432  
(561) 417-0700  
LB-8229  
JOB NO.: 21-03-008  
SURVEY DATE: 02/16/22

SURVEY NOTES:  
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:  
THE NORTH 150 OF THE WEST 224 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, SECTION 12, PALM BEACH PLANTATIONS, A SUBDIVISION IN PALM BEACH COUNTY, FL. ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 10, PAGE 20. LESS THAT PART OF THE NORTH 150 FEET OF THE WEST 224 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF LOT 6, BLOCK 4, ACCORDING TO THE PLAT OF PALM BEACH PLANTATIONS, PLAT 1, AS RECORDED IN PLAT BOOK 10, PAGE 20, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID PART LYING WITHIN 53 FEET OF THE BASELINE OF SURVEY ACCORDING TO THE RIGHT OF WAY MAP OF SECTION 93590-2603, STATE ROAD 809, AS FILED IN MAP BOOK 3, AT PAGES 72 THROUGH 76, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, A PART OF SAID BASELINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RUN NORTH 02 DEGREES 05'54" EAST A DISTANCE OF 4,786.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 11'30" AND A RADIUS OF 21,485.94 FEET A DISTANCE OF 1,196.87 FEET TO THE END OF SAID CURVE, THENCE NORTH 01 DEGREES 05'36" WEST A DISTANCE OF 2,068.97 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST. SUBJECT TO ALL ROAD RIGHT OF WAYS FOR MILITARY TRAIL SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.



Stephen Cooper, P.E. #46557

| DATE          |  | APR 2022 |  |
|---------------|--|----------|--|
| DRAWN BY:     |  | EC       |  |
| DESIGNED BY:  |  | SC       |  |
| CHECKED BY:   |  | SC       |  |
| HORIZ. SCALE: |  | 1"=10'   |  |
| VERT. SCALE:  |  | N/A      |  |
| DRAWING NO.   |  | C 2.0    |  |
| JOB NO.       |  | 2021-139 |  |

STEPHEN COOPER, P.E.  
& ASSOCIATES, INC.

CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 SOUTH FEDERAL HIGHWAY  
PORT ST. LUCIE, FLORIDA 34952  
Tel 1-772-338-2933

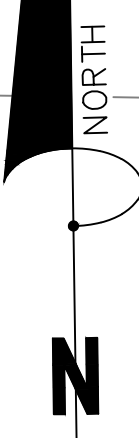
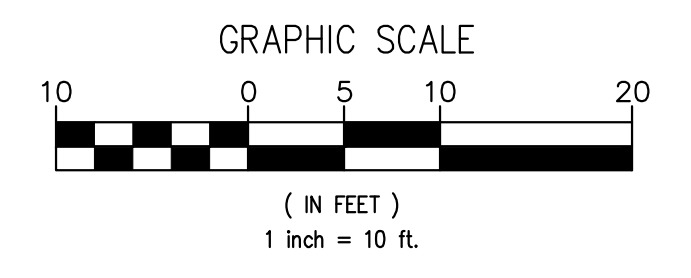
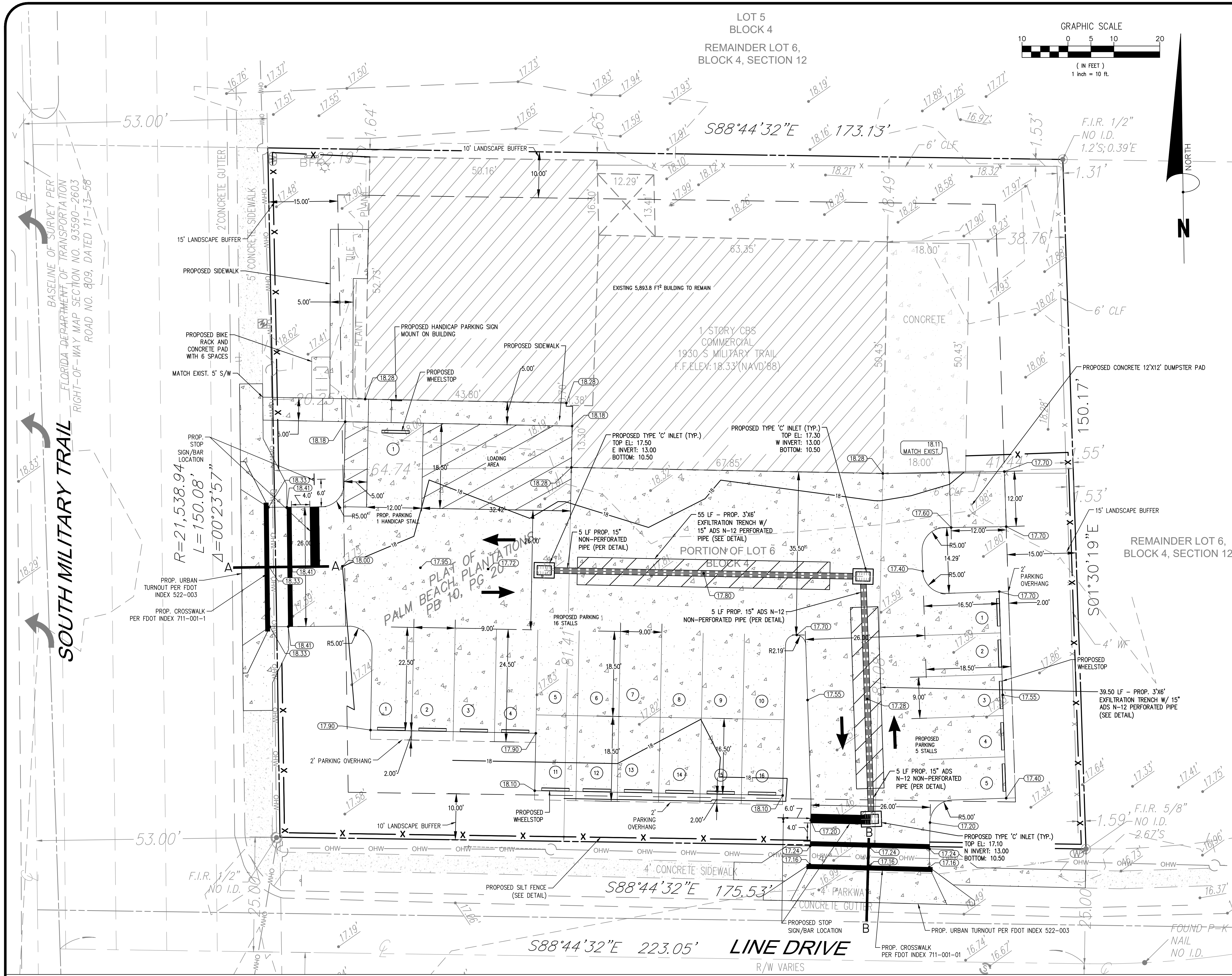
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00086856

EXISTING CONDITIONS  
AND DEMOLITION PLAN

1930 S MILITARY TRAIL  
COMMERCIAL BUILDING

VILLAGE OF PALM SPRINGS





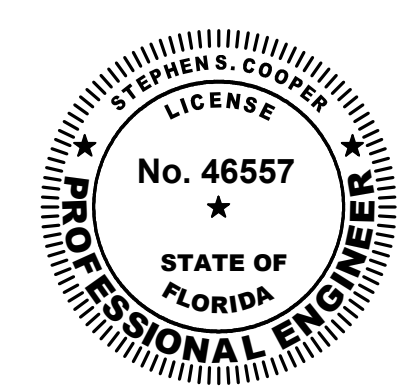
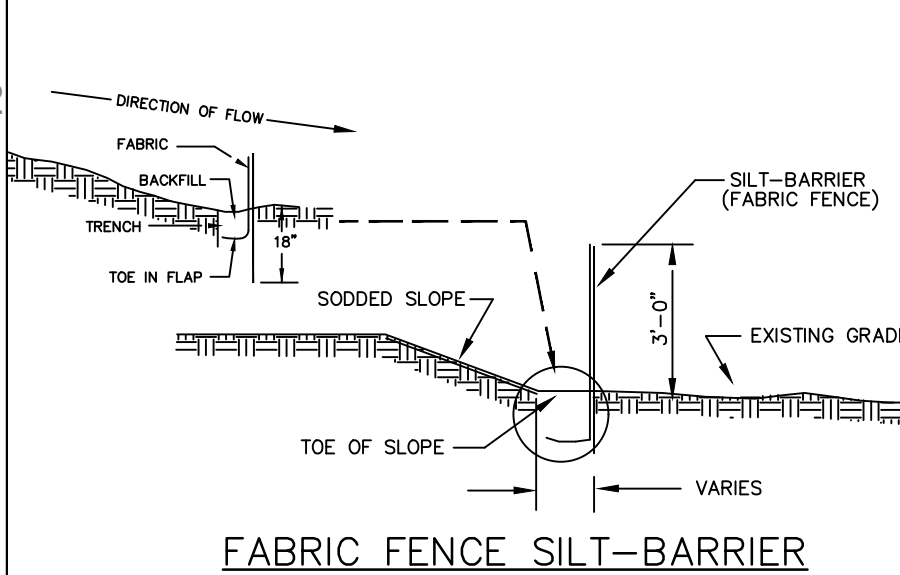
- LEGEND
- PROPOSED CONCRETE PAVEMENT
  - 18 PROP. MINOR CONTOUR (1')
  - XX.XX PROP. ELEVATION
  - XX.XX EXIST. ELEVATION

PROJECT NAME: COMMERCIAL BUILDING - SITE IMPROVEMENTS  
PROJECT LOCATION: 1930 S MILITARY TRAIL, VILLAGE OF PALM SPRINGS, FLORIDA 33415  
PROJECT JURISDICTION: VILLAGE OF PALM SPRINGS  
CONTRACTOR: PALM BEACH BUILDING COMPANY  
(561) 414-6753  
TOM@PBBUILDINGCO.COM  
PROPERTY OWNER: MOYA CONSTRUCTION LLC 5965 LIME RD WEST PALM BEACH FL 33413 1118  
PARCEL CONTROL NUMBER: 70-42-44-12-00-000-5371  
ZONING: CG - COMMERCIAL GENERAL (70-PALM SPRINGS)  
FUTURE LAND USE (FLU): COMMERCIAL GENERAL  
LANDSCAPE BUFFER REQUIREMENTS: (FROM PALM SPRINGS CODE OF ORDINANCES)  
N: 10' (CAT. 2)  
E: 15' (CAT. 3)  
S: 15' (CAT. 6)  
W: 15' (CAT. 5)

**WATER/SEWER STATEMENT**  
THE PROJECT IS PRESENTLY CONNECTED TO THE VILLAGE OF PALM SPRINGS UTILITY SYSTEM. NO CHANGES TO THE EXISTING WATER/SEWER SERVICES ARE PROPOSED.

**DRAINAGE STATEMENT**  
PRESENTLY, THE PROJECT DRAINS OFFSITE WITH NO APPARENT WATER QUALITY OR QUANTITY ON-SITE RETENTION. THE PROPOSED PROJECT WILL INCLUDE DRY RETENTION (EXFILTRATION) DESIGNED TO PROVIDE WATER QUALITY TREATMENT BEFORE DISCHARGING OFFSITE AS IN THE EXISTING CASE.

**TRAFFIC STATEMENT**  
PER ITE CODE 180 (SPECIALTY TRADE CONTRACTOR), THE PROPOSED PROJECT IS PREDICTED TO GENERATE 60 AVERAGE DAILY TRIPS (ADT). DRIVEWAY VOLUMES ANTICIPATED TO BE 30 TRIPS INBOUND AND 30 TRIPS OUTBOUND.



SOUTH MILITARY TRAIL

LOT 5  
BLOCK 4  
REMAINDER LOT 6,  
BLOCK 4, SECTION 12

LINE DRIVE  
R/W VARIES

**STEPHEN COOPER, P.E.**  
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PORT ST. LUCIE, FLORIDA 34952  
Tel 1-772-358-2933  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00026556

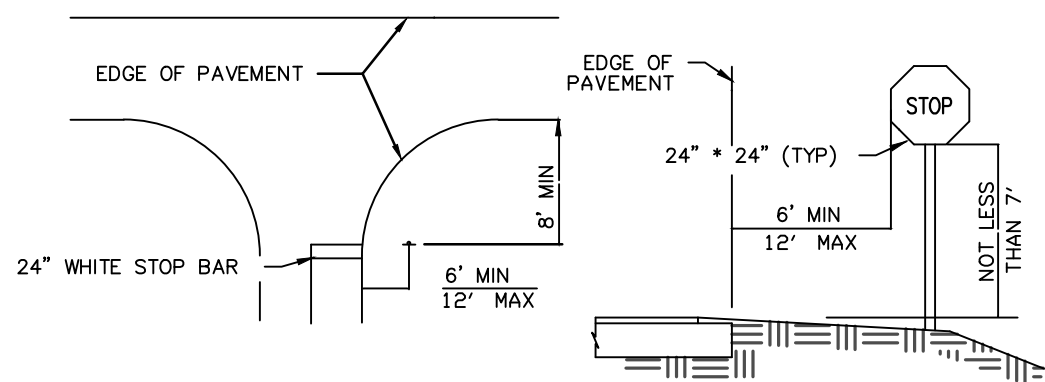
**SCOPE**

**PAVING, GRADING, AND  
DRAINAGE PLAN**

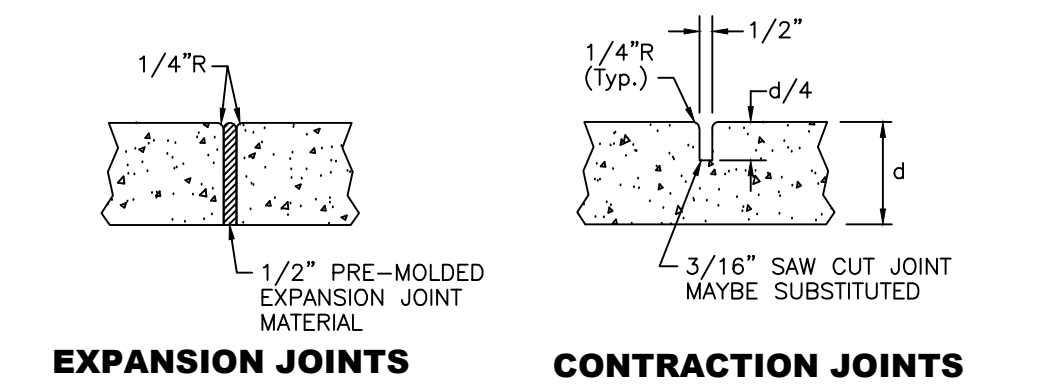
**1930 S MILITARY TRAIL  
COMMERCIAL BUILDING**  
FLORIDA  
VILLAGE OF PALM SPRINGS

|              |          |
|--------------|----------|
| DATE:        | APR 2022 |
| DRAWN BY:    | EC       |
| DESIGNED BY: | SC       |
| CHECKED BY:  | SC       |
| HORZ. SCALE: | 1"=10'   |
| VERT. SCALE: |          |
| DRAWING NO.  | C 3.0    |
| JOB NO.      | 2021-139 |





STOP SIGN LOCATION DETAIL  
SCALE: N.T.S.

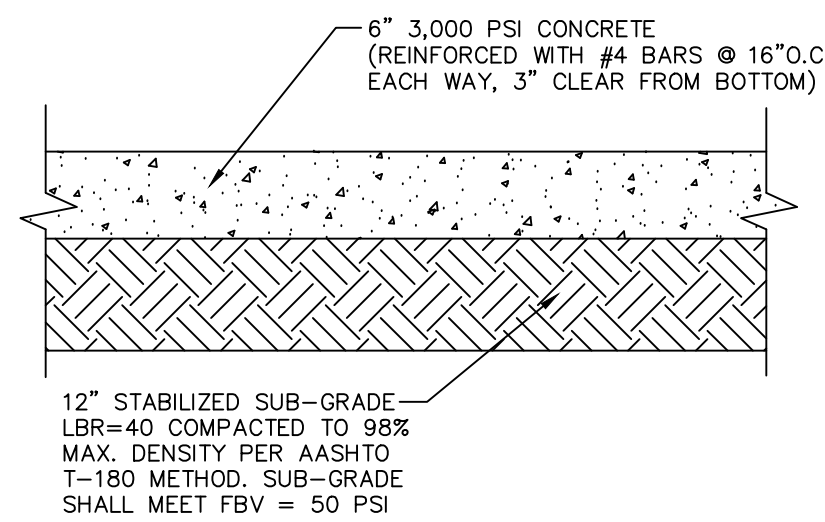


NOTES:

1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS 5' CENTER TO CENTER.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

TYPICAL SIDEWALK

N.T.S.

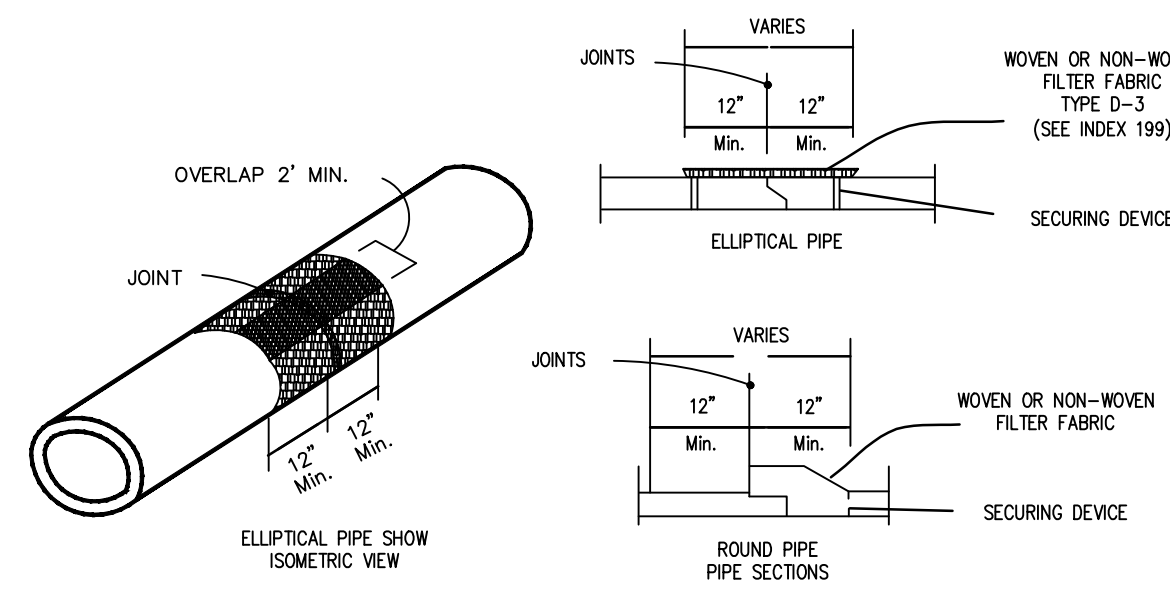


NOTE:

- MAXIMUM JOINT SPACING 12ft X 12ft.  
RECOMMENDED SAW-CUT DEPTH = 2".  
CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOR EACH DAY'S PLACEMENT.  
PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

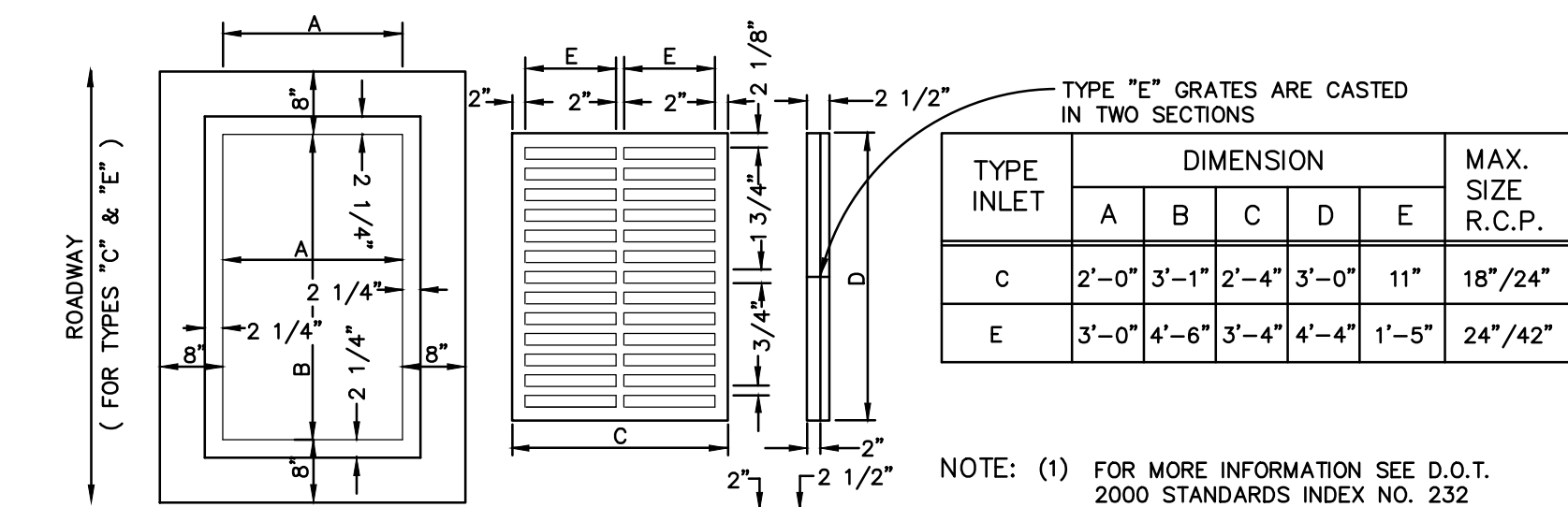
CONCRETE PAVEMENT SECTION

N.T.S.



COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS  
FOR ALL PIPE TYPES - CONCRETE PIPE  
SHOW

FILTER FABRIC JACKET



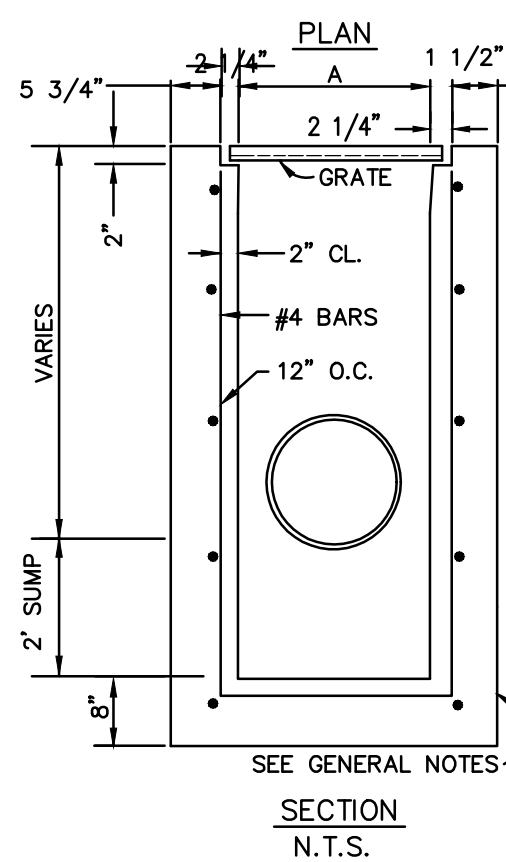
NOTE: (1) FOR MORE INFORMATION SEE D.O.T. 2000 STANDARDS INDEX NO. 232

GENERAL NOTES

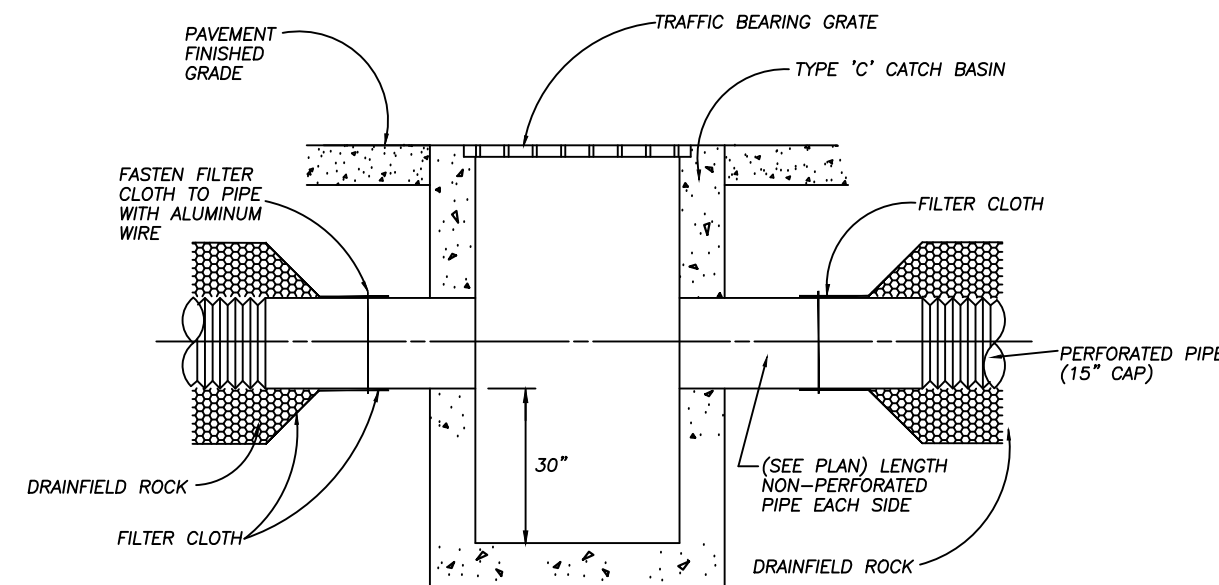
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4"

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED AT FLOW LINE, OMIT FLOOR AND CARRY WALLS DOWN TO SATISFACTORY FOUNDATION. BACKFILL TO FLOW LINE WITH CLEAN SAND.

GRATES: CAST IRON GRATES TO BE U.S.F. NO. 6212 IN ACCORDANCE WITH FLA. D.O.T. SPECS. FOR TRAFFIC BEARING GRATES.



TYPE "C" & "E" INLETS

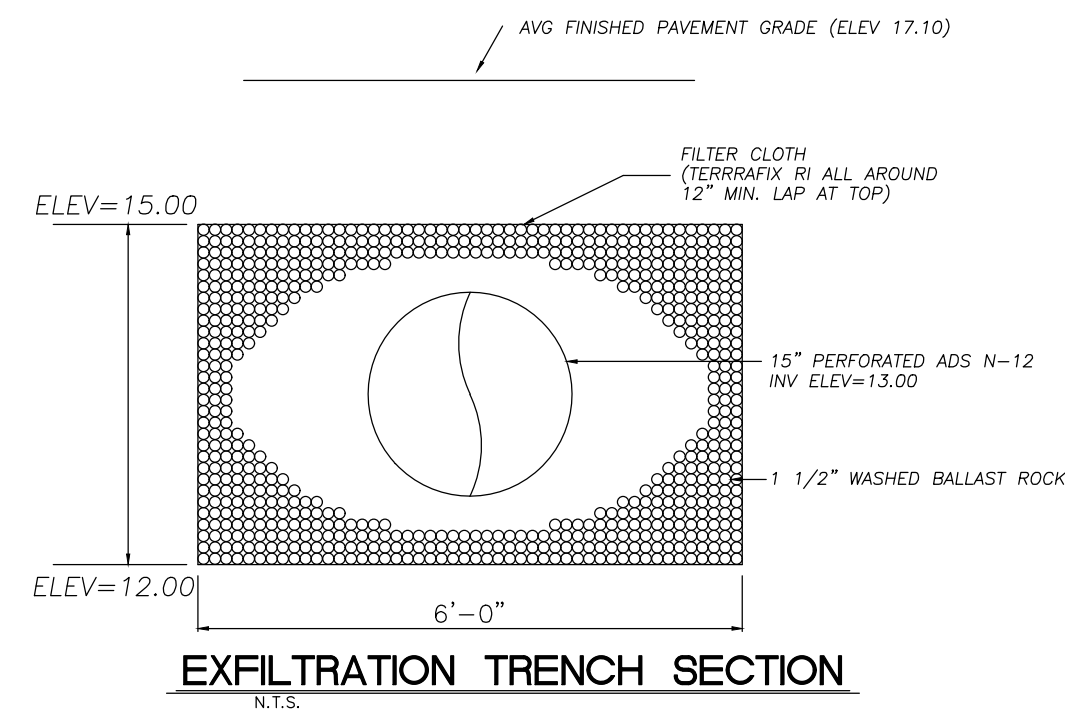


EXFILTRATION TRENCH PIPE CONNECTION DETAIL

N.T.S.

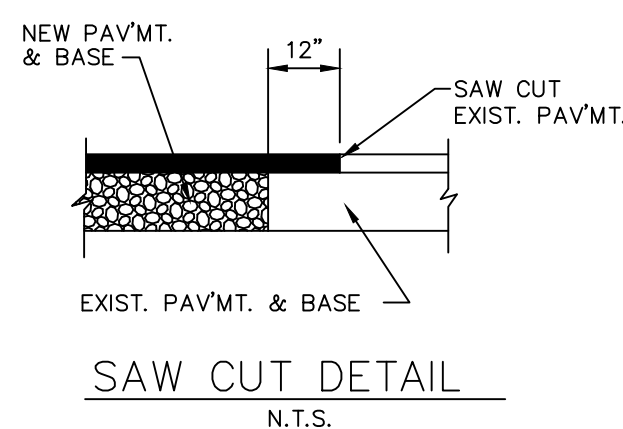
NOTES

1. PIPES SHALL TERMINATE 2 FEET FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED (CAP ENDS OF PIPE).
2. SIDES AND TOP OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL. OVERLAP LINER A MINIMUM OF 2 FEET AT TOP OF TRENCH.
3. BALLAST ROCK SHALL HAVE 90-100% PASSING A 1 1/2" SCREEN AND 0-15% PASSING A 3/4" SCREEN.
4. CUT FILTER FABRIC AND INSERT BETWEEN PIPE AND CULVERT BAND (SUCH THAT CULVERT BAND CLAMPS TRENCH LINER).



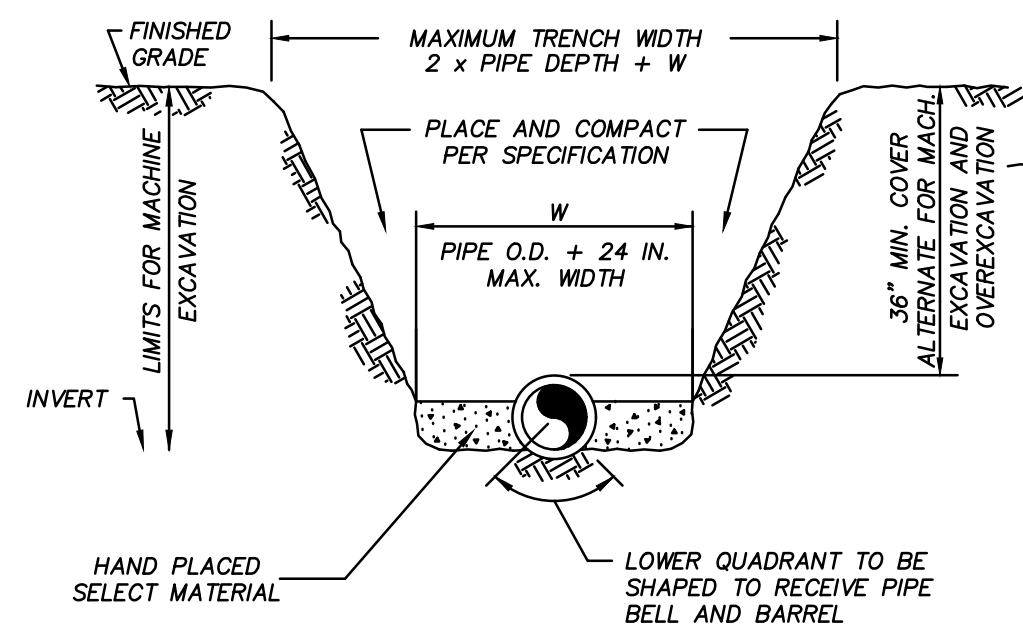
EXFILTRATION TRENCH SECTION

N.T.S.



SAW CUT DETAIL

N.T.S.



NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2. INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

TYPICAL TRENCH DETAILS

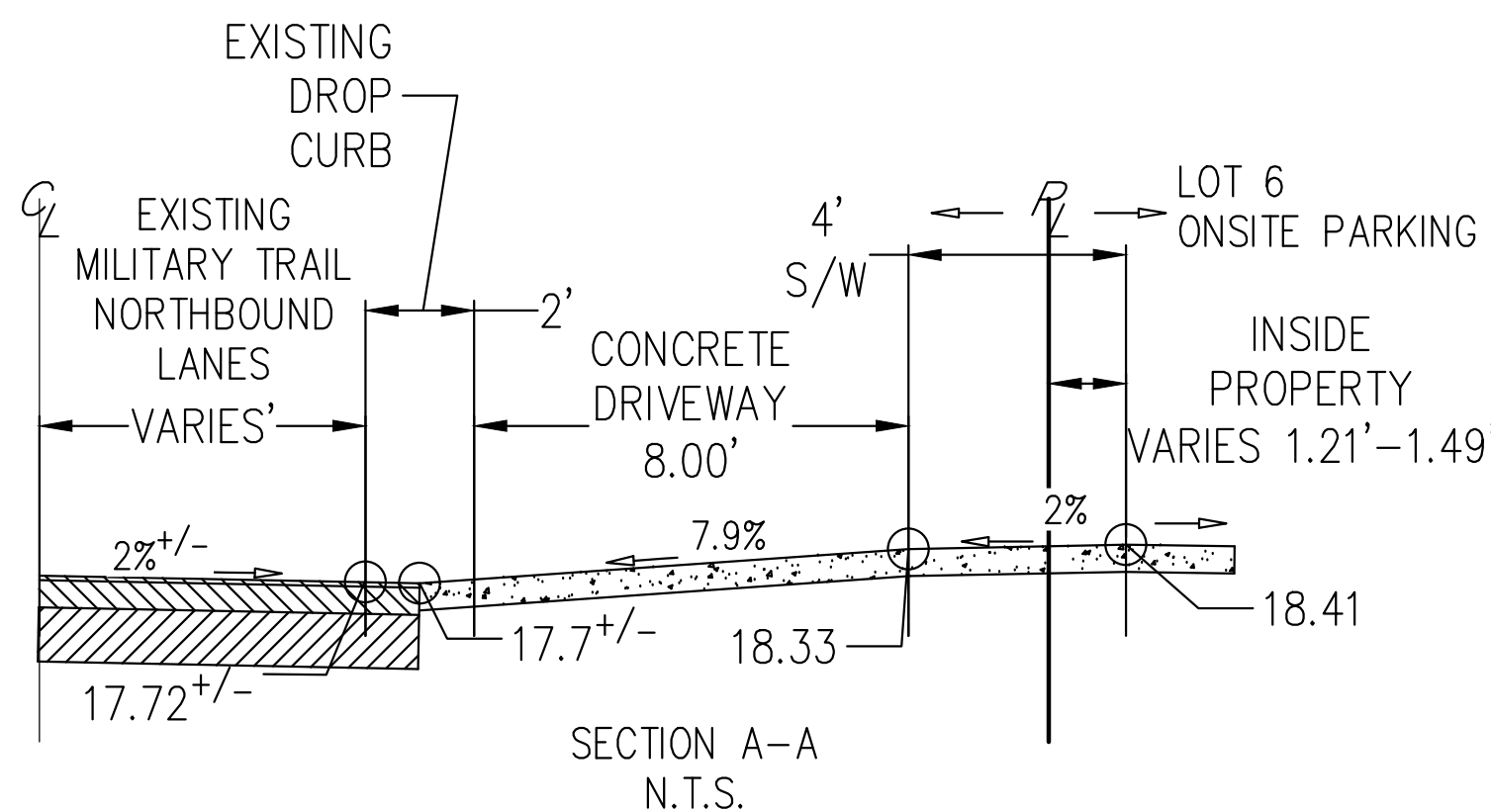
MINIMUM CONSTRUCTION CHECKPOINTS

THE ENGINEER OR HIS REPRESENTATIVE SHALL BE NOTIFIED (772) 336-2933 FOR A PROGRESS INSPECTION A MINIMUM OF 24 HOURS PRIOR TO THE FOLLOWING CONSTRUCTION MILESTONES:

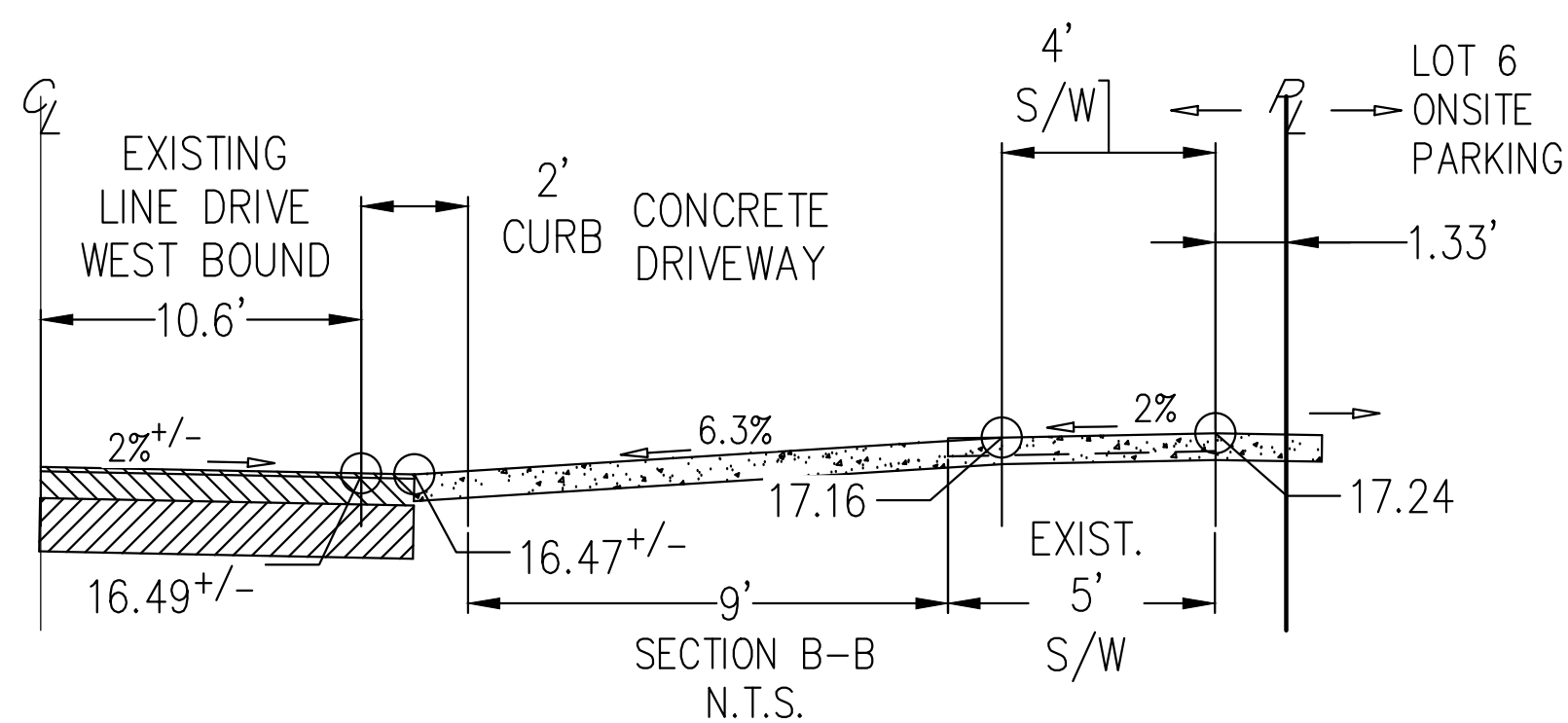
1. ANY DEVIATION FROM THE APPROVED PLANS.
2. CONCRETE PLACEMENT, INCLUDING BUT NOT LIMITED TO, CAST-IN-PLACE STRUCTURES, SIDEWALKS AND CURBING.
3. BACKFILLING OF ALL DRAINAGE CONDUITS.
4. UPON COMPLETION OF BACKFILL AND COMPACTION OF PIPE TRENCH AND STRUCTURES.
5. UPON COMPLETION OF THE SUBGRADE.
6. UPON DELIVERY OF, AND PRIOR TO, THE PLACEMENT OF THE BASE COURSE.
7. UPON COMPLETION OF THE BASE COURSE, AND PRIOR TO THE APPLICATION OF THE PRIME COAT.
8. PRIOR TO, AND UPON COMPLETION OF, THE APPLICATION OF THE ASPHALTIC CONCRETE SURFACE COURSE.
9. UPON COMPLETION OF CONSTRUCTION, FOR A FINAL INSPECTION WITH REPRESENTATIVES OF THE ENGINEER, CONTRACTOR AND OWNER.
10. ANY OTHER INSPECTION REQUIREMENTS ESTABLISHED BY THE OWNER, ENGINEER, MARTIN COUNTY AND/OR SFWMD.

