



**AGENDA
LOCAL PLANNING AGENCY MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
NOVEMBER 10, 2022
6:30 PM**

COUNCIL

- Mayor Bev Smith
- Vice Mayor Doug Gunther
- Mayor Pro Tem Joni Brinkman
- Council Member Patti Waller
- Council Member Gary Ready

ADMINISTRATION

- Village Manager Michael Bornstein
- Village Clerk Kimberly Wynn
- Village Attorney Glen Torcivia

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 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.

ROLL CALL

CALL TO ORDER

AGENDA

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:

1. **(Quasi-Judicial Hearing) Ordinance No. 2022-12 - Land Use Amendment and Rezoning (Small-Scale) - Oxygen Development:** Motion to recommend for approval Ordinance No. 2022-12; to amend the land use and zoning designations for 17.74 acres (comprised of eleven parcels) to facilitate an industrial development project that is a proposed small-scale land use change from a Commercial and Medium Density Residential to Light Industrial, concurrent with Rezoning from Commercial General (CG) and Residential Multiple-Family (RM) to Light Industrial (LI) planned for a mix of manufacturing and warehouse use located west of Congress Avenue and North of Forest Hill Boulevard at the Oxygen Development.
Staff: Iramis Cabrera, PZB Director

Motion	Second	Vote
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ADJOURNMENT

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
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
Phone: (561) 584-8200 Ext. 8421



Village of Palm Springs

Staff Report

AGENDA DATE: November 10, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #1: Ordinance No. 2022-12 - Land Use Amendment and Rezoning (Small-Scale) - Oxygen Development

SUMMARY: Mr. Marty Minor from Urban Design Studio, agent for Oxygen Holdings, LLC. ("Applicant"), is requesting a Small-Scale land use plan amendment and rezoning on 17.74 acres (comprised of eleven parcels) to facilitate an industrial development project.

The proposed small-scale land use change would be from Commercial and Medium Density Residential to Light Industrial, concurrent with Rezoning from Commercial General (CG) and Residential Multiple-Family (RM) to Light Industrial (LI). The combined properties are less than 50 acres in size (17.74 acres total) and are planned for a mix of manufacturing and warehouse use.

The applicant is concurrently requesting Site Plan approval to allow a 150,780 square foot warehouse in addition to the 211,363 square foot existing warehouse-manufacturing building. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision as to the appropriateness of the land use map and rezoning amendments are approved on the 2nd and final reading, and the proposed Site Plan will be presented for consideration at a future date.

Ordinance No. 2022-12 was advertised in the Lake Worth Herald on September 29, 2022, and October 27, 2022.

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

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers and provides opportunities to resolve potential disputes only within the plan amendment.

The Planning and Zoning Board considered this application during their October 11, 2022 meeting and recommended approval.

The Village Council will consider this item during their November 10, 2022 meeting.

If approved on the 1st reading, the proposed ordinance will be considered for the 2nd and final reading by the Village Council at a future date.

FISCAL IMPACT:

The proposed land use and zoning amendments are not expected to provide a direct fiscal impact on the Village; however, it would facilitate development that will increase the Village's property valuation.

ATTACHMENTS:

1. Ordinance No. 2022-12 - Small Scale Land Use Amendment and Rezoning - Oxygen Development
2. EXHIBIT 'A' - Eleven Parcels - Parcel Control Numbers and Addresses
3. Oxygen Development - Project Narrative
4. Proposed Site Plan (informational only)
5. Aerial Map, Location Map, Proposed FLU and Zoning Maps

ORDINANCE NO. 2022-12

(SMALL SCALE LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE “SMALL SCALE” COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR 17.74 ACRES (COMPRISED OF ELEVEN PARCELS) TO ALLOW FOR A MIX OF MANUFACTURING AND WAREHOUSE USE AND PLANNED FOR “LIGHT INDUSTRIAL”, SEE EXHIBIT “A” FOR LOCATIONS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF “COMMERCIAL GENERAL (CG) AND RESIDENTIAL MULTIPLE-FAMILY (RM)” TO A FUTURE LAND USE DESIGNATION OF “LIGHT INDUSTRIAL (LI)”; FURTHER CHANGING THE ZONING DESIGNATION FROM “COMMERCIAL GENERAL (CG)” DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF “LIGHT INDUSTRIAL (LI)” DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use and zoning designations for a parcel less than 50 acres in size (17.74 acres) that is currently vacant, and is currently proposed for “Light Industrial (LI)”, use located at west of Congress Avenue and North of Forest Hill Boulevard; and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Village of Palm Springs designations. The subject property is less than 50 acres in size; and

WHEREAS, the Village has adopted a Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (the “Act”); and

WHEREAS, the Village Council, sitting as the Village’s Local Planning Agency (the “LPA”) will consider this item on November 10, 2022, and their recommendation will be provided to the Council prior to consideration; and

WHEREAS, the Village Council has considered the request of Village Staff for small-scale land use amendments and re-zoning designation; and

WHEREAS, the Village Council has determined that granting the request for land use amendment and rezoning serves a valid public purpose and is consistent with the goals, policies, and objectives of the Village Comprehensive Plan .

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

Section 1. Findings. The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

Section 2. Future Land Use. The Future Land Use designation in the Village’s Comprehensive Land Use Plan for the lands described herein, as more particularly designated in “**Exhibit A**” shall be established as “Light Industrial (LI)” land uses.

Section 3. Zoning. Concurrent with said small-scale land use amendment, the Land Development (Zoning) District designation on the official Village of Palm Springs Zoning Map shall be established as “Light Industrial (LI)”, more particularly designated in **Exhibit “A”**, subject to the approval and appeal period stated in Section 2, above.

