



**AGENDA**  
**PLANNING AND ZONING BOARD**  
**VILLAGE HALL COUNCIL CHAMBERS**  
**226 CYPRESS LANE ■ PALM SPRINGS, FL 33461**  
**JANUARY 10, 2023**  
**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  
Planning, Zoning, and Building Planner, Christian Melendez  
Village Attorney Susan Garrett  
Deputy Village Clerk Jane R. Worth

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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  
PZ&B Planner, Christian Melendez  
Village Attorney Susan Garrett  
Deputy Village Clerk Jane R. Worth

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. Approval of September 13, 2022, Planning and Zoning Advisory Board Minutes  
Staff: Jane Worth, Deputy Village Clerk
3. Approval of October 11, 2022, Planning and Zoning Advisory Board Minutes  
Staff: Jane Worth, Deputy Village Clerk

## **ORDER OF BUSINESS**

### **REGULAR AGENDA**

### **PUBLIC HEARINGS**

4. **Ordinance No. 2023-01 - Land Use Amendment and Rezoning (Small-Scale) - Collection Suites Palm Springs - 874, 884 & 964 South Congress Avenue:** Recommendation of approval of Ordinance No. 2023-01 to Village Council requesting a Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan on 7.313 acres (comprised of three parcels) to facilitate an industrial development project.  
Staff: Christian Melendez Berrios, PZ&B Technician
5. **Resolution No. 2023-02 - (SPR23-01) - Light Industrial Planned Development Site Plan - Collection Suites Palm Springs - 874, 884, and 964 South Congress Avenue:** Recommendation to approve Resolution No. 2023-02 (SPR23-01) to Village Council to allow the development of a 79,350 square foot warehouse/self-storage building along with an existing 36,054 square foot Indoor Athletic Court on 7.313 acres (comprised of three parcels). The project will also contain approximately nineteen (19) condominium units.  
Staff: Christian Melendez Berrios, PZ&B Technician

## **OTHER BUSINESS**

### **ADJOURNMENT**

### **NEXT MEETING**

**February 14, 2023 @ 6:30 PM – Village Council Chambers**

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



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** January 10, 2023

**DEPARTMENT:** Administration

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**ITEM #2:** Approval of September 13, 2022, Planning and Zoning Advisory Board Minutes

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Placeholder

Placeholder – September 13, 2022 Planning and Zoning minutes to be provided prior to the meeting.



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** January 10, 2023

**DEPARTMENT:** Administration

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**ITEM #3:** Approval of October 11, 2022, Planning and Zoning Advisory Board Minutes

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Placeholder

Placeholder – October 11, 2022 Planning and Zoning minutes to be provided prior to the meeting.



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** January 10, 2023

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #4:** Ordinance No.2023-01 - Land Use Amendment and Rezoning (Small-Scale) - Collection Suites Palm Springs

**SUMMARY:** Mr. Javier Fernandez from Astrax LLC, agent for Collection Suites Palm Springs ("Applicant"), is requesting a Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan on 7.313 acres (comprised of three parcels) to facilitate an industrial development project.

The proposed small-scale land use change would be from Commercial General Land Use to Light Industrial, concurrent with Rezoning from Commercial General (CG) to Light Industrial (LI). The combined properties are less than 50 acres in size (7.313 acres total) and are planned for a mix of warehouse/self-storage.

The applicant is concurrently requesting Site Plan approval to allow a development concept of a 79,350 square foot warehouse/self-storage condominium called "Collection Suites Palm Springs" that would contain approximately nineteen (19) condominium units ranging in size from 3,206 square feet to 8,343 square feet, complemented by a 5,256 square foot clubhouse, a 1,283 square foot office, and related support spaces, in addition to the existing 36,054 square feet indoor athletic court (trampoline center). 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. 2023-01 was advertised in the Lake Worth Herald on December 29, 2022, and re-advertised in the Palm Beach Post on January 9, 2023, due to changes.

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 Local Planning Agency (LPA) will consider this item during their January 26, 2023 meeting.



The proposed ordinance will be considered on the first reading by the Village Council on January 26, 2023, after the LPA meeting, and on February 9, 2023, for the final reading.

**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. Proposed Ordinance No. 2023-01 - Small Scale Land Use Amendment & Rezoning - Collection Suites Palm Springs
2. Collection Suites Palm Springs - Project Narrative
3. Proposed Site Plan (informational only)
4. Aerial, Location, FLUM and Zoning Maps

**ORDINANCE NO. 2023-01**

(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 7.313 ACRES (COMPRISED OF THREE PARCELS) TO ALLOW FOR A MIX OF WAREHOUSE/SELF-STORAGE CONDOMINIUM, COMPLIMENTED BY A 5,256 SQUARE FOOT CLUBHOUSE, A 1,283 SQUARE FOOT OFFICE AND RELATED SUPPORT SPACES, LOCATED AT 874, 884, AND 964 SOUTH CONGRESS AVENUE, PLANNED FOR “LIGHT INDUSTRIAL”, FROM A FUTURE LAND USE DESIGNATION OF “COMMERCIAL GENERAL (CG) 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 (7.313 acres) that is currently vacant, and is currently proposed for “Light Industrial (LI)”, use located 874, 884, and 964 South Congress Avenue; 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 January 26, 2023, 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 \_\_\_\_\_, 2023.

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



December 28, 2022

Via E-Mail to: [icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)

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

**RE: 874 & 884 S. Congress Avenue, Palm Springs, FL (Parcel Control Nos: 70-43-44-05-25-002-0000; 70-43-44-05-25-003-0000; 70-43-44-05-25-004-0000) (collectively, the "Property") – Request for Future Land Use Plan Amendment, Rezoning, Site Plan Approval, Waivers and a Variance.**

Dear Ms. Cabrera:

Our firm represents Astrax LLC (the "Applicant"). The Property is presently owned by Palm Springs Villages, LLC ("Owner"). Applicant is the contract purchaser of the Property and submits this application to the Village of Palm Springs (the "Village"), with the Owner's authorization, requesting approval of a Future Land Use amendment, rezoning, and companion site plan with waivers for the Property. Below is a short narrative summarizing the Property's history and Applicant's request.

▪ **Future Land Use/Zoning Designation & Property History**

The Property was voluntarily annexed into the Village on April 27, 2006 and designated with a Future Land Use (FLU) designation of *Commercial* and Zoning designation of *General Commercial* (GC). The Property retains the same FLU and zoning designation to this day. At the time of the annexation, the Village entered into an agreement with the then property owner under Resolution No. 2006-50 to permit the construction of a mixed-use development consisting of warehouse, retail with drive-through and fast-food restaurant with a drive-through. The annexation agreement was only valid for a term of five (5) years and is now expired.

Thereafter, in October of 2012, the Village Council approved a site plan and concurrently a special exception use for the development and construction of 19,028 square feet of office space and 29,691 square feet of utility warehouse with a gas station with 12 fueling positions. While approved, this project was never executed.

Most recently, on July 13, 2017, the Village Council approved a site plan and concurrently a special exception use with four (4) waivers to permit the development and construction of a 6,800 square foot restaurant and 36,000 square feet of indoor athletic court. The waivers approved by the Village Council liberalized the Property's required setbacks as follows: (i) a reduction to the setback along S. Congress Avenue for Building A from the required 50' to 30'; (ii) a reduction to the required setback along S. Congress Avenue for Building C from the required 50' to 25'; (iii) a modification to the side corner setback along Holly Road for Building C to allow 20' setback where 25' is required; and (iv) to permit the overlap of 100% of the existing/proposed easements for FPL and LWDD within the southern perimeter landscape buffer

instead of the maximum 5' overlap. While the indoor athletic court use was completed, the balance of the project was never executed.

▪ **Applicant's Proposed Development Concept**

Applicant proposes to improve a portion of the Property with a warehouse condominium product comprised of 79,350 square foot and called the "Collection Suites Palm Springs" (the "Project"). The Project that will contain approximately nineteen (19) condominium units ranging in size from 3,206 sq. ft. to 8,343 sq. ft. These warehouse/storage condominium units will be complemented by a 5,256 square foot clubhouse, 1,283 square foot office and related support spaces.

The Project innovates on Applicant's success with a similar development concept located in Miami-Dade. The units function as luxury suites for collectors. These fully customizable suites are used by their owners to store collector vehicles, wine and art (among other collector's items) and provide each owner with a space where the stored valuables can also be enjoyed in an environment which is both comfortable and rich in amenities. Each unit/suite in this exclusive collector's community will boast luxury finished, spacious living areas, high tech features, full automaton, extensive security options, and complemented by an entertainment clubhouse. Most spaces will include a mezzanine level, kitchenette, wine cellar, state-of-the-art entertainment and technology features, VIP concierge services and more. In addition, the association will promote activities and events to bring like-minded individuals together around their shared passions with the goal of building community. More information about the concept and the Applicant's past projects can be found at: <https://collection-suites.com>.

▪ **Parcel Information & Applicant's Request**

The following table provides information regarding the individual parcels, all owned by the Owner and under contract by the Applicant for purchase, which consist of the Property that is the subject of the application.

| PCN#                    | Address             | Acreage    | Existing Use | Existing FLU | Proposed FLU     | Existing Zoning    | Proposed Zoning  |
|-------------------------|---------------------|------------|--------------|--------------|------------------|--------------------|------------------|
| 70-43-44-05-25-002-0000 | 884 S. Congress Ave | 2.37 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |
| 70-43-44-05-25-003-0000 | 874 S. Congress Ave | 1.30 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |
| 70-43-44-05-25-004-0000 | None                | 1.16 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |

As summarized hereinabove, Applicant respectfully requests the City's approval of the following:

1. FLU amendment of the Property from *Commercial* to *Light Industrial*;
2. Rezoning of the Property from *Commercial General (CG)* to *Light Industrial*;
3. Pursuant to s. 34-1063.(c), site plan approval with the following Waivers:
  - a. A reduction in the required setback S. Congress Avenue from the required 30' to 25' at its narrowest point;

- b. A reduction in the required setback along Holly Road from the required 30' to 20' at its narrowest point;
  - c. A reduction in the required Interior (NE Abutting Residential lots) setback from 75' to 30' at its narrowest point;
  - d. A modification to the permitted number of special events allowed on the Property from four (4) to not more than twelve (12) each calendar year; and
4. A variance pursuant to s. 34-891.(2) requesting authorization for the operation of the Project for 24 hours where otherwise limited to between 7 A.M. and 11 P.M. per s. 34-891.(1).

Below is summary of the requests consistency with the Village Comprehensive Plan and the Community Redevelopment Area (CRA) Plan.

▪ **Consistency with the Comprehensive Plan**

The requested FLU amendment and rezoning of the Property 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. Below are some of the applicable objective and policies followed by our statements of compliance.

**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 of a condominium 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, if granted, will ensure the construction of a new warehouse facility use on vacant land within the S. Congress Avenue corridor.

**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 Property is located within the URA, which encourages urban infill development activities like the Project. The potential construction of the condominium warehouse product on the Property reflects the Applicant's investment in the Village, will drive economic growth within the URA, and will likely spur ancillary development due to the demand induced by this investment.

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

The Project represents a direct economic investment within the CRA that will create direct employment opportunities as part of the Project as well as induce indirect employment opportunities to meet needs of investors/collectors that will acquire the condominium warehouse units.

▪ **Consistency with Village Community Redevelopment Area Plan**

The requested amendments for the Project are consistent with the Village's CRA plan and strategies. As required by the Village's development application, the following CRA criteria which have are listed below with are response listed thereafter.

**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 Project resulting in a general upgrade to utilities and infrastructure within the CRA.

**b. Expanding Job Development & Economic Growth**

The construction of the Project will create both direct and indirect employment opportunities within the CRA both during the construction phase and once the Project is operational. This investment within the CRA and use of infill property meets the goals of the CRA.

**c. Enhancing Public Safety**

With the construction of the Project, a previously vacant site will be improved and activated bringing new life and activity to a currently dormant area. The additional activity and investment will substantially enhance the safety of the immediate area.

**d. Increasing and Maintaining Workforce Housing**

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

**e. Advancing the Partnership with Palm Beach County**

The Applicant will continue to work with Palm Beach County (the "County") with regards to the proposed request.

**2. Proposal's Effect on Existing Conditions (identified in CRA Redevelopment Plan) in the CRA District.**

The Project will convert approximately five (5) acres of vacant land to the proposed condominium warehouse use. The proposed development reflects the plan's desire for urban development with the CRA.



### 3. Proposal's Ability to Assist in Achieving Strategies & Objectives of the Palm Springs CRA.

The Applicant has put the assemblage under contract for purchase to allow it to replicate its highly successful Collection Suites Project operating in Doral, FL. The Project advances *Goal I, Policy 1.1* of the CRA – *CRA shall encourage development that provides...appropriate destination business*. The Project represents a quality destination business that is self-contained, visually attractive and is physical compatible with preserving the CRA and Village's "small town" feel. The Project further promotes *Goal II – Creation of Jobs* – by increasing employment opportunities within the Congress Avenue subdistrict. In addition, the Project promotes *Goal IV – Protect residential uses adjacent to...Congress Avenue corridors* -, specifically *Objective IV.II – Create design standards for infill development that appropriately buffer existing residential uses* – as it introduces a use that will further stabilize the adjacent residential neighborhood while creating no negative externalities such as noise and traffic. Finally, the Project supports *Goal V, Objective V.I* through the installation of pedestrian comfort amenities, such as a sidewalk, along the perimeter of the Property that will enhance pedestrian mobility and safety in the immediate area.

#### ▪ Future Land Use Plan Amendment

The subject request includes a re-designation of the Property from *Commercial* to *Light Industrial*. The acreage of the Property represents less than 1% of the total land mass of the Village and the proposed change will have a minimal impact to the surrounding area and Village.

#### ▪ Rezoning

The corresponding rezoning is proposed to change the designation from *Commercial General District (CG)* to *Light Industrial (LI)*. The Project facilitated by the requested rezoning will provide all necessary facilities to support the Property's development, including storm drainage, potable water, sewage treatment, solid waste disposal, and other services, as applicable.

#### ▪ Variance

As noted hereinabove, Applicant is requesting the Village Council's approval of a variance authorizing extended hours of operation pursuant to s. 34-891.(2). Presently, the commercial uses are limited to operating hours of between 7 A.M. and 11 P.M. (the "Standard Operating Hours"). Applicant seeks the Village Council's approval a variance to permit Project unit owners and their guest to use their individual units 24-hours a day. However, no commercial business activity will occur during the extended hours of operation.

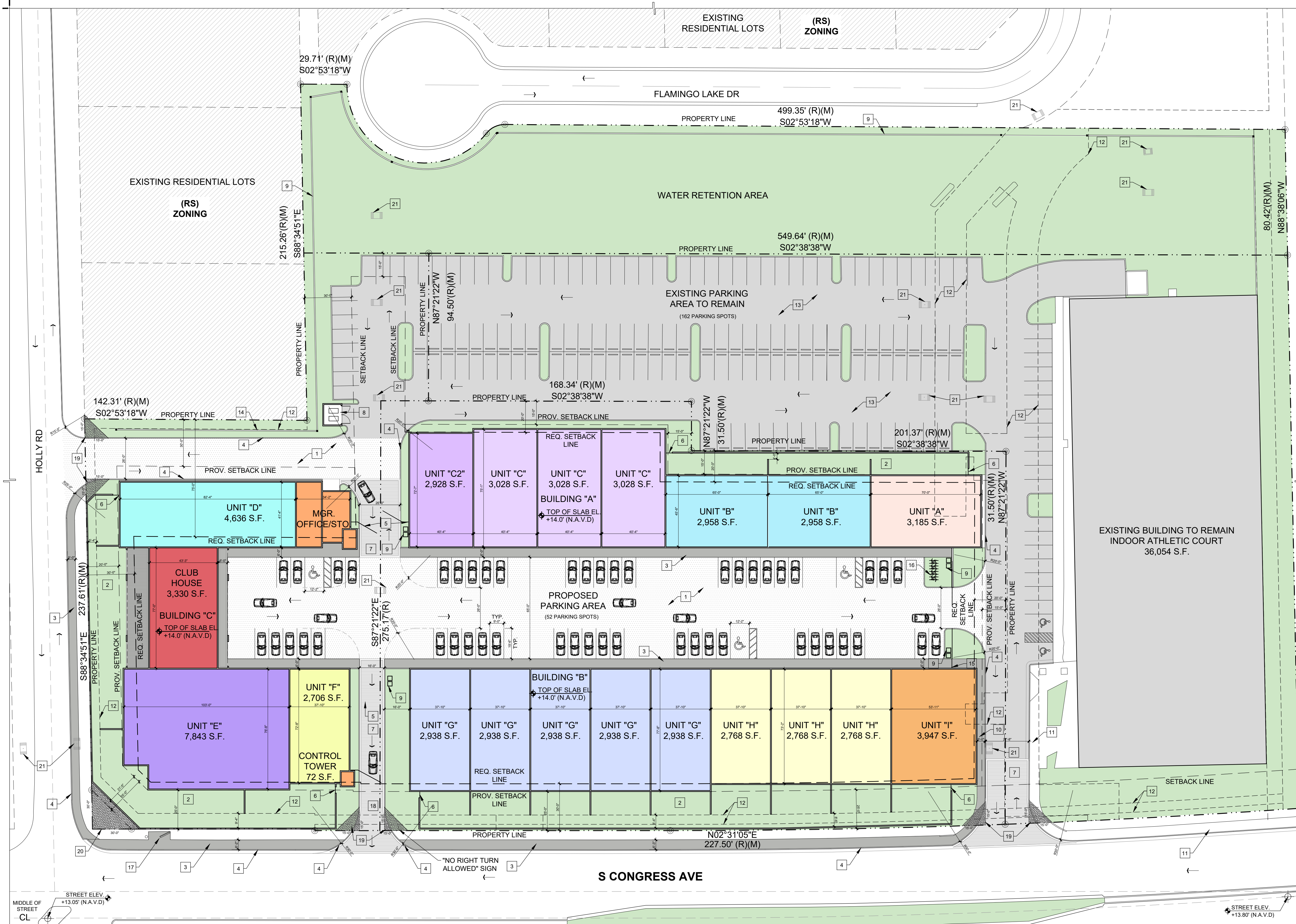
Sec. 34-891.(2) of the Village's Land Development Code ("Code") authorizes a variance from the Standard Operating Hours at the Village Council's discretion. Applicant's proposed Project units are individually owned. Some owners may utilize the same to conduct business on the Property during Standard Operating Hours, but most owners also utilize the proposed units in the Project as personal recreational and entertainment spaces. Applicant wishes to ensure that prospective owners can access and use those proposed Project units for such personal enjoyment and entertainment outside the Standard Operating Hours without issue. Such personal use will be conducted within the Project and the individual units and, therefore, should not create any adverse impacts on neighboring uses.

We look forward to working with you on this submittal and receipt of your favorable recommendation for Applicant's request.

Respectfully submitted,

Javier E. Fernández, Esq.  
For the Firm





1

PROPOSED SITE PLAN  
SCALE: 1/32" = 1'-0"

NOTES:

- ALL MECHANICAL EQUIPMENT SHALL BE PLACED ON THE ROOF MORE THAN 10'-0" AWAY FROM ROOF EDGE AND TO BE SCREENED BY PARAPETS.
- PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE
- SITE SHALL MEET THE ARTS IN PUBLIC SPACES  
LDC SEC. 75-100 THROUGH SEC. 75-115.
- ALL STREETS SHALL BE DESIGNATED AS PUBLICLY DEDICATED OR PRIVATELY DEDICATED AND MAINTAINED.

ADJACENT ZONING AREAS:

|      |                         |
|------|-------------------------|
| • LI | LIGHT INDUSTRIAL        |
| • CG | COMMERCIAL GENERAL      |
| • RS | SINGLE FAMILY           |
| • UC | URBAN CENTER            |
| • UI | URBAN INFILL            |
| • RM | RESIDENTIAL MULTIFAMILY |

PROP. SITE PLAN KEY NOTES

1

PROVIDE ASPHALT PAVING. REFER TO CIVIL DRAWINGS.

2

LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.

3

CONC. SIDEWALK WITH BROOM FINISH

4

CONCRETE CURB. REFER TO CIVIL FOR CURB TYPE (TYP.)