DEWATERING

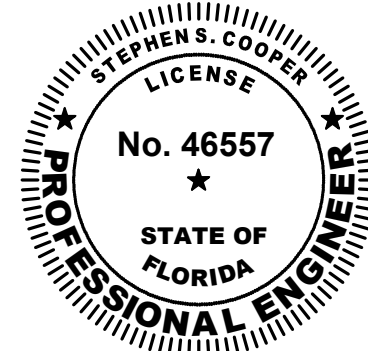
CONSTRUCTION DEWATERING MAY REQUIRE A SHORT OR LONG - TERM DEWATERING PERMIT FROM THE SFWMD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FOR HIS WORK.



SECTION A-A  
N.T.S.



SECTION B-B  
N.T.S.



Stephen Cooper, P.E. #46557

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& ASSOCIATES, INC.

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CONSULTING ENGINEER -

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PORT ST. LUCIE, FLORIDA 34952

Tel 1-772-336-2933  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00026565

SCOPE

PAVING, GRADING, AND  
DRAINAGE DETAILS

1930 S MILITARY TRAIL  
COMMERCIAL BUILDING

FLORIDA

VILLAGE OF PALM SPRINGS

DATE: APR 2022

DRAWN BY: EC

DESIGNED BY: SC

CHECKED BY: SC

HORZ. SCALE:

VERT. SCALE:

DRAWING NO.

C 4.0

JOB NO. 2021-139



# Moya Construction

## PROJECT DATA

| CODES                                                         | OCCUPANCY TYPE                     |                                                      |
|---------------------------------------------------------------|------------------------------------|------------------------------------------------------|
| ZONING                                                        | R-1A                               | PRIMARY OCCUPANCY TYPE:<br>COMMERCIAL GENERAL ZONING |
| FLORIDA BUILDING CODE<br>HANDICAP BUILDING<br>ENERGY BUILDING | FBC 2020 7th EDITION               |                                                      |
| FLORIDA COMMERCIAL BUILDING CODE                              | FBC RE 2020 7th EDITION            |                                                      |
| FLORIDA MECHANICAL BUILDING CODE                              | FBC 2020 7th EDITION MECHANICAL    |                                                      |
| FLORIDA PLUMBING BUILDING CODE                                | FBC 2020 7th EDITION PLUMBING CODE |                                                      |
| NATIONAL ELECTRICAL CODE                                      | NEC 2017 EDITION                   | 2020 7TH EDITION W/ NFPA 101<br>LIFE SAFETY CODE     |
| FLORIDA FIRE PREVENTION                                       |                                    |                                                      |

## CONSTRUCTION TYPE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| COMMERCIAL CBS CONCRETE* AND PREFORMED METAL FRAME EXTERIOR STRUCTURAL WALLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| TYPE V B, UNPROTECTED, UN-SPRINKLERED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| THIS PROJECT IS AN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ALTERATION - LEVEL 2 |
| SECTION NO. 1 - AIA GENERAL CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENTS NO. A-201, APRIL 1997 EDITION IS HEREBY MADE A PART OF THESE SPECIFICATIONS AND THIS CONTRACT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 1. CONTRACT DOCUMENTS: PLANS, SPECIFICATIONS, AIA CONTRACT, APPENDA AND CHANGE ORDERS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| 2. SUBSTANTIAL COMPLETION: SUBSTANTIAL COMPLETION OF THE WORK SHALL BE AS DEFINED IN AIA DOCUMENT G-704.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| SECTION NO. 2 - SUPPLEMENTARY GENERAL CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 1. RIGHT TO CLARIFY THE WORK IS RESERVED IF THE ARCHITECT CONSIDERS IT NECESSARY, BY ADDITIONAL DETAIL DRAWINGS AND/OR WRITTEN DESCRIPTION AS REQUIRED; OR JOB CONDITIONED INSTRUCTIONS AT SITE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 2. CAUTION TO CONTRACTORS: ERRORS AND OMISSIONS: IN CASE CONTRACTOR BELIEVES THAT HE HAS DISCOVERED ERRORS AND/OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE SIGNING THE CONTRACT, AND IN ANY CASE, BEFORE PROCEEDING WITH THE WORK. IF CONTRACTOR FAILS TO DO SO, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS OR OMISSIONS AND FOR THE COST OF RECTIFYING SAME. NOTIFICATION IN WRITING FOR ABOVE.                                                                                                                                                                                                                                                                 |                      |
| 3. PERMITS: GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING PERMITS AND OTHER LAWFUL FEES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 4. TEMPORARY TOILETS: SANTARY FACILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR FOR WORKMEN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 5. CONTRACTOR'S LIABILITY INSURANCE: CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER THE WORKMANS COMPENSATION ACT AND FROM OTHER CLAIMS FOR DAMAGES OR PERSONAL INJURY INCLUDING DEATH, WHICH MAY OCCUR FROM OPERATION UNDER THIS CONTRACT. CERTIFICATE OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER.                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 6. GUARANTEES: THE GENERAL CONTRACTOR SHALL FURNISH THE OWNER AND ARCHITECT WITH A WRITTEN WARRANTY UNCONDITIONAL, INSURING THE BUILDING AGAINST DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION DATE. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR AND SHALL CORRECT ANY SUCH DEFECTS SHOULD THEY OCCUR DURING THAT TIME. THE WARRANTY PERIOD SHALL START AT THE TIME THAT THE BUILDING IS FINALLY ACCEPTED BY THE ARCHITECT AS BEING COMPLETE AND FINISHED.                                                                                                                                                                                                                                   |                      |
| 7. OWNER PRIVILEGE: THE OWNER RESERVE THE RIGHT TO REJECT ANY AND ALL GENERAL AND SUB-BIDS. THEY RESERVE THE PRIVILEGE OF REQUESTING BIDS FROM ANY CONTRACTOR OR SUBCONTRACTOR AT ANY TIME.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| 8. CODES: CONTRACTOR SHALL PERFORM ALL THE WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS, STRICTLY IN ACCORDANCE WITH ALL STATE, COUNTY AND CITY CODES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 9. UTILITIES - SERVICE AT SITE: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE AT SITE, WHEN REQUIRED, ALL UTILITY SERVICE, INCLUDING WATER, ELECTRICITY, GAS AND TELEPHONE. THE CONTRACTOR WILL DIRECT THE SUBCONTRACTORS TO BRING INTO THE BUILDING THE UTILITIES FROM POINTS ESTABLISHED BY THE UTILITY COMPANIES.                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 10. DEMOLITION AND REMOVAL SHALL BE COORDINATED AND PROVIDED BY THE GENERAL CONTRACTOR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| 11. CUTTING, BACKFILLING, PATCHING AND REFINISHING: GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 12. SUBSTITUTIONS: IF, IN ANY CASE, THE CONTRACTOR WISHES TO SUBSTITUTE AN ITEM FOR ONE SPECIFIED HEREIN, HE SHALL LIST SAME ON A SEPARATE SHEET OF PAPER FROM THE BASE BID. IN THIS LIST, HE WILL INDICATE SPECIFIED ITEM, AND ITEM TO SUBSTITUTE. THE OWNER WILL STUDY THESE SUBSTITUTIONS AND DETERMINE WHETHER OR NOT THE ITEM WILL BE ACCEPTABLE IN THIS CONTRACT.                                                                                                                                                                                                                                                                                                                                                                      |                      |
| 13. EXTRA WORK:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| (A) NO CLAIMS FOR "EXTRA WORK" WILL BE ALLOWED BY THE DESIGNING ARCHITECT UNLESS WRITTEN AUTHORIZATION HAS BEEN OBTAINED FROM THE OWNER OR THE OWNER'S REPRESENTATIVE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| (B) SHOULD EITHER THE CONTRACTOR FOR THIS WORK OR ANY SUBCONTRACTOR START ON ANY SUCH WORK WITHOUT MAKING A CLAIM IN WRITING, IT WILL BE CONSIDERED AS AN ACCEPTANCE BY THEM OF SUCH WORK AS BEING REQUIRED UNDER THEIR CONTRACT, AND NOT FUTURE CLAIM FOR AN "EXTRA" WILL BE CONSIDERED OR ALLOWED BY THE OWNER.                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| (C) SHOULD AN EMERGENCY ARISE ENDANGERING LIFE AND PROPERTY, THE CONTRACTOR MUST TAKE CARE OF SUCH EMERGENCY, BUT IF POSSIBLE CONSULT THE DESIGNING ARCHITECT BEFORE SO DOING. IF THE DESIGNING ARCHITECT THEN FINDS THAT ANY OF THE WORK SO DONE WAS ACTUALLY AN "EXTRA", THE CONTRACTOR WILL BE REIMBURSED AS HEREINAFTER PROVIDED.                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| (D) THE VALUE OF ANY EXTRA WORK OR CHANGE SHALL BE DETERMINED AS THE CONTRACT WITH THE OWNER ESTABLISHES AND IN NO CASE LESS THAN THE FOLLOWING:<br>BY PROPOSAL FROM THE CONTRACTOR TO THE ARCHITECT, RECOMMENDATION FROM THE ARCHITECT TO THE OWNER, AND ACCEPTANCE BY THE OWNER OF A LUMP SUM. WHERE ANY ONE CHANGE INCREASES OR DECREASES THE SCOPE OF THE ORIGINAL CONTRACT, THE PROPOSAL TO CHANGE SHALL BE SUPPORTED BY ACCURATE COST DATA, ESTABLISHING THE FAIR AND CURRENT MARKET VALUE OF THE LABOR, PLUS OR MINUS A REASONABLE MARGIN TO REPRESENT THE CONTRACTOR'S PROFIT AND OVERHEAD. COST DATA SHALL BE IN SUFFICIENT DETAIL AS WILL ENABLE ANY QUALIFIED ARCHITECT AND/OR ENGINEER TO CONFIRM THE ACCURACY OF SUCH PROPOSAL. |                      |

## ARCHITECTURAL SYMBOLS

|                 |  |                             |                                              |
|-----------------|--|-----------------------------|----------------------------------------------|
| DETAIL TAG      |  | EXISTING WALL TO REMAIN     |                                              |
| SECTION TAG     |  | EXISTING WALL TO BE REMOVED |                                              |
| ELEVATION TAG   |  | NEW WALLS                   |                                              |
| INT ELEV TAG    |  |                             |                                              |
| NOTE REFERENCE  |  | WALL TYPE TAG               | A1                                           |
| REVISION TAG    |  |                             | 1 HR. RATING<br>2 HR. RATING<br>OTHER RATING |
| COLUMN GRID     |  |                             |                                              |
| WINDOW TAG      |  |                             |                                              |
| DOOR TAG        |  |                             |                                              |
| ROOM TAG        |  |                             |                                              |
| SOIL BORING TAG |  |                             |                                              |
| ELEV DATUM PT   |  |                             |                                              |
| ELEVATION MARK  |  |                             |                                              |

## MATERIAL INDICATIONS

|                            |  |                                  |  |
|----------------------------|--|----------------------------------|--|
| MASONRY:                   |  | SETTING BEDS:                    |  |
| FIREBRICK                  |  | SAND/MORTAR/ PLASTER             |  |
| FACE BRICK                 |  |                                  |  |
| CERAMIC TILE               |  | METAL:                           |  |
|                            |  | ALUMINUM                         |  |
| CONCRETE:                  |  | STEEL - LARGE SCALE              |  |
| CONCRETE BLOCK             |  | STEEL - SMALL SCALE              |  |
| CAST-IN-PLACE and PRECAST  |  | WOOD:                            |  |
| LIGHTWEIGHT                |  | FINISH                           |  |
|                            |  | ROUGH FRAMING/JOINT              |  |
| EARTHWORK:                 |  | BLOCKING                         |  |
| DISTURBED                  |  | PLYWOOD                          |  |
| UNDISTURBED                |  | TEMPERED HARDBOARD               |  |
| STONE / GRAVEL POROUS FILL |  |                                  |  |
| INSULATION:                |  | PLASTER/BACKING BOARDS:          |  |
| BATT /BLANKET LOOSE FILL   |  | SAND and CEMENT GROUT w/MTL LATH |  |
| RIGID                      |  | GYPSUM WALLBOARD                 |  |
| FINISH MATERIALS:          |  | GLASS MESH MORTAR BOARD          |  |
| ACOUSTIC TILE              |  | STONE:                           |  |
| GLASS                      |  | STONE VENEER                     |  |
| CAULK and SEALANTS:        |  | MARBLE                           |  |
| SEALANT W/BACKER ROD       |  | FLOOR COVERING:                  |  |
|                            |  | CARPET                           |  |

## SHEET INDEX

### General Drawings

T1 Cover Sheet

### Architectural Site Plans

SP1 Existing Architectural Site Plan  
SP2 Proposed Architectural Site Plan

### Demolition Plans

D1.1 First Floor Demolition Plan  
D1.2 Roof Demolition Plan

### Existing Plans

A1.1 First Floor Existing Plan  
A1.2 Roof Existing Plan

### Floor Plans

A1.3 First Floor Plan  
A1.4 Roof Plan

### Elevations

A2.1 Exterior Elevations  
A2.2 Exterior Perspectives

### Sections

A3.1 Building Sections

### Doors & Windows

A6.1 Door Schedule & Legend

### Life Safety Plan

LS1 Life Safety Plan  
LS2 Life Safety Notes & Legend

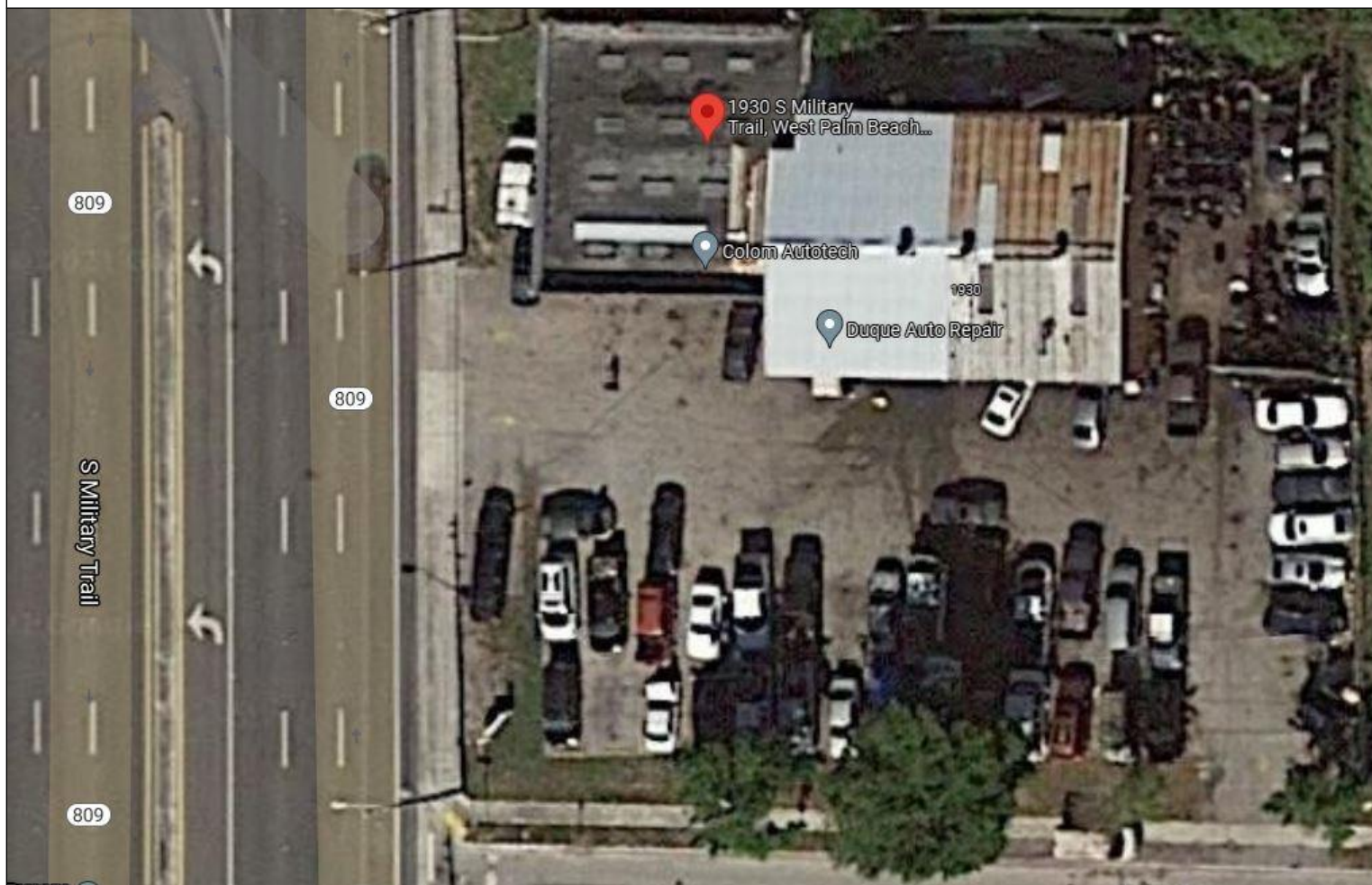
### MEP Drawings

E1 Electrical  
P1 Plumbing

### Structural Drawings

S1 Foundation Plans  
S2 Roof Framing Plan & Structural Notes

## LOCATION MAP







N

1

Existing Architectural Site Plan

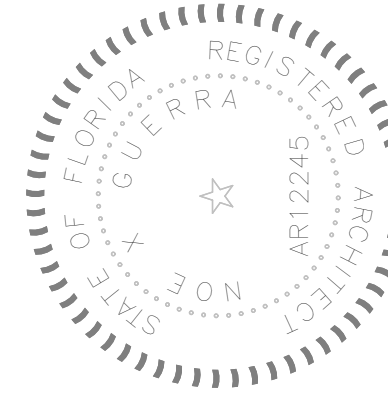
SCALE: 1" = 10'

0

5'

10'

20'



Commercial Renovation

Moya Construction

1930 S. Military Trail West Palm Beach FL 33411 United States

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project no.21036.01

drawn by:aba

checked by:nxg

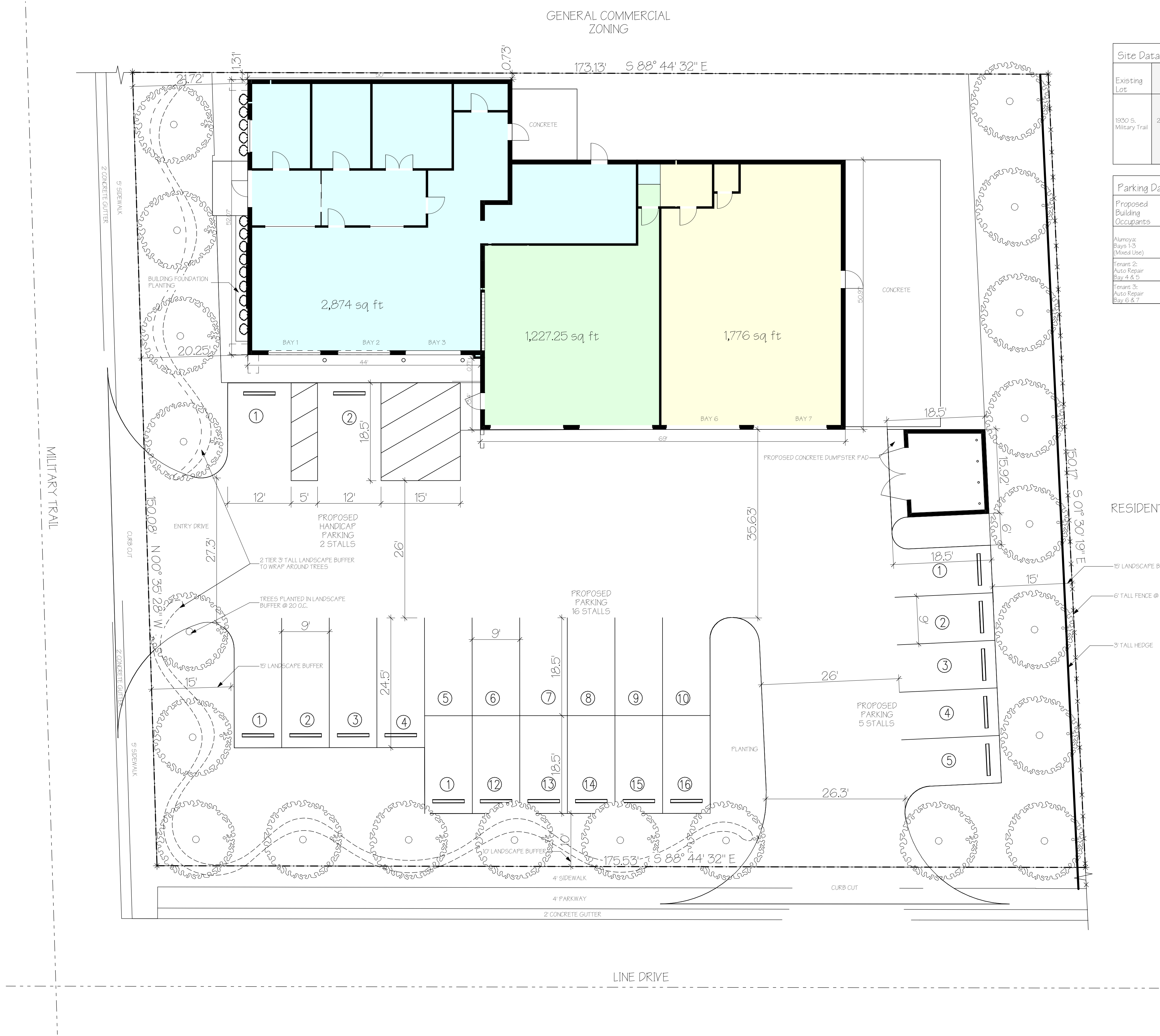
original issue

latest revision

latest plot date:7/20/2022

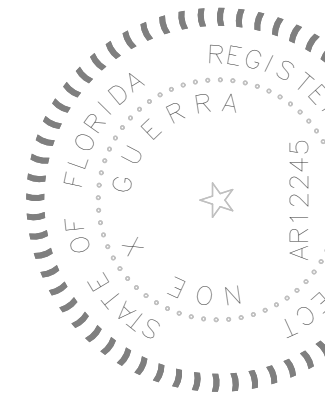
Existing Architectural Site Plan





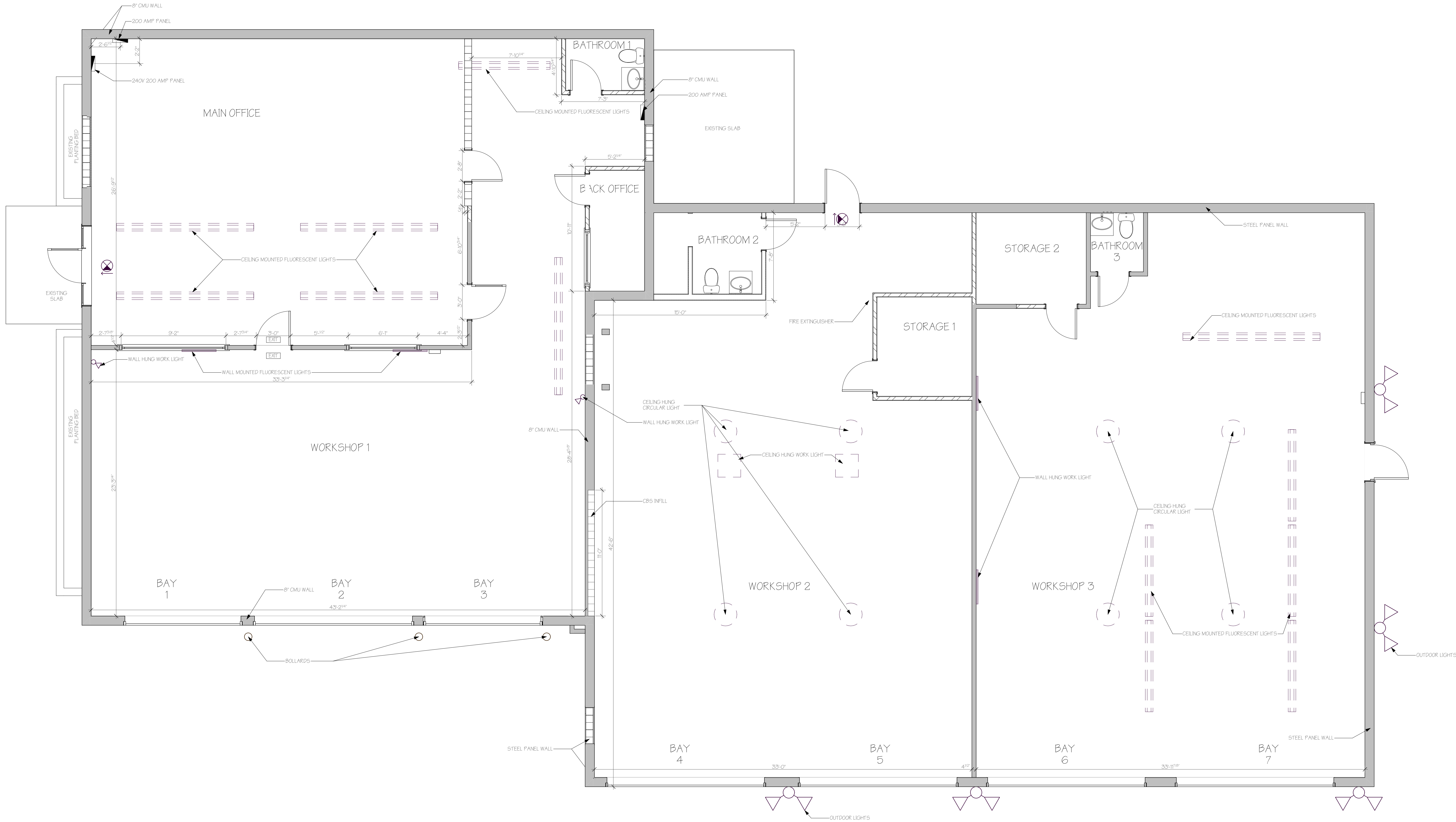
| Site Data Sheet        |                |                               |               |                                         |               |                                |
|------------------------|----------------|-------------------------------|---------------|-----------------------------------------|---------------|--------------------------------|
| Existing Lot           | Area           | Existing Building Occupancy % | Area          | Proposed Building Occupancy %           | Area          | Existing Landscape & Landscape |
| 1930 S. Military Trail | 26,853 sq. ft. | Tenant 1 (41.3%)              | 2,430 sq. ft. | Alumoya: Bays 1-3 (40.3%)               | 2,874 sq. ft. | Paved Parking                  |
|                        |                | Tenant 2 (28.4%)              | 1,672 sq. ft. | Tenant 2: Auto Repair Bay 4 & 5 (20.8%) | 1,228 sq. ft. |                                |
|                        |                | Tenant 3 (30.3%)              | 1,776 sq. ft. | Tenant 3: Auto Repair Bay 6 & 7 (30.3%) | 1,776 sq. ft. | Landscape                      |
|                        |                | Total Building Area:          |               |                                         | 5,878 sq. ft. | 5,099.4 sq. ft.                |

| Parking Data Sheet              |                  |               |                         |                  |                           |
|---------------------------------|------------------|---------------|-------------------------|------------------|---------------------------|
| Proposed Building Occupants     | Occupancy Type   | Area          | Parking Stalls Required | Parking Provided | Employee Parking Provided |
| Alumoya: Bays 1-3 (Mixed Use)   | Office           | 1,011 sq. ft. | 200 sq. ft. / 1 Car: 6  |                  | 3                         |
|                                 | Storage Group S2 | 1,773 sq. ft. | 400 sq. ft. / 1 Car: 5  |                  |                           |
| Tenant 2: Auto Repair Bay 4 & 5 | Storage Group S1 | 1,228 sq. ft. | 200 sq. ft. / 1 Car: 7  |                  | 2                         |
| Tenant 3: Auto Repair Bay 6 & 7 | Storage Group S1 | 1,776 sq. ft. | 200 sq. ft. / 1 Car: 9  |                  | 2                         |
| Total:                          |                  |               | 27                      | Total: 23        | Total: 7                  |



1 Proposed Architectural Site Plan  
SCALE: 1" = 10'





NOTE:

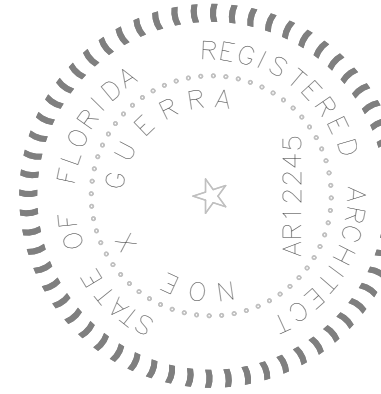
\*ALL EXTERIOR DIMENSIONS SHOWN ARE FROM FACE OF CMU BLOCK TO FACE OF CMU BLOCK

\*ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL

1 Existing Floor Plan

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

0 2' 4' 8'



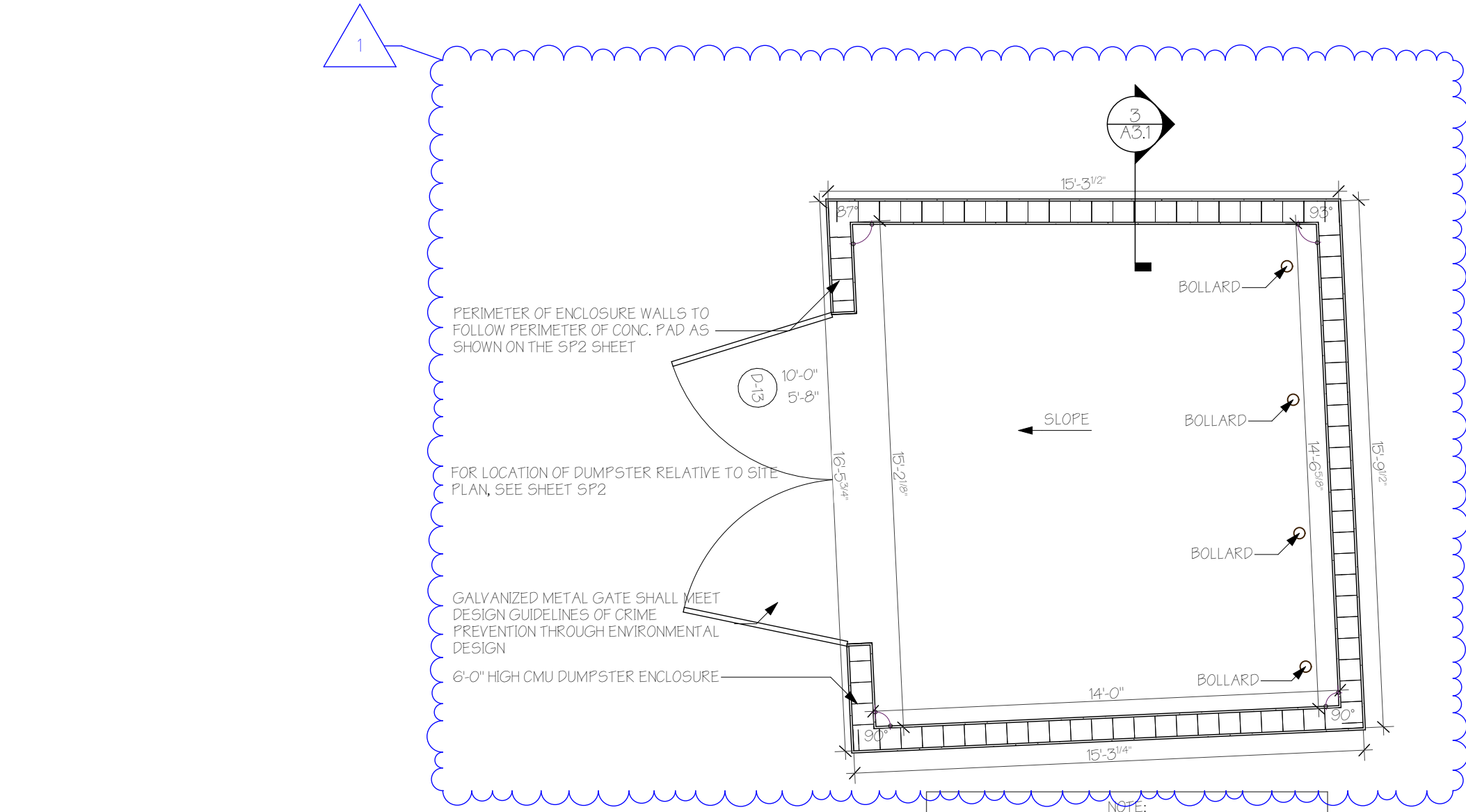
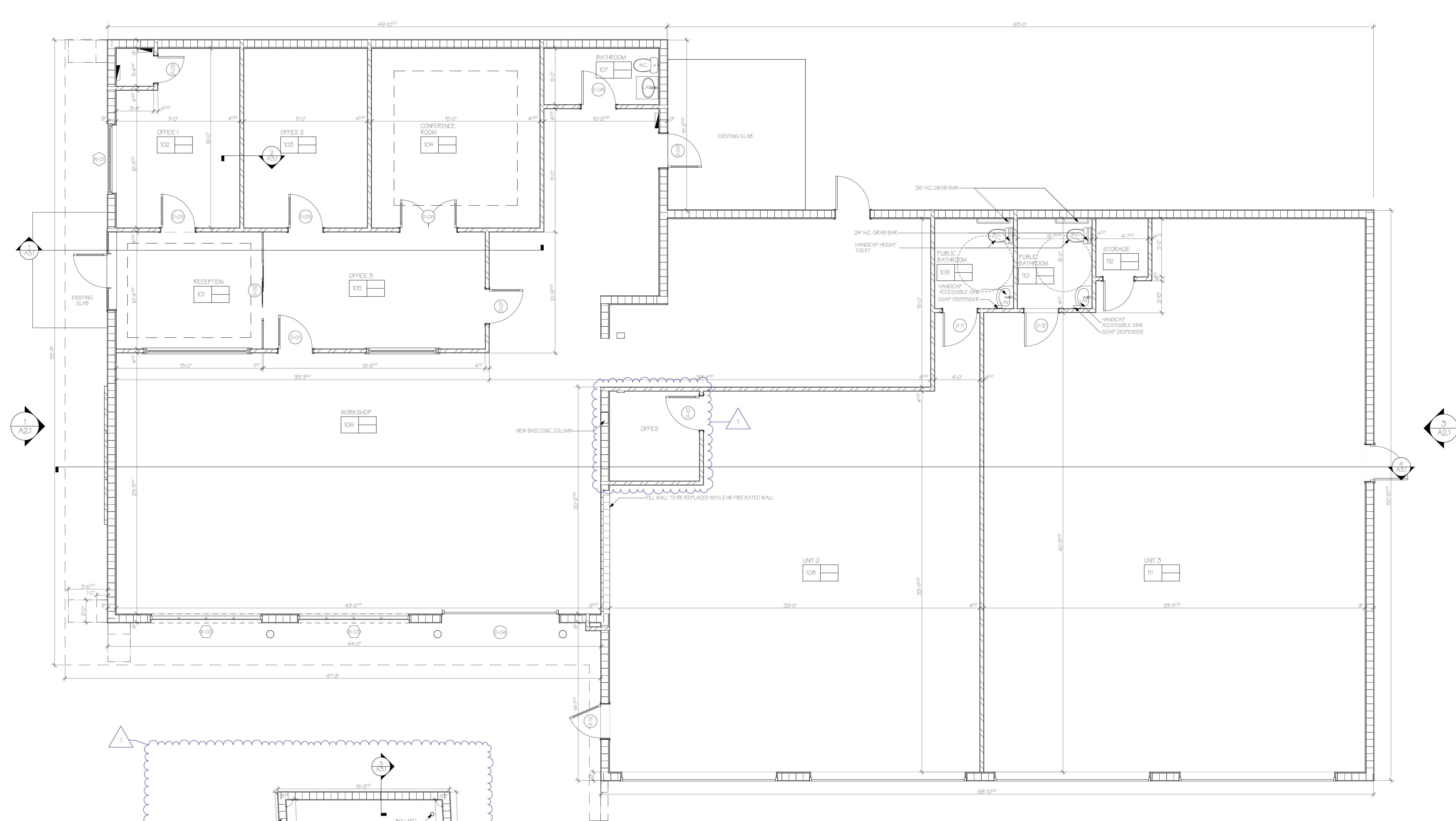
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Moya Construction  
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First Floor Existing Plan





**2 Dumpster Enclosure Plan**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
\*ALL EXTERIOR DIMENSIONS SHOWN ARE FROM FACE OF CMU BLOCK TO FACE OF CMU BLOCK  
\*ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL

**1 Proposed Floor Plan**  
SCALE: 1/4" = 1'-0"





—EXISTING DOOR TO REM

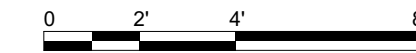
—EXISTING DOOR TO REMAIN

First Floor Plan  
±0"

1

### West Elevation

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



|     |
|-----|
| WP  |
| +55 |
| -65 |

|     |
|-----|
| +33 |
| -65 |

WP  
+55  
-65

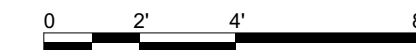
|     |
|-----|
| +30 |
| -65 |

1

(2)

### South Elevation

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

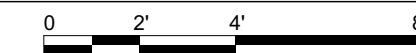


First Floor Plan  
±0"

3

### East Elevation

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

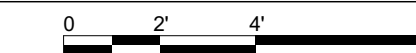


First Floor Plan

(4)

North Elevation

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



STATE OF FLORIDA  
REGISTERED ARCHITECT  
NO. AR12245  
NOEL GUERRA

## Commercial Renovation

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## Exterior Elevations

shf A2.1

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### 3 Exterior Perspective 3

SCALE: 1:80

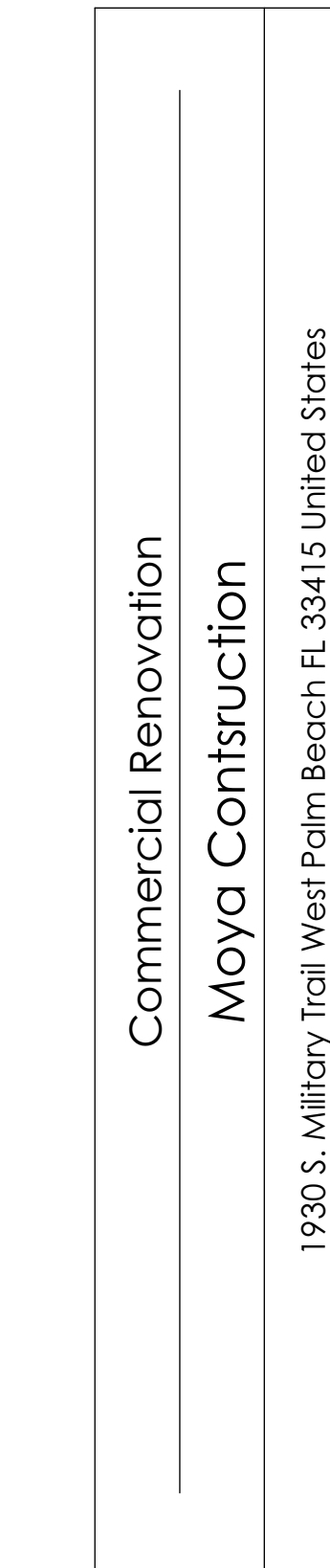


## 4 Exterior Perspective 4

SCALE: 1:80



5 North Exterior Perspective  
SCALE: 1:72.7



|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
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|                               | project no.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 21036 |
|                               | drawn by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | aba   |
|                               | checked by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | nig   |
|                               | original issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |       |
|                               | latest revision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
| latest plot date              | 7/20/20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |       |