Section 4. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the designation of the zoning of the property described in the attached “**Exhibit A**”, as set forth in Section 3 of this Ordinance, on the official Village of Palm Springs Zoning Map.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. Severability. If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective 31 days after adoption, or, if timely appealed, when the state land planning agency or Administration Commission issues an order finding compliance as provided by section 163.3187(5), Florida Statutes.

Council Member offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member

_____, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
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 this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this _____ day of _____, 2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

EXHIBIT "A"

The 17.74 acres combined parcels are located as follows:

PCN	Existing FLU	Proposed FLU	Existing Zoning	Proposed Zoning
70-43-44-07-37-006-0000 70-43-44-07-37-012-0000 70-43-44-07-37-007-0000 70-43-44-07-37-008-0000	Light Industrial	Light Industrial	Commercial General (CG)	Light Industrial (LI)
70-43-44-07-00-000-5101 70-43-44-07-00-000-5100 70-43-44-07-00-000-5110 70-43-44-07-04-000-0060 70-43-44-07-04-000-0050 70-43-44-07-04-000-0070 70-43-44-07-04-000-0040	Medium Density Residential		Residential Multiple-Family (RM)	

PROJECT NARRATIVE

OXYGEN DEVELOPMENT EXPANSION FUTURE LAND USE PLAN AMENDMENT AND REZONING

October 28, 2022



Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

Please accept this request by the Applicant and property owner, Oxygen Holdings, Inc., for a Future Land Use Amendment and Rezoning of 17.74 acres of land, including the existing Oxygen Development building, to the Light Industrial land use and zoning designation to facilitate the development of a warehouse on the subject site.

Currently, Oxygen Development leases warehouse space off-site and would like to bring that use to their existing campus in the Village. To achieve this desired expansion, the Applicant is requesting development applications for a Future Land Use Plan amendment and rezoning applications to change the designations for the subject site from Commercial and Medium Density Residential land uses and Commercial and RM (Residential Multi-family) zoning districts to a consistent Light Industrial future land use and zoning designations.

On February 26, 2009, the Village Council adopted Resolution 2008-87, which approved the Oxygen Development site plan on 14.36 acres. With this approval, the site had two parcels with a Commercial Future Land Use designation and a parcel with a Medium Density Residential designation was changed so all parcels within this site plan have a Light Industrial Future Land Use designation. At the same time, the western 4.27 acres of the site was rezoned from Residential Medium to a General Commercial zoning designation. As a result, the entire, existing Oxygen Development site has a General Commercial zoning designation. During the 2009 approval process, a Special Exception was granted to the site to allow for a Planned Unit Development for the Light Industrial use. With these approvals, the Village approved the 211,363 square feet Oxygen Development building, which consists of 44,485 square feet of office space and 166,878 square feet of warehouse/manufacturing space for the development of personal care services on the site.

With the proposed applications, the Applicant is seeking to follow the similar application processes to expand the site by 5.158 acres to facilitate the construction of the proposed warehouse, which will be reviewed under the Site Plan Application process.

The proposed future land use amendment and rezoning will help continue to facilitate economic development with the Village, consistent with the Village Comprehensive Plan and Community Redevelopment Agency plan. In addition, the expansion of this light industrial use will provide additional revenues to the Village on subject properties which are either vacant or underdeveloped. This economic development will also help diversify the Village's land use mix, which provides for a stable economic base for the Village.

Location

The 17.74-acre site is generally located west of Congress Avenue and north of Forest Hills Boulevard. The proposed site is located within the Urban Redevelopment Area and the Village's Community Redevelopment Area's Congress Avenue District. The subject site has a Future Land Use Designation of Light Industrial, Commercial and Medium Density Residential and a zoning designation of General Commercial and Residential Multi-Family. With this request, the Applicant is looking to have the entire site with a Light Industrial Future Land Use designation and Light Industrial zoning district.

West Palm Beach Office: 610 Clematis Street Suite CU-02 West Palm Beach, FL 33401 P. 561-366-1100

Boynton Beach Office: 508 E. Boynton Beach Blvd. Boynton Beach, FL 33435 P. 561-736-8838

www.udsfloida.com LCC000035

Access

Access to the proposed site plan will use the existing two entrances off of Congress Avenue with the trucks servicing the proposed warehouse using the same truck entrance as the existing Oxygen Development building. An additional access to the site will be provided from the extension of Lone Pine Way into the subject site, which will improve the circulation on the site.

Parcel Information

The following table provides information regarding the individual parcels, all owned by the Applicant, which consist of the subject site.

PCN#	Address	Acreage	Existing Use	Existing FLU	Proposed FLU	Existing Zoning District	Proposed Zoning District
70-43-44-07-37-006-0000	1525 S. Congress Avenue	6.99 acres	Oxygen Development	Light Industrial	Same	Commercial General (CG)	Light Industrial
70-43-44-07-37-008-0000	None	0.57 acres	Vacant	Light Industrial	Same	Commercial General (CG)	Light Industrial
70-43-44-07-37-007-0000	None	5.50 acres	Vacant	Light Industrial	Same	Commercial General (CG)	Light Industrial
70-43-44-07-37-012-0000	None	1.43 acres	Lake	Light Industrial	Same	Commercial General (CG)	Light Industrial
70-43-44-07-00-000-5100	1636 Lone Pine Way	0.31 acres	SF home	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-00-000-5101	None	0.58 acres	Vacant	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-00-000-5110	None	0.88 acres	Vacant	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-04-000-0050	1660 Dalinda Lane	0.33 acres	4-Plex	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-04-000-0040	1690 Dalinda Lane	0.33 acres	SF Home	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-04-000-0060	1659 Dalinda Lane	0.33 acres	4-Plex	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
70-43-44-07-04-000-0070	1677 Dalinda Lane	0.33 acres	4-Plex	Medium Density Residential	Light Industrial	Residential Multi-Family (RM)	Light Industrial
Dalinda Lane ROW	None	0.18 acres	Local Street	None	Light Industrial	None	Lighting Industrial

Consistency with the Village Comprehensive Plan

The requested future land use amendment and rezoning of the Oxygen Development site to include the proposed warehouse facility is consistent with several of the Village's Comprehensive Plan goals, objectives and policies regarding land use, redevelopment activities and economic development.