5

ALUMINUM SWING GATES

6

4'-0" WIDE ALUMINUM SWING GATE W/ ALUMINUM FENCE

7

NEW STAMPED ASPHALT PATTERN

8

DUMPSTER

9

TRASH BINS

10

PEDESTRIAN ROUTE/ ACCESS TO THE SITE

11

EXISTING SIDEWALK TO REMAIN

12

EXISTING EASTMENTS LINE

13

EXISTING PARKING AREA & PAVEMENT TO REMAIN

14

EXISTING FENCE TO REMAIN

15

MAN-MADE SWING GATE FOR PEDESTRIAN ACCESS

16

NEW BIKE RACK

17

EXISTING BUS STOP

18

ONE WAY STREET/ SITE EXIT

19

15R VISIBILITY TRIANGLE

20

30R VISIBILITY TRIANGLE

21

EXISTING CATCH BASIN HOLES

SITE LEGEND

---

PROPERTY LINE

---

SETBACK LINE

---

UTILITY EASEMENTS LINE

EXISTING BUILDING (INDOOR ATHLETIC COURT)

EXISTING & PROPOSED LANDSCAPE AREAS

EXISTING RESIDENTIAL LOTS

DENOTES ASPHALT PAVEMENT

DENOTES STAMPED ASPHALT PATTERN

EXISTING STREET/ PAVEMENT & PARKING SPOTS TO REMAIN

PARKING CALCULATIONS AREAS:

• EXISTING PARKING SPOTS:

162

• PROPOSED PARKING SPOTS:

52

• TOTAL PARKING SPOTS IN SITE:

214

• BUILDING/ PARKING CALCULATIONS:

EXIST. INDOOR ATHLETIC COURT BUILDING (36,054 S.F.)

36,054 S.F. (1/ 1,800) = 21 PARKING SPOTS REQUIRED

PROPOSED UNITS/ STORAGE (72,739 S.F.)

72,739 S.F. (1/ 2,000) = 37 PARKING SPOTS REQUIRED

PROPOSED MRG. OFFICE/ STORAGE + TOWER CONTROL (1,355 S.F.)

1,355 S.F. (1/ 200) = 7 PARKING SPOTS REQUIRED

PROPOSED CLUB HOUSE/ 1ST FLOOR - ASSEMBLY (3,330 S.F.)

3,330 S.F. (1/ 200) = 17 PARKING SPOTS REQUIRED

PROPOSED CLUB HOUSE/ 2ND FLOOR - STORAGE (1,926 S.F.)

1,926 S.F. (1/ 2,000) = 1 PARKING SPOT REQUIRED

TOTAL PARKING SPOTS REQUIRED (OUT OF 214) :

83

PARKING SPOTS LEFT :

131

WAIVERS & VARIANCES

WAIVERS:

1- S. CONGRESS AVE.

25 FT WHERE 30 FT REQUIRED

2- HOLLY ROAD

20 FT WHERE 30 FT REQUIRED

3- INTERIOR (NE-RESIDENTIAL LOTS)

30 FT WHERE 75 FT FT REQUIRED

4- SPECIAL EVENTS

AUTHORIZATION OF UP TO 12 PER YEAR WHERE 4 PERMITTED

VARIANCE:

1- HOURS OF OPERATION

24 HOURS OPERATION WHERE HOURS LIMITED TO 7AM TO 11PM

FLOOD LEGEND

FLOOD ZONE: X

ADDRESS: 874 SOUTH CONGRESS AVE, FL. 33406

PLAT BOOK: 126 PAGE: 189

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BENCHMARK REFERENCES:

PALM BEACH COUNTY

BM NAME: S-141

BM ELEVATION (NAVD 1988): 11.675FT

BM NAME: S-19

BM ELEVATION (NAVD 1988): 13.897FT

BASE FLOOD ELEVATION:

FIRM PANEL NUMBER:

THE ATTACHED CERTIFIED SURVEY PREPARED BY:

JORGE L. CABRERA

6487

SURVEYOR'S NAME

FLORIDA REGISTRATION NO.

ADJACENT GRADE ELEVATION:

• ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

• ALL AREAS BELOW B.F.E. SHALL PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OR LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

• ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMETIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

• THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

GREEN / OPEN SPACE:

OPEN SPACE REQUIREMENTS:

TOTAL S.F. OF LOT (PARCELS B,C & D): 210,744 S.F.

• MINIMUM:

10% LOT AREA MIN. (PARCELS B, C & D)

• MIN. REQUIRED (10% OF 210,744 S.F.) =

21,074 S.F.

TOTAL OPEN SPACE PROVIDED:

79,826 (37.9%)

ZONING INFORMATION:

• ZONING:

LI - LIGHT INDUSTRIAL

• SITE AREA (PARCELS B,C & D):

210, 744 S.F.

• MIN. REQUIRED ACREAGE:

1 ACRE

• PROVIDED ACREAGE (PARCELS B,C & D):

4.84 ACRES

• MIN. LOT WIDTH:

100'-0"

• PROVIDED LOT WIDTH:

SEE PLAN FOR DIM.

• MIN. LOT FRONTAGE:

100'-0"

• PROVIDED LOT FRONTAGE:

584'-8"

• MIN. LOT DEPTH:

200'-0"

• PROVIDED LOT DEPTH:

274'-10"

• MAX. BUILDING HEIGHT:

50'-0"

• PROVIDED BUILDING HEIGHT:

26'-8" BUILDING  
37'-8" TOWER

• MIN. BUILDING SOFT:

3000 FT/ ACRE

MIN. REQUIRED SETBACK:

• FRONT:

30'-0"

• REAR:

20'-0"

• SIDE INTERIOR:

20'-0"

• SIDE CORNER:

30'-0"

PROPOSED SETBACK:

• FRONT:

25'-0"

• REAR:

30'-0"

• SIDE CORNER:

20'-0"

• INTERIOR SIDE (NORTH):

15'-0"

• INTERIOR SIDE (SOUTH):

15'-0"

MAX. GROSS FLOOR AREA

• ALLOWED:

85% MAX

• MAX ALLOWED 85% OF 210,744 S.F. =

179, 132 S.F.

PROPOSED:

UNIT (S.F. AREA/ UNIT)

CATEGORY (WAREHOUSE/ STORAGE)

• UNIT A

3,185 S.F.

3,685 S.F.

• UNIT B (2)

2,958 S.F.

3,458 S.F.

• UNIT C (3)

3,028 S.F.

3,528 S.F.

• UNIT C2

2,928 S.F.

3,428 S.F.

• UNIT D

4,636 S.F.

5,136 S.F.

• UNIT E

7,843 S.F.

8,343 S.F.

• UNIT F

2,706 S.F.

3,206 S.F.

• UNIT G (5)

2,938 S.F.

3,438 S.F.

• UNIT H (3)

2,768 S.F.

3,268 S.F.

• UNIT I

3,947 S.F.

4,447 S.F.

TOTAL S.F.

63,249 S.F.

72,739 S.F.

MEZZANINE AREA (+ 500' S.F./ UNIT)

• UNIT A

3,185 S.F.

3,685 S.F.

• UNIT B (2)

2,958 S.F.

3,458 S.F.

• UNIT C (3)

3,028 S.F.

3,528 S.F.

• UNIT C2

2,928 S.F.

3,428 S.F.

• UNIT D

4,636 S.F.

5,136 S.F.

• UNIT E

7,843 S.F.

8,343 S.F.

• UNIT F

2,706 S.F.

3,206 S.F.

• UNIT G (5)

2,938 S.F.

3,438 S.F.

• UNIT H (3)

2,768 S.F.

3,268 S.F.

• UNIT I

3,947 S.F.

4,447 S.F.

TOTAL S.F.

63,249 S.F.

72,739 S.F.

TOTAL NUMBER OF UNITS (19):

1- UNIT A

16- UNIT H

2- UNIT B

17- UNIT H

3- UNIT B

18- UNIT H

4- UNIT C

19- UNIT I

5- UNIT C

20- MGR. OFFICE

6- UNIT C

21- CLUB HOUSE

7- UNIT C2

8- UNIT D

9- UNIT E

10- UNIT F

11- UNIT G

12- UNIT G

13- UNIT G

14- UNIT G

15- UNIT G

OTHER SPACES/ AREAS (S.F./ SPACE)

CATEGORY (BUSINESS/ ASSEMBLY)

• MGR. OFFICE/ STORAGE

1,283 S.F.

BUSINESS

• CONTROL TOWER

72 S.F.

BUSINESS

• CLUB HOUSE

3,330 S.F.

1ST FLOOR (ASSEMBLY)

• CLUB HOUSE

1,926 S.F.

2ND FLOOR (WAREHOUSE/ STORAGE)

TOTAL S.F.

6,611 S.F.

TOTAL S.F. (GROSS FLOOR AREA)

79,350 S.F. = 37.6% OF LOT (PARCELS B,C & D)

COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE

WEST PALM BEACH, FLORIDA, 33445

DATE:

01.06.23

DESIGNED BY:

JAV

DRAWN BY:

ABA

REVIEWED BY:

MDF

PROJECT NO.

22-0030

REVISIONS

JOSE A. VIDAL ARB453E

MANUEL D. FERNANDEZ

AR65601

Digitally signed by Manuel D Fernandez

DN: c=US, o=v3 ARCHITECTURAL GROUP, dnQualifier=A01410D00000179577260

3D000203A7, cn=Manuel D Fernandez

Date: 2023.01.05 16:30:24 -05'00'

SEAL

PROPOSED SITE PLAN

A1.0

SITE PLAN SUBMITTAL



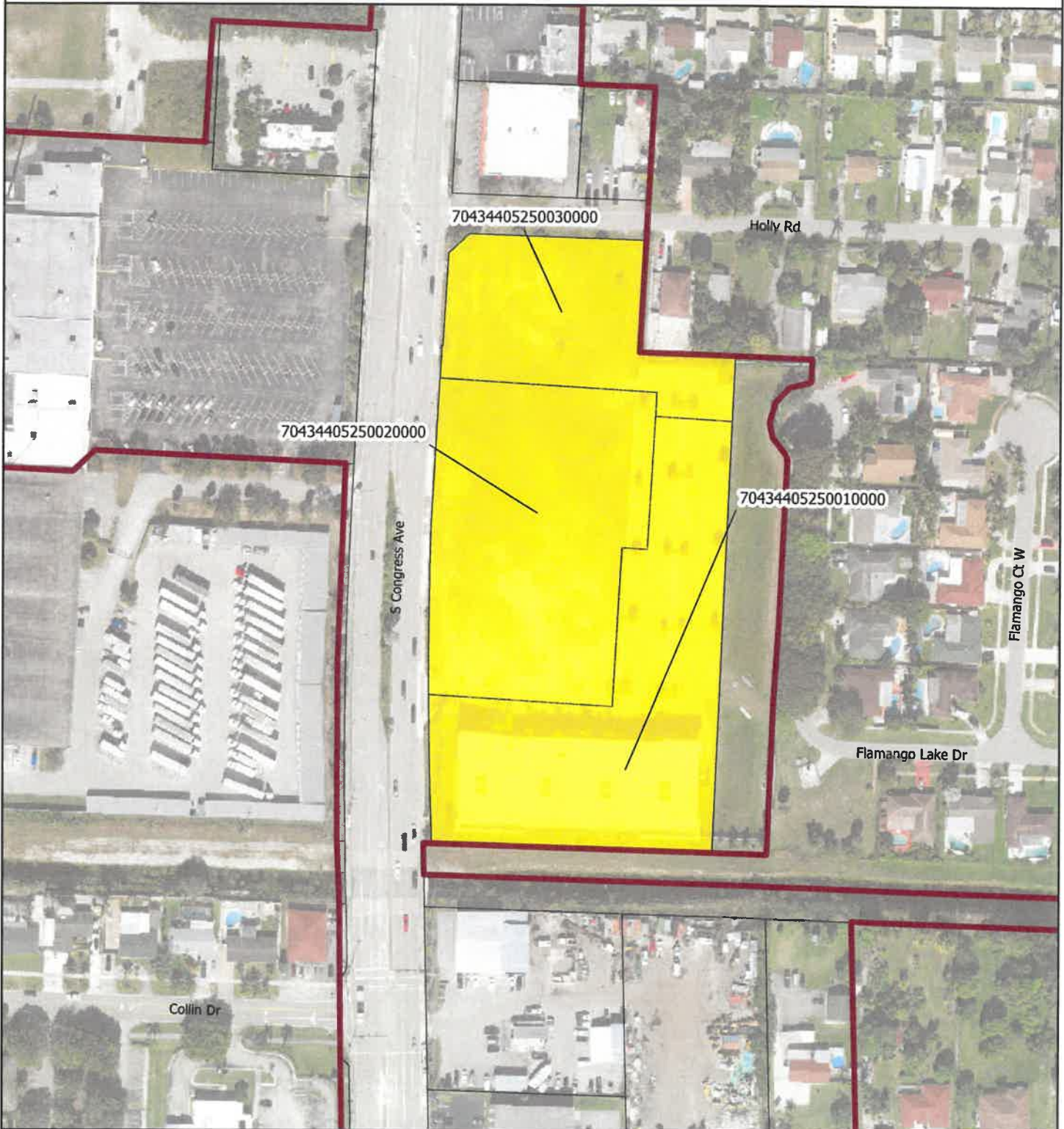
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# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 12/7/2022

When Printed on 8 1/2" x 11"  
1 inch equals 200 feet

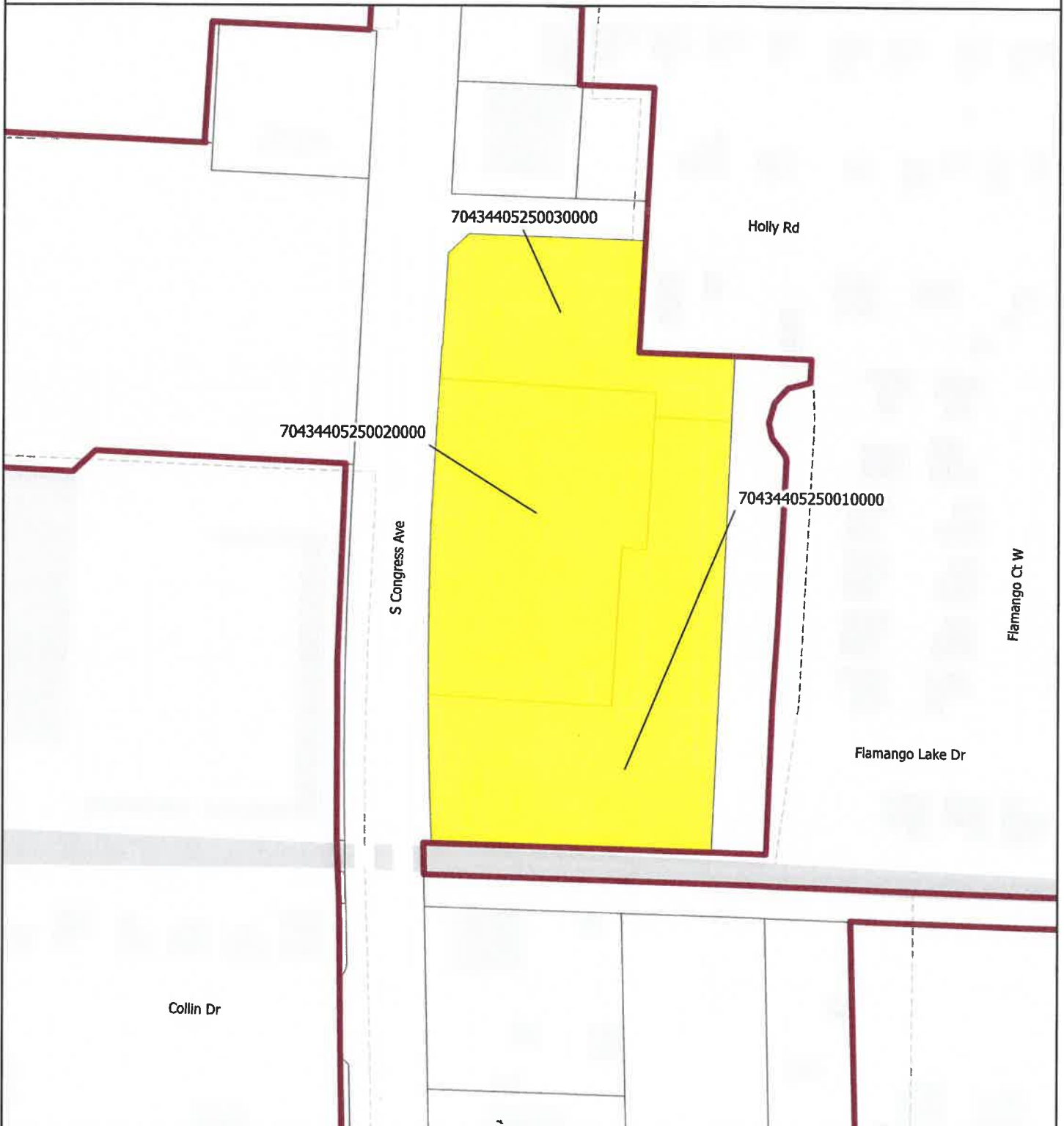


 Florida Technical Consultants



# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 12/7/2022

When Printed on 8 1/2" x 11"

1 inch equals 200 feet



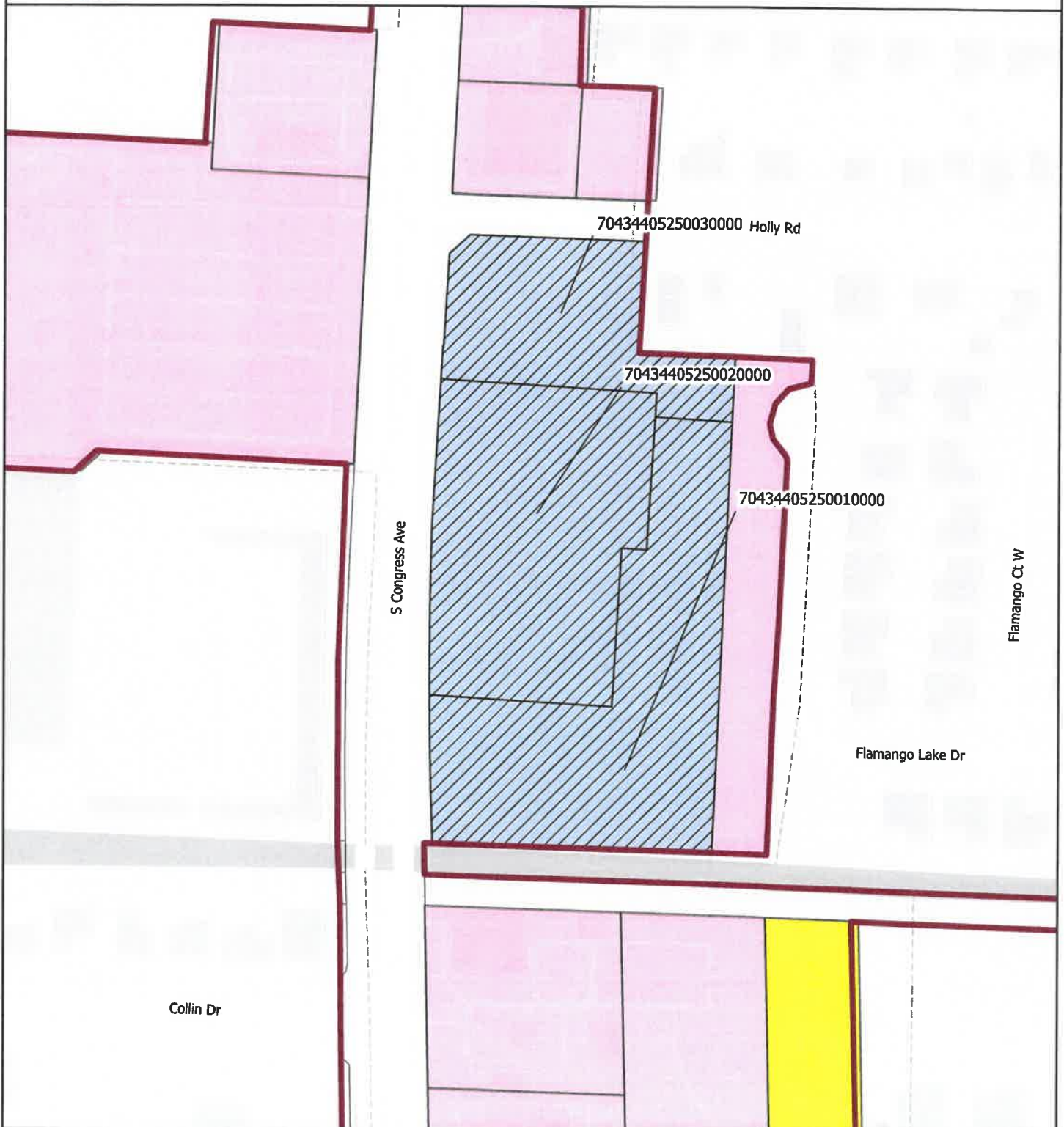
 Florida Technical Consultants





# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

|                  |                  |                  |
|------------------|------------------|------------------|
| Future Land Use  | Low Density      | Parcels          |
| Commercial       | Proposed Parcels | Village Boundary |
| Light Industrial |                  |                  |

Date: 12/7/2022

When Printed on 8 1/2" x 11"

1 inch equals 200 feet



Florida Technical Consultants



# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



|                              |                               |                                |                                     |
|------------------------------|-------------------------------|--------------------------------|-------------------------------------|
| <b>Legend</b>                |                               | <b>Date: 12/7/2022</b>         |                                     |
| <b>Zoning</b>                |                               |                                | <b>When Printed on 8 1/2" x 11"</b> |
| County Zoning                | G (Governmental)              | RS (Residential Single-Family) | <b>1 inch equals 200 feet</b>       |
| CG (Commercial General)      | LI (Light Industrial)         | Proposed Parcels               |                                     |
| CN (Commercial Neighborhood) | MU (Mixed Use)                | Parcels                        |                                     |
|                              | RM (Residential Multi-Family) | Village Boundary               |                                     |



# Village of Palm Springs

## Staff Report

**AGENDA DATE:** January 10, 2023

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #5:** Light Industrial Planned Development Site Plan (SPR23-01)- Collection Suites Palm Springs - 874, 884, and 964 South Congress Avenue

**SUMMARY:** Mr. Javier Fernandez from Astrax LLC, agent for Collection Suites Palm Springs ("Applicant"), is requesting a Site Development Plan (SPR23-01) approval to allow the development of a 79,350 square foot warehouse/self-storage building along with an existing 36,054 square foot Indoor Athletic Court on 7.313 acres (comprised of three parcels) generally located at 874, 884 & 964 South Congress Avenue.