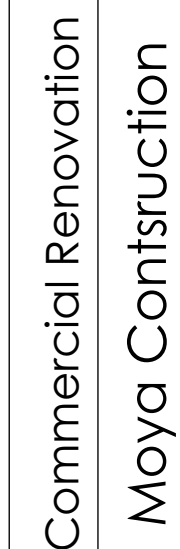
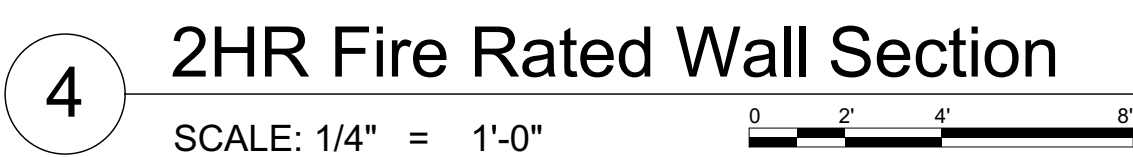
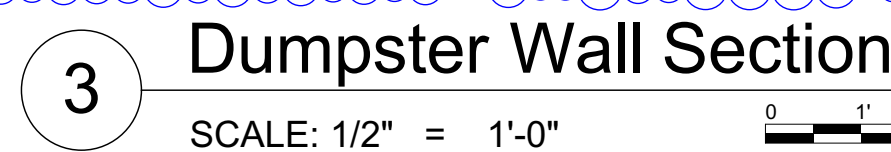
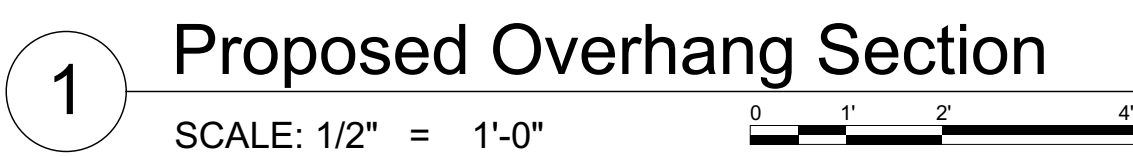
Exterior Perspectives

shf

A2.2

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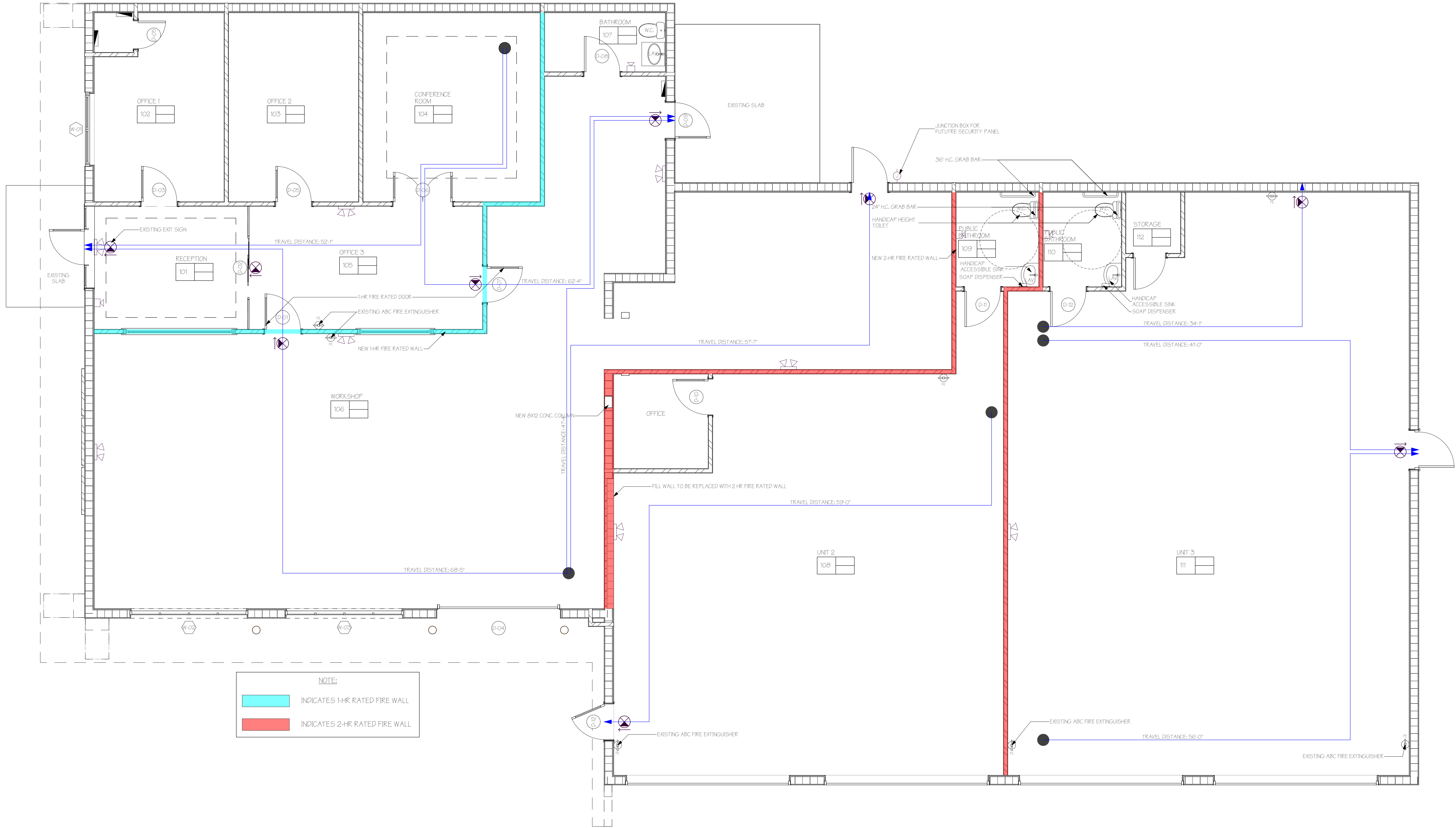
## Building Sections

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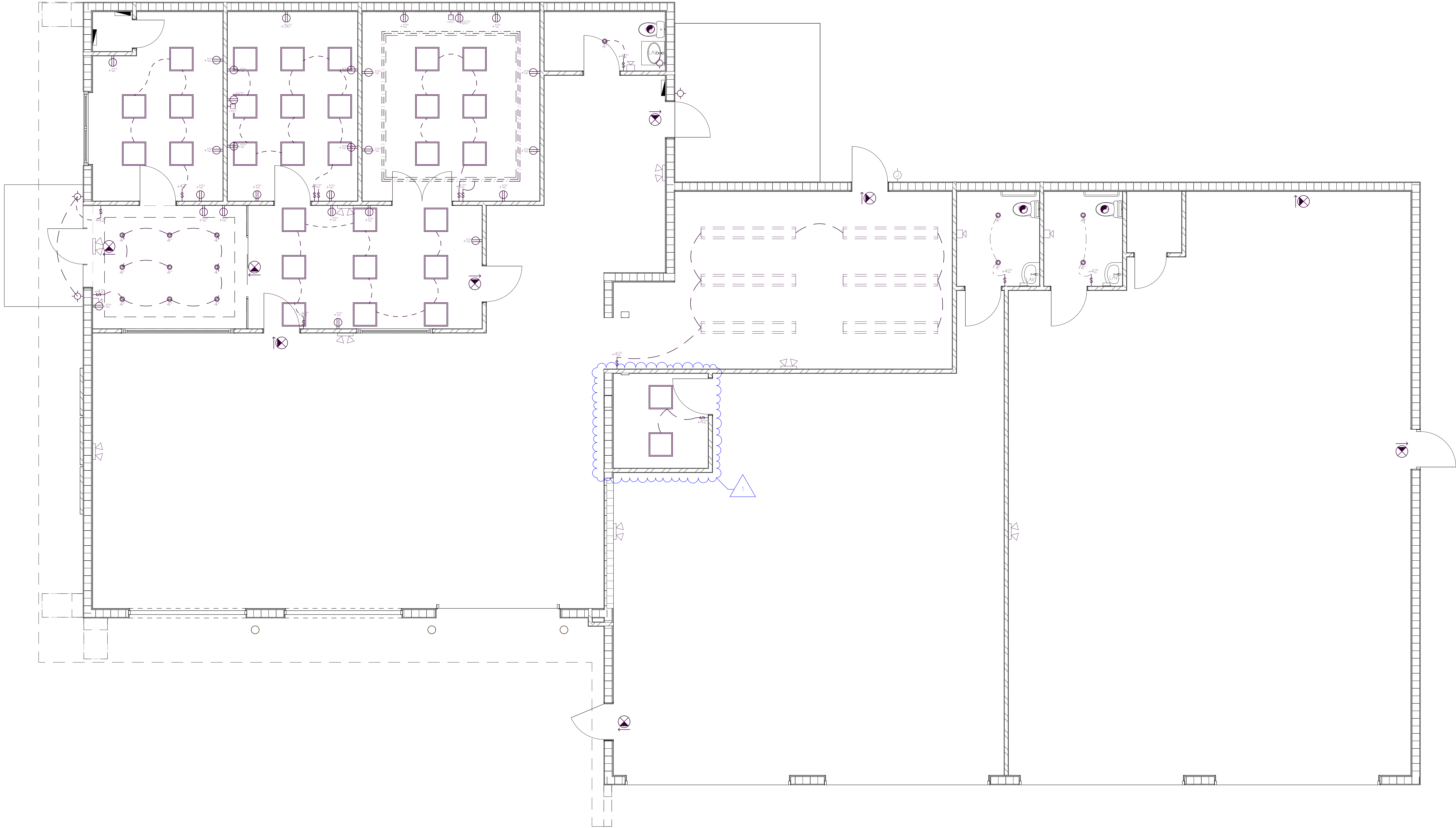


NOTE:  
INDICATES 1-HR RATED FIRE WALL  
INDICATES 2-HR RATED FIRE WALL

NOTE:  
\*ALL EXTERIOR DIMENSIONS SHOWN ARE FROM FACE OF CMU BLOCK TO FACE OF CMU BLOCK  
\*ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL

1 Proposed Life Safety Plan  
SCALE: 1/4" = 1'-0"





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



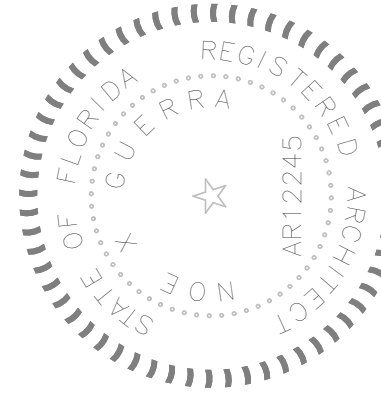
design development

sheet E1

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**NXG**  
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A: 1930 S. Military Trail West Palm Beach, FL 33411  
www.nxgstudio.com



# *Drainage Calculations*

for

## *1930 S Military Trail Commercial Building*

Village of Palm Springs, Florida

March, 2022

Prepared By; Stephen Cooper, P.E. & Associates, Inc. (SCPE)

FBPE Certificate of Authorization #8856

7450 South Federal Highway

Port St. Lucie, Florida 34952

(772) 336-2933

---

Stephen S. Cooper, P.E. #46557

## DRAINAGE STATEMENT

The project involves re-construction of an existing auto repair facility. Although there appears to be at least one inlet onsite, it is non-functional and full of dirt. The existing building footprint will be basically preserved and re-constructed. The existing asphalt parking lot will be removed and replaced with a new concrete parking lot. Post development impervious site coverage will be less than pre-development, therefore, the project will not increase runoff potential to the adjacent drainage conveyance facilities the project discharges to.

Although no additional retention is proposed to address water quantity impacts, water quality treatment will be proposed per State and Local criteria for new development in the form of exfiltration trench (dry retention). The proposed dry retention system will provide the required water quality treatment, then overflow to the adjacent roadside conveyance as per the pre-development condition.

## WATER QUALITY TREATMENT CALCULATION

|                                 |                                                             |                           |
|---------------------------------|-------------------------------------------------------------|---------------------------|
| Total Area of Development       | =                                                           | 0.6 Ac                    |
| Existing Building to Remain     | =                                                           | 0.135 Ac                  |
| Existing Pavement               | =                                                           | 0.347 Ac                  |
| Existing Pavement to be Removed | =                                                           | 0.066 Ac                  |
| Existing Pavement to Remain     | =                                                           | 0.281 Ac                  |
| Existing Impervious Area        | =                                                           | <b>0.482 Ac (80.3%)</b>   |
| Total Proposed Impervious Area  | = Existing pavement to remain + Existing building to remain | <b>= 0.416 Ac (69.3%)</b> |
| Total Proposed Pervious Area    | =                                                           | 0.184 Ac (30.7%)          |

## Required Water Quality Treatment Volume

Required WQ Wet Retention Volume =  $1'' (0.6 \text{ Ac}) (1'/12'') = 0.05 \text{ Ac-Ft}$ ;

Or

Total Project – (Water Surface + Roof) =  $0.6 \text{ Ac} - (0.135 \text{ Ac})$  (Total Area for WQ Calc) =  $0.465 \text{ Ac}$

Imp =  $13.03 \text{ Ac}$  - Pervious =  $0.465 - 0.184$  =  $0.281 \text{ Acres}$  (Impervious Area for WQ Calc)

% Imp =  $0.281/0.465$  =  $.604$  (56.3%)

**WQ Vol =  $0.6 \text{ Ac}(2.5'')(1'/12'')(.604)$  =  $0.075 \text{ Ac-Ft}$**

## Provided Dry Retention (Exfiltration Trench)

Average Hydraulic Conductivity =  $1.3 \times 10^{-4} \text{ CFS/ft}^2\text{-ft}$  (See Attached Soil Report)

Trench dimensions: 3' unsaturated depth, 6' wide (See Attached Exfiltration Trench Calculator)

**At 100 Ft the proposed exfiltration trench provides 0.0761 AC-Ft of water quality treatment**



3866 PROSPECT AVENUE • SUITE 9 • WEST PALM BEACH, FLORIDA 33404 • (561) 881-1939

14 March 2022

**Palm Beach Building Co.**  
P.O. Box 6601  
Lake Worth, FL 33466

**Subject: Report of Geotechnical Services – Pavement Replacement  
1930 South Military Trail, Palm Springs, Florida**

Allterra Engineering & Testing respectfully submits this report of geotechnical services for the subject project. This report is Allterra's instrument-of-service provided for the sole reliance and use by Palm Beach Building Third parties may read this report for information purposes only.

### **Project and Scope**

Project Information. The project is the removal or an existing asphalt pavement and replacement with a rigid concrete pavement at the subject property. The property is bounded on the west by Military Trail, on the south by Line Road, on the east by a residential property, and on the north by a commercial property. The subject property use is light manufacturing.

Scope and Constraints. Allterra was tasked with performing soil-test borings to characterize subsurface conditions and providing soil characteristics for pavement design. Specific information on pavement profile or traffic loads has not been provided at this time.

### **Conclusions**

In-situ subsurface soils are variable in relative density, though similar in granular composition. Removal of existing pavement will also likely disturb the relative density of near-subsurface in-situ soil. Relative density can be improved by mechanically compacting the exposed project-site surface with heavy vibratory smooth-drum rollers. Allterra estimates compacted in-situ soils can develop subgrade-reaction moduli in the range of 90 to 100 psi/inch-deflection (13,000 to 14,000 PSF/inch-deflection). More robust moduli can be developed by blending rock, aggregate or shell into the soil before compaction effort.

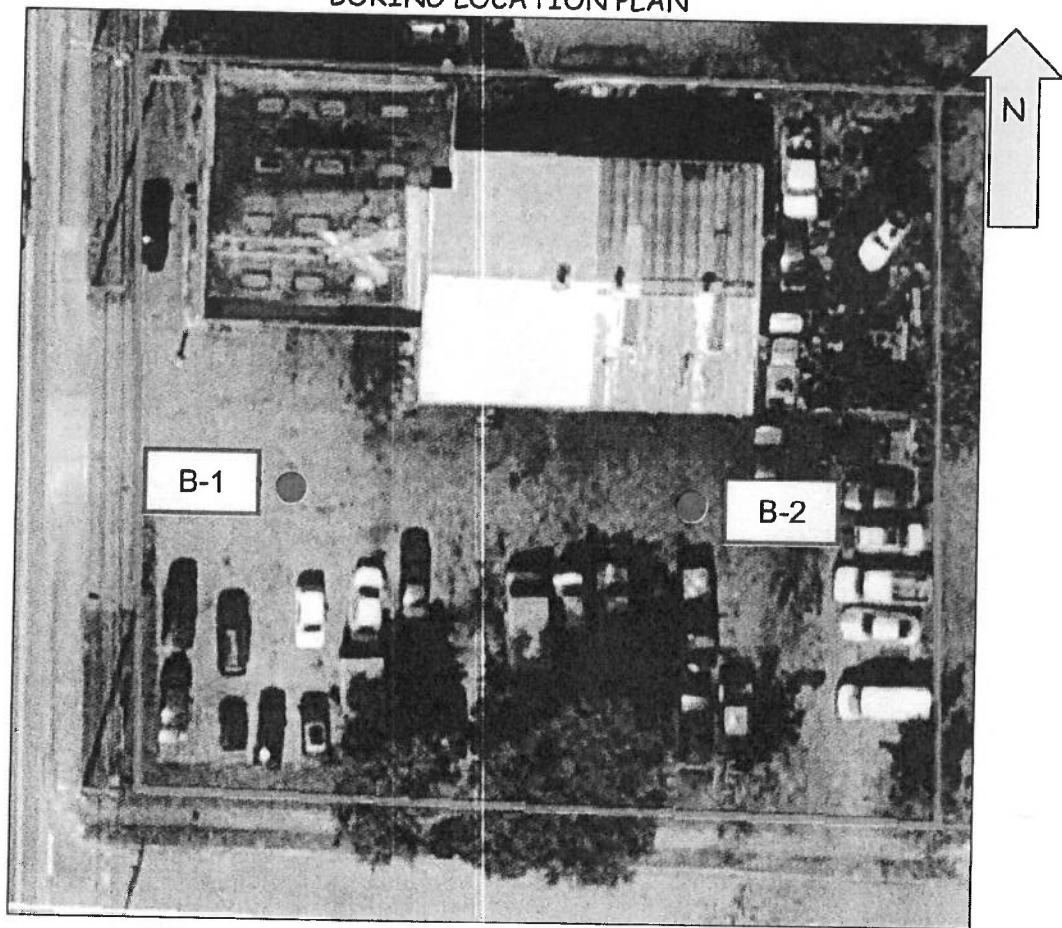
Problematic soils (muck, peat, or soft silt for examples) were not encountered within the depths of the borings. Though not widespread, it is possible isolated deposits of problematic soils may be encountered during construction beyond the boring locations. If so, these shall be removed and replaced with well-compacted backfill.

### **Field Work**

Allterra mobilized personnel and equipment to the project site on 3 March 2022. Allterra advanced two 10-foot soil-test borings approximately as represented on the Boring Location Plan of this report. Penetration tests were performed in the soil-test borings by driving a nominal 2-inch diameter steel sampler with blows of a 140-pound hammer free-dropping 30 inches. These test results are useful in evaluating certain soil properties such as relative density and shear strength. Copies of the boring logs are attached for the reader's reference.



## BORING LOCATION PLAN



### Findings

Subsurface Profile. Allterra encountered generally comparable subsurface conditions at each boring location. The conceptual subsurface profile can be described as:

- **Pavement** composed of a 3-inch asphalt surface course underlain by a 3-inch base course (tan, fine sand and rock), underlain by
- **Firm**, tan to dark-brown, fine **sand** to approximately 4 to 5 feet below surface grade, underlain by
- **Dense**, dark-brown to brown, fine **sand** to 10 feet below grade at B-1 and **loose to firm**, brown to tan, fine **sand** to 10 feet below grade at B-2.

Groundwater. Groundwater was encountered approximately 6 feet below surface grade at the time of borings. The depth to groundwater may vary at other times due to changes in hydrological conditions.

Hydraulic Conductivity. Two bulk samples, one from each boring, obtained from 4 to 5 feet below surface grade were delivered to Allterra's laboratory to determine grain-size gradation by sieve analysis. The results of these analyses were used to calculate the soils' hydraulic conductivity by the *Mooretrench* graphical method, and exfiltration rates for a hydraulic head of 3 feet. Dense subsurface soil, as encountered in B-1, may tend to retard the calculated rates.

| Boring | Coarse Sand | Medium Sand | Fine Sand | < 200 (fines) | USCS  | Hydraulic Conductivity      | Exfiltration Rate                            |
|--------|-------------|-------------|-----------|---------------|-------|-----------------------------|----------------------------------------------|
| B-1    | 0           | 42%         | 51%       | 7%            | SP-SM | $1.3 \times 10^{-2}$ cm/sec | $1.4 \times 10^{-4}$ CFS/ft <sup>2</sup> -ft |
| B-2    | <1%         | 12%         | 82%       | 6%            | SP-SM | $1.1 \times 10^{-2}$ cm/sec | $1.2 \times 10^{-4}$ CFS/ft <sup>2</sup> -ft |

Notes: USCS = Unified Soil Classification System. SP = poorly-graded sand. SP = silty sand.

CFS/ft<sup>2</sup>-ft = cubic-feet / second / square-foot area / foot head; cm/sec = centimeters per second.

### Recommendations

Pavement and Drainage Design. Allterra recommends its client provide a copy of this report to the civil engineer for reference in design of the pavement section and drainage infrastructure.

Subgrade. To prepare in-situ soils for pavement sub-grade, Allterra recommends they be compacted to at least 98 percent of the Modified-Proctor maximum-dry-density (ASTM D-1557 / AASHTO T-180). Stabilizers (aggregate or shell, for examples) may be blended with sub-grade soils to improve the design LBR to 40 or better. ***Engage Allterra to perform probe-rod and field-density testing to verify compaction standards are achieved.***

Backfill. If backfill is needed for repair of subgrade, Allterra recommends:

1. Place and compact backfill in a controlled manner to restore construction-ready grade. Cohesionless soils typically used for structural backfill in this geographic area can be placed in 12-inch lifts and compacted to at least 98 percent of the Modified-Proctor maximum-dry-density by multiple passes of a heavy smooth-drum vibratory roller. If lighter equipment is used, limit thickness of backfill lifts to 6 inches (loose measure).
2. Backfill material shall be stabilized, if needed, to conform to design subgrade specification.
3. ***Engage Allterra to perform probe-rod and field-density tests for each 2-foot rise in backfill height to verify compaction standards are achieved.***

Base Course. For base course, Allterra recommends clean well-graded aggregate or shell-rock (minimum LBR 100) compacted to at least 98 percent of the Modified-Proctor maximum-dry-density. Base-course thickness will be determined by the civil designer considering material qualities and project traffic loads. Base course shall be at least 18 inches above the wet-season ground-water table. ***Engage Allterra to perform probe-rod and field-density testing to verify compaction standards are achieved.***

### Qualification

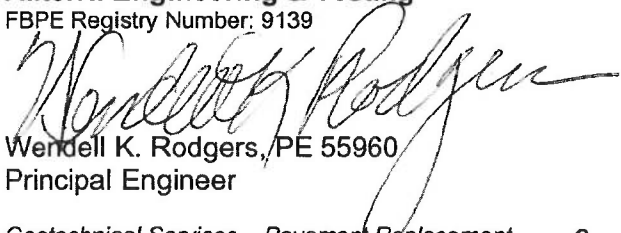
Allterra has based its conclusions and recommendations upon certain client-provided information and interpretation of data obtained at discrete locations within the limits of exploration. It is possible that conditions may vary between boring locations or beyond the limits of the boring array. Project designs may also change. If additional information about the project or site is discovered that does not appear to conform to the conditions presented in this report, Allterra reserves the right to review the added information and modify its conclusions and/or recommendations where appropriate.

Please call the undersigned if one has questions about this report or needs other services.

Respectfully submitted,

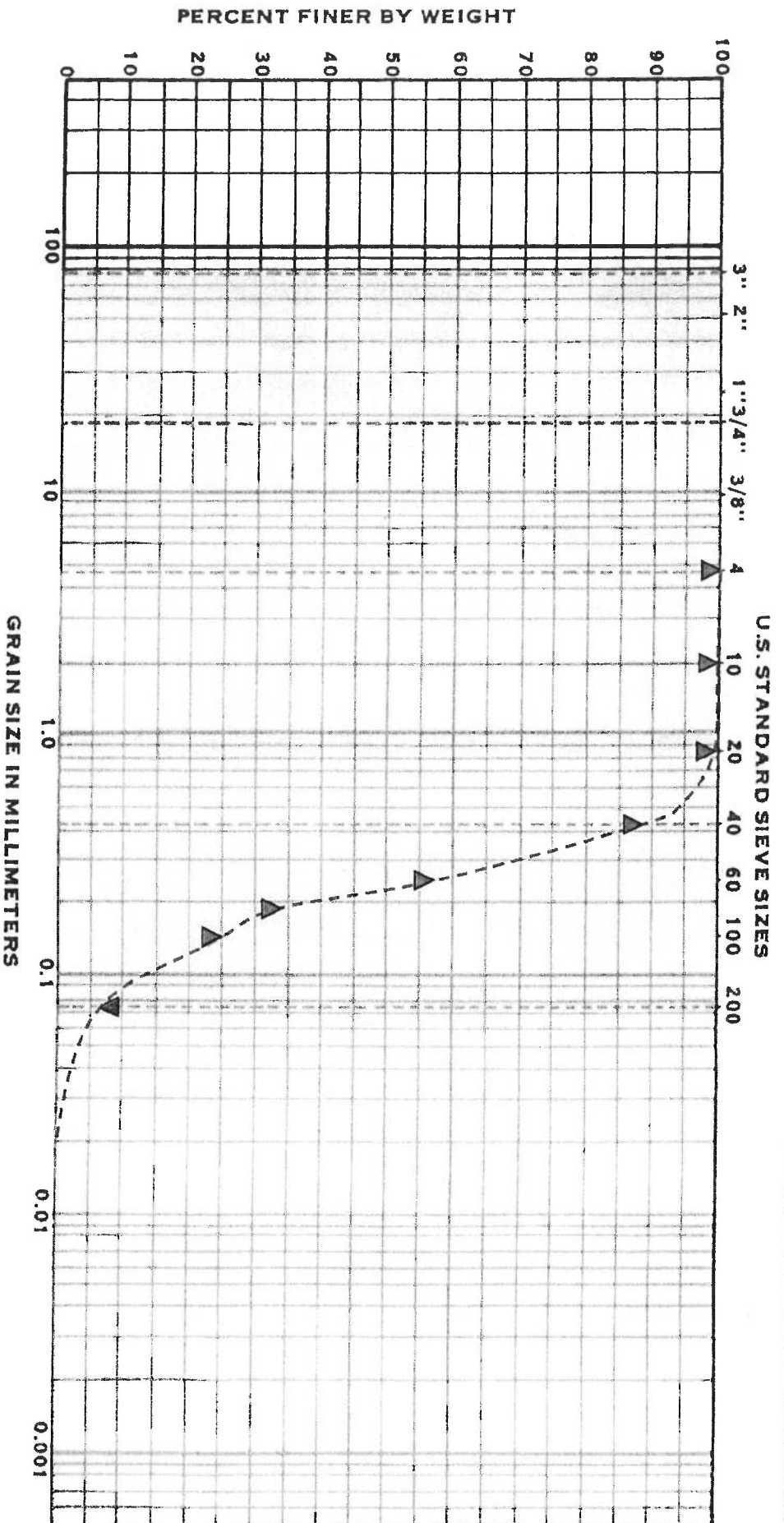
**Allterra Engineering & Testing**

FBPE Registry Number: 9139

  
Wendell K. Rodgers, PE 55960  
Principal Engineer

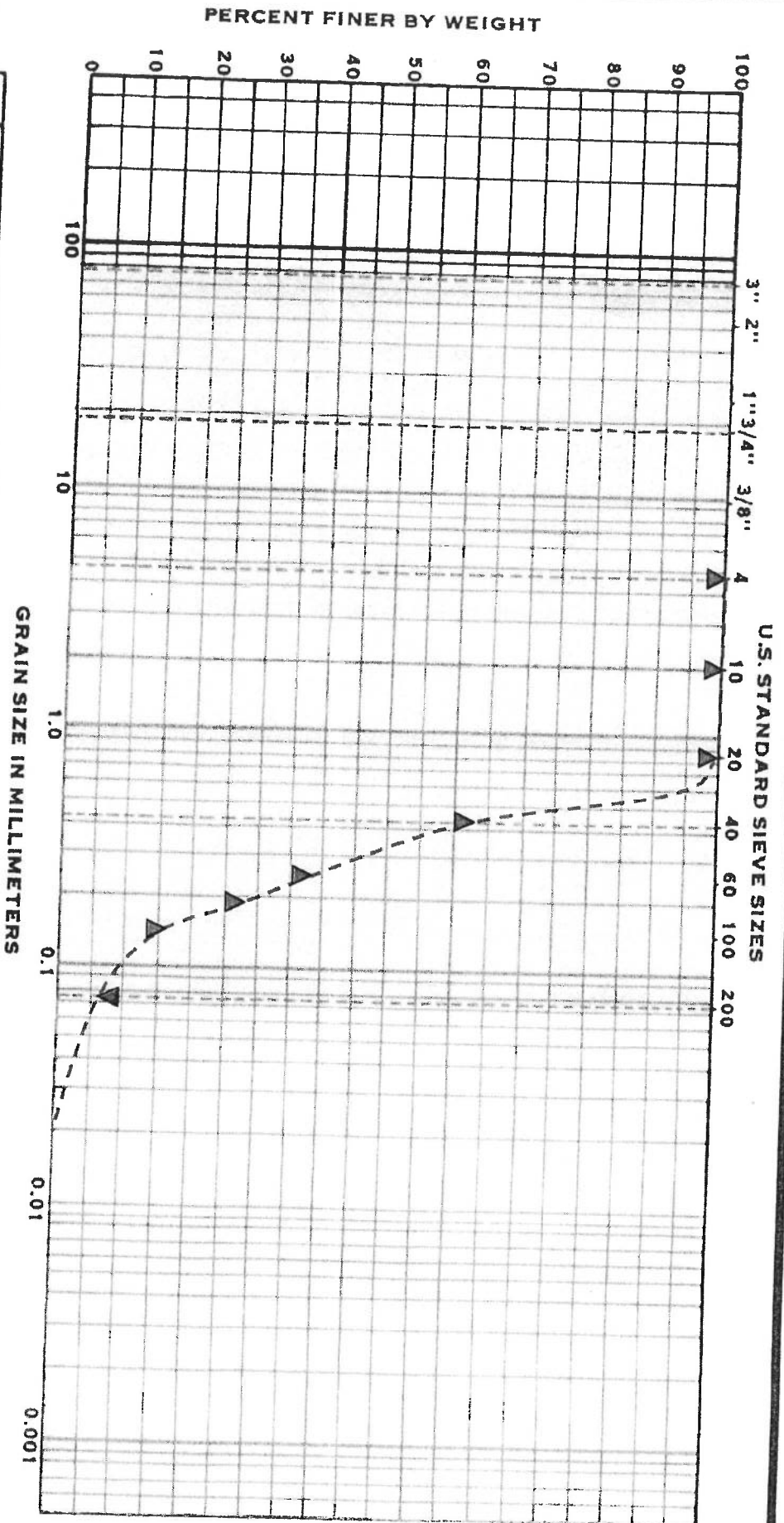
Geotechnical Services – Pavement Replacement  
Palm Beach Building Co.

# GRAIN SIZE DISTRIBUTION





# GRAIN SIZE DISTRIBUTION



| SOIL<br>DESCRIPTORS | GRAVEL |      | SAND   |        |      | FINES      |            |
|---------------------|--------|------|--------|--------|------|------------|------------|
|                     | COARSE | FINE | COARSE | MEDIUM | FINE | SILT SIZES | CLAY SIZES |

**ALLTERRA**  
ENGINEERING & TESTING

3866 Prospect Avenue, Suite 9 West Palm Beach, FL 33404  
Phone: 561-881-1939 Fax: 561-844-1744

DATE: March 3, 2022  
LOCATION: B-1, 4' - 5' Below Existing Grade  
MATERIAL DESCRIPTION: Dark Brown Fine Sand  
USCS SOIL CLASSIFICATION: Poorly Graded Silty Sand (SP-SM)  
KEY:  
▽ = US Standard Sieve Size  
--- = Sample Gradation  
▲ = Wash Sieve > US No 200

PROJECT:  
1930 South Military Trail  
Palm Springs, Florida  
CLIENT:  
Palm Beach Building Company

# ALTERRA

ENGINEERING & TESTING

3866 PROSPECT AVENUE • SUITE 9 • WEST PALM BEACH, FLORIDA 33404 • (561) 881-1939

PROJECT 1930 SOUTH MILITARY TRAIL - PCN 70-42-44-12-00-000-5371 - Palm Springs, FL

LOCATION B-1 (Approximate)

BORING NO. 1

## PAVEMENT REPLACEMENT

| DEPTH | DESCRIPTION OF MATERIAL |                         | Sample No | Blows Per Foot | DEPTH |
|-------|-------------------------|-------------------------|-----------|----------------|-------|
| 1     | 0"-3"                   | Asphalt                 |           | 4              | 1     |
| 2     | 3"-6"                   | Tan Fine Sand, and rock |           | 7-8            | 2     |
| 3     | 6"-4'                   | Tan Fine Sand           |           | 10-8           | 3     |
| 4     |                         |                         |           | 7-12           | 4     |
| 5     |                         |                         |           | 16-23          | 5     |
| 6     | 4'-7'                   | Dark Brown Fine Sand    |           | 13-18          | 6     |
| 7     |                         |                         |           | 19-19          | 7     |
| 8     |                         |                         |           | 16-15          | 8     |
| 9     | 7'-10'                  | Brown Fine Sand         |           | 13-14          | 9     |
| 10    |                         |                         |           | 16-16          | 10    |
| 11    |                         |                         |           |                | 11    |
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| 49    |                         |                         |           |                | 49    |
| 50    |                         |                         |           |                | 50    |

CLIENT Palm Beach Building Company

JOB NO. 22-181

DRILLER ZS/MS

WATER TABLE 6'

DATE 3/3/22

TEST DATA In general accordance with ASTM D-1586

These Soil Boring Tests are Representative of and Apply to the Exact Location and Depth of the Boring.  
AUTHORIZATION FOR PUBLICATION OF STATEMENTS, CONCLUSIONS OR EXTRACTS FROM  
OR REGARDING OUR REPORTS IS RESERVED PENDING OUR WRITTEN APPROVAL.

# ALTEIRA

ENGINEERING & TESTING

3866 PROSPECT AVENUE • SUITE 9 • WEST PALM BEACH, FLORIDA 33404 • (561) 881-1939

PROJECT 1930 SOUTH MILITARY TRAIL - PCN 70-42-44-12-00-000-5371 - Palm Springs, FL

LOCATION B-2 (Approximate)

BORING NO. 2

## PAVEMENT REPLACEMENT

| DEPTH | DESCRIPTION OF MATERIAL |                              | Sample No | Blows Per Foot | DEPTH |
|-------|-------------------------|------------------------------|-----------|----------------|-------|
| 1     | 0"-3"                   | Asphalt                      |           | 3              | 1     |
| 2     | 3"-6"                   | Brown Fine Sand, and rock    |           | 5-9            | 2     |
| 3     |                         |                              |           | 10-10          | 3     |
| 4     | 6"-4'                   | Tan Fine Sand                |           | 6-7            | 4     |
| 5     | 4'-5'                   | Dark Brown and Tan Fine Sand |           | 7-7            | 5     |
| 6     |                         |                              |           | 3-2            | 6     |
| 7     |                         |                              |           | 2-2            | 7     |
| 8     | 5'-8'                   | Brown Fine Sand              |           | 3-3            | 8     |
| 9     |                         |                              |           | 3-5            | 9     |
| 10    | 8'-10'                  | Tan Fine Sand                |           | 5-7            | 10    |
| 11    |                         |                              |           |                | 11    |
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| 48    |                         |                              |           |                | 48    |
| 49    |                         |                              |           |                | 49    |
| 50    |                         |                              |           |                | 50    |

CLIENT Palm Beach Building Company

JOB NO. 22-181

DRILLER ZS/MS

WATER TABLE 6'

DATE 3/3/22

TEST DATA In general accordance with ASTM D-1586

These Soil Boring Tests are Representative of and Apply to the Exact Location and Depth of the Boring.  
AUTHORIZATION FOR PUBLICATION OF STATEMENTS, CONCLUSIONS OR EXTRACTS FROM  
OR REGARDING OUR REPORTS IS RESERVED PENDING OUR WRITTEN APPROVAL.



Exfiltration Trench Calculator

Standard Trench Formula (trench width less than 2 time height and sat depth less than unsat depth)

|                                                     |                     |                                   |
|-----------------------------------------------------|---------------------|-----------------------------------|
| k = hydraulic conductivity =                        |                     | <b>0.00013</b> cfs/(sf - ft head) |
| V = Volume Exfiltrated and Stored over 1 hour =     |                     | <b>0.9</b> ac-in                  |
| H2 = Depth to water table (head acting on trench) = |                     | <b>5</b> ft                       |
| W = Trench Width =                                  |                     | <b>6</b> ft                       |
| Du = Unsat Depth =                                  |                     | <b>3</b> ft                       |
| Ds = Sat Depth =                                    |                     | <b>0</b> ft                       |
| Length Required =                                   | <b>98.55</b> ft     |                                   |
| Length Provided =                                   | <b>100</b> ft       |                                   |
| Proposed Exf Volume =                               | <b>0.9132</b> ac-in | 0.0761                            |

**July 29, 2022**

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

**From: Tara Bamber, PE** 

**Re: 1930 S Military Trail Commercial Building  
Site Plan Approval Letter  
Engenuity Group Project No. 6001.122**

We have received the following through email on 7-27-22:

1. Construction Plan, 4 sheets (C 1.0 to C 4.0), revised 5-4-22, by Stephen Cooper, P.E. & Associates, Inc.
2. Site Plan, 1 sheet (SP 1.0), revised 5-4-22, by Stephen Cooper, P.E. & Associates, Inc.
3. Landscape & Irrigation Plan, 4 sheets (LA-1, LA-2, IRR-1, and IRR-2), revised 7-20-22, by Stephen Cooper, P.E. & Associates, Inc.
4. Architectural Plan, 19 sheets, revised 7-20-22, by NXG Studio.
5. Turning Analysis, 2 sheets (T1 and T2), dated May 2022, by Stephen Cooper, P.E. & Associates, Inc.
6. Drainage Calculations, 10 sheets, dated July 2022, by Stephen Cooper, P.E. & Associates, Inc.
7. FDOT Drainage Connection Permit No. 2022-D-496-00011, 35 sheets, dated 4-19-22
8. FDOT Driveway Connection Permit No. 2022-A-496-00021, 22 sheets, dated 5-10-22
9. Response to Comments Letter, 4 sheets, dated 7-22-22, by Stephen Cooper, P.E. & Associates, Inc.

We recommend Site Plan approval with the following conditions:

1. Provide a swale between the parking lot and south property line to prevent adverse stormwater impact to Line Drive.

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

**Cc: Lisa Tropepe, PE  
Rogelio Perez Gonzalez  
Ed Horton**



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

January 19, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 19, 2022  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Stephen Cooper, PE  
SCPE, Inc.  
7450 S Federal Hwy  
Port St Lucie, FL 34983

Dear Stephen Cooper, PE:

RE: Pre-application Review for **Safety Upgrade**, Pre-application Meeting Date: **January 6, 2021**

Palm Beach County - Village of Palm Springs; SR 809; Sec. # 93070000; MP: 22.5; Access Class - 5;  
Posted Speed - 40; SIS - No; Ref. Project: FM 437878.1-Jamie Polidora-INTERSECTION IMPROVEMENT

**Request: Maintain existing right-in/right-out driveway on the east side of SR 809 approximately 50 feet north of the south property line. Reduce existing driveway width from approximately 40 feet to 26 feet to accommodate a revised site plan.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Moya Construction Trades – 1930 S Military Trail**  
Property Owner: **Moya Construction, LLC**; Parcel Size: **0.59 Acres**  
Development Size: **5,877.6 SF Contractor Trades**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

- **A minimum driveway length of 20 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.**

#### Comments:

- **Not a significant change – traffic statement on file.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Jerry Dean

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-01-06 & AMRC\Pre-app-2. 93070 MP 22.5 SR 809\_Moya Construction Trades\93070 MP 22.5 SR 809\_Moya Construction Trades.docx

[www.dot.state.fl.us](http://www.dot.state.fl.us)



## Rogelio J. Perez Gonzalez

---

**From:** Ramos, Nicholas <Nicholas.Ramos@fpl.com>  
**Sent:** Friday, July 29, 2022 08:43  
**To:** Rogelio J. Perez Gonzalez; Turbet, Daniel  
**Cc:** Pinnock, Kylla  
**Subject:** RE: 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

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

Good morning,

No concerns with revised landscape plan.

Thank you,

### Nicholas Ramos

Senior Arborist  
Florida Power & Light Company  
Power Delivery – Vegetation Management  
**Office:** 561-640-2246 | **Email:** [Nicholas.Ramos@fpl.com](mailto:Nicholas.Ramos@fpl.com)



---

**From:** Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>  
**Sent:** Wednesday, July 27, 2022 3:02 PM  
**To:** Turbet, Daniel <Daniel.Turbet@fpl.com>  
**Cc:** Ramos, Nicholas <Nicholas.Ramos@fpl.com>; Pinnock, Kylla <Kylla.Pinnock@fpl.com>  
**Subject:** RE: 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

Good afternoon,

The project applicant revised the landscaping plan. Please confirm that the attached landscaping plan resolves the comment from the Sr Arborist.