Some of the applicable objective and policies have been provided below in **bold** and our statements of compliance follow in *italics*.

Objective C: The Light Industrial Future Land Use category shall allow as permitted uses establishments which will accommodate employment centers using light- assembly, manufacturing, warehouse, distribution, showroom, and non-local office needs of the Village.

The request will help facilitate the construction for a warehouse use which is permitted within the existing and proposed Light Industrial future land use category described within this Objective.

Policy A.6: Continually maintain and update, when necessary, development regulations which assure efficient, high quality residential design construction, and redevelopment activities.

The request will provide a modern, high-quality warehouse facility on underutilized lands within the Forest Hill Boulevard and Congress Avenue employment center. The proposed warehouse will be located on vacant land west of the existing Oxygen Development facility. These amendments will help facilitate this development.

Policy P.1: The Urban Redevelopment Area (URA) – The purpose of the URA is to focus on redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

The subject site is located within the identified URA, which encourages infill and redevelopment activities such as the proposed Oxygen Development expansion. The addition of warehouse facilities to the subject site reflects the Applicant's investment in the Village and its economic growth.

Policy P. 3: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

The proposed request represents an expansion of the existing employment center along Congress Avenue in the Urban Redevelopment Area. The facilities are close to public transit stops, transportation routes and workforce housing.

Consistent with the Village Community Redevelopment Area plan

The requested amendments for the Oxygen Development campus and the Congress Avenue and Forest Hill Boulevard employment center are consistent with the Village's Community Redevelopment Area (CRA) plan and strategies.

As required by the Village's development application, the following are CRA criteria which have been provided below in **bold** and our responses follow in *italics*.

1) Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA **a. Improving Utilities and Infrastructure**

New utilities and infrastructure will be provided for the proposed warehouse use. The drainage from the site will be located at the southeast corner of the site, which will help buffer the adjacent residential uses from the proposed use.

b. Expanding Job Development and Economic Growth

The expansion of the Oxygen Development campus to bring the company's warehouse facilities to the Village. The warehouse use will bring jobs to the Village along with the jobs created during the construction phase. This investment in the Village and use of infill property meets the goals of the CRA.

c. Enhancing Public Safety

With the expansion of the project, an additional access point to the Oxygen Development site has been provided from Lone Pine Way. Currently, the site has two access points from Congress Avenue. The additional access point will allow for improved traffic circulation for the site and provide public safety vehicles another access points in the case of emergencies.

d. Increasing and Maintaining Workforce Housing

Although residential is not proposed, the request will result in new jobs within the Village which will help reduce any transportation costs for residents working there.

e. Advancing the Partnership with Palm Beach County

The Applicant will continue work with Palm Beach County with regards to the proposed request. Palm Beach County Traffic Division has issued a TPS approval letter for the proposed development.

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

The proposed development will convert approximately 7 acres of vacant land and existing drainage lake to the proposed warehouse building. The 3.4 acres of existing residential land owned by the Applicant will be converted to a 1.66-acre lake, a dry detention area and landscape buffers. The proposed expansion reflects the plan's desire for urban development with the CRA.

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

The proposed expansion will bring additional jobs to the Village, which is consistent with Goal II of CRA plan. In addition, the request is consistent with Goal VI which states: "Increase redevelopment activity on Lake Worth Road and Congress Avenue through incentives and the encourages of parcel assemblage for quality redevelopment." The Applicant has assembled adjacent parcels to allow for the expansion of the Oxygen Development campus to bring its warehouse use to the Village.

Future Land Use Plan Amendment

The subject request includes a re-designation of the 17.74 acres of land from Medium Density Residential and General Commercial to Light Industrial for subject site. These 17.74 acres represent less than 1% of the total area of the Village and the proposed change will create minimal impact to the surrounding area and Village.

Below is analysis of the existing and proposed uses for the subject 17.74 acres of the Future Land Use Plan amendment. The subject referenced area has one (1) single family home and 12 multi-family units.

Service	Existing Use LOS	Existing Use Impact	Proposed Use LOS	Proposed Use Impact	Difference in amendment
Potable Water	82 gallons per capita daily	14 units X 3.11 persons per unit = 43 persons x 82 gpcd = 3,526 gpcd	No LOS is provided for non-residential development.	No water use is proposed within the subject 5.15 acres.	Reduction of 3,536 gpcd impact
Sanitary Sewer	350 gallons per day per SF unit & 250 gallons per MF unit	350 gpd x 2 SF units = 700 gpd & 250 gpd x 12 MF units = 3,000 gpd. Total 3,700 gpd	0.20 gallons per acre per day for non-residential development	3.4 acres x 0.2 gallons per day = 1.03 gallons per day	Reduction of 3,699 gallons per day
Solid Waste	4.92 lbs per capita per day for garbage and 1.75 lbs per capita per day for trash	4.92 lbs pcd x 43 persons = 211 pounds pcd for garbage & 1.75 lbs pcd x 43 persons = 75 lbs for trash	No LOS is provided for non-residential trash and garbage generation	No buildings are proposed within subject area	Reduction of 211 lbs pcd of garbage and 75 lbs pcd for trash generation.
Drainage	3-year, 24-hour rain event	3-year, 24-hour rain event	3-year, 24-hour rain event	3-year, 24-hour rain event	Proposal is consistent with all applicable drainage requirements

As indicated earlier, the proposed expansion has received a TPS approval letter from the Palm Beach County Traffic Division. A copy of the approval letter is included in the submittal package. In addition, the proposed future land use change will result in a reduction to the Village's recreational needs as the subject proposed are proposed to be designated as Light Industrial.