**Note:** To achieve this development, the applicant is also requesting a Future Land Use Amendment to the Future Land Use Map (FLUM) as well as a Rezoning to change the land use from Commercial to Light Industrial and from Commercial General (CG) to Light Industrial (LI). These requests are separate.

On July 13, 2017, the Village Council adopted Resolution No. 2017-17, approving a site plan and concurrently a Special Exception use with four waivers to permit the development of a 6,800-square-foot restaurant, 25,928 retail building, and 36,000 square feet of an indoor athletic court. While the indoor athletic court was completed, the balance of the project was never executed.

Currently, the applicant is seeking to develop the site to facilitate the construction of a 79,350 square foot warehouse/self-storage building called the "Collection Suites Palm Springs." The project will contain approximately nineteen (19) condominium units ranging in size from 3,206 square feet to 8,343 square feet, complemented by a 5,256 square feet clubhouse, 1,283 square foot office, and related support spaces.

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

The applicant is requesting four (4) waivers for the proposed site plan:

1. Relief from Sec. 34-863 (6) to allow a reduction in the required setback along South Congress Avenue from the required 30' to 25' at its narrowest point.
2. Relief from Sec. 34-863 (9) to allow a reduction in the required setback along Holly Road from the required 30' to 20' at its narrowest point.
3. Relief from Sec. 34-863 (10) to allow a reduction in the required setback along Northeast (abutting residential lots) from the required 75' to 40'4



4. Relief from Sec. 34-896 (d) to allow twelve (12) special events each calendar year (more than four (4) allowed per Code).

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

1. **(PSV23-01)** - Request to allow extended hours of operation to permit unit owners and their guests to use their individual units 24 hours a day. However, no commercial business activity will occur during the extended hours of operation (Provides relief from Section Sec. 34-891 (2) that restricts hours of operations from 7 am to 11 pm).

Approval of the Light Industrial Planned Development Site Plan depends on the approval of the Land Use Amendment and Rezoning.

The Planning, Zoning & Building Staff does not object to the Light Industrial Planned Development Site Plan and recommends conditional approval.

**FISCAL IMPACT:**

The proposed development will enhance the village's assessed property valuation. This property is located within the Palm Spings Community Redevelopment agency (CRA) - Congress Avenue District and redevelopment would result in increased tax increment financing (TIF) revenue.

**ATTACHMENTS:**

1. Exhibit "A" Staff Report
2. Collection Suites Palm Springs - Project Narrative
3. Site Plan, Landscape Plans, Engineers Plans, Architectural Plans and Letters
4. Color Rendering
5. Aerial, Location, FLUM and Zoning Maps
6. Collection Suites Miami Promotional Brochure
7. Photo - Owner Suite - Collection Suites Miami



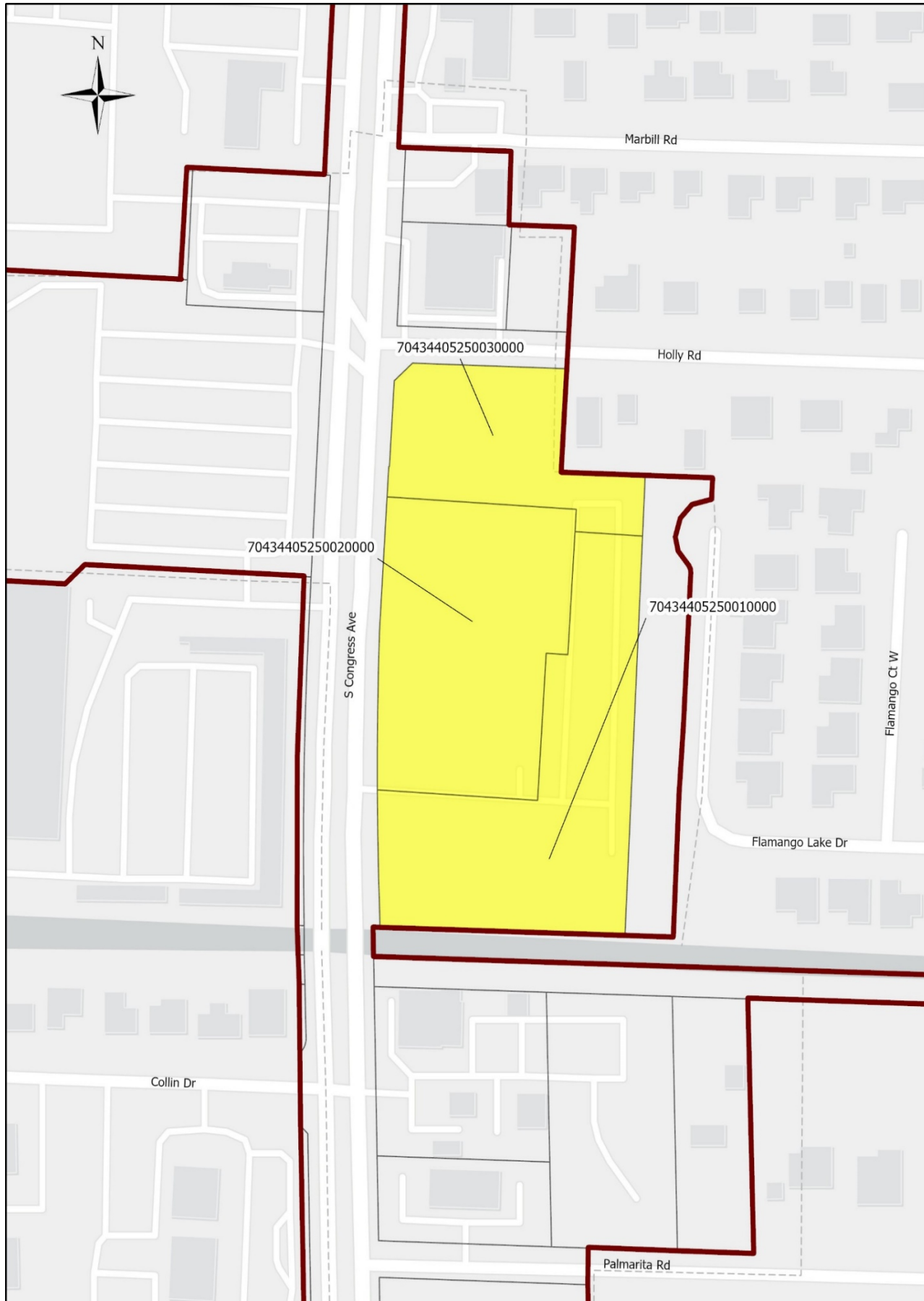
## PLANNING, ZONING & BUILDING STAFF REPORT

**SUBJECT:** Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Light Industrial Planned Development Site Plan with Waivers) - Collection Suites Palm Springs –

| Application Summary                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                            |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------------------|
| Applicant / Petitioner                               | Astrax LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Submittal Date                            | 11/28/2022                                                                 |
| Reference Name                                       | Collection Suites Palm Springs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Case Number                               | SPR23-01; PSV23-01                                                         |
|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Parcel Control No                         | 70-43-44-05-25-002-0000, 70-43-44-05-25-003-0000 & 70-43-44-05-25-004-0000 |
| Location                                             | 874, 884 & 964 S Congress Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site Area                                 | Assemblage of 3 properties<br>7.313 acres                                  |
| P&Z B Meeting                                        | January 10, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Local Planning Agency                     | January 26, 2023                                                           |
| Council Meeting (after LPA, 1 <sup>st</sup> Reading) | January 26, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Council Meeting (2 <sup>nd</sup> Reading) | February 9, 2023                                                           |
| Requests                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                            |
| Proposed Use(s)                                      | Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan to change the land use from Commercial General land use to Light Industrial, concurrent with Rezoning from Commercial General (CG) to Light Industrial (LI) , to proposed a development concept of 79,350 square foot warehouse/self-storage condominium called “Collection Suites Palm Springs”, that would contain approximately nineteen (19) condominium unit ranging in size from 3,206 sf to 8,343 sf, complemented by a 5,256 sf clubhouse, a 1,283 sf office and related support spaces, in addition to the 36,054 square foot existing indoor athletic court.                                                                                                                                                                                                   |                                           |                                                                            |
| Number of Buildings                                  | 3 Buildings with a total of 19 units, 1 Clubhouse 1 Office and related support spaces, in addition to the 36,054 square foot existing indoor athletic court.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |                                                                            |
| Waivers                                              | Pursuant to s. 34-1063. (c), site plan approval with the following Waivers:<br>1. The applicant is requesting a waiver relief from Sec.34-863 (6) to allow a reduction in the required Setback along S. Congress Avenue from the required 30’ to 25’at its narrowest point.<br>2. The applicant is requesting a waiver relief from Sec.34-863 (9) to allow a reduction in the required Setback along Holly Road from the required 30’ to 20’ at its narrowest point.<br>3. The applicant is requesting a waiver relief from Sec.34-863 (10) to allow a reduction in the required Setback along Northeast (abutting residential lots) from the required 75’ to 40’<br>4. The applicant is requesting a waiver relief from Sec.34-896 (d) to allow the permitted number of special events allowed on the Property from four (4) to not more than twelve (12) each calendar year |                                           |                                                                            |
| Variances Council Consideration:                     | PSV23-01 – Requesting a Variance relief from Section 34-891(2) to allow 24 hours of operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                            |
| Parking                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                            |
| Code                                                 | Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Provided                                  | Meets Requirement                                                          |
| Total Parking                                        | 20 Indoor Athletic Court<br>37 Warehouse/self-storage<br>7 Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 214                                       | Yes                                                                        |

|                                                                                                                                                                                                                                                                             | 33 Clubhouse<br>Total of 97 parking<br>needed              |                                                                |                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------------|
| Setbacks                                                                                                                                                                                                                                                                    |                                                            |                                                                |                                                                          |
| Code                                                                                                                                                                                                                                                                        | Required Minimum                                           | Proposed                                                       | Meets Requirement                                                        |
| Front yard (West side)                                                                                                                                                                                                                                                      | 30'                                                        | 25'                                                            | No* (waiver requested)                                                   |
| Rear yard (East side)                                                                                                                                                                                                                                                       | 75'                                                        | 106' (existing)                                                | Yes                                                                      |
| Side yard (North side)                                                                                                                                                                                                                                                      | 30'                                                        | 20'                                                            | No* (waiver requested)                                                   |
| Side yard (Northeast side adjacent to residential)                                                                                                                                                                                                                          | 75'                                                        | 30'                                                            | No* (waiver requested)                                                   |
| Side yard (South side)                                                                                                                                                                                                                                                      | 20'                                                        | 15'                                                            | No* (waiver requested)                                                   |
| Site Characteristics                                                                                                                                                                                                                                                        |                                                            |                                                                |                                                                          |
| Existing Use                                                                                                                                                                                                                                                                | 2 Vacant commercial lots 1<br>Existing Commercial Building | Proposed Use                                                   | Warehouse/Self-Storage<br>maintain the existing building                 |
| Existing Zoning                                                                                                                                                                                                                                                             | CG-Commercial General                                      | Proposed Zoning                                                | LI-Light Industrial                                                      |
| Existing Future Land Use                                                                                                                                                                                                                                                    | CG-Commercial General                                      | Proposed Future Land Use                                       | LI-Light Industrial                                                      |
| Surrounding Existing Land Use, Future Land Use, and Zoning                                                                                                                                                                                                                  |                                                            |                                                                |                                                                          |
| Direction                                                                                                                                                                                                                                                                   | Existing Use                                               | Future Land Use                                                | Zoning District                                                          |
| North                                                                                                                                                                                                                                                                       | Commercial/ retail businesses Plaza<br>& Residential use   | Commercial &<br>Unknown<br>Unincorporated PBC                  | Commercial General (CG) &<br>Unknown Unincorporated PBC                  |
| South                                                                                                                                                                                                                                                                       | Commercial Business                                        | Commercial                                                     | Commercial General (CG)                                                  |
| East                                                                                                                                                                                                                                                                        | Residential use                                            | Unknown<br>Unincorporated<br>Palm Beach County                 | Unknown Unincorporated Palm<br>Beach County                              |
| West                                                                                                                                                                                                                                                                        | Commercial shopping center & Self-<br>storage facility     | Commercial &<br>Unknown<br>Unincorporated<br>Palm Beach County | Commercial General (CG) &<br>Unknown Unincorporated Palm<br>Beach County |
| Recommendation                                                                                                                                                                                                                                                              |                                                            |                                                                |                                                                          |
| Planning, Zoning & Building Staff recommends conditional approval of the proposed Future Land Use Amendment, Rezoning and Site Development Plan for the construction of 79,350 square foot light industrial plan development project as depicted on the proposed site plan. |                                                            |                                                                |                                                                          |

Collection Suites Palm Springs- Small Scale Land Use Amendment of the FLUM/Rezoning/Planned Development Site Plan with  
Waivers and Variance  
P&Z Board 01/10/2023



## I. Site History

- **Ordinance 2006-17: Annexation**  
The properties were voluntarily annexed into the Village of Palm Springs on April 27, 2006 and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation the Village enters into an Agreement with the property owner under Resolution 2006-50 to permit the construction of a mixed-use development consisting of warehouse, retail with a drive-thru and a fast-food restaurant with a drive-thru. The terms of that Annexation Agreement were only valid for five years; thus, the Annexation agreement is now expired.
- **Resolution 2012-66: Site Plan and Special Exception**  
In October 2012 the Village Council approved a site plan and concurrently a special exception use for development and construction of 19,028 square feet of office spaces and 29,691 square feet of utility warehouse space with a gas station with 12 fueling positions; this project was never executed.
- **Resolution No. 2017-17 Site Plan and Special Exception**  
On July 13, 2017, the Village Council approved a site plan and concurrently a special exception use with four (4) waivers to permit the development and construction of a 6,800 square foot restaurant and 36,000 square feet of indoor athletic court. The waivers approved by the Village Council liberalized the Property's required setbacks as follows: (i) a reduction to the setback along S. Congress Avenue for Building A from the required 50' to 30'; (ii) a reduction to the required setback along S. Congress Avenue for Building C from the required 50' to 25'; (iii) a modification to the side corner setback along Holly Road for Building C to allow 20' setback where 25' is required; and (iv) to permit the overlap of 100% of the existing/proposed easements for FPL and LWDD within the southern perimeter landscape buffer instead of the maximum 5' overlap. While the indoor athletic court use was completed, the balance of the project was never executed.

## II. Comprehensive Plan Consistency

- The subject properties Zoning and Future Land Use designations are Commercial and Commercial General (CG), respectively. The proposed Commercial Planned Development is requesting a Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan to change the land use from Commercial General land use to Light Industrial, concurrent with Rezoning from Commercial General (CG) to Light Industrial (LI).
- The requested FLU amendment and rezoning of the Property 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. Below are some of the applicable objective and policies followed by our statements of compliance.

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

The request will help facilitate the construction of a condominium 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 design construction, and redevelopment activities.**

The request, if granted, will ensure the construction of a new warehouse facility use on vacant land within the S. Congress Avenue corridor.

**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 Property is located within the URA, which encourages urban infill development activities like the Project. The potential construction of the condominium warehouse product on the Property reflects the Applicant's investment in the Village, will drive economic growth within the URA, and will likely spur ancillary development due to the demand induced by this investment.

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

The Project represents a direct economic investment within the CRA that will create direct employment opportunities as part of the Project as well as induce indirect employment opportunities to meet needs of investors/collectors that will acquire the condominium warehouse units.

### III. Waivers Requested

The applicant is seeking the following waivers:

1. **Waiver #1:** The applicant is requesting a waiver relief from Sec.34-863 (6) to allow a reduction in the required Setback along S. Congress Avenue from the required 30' to 25' at its narrowest point.
2. **Waiver #2:** The applicant is requesting a waiver relief from Sec.34-863 (9) to allow a reduction in the required Setback along Holly Road from the required 30' to 20' at its narrowest point.
3. **Waiver #3:** The applicant is requesting a waiver relief from Sec.34-863 (10) to allow a reduction in the required Setback along Northeast (abutting residential lots) from the required 75' to 40'.
4. **Waiver #4:** The applicant is requesting a waiver relief from Sec.34-896 (d) to allow the permitted number of special events allowed on the Property from four (4) to not more than twelve (12) each calendar year.

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

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

Waivers 1-4 are in harmony and are consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and such waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. Waivers 1-4 are being requested to ensure that the proposed project on the Property can be executed in its fullest capacity, a project that will enhance the quality of life in the area. The site plan design has contemplated and is specifically designed to minimize traffic and make the ingress and egress areas onto the Property as safe as possible. Furthermore, this project will create jobs and boost the economy of the area.

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

The four waivers, if approved, will improve quality of life and safety for those on and around the Property. These setbacks will allow for more green/open space and privacy for the tenants/owners. The minimum of required open/green space for the Property is 10% of the lot area, while Applicant will be providing triple of that amount.



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

Granting of these four waiver requests will result in the preservation of valuable natural resources, including open/green space. As explained above, Applicant will be providing triple of the minimum required open/green space. However, the proposed amount of open/green space could only be possible with the approval of waivers 1-3.

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

The approval of the requested waivers will allow for a more desirable project. This project will improve a previously vacant site and bring new life and activity to a currently dormant area. Applicant will also be providing public benefits to the area, such as concrete sidewalks with broom finish on S. Congress Avenue and Holly Road, increasing pedestrian activity.

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

Not applicable to the waiver requests.

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

There are no economic issues being used to justify waivers 1-4, and the Project complies with this standard.

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

The waiver requests do not affect the existing and potential land uses adjacent to the Property.

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

Not applicable to the waiver requests.

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

Not applicable to the waiver requests.

*Staff supports the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs and open space. The property can still be developed in the proposed manner without any adverse impact to the surrounding properties.*

#### **IV. Variances**

The applicant is requesting a variance relief from Section 34-891(2) to allow 24 hours of operations.

*The applicant's full justification to the variance is attached hereto.*

Applicant seeks the Village Council's approval a variance to permit Project unit owners and their guest to use their individual units 24-hours a day. However, no commercial business activity will occur during the extended hours of

operation. Sec. 34-891.(2) of the Village's Land Development Code ("Code") authorizes a variance from the Standard Operating Hours at the Village Council's discretion. Applicant's proposed Project units are individually owned. Some owners may utilize the same to conduct business on the Property during Standard Operating Hours, but most owners also utilize the proposed units in the Project as personal recreational and entertainment spaces. Applicant wishes to ensure that prospective owners can access and use those proposed Project units for such personal enjoyment and entertainment outside the Standard Operating Hours without issue. Such personal use will be conducted within the Project and the individual units and, therefore, should not create any adverse impacts on neighboring uses.

## **V. Neighborhood Compatibility**

- 1) The proposed project is located on the Village's northern end of the Congress Avenue corridor.
- 2) Properties on the East side are generally residential uses.
- 3) A mix of different uses between commercial, light industrial and residential are existing along South Congress Avenue corridor.
- 4) A commercial shopping center is located on the West side.

## **VI. Consistency with Palm Springs Congress Avenue District CRA**

### **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 Project resulting in a general upgrade to utilities and infrastructure within the CRA.

#### **b. Expanding Job Development & Economic Growth**

The construction of the Project will create both direct and indirect employment opportunities within the CRA both during the construction phase and once the Project is operational. This investment within the CRA and use of infill property meets the goals of the CRA.

#### **c. Enhancing Public Safety**

With the construction of the Project, a previously vacant site will be improved and activated bringing new life and activity to a currently dormant area. The additional activity and investment will substantially enhance the safety of the immediate area.

#### **d. Increasing and Maintaining Workforce Housing**

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

#### **e. Advancing the Partnership with Palm Beach County**

The Applicant will continue to work with Palm Beach County (the "County") with regards to the proposed request.

### **2. Proposal's Effect on Existing Conditions (identified in CRA Redevelopment Plan) in the CRA District.**

The Project will convert approximately five (5) acres of vacant land to the proposed condominium warehouse use. The proposed development reflects the plan's desire for urban development with the CRA.