Thank you,



**Rogelio Perez** *B.U.R.P*

Planner

Planning, Zoning, & Building Department, Village of Palm Springs  
(561) 584-8200 Ext. 8462

JWR3+6V2 | 226 Cypress Lane | Palm Springs, Florida 33461-1604

---

**From:** Turbet, Daniel <[Daniel.Turbet@fpl.com](mailto:Daniel.Turbet@fpl.com)>  
**Sent:** Wednesday, April 27, 2022 08:50  
**To:** Rogelio J. Perez Gonzalez <[rperezgonzalez@vpsfl.org](mailto:rperezgonzalez@vpsfl.org)>  
**Cc:** Ramos, Nicholas <[Nicholas.Ramos@fpl.com](mailto:Nicholas.Ramos@fpl.com)>  
**Subject:** RE: 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

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

Please see comments from FPL Sr Arborist:

***"The only conflict I see is the southern live oak (QV) proposed to be planted on the southwest corner of the property. We would want at least a 40 ft setback there."***

Let us know if you have any questions or concerns.

Thanks!

**Daniel Turbet**

Customer Advisor  
Florida Power and Light Company  
ISA Certified Arborist FL-6552A  
Cell: (561)945-3198  
[Daniel.turbet@fpl.com](mailto:Daniel.turbet@fpl.com)

---

**From:** Rogelio J. Perez Gonzalez <[rperezgonzalez@vpsfl.org](mailto:rperezgonzalez@vpsfl.org)>  
**Sent:** Wednesday, April 20, 2022 2:05 PM  
**To:** Hymowitz, Larry <[larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us)>; Wesley Jolin R. <[WJolin@pbcgov.org](mailto:WJolin@pbcgov.org)>; Turbet, Daniel <[Daniel.Turbet@fpl.com](mailto:Daniel.Turbet@fpl.com)>; Pinnock, Kylla <[Kylla.Pinnock@fpl.com](mailto:Kylla.Pinnock@fpl.com)>  
**Cc:** Iramis Cabrera <[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)>  
**Subject:** 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

Good afternoon,

Please review and comment on the attached development plans for 1930 S Military Trail.

Thank you,



**Rogelio Perez** B.U.R.P

Planner

Planning, Zoning, & Building Department, Village of Palm Springs  
(561) 584-8200 Ext. 8462

JWR3+6V2 | 226 Cypress Lane | Palm Springs, Florida 33461-1604

## Rogelio J. Perez Gonzalez

---

**From:** Wesley Jolin R. <WJolin@pbcgov.org>  
**Sent:** Monday, April 25, 2022 08:46  
**To:** Rogelio J. Perez Gonzalez; Hymowitz, Larry; Turbet, Daniel; Pinnock, Kylla  
**Cc:** Iramis Cabrera  
**Subject:** RE: 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

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

No fire rescue comments. Thank you.

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

---

**From:** Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>  
**Sent:** Wednesday, April 20, 2022 2:05 PM  
**To:** Hymowitz, Larry <larry.hymowitz@dot.state.fl.us>; Wesley Jolin R. <WJolin@pbcgov.org>; Turbet, Daniel <Daniel.Turbet@FPL.com>; Pinnock, Kylla <Kylla.Pinnock@fpl.com>  
**Cc:** Iramis Cabrera <icabrera@vpsfl.org>  
**Subject:** 1930 S Military Trail - Site Plan Amendment Review Request - 22200622

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

---

Good afternoon,

Please review and comment on the attached development plans for 1930 S Military Trail.

Thank you,



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

**Rogelio Perez** *B.U.R.P*

Planner

Planning, Zoning, & Building Department, Village of Palm Springs  
(561) 584-8200 Ext. 8462

JWR3+6V2 | 226 Cypress Lane | Palm Springs, Florida 33461-1604





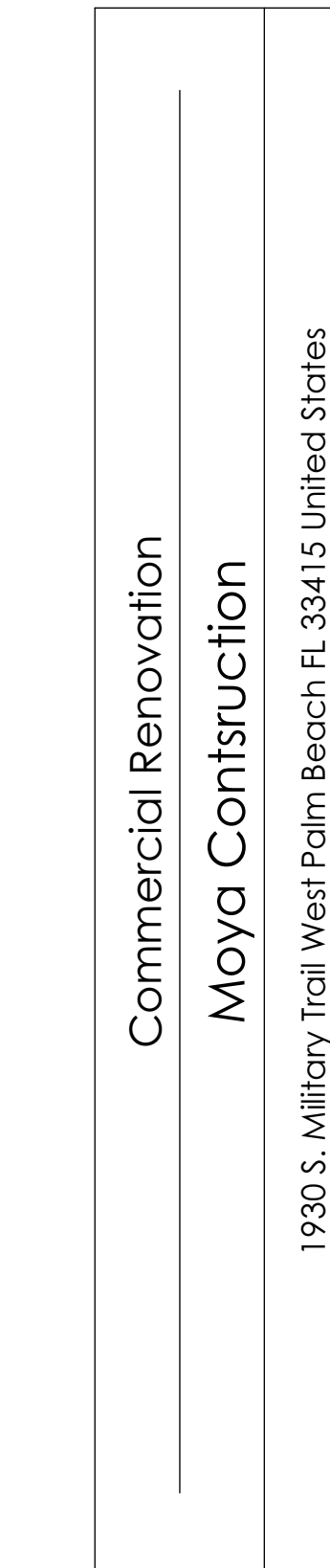
### 3 Exterior Perspective 3

SCALE: 1:80



## 4 Exterior Perspective 4

SCALE: 1:80

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# Village of Palm Springs

## 1930 S Military Trail

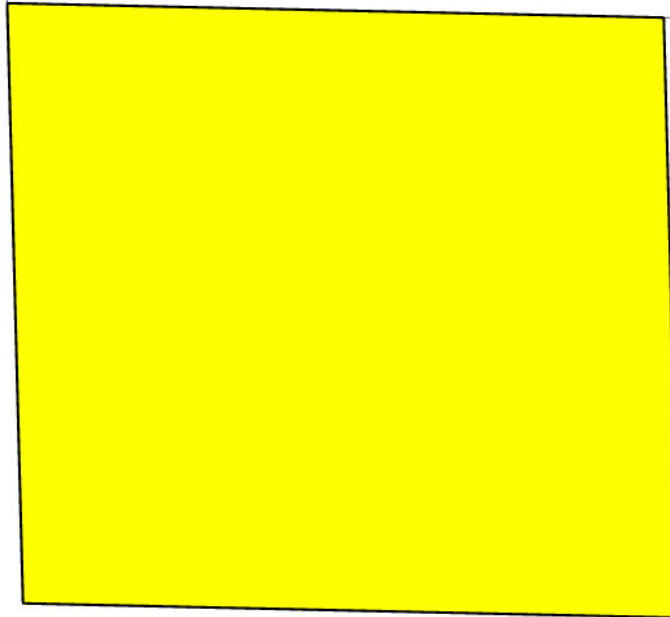
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no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

- 1930 S Military Trail
- Parcels

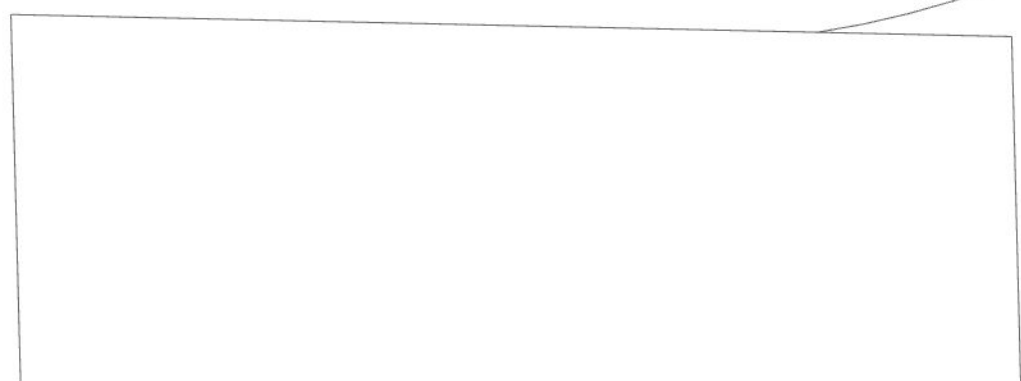
Data Source: Palm Beach County



S Military Trail



Line Drive



## Village of Palm Springs

### 1930 S Military Trail

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

 1930 S Military Trail  
 Parcels

Data Source: Palm Beach County





# Village of Palm Springs

## Staff Report

**AGENDA DATE:** September 13, 2022

**DEPARTMENT:** Planning, Zoning & Building

---

**ITEM #7:** Site Plan Amendment (SPR22-14) and Special Exception Use (PSSE22-07) - Church of Jesus Christ (Apostolic) Inc. - 3330 Kirk Road

**SUMMARY:** Mr. Ryan Abrams, agent for the owner, Church of Jesus Christ Apostolic Inc., is requesting a Site Plan Amendment (SPR22-14) and Special Exception Use (PSSE22-07) approval to allow the conversion of one of the existing residential structures into a place of worship with a maximum of 58 seats.

**Note:** The property was annexed into the Village in 2005 as a developed parcel with two residential structures.

The site is composed of three contiguous properties that will be combined under one parcel. The applicant is proposing to convert the 2,840 square feet residential single-family home into a place of worship and the residential structure located on the east side will remain on the property as part of the church's campus to be the parsonage residence.

A site plan amendment is being requested to bring the property up to code, to the extent possible, to be consistent with the proposed use. The proposed site plan provides an enhancement to the landscaped buffers, new parking lot, newly paved driveway, drainage improvements, pedestrian connections, and interior/exterior renovations to the building.

Staff supports the applicant's request and recommends conditional approval of the Special Exception Use and Site Plan Amendment based on general consistency with the Land Development and Zoning Regulations and the objectives and policies of the Village's Comprehensive Plan.

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

1. Resolution No. 2022-40 - Site Plan Amendment SPR22-14 and Special Exception PSSE22-07 - Church of Jesus Christ Apostolic Inc .
2. Exhibit "A" Staff Report and Conditions of Approval
3. Project Narrative
4. Site Plan, Landscape Plan, Architectural Plans, and Letters
5. Aerial and Location Maps



**RESOLUTION NO. 2022-40**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN AMENDMENT (SPR22-14), AND A CONCURRENT REQUEST FOR A SPECIAL EXCEPTION USE (PSSE22-07), TO CONVERT THE 2,840 SQUARE FEET RESIDENTIAL SINGLE-FAMILY HOME LOCATED AT 3330 KIRK ROAD INTO A PLACE OF WORSHIP WITH FIFTY-EIGHT (58) SEATS MAXIMUM, WITH THE RESIDENTIAL STRUCTURE LOCATED ON THE EAST SIDE OF THE PROPERTY TO REMAIN PART OF THE CHURCH CAMPUS USED FOR PARSONAGE RESIDENCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mr. Ryan Abrams, agent for the owner (“Applicant”) Church of Jesus Christ Apostolic Inc., is requesting approval of a Site Plan Amendment (SPR22-14) and concurrent request for a Special Exception Use (PSSE22-07), to convert the 2,840 square feet residential single-family home into a place of worship and the residential structure located on the east side will remain on the property as part of the church's campus to be the parsonage residence. The site is composed of three (3) contiguous properties that will be combined under one parcel. The property is located at 3330 Kirk Road; and

**WHEREAS**, the Planning & Zoning Board (“Board”) heard and considered the Site Plan Amendment and Special Exception Use at the Board’s September 13, 2022, meeting, and the Board’s recommendation has been transmitted to the Village Council; 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 the Planning and Zoning Board; has otherwise been fully informed regarding this matter.

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

**Section 1.** The Village Council has received and considered the request of Mr. Ryan Abrams, agent for the owner (“Applicant”) Church of Jesus Christ Apostolic Inc., is requesting approval of a Site Plan Amendment (SPR22-14) and concurrently a Special Exception Use (PSSE22-07), to convert the 2,840 square feet residential single-family home into a place of worship and the residential structure located on the east side will remain on the property as the site is composed of three (3) contiguous properties that will be combined under one parcel, as part of the church's campus to be the parsonage residence, determines as follows:



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

OR

\_\_\_\_\_Having been otherwise fully apprised of the premises herein, the Village Council hereby denies the application for the following reason(s):

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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>            |
|------------------------------|--------------------------|--------------------------|--------------------------|
| BEVERLY SMITH, MAYOR         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, VICE MAYOR     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, MAYOR PRO TEM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, COUNCIL MEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARY READY, COUNCIL MEMBER   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Resolution No. 2022-40 – Site Plan Amendment (SPR22-14) & Special Exception Use (PSSE22-07) – 3330 Kirk Road – Church of Jesus Christ (Apostolic)

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, MAYOR

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
GLEN J. TORCIVIA, VILLAGE ATTORNEY

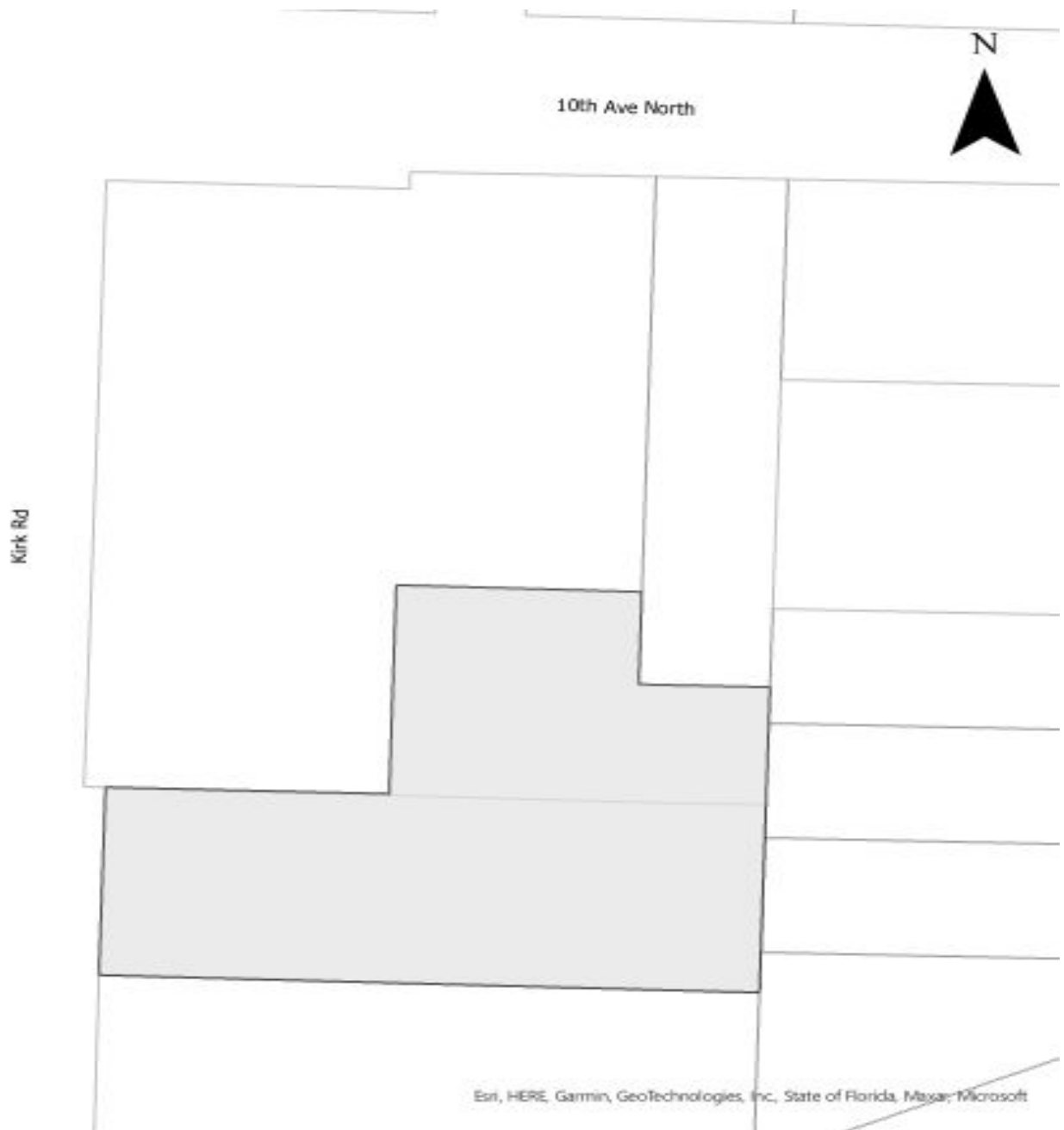


## PLANNING, ZONING & BUILDING STAFF REPORT

**SUBJECT:** Special Exception Use and Site Plan Amendment - Church of Jesus Christ (Apostolic) Inc. – 3330 Kirk Road

| Application Summary                                                                                                                                                                                                                              |                                                                                                                              |                                 |                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------|
| <b>Applicant / Petitioner</b>                                                                                                                                                                                                                    | Church of Jesus Christ (Apostolic) Inc.                                                                                      | <b>Submittal Date</b>           | 3/3/2022                                                                          |
| <b>Reference Name</b>                                                                                                                                                                                                                            | Church of Jesus Christ (Apostolic) Inc.                                                                                      | <b>Case Number</b>              | <b>SPR22-14, PSSE22-07</b>                                                        |
|                                                                                                                                                                                                                                                  |                                                                                                                              | <b>Parcel Control No</b>        | 70-43-44-19-20-017-0070 &<br>70-43-44-19-20-017-0020 &<br>70-43-44-19-20-017-0080 |
| <b>Location</b>                                                                                                                                                                                                                                  | 3330 Kirk Road and two vacant lots, one on Kirk Road and one on 10 <sup>th</sup> Ave N                                       | <b>Site Area</b>                | Assemblage of 3 properties total of ±1.03 acres                                   |
| <b>P&amp;Z B Meeting</b>                                                                                                                                                                                                                         | September 13, 2022                                                                                                           | <b>Council Meeting</b>          | October date to be determined.                                                    |
| Requests                                                                                                                                                                                                                                         |                                                                                                                              |                                 |                                                                                   |
| <b>Proposed Use(s)</b>                                                                                                                                                                                                                           | Site Plan Amendment and Special Exception Use to allow the use of the property as a place of worship.                        |                                 |                                                                                   |
| <b>Number of Buildings</b>                                                                                                                                                                                                                       | 2 structures<br>1 residential structure 2,756 sf<br>1 residential structure to be converted into a place of worship 2,840 sf |                                 |                                                                                   |
| Parking                                                                                                                                                                                                                                          |                                                                                                                              |                                 |                                                                                   |
| <b>Code</b>                                                                                                                                                                                                                                      | <b>Required</b>                                                                                                              | <b>Provided</b>                 | <b>Meets Requirement</b>                                                          |
| <b>Total Overall Parking</b>                                                                                                                                                                                                                     | 17 spaces<br>Place of worship 1/4 seats @ 58 seats = 15 spaces<br>existing single-family residence = 2 spaces                | 22                              | Yes                                                                               |
| Site Characteristics                                                                                                                                                                                                                             |                                                                                                                              |                                 |                                                                                   |
| <b>Existing Use</b>                                                                                                                                                                                                                              | Residential                                                                                                                  | <b>Proposed Use</b>             | Place of worship                                                                  |
| <b>Existing Zoning</b>                                                                                                                                                                                                                           | Residential Multiple-Family (RM) & Commercial General (CG)                                                                   | <b>Existing Future Land Use</b> | Low Density Residential & Commercial                                              |
| Surrounding Existing Land Use, Future Land Use, and Zoning                                                                                                                                                                                       |                                                                                                                              |                                 |                                                                                   |
| <b>Direction</b>                                                                                                                                                                                                                                 | <b>Existing Use</b>                                                                                                          | <b>Future Land Use</b>          | <b>Zoning District</b>                                                            |
| North                                                                                                                                                                                                                                            | Gas Station and Commercial businesses                                                                                        | Commercial                      | Commercial General (CG)                                                           |
| South                                                                                                                                                                                                                                            | Residential multifamily                                                                                                      | Low Density Residential         | Residential Multiple-Family (RM)                                                  |
| East                                                                                                                                                                                                                                             | Residential single-family home                                                                                               | Low Density Residential         | Residential Multiple-Family (RM)                                                  |
| West                                                                                                                                                                                                                                             | Residential                                                                                                                  | Unknown Unincorporated PBC      | Unknown Unincorporated PBC                                                        |
| Recommendation                                                                                                                                                                                                                                   |                                                                                                                              |                                 |                                                                                   |
| Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 2,840 sf residential structure into a place of worship, as depicted on the proposed site plan, based on compatibility with surrounding uses. |                                                                                                                              |                                 |                                                                                   |





## I. Site History

- Ordinance 2005-31: Annexation

On October 27, 2005 the property was annexed into the Village of Palm Springs as a developed parcel. Palm Beach County's Future Land Use and Zoning designations were maintained until 2006.

- Ordinance 2007-26: Future Land Use and Zoning

On February 28, 2008 the Village Council adopted above ordinance to change the land use and zoning designations from Palm Beach County to Village designations.

## **II. Comprehensive Plan Consistency**

The subject property's Future Land Use and Zoning designations are Low Density-Residential and Commercial and Residential Multiple-Family (RM) and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan.

## **III. Neighborhood Compatibility**

- 1) The proposed project is located on the east side of Kirk Road south of 10<sup>th</sup> Avenue.
- 2) Properties to the east and south are generally residential use.
- 3) Cumberland Farms gas station is abutting the property on the north side.
- 4) The proposed place of worship is permitted as special exception use within the CG and the RM zoning districts.
- 5) Village complex is located within 1 mile of the property.

## **IV. Regulatory Issues**

- The site plan generally conforms to the property development standards of the CG and RM districts.
  - 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 construction.
  - 3) Proposed use meets the Traffic Performance Standards of Palm Beach County.

## **V. Environmental Issues:**

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

## **VI. Community Outreach/ Notification**

- The subject property was posted on August 31, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on August 29, 2022.
- Legal advertisement was published in the paper on September 1, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

## **VII. Proposed Development Plan Details**

The petitioner's development plans dated received on March 3, 2022 depicts the following:

- An application submitted for a Site Development Plan Approval and concurrently Special Exception Use for the use of the property as a place of worship.
  1. Site Plan dated received March 3, 2022 revised and resubmitted on August 15, 2022.
  2. Landscape Plans dated received March 3, 2022 revised and resubmitted on August 15, 2022.
  3. Architectural plans dated received March 3, 2022 revised and resubmitted on May 24, 2022.
  4. Preliminary Engineering Plans dated received March 3, 2022 revised and resubmitted on August 15, 2022.
  5. Justification Statement and proposed use.
  6. Drainage Calculations.

## VIII Recommendation

The unified 1.03 acres property is located east of Kirk Road between 10<sup>th</sup> Avenue North and 7<sup>th</sup> Avenue North. The site is currently developed with two residential single-family homes constructed in 1952 and 1971 respectively. The property was annexed into the Village in 2005 and the residential used has been maintained.

The site is composed of three contiguous properties that will be combined under one parcel. The applicant is requesting a site plan amendment and special exception use to permit the conversion of one of the existing residential structures into a place of worship with a maximum of 58 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the proposed use.

The proposed site plan provides enhancement to the landscaped buffers, new parking lot, paving, drainage improvements, pedestrian connections, vehicular circulation and interior improvements to the building.

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

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use and Site Plan Amendment subject to the following thirty (30) conditions below:

1. Build out date is December 31, 2023.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The worship sanctuary area shall be limited to 58 seats.
5. A unity of title shall be recorded **prior to the issuance of any building permit**.
6. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
7. A Utility/Civil Plan shall be approved by the Village Engineer **at time of permitting**.
8. No signs are proposed as part of this application.
9. All required improvements shall be completed, and a permanent life safety plan approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
10. Any proposed outdoor activities will necessitate subsequent approval from the Village.
11. A site plan amendment will be required to reconfigure the parking lot area if the cross-access is desired to be utilized/implemented.
12. The residential structure on the back shall be limited to one residential dwelling unit.
13. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
14. No loitering on the grounds will be permitted.
15. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
18. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
19. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
20. 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.
21. 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.

22. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
23. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
24. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
25. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
26. Photometrics must be certified by an engineer **prior to CO**.
27. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
28. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
29. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
30. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



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Office: 954.332.2358  
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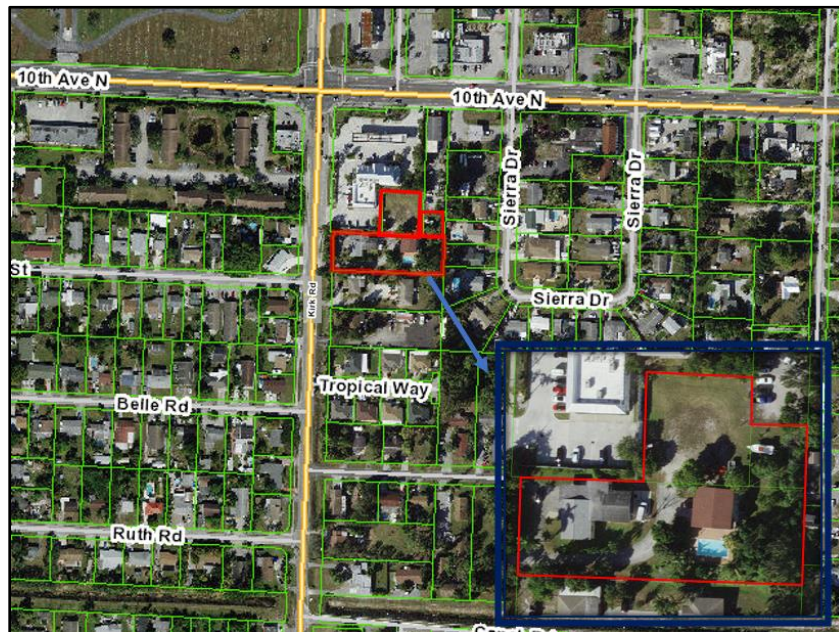
March 2, 2021

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

**RE: SPECIAL EXCEPTION APPLICATION - JUSTIFICATION LETTER AND NARRATIVE; 3330 Kirk Rd, Palm Springs, FL 33461 – Parcel Nos. 70434419200170070, 70434419200170020, 70434419200170080 (collectively, the “Site”)**

Dear Ms. Cabrera,

This firm represents the Applicant, Church of Jesus Christ (Apolostic) Inc., in connection with the enclosed application for Special Exception approval, with related site plan documents as required by the City. Specifically, the Applicant proposes a change of use for the Site from residential to place of worship for its church. The Site is located east of Kirk Rd, south of 10<sup>th</sup> Ave N, north of 7<sup>th</sup> Ave N, and west of Gulfstream Rd. It is a portion of a platted lot (tract 17) with an existing single-family house and accessory residence. The Applicant owns the Site, seen below:



The site is irregularly shaped and is bisected by two zoning districts, RM (Residential Multi-Family) and CG (Commercial General), as well as two future land use designations, Low Density Residential and Commercial. Most of the property has a future land use of Low Density Residential and zoning of RM. The following image depicts the applicable zoning:



The Applicant plans to invest a substantial sum – approximately \$80,000 – for renovating the above property to suit for the intended use as a place of worship/church. There will be no structures added, just site improvements, landscaping, an ADA compatible ramp, benches, and parking. The parking lot will be added to the portion of the property that is zoned commercial.

The Site is composed of three contiguous properties with separate parcel/folio numbers. The Applicant will combine the properties under one parcel/folio number through the property appraiser, and the Site will function as a single parcel. The Applicant would consent to a unity of title if requested as a condition of approval.

### SPECIAL EXCEPTION CRITERIA

Pursuant to Sec. 34-764, “places of worship” are a special exception use in the RM zoning district. Accordingly, the Applicant is seeking special exception approval. Applicant satisfies all seven (7) criteria set forth in Sec. 34-606(b) – Special Exception Procedures. The standards are each addressed separately below.

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



The comprehensive plan does not have specific provisions that address places of worship. However, the following provisions would be furthered by the proposed use:

*Future Land Use Goal: A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village:*

*Policy D.3.: Meet the social, cultural and civic needs of Palm Springs' residents through the maintenance of adequate sites for institutional uses...*

Accordingly, the Village envisions itself as primarily a residential community with a "mix of land uses" that meet social, cultural and civic needs. The Church at the Site will contribute to this vision. People from the community will have a place to find spiritual growth and shared religious values. Research has shown that people who are religiously active are more trusting of others, more optimistic about their impact on their community, think more highly of their community, are more involved in organizations of all kinds, and devote more time to the groups to which they are active.<sup>1</sup> Places of religious worship help people find comfort and acceptance through community. Thus, churches are very compatible with residential communities.

The Applicant will serve the community around it by holding church service every Sunday from 10 am to 1 pm, and 6 pm to 8 pm. All community outreach activities planned by the Applicant will be conducted off site. There will not be any ancillary uses of the property that will interfere or conflict with surrounding uses. No other services will be offered on site, other than Sunday service.

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

This property is zoned RM Residential multiple family. In this district, "churches and places of worship" is a special exception use for this property pursuant to Sec. 34-764. This property will be used primarily as a place of worship as defined in the Code. There is one principal structure, which will function as the place of worship, and an accessory structure which will be also maintained and controlled by the religious body that owns the property, the Applicant.<sup>2</sup>

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<sup>1</sup> Jim Jansen, Pew Research Center, *The Civic and Community Engagement of Religiously Active Americans* (Dec. 23, 2011) (<https://www.pewresearch.org/internet/2011/12/23/the-civic-and-community-engagement-of-religiously-active-americans/>)

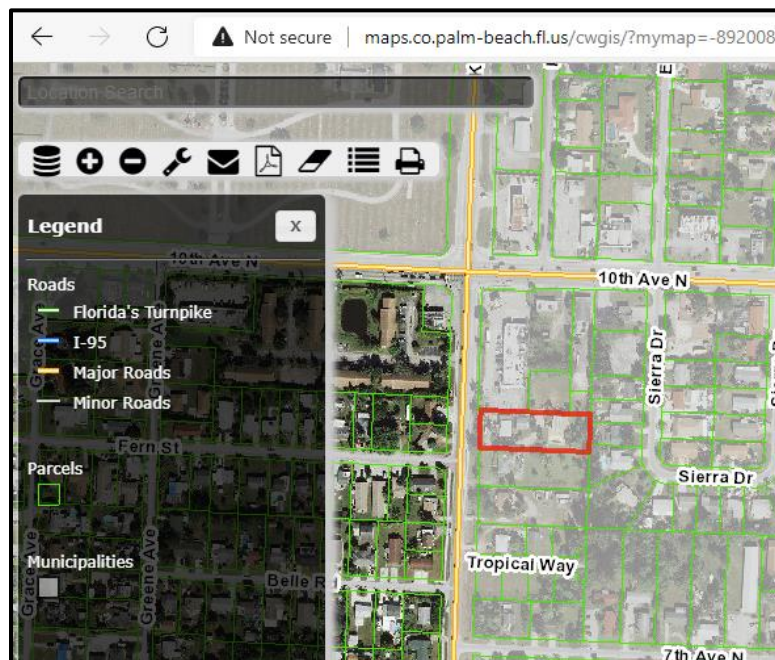
<sup>2</sup> See relevant definitions from the Village's Code of Ordinances:

***Church and places of worship.*** The terms "church" and "places of worship" shall mean a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

***Accessory building, structure or use.*** The term "accessory building, structure or use" shall mean a detached building, structure or use on the same lot with and of a nature customarily incidental and subordinate to the principal building, structure or use. Accessory structures or uses shall be in scale with the principal structure, of harmonious colors and materials, and shall not exceed 50 percent of the floor area of the principal use or 1,000 square feet,

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

To the north of the Site is a shopping center. The adjacent properties to the south and east are single-family residential uses. To the west is Kirk Road, which intersects with 10<sup>th</sup> Ave N at approximately 331 linear feet to the north from the Site. Both 10<sup>th</sup> Ave N and Kirk Rd are designated by Palm Beach County as Major Roads. Accordingly, a major intersection is located approximately 331 feet from the Site, which also abuts a Major Road.



The Site is immediately adjacent to a commercial shopping center. There are two existing structures at the Site. The primary structure was built as a single-family home and there is an accessory residential unit. The Applicant seeks to convert the entire Site to “place of worship” use. A site plan and engineering drawing is provided with the application materials.

The place of worship use is very compatible for this location. It serves as a suitable buffer between a shopping center and nearby single-family residences. A single family home next to a shopping center is less desirable and not the highest and best use of this property.

In 1958, the American Society of Planning Officials published a report entitled “Churches and Planning Controls”. The document is dated, but it contains relevant and topical observations, as follows:

“The church site should be near the center of community or neighborhood activity...it should be on the natural travel pattern of the community. It should be near the maximum number of people possible for [traveling] between church and home.... A site adjacent to, but not in, a commercial area is desirable.”<sup>3</sup>

Accordingly, this Property is a very suitable location for a church. It is within a residential area, close to commercial uses, but not within a commercial use.

In addition, the parking lot that is being constructed on site is going to be located entirely within the portion of the Property that is zoned Commercial.

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

There are no other churches in the neighborhood or nearby area surrounding the Property. The nearest church is on the other side of 10<sup>th</sup> Ave N., in a different neighborhood, and is owned by Grace Bible Church. In any event, there is no evidence that the presence of multiple churches can have a detrimental impact on the community.<sup>4</sup> To the contrary, churches are known to have a positive impact on the community.<sup>5</sup>

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

No detrimental effect will be caused by the proposed church use. Services will not be held outside. All services will be held indoors. There are no outdoor events associated with the church's program. There will not be bright lights shining outward. The only lights around the property will be solar powered and they will face toward the structure onsite, and not outward.

The number of members and visitors of the church is not expected to exceed 48 on Sundays, half of which will attend via zoom or other virtual means.

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<sup>3</sup> American Society of Planning Officials, Churches and Planning Controls (1958)  
(<https://www.planning.org/pas/reports/report106.htm>)

<sup>4</sup> Id.

<sup>5</sup> Jansen, *supra*.



There will be small but insignificant increase in traffic. See traffic statement from John M. Donaldson, PE, PTOE. Mr. Donaldson notes in the report that “the project is not significant” from a traffic standpoint.

***(6) That the proposed special exception use:***

***a. Does not significantly reduce light and air to adjacent properties.***

The structures on the property will not change in footprint or height.

***b. Does not adversely affect property values in adjacent areas.***

There is no adverse impact to property values by the presence of a nearby church. If anything, the Site will function as a buffer between residential and the higher intensity commercial shopping center. A church is a sensible transitional buffer between a commercial use and a single-family neighborhood. Further, research has shown that churches *increase* residential property values.<sup>6</sup>

***c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.***

The Site is right next to a shopping center, and a portion of the Site is zoned as Commercial General. When viewed in context with the surrounding uses, a church is a higher and better use for this Site than a single-family home. It is commonly viewed as less desirable to live next to a shopping center. In contrast, it is no less desirable to locate a church next a commercial use. A church is a good buffer to separate commercial use and residential use.

***d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.***

There will not be any negative impacts to the environment or public facilities.

***e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.***

Pedestrian amenities are provided for in the site plan, including benches and trash receptacles.

***(7) The proposed use would enhance and/or promote redevelopment of the Village, fulfill redevelopment objectives, and/or have a positive economic impact on the Village,***

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<sup>6</sup> Thomas M. Carroll et. al., *The Journal of Real Estate Finance and Economics* (1996) (“Our evidence indicates that neighborhood churches are amenities that enhances the value of neighborhood residential property”) (<https://link.springer.com/article/10.1007/BF00127540>)

***including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.***

The Church is investing approximately \$80,000 in renovations and upgrades for this Site. These upgrades will include adding parking spaces, installing an ADA compliant ramp for wheelchair accessibility, and other site improvements.

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In sum, the proposed use for the Site meets the standards set forth in the City's Code of Ordinances for Special Exception uses, and it is consistent with the goals, policies and objectives expressed in the comprehensive plan. The Site is a suitable location for a church because it is adjacent to both commercial and residential uses and there will be no adverse impacts to surrounding uses. We look forward to this Application being scheduled for the necessary public hearings.

Sincerely,

*/s/ Ryan Abrams*

Ryan A. Abrams, Esq.

FOR THE FIRM

PROJECT DATA:

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A SITE PLAN AND ADA UPGRADE TO AN EXISTING SITE TO ALLOW FOR ADDITIONAL PARKING FOR AN EXISTING CHURCH.

PROJECT INFORMATION:

OWNER: CHURCH OF JESUS CHRIST (APOSTOLIC) INC.

ADDRESS: 3330 KIRK RD.  
VILLAGE OF PALM SPRINGS, 33461

FOLIO: 70-43-44-19-20-017-0070 &  
70-43-44-19-20-017-0020 &  
70-43-44-19-20-017-0080

LEGAL: SUB 19-44-43 N 100 FT OF S 300 FT OF TR 17  
LESS W 50 FT / & SUB 19-44-43 S 112 FT OF W  
109 FT OF E 169.09 FT OF N 352 FT OF TR 17 &  
SUB 19-44-43 E 60 FT OF N 352 FT OF TR 17  
(LESS N 290 FT)

FLOOD: FLOOD ZONE - 'X'

ZONING AND CODE INFORMATION:

ZONING: RM- RESIDENTIAL MULTI-FAMILY (70 -PALM SPRINGS)

OCCUPANCY: GROUP - A-3

CONSTRUCTION TYPE: III-B

CURRENT USE: 0100 SINGLE FAMILY

PROPOSED USE: CHURCH (PLACE OF WORSHIP)

FLORIDA BUILDING CODE:

FBC-2020 7th EDITION BUILDING CODE

FBC EC= FLORIDA BUILDING CODE ENERGY CONSERVATION 2020

NEC= NFPA 70 2014 EDITION, NATIONAL ELECTRICAL CODE

F5= FLORIDA STATUTES

FLORIDA FIRE PREVENTION CODE, 7TH EDITION

NFPA 101: LIFE SAFETY CODE 2014 EDITION

ACCESSIBILITY CODE: 2020 FLORIDA ACCESSIBILITY CODE

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

BUILDING DATA:

|                              |                                           |
|------------------------------|-------------------------------------------|
| EXIST. 5F U.A.               | 2024 SF                                   |
| EXIST. 5F U.C.               | 816 SF                                    |
| BUILDING #1 TOTAL 5F U.A.    | 2840 SF (PROPOSED CHURCH IN EXIST. BLDG.) |
| EXIST. 5F U.A.               | 1024 SF                                   |
| EXIST. 5F U.C. (GARAGE/STOR) | 1732 SF                                   |
| BUILDING #2 TOTAL 5F U.A.    | 2756 SF (EXIST. BUILDING, NO CHANGE)      |

SITE/LAND DATA:

REQUIRED EXISTING PROPOSED  
TOTAL SITE AREA: LOT #1-.6713 / LOT #2-.2803 / LOT #3-.0838 = 1.0354 ACERS (45,102 SF) PER PAPA  
TOTAL SITE AREA PER SURVEY: 45,582 SF \* USED IN CALC.

|                              |     |                   |                   |
|------------------------------|-----|-------------------|-------------------|
| MAX. HARDSCAPE (IMPERVIOUS): | 55% | 29.6% (13,513 SF) | 41.4% (18,875 SF) |
| GREEN SPACE (PERVIOUS):      | NA  | 70.4% (32,069 SF) | 58.6% (26,707 SF) |

PROPERTY DEVELOPMENT REGULATIONS:

| Sec 34-766                | REQUIRED  | EXISTING         | PROPOSED         |
|---------------------------|-----------|------------------|------------------|
| MIN. LOT AREA:            | 15,000 SF | 49,582 SF        | 49,582 SF        |
| MIN. LOT WIDTH (INT):     | 80'       | 100.01'          | 100.01'          |
| MIN. LOT WIDTH (CORNER):  | 100'      | NA               | NA               |
| MIN. FRONTAGE:            | 80'       | 100.01'          | 100.01'          |
| MIN. LOT DEPTH:           | 100'      | 330.03'          | 330.03'          |
| MAX. LOT COVERAGE (BLDG): | 40%       | 12.3% (5,596 SF) | 12.3% (5,596 SF) |
| MIN. FRONT YARD:          | 25'       | 54.68'           | 54.68'           |
| MIN. REAR YARD:           | 12.5'     | 64.74'           | 64.74'           |
| MIN. SIDE YARD (SOUTH):   | 7.5'      | 39.59'           | 39.59'           |
| MIN. SIDE YARD (NORTH):   | 7.5'      | *1.5'            | *1.5'            |

MAX. BLDG. HT.: 3 STORIES OR 35' 2 STORY EXISTING NO CHG.