As indicated above, the proposed Future Land Use amendment will create little impact to the Village and will lessen the potential impact for municipal services.

Rezoning

With the proposed future land use change, a corresponding rezoning of these 5.15 acres is proposed to change the designation from Residential Medium Family (RM) to Light Industrial (LI). The proposed rezoning also includes the existing Oxygen Development site, which is currently zoned as General Commercial. Within the 5.15 acres, no buildings are proposed to be developed so there will be limited impact. The 5.15 acres are proposed to be development with a lake, dry detention area and landscaping which will buffer the adjacent residential properties from the proposed warehouse. Please note that the closest adjacent residential property will be 360 feet from the proposed warehouse.

Photos of Subject Site



1 Southwest View of Existing Building from northeast corner of the site.



2_Northwest View of Existing Building



3 View along LWDD canal on north property line



4 Looking southwest across existing lake



5 Northern view from vacant land west of existing site



6 View of Vacant Land on Lone Pine Way.



7 Existing structure on Lone Pine Way



8 Looking west on Dalinda Lane.



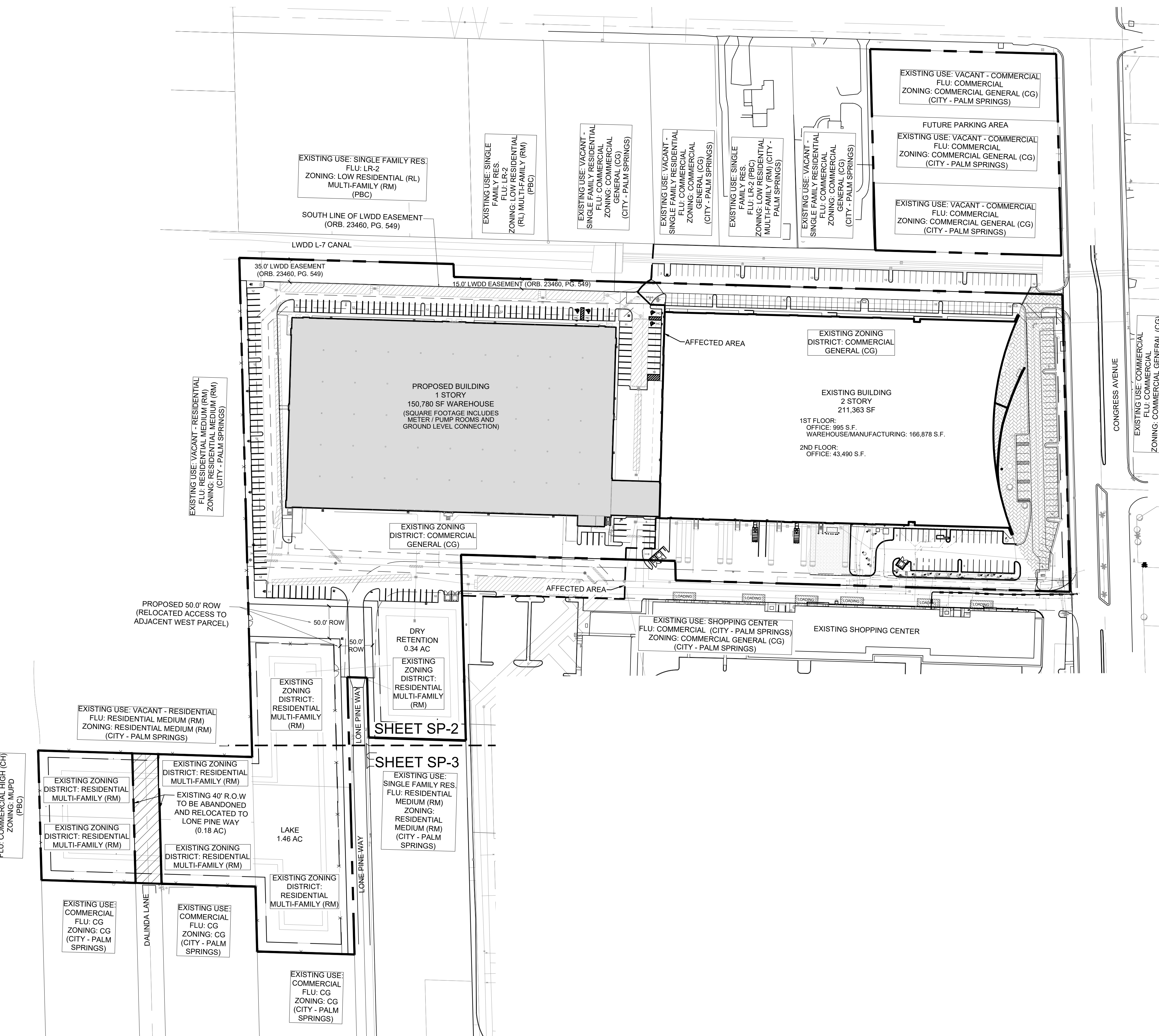
9 Looking West on Dalinda Lane.