### **3. Proposal's Ability to Assist in Achieving Strategies & Objectives of the Palm Springs CRA.**

The Applicant has put the assemblage under contract for purchase to allow it to replicate its highly successful Collection Suites Project operating in Doral, FL. The Project advances *Goal I, Policy 1.1* of the CRA – *CRA shall encourage development that provides...appropriate destination business*. The Project represents a quality destination business that is self-contained, visually attractive and is physical compatible with preserving the CRA and Village's "small town" feel. The Project further promotes *Goal II – Creation of Jobs* – by increasing employment opportunities within the Congress Avenue subdistrict. In addition, the Project promotes *Goal IV – Protect residential uses adjacent to...Congress Avenue corridors* -, specifically *Objective IV.II – Create design standards for infill development that appropriately buffer existing residential uses* – as it introduces a use that will further stabilize the adjacent residential neighborhood while creating no negative externalities such as noise and traffic. Finally, the Project supports *Goal V, Objective V.I* through the installation of pedestrian comfort amenities, such as a sidewalk, along the perimeter of the Property that will enhance pedestrian mobility and safety in the immediate area.

## **VII. Regulatory Issues**

- The site plan generally conforms to the property development standards of the LI District.
  - 1) Proposed project plan generally meets required site development regulation.
  - 2) A Light Industrial Land Use designation and rezoning to LI, shall be approved prior to consideration of the proposed Site Plan.
  - 4) Civil/utility plans shall be approved by the Villages Engineer and PBC Water Utility.
  - 5) Permit from LWDD prior to construction needs to be obtained.
  - 6) Permit from FDOT is required prior to construction.

## **VIII. Environmental Issues:**

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

## **IX. Community Outreach/ Notification**

- The subject property was posted on January 5, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 3, 2023.
- Legal advertisement was published in the paper on December 29, 2022.
- Staff has not received any inquiries or comments as a result of the notices.

## **X. Proposed Development Plan Details**

The petitioner's development plans dated received on November 28, 2022 depicts the following:

- Application for Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning and Planned Development Site Plan with 4 waivers and 1 variance.
  1. Site Plan dated received November 28, 2022 revised and resubmitted on December 29, 2022.
  2. Landscape plans dated received November 28, 2022 revised and resubmitted on December 29, 2022.
  3. Engineering plans dated received November 28, 2022 revised and resubmitted on December 29, 2022.
  4. Architectural plans dated received November 28, 2022 revised and resubmitted on December 29, 2022.
  5. Photometric plan dated received November 28, 2022 revised and resubmitted on December 29, 2022.
  6. Boundary and topographic survey dated received November 28, 2022.
  7. Traffic study.
  8. Project narrative and Justification Statement of proposed use.
  9. Drainage calculations dated received November 28, 2022 revised and resubmitted on December 29,

2022.

10. Common amenities detail plan.

## **XI. Recommendation**

The property is located toward the northern end of the Village's Congress Avenue corridor. The Village's staff acknowledges that the Congress Avenue corridor is ripe for redevelopment. Additionally, this segment of the corridor needs employment-generating uses in order to spur reinvestment and redevelopment along the corridor.

The applicant is proposing that the indoor athletic court remains as it is and improve the remaining undeveloped portions of the Property with a mix of a warehouse condominium product comprised of 79,350 square foot called the "Collection Suites Palm Springs" (the "Project"). The Project will contain approximately nineteen (19) condominium units ranging in size from 3,206 sq. ft. to 8,343 sq. ft. These warehouse/storage condominium units will be complemented by a 5,256 square foot clubhouse and related support spaces.

The proposed Light Industrial Planned Development is generally in harmony with the Village's Comprehensive Plan and Land Development Regulations, and do not injurious the surrounding area. The project provides sidewalks connections from the main roadway and internal connections between the different uses to facilitate pedestrian circulation and safety. An adequate vehicular circulation, avoiding negative impacts on existing roadway conditions, has been provided. The project provides sufficient parking to avoid on-street parking. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will have a beneficial visual impact on South Congress Avenue corridor and will facilitate economic development with the Village, consistent with the Village Community Redevelopment Agency plan.

Land Development Staff has conducted a review of the application and found the proposed Light Industrial Planned Development use is consistent with goals, objectives and policies of the Village's Comprehensive Plan. Staff recommends conditional approval of the Site Plan with four waivers and one variance for the construction of 79,350 square foot Light Industrial Planned Development subject to the following **thirty-six (36) conditions** below:

1. TPS approval letter shall be received **prior to the issuance of any building permit.**
2. Build out date will be determined by the PBC Traffic Department.
3. The site plan approval is valid for 24 months of Village Council approval.
4. The waiver #3 needs to reflect the correct setback from property line to building line.
5. The waiver #4 regarding the number of special events, needs to comply with the hours of operation from 7am to 11pm.
6. The 24 hours of operation shall only be allowed to permit unit owners and their guest to use their individual units 24-hours a day. However, no commercial business activity will occur during the extended hours of operation.
7. No retail sales and/or services shall be permitted within the property.
8. Fence details needs to be submitted **at time of the submission of building permits.**
9. Landscape plans shall be approved by FPL **at time of permitting.**
10. Plans shall be revised at time of permitting, as requested by LWDD, to note the following:
  - **Add Label & dimension "LWDD 10' Exclusive Easement, ORB 29824, PG 782" on all Plans.**
  - **Add a label for" LWDD L-6 Canal" on all plans.**
  - **Sabal Palm Tree "'37a" shown on the Existing Tree Deposition Plan located at the SW corner of the property shall be removed or transplanted outside LWDD's 10' exclusive easement. The Table shown on Sheet LA1.01 shall be revised from "Remain" to "Remove" or "Transplant".**
11. Plans shall be reviewed and approved by **LWDD at time of permitting.**
12. No monument signs are proposed as part of this application. Any proposed monument sign shall be reviewed and approved by the Planning, Zoning and Building Department **at time of permitting.**
13. **At time of permitting,** provide value of construction and number of construction jobs created to be included in

CRA annual report.

14. A sidewalk shall be provided along Holly Road for pedestrian access from residential properties on the East side of the property, contingent upon Applicant's best efforts to obtain a permit through Palm Beach County.
15. Mechanical equipment and above-ground infrastructure shall be screened from view.
16. Copies of the LWDD, SFWMD, PBC Fire Department, PBCWUD, PBC Road and Traffic Department and FDOT permits shall be provided to the Village at the time of permitting.
17. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department **at time of permitting**.
18. A Local Business Tax Receipt shall be applied with the Village prior to any operations.
19. Landscaped buffers shall only overlap 5 feet any utility easements, unless otherwise approved by the Village Council.
20. Any future proposed wall sign(s) shall in be in accordance with the Village wall signs regulations
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 provisions of on-site security at the operator's sole expense.
22. The applicant is responsible for replacement of landscaping within any landscape buffer/utility easement overlaps that is removed or destroyed by utility companies.
23. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
24. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.). New irrigation systems shall be maintained separately from potable water distribution systems, and shall include rain sensor shut-off mechanisms.
25. A pre-construction meeting shall be scheduled with the Village Land Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning and 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. All new electrics shall be underground.
26. A silt barrier shall be installed around the perimeter of the property 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.
27. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.
28. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
29. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
30. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
31. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Land Development Director.
32. Permits are required from the PZB Department prior to commencing any construction or renovation.
33. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
34. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
35. At the time of CO, the petitioner shall provide the PZB Department with electronic copies of as-builts.
36. The Owners Association 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



December 28, 2022

Via E-Mail to: [icabrera@vpsfl.org](mailto:icabrera@vpsfl.org)

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

**RE: 874 & 884 S. Congress Avenue, Palm Springs, FL (Parcel Control Nos: 70-43-44-05-25-002-0000; 70-43-44-05-25-003-0000; 70-43-44-05-25-004-0000) (collectively, the "Property") – Request for Future Land Use Plan Amendment, Rezoning, Site Plan Approval, Waivers and a Variance.**

Dear Ms. Cabrera:

Our firm represents Astrax LLC (the "Applicant"). The Property is presently owned by Palm Springs Villages, LLC ("Owner"). Applicant is the contract purchaser of the Property and submits this application to the Village of Palm Springs (the "Village"), with the Owner's authorization, requesting approval of a Future Land Use amendment, rezoning, and companion site plan with waivers for the Property. Below is a short narrative summarizing the Property's history and Applicant's request.

▪ **Future Land Use/Zoning Designation & Property History**

The Property was voluntarily annexed into the Village on April 27, 2006 and designated with a Future Land Use (FLU) designation of *Commercial* and Zoning designation of *General Commercial* (GC). The Property retains the same FLU and zoning designation to this day. At the time of the annexation, the Village entered into an agreement with the then property owner under Resolution No. 2006-50 to permit the construction of a mixed-use development consisting of warehouse, retail with drive-through and fast-food restaurant with a drive-through. The annexation agreement was only valid for a term of five (5) years and is now expired.

Thereafter, in October of 2012, the Village Council approved a site plan and concurrently a special exception use for the development and construction of 19,028 square feet of office space and 29,691 square feet of utility warehouse with a gas station with 12 fueling positions. While approved, this project was never executed.

Most recently, on July 13, 2017, the Village Council approved a site plan and concurrently a special exception use with four (4) waivers to permit the development and construction of a 6,800 square foot restaurant and 36,000 square feet of indoor athletic court. The waivers approved by the Village Council liberalized the Property's required setbacks as follows: (i) a reduction to the setback along S. Congress Avenue for Building A from the required 50' to 30'; (ii) a reduction to the required setback along S. Congress Avenue for Building C from the required 50' to 25'; (iii) a modification to the side corner setback along Holly Road for Building C to allow 20' setback where 25' is required; and (iv) to permit the overlap of 100% of the existing/proposed easements for FPL and LWDD within the southern perimeter landscape buffer



instead of the maximum 5' overlap. While the indoor athletic court use was completed, the balance of the project was never executed.

▪ **Applicant's Proposed Development Concept**

Applicant proposes to improve a portion of the Property with a warehouse condominium product comprised of 79,350 square foot and called the "Collection Suites Palm Springs" (the "Project"). The Project that will contain approximately nineteen (19) condominium units ranging in size from 3,206 sq. ft. to 8,343 sq. ft. These warehouse/storage condominium units will be complemented by a 5,256 square foot clubhouse, 1,283 square foot office and related support spaces.

The Project innovates on Applicant's success with a similar development concept located in Miami-Dade. The units function as luxury suites for collectors. These fully customizable suites are used by their owners to store collector vehicles, wine and art (among other collector's items) and provide each owner with a space where the stored valuables can also be enjoyed in an environment which is both comfortable and rich in amenities. Each unit/suite in this exclusive collector's community will boast luxury finished, spacious living areas, high tech features, full automaton, extensive security options, and complemented by an entertainment clubhouse. Most spaces will include a mezzanine level, kitchenette, wine cellar, state-of-the-art entertainment and technology features, VIP concierge services and more. In addition, the association will promote activities and events to bring like-minded individuals together around their shared passions with the goal of building community. More information about the concept and the Applicant's past projects can be found at: <https://collection-suites.com>.

▪ **Parcel Information & Applicant's Request**

The following table provides information regarding the individual parcels, all owned by the Owner and under contract by the Applicant for purchase, which consist of the Property that is the subject of the application.

| PCN#                    | Address             | Acreage    | Existing Use | Existing FLU | Proposed FLU     | Existing Zoning    | Proposed Zoning  |
|-------------------------|---------------------|------------|--------------|--------------|------------------|--------------------|------------------|
| 70-43-44-05-25-002-0000 | 884 S. Congress Ave | 2.37 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |
| 70-43-44-05-25-003-0000 | 874 S. Congress Ave | 1.30 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |
| 70-43-44-05-25-004-0000 | None                | 1.16 acres | Vacant       | Commercial   | Light Industrial | Commercial General | Light Industrial |

As summarized hereinabove, Applicant respectfully requests the City's approval of the following:

1. FLU amendment of the Property from *Commercial* to *Light Industrial*;
2. Rezoning of the Property from *Commercial General (CG)* to *Light Industrial*;
3. Pursuant to s. 34-1063.(c), site plan approval with the following Waivers:
  - a. A reduction in the required setback S. Congress Avenue from the required 30' to 25' at its narrowest point;

- b. A reduction in the required setback along Holly Road from the required 30' to 20' at its narrowest point;
  - c. A reduction in the required Interior (NE Abutting Residential lots) setback from 75' to 30' at its narrowest point;
  - d. A modification to the permitted number of special events allowed on the Property from four (4) to not more than twelve (12) each calendar year; and
4. A variance pursuant to s. 34-891.(2) requesting authorization for the operation of the Project for 24 hours where otherwise limited to between 7 A.M. and 11 P.M. per s. 34-891.(1).

Below is summary of the requests consistency with the Village Comprehensive Plan and the Community Redevelopment Area (CRA) Plan.

▪ **Consistency with the Comprehensive Plan**

The requested FLU amendment and rezoning of the Property 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. Below are some of the applicable objective and policies followed by our statements of compliance.

**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 of a condominium 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, if granted, will ensure the construction of a new warehouse facility use on vacant land within the S. Congress Avenue corridor.

**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 Property is located within the URA, which encourages urban infill development activities like the Project. The potential construction of the condominium warehouse product on the Property reflects the Applicant's investment in the Village, will drive economic growth within the URA, and will likely spur ancillary development due to the demand induced by this investment.

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

The Project represents a direct economic investment within the CRA that will create direct employment opportunities as part of the Project as well as induce indirect employment opportunities to meet needs of investors/collectors that will acquire the condominium warehouse units.

▪ **Consistency with Village Community Redevelopment Area Plan**

The requested amendments for the Project are consistent with the Village's CRA plan and strategies. As required by the Village's development application, the following CRA criteria which have are listed below with are response listed thereafter.

**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 Project resulting in a general upgrade to utilities and infrastructure within the CRA.

**b. Expanding Job Development & Economic Growth**

The construction of the Project will create both direct and indirect employment opportunities within the CRA both during the construction phase and once the Project is operational. This investment within the CRA and use of infill property meets the goals of the CRA.

**c. Enhancing Public Safety**

With the construction of the Project, a previously vacant site will be improved and activated bringing new life and activity to a currently dormant area. The additional activity and investment will substantially enhance the safety of the immediate area.

**d. Increasing and Maintaining Workforce Housing**

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

**e. Advancing the Partnership with Palm Beach County**

The Applicant will continue to work with Palm Beach County (the "County") with regards to the proposed request.

**2. Proposal's Effect on Existing Conditions (identified in CRA Redevelopment Plan) in the CRA District.**

The Project will convert approximately five (5) acres of vacant land to the proposed condominium warehouse use. The proposed development reflects the plan's desire for urban development with the CRA.

### 3. Proposal's Ability to Assist in Achieving Strategies & Objectives of the Palm Springs CRA.

The Applicant has put the assemblage under contract for purchase to allow it to replicate its highly successful Collection Suites Project operating in Doral, FL. The Project advances *Goal I, Policy 1.1* of the CRA – *CRA shall encourage development that provides...appropriate destination business*. The Project represents a quality destination business that is self-contained, visually attractive and is physical compatible with preserving the CRA and Village's "small town" feel. The Project further promotes *Goal II – Creation of Jobs* – by increasing employment opportunities within the Congress Avenue subdistrict. In addition, the Project promotes *Goal IV – Protect residential uses adjacent to...Congress Avenue corridors* -, specifically *Objective IV.II – Create design standards for infill development that appropriately buffer existing residential uses* – as it introduces a use that will further stabilize the adjacent residential neighborhood while creating no negative externalities such as noise and traffic. Finally, the Project supports *Goal V, Objective V.I* through the installation of pedestrian comfort amenities, such as a sidewalk, along the perimeter of the Property that will enhance pedestrian mobility and safety in the immediate area.

#### ▪ Future Land Use Plan Amendment

The subject request includes a re-designation of the Property from *Commercial* to *Light Industrial*. The acreage of the Property represents less than 1% of the total land mass of the Village and the proposed change will have a minimal impact to the surrounding area and Village.

#### ▪ Rezoning

The corresponding rezoning is proposed to change the designation from *Commercial General District (CG)* to *Light Industrial (LI)*. The Project facilitated by the requested rezoning will provide all necessary facilities to support the Property's development, including storm drainage, potable water, sewage treatment, solid waste disposal, and other services, as applicable.

#### ▪ Variance

As noted hereinabove, Applicant is requesting the Village Council's approval of a variance authorizing extended hours of operation pursuant to s. 34-891.(2). Presently, the commercial uses are limited to operating hours of between 7 A.M. and 11 P.M. (the "Standard Operating Hours"). Applicant seeks the Village Council's approval a variance to permit Project unit owners and their guest to use their individual units 24-hours a day. However, no commercial business activity will occur during the extended hours of operation.

Sec. 34-891.(2) of the Village's Land Development Code ("Code") authorizes a variance from the Standard Operating Hours at the Village Council's discretion. Applicant's proposed Project units are individually owned. Some owners may utilize the same to conduct business on the Property during Standard Operating Hours, but most owners also utilize the proposed units in the Project as personal recreational and entertainment spaces. Applicant wishes to ensure that prospective owners can access and use those proposed Project units for such personal enjoyment and entertainment outside the Standard Operating Hours without issue. Such personal use will be conducted within the Project and the individual units and, therefore, should not create any adverse impacts on neighboring uses.

We look forward to working with you on this submittal and receipt of your favorable recommendation for Applicant's request.

Respectfully submitted,

Javier E. Fernández, Esq.  
For the Firm



COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE. WEST PALM BEACH, FLORIDA, 33445

| Submittal Graphic Symbols Definitions |  |
|---------------------------------------|--|
| NEW / REVISED                         |  |
| RE-ISSUED WITHOUT REVISION            |  |
| PREVIOUSLY SUBMITTED                  |  |

| INDEX OF DRAWINGS |                                            |
|-------------------|--------------------------------------------|
| COVER             | COVER SHEET / INDEX OF DRAWINGS            |
| LANDSCAPE         |                                            |
| L.A- 1.00         | EXISTING TREE DISPOSITION PLAN             |
| L.A- 1.01         | EXISTING TREE DISPOSITION CHART            |
| L.A- 2.00         | OVERALL PLANTING SITE PLAN                 |
| L.A- 2.01         | PLANTING PLAN                              |
| L.A- 2.02         | PLANTING PLAN                              |
| L.A- 2.03         | PLANTING PLAN                              |
| L.A- 2.04         | PLANTING PLAN                              |
| L.A- 2.05         | PLANTING DETAILS                           |
| L.A- 2.06         | PLANTING SPECS & CHARTS                    |
| ARCHITECTURAL     |                                            |
| A-1.0             | PROPOSED SITE PLAN                         |
| A-1.01            | PROPOSED SITE PLAN/ EASEMENT PLAN          |
| A-1.1             | PROPOSED SITE PLAN ZONING                  |
| A-1.2             | EXISTING SITE IMAGES                       |
| A-1.3             | EXISTING SITE IMAGES                       |
| A-1.4             | EXISTING SITE IMAGES                       |
| A-1.5             | VICINITY MAP                               |
| A-1.6             | PROPOSED SITE/ PERVIOUS & IMPERVIOUS AREAS |
| A-1.7             | BUILDING LOGO - SIGN                       |
| A-2.0             | OVERALL GROUND FLOOR PLAN                  |
| A-2.1             | ENLARGED BUILDING "A" GROUND FLOOR PLAN    |
| A-2.2             | ENLARGED BUILDING "B" GROUND FLOOR PLAN    |
| A-2.3             | ENLARGED BUILDING "B" GROUND FLOOR PLAN    |
| A-2.4             | ENLARGED BUILDING "B" GROUND FLOOR PLAN    |
| A-2.5             | ENLARGED BUILDING "C" GROUND FLOOR PLAN    |
| A-2.6             | ENLARGED BUILDING "C" GROUND FLOOR PLAN    |
| A-3.0             | OVERALL MEZZANINE FLOOR PLAN               |
| A-4.0             | OVERALL ROOF PLAN                          |
| A-5.0             | PROPOSED ELEVATIONS BUILDING "A"           |
| A-5.1             | PROPOSED INTERIOR ELEVATIONS BUILDING "A"  |
| A-5.2             | PROPOSED ELEVATIONS BUILDING "B"           |
| A-5.3             | PROPOSED INTERIOR ELEVATIONS BUILDING "B"  |
| A-5.4             | PROPOSED ELEVATIONS BUILDINGS "A" & "B"    |
| A-5.5             | PROPOSED ELEVATIONS BUILDING "C"           |
| A-5.6             | PROPOSED ELEVATIONS BUILDING "C"           |
| A-6.0             | PROPOSED EXTERIOR RENDERERS                |
| A-6.1             | PROPOSED EXTERIOR RENDERERS                |
| ELECTRICAL        |                                            |
| E-1A              | PHOTOMETRIC SITE PLAN                      |
| E-1B              | PHOTOMETRIC SITE PLAN                      |