PARKING DATA:

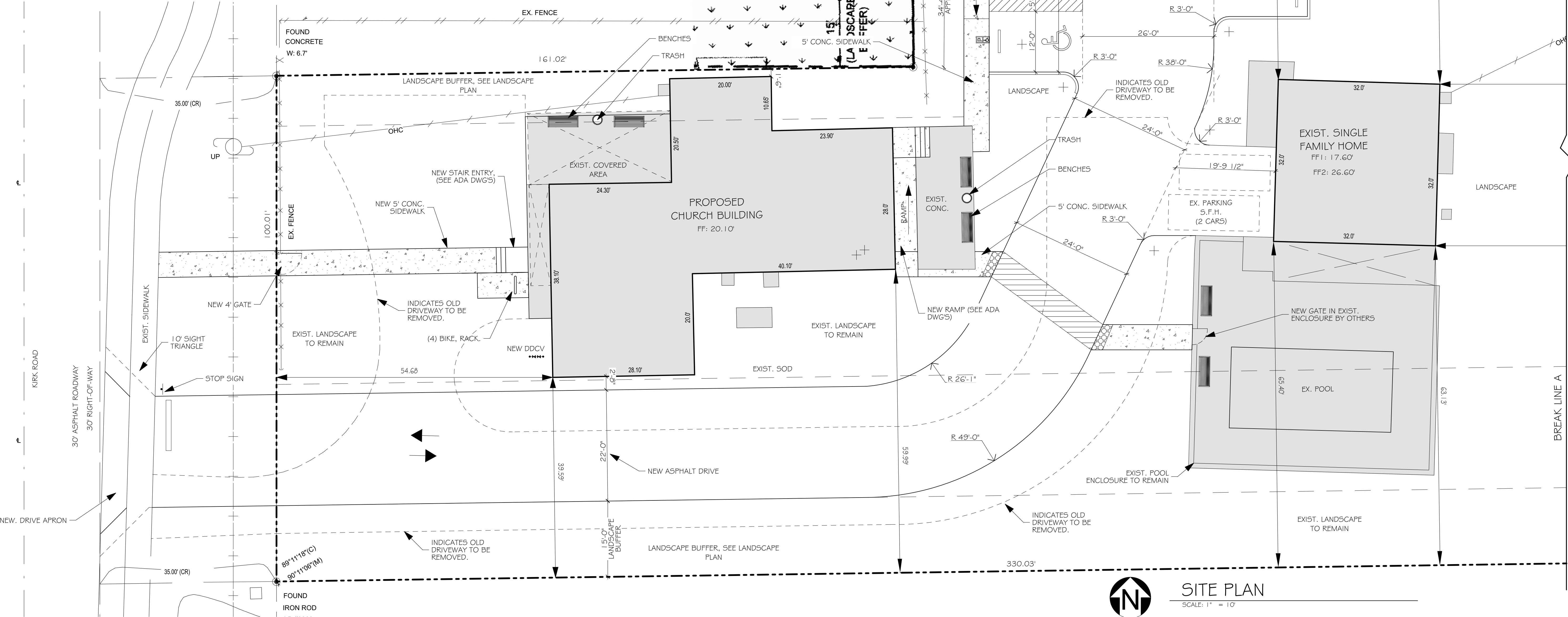
|                          | REQUIRED | EXISTING | PROPOSED |
|--------------------------|----------|----------|----------|
| CHURCH:                  |          |          |          |
| 15P/4 SEATS; 58 SEATS/4= | 14.5     | 0        | 20       |
| SING FAMILY HOME 25P =   | 2        | 2        | 2        |
| TOTAL 5P                 | 16.5     | 4        | 22       |

\*HANDICAP

\* INCLUDED IN OVERALL PARKING SPACE COUNT

DRAWING ABBREVIATIONS

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



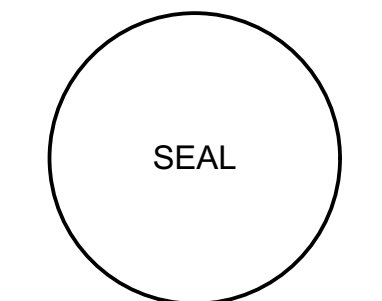
SITE PLAN

SCALE: 1" = 10'



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TEXAS 26934

CHURCH OF JESUS CHRIST  
(APOSTOLIC) INC.  
3330 KIRK RD.  
VILLAGE OF PALM SPRINGS, FL 33461

S.P.A.

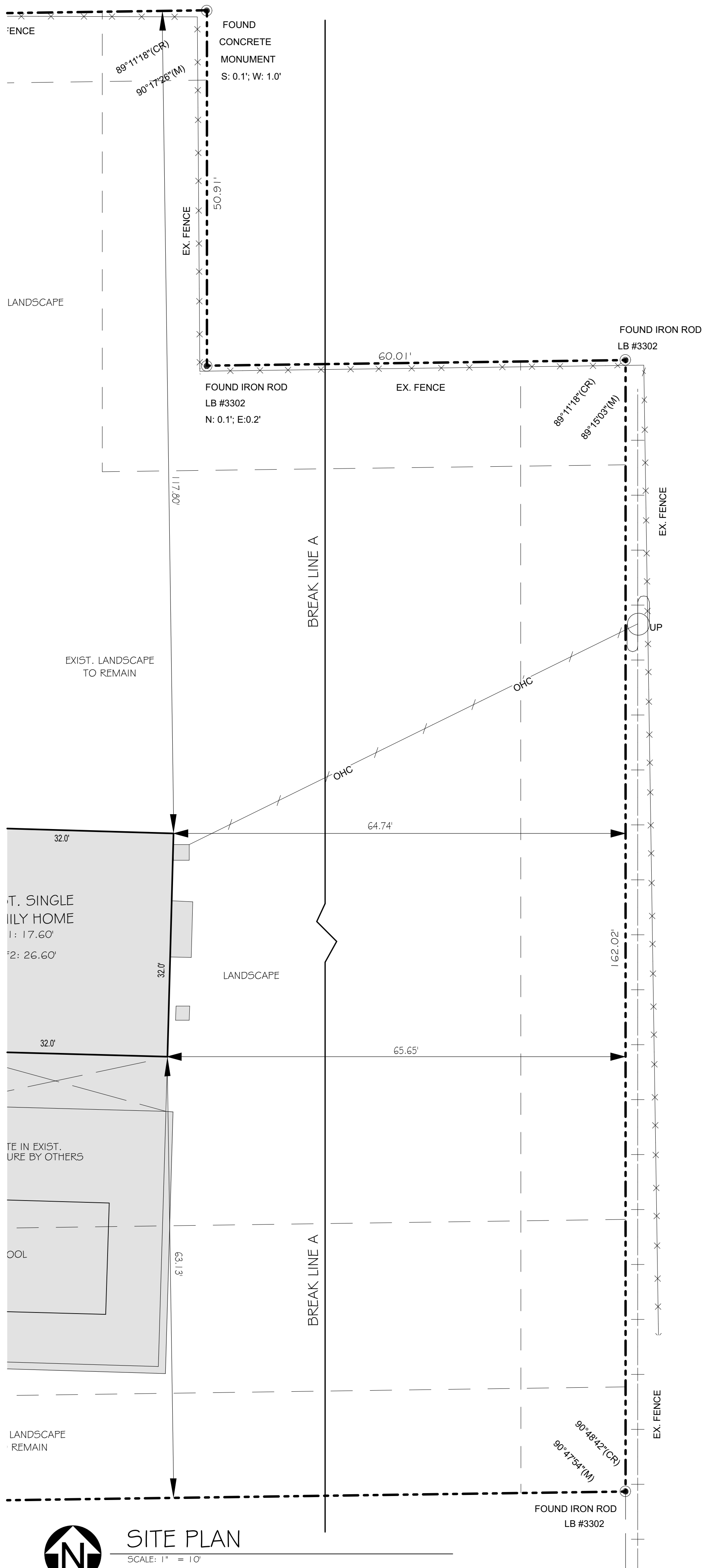
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PROJECT NO: 21-393  
DATE: 2.28.22  
DRAWN BY: BT  
CHECKED BY: S.S.  
REVISIONS:  
CITY COMMENTS (08.10.22)

SITE PLAN

SP1.1

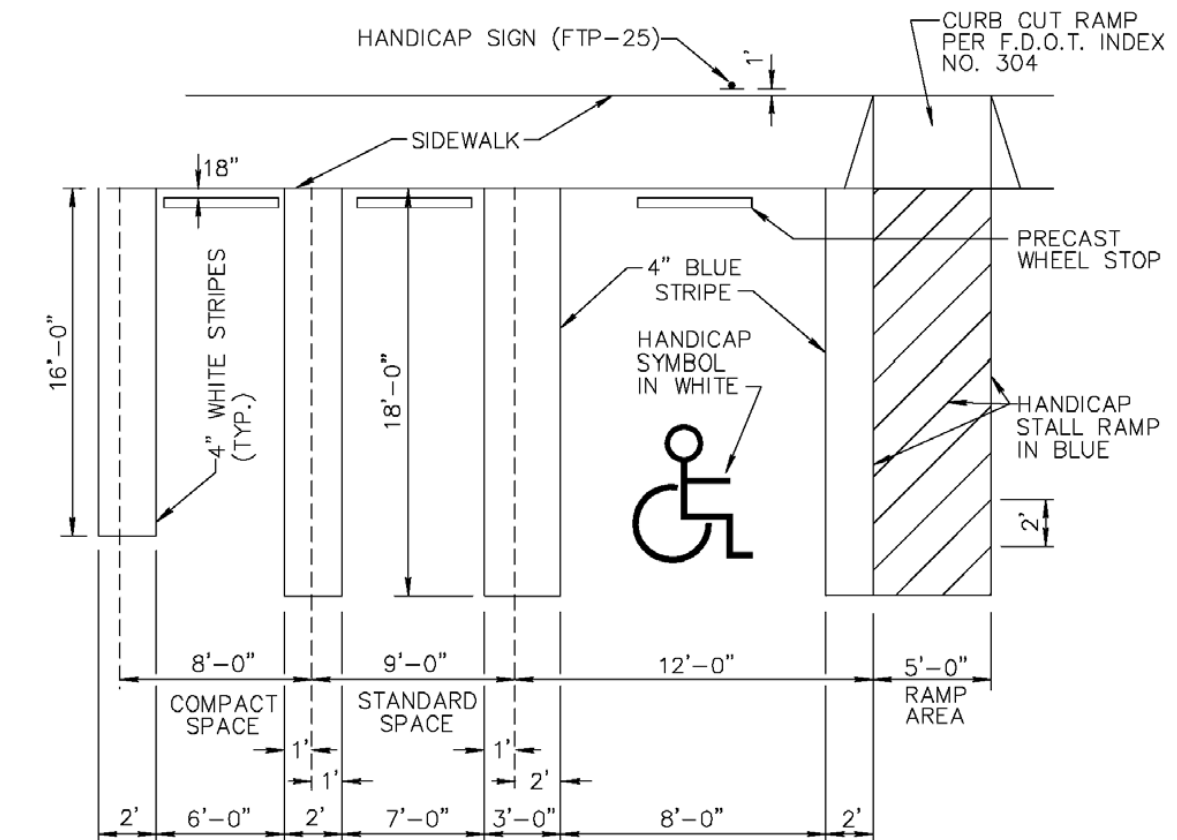




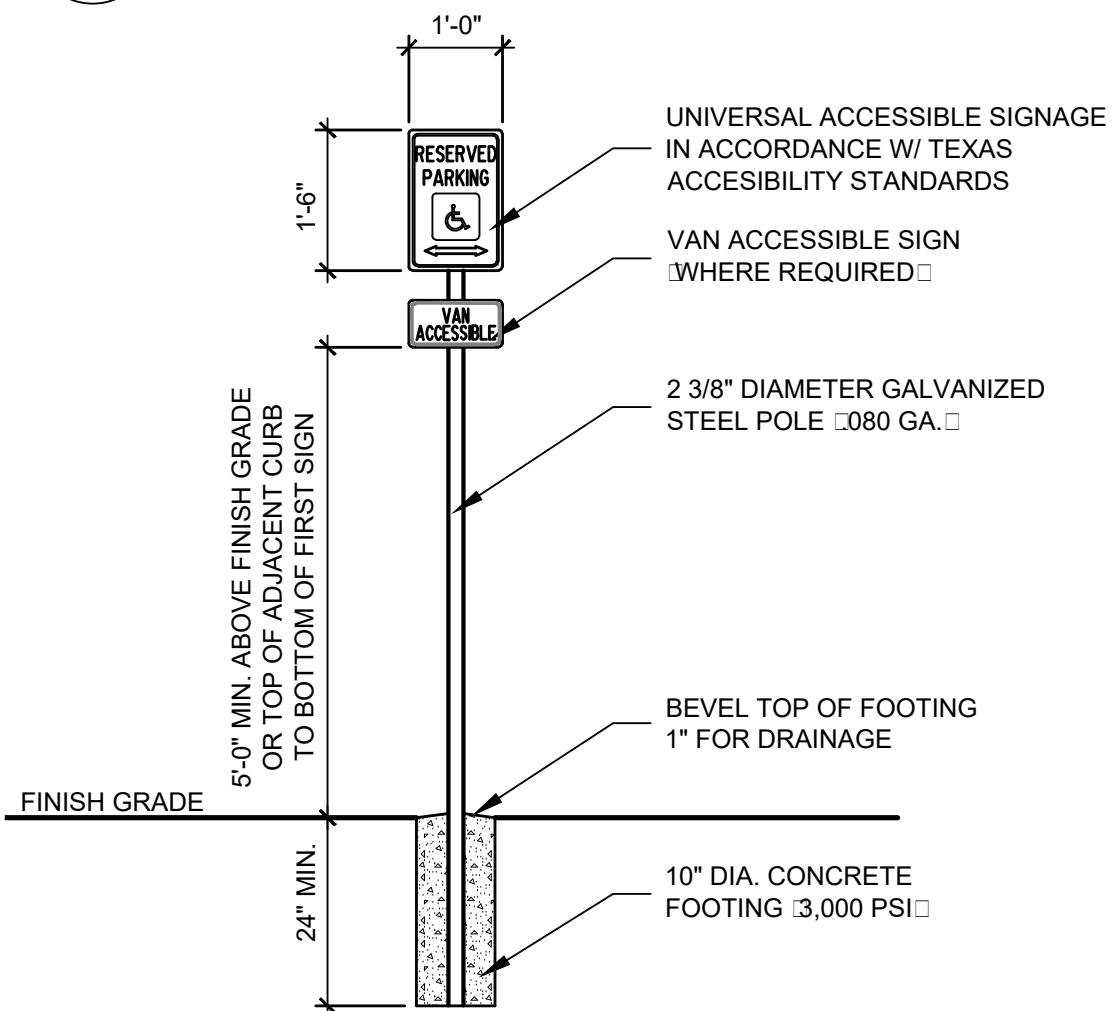
| Church of Jesus christ apostolic                                                                                          |                |        |                                        |       |       |       |         |          |         |  |
|---------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------------------------------|-------|-------|-------|---------|----------|---------|--|
| LIGHTING FIXTURE SCHEDULE                                                                                                 |                |        |                                        |       |       |       |         |          |         |  |
| TYPE                                                                                                                      | DESCRIPTION    | MFR    | CATALOG NUMBER                         | VOLTS | LAMPS | WATTS | DIMMING | MOUNTING | REMARKS |  |
| SITE                                                                                                                      |                |        |                                        |       |       |       |         |          |         |  |
| SA                                                                                                                        | SITE LUMINAIRE | LUMARK | PRV-C25-D-UNV-T2-SA-BZ-HSS / MA1010-XX | UNV   | LED   | 96    | 0-10V   | 20POLE   | NOTE 1  |  |
| SB                                                                                                                        | SITE LUMINAIRE | LUMARK | PRV-C15-D-UNV-T2-SA-BZ-HSS / MA1010-XX | UNV   | LED   | 52    | 0-10V   | 15POLE   | NOTE 2  |  |
| FIXTURE SCHEDULE NOTES                                                                                                    |                |        |                                        |       |       |       |         |          |         |  |
| NOTE 1: MOUNTED ON VALMONT 20" ALUMINIUM POLE (#R1908-40506T4-P2-COOPER FINISH)                                           |                |        |                                        |       |       |       |         |          |         |  |
| NOTE 2: MOUNTED ON VALMONT 15" ALUMINIUM POLE (#R1508-40506T4-P2-COOPER FINISH)                                           |                |        |                                        |       |       |       |         |          |         |  |
| FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT CHRISTOPHER GODFREY @ LIGHTING DYNAMICS - (854) 405-7046 |                |        |                                        |       |       |       |         |          |         |  |

| Photometrics Calculation Software Generated Luminaire Schedule                      |     |       |             |             |                  |       |            |            |
|-------------------------------------------------------------------------------------|-----|-------|-------------|-------------|------------------|-------|------------|------------|
| Symbol                                                                              | Qty | Label | Arrangement | Lum. Lumens | Arr. Lum. Lumens | LLF   | Lum. Watts | Arr. Watts |
|  | 1   | SB    | Single      | 6551        | 6551             | 0.900 | 52         | 52         |
|                                                                                     | 2   | SA    | Single      | 12145       | 12145            | 0.900 | 96         | 96         |

| Calculation Summary    |             |       |      |     |     |         |         |
|------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                  | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| PARKING LOT            | Illuminance | Fc    | 2.78 | 6.2 | 1.0 | 2.78    | 6.20    |
| PARKING LOT 2          | Illuminance | Fc    | 2.98 | 5.5 | 1.0 | 2.98    | 5.50    |
| PROPERTY LINE @ 6' AFG | Illuminance | Fc    | 0.03 | 0.2 | 0.0 | N.A.    | N.A.    |

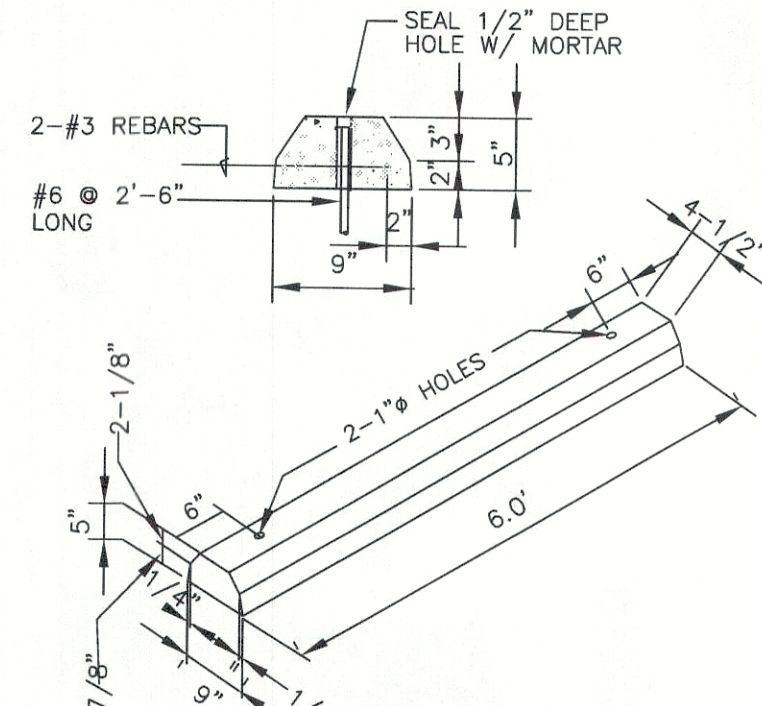
 PARKING DETAIL

NOT TO SCALE



② ADA SIGN DETAIL

NOT TO SCALE

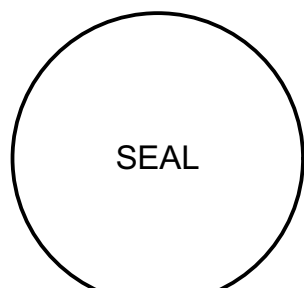


② WHEEL STOP DETAIL

NOT TO SCALE



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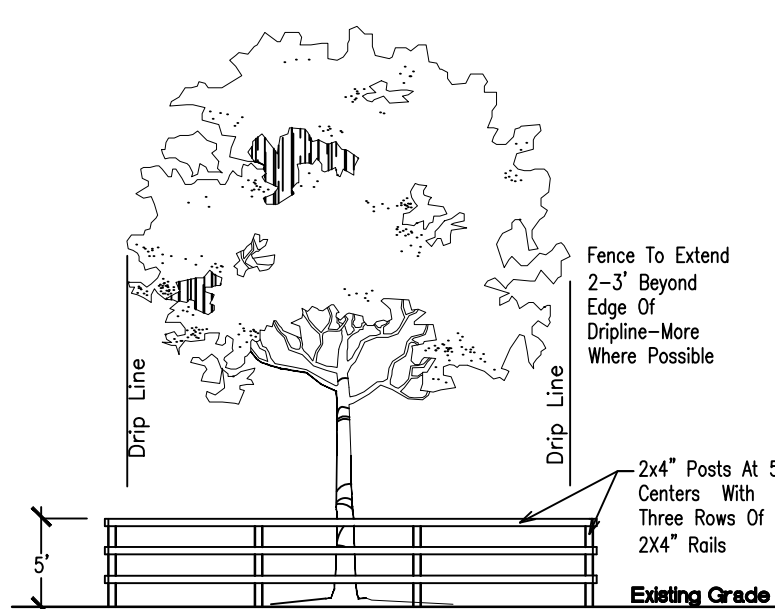
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DATE: 2.28.22  
DRAWN BY: BT  
CHECKED BY: S.S.  
REVISIONS:  
① CITY COMMENTS (08.10.22)

## SITE PLAN DETAILS & PHOTOMETRIC PLAN

# SP1.2

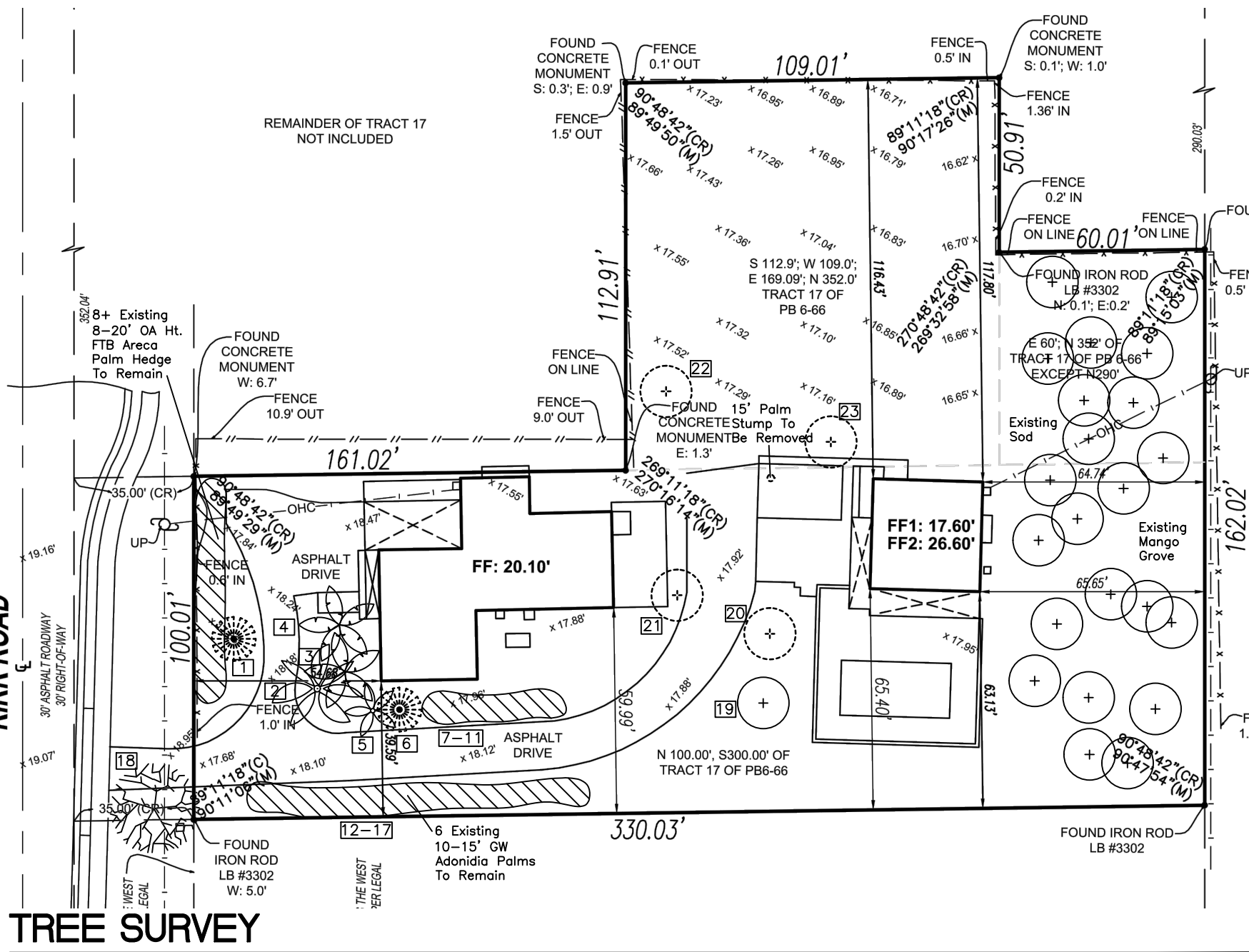
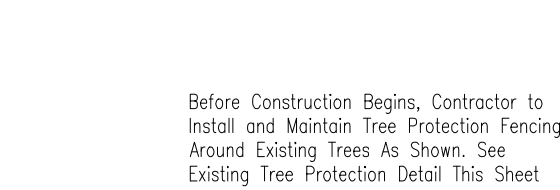




NOTE: From The Start And Throughout The Duration Of The Project, Contractor To Install A Wood Fence Barrier To Form A Continuous Circle Around The Tree Or All Existing Trees To Remain.

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

## EXISTING TREE PROTECTION DETAIL



## Existing Tree List

ISA Guide for Plant Appraisal, 9th Edition  
Case/Location: 3330 Kirk Road, Palm Springs, FL  
Date: 2/5/2022  
Appraiser: Thomas White, ASLA-ISA  
ISA Arborist FL-5248A

| Tree #     | Species (Botanical Name / Common Name)                                                    | Ht. x Spr.         | Class  | Rating % | = DBH Caliper (in inches)                                                                                                                                      | X (Condition) | Condition %    | = Caliper Removed (\$50 per inch) | Replacement Value per ISA | Recommendation    |
|------------|-------------------------------------------------------------------------------------------|--------------------|--------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|-----------------------------------|---------------------------|-------------------|
| 18         | Coccoloba uvifera / Seagrape                                                              | 25x25'             | A      | 100      | 1.00                                                                                                                                                           | 48            | Very Very Poor | 0.05                              | \$156                     | To Be Removed (a) |
| 19         | Eriobotrya japonica / Loquat                                                              | 20x20'             | B      | 80       | 0.80                                                                                                                                                           | 8             | Fair           | 0.32                              | \$0                       | To Remain         |
| 20         | Manilkara zapota / Sapodilla                                                              | 25x25'             | C      | 60       | 0.60                                                                                                                                                           | 25            | Fair           | 0.45                              | \$439                     | To Be Removed     |
| 21         | Mangifera indica / Mango                                                                  | 30x20'             | C      | 60       | 0.60                                                                                                                                                           | 14            | Very Poor      | 0.09                              | \$49                      | To Be Removed     |
| 22         | Mangifera indica / Mango                                                                  | 20x20'             | C      | 60       | 0.60                                                                                                                                                           | 10            | Poor           | 0.22                              | \$86                      | To Be Removed     |
| 23         | Mangifera indica / Mango                                                                  | 20x30'             | C      | 60       | 0.60                                                                                                                                                           | 14            | Poor           | 0.22                              | \$120                     | To Be Removed     |
| (a)        | Severely HR due to utility line clearance and 40-50% trunk decay, potential public hazard |                    |        |          |                                                                                                                                                                |               |                |                                   | 13.07                     | \$850             |
| Condition: |                                                                                           | Specimen           | 100-80 | %        | Caliper Removed Formula = Rating % x DBH Caliper x Condition %.                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | Good+Healthy       | 79-60  | %        |                                                                                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | Fair               | 59-40  | %        |                                                                                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | Poor               | 39-20  | %        |                                                                                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | Very Poor          | 19-1   | %        |                                                                                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | Dead-Cull-Invasive | 0      | %        |                                                                                                                                                                |               |                |                                   |                           |                   |
| Class      |                                                                                           | A                  | 100%   |          | Abbreviations:<br>DEH Diameter Breast Ht., 4.5' Above Grade<br>FTB Full to Base<br>GW Grey Wood<br>HR Hat Racked<br>ISA International Society of Arboriculture |               |                |                                   |                           |                   |
|            |                                                                                           | B                  | 80%    |          |                                                                                                                                                                |               |                |                                   |                           |                   |
|            |                                                                                           | C                  | 60%    |          |                                                                                                                                                                |               |                |                                   |                           |                   |

## GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

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

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

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

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

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

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

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

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

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

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

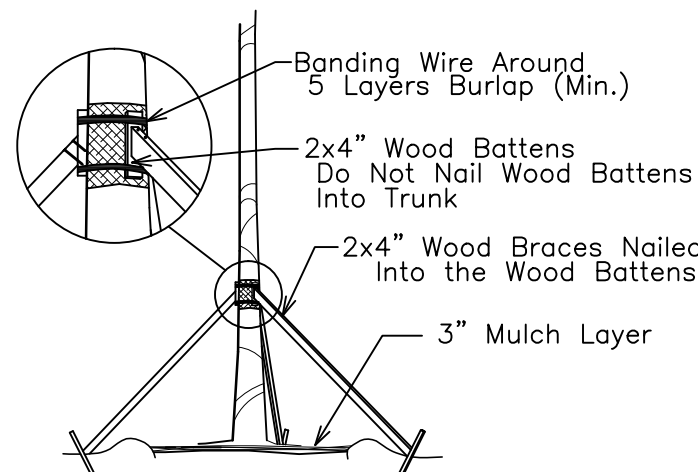
No fertilizers are required.

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

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

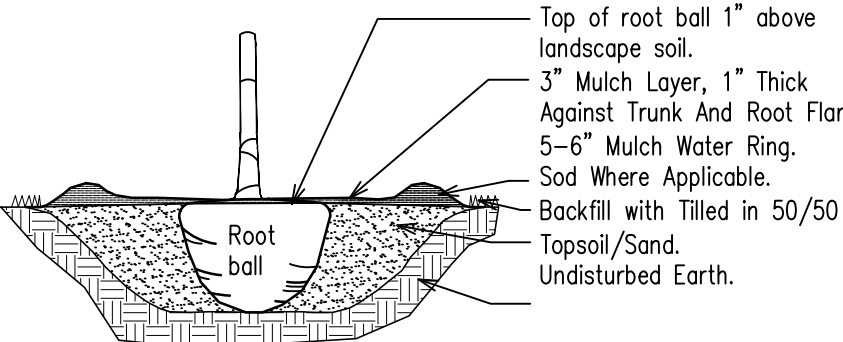
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas White, ASLA-ISA, AKA Land Art Planning & Design, LLC.

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



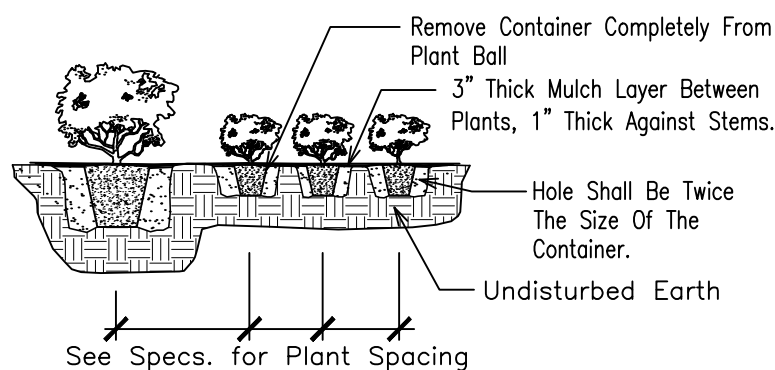
## TREE/PALM BRACING DETAIL

NTS



## TREE/PALM PLANTING DETAIL

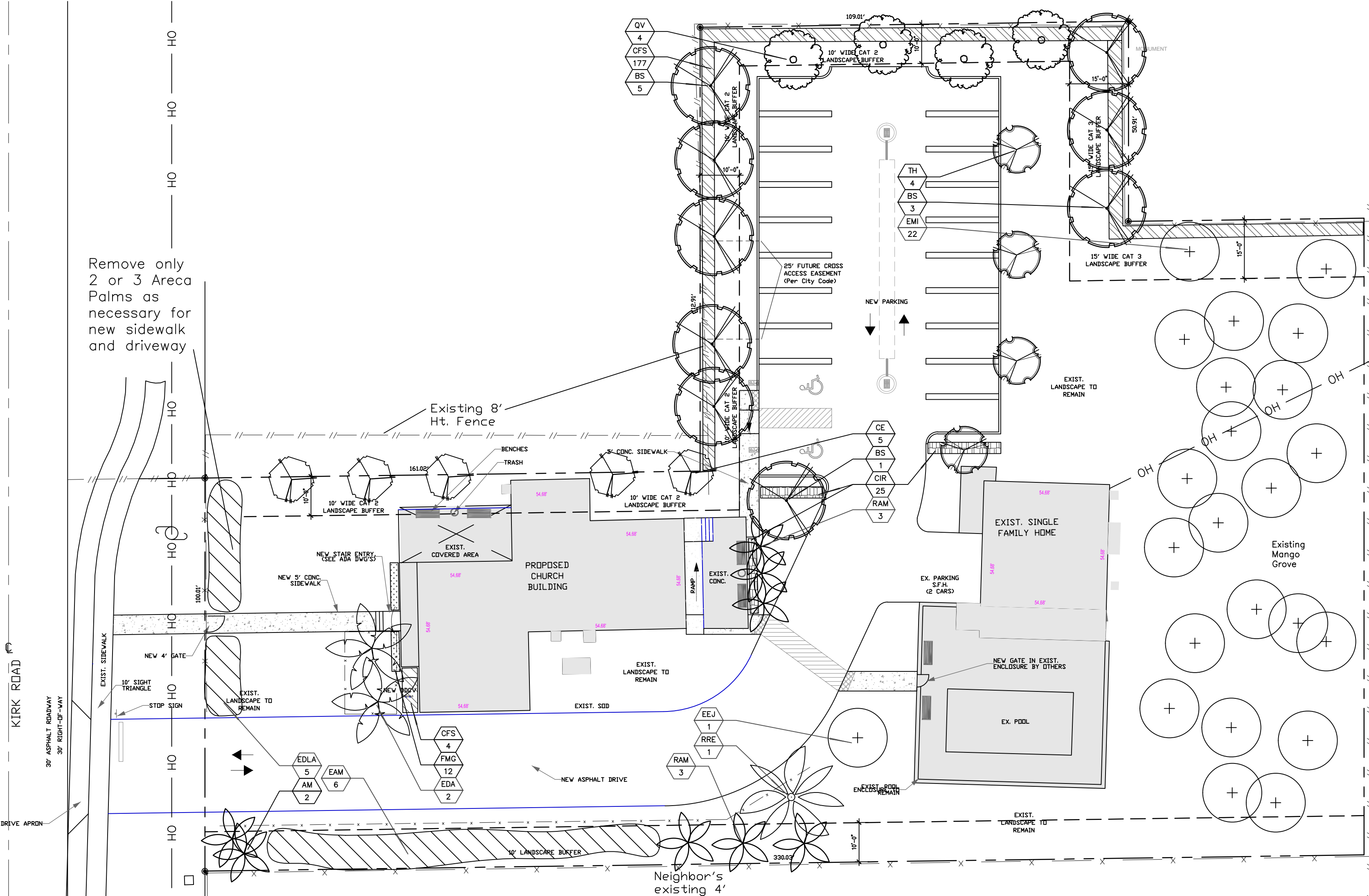
NTS



## SHRUB PLANTING DETAIL

NTS

Remove only 2 or 3 Area Palms as necessary for new sidewalk and driveway



## LANDSCAPE PLAN

SCALE 1"=20'

## Existing Palm List

| Tree # | Species (Botanical Name / Common Name) | Height (in Feet) | GW (in Feet) | Condition | Recommendation          | Replacement Value per ISA |
|--------|----------------------------------------|------------------|--------------|-----------|-------------------------|---------------------------|
| 1      | Washingtonia robusta / Washington Palm | 50               | 40           | Good      | To Be Removed           | 1 Palm                    |
| 2      | Dichosperma album / Princess Palm      | 20               | 15           | Good      | To Remain               | 0 Palm                    |
| 3      | Dichosperma album / Princess Palm      | 20               | 15           | Good      | To Remain               | 0 Palm                    |
| 4      | Roystonia regia / Florida Royal Palm   | 40               | 30           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 5      | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 6      | Washingtonia robusta / Washington Palm | 15               | 10           | Good      | To Be Removed           | 1 Palm                    |
| 7      | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 8      | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 9      | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 10     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 11     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 12     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 13     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 14     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 15     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Remain               | 0 Palm                    |
| 16     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 0 Palm                    |
| 17     | Adonidia merillii / Christmas Palm     | 15               | 10           | Good      | To Be Relocated On-Site | 2 Palms                   |

## Village of Palm Springs

| Section                | Tree #            | Species (Botanical Name / Common Name)                       | Height (in Feet) | GW (in Feet) | Condition | Recommendation | Replacement Value per ISA |
|------------------------|-------------------|--------------------------------------------------------------|------------------|--------------|-----------|----------------|---------------------------|
| Section 34-161(b)(2)   | 1                 | Tree Required Each 2,500 S.F. of Landscape / Impervious Area | 27,786 S.F.      | Impervious   |           | Required       | 11                        |
| Section 34-161(c)(2)b. | VUA: 1            | Tree Required Each 40 L.F. of VUA                            | 195 L.F.         |              |           | 5              | 5                         |
| Section 34-162         | Landscape Buffers |                                                              |                  |              |           |                |                           |
|                        | North             |                                                              |                  |              |           | 10             | 10                        |
|                        | NW                |                                                              |                  |              |           | 5              | 5                         |
|                        | NE                |                                                              |                  |              |           | 3              | 3                         |
|                        | Total             |                                                              |                  |              |           | 34             | 34                        |

## PLANT LIST

| Code                   | Drought | QTY. | Botanical Name / Common Name                 | Specifications        |
|------------------------|---------|------|----------------------------------------------|-----------------------|
| EXISTING TREES / PALMS |         |      |                                              |                       |
| EAM                    | V       | 6    | Adonidia merillii / Christmas Palm           | 10-15' GW             |
| EDA                    | V       | 2    | Dichosperma album / Princess Palm            | 15' GW                |
| EEL                    | V       | 1    | Eriobotrya japonica / Loquat                 | 20' OA Ht.            |
| EMI                    | V       | 22   | Mangifera indica / Mango                     | 15-20' OA Ht.         |
| RELOCATED PALMS        |         |      |                                              |                       |
| RRE                    | (N)     | 1    | Roystonia regia / Florida Royal Palm         | 30' GW                |
| RAM                    | V       | 6    | Adonidia merillii / Christmas Palm           | 10-15' GW             |
|                        |         | 29   | Total Trees / Palms (AM, DA, WR Counted 3:1) |                       |
| PROPOSED TREES         |         |      |                                              |                       |
| BS                     | (N)     | 9    | Bursaria sinuata / Gumbo Limbo               | 12' x 6', 2' Cal. DBH |
| CE                     | (N)     | 5    | Conocarpus erectus / Green Buttonwood        | 12' x 6', 2' Cal. DBH |
| TH                     | V       | 4    | Tabeaia heterophylla / Pink Trumpet Tree     | 12' x 6', 2' Cal. DBH |
|                        |         | 18   | Total Proposed Trees                         |                       |
|                        |         | 14   | Native Trees                                 |                       |
|                        |         | 78%  | Native Trees                                 |                       |

## ACCENTS / SHRUBS / GROUND COVERS

| Code                | Drought | QTY. | Botanical Name / Common Name                          | Specifications           |
|---------------------|---------|------|-------------------------------------------------------|--------------------------|
| CFS                 | (N)     | 181  | Cassia lava / Small Leaf Clusia                       | 7 Gal., 36"x24", 30" OC  |
| CIR                 | (N)     | 25   | Chrysobalanus icaco / Red Tip Cocoplum                | 3 Gal., 24"x24", 24" OC  |
| EDLA                | V       | 5    | Dypsis lutescens / Areca Palm                         | 8-20' OA Ht.             |
|                     |         | 211  | Total Shrubs                                          |                          |
|                     |         | 206  | Native Shrubs                                         |                          |
|                     |         | 98%  | Native Shrubs                                         |                          |
| GROUND COVERS / SOD |         |      |                                                       |                          |
| FMG                 | V       | 12   | Ficus microcarpa / Green Island Ficus                 | 3 Gal., 16" Spr., 24" OC |
| Sod                 | M       |      | S.F. Stenotaphrum secundatum / St. Augustine Palmetto | Solid application        |
|                     | (N)     |      | Florida Native Plant Species                          | No gaps between seams    |
|                     | M       |      | Moderate Drought Tolerance                            |                          |
|                     | V       |      | Very Drought Tolerant                                 |                          |

## MITIGATION TREE & PALM LIST

| Code | Drought | QTY. | Botanical Name / Common Name       | Specifications             |
|------|---------|------|------------------------------------|----------------------------|
| QV   | (N)     | 4    | Quercus virginiana / Live Oak      | 12-14' x 6', 3.5' Cal. DBH |
|      |         |      | Total Caliper Added                | 14                         |
|      |         |      | Total Caliper Removed              | 13.07                      |
|      |         |      | Caliper Deficiency                 | 0                          |
| AM   | V       | 2    | Adonidia merillii / Christmas Palm | 8' CT Min., Sng. Trunk     |
|      |         |      | Total Palms Added                  | 2                          |
|      |         |      | Total Palms Removed                | 2                          |
|      |         |      | Palms Deficiency                   | 0                          |
|      |         | 53   | Total Site Trees / Palms           |                            |