SHEET INDEX

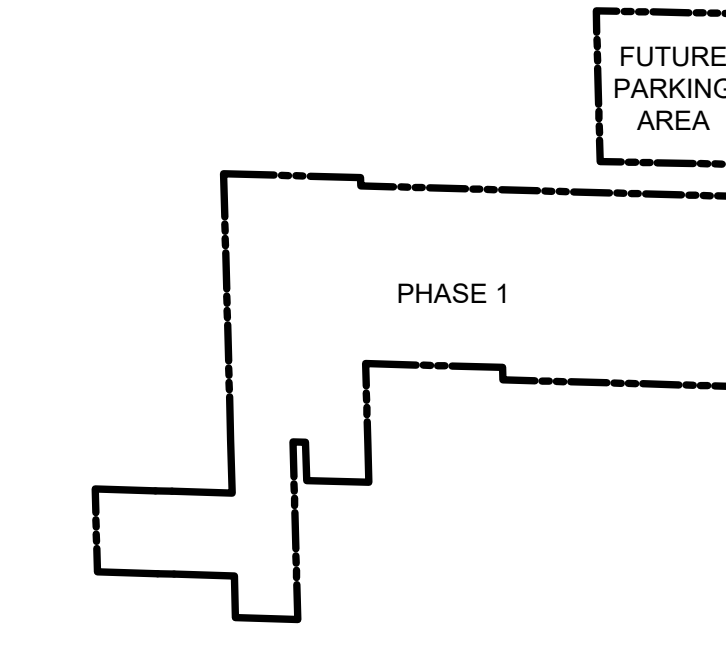
OVERALL SITE PLAN	SP-1
SITE PLAN	SP-2 to SP-3
SITE PLAN DETAILS	SP-3

OVERALL SITE PLAN

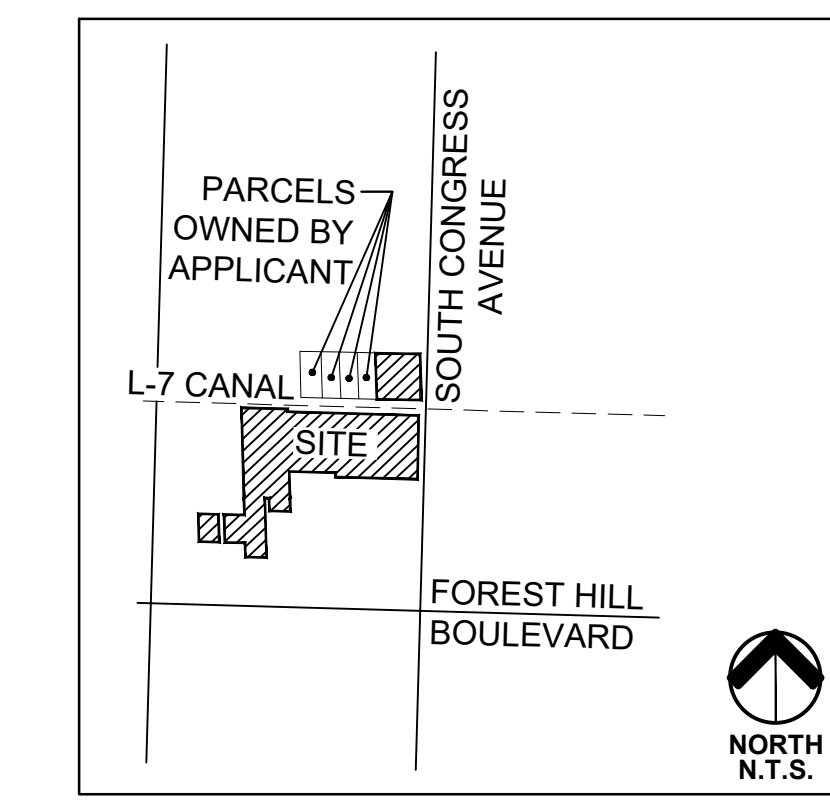
OVERALL SITE PLAN



PHASING MAP



LOCATION MAP



SITE DATA

APPLICATION NAME:	OXYGEN DEVELOPMENT
EXISTING FUTURE LAND USE:	LIGHT INDUSTRIAL / COMMERCIAL / MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT:	COMMERCIAL GENERAL AND RESIDENTIAL MEDIUM
OVERLAY:	URA/TCEA
SECTION/TOWNSHIP/RANGE:	07/44/43
PCN:	70-43-44-07-37-006-0000 70-43-44-07-00-000-5100 70-43-44-07-04-000-0040
	70-43-44-07-37-008-0000 70-43-44-07-00-000-5101 70-43-44-07-04-000-0060
	70-43-44-07-37-007-0000 70-43-44-07-00-000-5110 70-43-44-07-04-000-0070
	70-43-44-07-37-012-0000 70-43-44-07-04-000-0050 70-43-44-07-03-003-0010
	70-43-44-07-03-003-0020 70-43-44-07-03-003-0030
TOTAL GROSS SITE AREA:	17.643 AC (768,529.08 SF)
PHASE 1 - INCLUDES AFFECTED AREA	
AFFECTED AREA	
TOTAL SITE AREA - AFFECTED AREA:	17.643 AC (768,529.08 SF)
EXCLUDES FUTURE PARKING AREA	
PROPOSED BUILDING COVERAGE:	41.4% (318,653 SF)
INCLUDES EXISTING & PROPOSED BLDG.	
PERMITTED BUILDING HEIGHT:	45'-0"
EXISTING BUILDING HEIGHT:	35'-9" MAX. (2 STORIES)
PROPOSED BUILDING HEIGHT:	ENTRY FEATURES 45'-0" MAIN PARAPET 42'-6"
REQUIRED PARKING:	354 TOTAL SPACES
OFFICE 1/200	223 SPACES
EXISTING BLDG @ 44,485 SF	
PROPOSED BLDG @ 0 SF	
WAREHOUSE / MANUFACTURING	131 SPACES
EXISTING BLDG @ 166,878 SF	
1/3000 = 56 *VARIANCE APPROVED	
PROPOSED BLDG @ 150,780 SF	
1/2000 = 75	
PROPOSED PARKING:	354 TOTAL SPACES
EXISTING PARKING	201 SPACES (ORIGINALLY 280 SPACES)
(-79 SP. FROM EXISTING)	
PROPOSED PARKING	153 SPACES
HC SPACES @ 11	
IMPERVIOUS AREA:	69% / 12.34 AC (537,849.72 SF)
PERVIOUS / OPEN SPACE:	31% / 5.303 AC (230,679.36 SF)
INCLUDES LAKE & DRY RETENTION	
WATER SURFACE AREA:	1.46 AC
LAKE TRACT AREA:	2.56 AC
INCLUDES L.M.E. & SLOPE	
FUTURE PARKING AREA	
TOTAL SITE AREA - FUTURE PARKING AREA:	2.045 AC (89,080.19 SF)
EXCLUDES AFFECTED AREA	