PERMIT SET - 01.06.23

| SYMBOL LEGEND: |                                                                                                                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | KEY NOTE                                                                                                                                                                                                                                                |
|                | WINDOW NUMBER. REFER TO WINDOW SCHEDULE                                                                                                                                                                                                                 |
|                | DOOR NUMBER. REFER TO DOOR SCHEDULE                                                                                                                                                                                                                     |
|                | ELEVATION SYMBOL                                                                                                                                                                                                                                        |
|                | DETAIL SYMBOL                                                                                                                                                                                                                                           |
|                | SECTION SYMBOL                                                                                                                                                                                                                                          |
|                | WALL SECTION SYMBOL                                                                                                                                                                                                                                     |
|                | TOP OF TIE BEAM                                                                                                                                                                                                                                         |
|                | MEASURED FROM FINISHED FLOOR                                                                                                                                                                                                                            |
|                | ON CENTER                                                                                                                                                                                                                                               |
|                | MINIMUM                                                                                                                                                                                                                                                 |
|                | MAXIMUM                                                                                                                                                                                                                                                 |
|                | PRESSURE TREATED                                                                                                                                                                                                                                        |
|                | MASONRY OR CONCRETE OPENING                                                                                                                                                                                                                             |
|                | VERIFY IN FIELD                                                                                                                                                                                                                                         |
|                | EXISTING DOOR TO REMAIN                                                                                                                                                                                                                                 |
|                | EQUAL DIMENSION. DIMENSIONS WITH "EQ." WITHIN THE SAME DIMENSION STRING SHALL BE THE SAME. DIFFERENT DIMENSION STRINGS HAVE DIFFERENT "EQ." DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE BLOCK WALL UNLESS SHOWN ON CENTER LINE. |
|                | STEP SYMBOL                                                                                                                                                                                                                                             |

PROJECT GENERAL DATA & CODE SUMMARY

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME OF THE PROJECT:           | COLLECTION SUITES PALM SPRINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| LOCATION:                      | 884 & 874 S CONGRESS AVE. WEST PALM BEACH, FL. 33445                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OWNER:                         | ASTRAX LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PROPOSED USE:                  | SELF-SERVICE STORAGE/ WAREHOUSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PROJECT SUMMARY:               | NEW STORAGE FACILITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CODE ENFORCEMENT JURISDICTION: | FLORIDA FIRE PREVENTION CODE (FFPC) 7TH. EDITION (2020)<br>FLORIDA BUILDING CODE (FBC) 7TH. EDITION (2020)<br>FLORIDA BUILDING CODE EXISTING BUILDING 7TH. EDITION (2020)<br>FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020)<br>NFPA 1, 2018 EDITION, "FIRE CODE".<br>NFPA 101, 2018' EDITION, "LIFE SAFETY CODE".<br>NFPA 10, 2018' EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER".<br>NFPA 13, 2016' EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM".<br>NFPA 70, 2020' EDITION, "NATIONAL ELECTRICAL CODE".<br>NFPA 72, 2016' EDITION, "NATIONAL FIRE ALARM CODE".<br>PUBLIC RECORDS OF PALM BEACH COUNTY, FL |

ZONING DATA

|                        |                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-003-0000                                                                                                                                                                             |
| ZONING:                | LI                                                                                                                                                                                                  |
| LEGAL DESCRIPTION:     | 874 SOUTH CONGRESS AVE, PALM SPRINGS, FLORIDA 33406<br>PARCEL "B". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL) |
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-002-0000                                                                                                                                                                             |
| ZONING:                | LI                                                                                                                                                                                                  |
| LEGAL DESCRIPTION:     | 884 SOUTH CONGRESS AVE, PALM SPRINGS, FLORIDA 33406<br>PARCEL "C". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL) |
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-004-0000                                                                                                                                                                             |
| ZONING:                | LI                                                                                                                                                                                                  |
| LEGAL DESCRIPTION:     | PARCEL "D". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL)                                                        |

| ABBREVIATIONS |                                     |                   |                         |
|---------------|-------------------------------------|-------------------|-------------------------|
| @             | AT                                  | INSUL.            | INSULATION              |
| A.B.          | ANCHOR BOLT                         | INT.              | INTERIOR                |
| ACT./ACOUS.   | ACOUSTICAL                          | J.C.              | JANITOR'S CLOSET        |
| ALT.          | ALTERNATE                           | JT.               | JOINT                   |
| ALUM.         | ALUMINUM                            | LAV.              | LAVATORY                |
| ARCH.         | ARCHITECTURAL                       | L.C.C.            | LEAD COATED COPPER      |
| A.T.          | ACOUSTICAL TILE                     | LIN.              | LINEAR                  |
|               |                                     | L.L.              | LIVE LOAD               |
|               |                                     | L.P. (LP)         | LOW POINT               |
| BD.           | BOARD                               | MACH.             | MACHINE                 |
| BLDG.         | BUILDING                            | MAX.              | MAXIMUM                 |
| BM.           | BEAM                                | M.B.              | MARKER BOARD            |
| B.O.          | BY OWNER                            | M&E               | MECHANICAL & ELECTRICAL |
| BRG./BRG.     | BEARING                             | MECH.             | MECHANICAL              |
| BRK.          | BRICK                               | MET./METL./MET'L. | METAL                   |
| BSMT.         | BASEMENT                            | MIN.              | MINIMUM                 |
| B.U.          | BUILT-UP                            | MISC.             | MISCELLANEOUS           |
|               |                                     | MFG.              | MANUFACTURER            |
| C.B.          | CHALKBOARD                          | M.T.              | METAL THRESHOLD         |
| CEIL./CLG.    | CEILING                             | MAR.T.            | MARBLE THRESHOLD        |
| C.H.          | CEILING HEIGHT                      | MULL.             | MULLION                 |
| C.J.          | CONTROL JOINT                       | M.O.              | MASONRY OPENING         |
| CL            | CENTERLINE                          | M.W.P.            | MEMBRANE WATERPROOFING  |
| CL.O.         | CLOSET                              |                   |                         |
| CMU           | CONCRETE                            | N                 | NORTH                   |
|               | MASONRY UNIT                        | N.I.C             | NOT IN CONTRACT         |
|               | CASED OPENING                       | N.T.S.            | NOT TO SCALE            |
|               | COLUMN                              | NO.               | NUMBER                  |
|               | CONCRETE                            | NOM.              | NOMINAL                 |
|               | CONF.                               |                   |                         |
|               | CONSTRUCTION                        | O.C.              | ON CENTER               |
|               | CONT.                               | O.D.              | OUTSIDE DIAMETER        |
|               | CORRIDOR                            | OPP.              | OPPOSITE                |
|               | COUNTERSUNK                         |                   |                         |
|               | CERAMIC TILE                        | PL                | PLATE                   |
| DET.          | DETAIL                              | PSF               | POUNDS PER SQUARE FOOT  |
| D.F.          | DRINKING FOUNTAIN                   | PTD.              | PAINTED                 |
| DIA.          | DIAMETER                            |                   |                         |
| DM.           | DIMENSION                           | Q.T.              | QUARRY TILE             |
| DN.           | DOWN                                | R./RAD.           | RADIUS/RISER            |
| DO            | DITTO                               | RAIL.             | RAILING                 |
| D.P.          | DAMP PROOFING                       | R.D.              | ROOF DRAIN              |
| D.S.          | DOWN SPOUT                          | REINFORCING BARS  | REINFORCING BARS        |
| D.T.          | DRAIN TILE                          | REINFORCEMENT     | REINFORCEMENT           |
| DWG.          | DRAWING                             | REINFORCING       | AND/OR REINFORCING      |
|               |                                     | RAIN LEADER       | RAIN LEADER             |
| EA.           | EACH                                | ROOM              | ROOM                    |
| EL.           | ELEVATION                           | REDUCING STRIP    | REDUCING STRIP          |
| ELEV.         | ELEVATOR                            | RIGHT OF WAY      | RIGHT OF WAY            |
| E.P.          | ELECTRICAL PANEL                    |                   |                         |
| EQ.           | EQUAL                               | S.C.              | SOLID CORE              |
| EQUIPMT       | EQUIPMENT                           | SEC.              | SECRETARY               |
| E.W.          | EACH WAY                            | SHT.              | SHEET                   |
| EXIST./EXS.   | EXISTING                            | S.F.              | SMOOTH FINISH           |
| EXP. JT./E.J. | EXPANSION JOINT                     | S.F.              | SPECIFICATIONS          |
| EXT.          | EXTERIOR                            | S.S.              | STAINLESS STEEL         |
| E.I.F.S.      | EXTERIOR INSULATION & FINISH SYSTEM | S/S               | SERVICE SINK            |
|               |                                     | STL.              | STEEL                   |
| F.D.          | FLOOR DRAIN                         | STOR.             | STORAGE                 |
| F.X.C.        | FIRE EXTING. CABINET                | STRUCT.           | STRUCTURE               |
| F.X.H.C.      | FIRE EXTINGUISHER & HOSE CABINET    |                   |                         |
|               |                                     | T.B.              | TOWEL BAR               |
| F.X.V.C.      | FIRE EXTINGUISHER & VALVE CABINET   | TEL.              | TELEPHONE               |
|               |                                     | TEMP.             | TEMPERED                |
| F.F.          | FINISHED FLOOR                      | THK.              | THICK                   |
| FLR./FL.      | FLOOR                               | T.D.              | PAPER TOWEL DISPENSER   |
| F.R.          | FIRE RATED                          | T.P.              | TOILET PAPER HOLDER     |
|               |                                     | TYP.              | TYPICAL                 |
| GA.           | GAUGE                               |                   |                         |
| G.B.          | GRAB BARS (HANDICAPPED)             | U.C.              | UNDER CUT               |
| G.C.          | GENERAL CONTRACTOR                  |                   |                         |
| GALV.         | GALVANIZED                          | V.B.              | VAPOR BARRIER           |
| GRD.          | GROUND                              | V.C.T.            | VINYL COMPOSITION TILE  |
| GYP. BD.      | GYPSUM BOARD                        | VERT.             | VERTICAL                |
|               |                                     | V.P.              | VISION PANEL            |
| H.C.          | HOLLOW CORE                         | V.I.F.            | VERIFY IN FIELD         |
| HDCP.         | HANDICAPPED                         |                   |                         |
| HGT./HT.      | HEIGHT                              | W/                | WITH                    |
| H.M.          | HOLLOW METAL                        | WD.               | WOOD                    |
| HORIZ.        | HORIZONTAL                          | W.P.              | WATERPROOFING           |
| H.P. (HP)     | HIGH POINT                          | W.W.F.            | WELDED WIRE FABRIC      |
| HR            | HOUR                                |                   |                         |



1 SITE LOCATION SKETCH  
SCALE: N.T.S.

MAIN BUILDING DATA:

|                   |                                                                                                                      |                         |                           |
|-------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|
| CONSTRUCTION TYPE | TYPE VB SPRINKLERED, UNPROTECTED, NON COMBUSTIBLE<br>FBC 2020 - BUILDING SEVENTH EDITION, FFPC 2020, SEVENTH EDITION |                         |                           |
| ITEM              | PERMITTED / PROPOSED                                                                                                 | 7TH EDITION OF THE FBC  | 7TH EDITION OF THE FFPC   |
| OCCUPANCY         | SELF-SERVICE STORAGE/ WAREHOUSE                                                                                      | SECTION 311.2           | FFPC-101 SECTION 6.1.12.1 |
| BUILDING HEIGHT   | 4 STORIES / 50'-0" MAX.<br>1 STORIES / 26'-8" PROPOSED                                                               | TABLE 504.3a & 504.4a,b | --N.A.--                  |
| SPRINKLER SYSTEM  | SPRINKLED (S1)                                                                                                       | --N.A.--                | --N.A.--                  |
| BUILDING AREA     | 54,277 S.F. - PERMITTED                                                                                              | TABLE 506.2a,b          | --N.A.--                  |
| BUILDING "A" AREA | 21,113 S.F. - PROPOSED                                                                                               |                         |                           |
| BUILDING "B" AREA | 26,941 S.F. - PROPOSED                                                                                               |                         |                           |
| BUILDING "C" AREA | 19,798 S.F. - PROPOSED                                                                                               |                         |                           |

- \* TENANT IMPROVEMENTS NOT PART OF THIS SCOPE OF WORK.
- \* TENANT IMPROVEMENT TO BE SUBMITTED UNDER SEPARATED PERMIT.

SIGNAGE NOTE:

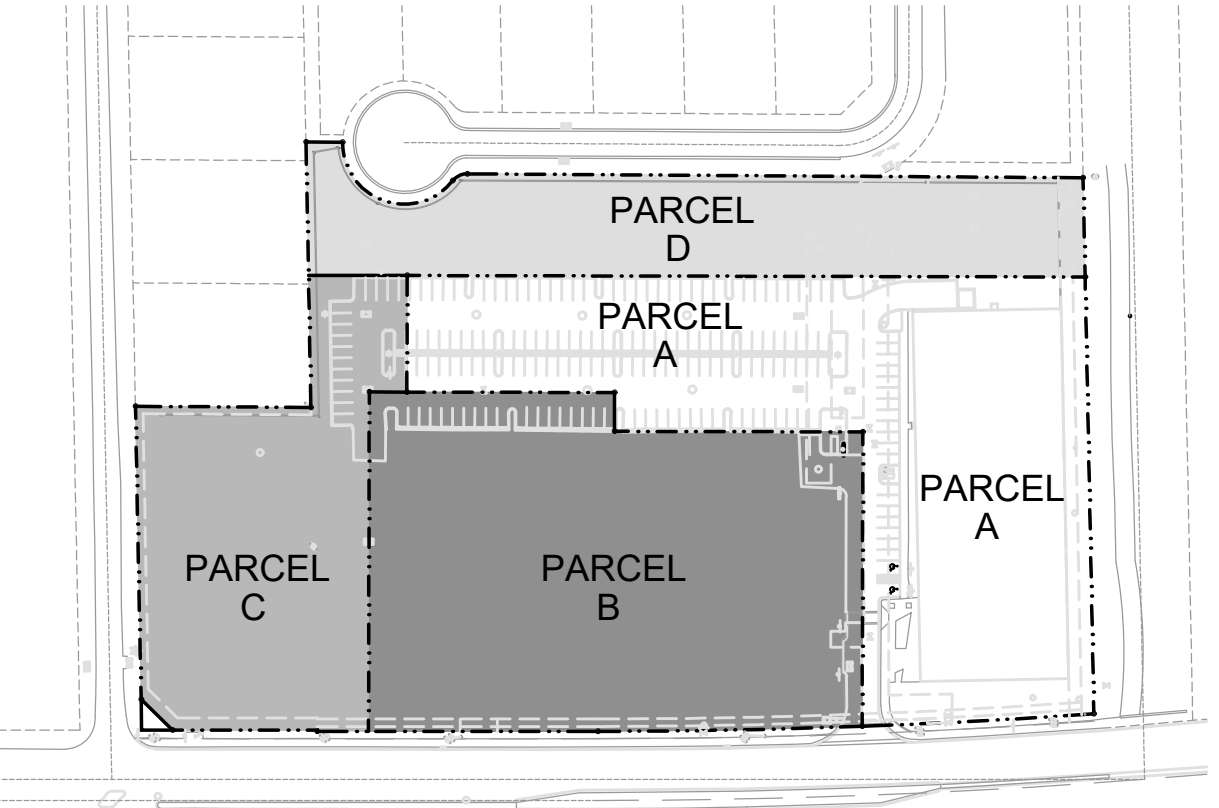
AS PER THE 6TH EDITION (2017) OF THE FLORIDA BUILDING CODE PROVIDED AN OCCUPANT LOAD SIGN WITH THE MAXIMUM NUMBER OF OCCUPANTS PERMITTED WITHIN ASSEMBLY & BUSINESS AREA. SIGNS ARE TO BE POSTED IN CONSPICUOUS PLACE, THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

LEGAL DESCRIPTION

|                        |                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-003-0000                                                                                                                                                                             |
| LEGAL DESCRIPTION:     | 874 SOUTH CONGRESS AVE, PALM SPRINGS, FLORIDA 33406<br>PARCEL "B". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL) |
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-002-0000                                                                                                                                                                             |
| LEGAL DESCRIPTION:     | 884 SOUTH CONGRESS AVE, PALM SPRINGS, FLORIDA 33406<br>PARCEL "C". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL) |
| PARCEL CONTROL NUMBER: | 70-43-44-05-25-004-0000                                                                                                                                                                             |
| LEGAL DESCRIPTION:     | PARCEL "D". OF CIRCUS TRIX CPD, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 126, PAGE 189 (PUBLIC RECORDS OF PALM BEACH COUNTY, FL)                                                        |

NOTE

ALL SIGNAGE PROPOSED IN PROJECT TO BE UNDER SEPARATE PERMIT



KEY PLAN/ PARCELS

SCALE: N.T.S.

- \* PARCELS TO BE UTILIZED IN ZONING CALCULATIONS: (B, C & D)
- \* PARCEL (A), EXISTING TO REMAIN, NOT PART OF CALCULATIONS EXPECT FOR PARKING SPACES CALCULATIONS

2 RENDERING PROPOSAL  
SCALE: N.T.S.



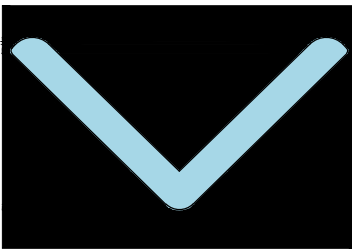
3 RENDERING PROPOSAL  
SCALE: N.T.S.



4 RENDERING PROPOSAL  
SCALE: N.T.S.

LANDSCAPE ARCHITECT:  
KEN GARDNER  
GARDNER + SEMLER LANDSCAPE ARCHITECTURE  
T: 305.392.1016  
E: KEN@ROSENBERGGARDNER.COM

M.E.P. ENGINEER:  
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HMB ENGINEERING SERVICES  
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E: HBLASCO@COMCAST.NET



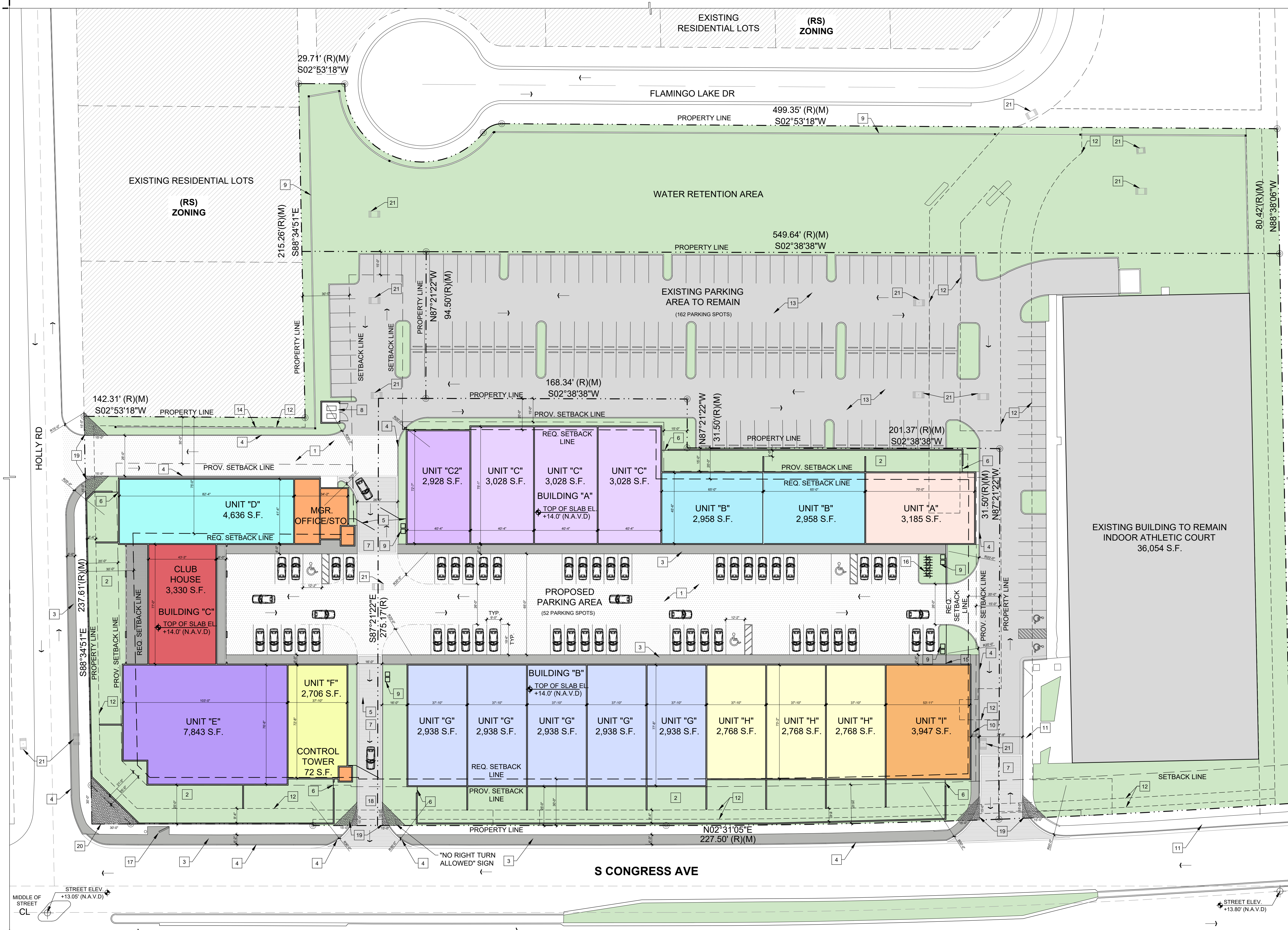
8103 N.W. 33RD STREET  
DORAL, FL. 33122  
O: 305.559.1496  
AA26002069

ARCHITECTURAL GROUP

PERMIT SET: 01.06.23

JOB NO. 22-0030





1

PROPOSED SITE PLAN

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

NOTES:

- ALL MECHANICAL EQUIPMENT SHALL BE PLACED ON THE ROOF MORE THAN 10'-0" AWAY FROM ROOF EDGE AND TO BE SCREENED BY PARAPETS.
- PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE
- SITE SHALL MEET THE ARTS IN PUBLIC SPACES LDC SEC. 75-100 THROUGH SEC. 75-115.
- ALL STREETS SHALL BE DESIGNATED AS PUBLICLY DEDICATED OR PRIVATELY DEDICATED AND MAINTAINED.