## 3330 KIRK ROAD SITE PLAN INFORMATION

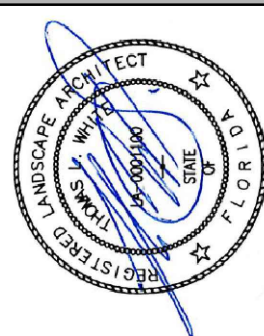
|                                |                 |   |            |
|--------------------------------|-----------------|---|------------|
| Gross Site Area:               | 49,040 Sq. Feet | = | 1.13 Acres |
| Buildings Area:                | 2,840 Sq. Feet  | = | 5.8%       |
| Driveways / Walkways / Pads    | 18,414 Sq. Feet | = | 37.5%      |
| Total Impervious Areas:        | 21,254 Sq. Feet | = | 43.3%      |
| Total Pervious/Landscape Area: | 27,786 Sq. Feet | = | 56.7%      |

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

## REVISIONS

8-10-2022: Per City  
Comments  
9-2-2022: 25' Cross  
Access Easement Added

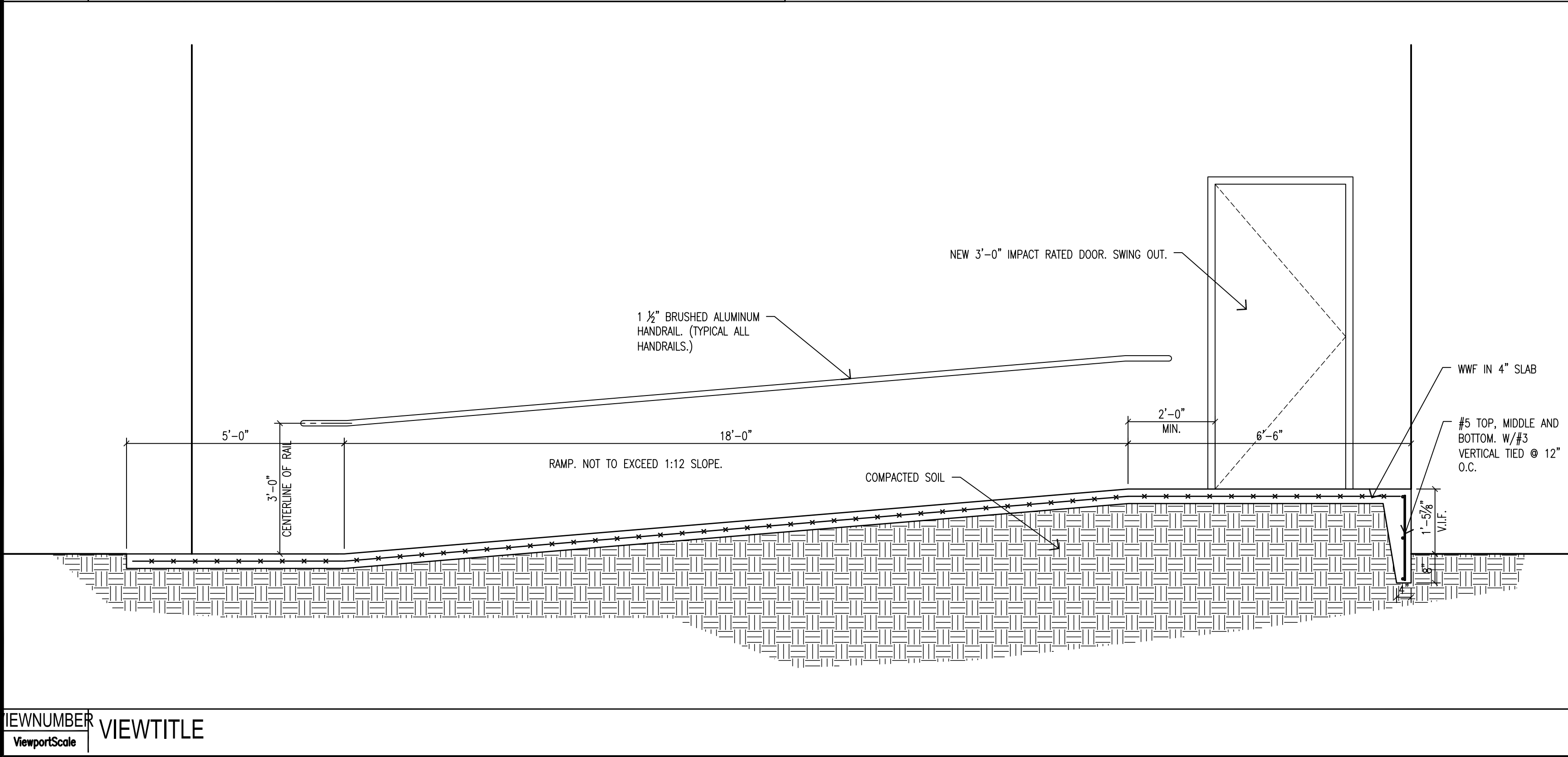
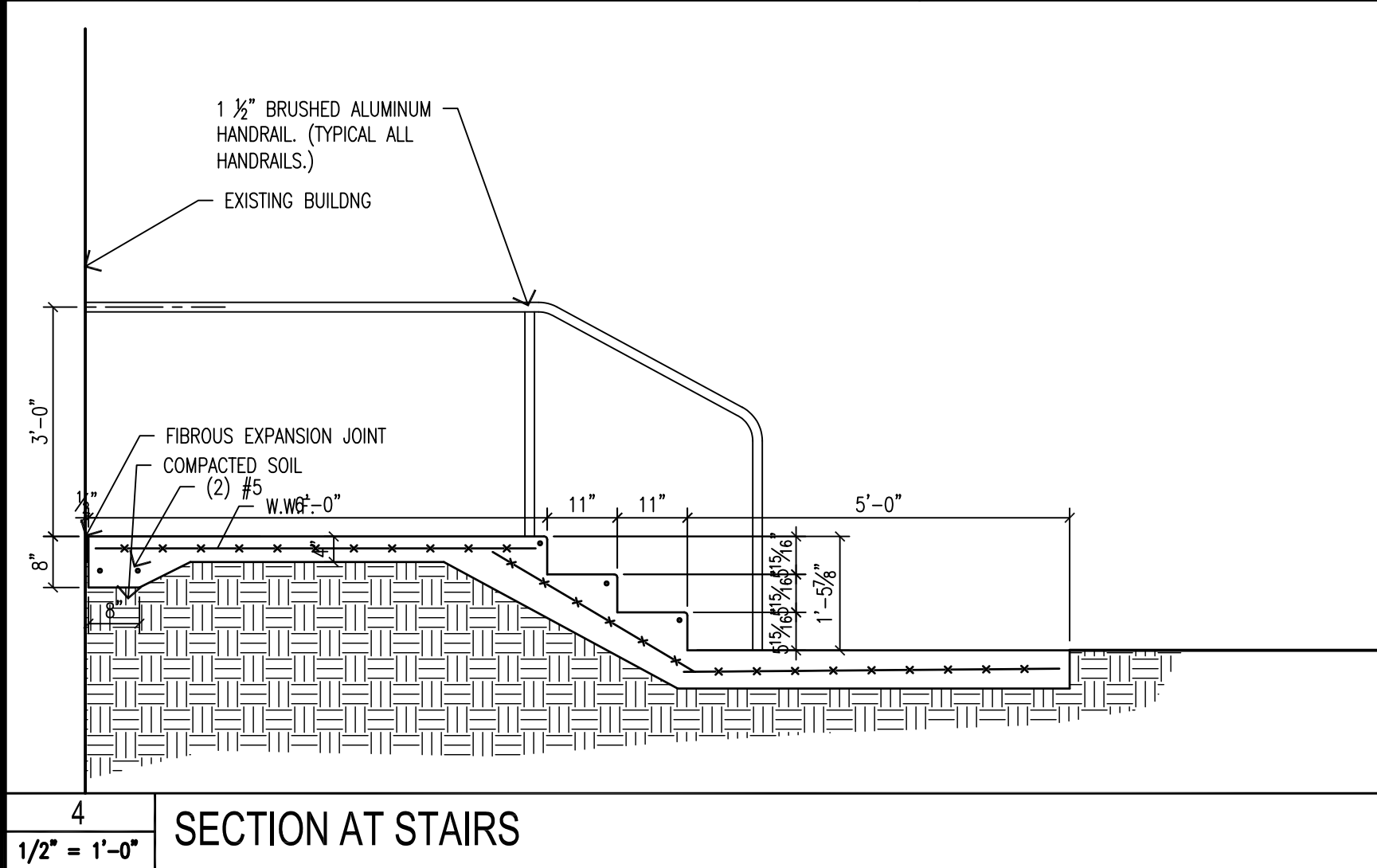
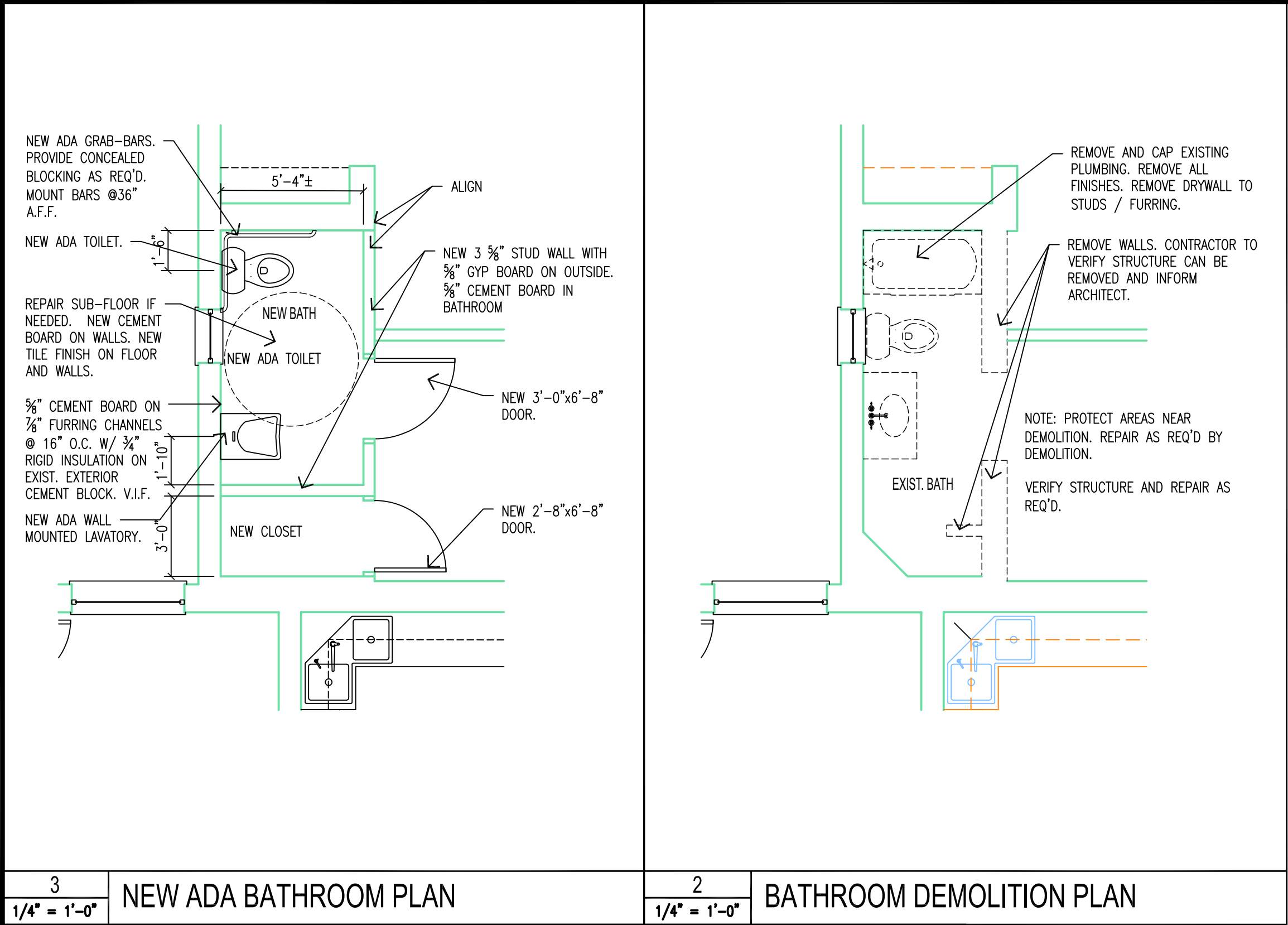
Tree Survey / Landscape Permit Plan  
Church of Jesus Christ Apostolis, Inc.  
3330 Kirk Road  
Palm Springs, Florida 33461



DRAWN:  
TW  
CHECKED:  
TW  
DATE:  
12-20-2021  
SCALE: As Shown

Sheet No.  
L-1  
Sheet 1 Of 1





Life Safety Plan C

SCALE: 1' = 1'-0"

| Mark | Description | Date | By |
|------|-------------|------|----|
|------|-------------|------|----|

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CONTRACTOR MUST VERIFY AND CONFIRM ALL DIMENSIONS ON THE JOB.

MICHAEL NELSON ASSOCIATES ARCHITECTS LLC  
255 Evernia St. #921 West Palm Beach FL 33401  
TEL. 561 301 1030

MICHAEL NELSON  
FLORIDA REGISTERED ARCHITECT  
REGISTRATION # AR 0012832

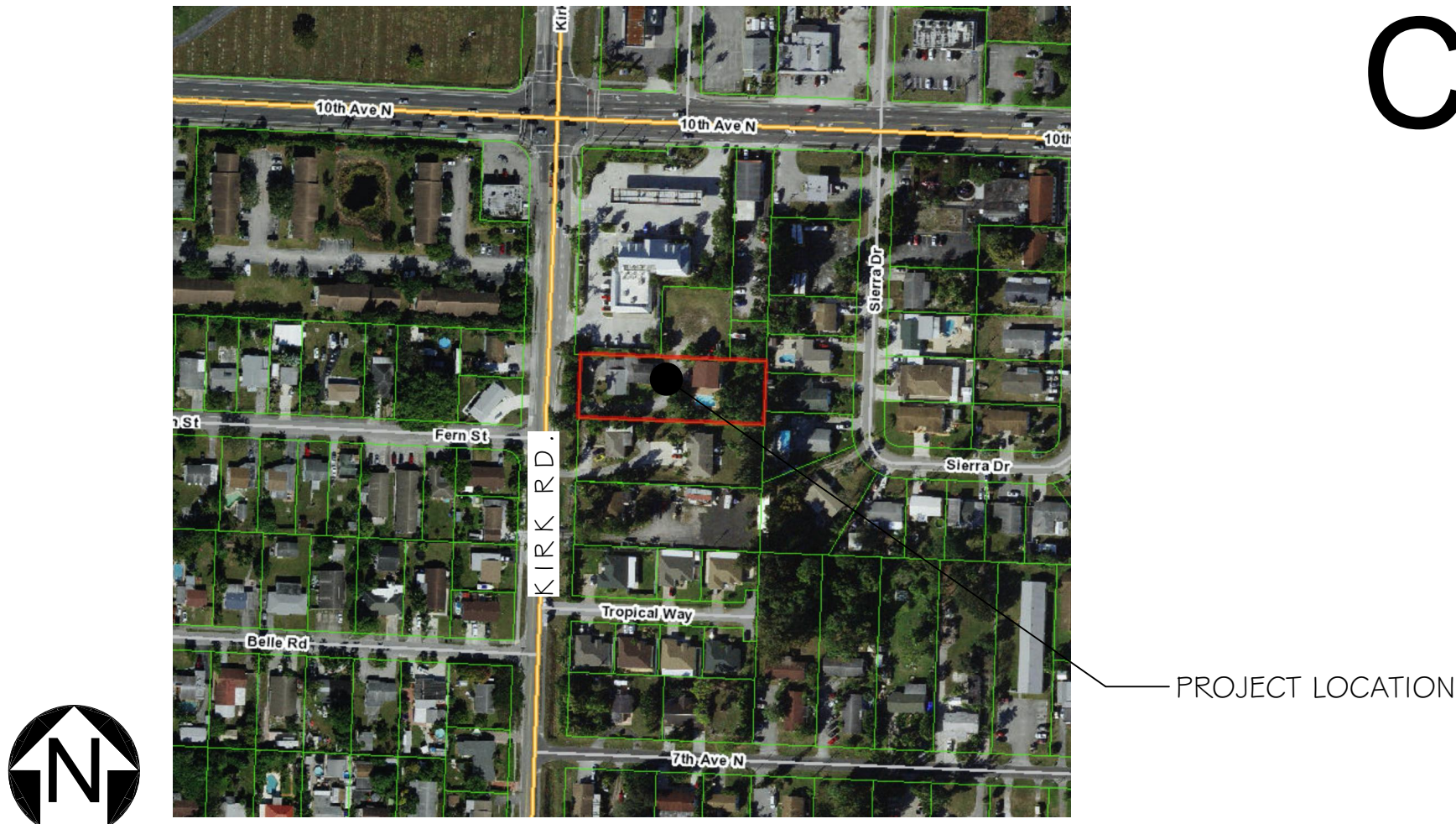
|               |                    |
|---------------|--------------------|
| Drawn<br>JL   | Scale<br>AS NOTED  |
| Checked<br>MN | Date<br>12/17/2020 |

Title  
LIFE SAFETY - ADA  
RENOVATIONS PLAN

|                         |                      |
|-------------------------|----------------------|
| Project No.<br>2020-015 | Drawing No.<br>LS1.1 |
|-------------------------|----------------------|



LOCATION MAP:



# CHURCH OF JESUS CHRIST (APOSTOLIC) INC.

3330 KIRK RD.  
VILLAGE OF PALM SPRINGS, 33461

## LIST OF DRAWINGS:

CS.1 COVER SHEET  
SP.1 SITE PLAN  
LSI.1 LIFE SAFETY PLAN  
  
C1.1 CIVIL PLAN  
C2.0 CIVIL PLAN AND DETAILS  
C3.0 CIVIL DETAILS  
C4.0 CIVIL DETAILS

## GENERAL NOTES:

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2. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.

## ABBREVIATIONS:

|           |                       |           |                                          |
|-----------|-----------------------|-----------|------------------------------------------|
| @         | AT                    | H.C.      | HOLLOE CORE                              |
| ACT       | ACOUSTICAL TILE       | H.M.      | HOLLOW METAL                             |
| ADJ.      | ADJUSTABLE            | H.V.A.C.  | HEATING, VENTILATION, & AIR CONDITIONING |
| A.B.      | ANCHOR BOLT           | INSUL.    | INSULATION                               |
| A.C.      | AIR CONDITIONING      | INV.      | INVERT                                   |
| AFF       | ABOVE FINISH FLOOR    | LAM.      | LAMINATED                                |
| ALUM.     | ALUMINUM              | MAT.      | MATERIAL                                 |
| ALT.      | ALTERNATE             | M.C.      | MECHANICAL CONTRACTOR                    |
| BD.       | BOARD                 | M.H.      | MAN HOLE                                 |
| BLDG.     | BUILDING              | MLDG.     | MOLDING                                  |
| B.M.      | BENCH MARK            | MTL. MET. | METAL                                    |
| BRG.      | BRIDGING OR BEARING   | MIN.      | MINIMUM                                  |
| C/C       | CENTER TO CENTER      | M.T.      | METAL THRESHOLD                          |
| CL        | CENTER LINE           | N.I.C.    | NOT IN CONTRACT                          |
| CAB.      | CABINET               | NO.       | NUMBER                                   |
| C.B.      | CATCH BASIN           | NOM.      | NOMINAL                                  |
| C.I.      | CAST IRON             | O.C.      | ON CENTER                                |
| CER.      | CERAMIC               | OPG.      | OPENING                                  |
| CLG.      | CEILING               | O.W.      | OPEN WEB                                 |
| C.O.      | CLEAN OUT             | P.C.      | PLUMBING CONTRACTOR                      |
| CONC.     | CONCRETE              | PL        | PLATE                                    |
| COORD.    | COORDINATE            | PT.       | PRESSURE TREADED                         |
| COL       | COLUMN                | P.S.I.    | POUNDS PER SQUARE INCH                   |
| CONT.     | CONTINUOUS            | R.A.      | RETURN AIR                               |
| DET.      | DETAIL                | RM.       | ROOM                                     |
| DN.       | DOWN                  | REQD      | REQUIRED                                 |
| DK.       | DECK                  | REIN.     | REINFORCING                              |
| D.S.      | DOWN SPOUT            | S.B.      | SPALSH BLOCK                             |
| D.W.      | DRY WALL              | SCH.      | SCHEDULE                                 |
| DWG.      | DRAWING               | SEC.      | SECTION                                  |
| E.C.      | ELECTRICAL CONTRACTOR | S.C.      | SOLID CORE                               |
| EL. ELEV. | ELEVATION             | SIM.      | SIMILAR                                  |
| ELEC.     | ELECTRICAL            | S.S.      | STAINLESS STEEL                          |
| EX/EXIST  | EXISTING              | S.V.B.    | STRAIGHT VINYL BASE                      |
| EXP.      | EXPOSED OR EXPANSION  | SPEC.     | SPECIFICATION                            |
| F.E.      | FIRE EXTINGUISHER     | T.O.      | TOP OF                                   |
| F.F.      | FINISHED FLOOR        | T.O.F.    | TOP OF FOOTING                           |
| FIN.      | FINISH                | T.O.P.    | TOP OF PLATE                             |
| FLR.      | FLOOR                 | T.O.S.    | TOP OF STEEL                             |
| F.S.      | FULL SIZE             | TYF.      | TYPICAL                                  |
| F.T       | FOOT OR FEET          | THK.      | THICK OR THICKNESS                       |
| FTG.      | FOOTING               | T&G       | TOUNGUE AND GROOVE                       |
| G.C.      | GENERAL CONTRACTOR    | V.C.T.    | VINYL COMPOSITION TILE                   |
| GL.       | GLASS OR GLAZING      | V.C.B.    | VINYL COVE BASE                          |
| G.PT.     | GLAZED PAINT          | VIF       | VERIFY IN FIELD                          |
| GYP.      | GYPSUM                | W/        | WITH                                     |
| H.B.      | HOSE BIB              | W.I.      | WROUGHT IRON                             |
| HGT.      | HEIGHT                | WD.       | WOOD                                     |
| HRD'R     | HARDENER              | W.W.F.    | WELDED WIRE FABRIC                       |

## WALL LEGEND:

|  |                                                                    |
|--|--------------------------------------------------------------------|
|  | EXISTING CMU WALL                                                  |
|  | EXISTING INTERIOR WALL                                             |
|  | EXISTING FIRE RATED PARTITION WALL                                 |
|  | CMU WALL                                                           |
|  | CMU WALL, W/ ONE SIDE 1x PT FURRING & GYP SUM BOARD                |
|  | CMU WALL, W/ ONE SIDE 2x PT FURRING & GYP SUM BOARD                |
|  | CMU WALL, W/ ONE SIDE 1-5/8\"/>                                    |
|  | PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 1-5/8\"/>               |
|  | PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 2x PT FURRING & 5/8\"/> |
|  | INTERIOR WALL                                                      |
|  | INTERIOR FIRE RATED PARTITION WALL                                 |

## ARCHITECTURAL SYMBOLS:

|  |                                         |  |                  |
|--|-----------------------------------------|--|------------------|
|  | REVISION MARKER                         |  |                  |
|  | ELEVATION MARK                          |  |                  |
|  | ROOM NUMBER                             |  |                  |
|  | DOOR TAG- REFER TO DOOR SCHEDULE        |  |                  |
|  | WINDOW TAG- REFER TO WINDOW SCHEDULE    |  |                  |
|  | WALL DETAIL, REFER TO PARTITION DETAILS |  |                  |
|  | FIXTURE TAG                             |  |                  |
|  | SECTION LETTER                          |  | BUILDING SECTION |
|  | WALL SECTION                            |  | SHEET NUMBER     |
|  | DETAIL                                  |  |                  |

## DESIGN TEAM:

OWNER:  
CHURCH OF JESUS CHRIST  
(APOSTOLIC) INC.  
3330 KIRK RD. WEST PALM BEACH FL 33406  
ivana@martier.com

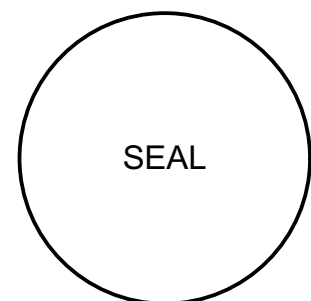
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NEW JERSEY 21A101517500  
TEXAS 26934

CHURCH OF JESUS CHRIST  
(APOSTOLIC) INC.  
3330 KIRK RD.  
VILLAGE OF PALM SPRINGS, FL 33461

S.P.A.

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PROJECT NO: 21-393  
DATE: 2.28.22  
DRAWN BY: BT  
CHECKED BY: S.S.  
REVISIONS:  
CITY COMMENTS (08.10.22)

COVER SHEET

CS.1



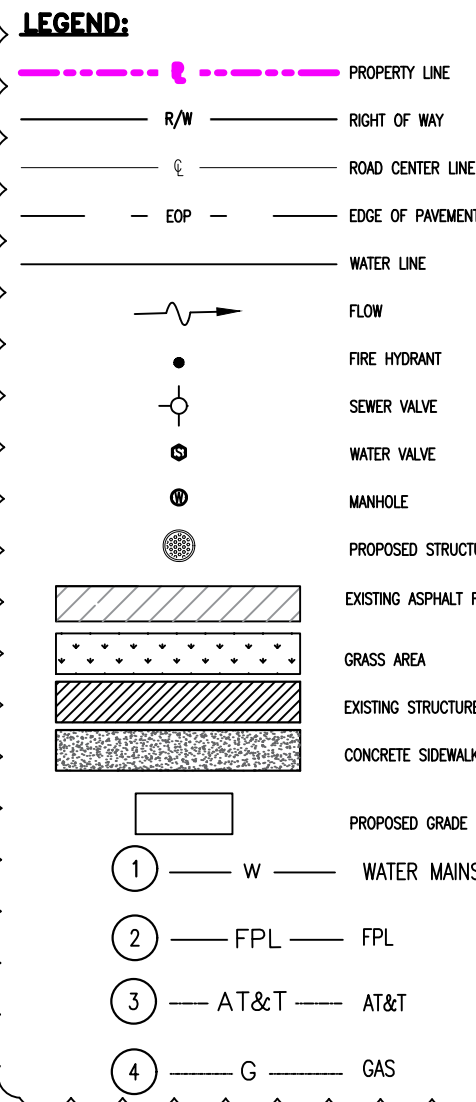




KIRK ROAD

30' ASPHALT ROADWAY  
30' RIGHT-OF-WAY

NEW DRIVE APRON



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

NOTE:  
ALL PAVEMENT MARKINGS ARE WHITE  
UNLESS OTHERWISE NOTED.

ACCESSIBLE PARKING  
SIGN SEE DETAIL  
(7' TO BOTTOM OF SIGN)

EDGE OF PAVEMENT

ACCESSIBLE PARKING SPACE

SLOPE NOT TO EXCEED  
2% IN ALL DIRECTIONS



ACCESSIBLE SYMBOL  
IN BLUE, 3 TO 5 FEET HIGH

ACCESSIBLE PARKING SPACE

4" WHITE



ACCESSIBLE SYMBOL  
IN BLUE, 3 TO 5 FEET HIGH

STANDARD PARKING SPACE

4" WHITE

### ACCESSIBLE PARKING SPACE DETAIL

N.T.S.

DETECTABLE WARNING PLATE

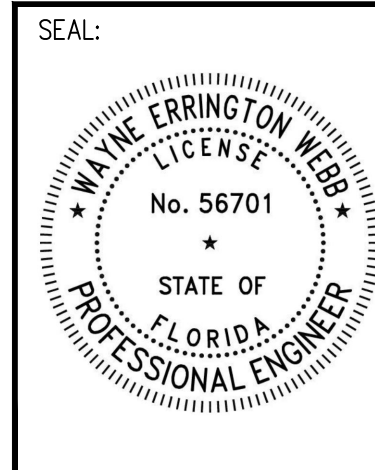
DISABLED PARKING  
SIGNAGE (TYP.)

### PROPOSED SITE PLAN, ASPHALT DRIVE AND NEW PARKING LOT

NOTE: ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988

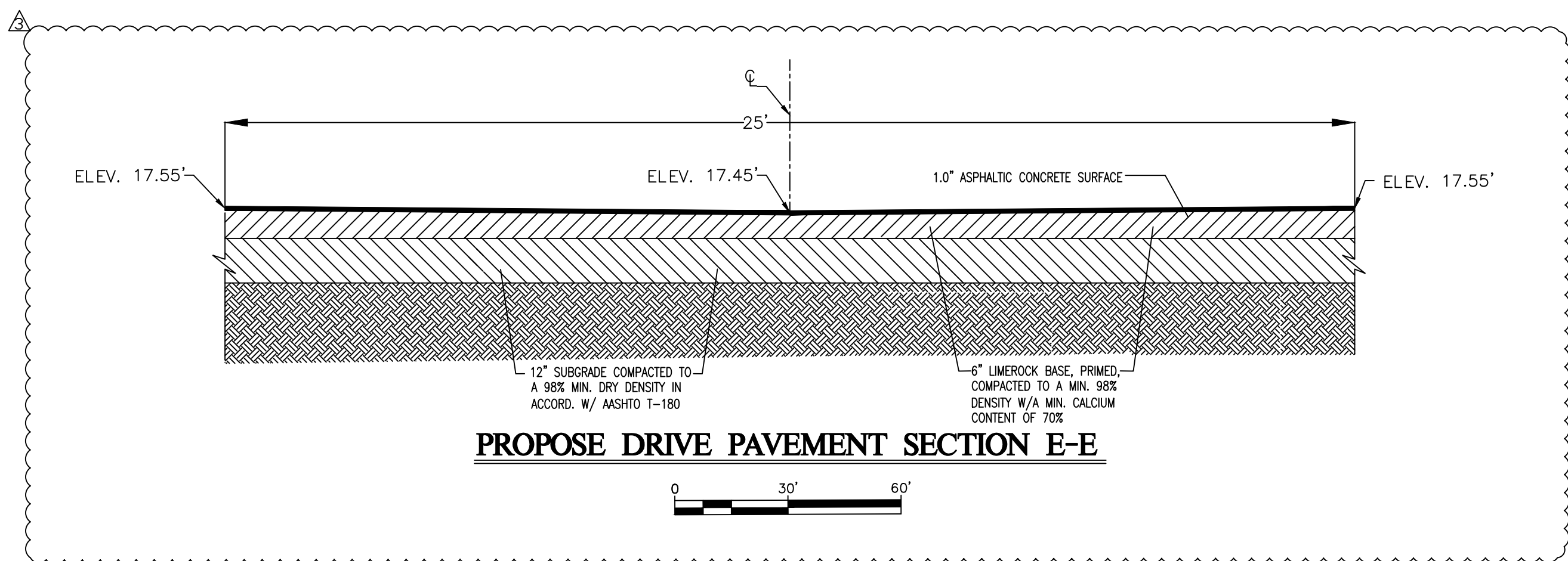
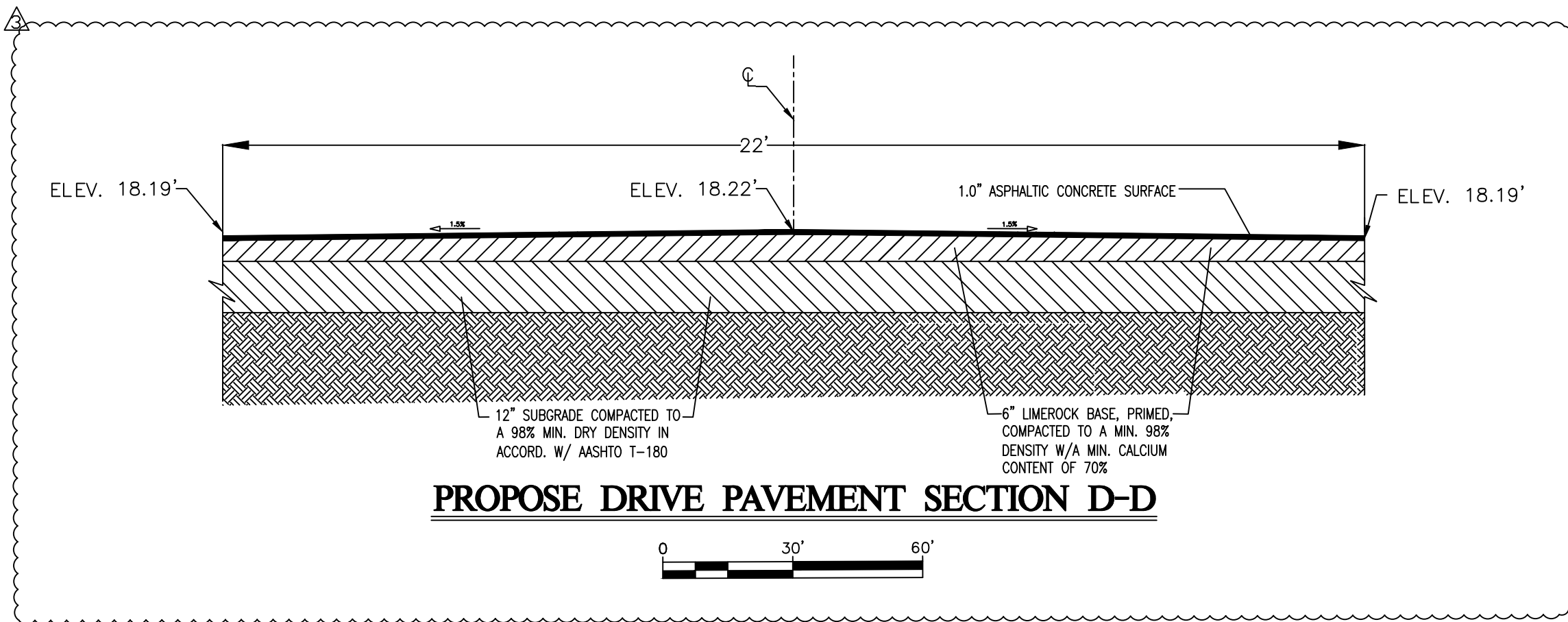
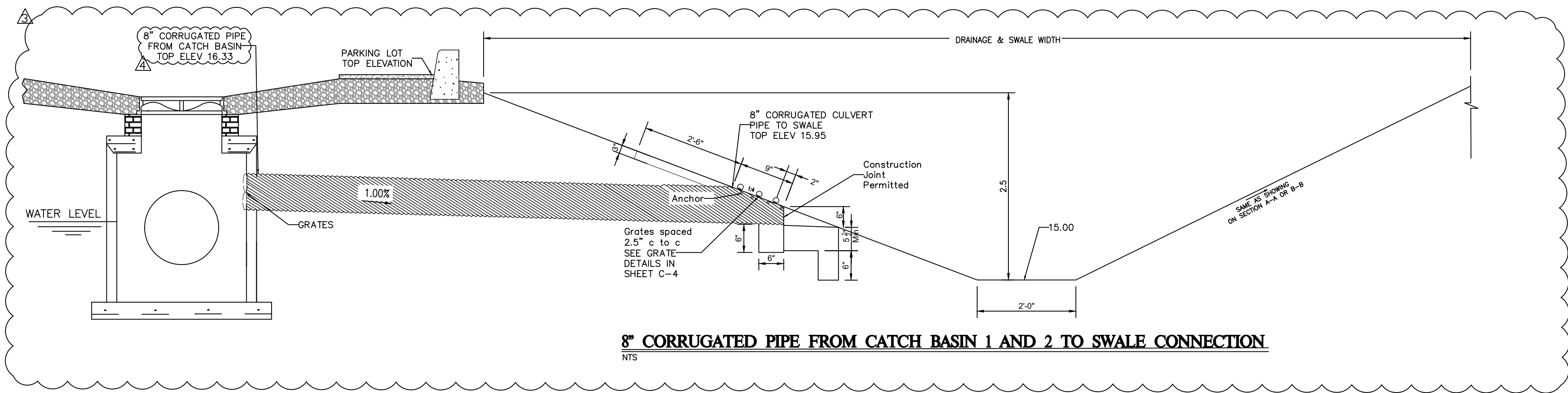
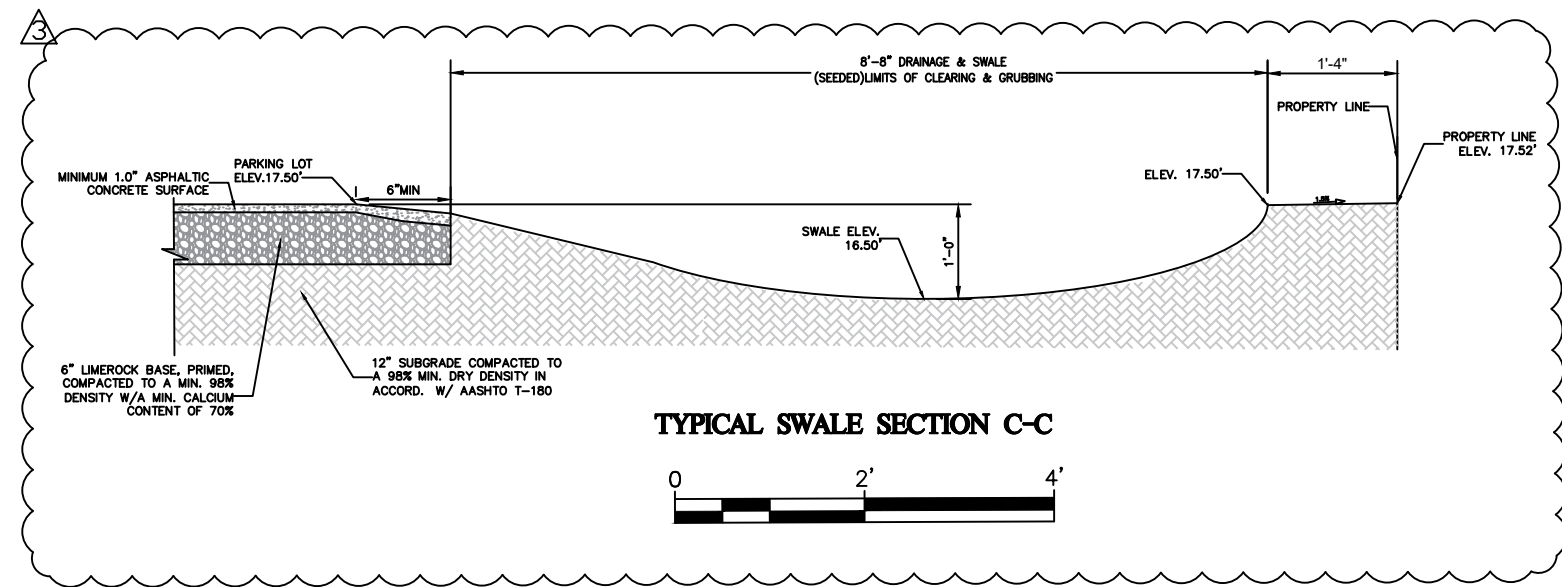
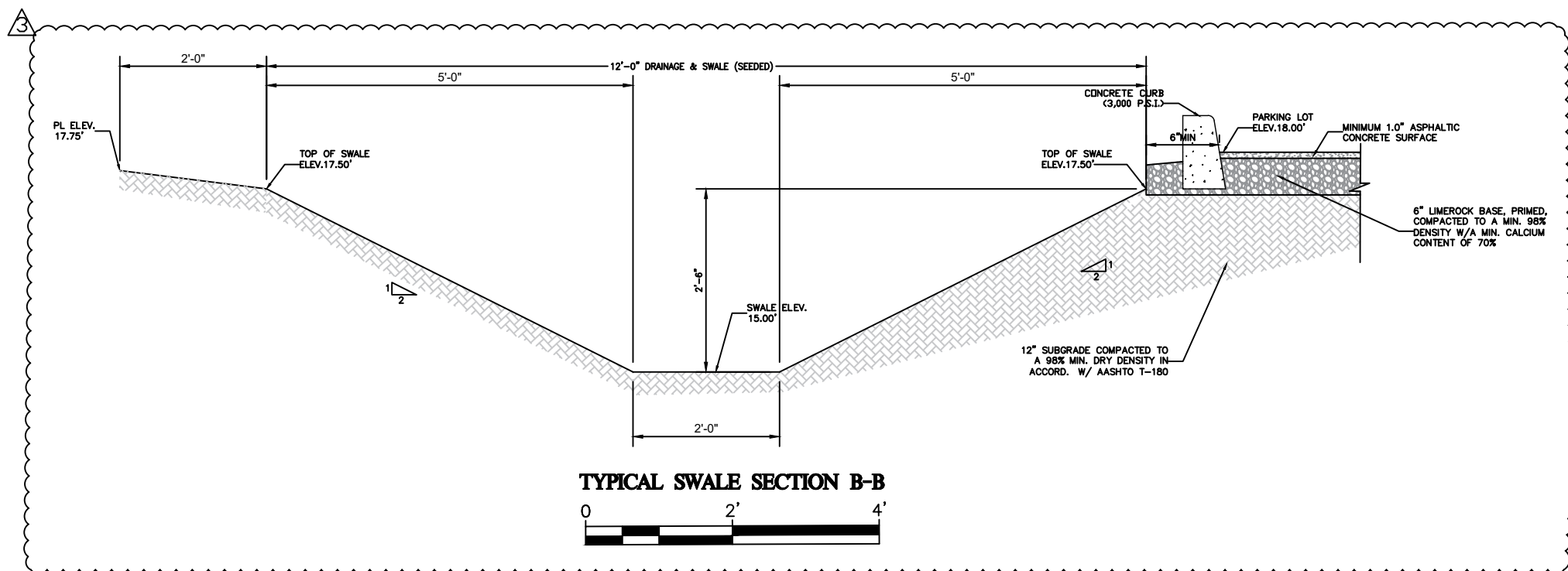
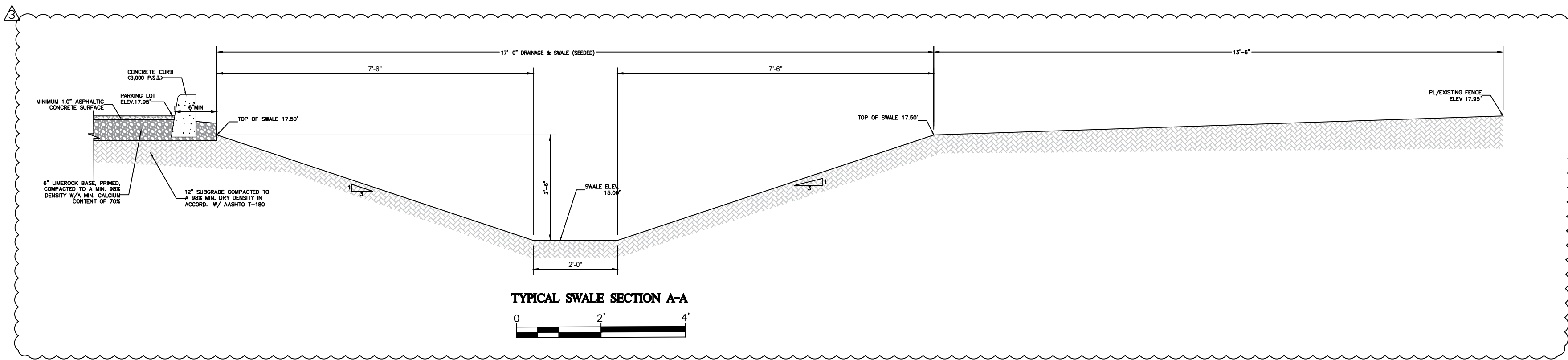
**Absolute  
Civil  
Engineering  
Solutions LLC**  
4121 SW 47TH AVENUE - SUITE 1319  
DAVIE, FL 33314

**NEW PARKING LOT AND NEW ASPHALT DRIVE**  
**3330 Kirk Road, Palm Springs, FL 33461**  
PROPOSED SITE PLAN, ASPHALT DRIVE AND NEW PARKING LOT



|               |          |
|---------------|----------|
| DESIGNED BY:  | W. W.    |
| DRAWN BY:     | AS       |
| DATE:         | 02/02/22 |
| REVISIONS:    |          |
| COMMENTS      | RESPONSE |
| DATE          | DATE     |
| 3/16/22       | 5/20/22  |
| 5/31/22       | 7/13/22  |
| 7/18/22       | 8/01/22  |
| JOB NUMBER:   |          |
| SHEET NUMBER: | C2.0     |





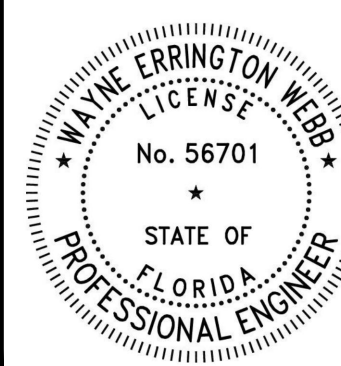
Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

Absolute  
Civil  
Engineering  
Solutions LLC  
4121 SW 47TH AVENUE - SUITE 1319  
DAVIE, FL 33314

NEW PARKING LOT AND NEW ASPHALT DRIVE  
3330 Kirk Road, Palm Springs, FL 33461  
GRADING AND DRAINAGE

SEAL:



DESIGNED BY:  
W. W.