DEVELOPMENT TEAM

OWNER / APPLICANT: OXYGEN DEVELOPMENT 1525 S CONGRESS AVE. PALM SPRINGS, FL 33406	SURVEYOR: ENGENUITY GROUP INC. 1201 BELVEDERE RD. WEST PALM BEACH, FL 33405 561.655.1151
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	CIVIL ENGINEER: LDI LAST DEVENPORT, INC. 1860 OLD OKEECHOBEE RD., SUITE 504 WEST PALM BEACH, FL 33409 561.615.6567
ARCHITECT: HNM ARCHITECTURE 4208 SIX FORKS RD. SUITE 1000 RALEIGH, NC 27609 919.480.8538	TRAFFIC ENGINEER: SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD., SUITE 3 WEST PALM BEACH, FL 33407 561.478.7848

GENERAL NOTES

- BASE INFORMATION OBTAINED FROM SURVEY PREPARED BY ENGENUITY GROUP INC. DATED 03.28.22
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- STOP BAR WILL BE WHITE PAVERS OR THERMOPLASTIC ON ASPHALT.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO (2)' FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.



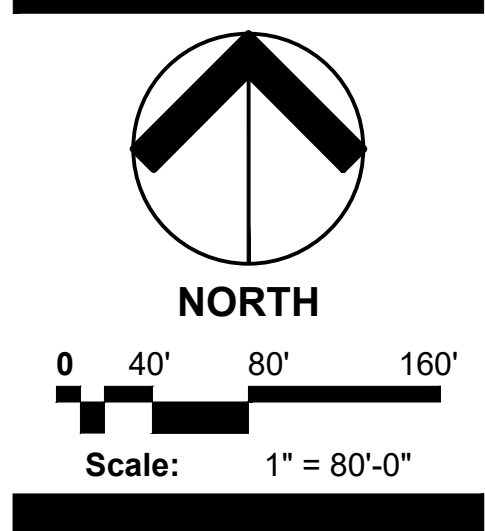
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
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Oxygen Development

Palm Springs, Florida
Site Plan



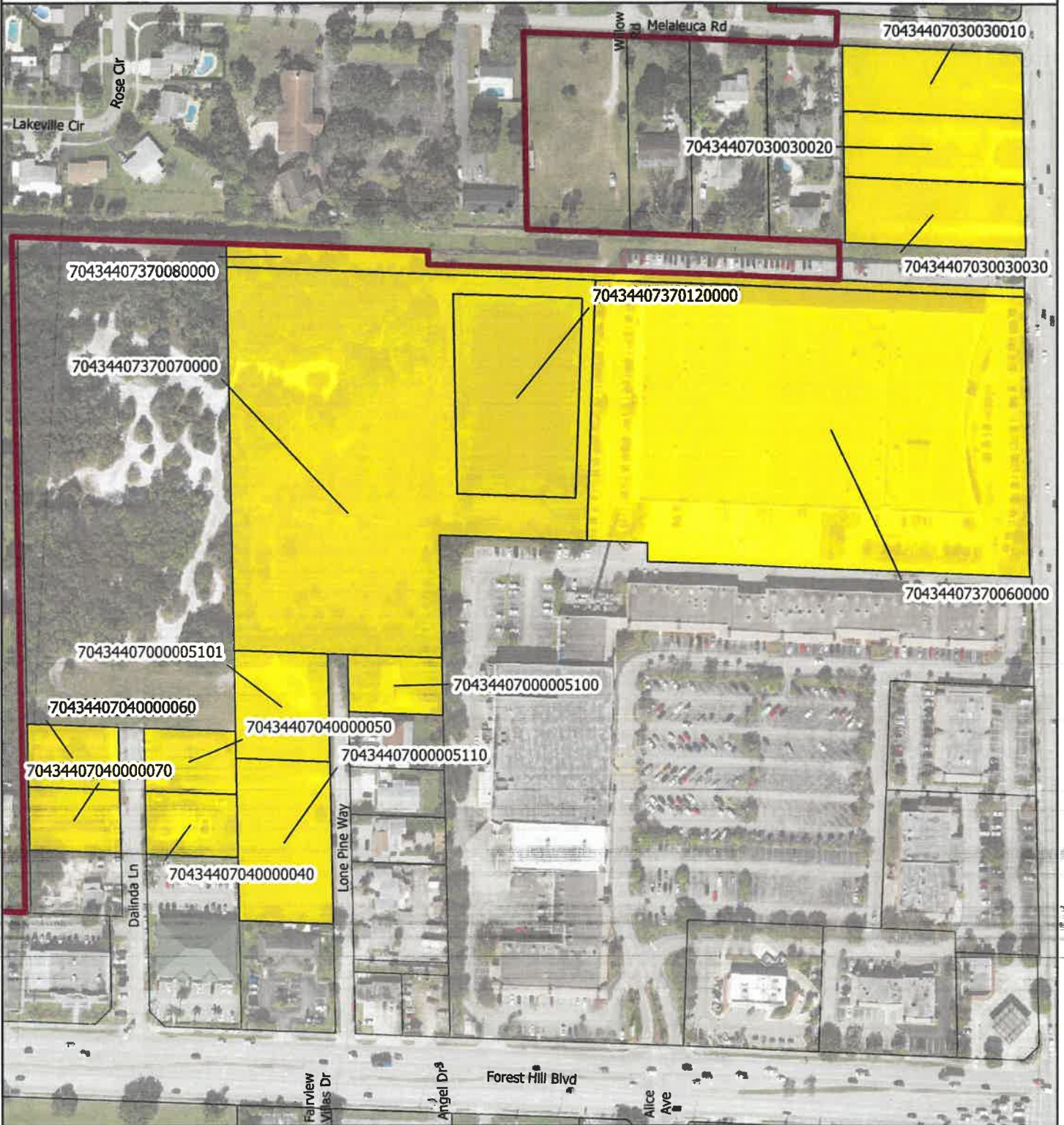
Date:	09.2020
Project No.:	07-066.002
Designed By:	JEB
Drawn By:	JEB
Checked By:	WJT