ADJACENT ZONING AREAS:

|      |                         |
|------|-------------------------|
| • LI | LIGHT INDUSTRIAL        |
| • CG | COMMERCIAL GENERAL      |
| • RS | SINGLE FAMILY           |
| • UC | URBAN CENTER            |
| • UI | URBAN INFILL            |
| • RM | RESIDENTIAL MULTIFAMILY |

PROP. SITE PLAN KEY NOTES

|    |                                                    |
|----|----------------------------------------------------|
| 1  | PROVIDE ASPHALT PAVING. REFER TO CIVIL DRAWINGS.   |
| 2  | LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.       |
| 3  | CONC. SIDEWALK WITH BROOM FINISH                   |
| 4  | CONCRETE CURB. REFER TO CIVIL FOR CURB TYPE (TYP.) |
| 5  | ALUMINUM SWING GATES                               |
| 6  | 4'-0" WIDE ALUMINUM SWING GATE W/ ALUMINUM FENCE   |
| 7  | NEW STAMPED ASPHALT PATTERN                        |
| 8  | DUMPSTER                                           |
| 9  | TRASH BINS                                         |
| 10 | PEDESTRIAN ROUTE/ ACCESS TO THE SITE               |
| 11 | EXISTING SIDEWALK TO REMAIN                        |
| 12 | EXISTING EASTMENTS LINE                            |
| 13 | EXISTING PARKING AREA & PAVEMENT TO REMAIN         |
| 14 | EXISTING FENCE TO REMAIN                           |
| 15 | MAN-MADE SWING GATE FOR PEDESTRIAN ACCESS          |
| 16 | NEW BIKE RACK                                      |
| 17 | EXISTING BUS STOP                                  |
| 18 | ONE WAY STREET/ SITE EXIT                          |
| 19 | 15R VISIBILITY TRIANGLE                            |
| 20 | 30R VISIBILITY TRIANGLE                            |
| 21 | EXISTING CATCH BASIN HOLES                         |

SITE LEGEND

|     |                                                     |
|-----|-----------------------------------------------------|
| --- | PROPERTY LINE                                       |
| --- | SETBACK LINE                                        |
| --- | UTILITY EASEMENTS LINE                              |
| --- | EXISTING BUILDING (INDOOR ATHLETIC COURT)           |
| --- | EXISTING & PROPOSED LANDSCAPE AREAS                 |
| --- | EXISTING RESIDENTIAL LOTS                           |
| --- | DENOTES ASPHALT PAVEMENT                            |
| --- | DENOTES STAMPED ASPHALT PATTERN                     |
| --- | EXISTING STREET/ PAVEMENT & PARKING SPOTS TO REMAIN |

PARKING CALCULATIONS AREAS:

|                                                            |                           |
|------------------------------------------------------------|---------------------------|
| • EXISTING PARKING SPOTS:                                  | 162                       |
| • PROPOSED PARKING SPOTS:                                  | 52                        |
| • TOTAL PARKING SPOTS IN SITE:                             | 214                       |
| • BUILDING/ PARKING CALCULATIONS:                          |                           |
| EXIST. INDOOR ATHLETIC COURT BUILDING (36,054 S.F.)        |                           |
| 36,054 S.F. (1/ 1,800) =                                   | 21 PARKING SPOTS REQUIRED |
| PROPOSED UNITS/ STORAGE (72,739 S.F.)                      |                           |
| 72,739 S.F. (1/ 2,000) =                                   | 37 PARKING SPOTS REQUIRED |
| PROPOSED MRG. OFFICE/ STORAGE + TOWER CONTROL (1,355 S.F.) |                           |
| 1,355 S.F. (1/ 200) =                                      | 7 PARKING SPOTS REQUIRED  |
| PROPOSED CLUB HOUSE/ 1ST FLOOR - ASSEMBLY (3,330 S.F.)     |                           |
| 3,330 S.F. (1/ 200) =                                      | 17 PARKING SPOTS REQUIRED |
| PROPOSED CLUB HOUSE/ 2ND FLOOR - STORAGE (1,926 S.F.)      |                           |
| 1,926 S.F. (1/ 2,000) =                                    | 1 PARKING SPOT REQUIRED   |
| TOTAL PARKING SPOTS REQUIRED (OUT OF 214):                 | 83                        |
| PARKING SPOTS LEFT:                                        | 131                       |

WAIVERS & VARIANCES

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| WAIVERS:                          |                                                       |
| 1- S. CONGRESS AVE.               | 25 FT WHERE 30 FT REQUIRED                            |
| 2- HOLLY ROAD                     | 20 FT WHERE 30 FT REQUIRED                            |
| 3- INTERIOR (NE-RESIDENTIAL LOTS) | 30 FT WHERE 75 FT FT REQUIRED                         |
| 4- SPECIAL EVENTS                 | AUTHORIZATION OF UP TO 12 PER YEAR WHERE 4 PERMITTED  |
| VARIANCE:                         |                                                       |
| 1- HOURS OF OPERATION             | 24 HOURS OPERATION WHERE HOURS LIMITED TO 7AM TO 11PM |

FLOOD LEGEND

FLOOD ZONE: X

ADDRESS: 874 SOUTH CONGRESS AVE, FL. 33406

PLAT BOOK: 126 PAGE: 189

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BENCHMARK REFERENCES:

PALM BEACH COUNTY

BM NAME: S-141

BM ELEVATION (NAVD 1988): 11.675FT

BM NAME: S-19

BM ELEVATION (NAVD 1988): 13.897FT

BASE FLOOD ELEVATION:

FIRM PANEL NUMBER:

THE ATTACHED CERTIFIED SURVEY PREPARED BY:

JORGE L. CABRERA 6487

SURVEYOR'S NAME FLORIDA REGISTRATION NO.

ADJACENT GRADE ELEVATION:

- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)
- ALL AREAS BELOW B.F.E. SHALL PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OR LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.

GREEN / OPEN SPACE:

OPEN SPACE REQUIREMENTS:

TOTAL S.F. OF LOT (PARCELS B,C & D): 210,744 S.F.

- MINIMUM: 10% LOT AREA MIN. (PARCELS B, C & D)
- MIN. REQUIRED (10% OF 210,744 S.F.) = 21,074 S.F.

TOTAL OPEN SPACE PROVIDED: 79,826 (37.9%)

ZONING INFORMATION:

|                                       |                                 |
|---------------------------------------|---------------------------------|
| • ZONING:                             | LI - LIGHT INDUSTRIAL           |
| • SITE AREA (PARCELS B,C & D):        | 210, 744 S.F.                   |
| • MIN. REQUIRED ACREAGE:              | 1 ACRE                          |
| • PROVIDED ACREAGE (PARCELS B,C & D): | 4.84 ACRES                      |
| • MIN. LOT WIDTH:                     | 100'-0"                         |
| • PROVIDED LOT WIDTH:                 | SEE PLAN FOR DIM.               |
| • MIN. LOT FRONTAGE:                  | 100'-0"                         |
| • PROVIDED LOT FRONTAGE:              | 584'-8"                         |
| • MIN. LOT DEPTH:                     | 200'-0"                         |
| • PROVIDED LOT DEPTH:                 | 274'-10"                        |
| • MAX. BUILDING HEIGHT:               | 50'-0"                          |
| • PROVIDED BUILDING HEIGHT:           | 26'-8" BUILDING<br>37'-8" TOWER |
| • MIN. BUILDING SOFT:                 | 3000 FT/ ACRE                   |

MIN. REQUIRED SETBACK:

|                  |        |
|------------------|--------|
| • FRONT:         | 30'-0" |
| • REAR:          | 20'-0" |
| • SIDE INTERIOR: | 20'-0" |
| • SIDE CORNER:   | 30'-0" |

PROPOSED SETBACK:

|                          |        |
|--------------------------|--------|
| • FRONT:                 | 25'-0" |
| • REAR:                  | 30'-0" |
| • SIDE CORNER:           | 20'-0" |
| • INTERIOR SIDE (NORTH): | 15'-0" |
| • INTERIOR SIDE (SOUTH): | 15'-0" |

MAX. GROSS FLOOR AREA

|                                     |               |
|-------------------------------------|---------------|
| ALLOWED:                            | 85% MAX       |
| • MAX ALLOWED 85% OF 210,744 S.F. = | 179, 132 S.F. |
| PROPOSED:                           |               |

UNIT (S.F. AREA/ UNIT)

| CATEGORY (WAREHOUSE/ STORAGE) |             | MEZZANINE AREA (+ 500' S.F./ UNIT) |  | TOTAL NUMBER OF UNITS (19): |
|-------------------------------|-------------|------------------------------------|--|-----------------------------|
| • UNIT A                      | 3,185 S.F.  | 3,685 S.F.                         |  | 1- UNIT A                   |
| • UNIT B (2)                  | 2,958 S.F.  | 3,458 S.F.                         |  | 2- UNIT B                   |
| • UNIT C (3)                  | 3,028 S.F.  | 3,528 S.F.                         |  | 3- UNIT B                   |
| • UNIT C2                     | 2,928 S.F.  | 3,428 S.F.                         |  | 4- UNIT C                   |
| • UNIT D                      | 4,636 S.F.  | 5,136 S.F.                         |  | 5- UNIT C                   |
| • UNIT E                      | 7,843 S.F.  | 8,343 S.F.                         |  | 6- UNIT C                   |
| • UNIT F                      | 2,706 S.F.  | 3,206 S.F.                         |  | 7- UNIT C2                  |
| • UNIT G (5)                  | 2,938 S.F.  | 3,438 S.F.                         |  | 8- UNIT D                   |
| • UNIT H (3)                  | 2,768 S.F.  | 3,268 S.F.                         |  | 9- UNIT E                   |
| • UNIT I                      | 3,947 S.F.  | 4,447 S.F.                         |  | 10- UNIT F                  |
| TOTAL S.F.                    | 63,249 S.F. | 72,739 S.F.                        |  | 11- UNIT G                  |
|                               |             |                                    |  | 12- UNIT G                  |
|                               |             |                                    |  | 13- UNIT G                  |
|                               |             |                                    |  | 14- UNIT G                  |
|                               |             |                                    |  | 15- UNIT G                  |

OTHER SPACES/ AREAS (S.F./ SPACE)

| CATEGORY (BUSINESS/ ASSEMBLY) |                                              |                                |
|-------------------------------|----------------------------------------------|--------------------------------|
| • MGR. OFFICE/ STORAGE        | 1,283 S.F.                                   | BUSINESS                       |
| • CONTROL TOWER               | 72 S.F.                                      | BUSINESS                       |
| • CLUB HOUSE                  | 3,330 S.F.                                   | 1ST FLOOR (ASSEMBLY)           |
|                               | 1,926 S.F.                                   | 2ND FLOOR (WAREHOUSE/ STORAGE) |
| TOTAL S.F.                    | 6,611 S.F.                                   |                                |
| TOTAL S.F. (GROSS FLOOR AREA) | 79,350 S.F. = 37.6% OF LOT (PARCELS B,C & D) |                                |

COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE

WEST PALM BEACH, FLORIDA, 33445

DATE: 01.06.23

DESIGNED BY: JAV

DRAWN BY: ABA

REVIEWED BY: MDF

PROJECT NO. 22-0030

REVISIONS

JOSE A. VIDAL ARB453E  
NANJUEL D. FERNANDEZ  
ARB5601

SEAL

PROPOSED SITE PLAN

A1.0

SITE PLAN SUBMITTAL

WAIVERS & VARIANCES

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| WAIVERS:                          |                                                       |
| 1- S. CONGRESS AVE.               | 25 FT WHERE 30 FT REQUIRED                            |
| 2- HOLLY ROAD                     | 20 FT WHERE 30 FT REQUIRED                            |
| 3- INTERIOR (NE-RESIDENTIAL LOTS) | 30 FT WHERE 75 FT FT REQUIRED                         |
| 4- SPECIAL EVENTS                 | AUTHORIZATION OF UP TO 12 PER YEAR WHERE 4 PERMITTED  |
| VARIANCE:                         |                                                       |
| 1- HOURS OF OPERATION             | 24 HOURS OPERATION WHERE HOURS LIMITED TO 7AM TO 11PM |

FLOOD LEGEND

FLOOD ZONE: X

ADDRESS: 874 SOUTH CONGRESS AVE, FL. 33406

PLAT BOOK: 126 PAGE: 189

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BENCHMARK REFERENCES:

PALM BEACH COUNTY

BM NAME: S-141

BM ELEVATION (NAVD 1988): 11.675FT

BM NAME: S-19

BM ELEVATION (NAVD 1988): 13.897FT

BASE FLOOD ELEVATION:

FIRM PANEL NUMBER:

THE ATTACHED CERTIFIED SURVEY PREPARED BY:

JORGE L. CABRERA 6487

SURVEYOR'S NAME FLORIDA REGISTRATION NO.

ADJACENT GRADE ELEVATION:

- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)
- ALL AREAS BELOW B.F.E. SHALL PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OR LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
- ALTERNATIVELY A CERTIFICATION BY: P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.

GREEN / OPEN SPACE:

OPEN SPACE REQUIREMENTS:

TOTAL S.F. OF LOT (PARCELS B,C & D): 210,744 S.F.

- MINIMUM: 10% LOT AREA MIN. (PARCELS B, C & D)
- MIN. REQUIRED (10% OF 210,744 S.F.) = 21,074 S.F.

TOTAL OPEN SPACE PROVIDED: 79,826 (37.9%)

ZONING INFORMATION:

|                                       |                                 |
|---------------------------------------|---------------------------------|
| • ZONING:                             | LI - LIGHT INDUSTRIAL           |
| • SITE AREA (PARCELS B,C & D):        | 210, 744 S.F.                   |
| • MIN. REQUIRED ACREAGE:              | 1 ACRE                          |
| • PROVIDED ACREAGE (PARCELS B,C & D): | 4.84 ACRES                      |
| • MIN. LOT WIDTH:                     | 100'-0"                         |
| • PROVIDED LOT WIDTH:                 | SEE PLAN FOR DIM.               |
| • MIN. LOT FRONTAGE:                  | 100'-0"                         |
| • PROVIDED LOT FRONTAGE:              | 584'-8"                         |
| • MIN. LOT DEPTH:                     | 200'-0"                         |
| • PROVIDED LOT DEPTH:                 | 274'-10"                        |
| • MAX. BUILDING HEIGHT:               | 50'-0"                          |
| • PROVIDED BUILDING HEIGHT:           | 26'-8" BUILDING<br>37'-8" TOWER |
| • MIN. BUILDING SOFT:                 | 3000 FT/ ACRE                   |

MIN. REQUIRED SETBACK:

|                  |        |
|------------------|--------|
| • FRONT:         | 30'-0" |
| • REAR:          | 20'-0" |
| • SIDE INTERIOR: | 20'-0" |
| • SIDE CORNER:   | 30'-0" |

PROPOSED SETBACK:

|                          |        |
|--------------------------|--------|
| • FRONT:                 | 25'-0" |
| • REAR:                  | 30'-0" |
| • SIDE CORNER:           | 20'-0" |
| • INTERIOR SIDE (NORTH): | 15'-0" |
| • INTERIOR SIDE (SOUTH): | 15'-0" |

MAX. GROSS FLOOR AREA

|                                     |               |
|-------------------------------------|---------------|
| ALLOWED:                            | 85% MAX       |
| • MAX ALLOWED 85% OF 210,744 S.F. = | 179, 132 S.F. |
| PROPOSED:                           |               |

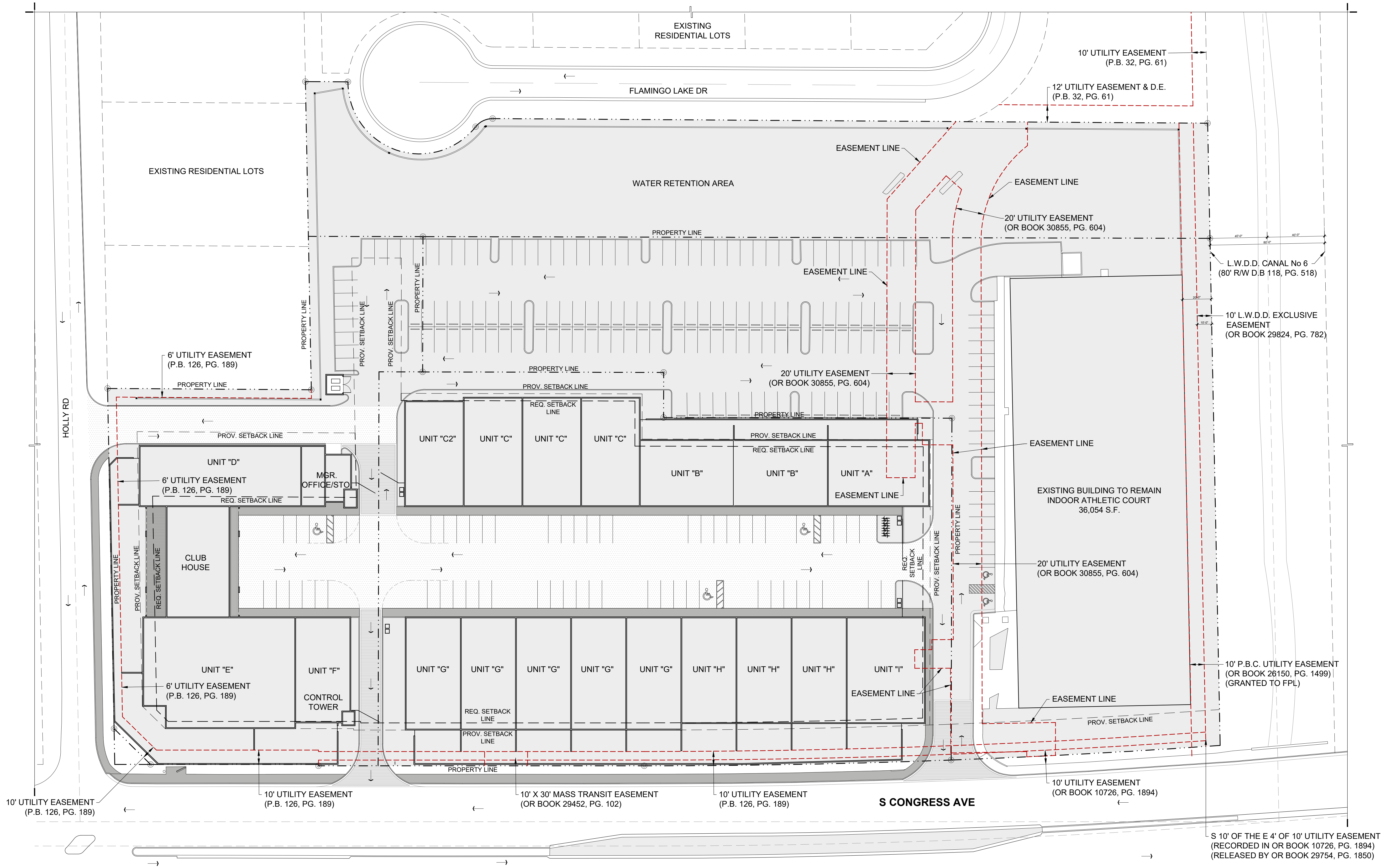
UNIT (S.F. AREA/ UNIT)