DRAWN BY:  
AS

DATE:  
02/02/22

| REVISIONS: |               |
|------------|---------------|
| COMMENTS   | RESPONSE DATE |
| 3/16/22    | 5/20/22       |
| 5/31/22    | 7/13/22       |
| 7/18/22    | 8/01/22       |

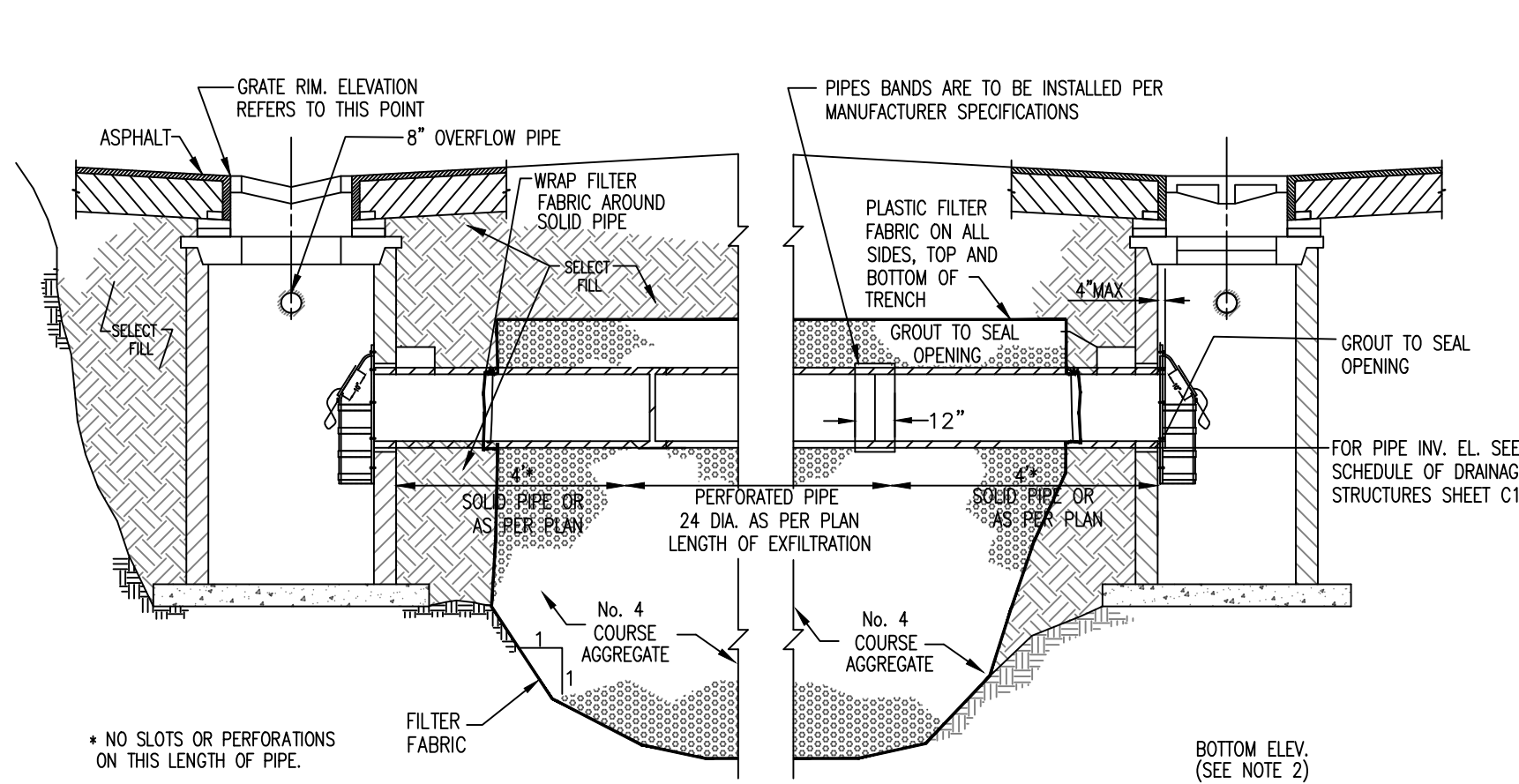
JOB NUMBER:

SHEET NUMBER:

C3.0



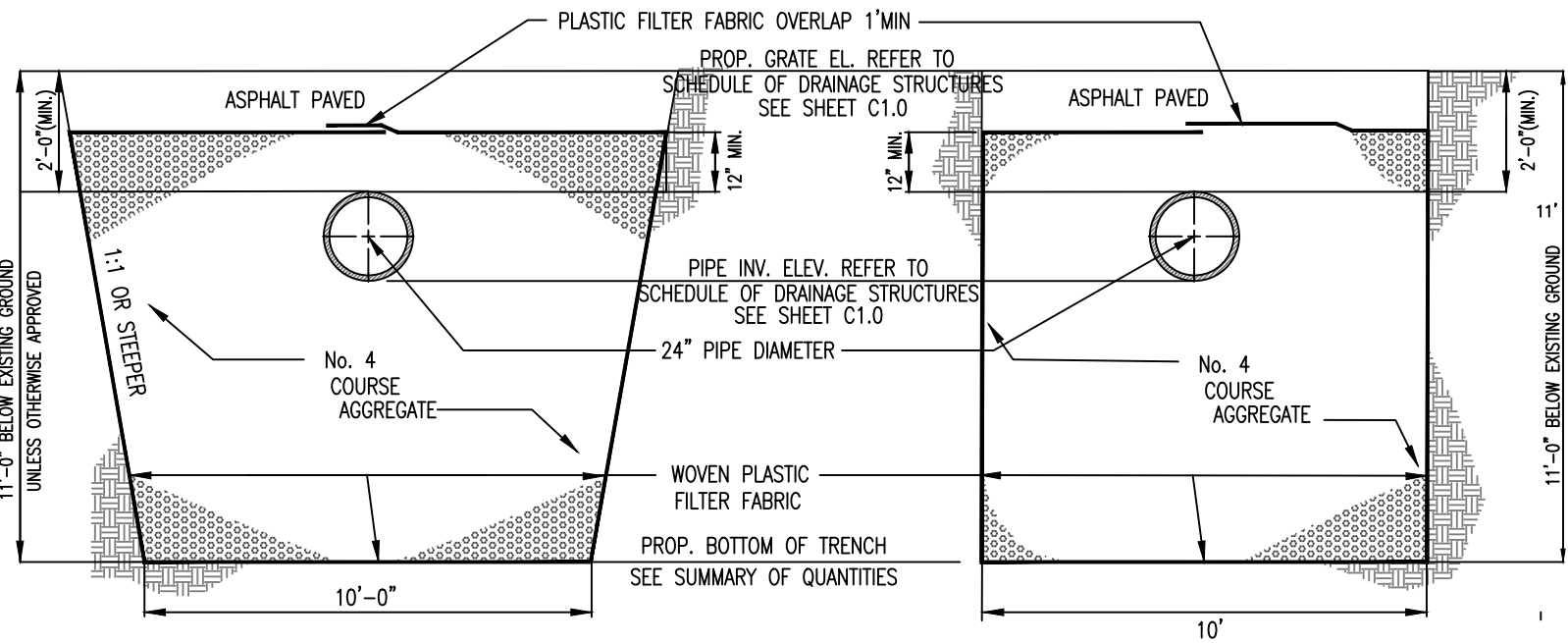
J:\ABSOLUTE 2021\Church of Jesus Christ\Drawings\Drawing Submitted 8.11.22\Civil 3330 Kirk Road Palm Springs 8.9.2022 no d.s.dwg plotted by: alandson 15 Aug 2022 - 10:55am



LONGITUDINAL SECTION

NOTES:

1. AFTER THE COURSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No. 4 COURSE AGGREGATE WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. REFER TO ROADWAY RESTORATION DETAIL FOR FRENCH DRAIN INSTALLATION UNDER PAVEMENT



TRANSVERSE SECTION

ALT. TRANS. SECTION

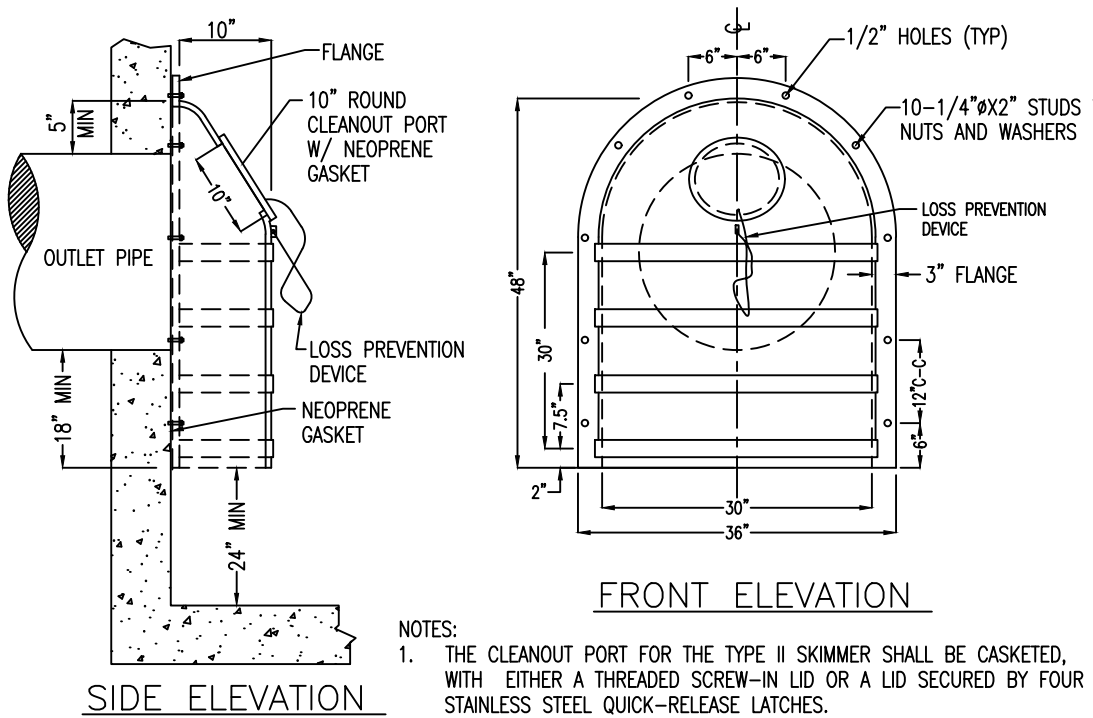
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR, TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES:

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 11\"-0\" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE AND APPROVED.
3. IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.
4. SEE TYPICAL SECTION FOR ASPHALT REQUIREMENTS ABOVE TRENCH.

## EXFILTRATION TRENCH DETAIL

1\" = 50\"-0\"

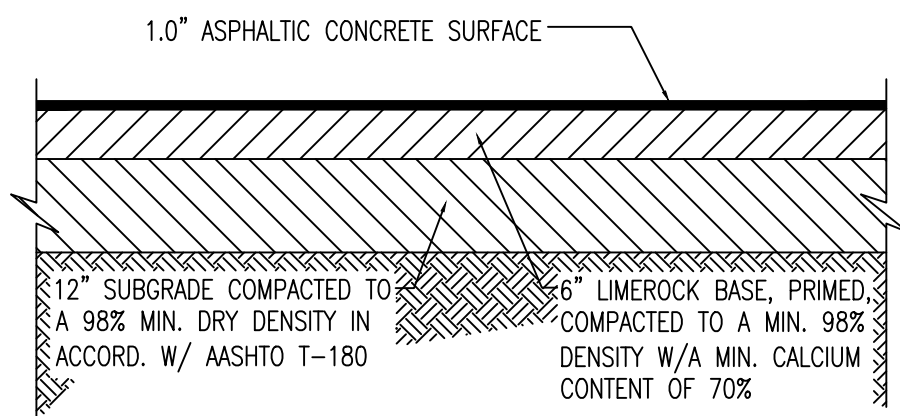


NOTES:

1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE CASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.

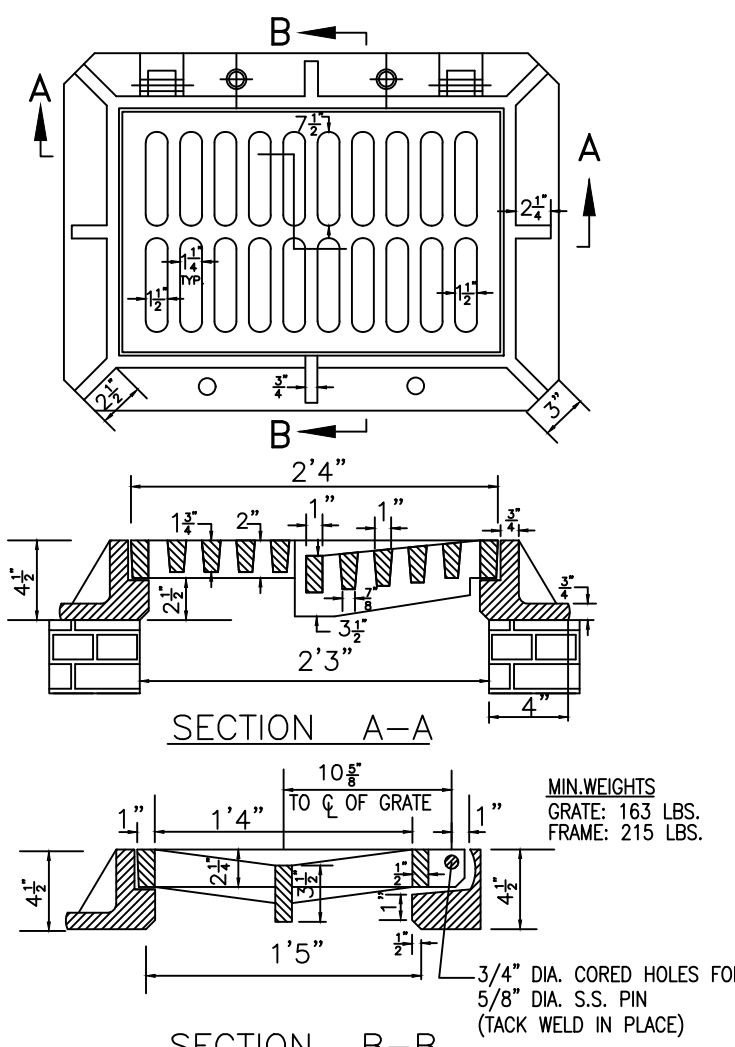
## BAFFLE DETAIL

N.T.S.



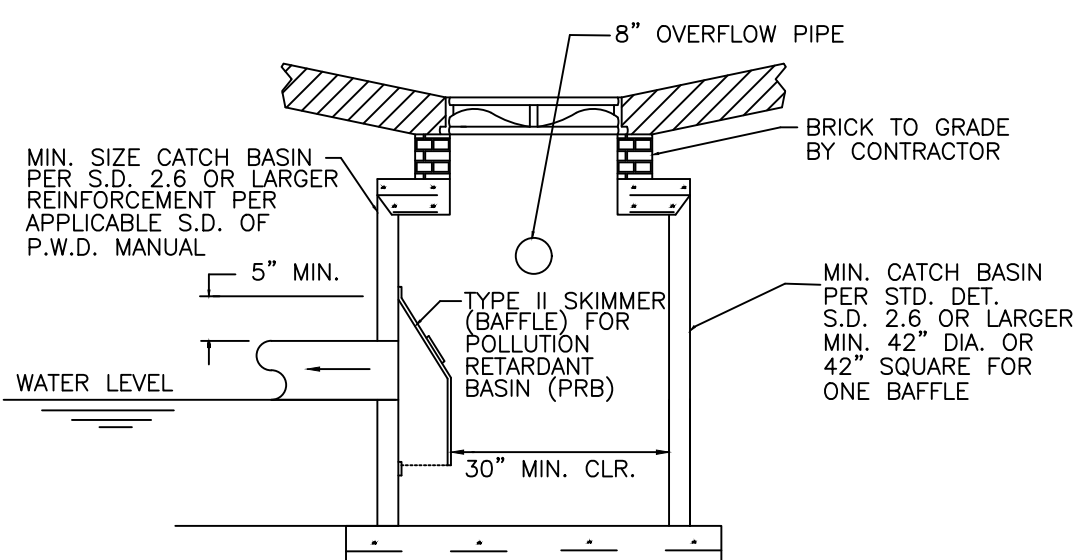
## ASPHALT PAVEMENT TYP. SECTION

N.T.S.



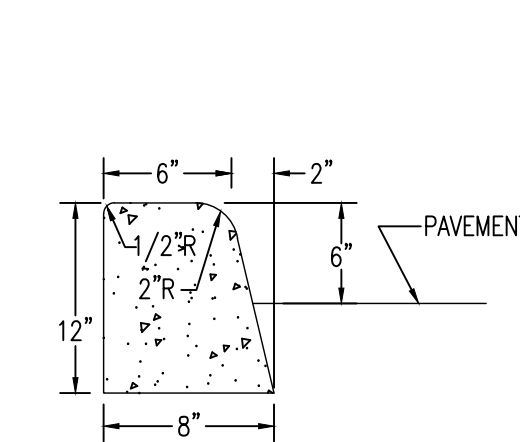
## FRAME & HINGE GRATE

N.T.S.



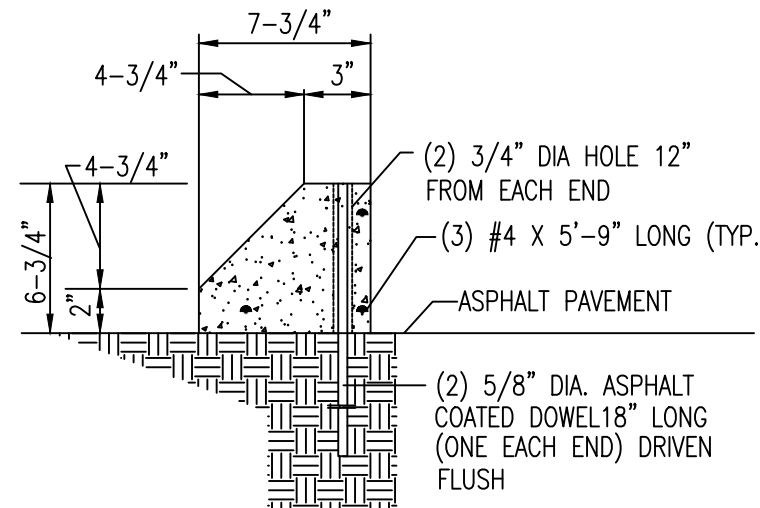
## TYPICAL CATCH BASIN DETAIL

N.T.S.



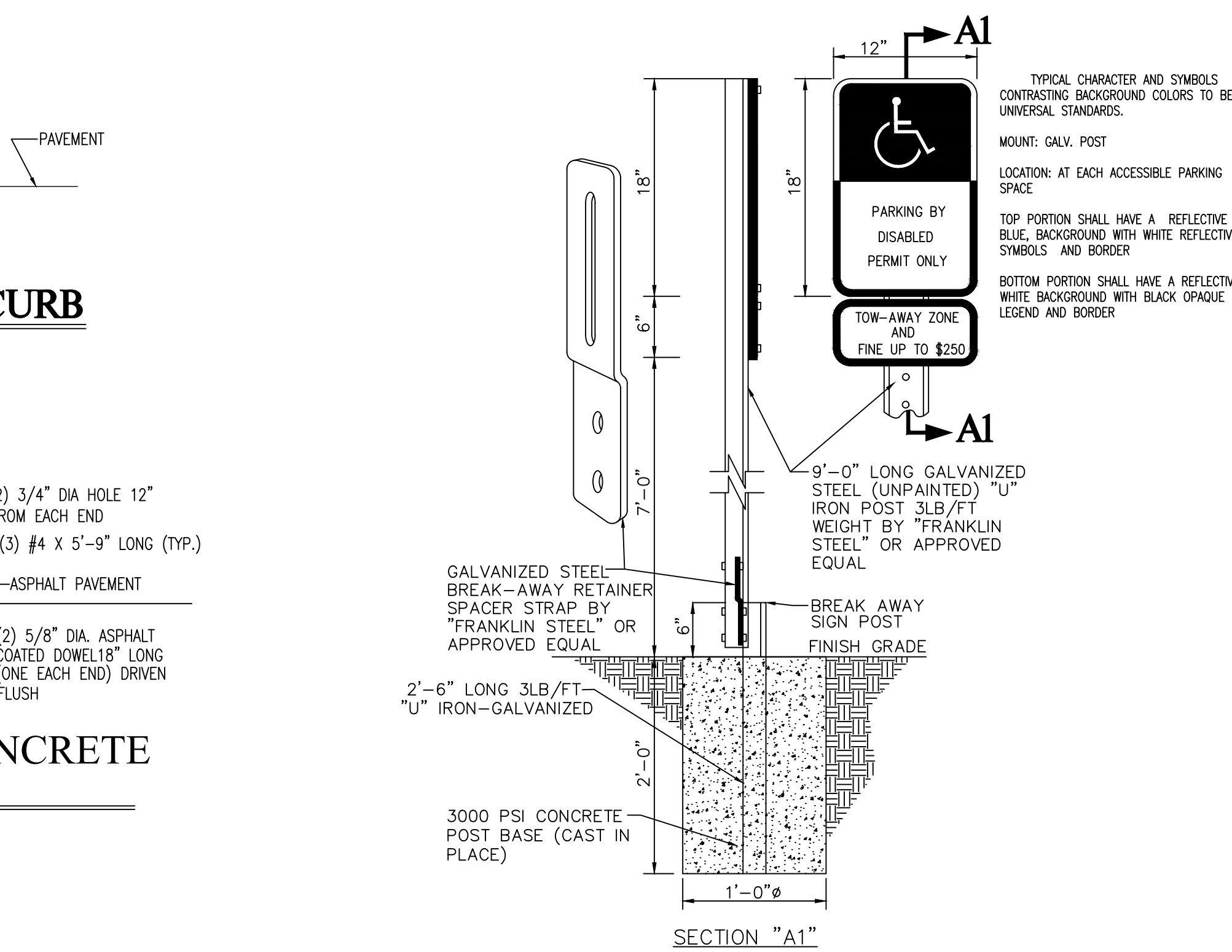
## TYPE "D" CURB

N.T.S.



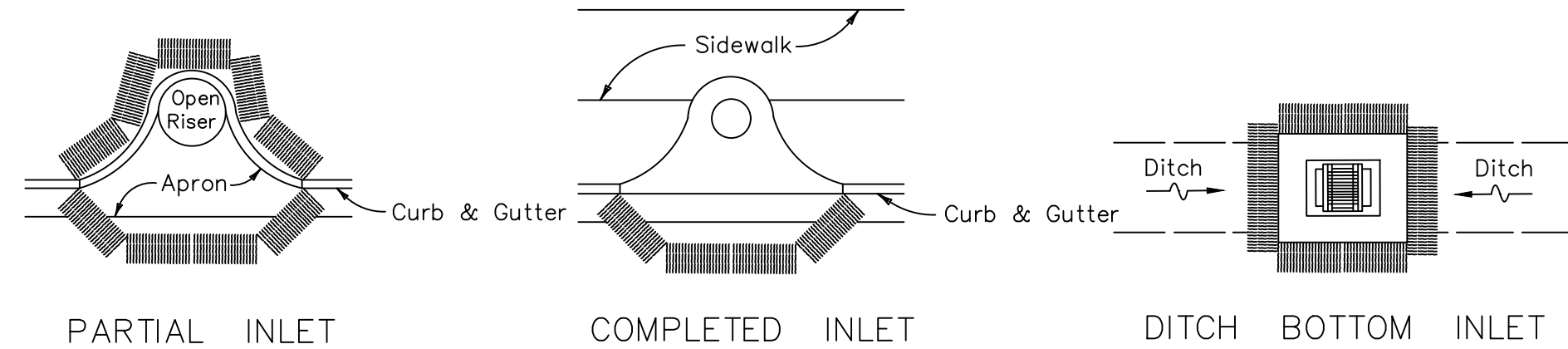
## PRECAST CONCRETE WHEEL STOP

N.T.S.

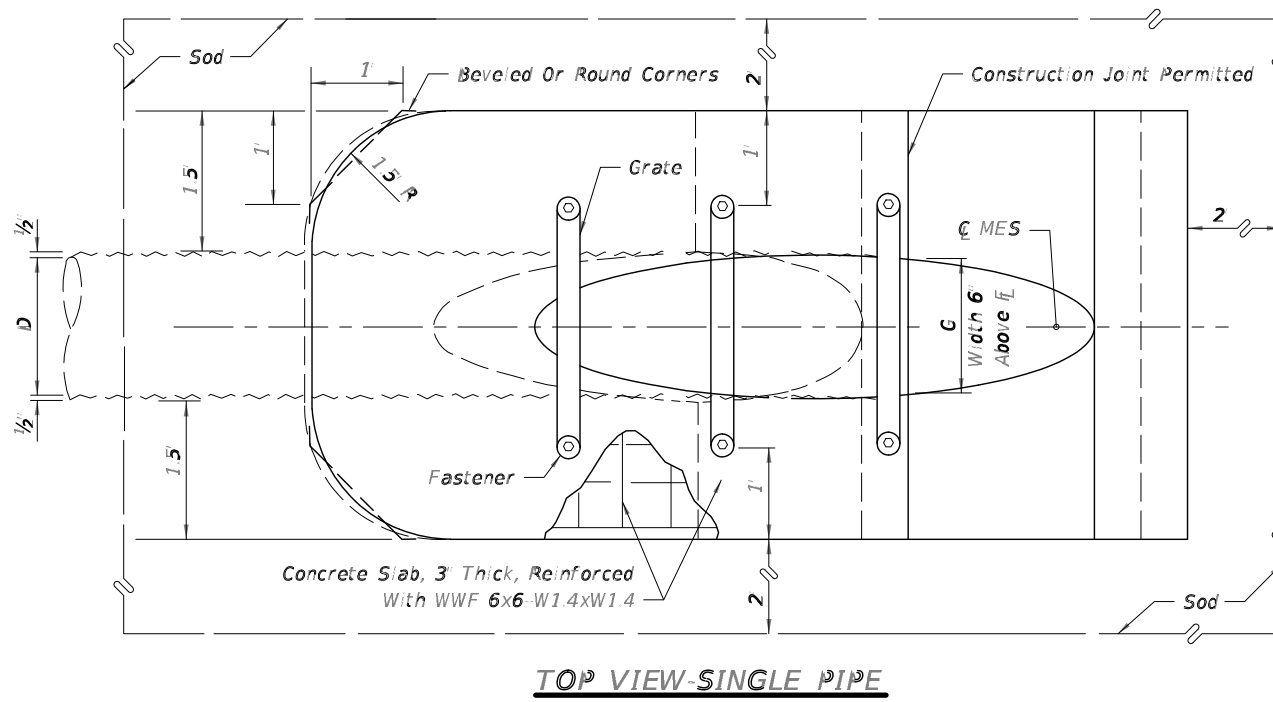


## HANDICAPPED SIGN DETAIL

N.T.S.

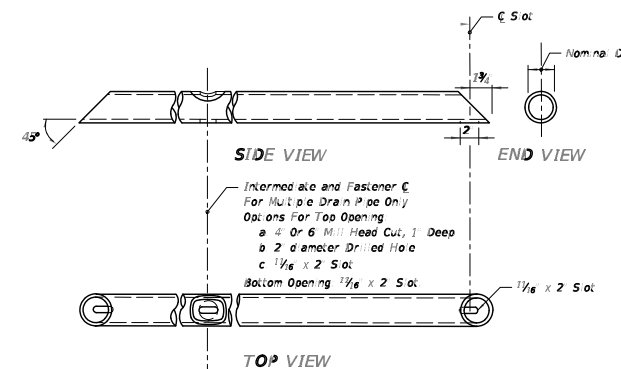


## PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



TOP VIEW SINGLE PIPE

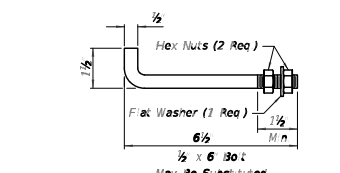
N.T.S.



FOR SINGLE & MULTIPLE OPENINGS

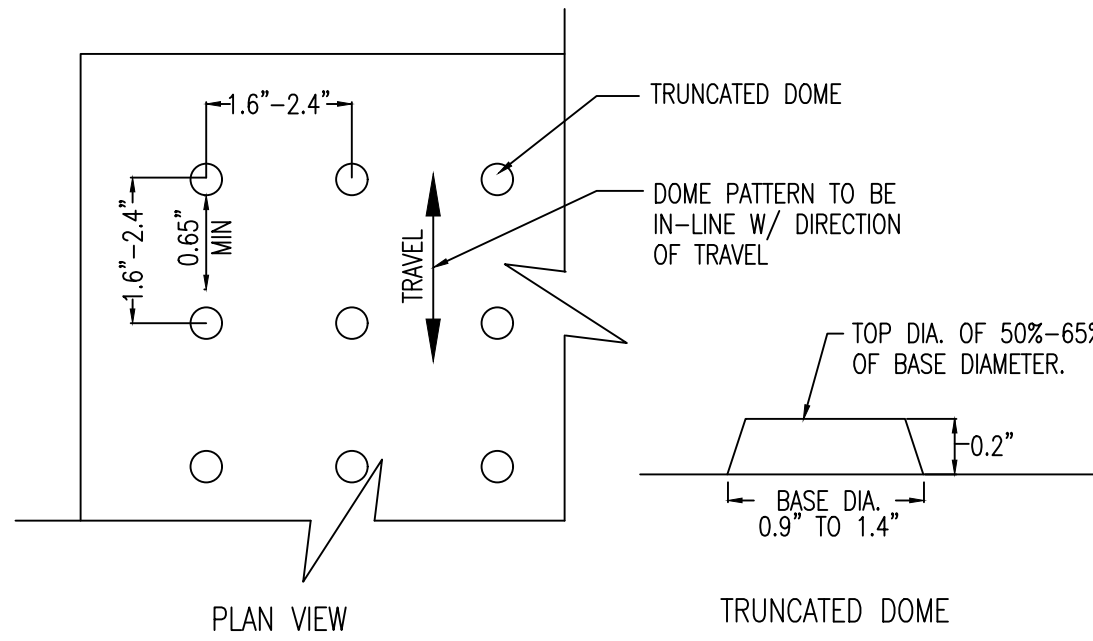
GRATE DETAIL

N.T.S.



ANCHOR DETAIL

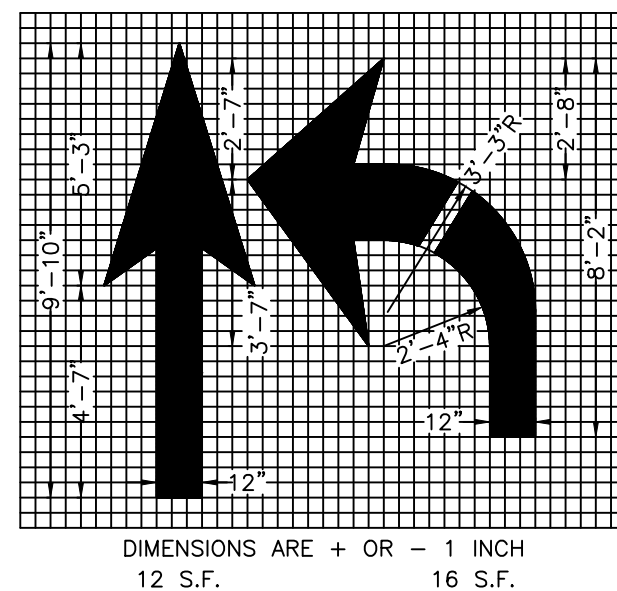
N.T.S.



1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9\" (23mm) MINIMUM TO 1.4\" (36mm) MAXIMUM AT THE BASE. A TOP DIAMETER OF 50% TO 65% OF THE BASE DIAMETER. A NOMINAL HEIGHT OF 0.2\" (5.1mm) AND ON CENTER SPACING OF 1.6\" TO 2.4\" (41mm TO 61mm).
2. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR A MINIMUM OF 24\" AS MEASURED FROM THE BACK OF THE CURB.
3. DETECTABLE WARNING ARE NOT TO BE INSTALLED ON TRANSITION SLOPES
4. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT

## DETECTABLE WARNING SURFACE

N.T.S.



DIMENSIONS ARE + OR - 1 INCH  
12 S.F. 16 S.F.

## PAVEMENT ARROW DETAIL

N.T.S.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

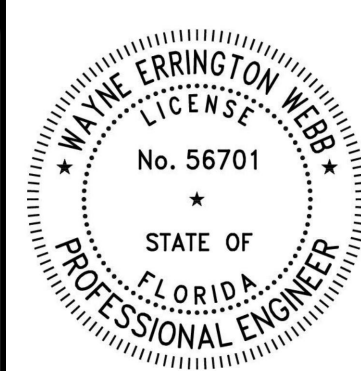
Check positive response codes before you dig!

Absolute  
Civil  
Engineering  
Solutions LLC  
4121 SW 47TH AVENUE - SUITE 1319  
DAVIE, FL 33314

NEW PARKING LOT AND NEW ASPHALT DRIVE  
3330 Kirk Road, Palm Springs, FL 33461

PAVEMENT MARKING AND SIGNAGE PLAN

SEAL:



DESIGNED BY:

W.W.

DRAWN BY:

AS

DATE:

02/02/22

REVISIONS:

COMMENTS DATE RESPONSE DATE

3/16/22 5/20/22

5/31/22 7/13/22

7/18/22 8/01/22

JOB NUMBER:

SHEET NUMBER:

C4.0



STORMWATER POLLUTION PREVENTION PLAN

1.

TREE PROTECTION AND PRUNING SHALL BE ACCOMPLISHED AS DETAILED IN SPECIAL PROVISIONS, THE CONSTRUCTION PLANS, AND OR PER TREE ORDINANCE 12636.
2.

THE STORM WATER POLLUTION PREVENTION PLAN, SWPPP, SUBMITTED TO PUBLIC WORKS, SHALL DESCRIBE IN DETAIL HOW THE CONSTRUCTION EFFORT WILL BE PHASED WITH REGARDS TO MINIMIZING EROSION PROBLEMS BY THE USE OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES, FOR THE VARIOUS SEQUENCES OF CONSTRUCTION OPERATIONS. ANY MODIFICATIONS MUST BE APPROVED BY THE CITY OF MIAMI – NPDES SECTION, DEPARTMENT OF PUBLIC WORKS.
3.

ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN THE SWPPP, ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM, OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED ON SHEET 2 OF 4 OF MISC. 35–89–6.
4.

ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS. THE CONTRACTOR MUST INSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
5.

ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
6.

ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAGS INSTALLATION IS AS MENTIONED IN THE SWPPP PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7.

DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE.
8.

CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLET, SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY ROCK BAGS.
9.

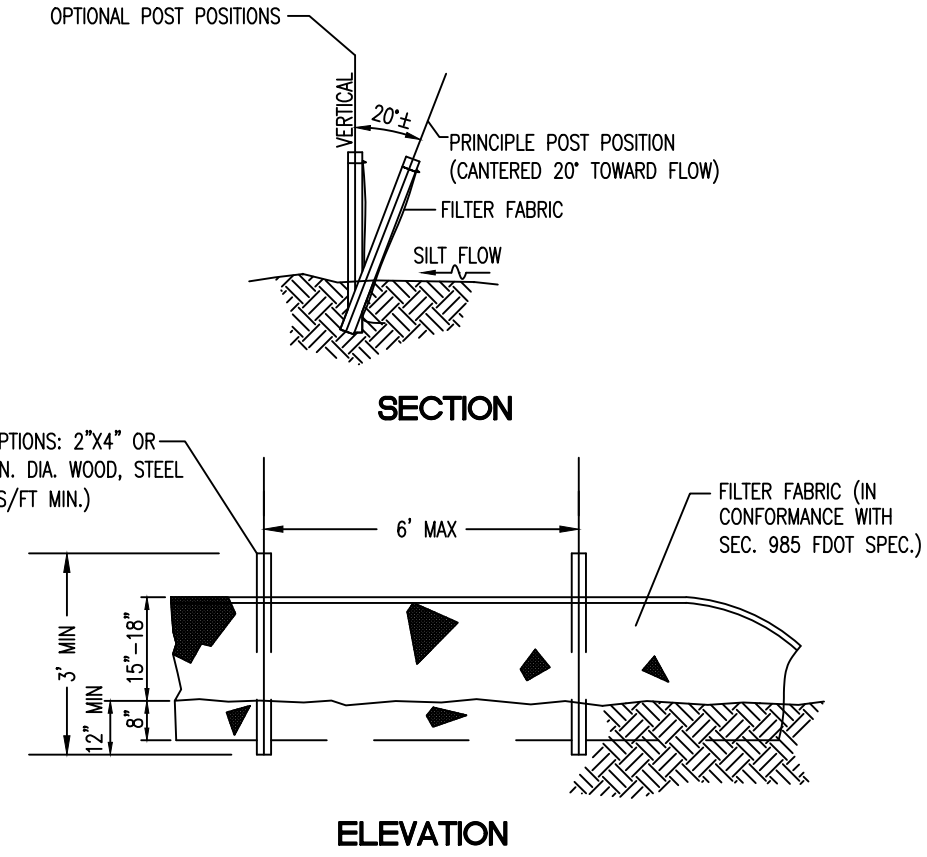
STOCKPILED MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR ROCK BAGS.
10.

INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES, SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
11.

ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPAL SEPARATE STORM WATER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES IS NOT ALLOWED. REFER TO PUBLIC WORKS DEPARTMENT BULLETIN No. 25 and City Ordinance 13081.
12.

THE USE OF SANITARY SEWERS, FRENCH DRAINS, COVER DITCHES AND/OR ROCK DRAINS FOR THE DISPOSAL OF WASTEWATER IS EXPRESSLY PROHIBITED. REFER TO PUBLIC WORKS DEPARTMENT BULLETIN No. 25 and City Ordinance 13081.

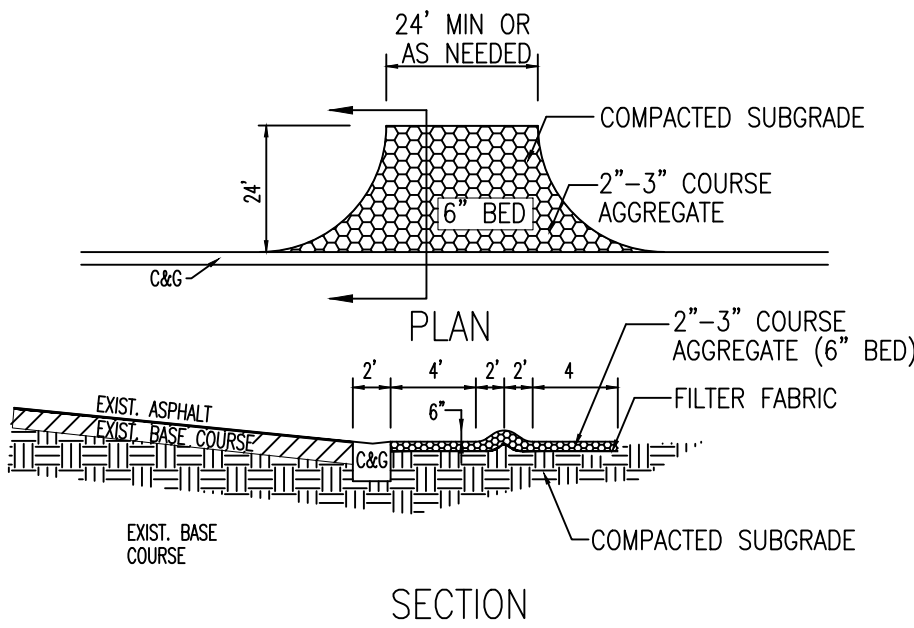
\* NPDES – NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM Authorized by NPDES permit FLS 000002.  
BMP – Best Management Practice.



TYPE III SILT FENCE

SCALE: NTS

CONTRACTOR TO PROVIDE SILT FENCE SURROUNDING THE AREA OF CONSTRUCTION. MAINTAIN CONSTRUCTION ENTRANCES AND EXITS CLEAN / CLEAR OF SILT AND DEBRIS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT AND PERFORM THE NECESSARY INSPECTIONS AND REPORTS OF SAID PERMIT, (IF REQUIRED).



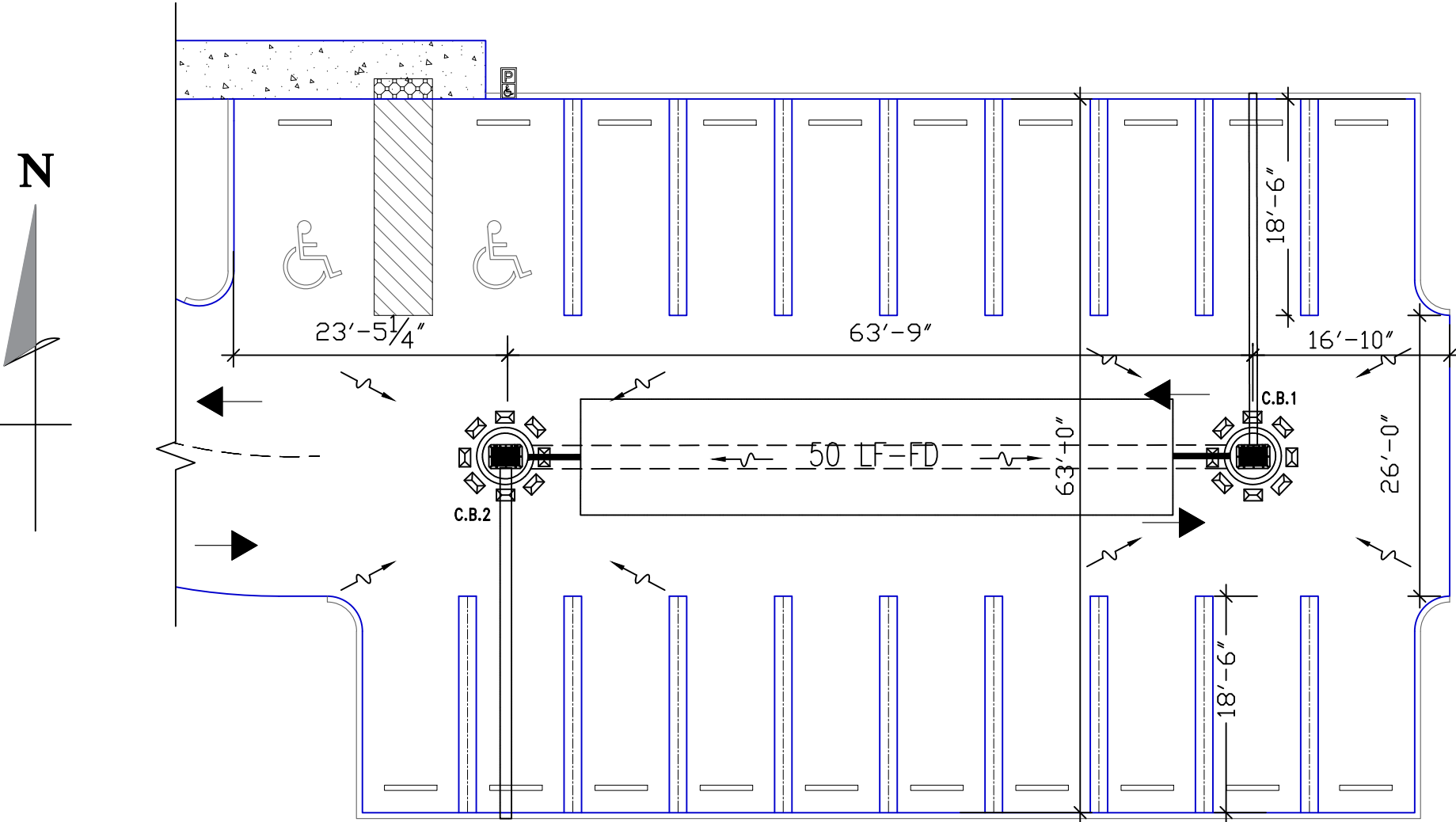
1.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

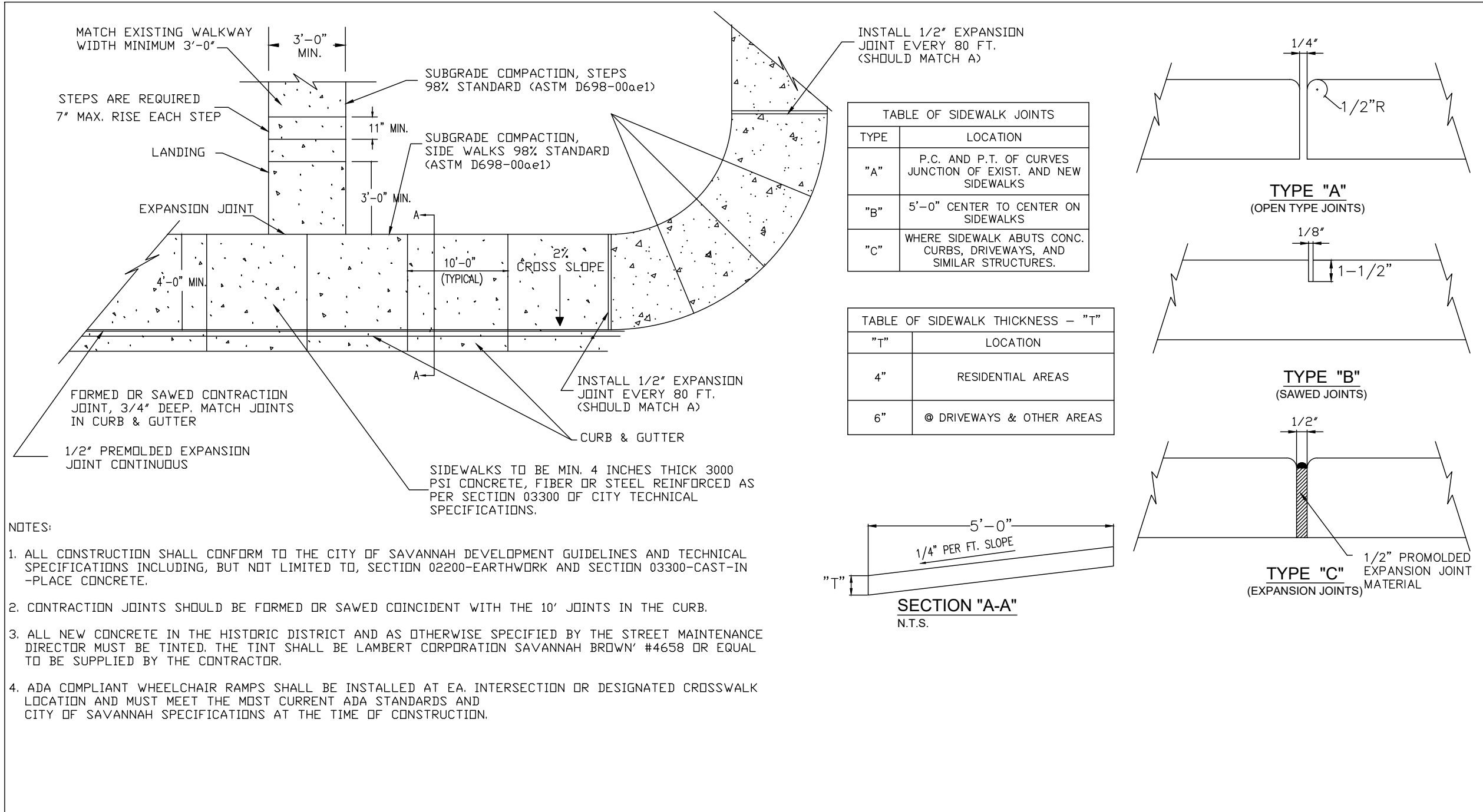
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



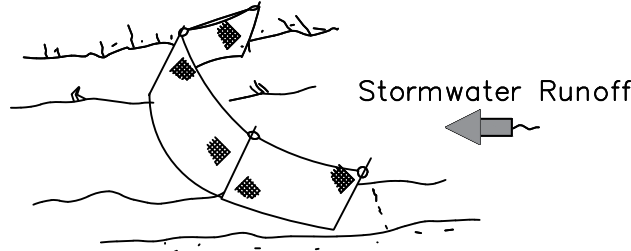
STORMWATER POLLUTION PREVENTION PLAN

SCALE: NTS

SWPPP NOTE:  
CONTRACTOR TO PROVIDE SILT FENCE SURROUNDING THE AREA OF CONSTRUCTION. MAINTAIN ALL CONSTRUCTION ENTRANCES AND EXITS CLEAN / CLEAR OF SILT AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT AND PERFORM THE NECESSARY INSPECTIONS AND REPORTS OF SAID PERMIT.



SIDEWALK CONSTRUCTION (TYP DETAIL)

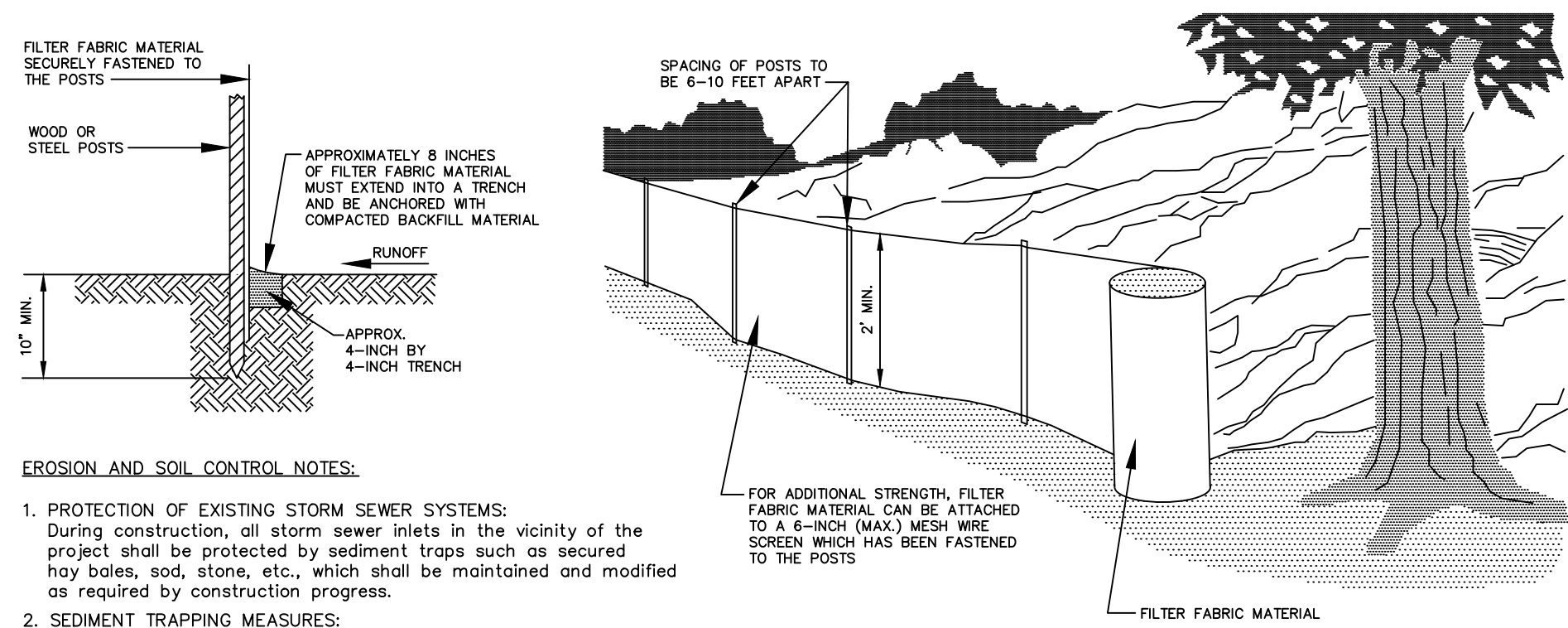


Type III Silt Fence

Notes:

1.

Spacing for Type III Fence to be in accordance with Chart I, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3 per FDOT Standard Index 102.



PREASSEMBLED SILT FENCE

EROSION AND SOIL CONTROL NOTES:

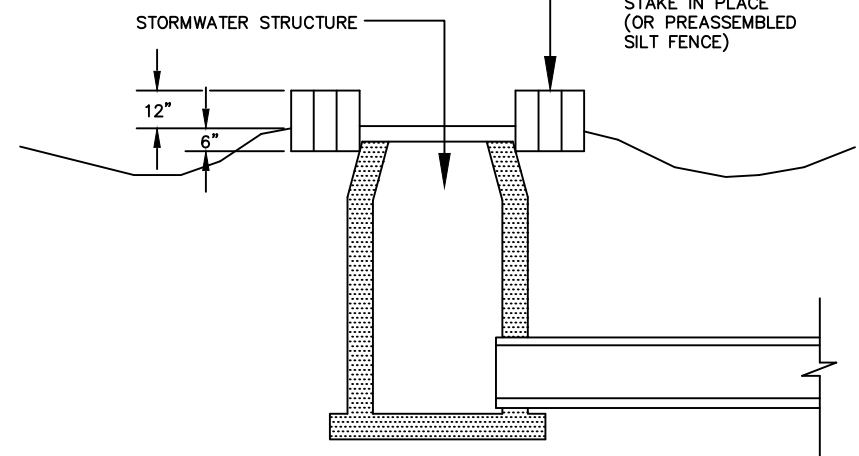
1.

PROTECTION OF EXISTING STORM SEWER SYSTEMS:  
During construction, all storm sewer inlets in the vicinity of the project shall be protected by sediment traps such as secured hay bales, sod, stone, etc., which shall be maintained and modified as required by construction progress.
2.

SEDIMENT TRAPPING MEASURES:  
Sediment basins and traps, perimeter berms, filter fences, berms, sediment barriers, vegetative buffers and other measures intended to trap sediment and/or prevent the transport of sediment onto adjacent properties, or into existing water bodies, must be installed, constructed or, in the case of vegetative buffers, protected from disturbance, as a first step in the land alteration process.
3.

MAINTENANCE:  
All erosion and siltation control devices shall be checked regularly, especially after each rainfall and will be cleaned out and/or repaired as required.
4.

Amoco propex sediment control fabric may be substituted for haybales with approval by the engineer.



SEDIMENT TRAP

EROSION AND SEDIMENT CONTROLS DETAIL

N.T.S.

CONTRACTOR TO PROVIDE SILT FENCE SURROUNDING THE AREA OF CONSTRUCTION. MAINTAIN ALL CONSTRUCTION ENTRANCES AND EXITS CLEAN / CLEAR OF SILT AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT AND PERFORM THE NECESSARY INSPECTIONS AND REPORTS OF SAID PERMIT, (IF REQUIRED).

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) CHECKLIST

A. SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS:

1.

CLEAR & GRUBBING
2.

INSTALL DRAINAGE STRUCTURES
3.

STABILIZATION
4.

BASE PREPARATION
5.

ASPHALT APPLICATION
6.

PLACEMENT OF ROCK BAGS AROUND INLETS
7.

PLACEMENT OF ROCK BAGS AROUND MANHOLES
8.

APPLICATION OF FRICTION COURSE A.C.
9.

INSTALLATION OF STREET SIGNING
10.

PAVEMENT MARKING
11.

REMOVE ROCK BAGS
12.

CLEAN ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE

B. GENERAL

1.

APPROVED STATE, LOCAL PLANS OR STORM WATER PERMITS.
2.

ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES.
3.

ALL CONTROLS SHALL BE INSPECTED DAILY.
4.

APPLY FERTILIZERS AND PESTICIDES ACCORDING TO STANDARD SPECIFICATIONS, DESIGN AND SPECIAL PROVISIONS.
5.

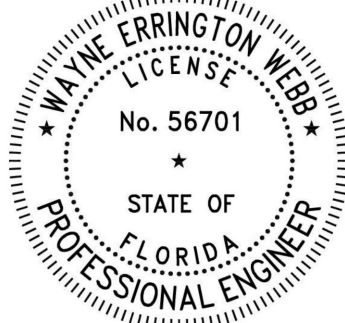
REPORT NON-STORM WATER DISCHARGE (INCLUDING SPILL) (305) 416-1200.

Absolute  
Civil  
Engineering  
Solutions LLC  
4121 SW 47TH AVENUE - SUITE 1319  
DAVIE, FL 33314

NEW PARKING LOT AND NEW ASPHALT DRIVE  
3330 Kirk Road, Palm Springs, FL 33461

CIVIL DETAILS

SEAL:



DESIGNED BY:  
W. W.

DRAWN BY:  
AS

DATE:  
02/02/22

| REVISIONS: |          |
|------------|----------|
| COMMENTS   | RESPONSE |
| DATE       | DATE     |
| 3/16/22    | 5/20/22  |
| 5/31/22    | 7/13/22  |
| 7/18/22    | 8/01/22  |

JOB NUMBER:

SHEET NUMBER:

C5.0



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!





**Absolute  
Civil  
Engineering  
Solutions LLC**

## **DRAINAGE CALCULATIONS**

### **PROJECT:**

3330 Kirk Road,  
Palm Springs, Florida 33461



**ACES PROJECT NUMBER: 2021-054**

**August 11, 2022**

Carla Reid  
Project Manager

Wayne Webb, P.E.  
Florida Lic. No. 56701

## TABLE OF CONTENTS

|            |                                                        |          |
|------------|--------------------------------------------------------|----------|
| <b>1.0</b> | <b>SITE CONDITONS &amp; PROPOSED IMPROVEMENTS.....</b> | <b>1</b> |
| <b>2.0</b> | <b>DESIGN CRITERIA .....</b>                           | <b>1</b> |
| 2.1        | RAINFALL & PEAK DISCHARGE .....                        | 1        |
| 2.2        | RETENTION/DETENTION .....                              | 2        |
| 2.3        | UNDERGROUND EXFILTRATION SYSTEMS .....                 | 2        |
| <b>3.0</b> | <b>CALCULATIONS .....</b>                              | <b>2</b> |
| <b>4.0</b> | <b>RETENTION VOLUME.....</b>                           | <b>3</b> |

## 1.0 SITE CONDITONS & PROPOSED IMPROVEMENTS

The site is located at 3330 Kirk Road, Palm Springs, Florida, within Palm Beach County. The property, as per the Palm Beach County Property Appraisers website, consist of three parcels with parcel numbers 70-43-44-19-20-017-0020, 70-43-44-19-20-017-0070 and 70-43-44-19-20-017-0080.

The property currently houses two buildings/structures and a pool. According to the FEMA Flood Insurance Rate Map, the site is zoned X (area of minimal flood hazard). The Base Flood Elevation (BFE) of the nearest canal is 11 feet NAVD 88. Elevations are referred to the North American Vertical Datum (NAVD) of 1988.

Site improvements include a new/resurfaced driveway, concrete walkways and a new 20 space parking lot with catch basins and swale areas. The proposed improvements will decrease the pervious areas from 70.4% to approximately 58.6% as shown below.

|                         | <u>Pre Development</u> |       | <u>Post Development</u> |       |
|-------------------------|------------------------|-------|-------------------------|-------|
|                         | ft <sup>2</sup>        | Acres | ft <sup>2</sup>         | Acres |
| Total Area =            | 45,582.0               | 1.05  | 45,582.0                | 1.05  |
| Total Impervious Area = | 13,513.00              | 0.31  | 18,875                  | 0.43  |
| Total Pervious area =   | 32,069.0               | 0.74  | 26,707.0                | 0.61  |
| % Impervious =          | 29.6%                  |       | 41.4%                   |       |
| % Pervious Area =       | 70.4%                  |       | 58.6%                   |       |

## 2.0 DESIGN CRITERIA

South Florida Water Management District (SFWMD) water quality treatment requirements as well as the Village of Palm Springs Municipal Code, Section 34-1354, and the Florida Building Code 2020 were utilized for the design criteria.

### 2.1 *Rainfall & Peak Discharge*

Peak discharge was determined using the Rational Method



## 2.2 Retention/Detention

Dry detention volume shall be provided equal to 75 percent of the wet detention volume. Wet detention volume shall be the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater.

## 2.3 Underground Exfiltration Systems

Underground exfiltration systems shall be designed as per section 2.2 above with a minimum safety factor of 2.

## 3.0 CALCULATIONS

|                                   |                                                                                                     |      |      |      |      |       |
|-----------------------------------|-----------------------------------------------------------------------------------------------------|------|------|------|------|-------|
| Runoff Coefficient, C =           |                                                                                                     |      |      | 0.3  |      |       |
| Time of concentration (min), tc = |                                                                                                     |      |      | 15   |      |       |
|                                   | <b>Peak Discharge ( using NOAA Atlas 14, Volume 9, Version 2-<br/>Precipitation Frequency Data)</b> |      |      |      |      |       |
|                                   | 2yr                                                                                                 | 5yr  | 10yr | 25yr | 50yr | 100yr |
| Intensity (in/Hr)                 | 1.18                                                                                                | 1.43 | 1.64 | 1.94 | 2.16 | 2.64  |
| Q (ft <sup>3</sup> /s)            | 0.4                                                                                                 | 0.4  | 0.5  | 0.7  | 0.8  | 1.0   |

### SFWM Water Quality Treatment Volume

|                                                                                                                 |  |  |                 |       |                 |
|-----------------------------------------------------------------------------------------------------------------|--|--|-----------------|-------|-----------------|
|                                                                                                                 |  |  | ft <sup>2</sup> | Acres |                 |
| Site Area for Water Quality Treatment =                                                                         |  |  | 45582           | 1.05  |                 |
| (total area - roof area)                                                                                        |  |  |                 |       |                 |
| Impervious area for Water Quality Treatment =                                                                   |  |  | 18,875.0        | 0.43  |                 |
| (site area for water quality treatment - pervious area)                                                         |  |  |                 |       |                 |
| Impervious percentage for water quality =                                                                       |  |  | 41%             |       |                 |
| (Impervious area /Site area for water quality treatment) X                                                      |  |  |                 |       |                 |
| 100                                                                                                             |  |  |                 |       |                 |
| Water Quality Treatment Volume                                                                                  |  |  |                 |       |                 |
| First inch x over total area = 1" x 1.0 acres x 1ft/12                                                          |  |  |                 | 0.087 | acre-ft         |
|                                                                                                                 |  |  |                 | 3799  | ft <sup>3</sup> |
|                                                                                                                 |  |  |                 |       |                 |
| Or 2.5 inches over the impervious area= 2.5 x                                                                   |  |  |                 |       |                 |
| impervious area =                                                                                               |  |  |                 | 0.090 | acre-ft         |
|                                                                                                                 |  |  |                 | 3932  | ft <sup>3</sup> |
| 0.09 acre-ft ~ 3932 ft <sup>3</sup> , > 0.087 acre-ft ~ 3779 ft <sup>3</sup> , therefore 0.09 acre-ft controls. |  |  |                 |       |                 |

This water quality treatment volume, 0.09 acre-ft (3,932ft<sup>3</sup>), is accommodated within the proposed exfiltration trench system and swale areas.

## 4.0 RETENTION VOLUME

$$\begin{aligned}\text{Dry detention volume} &= 75\% \text{ of controlling water treatment volume} \\ &= 75\% \times 3,932 \text{ ft}^3 \\ &= 2,949 \text{ ft}^3\end{aligned}$$

Exfiltration System

$$L = SF \times \frac{V}{K[H_2 \times W + 2H_2D_u - D_u^2 + 2H_2D_s] + 1.39 \times 10^{-4} \times W \times D_u}$$

L = Required trench length (ft)

V = treated volume (ac-in)

W = trench width (ft)

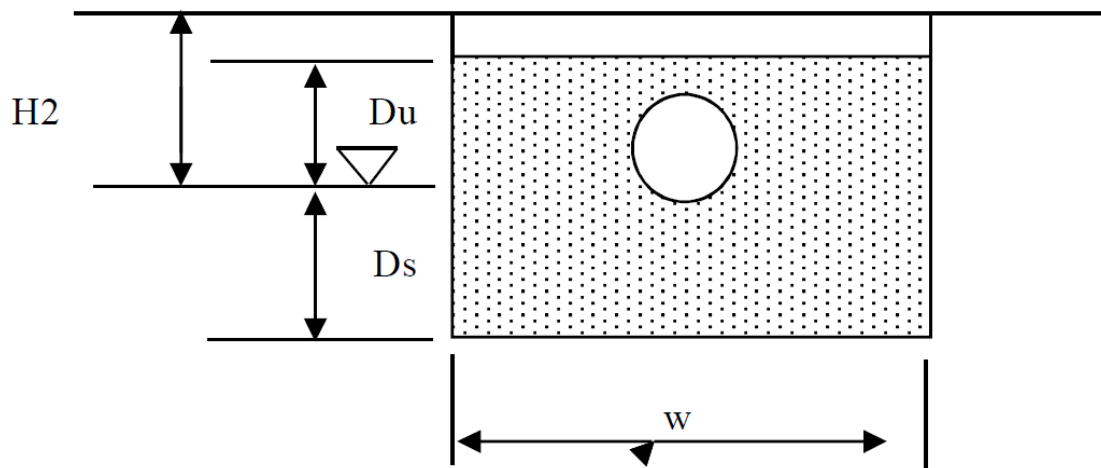
K = hydraulic conductivity (cfs/ft<sup>2</sup>-ft<sub>head</sub>)

H<sub>2</sub> = depth to water table

D<sub>u</sub> = Unsaturated trench depth (ft)

D<sub>s</sub> = Saturated trench depth

SF = Safety factor



Groundwater table from SPT Boring = 7ft  
 Percolation rate = 7.00GPM = 56ft<sup>3</sup>/min

|                  |           |                              |  |
|------------------|-----------|------------------------------|--|
| V = 0.09*12*0.3= | 0.32      | acre-inch                    |  |
| W =              | 6         | ft                           |  |
| K =              | 1.22E-04  | CFS/ft <sup>2</sup> -ft head |  |
| H <sub>2</sub> = | 5         |                              |  |
| D <sub>u</sub> = | 2.5       | ft                           |  |
| D <sub>s</sub> = | 6         |                              |  |
| SF               | 2         |                              |  |
| L =              | <b>42</b> | <b>ft</b>                    |  |

Invert of pipe is 2ft above the groundwater table.

Required exfiltration pipe length = 42ft;

Length of exfiltration pipe provided = 50ft

Exfiltration system designed to accommodate 30% of dry retention volume.

Swale areas to capture 70% of Dry Retention volume

Dry retention volume to swales = 0.70 \* 2,949 ft<sup>3</sup> = 2065 ft<sup>3</sup> to be captured in the swale areas.

Proposed swale volumes:

Swale #1; Volume = 2,495 ft<sup>3</sup>

Swale #2; Volume = 1,388 ft<sup>3</sup>

Swale #3; Volume = 464 ft<sup>3</sup>

Total available swale volume = 4,347 ft<sup>3</sup>

The exfiltration system and swale areas have the capacity to retain the required detention volumes.





**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

November 22, 2021

John M. Donaldson, PE, PTOE  
JMD Engineering, Inc.  
12773 Forest Hill Blvd, Suite 204  
Wellington, FL 33414

**RE: 3330 Kirk Road  
Project #: 211112  
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised November 17, 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:

|                             |                                                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Municipality:</b>        | Palm Springs                                                                                                                                          |
| <b>Location:</b>            | East side of Kirk Road, about 400 feet south of 10 <sup>th</sup> Avenue                                                                               |
| <b>PCN:</b>                 | 70-43-44-19-20-017-0070/-0020                                                                                                                         |
| <b>Access:</b>              | One full access driveway connection onto Kirk Road<br>(As used in the study and is NOT necessarily an approval by the County through this TPS letter) |
| <b>Existing Uses:</b>       | Single Family Home = 2 DUs                                                                                                                            |
| <b>Proposed Uses:</b>       | Convert existing use to:<br>Church/Synagogue = 5,596 SF                                                                                               |
| <b>New Daily Trips:</b>     | 17                                                                                                                                                    |
| <b>New Peak Hour Trips:</b> | 0 (1/-1) AM; 1 (-1/2) PM                                                                                                                              |
| <b>Build-out:</b>           | 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.

"An Equal Opportunity  
Affirmative Action Employer"



John M. Donaldson, PE, PTOE  
November 22, 2021  
Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:jc

cc: Addressee

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\211112 - 3330 KIRK ROAD.DOCX;

**August 22, 2022**

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

**From: Tara Bamber, PE** 

**Re: Church of Jesus Christ  
Site Plan Approval Letter  
Engenuity Group Project No. 6001.121**

We have received the following through WeTransfer on 8-15-22:

1. Civil Plan, 5 sheets (C1.0, C2.0, C3.0, C4.0, and C5.0), revised 8-1-22, by Absolute Civil Engineering Solutions, LLC.
2. Site Plan, 2 sheets (CS.1 and SP1.1), revised 8-10-22, by Steve Siebert Architecture.
3. Landscape Plan, 1 sheet (L-1), revised 8-10-22, by Thomas White, ASLA-ISA.
4. Drainage Calculations, 6 sheets, dated 8-11-22, by Absolute Civil Engineering Solutions, LLC.
5. Response to Comments, 1 sheet, by VPS.

We recommend Site Plan approval with the following condition:

1. Update drainage calculations including perimeter beam, exfiltration calculations shall match plans, and pre verses post compensating storage calculations.
2. Provide permits from applicable agencies including, but not limited to, Village of Palm Springs Civil/Utility, PBC Fire Rescue, etc.
3. Additional comments shall be asked at time of Civil/Utility Plan permitting.

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

**Cc:** Lisa Tropepe, PE  
Rogelio Perez Gonzalez  
Ed Horton



## Rogelio J. Perez Gonzalez

---

**From:** Will Carey <WCarey@pbcgov.org>  
**Sent:** Friday, March 25, 2022 09:39  
**To:** Rogelio J. Perez Gonzalez  
**Cc:** Iramis Cabrera  
**Subject:** FW: Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

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

Good Morning Rogelio,

No Comments at this time.

Regards,  
Will

---

**From:** Sandra Ospina M. <SOspina@pbcgov.org>  
**Sent:** Friday, March 25, 2022 9:01 AM  
**To:** Will Carey <WCarey@pbcgov.org>  
**Cc:** Kristine Frazell-Smith <Kfsmith@pbcgov.org>; Daqaree Bartels-Gremling <DBartels@pbcgov.org>  
**Subject:** RE: Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

Will,

There is an existing sidewalk on the east side of Kirk Rd outside of the Church property. Our C&F sidewalk is for the west side.

I do not anticipate any conflict.

Thank you,

Sandra

---

**From:** Will Carey <[WCarey@pbcgov.org](mailto:WCarey@pbcgov.org)>  
**Sent:** Wednesday, March 16, 2022 10:19 PM  
**To:** Sandra Ospina M. <[SOspina@pbcgov.org](mailto:SOspina@pbcgov.org)>  
**Cc:** Kristine Frazell-Smith <[Kfsmith@pbcgov.org](mailto:Kfsmith@pbcgov.org)>; Daqaree Bartels-Gremling <[DBartels@pbcgov.org](mailto:DBartels@pbcgov.org)>  
**Subject:** FW: Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

Hi Sandra,

Any conflicts with your upcoming sidewalk study? 2021324 Kirk Rd, Lake Worth Rd to LWDD L-9 Canal

Regards,  
Will

---

**From:** Rogelio J. Perez Gonzalez <[rperezgonzalez@vpsfl.org](mailto:rperezgonzalez@vpsfl.org)>  
**Sent:** Wednesday, March 16, 2022 8:34 AM  
**To:** Will Carey <[WCarey@pbcgov.org](mailto:WCarey@pbcgov.org)>; Wesley Jolin R. <[WJolin@pbcgov.org](mailto:WJolin@pbcgov.org)>  
**Cc:** Iramis Cabrera <[icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)>  
**Subject:** Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

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

---

Good day,

Please review and comment on the attached Site Plan plans for the proposed church at the east side of Kirk Road, south of 10<sup>th</sup> Ave.

Thank you,



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

**Rogelio Perez** *B.U.R.P*

Planner

Planning, Zoning, & Building Department, Village of Palm Springs  
(561) 584-8200 Ext. 8462

JWR3+6V2 | 226 Cypress Lane | Palm Springs, Florida 33461-1604

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*\* Please consider the negative environmental impacts associated with printing email \**

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## Rogelio J. Perez Gonzalez

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**From:** Wesley Jolin R. <WJolin@pbcgov.org>  
**Sent:** Thursday, March 17, 2022 07:58  
**To:** Rogelio J. Perez Gonzalez; Will Carey  
**Cc:** Iramis Cabrera  
**Subject:** RE: Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

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No fire rescue comments.

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

---

**From:** Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>  
**Sent:** Wednesday, March 16, 2022 8:34 AM  
**To:** Will Carey <WCarey@pbcgov.org>; Wesley Jolin R. <WJolin@pbcgov.org>  
**Cc:** Iramis Cabrera <icabrera@vpsfl.org>  
**Subject:** Submission for 3330 Kirk Rd 33406 - Church of Jesus Christ (Apostolic)

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---

Good day,

Please review and comment on the attached Site Plan plans for the proposed church at the east side of Kirk Road, south of 10<sup>th</sup> Ave.

Thank you,



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

**Rogelio Perez** *B.U.R.P*

Planner

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

3330 Kirk Road

3330 Kirk Road

Parcels

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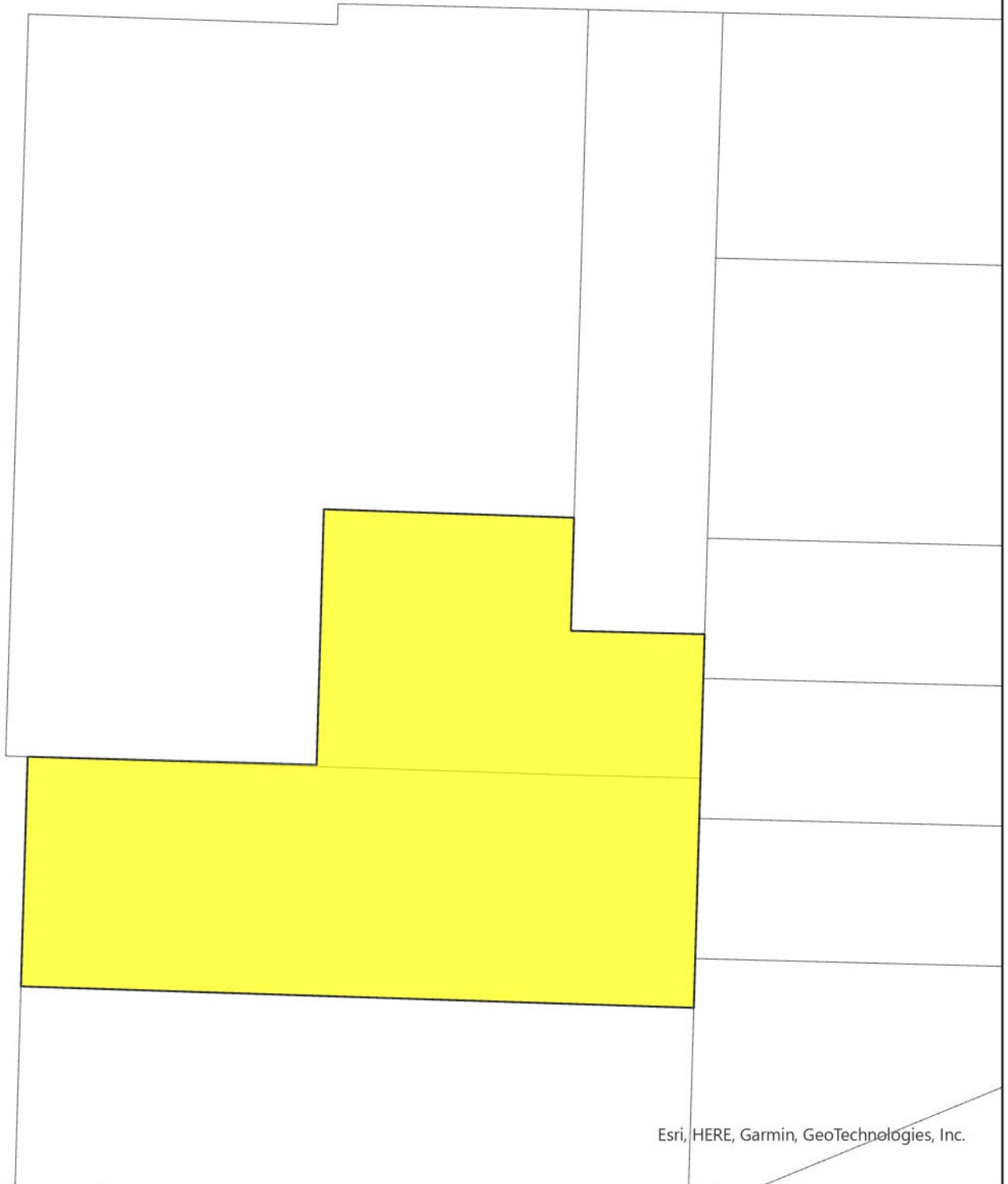


N



10th Ave North

Kirk Rd



Esri, HERE, Garmin, GeoTechnologies, Inc.



## Village of Palm Springs

3330 Kirk Road

 3330 Kirk Road

 Parcels

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Data Source: Palm Beach County