Revision Dates:	
05-12-2022	SUBMITTAL
07-29-2022	SUBMITTAL
09-06-2022	RESUBMITTAL
09-20-2022	RESUBMITTAL
10-27-2022	RESUBMITTAL



VILLAGE OF PALM SPRINGS

Oxygen Development



- Legend**
- Proposed Parcels
 - Parcels
 - Village Boundary

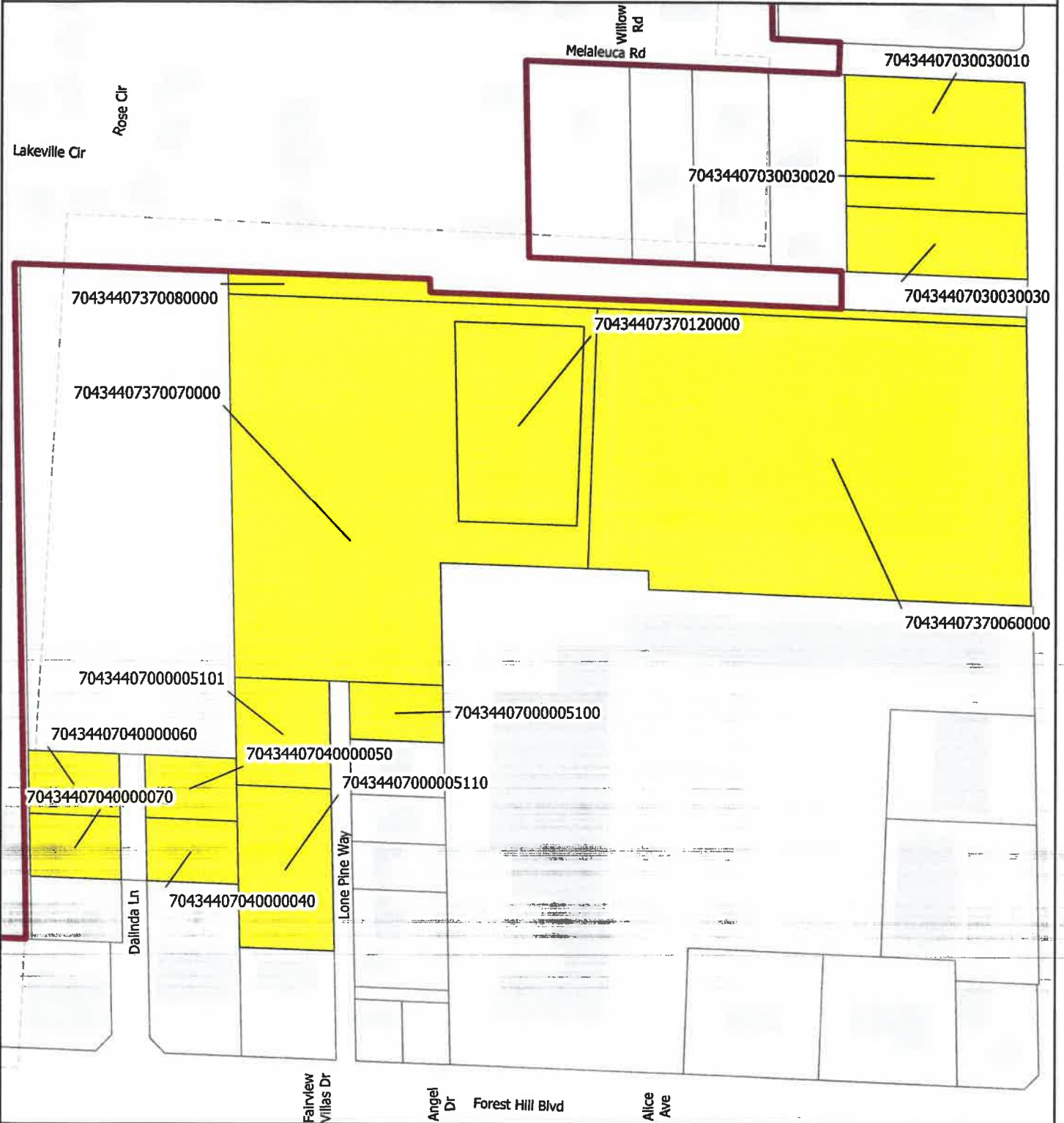
Date: 10/26/2022
When Printed on 8 1/2" x 11"
1 Inch equals 250 feet