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| • UNIT C2                     | 2,928 S.F.  | 3,428 S.F.                         |  | 4- UNIT C                   |
| • UNIT D                      | 4,636 S.F.  | 5,136 S.F.                         |  | 5- UNIT C                   |
| • UNIT E                      | 7,843 S.F.  | 8,343 S.F.                         |  | 6- UNIT C                   |
| • UNIT F                      | 2,706 S.F.  | 3,206 S.F.                         |  | 7- UNIT C2                  |
| • UNIT G (5)                  | 2,938 S.F.  | 3,438 S.F.                         |  | 8- UNIT D                   |
| • UNIT H (3)                  | 2,768 S.F.  | 3,268 S.F.                         |  | 9- UNIT E                   |
| • UNIT I                      | 3,947 S.F.  | 4,447 S.F.                         |  | 10- UNIT F                  |
| TOTAL S.F.                    | 63,249 S.F. | 72,739 S.F.                        |  | 11- UNIT G                  |
|                               |             |                                    |  | 12- UNIT G                  |
|                               |             |                                    |  | 13- UNIT G                  |
|                               |             |                                    |  | 14- UNIT G                  |
|                               |             |                                    |  | 15- UNIT G                  |

OTHER SPACES/ AREAS (S.F./ SPACE)

| CATEGORY (BUSINESS/ ASSEMBLY) |                                              |                                |
|-------------------------------|----------------------------------------------|--------------------------------|
| • MGR. OFFICE/ STORAGE        | 1,283 S.F.                                   | BUSINESS                       |
| • CONTROL TOWER               | 72 S.F.                                      | BUSINESS                       |
| • CLUB HOUSE                  | 3,330 S.F.                                   | 1ST FLOOR (ASSEMBLY)           |
|                               | 1,926 S.F.                                   | 2ND FLOOR (WAREHOUSE/ STORAGE) |
| TOTAL S.F.                    | 6,611 S.F.                                   |                                |
| TOTAL S.F. (GROSS FLOOR AREA) | 79,350 S.F. = 37.6% OF LOT (PARCELS B,C & D) |                                |





**1 EASEMENT PLAN**  
SCALE: 1/32" = 1'-0"

**EASEMENT PLAN LEGEND**

- PROPERTY LINE
- SETBACK LINE
- REQUIRED SETBACK LINE
- EXISTING UTILITY EASEMENT LINES

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**COLLECTION SUITES PALM SPRINGS**  
**884 & 874 SOUTH CONGRESS AVE**  
**WEST PALM BEACH, FLORIDA, 33445**

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

REVISIONS

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|  |  |

JOSE A. VIDAL AR9455  
NANUEL D. FERNANDEZ  
AR95601

SEAL

**EASEMENT PLAN**

**A1.01**

SITE PLAN SUBMITTAL





| PARCELS | ZONING                       | LAND USE                                        |
|---------|------------------------------|-------------------------------------------------|
| 01      | (RM) RESIDENTIAL MULTIFAMILY | 0100 - SINGLE FAMILY                            |
| 02      | (CG) COMMERCIAL GENERAL      | 1100 - STORIES                                  |
| 03      | (CG) COMMERCIAL GENERAL      | 1100 - STORIES                                  |
| 04      | (UI) URBAN CENTER            | 1700 - OFFICE BUILDING (NON-MEDICAL)1-3 STORIES |
| 05      | (RM) RESIDENTIAL MULTIFAMILY | 0100 - SINGLE FAMILY                            |
| 06      | (UC) URBAN CENTER            | 4800 - WAREHV DIST. TERM                        |
| 07      | (CG) COMMERCIAL GENERAL      | 1600 - SHOPPING CENTER COMMUNITY                |
| 08      | (CG) COMMERCIAL GENERAL      | 2200 - RESTAURANT, DRIVE IN                     |
| 09      | (CG) COMMERCIAL GENERAL      | 1100 - STORIES                                  |
| 10      | (CG) COMMERCIAL GENERAL      | 1000 - VACANT                                   |
| 11      | (RS) SINGLE FAMILY           | 0100 - SINGLE FAMILY                            |
| 12      | (RS) SINGLE FAMILY           | 0800 - MULTIFAMILY < 5 UNITS                    |
| 13      | (RS) SINGLE FAMILY           | 0800 - MULTIFAMILY < 5 UNITS                    |
| 14      | (RS) SINGLE FAMILY           | 0100 - SINGLE FAMILY                            |
| 15      | (RS) SINGLE FAMILY           | 8600 - CITY INC NON-MUNI                        |

COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | RP       |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
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JOSE A. VIDAL AR9455E  
MANUEL D. FERNANDEZ  
AR95601

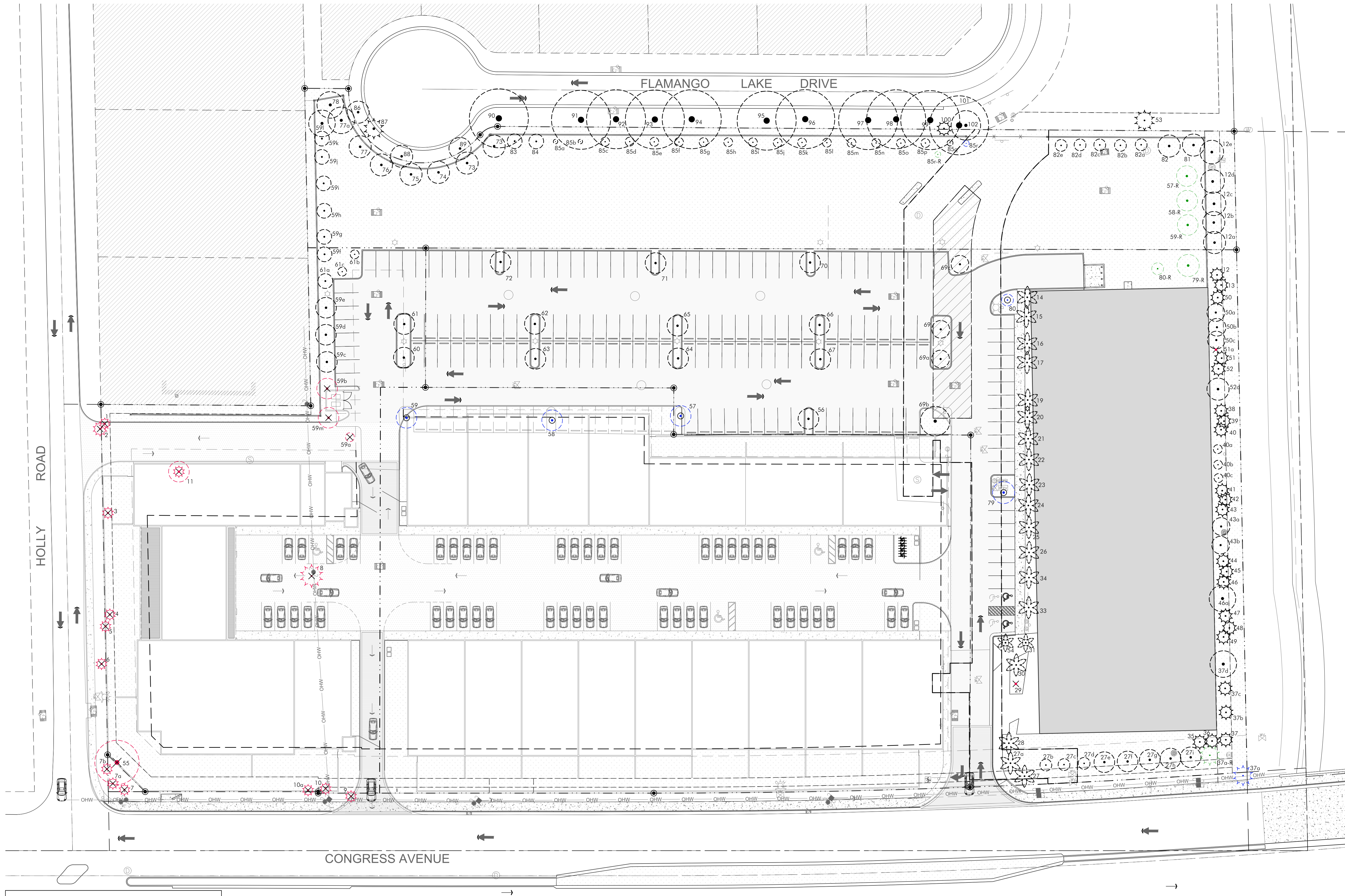
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SITE PLAN ZONING

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SITE PLAN SUBMITTAL





LEGEND

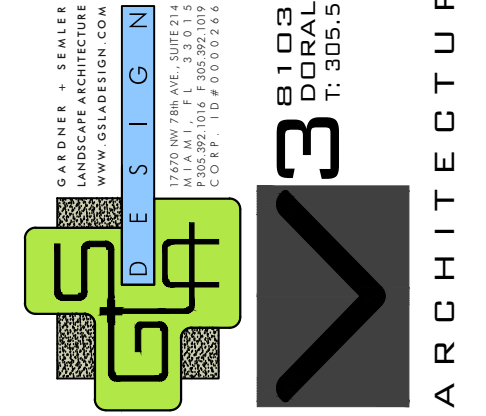
EXISTING TREE/PALM TO REMAIN

EXISTING TREE/PALM TO BE REMOVED

EXISTING TREE/PALM TO BE RELOCATED

PROPOSED RELOCATED LOCATIONS

EXISTING TREE DISPOSITION PLAN  
SCALE: 1/32" = 1'-0"



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COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | KG       |
| DRAWN BY:    | GS/LA    |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
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KEN GARDNER | FL LA#1569

SEAL

EXISTING TREE DISPOSITION PLAN

LA1.00

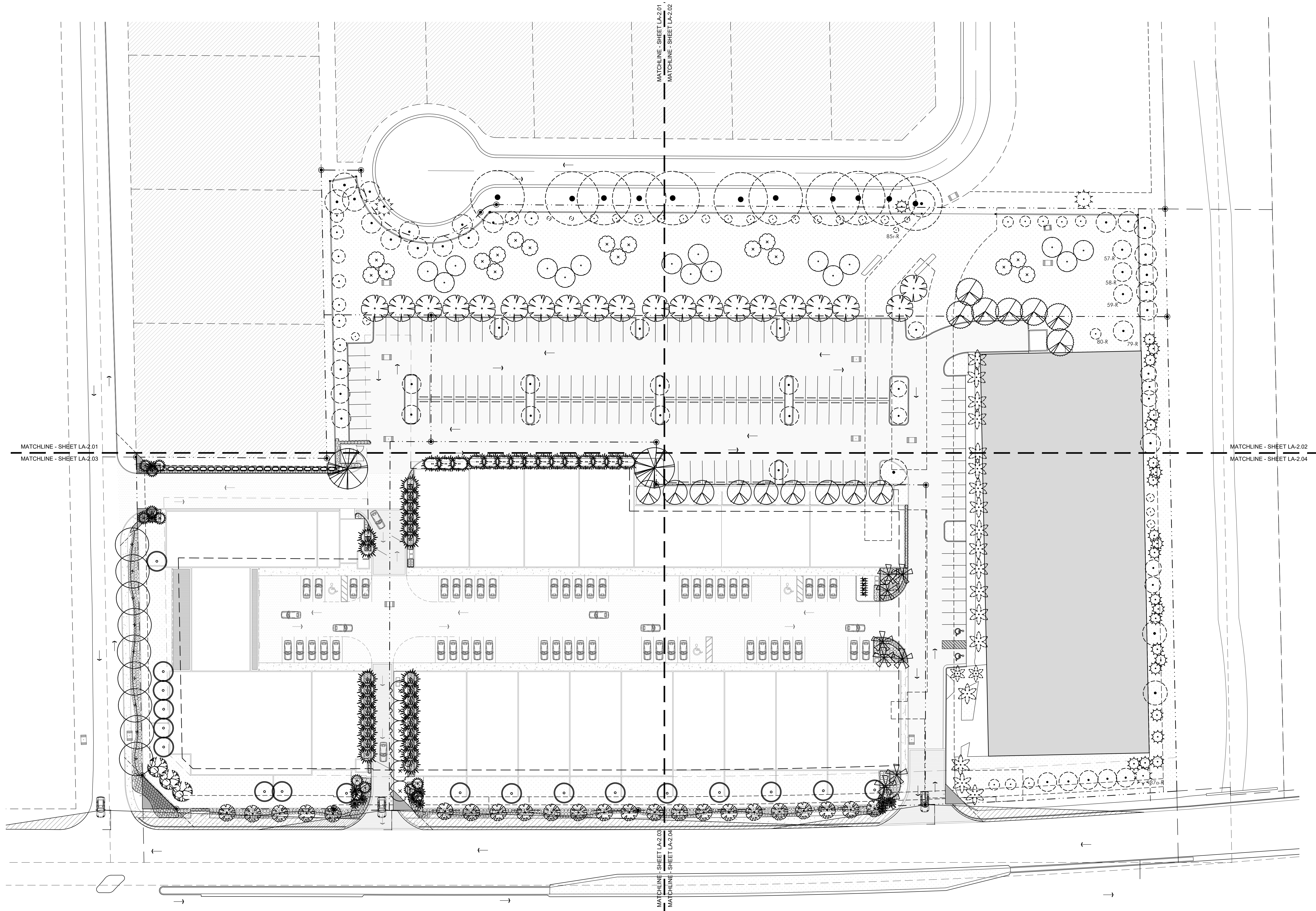
SITE PLAN SUBMITTAL



| EXISTING TREE DISPOSITION LIST |                                        |                        |           |            |            |             |        |         |          |           |             |
|--------------------------------|----------------------------------------|------------------------|-----------|------------|------------|-------------|--------|---------|----------|-----------|-------------|
| KEY                            | BOTANICAL NAME                         | COMMON NAME            | SIZE      |            |            | DISPOSITION |        |         | > 18"    | CONDITION | MITIGATION  |
|                                |                                        |                        | HT. (ft.) | SPD. (ft.) | DBH. (in.) | REMAIN      | REMOVE | TRANSPL | SPECIMEN |           | S.F. CANOPY |
| 1                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 4         | 14         | 0          |             | X      |         |          |           | N/A         |
| 2                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 14         | 14         |             | X      |         |          |           | N/A         |
| 3                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 3         | 16         | 0          |             | X      |         |          |           | N/A         |
| 4                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 0         | 12         | 0          |             | X      |         |          |           | N/A         |
| 5                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 0         | 14         | 0          |             | X      |         |          |           | N/A         |
| 6                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 14         | 14         |             | X      |         |          |           | N/A         |
| 7                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 1         | 6          | 0          |             | X      |         |          |           | N/A         |
| 7a                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 6          | 0          |             | X      |         |          |           | N/A         |
| 7b                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 6          | 0          |             | X      |         |          |           | N/A         |
| 8                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 16         | 0          |             | X      |         |          |           | N/A         |
| 9                              | <i>Sabal palmetto</i>                  | Sabal Palm             | 0         | 12         | 0          |             | X      |         |          |           | N/A         |
| 10                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 14         | 14         |             | X      |         |          |           | N/A         |
| 10a                            | <i>Sabal palmetto</i>                  | Sabal Palm             | 6         | 6          | 0          |             | X      |         |          |           | N/A         |
| 11                             | <i>Bursera simaruba/Sabal palmetto</i> | Gumbo Limbo/Sabal Palm | 14        | 20         | 7          |             | X      |         |          |           | N/A         |
| 12                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 10         | 9          | X           |        |         |          |           | N/A         |
| 12a                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 14        | 8          | 3          | X           |        |         |          |           | N/A         |
| 12b                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 14        | 12         | 3          | X           |        |         |          |           | N/A         |
| 12c                            | <i>Swietenia mahagoni</i>              | Mahogany               | 22        | 16         | 5          | X           |        |         |          |           | N/A         |
| 12d                            | <i>Swietenia mahagoni</i>              | Mahogany               | 17        | 12         | 4          | X           |        |         |          |           | N/A         |
| 12e                            | <i>Swietenia mahagoni</i>              | Mahogany               | 17        | 14         | 5          | X           |        |         |          |           | N/A         |
| 13                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 12         | X           |        |         |          |           | N/A         |
| 14                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 15        | 14         | 7          | X           |        |         |          |           | N/A         |
| 15                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 13        | 14         | 8          | X           |        |         |          |           | N/A         |
| 16                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 13        | 14         | 7          | X           |        |         |          |           | N/A         |
| 17                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 23        | 15         | 8          | X           |        |         |          |           | N/A         |
| 18                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 13        | 12         | 7          | X           |        |         |          |           | N/A         |
| 19                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 14        | 14         | 7          | X           |        |         |          |           | N/A         |
| 20                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 12        | 12         | 6          | X           |        |         |          |           | N/A         |
| 21                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 15        | 16         | 8          | X           |        |         |          |           | N/A         |
| 22                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 20        | 14         | 8          | X           |        |         |          |           | N/A         |
| 23                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 13        | 14         | 8          | X           |        |         |          |           | N/A         |
| 24                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 22        | 14         | 9          | X           |        |         |          |           | N/A         |
| 25                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 15        | 14         | 9          | X           |        |         |          |           | N/A         |
| 26                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 22        | 16         | 8          | X           |        |         |          |           | N/A         |
| 27                             | <i>Roystonea regia</i>                 | Royal Palm             | 22        | 18         | 14         | X           |        |         |          |           | N/A         |
| 27a                            | <i>Roystonea regia</i>                 | Royal Palm             | 22        | 18         | 14         | X           |        |         |          |           | N/A         |
| 27b                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 9         | 8          | 2          | X           |        |         |          |           | N/A         |
| 27c                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 12        | 9          | 2          | X           |        |         |          |           | N/A         |
| 27d                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 9         | 8          | 2          | X           |        |         |          |           | N/A         |
| 27e                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 14        | 14         | 4          | X           |        |         |          |           | N/A         |
| 27f                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 14        | 14         | 4          | X           |        |         |          |           | N/A         |
| 27g                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 13        | 12         | 3          | X           |        |         |          |           | N/A         |
| 27h                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 13        | 15         | 3          | X           |        |         |          |           | N/A         |
| 27i                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 14        | 14         | 6          | X           |        |         |          |           | N/A         |
| 28                             | <i>Roystonea regia</i>                 | Royal Palm             | 24        | 18         | 13         | X           |        |         |          |           | N/A         |
| 29                             | <i>Roystonea regia</i>                 | Royal Palm             | 22        | 0 (dead)   | 13         |             | X      |         |          |           | N/A         |
| 30                             | <i>Roystonea regia</i>                 | Royal Palm             | 24        | 18         | 15         | X           |        |         |          |           | N/A         |
| 31                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 12        | 16         | 8          | X           |        |         |          |           | N/A         |
| 32                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 12        | 14         | 8          | X           |        |         |          |           | N/A         |
| 33                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 23        | 14         | 8          | X           |        |         |          |           | N/A         |
| 34                             | <i>Veitchia montgomeryana</i>          | Montgomery Palm        | 14        | 14         | 9          | X           |        |         |          |           | N/A         |
| 35                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 13        | 16         | 14         | X           |        |         |          |           | N/A         |
| 36                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 12         | 12         | X           |        |         |          |           | N/A         |
| 37                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 10         | 12         | X           |        |         |          |           | N/A         |
| 37a                            | <i>Sabal palmetto</i>                  | Sabal Palm             | 10        | 16         | 14         |             |        | X       |          |           | N/A         |
| 37b                            | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 16         | 13         | X           |        |         |          |           | N/A         |
| 37c                            | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 16         | 10         | X           |        |         |          |           | N/A         |
| 37d                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 17        | 20         | 6          | X           |        |         |          |           | N/A         |
| 38                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 13         | X           |        |         |          |           | N/A         |
| 39                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 14         | X           |        |         |          |           | N/A         |
| 40                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 7          | 12         | X           |        |         |          |           | N/A         |
| 40a                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 8         | 7          | 1          | X           |        |         |          |           | N/A         |
| 40b                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 9         | 8          | 1          | X           |        |         |          |           | N/A         |
| 40c                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 10        | 8          | 2          | X           |        |         |          |           | N/A         |
| 41                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 14         | 12         | X           |        |         |          |           | N/A         |
| 42                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 11         | X           |        |         |          |           | N/A         |
| 43                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 12         | X           |        |         |          |           | N/A         |
| 43a                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 15        | 16         | 4          | X           |        |         |          |           | N/A         |
| 43b                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 17        | 16         | 4          | X           |        |         |          |           | N/A         |
| 44                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 15        | 12         | 13         | X           |        |         |          |           | N/A         |
| 45                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 14        | 12         | 12         | X           |        |         |          |           | N/A         |
| 46                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 12         | 13         | X           |        |         |          |           | N/A         |
| 46a                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 16        | 15         | 4          | X           |        |         |          |           | N/A         |
| 47                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 12         | 13         | X           |        |         |          |           | N/A         |
| 48                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 16        | 12         | 13         | X           |        |         |          |           | N/A         |
| 49                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 14         | 12         | X           |        |         |          |           | N/A         |
| 50                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 12        | 14         | 12         | X           |        |         |          |           | N/A         |
| 50a                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 12        | 10         | 3          | X           |        |         |          |           | N/A         |
| 50b                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 12        | 9          | 2          | X           |        |         |          |           | N/A         |
| 50c                            | <i>Ilex vomitoria</i>                  | Yaupon Holly           | 11        | 10         | 2          | X           |        |         |          |           | N/A         |
| 51                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 20        | 16         | 14         | X           |        |         |          |           | N/A         |
| 51a                            | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 0 (dead)   | 12         |             | X      |         |          |           | N/A         |
| 52                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 14         | 12         | X           |        |         |          |           | N/A         |
| 52a                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 15        | 18         | 5          | X           |        |         |          |           | N/A         |
| 53                             | <i>Sabal palmetto</i>                  | Sabal Palm             | 18        | 18         | 6          | X           |        |         |          |           | N/A         |
| 54                             | Not on site                            |                        |           |            |            |             |        |         |          |           | N/A         |
| 55                             | <i>Cupaniopsis anacardioides</i>       | Carrotwood             | 26        | 46         | 48         | X           |        |         |          |           | N/A         |
| 56                             | <i>Conocarpus erectus</i>              | Green Buttonwood       | 17        | 20         | 14         | X           |        |         |          |           | N/A         |
| 57                             | <i>Conocarpus erectus</i>              | Green Buttonwood       | 16        | 18         | 9          |             |        | X       |          |           | N/A         |
| 58                             | <i>Conocarpus erectus</i>              | Green Buttonwood       | 20        | 16         | 7          |             |        | X       |          |           | N/A         |
| 59                             | <i>Bursera simaruba</i>                | Gumbo Limbo            | 14        | 20         | 6          |             |        | X       |          |           | N/A         |
| 59a                            | <i>Tabebuia heterophylla</i>           | Pink Trumpet Tree      | 11        | 6          | 2          | X           |        |         |          |           | N/A         |
| 59b                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 14        | 8          | 4          |             | X      |         |          |           | 50          |
| 59c                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 14        | 12         | 3          | X           |        |         |          |           | N/A         |
| 59d                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 16        | 16         | 4          | X           |        |         |          |           | N/A         |
| 59e                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 16        | 18         | 4          | X           |        |         |          |           | N/A         |
| 59f                            | <i>Conocarpus erectus 'sericeus'</i>   | Silver Buttonwood      | 12        | 13         | 3          | X           |        |         |          |           | N/A         |
| 59g                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 12        | 16         | 3          | X           |        |         |          |           | N/A         |
| 59h                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 10        | 12         | 1          | X           |        |         |          |           | N/A         |
| 59i                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 10        | 14         | 2          | X           |        |         |          |           | N/A         |
| 59j                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 10        | 10         | 1          | X           |        |         |          |           | N/A         |
| 59k                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 11        | 12         | 3          | X           |        |         |          |           | N/A         |
| 59l                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 17        | 10         | 4          | X           |        |         |          |           | N/A         |
| 59m                            | <i>Lagerstroemia indica</i>            | Crape Myrtle           | 17        | 10         | 4          |             | X      |         |          |           | 79          |
| 60                             | <i>Bursera simaruba</i>                | Gumbo Limbo            | 12        | 22         | 6          | X           |        |         |          |           | N/A         |