VILLAGE OF PALM SPRINGS

Oxygen Development



- Legend**
- Proposed Parcels
 - Parcels
 - Village Boundary

Date: 10/27/2022
When Printed on 8 1/2" x 11"
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VILLAGE OF PALM SPRINGS

Oxygen Development



Legend		
Future Land Use	High Density	Mixed Use
Commercial	Light Industrial	Other Public Facilities
Conservation	Low Density Residential	Public Buildings and Facilities
Education	Medium Density Residential	County FLU
	Proposed Parcels	Parcels
		Village Boundary

Date: 10/27/2022
 When Printed on 8 1/2" x 11"
 1 inch equals 250 feet

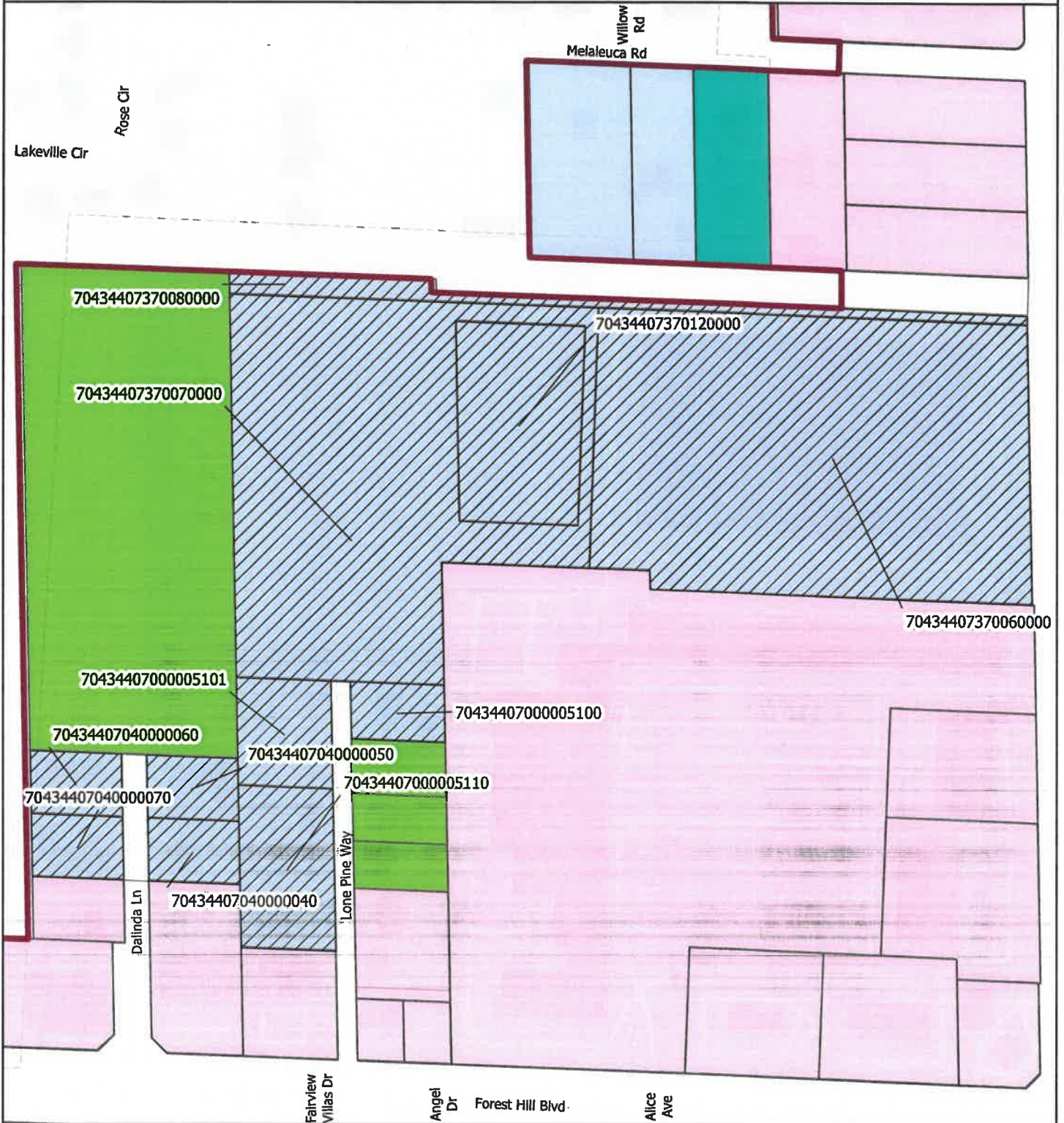
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VILLAGE OF PALM SPRINGS

Oxygen Development



Legend		
Zoning	G (Governmental)	RS (Residential Single-Family)
County Zoning	LI (Light Industrial)	Other
CG (Commercial General)	MU (Mixed Use)	Proposed Parcels
CN (Commercial Neighborhood)	RM (Residential Multi-Family)	Parcels

Date: 10/27/2022
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0 250 Feet

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