| EXISTING TREE DISPOSITION LIST        |                               |                   |           |            |            |             |        |         |       |           |            |
|---------------------------------------|-------------------------------|-------------------|-----------|------------|------------|-------------|--------|---------|-------|-----------|------------|
| KEY                                   | BOTANICAL NAME                | COMMON NAME       | SIZE      |            |            | DISPOSITION |        |         | > 18" | CONDITION | MITIGATION |
|                                       |                               |                   | HT. (ft.) | SPD. (ft.) | DBH. (in.) | REMAIN      | REMOVE | TRANSPL |       |           |            |
| 61                                    | Bursera simaruba              | Gumbo Limbo       | 15        | 17         | 5          | X           |        |         |       |           | N/A        |
| 61a                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 11        | 6          | 2          | X           |        |         |       |           | N/A        |
| 61b                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 11        | 5          | 2          | X           |        |         |       |           | N/A        |
| 62                                    | Conocarpus erectus            | Green Buttonwood  | 18        | 20         | 8          | X           |        |         |       |           | N/A        |
| 63                                    | Conocarpus erectus            | Green Buttonwood  | 18        | 20         | 16         | X           |        |         |       |           | N/A        |
| 64                                    | Conocarpus erectus            | Green Buttonwood  | 17        | 18         | 12         | X           |        |         |       |           | N/A        |
| 65                                    | Conocarpus erectus            | Green Buttonwood  | 17        | 18         | 16         | X           |        |         |       |           | N/A        |
| 66                                    | Conocarpus erectus            | Green Buttonwood  | 16        | 12         | 8          | X           |        |         |       |           | N/A        |
| 67                                    | Conocarpus erectus            | Green Buttonwood  | 15        | 12         | 6          | X           |        |         |       |           | N/A        |
| 68                                    | Not on site                   |                   |           |            |            |             |        |         |       |           | N/A        |
| 69                                    | Bursera simaruba              | Gumbo Limbo       | 16        | 23         | 5          | X           |        |         |       |           | N/A        |
| 69a                                   | Bursera simaruba              | Gumbo Limbo       | 10        | 20         | 5          | X           |        |         |       |           | N/A        |
| 69b                                   | Bursera simaruba              | Gumbo Limbo       | 16        | 30         | 6          | X           |        |         |       |           | N/A        |
| 69c                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 9         | 6          | 2          | X           |        |         |       |           | N/A        |
| 70                                    | Conocarpus erectus            | Green Buttonwood  | 18        | 20         | 10         | X           |        |         |       |           | N/A        |
| 71                                    | Conocarpus erectus            | Green Buttonwood  | 16        | 18         | 8          | X           |        |         |       |           | N/A        |
| 72                                    | Conocarpus erectus            | Green Buttonwood  | 16        | 20         | 16         | X           |        |         |       |           | N/A        |
| 73                                    | Swietenia mahagoni            | Mahogany          | 20        | 16         | 5          | X           |        |         |       |           | N/A        |
| 73a                                   | Swietenia mahagoni            | Mahogany          | 24        | 18         | 9          | X           |        |         |       |           | N/A        |
| 74                                    | Swietenia mahagoni            | Mahogany          | 24        | 22         | 6          | X           |        |         |       |           | N/A        |
| 75                                    | Swietenia mahagoni            | Mahogany          | 22        | 18         | 6          | X           |        |         |       |           | N/A        |
| 76                                    | Swietenia mahagoni            | Mahogany          | 24        | 16         | 5          | X           |        |         |       |           | N/A        |
| 77                                    | Conocarpus erectus 'sericeus' | Silver Buttonwood | 18        | 16         | 3          | X           |        |         |       |           | N/A        |
| 78                                    | Conocarpus erectus 'sericeus' | Silver Buttonwood | 18        | 18         | 6          | X           |        |         |       |           | N/A        |
| 79                                    | Conocarpus erectus            | Green Buttonwood  | 18        | 15         | 4          |             |        | X       |       |           | N/A        |
| 80                                    | Tabebuia heterophylla         | Pink Trumpet Tree | 14        | 9          | 4          |             |        | X       |       |           | N/A        |
| 81                                    | Swietenia mahagoni            | Mahogany          | 22        | 16         | 7          | X           |        |         |       |           | N/A        |
| 82                                    | Conocarpus erectus            | Green Buttonwood  | 17        | 18         | 8          | X           |        |         |       |           | N/A        |
| 82a                                   | Conocarpus erectus            | Green Buttonwood  | 13        | 9          | 3          | X           |        |         |       |           | N/A        |
| 82b                                   | Conocarpus erectus            | Green Buttonwood  | 12        | 8          | 2          | X           |        |         |       |           | N/A        |
| 82c                                   | Conocarpus erectus            | Green Buttonwood  | 14        | 10         | 3          | X           |        |         |       |           | N/A        |
| 82d                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 12        | 6          | 3          | X           |        |         |       |           | N/A        |
| 82e                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 16        | 8          | 3          | X           |        |         |       |           | N/A        |
| 83                                    | Tabebuia heterophylla         | Pink Trumpet Tree | 12        | 8          | 3          | X           |        |         |       |           | N/A        |
| 84                                    | Tabebuia heterophylla         | Pink Trumpet Tree | 13        | 7          | 2          | X           |        |         |       |           | N/A        |
| 85a                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 14        | 6          | 2          | X           |        |         |       |           | N/A        |
| 85b                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 8         | 4          | 1          | X           |        |         |       |           | N/A        |
| 85c                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 11        | 6          | 2          | X           |        |         |       |           | N/A        |
| 85d                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 14        | 8          | 2          | X           |        |         |       |           | N/A        |
| 85e                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 13        | 6          | 2          | X           |        |         |       |           | N/A        |
| 85f                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 11        | 6          | 1          | X           |        |         |       |           | N/A        |
| 85g                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 12        | 10         | 2          | X           |        |         |       |           | N/A        |
| 85h                                   | Ilex vomitoria                | Yaupon Holly      | 10        | 6          | 2          | X           |        |         |       |           | N/A        |
| 85i                                   | Ilex vomitoria                | Yaupon Holly      | 8         | 6          | 1          | X           |        |         |       |           | N/A        |
| 85j                                   | Conocarpus erectus            | Green Buttonwood  | 12        | 6          | 1          | X           |        |         |       |           | N/A        |
| 85k                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 11        | 5          | 1          | X           |        |         |       |           | N/A        |
| 85l                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 14        | 8          | 3          | X           |        |         |       |           | N/A        |
| 85m                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 12        | 8          | 3          | X           |        |         |       |           | N/A        |
| 85n                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 8         | 5          | 1          | X           |        |         |       |           | N/A        |
| 85o                                   | Conocarpus erectus 'sericeus' | Silver Buttonwood | 12        | 8          | 2          | X           |        |         |       |           | N/A        |
| 85p                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 9         | 4          | 1          | X           |        |         |       |           | N/A        |
| 85q                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 10        | 5          | 1          | X           |        |         |       |           | N/A        |
| 85r                                   | Tabebuia heterophylla         | Pink Trumpet Tree | 10        | 5          | 1          |             |        | X       |       |           | N/A        |
| 86                                    | Quercus virginiana            | Live Oak          | 15        | 10         | 4          | X           |        |         |       |           | N/A        |
| 87                                    | Sabal palmetto                | Sabal Palm        | 12        | 10         | 14         | X           |        |         |       |           | N/A        |
| 88                                    | Quercus virginiana            | Live Oak          | 22        | 18         | 12         | X           |        |         |       |           | N/A        |
| 89                                    | Schefflera arboricola         | Umbrella Tree     | 15        | 10         | 12         | X           |        |         |       |           | N/A        |
| 90                                    | Bucida buceras                | Black Olive       | 45        | 25         | 36         | X           |        |         |       |           | N/A        |
| 91                                    | Bucida buceras                | Black Olive       | 40        | 25         | 30         | X           |        |         |       |           | N/A        |
| 92                                    | Bucida buceras                | Black Olive       | 40        | 25         | 30         | X           |        |         |       |           | N/A        |
| 93                                    | Bucida buceras                | Black Olive       | 45        | 25         | 36         | X           |        |         |       |           | N/A        |
| 94                                    | Bucida buceras                | Black Olive       | 45        | 25         | 42         | X           |        |         |       |           | N/A        |
| 95                                    | Bucida buceras                | Black Olive       | 45        | 25         | 38         | X           |        |         |       |           | N/A        |
| 96                                    | Bucida buceras                | Black Olive       | 45        | 25         | 38         | X           |        |         |       |           | N/A        |
| 97                                    | Bucida buceras                | Black Olive       | 38        | 22         | 28         | X           |        |         |       |           | N/A        |
| 98                                    | Bucida buceras                | Black Olive       | 45        | 25         | 36         | X           |        |         |       |           | N/A        |
| 99                                    | Bucida buceras                | Black Olive       | 45        | 25         | 40         | X           |        |         |       |           | N/A        |
| 100                                   | Sabal palmetto                | Sabal Palm        | 6         | 8          | 10         | X           |        |         |       |           | N/A        |
| 101                                   | Schefflera arboricola         | Umbrella Tree     | 15        | 15         | 10         | X           |        |         |       |           | N/A        |
| 102                                   | Schefflera arboricola         | Umbrella Tree     | 18        | 17         | 18         | X           |        |         |       |           | N/A        |
| TOTAL CANOPY S.F. TO BE REPLACED      |                               |                   |           |            |            |             |        |         |       |           | 129        |
| TOTAL CANOPY S.F. MITIGATION PROVIDED |                               |                   |           |            |            |             |        |         |       |           | 129        |





OVERALL PLANTING SITE PLAN  
SCALE: 1/32" = 1'-0"

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COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | KG       |
| DRAWN BY:    | GSLA     |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |

KEN GARDNER | FL LA#1569

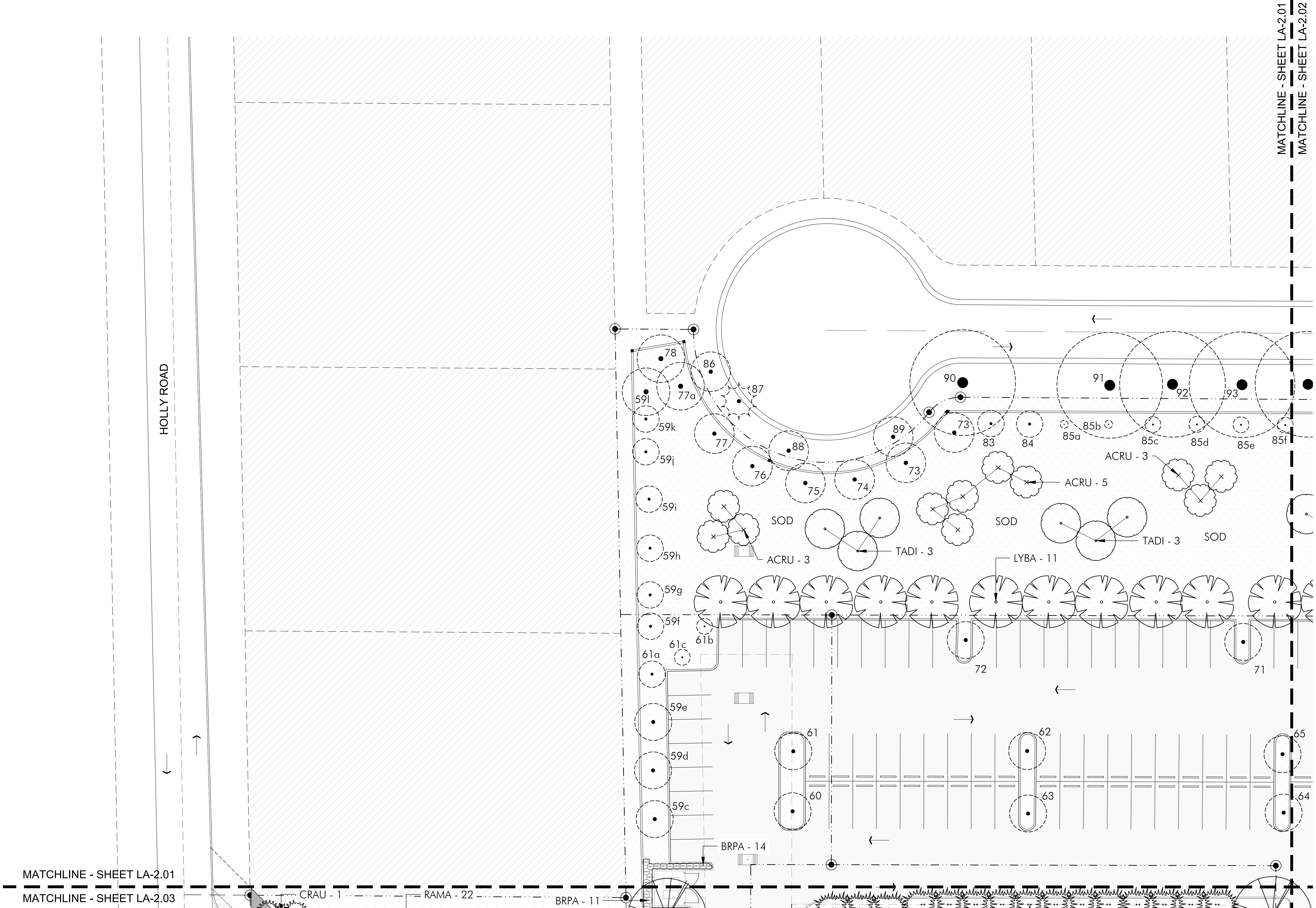
SEAL

OVERALL PLANTING  
SITE PLAN

LA2.00

SITE PLAN SUBMITTAL





MATCHLINE - SHEET LA-2.01  
MATCHLINE - SHEET LA-2.02

MATCHLINE - SHEET LA-2.01  
MATCHLINE - SHEET LA-2.03

**PLANTING PLAN**  
SCALE: 1/16" = 1'-0"

**COLLECTION SUITES PALM SPRINGS**  
**884 & 874 SOUTH CONGRESS AVE**  
**WEST PALM BEACH, FLORIDA, 33445**

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | KG       |
| DRAWN BY:    | GSLA     |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
|-----------|
|           |
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SEAL

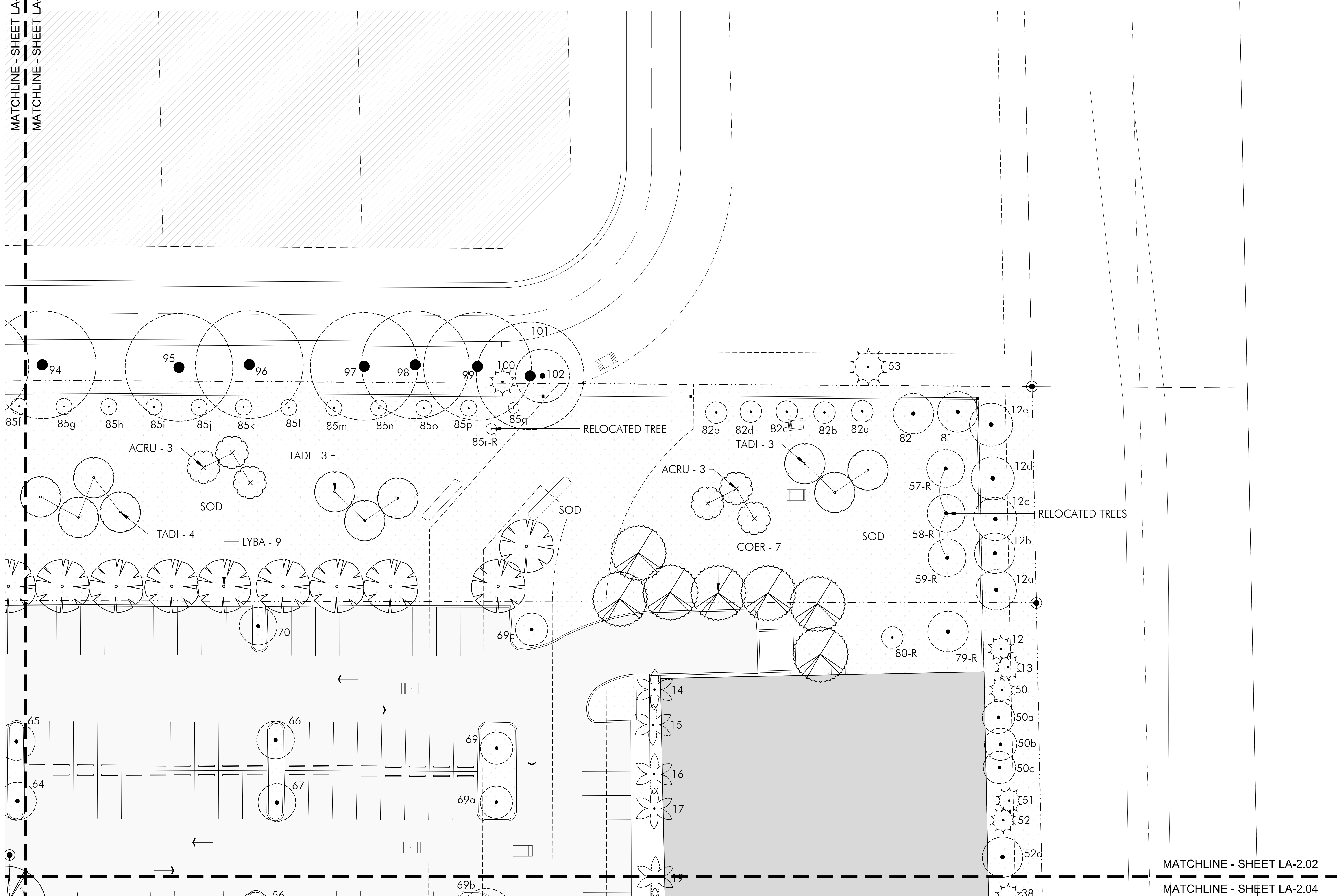
PLANTING PLAN

LA2.01

SITE PLAN SUBMITTAL



MATCHLINE - SHEET LA-2.01  
MATCHLINE - SHEET LA-2.02



MATCHLINE - SHEET LA-2.02

MATCHLINE - SHEET LA-2.04

PLANTING PLAN  
SCALE: 1/16" = 1'-0"



COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
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| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

REVISIONS

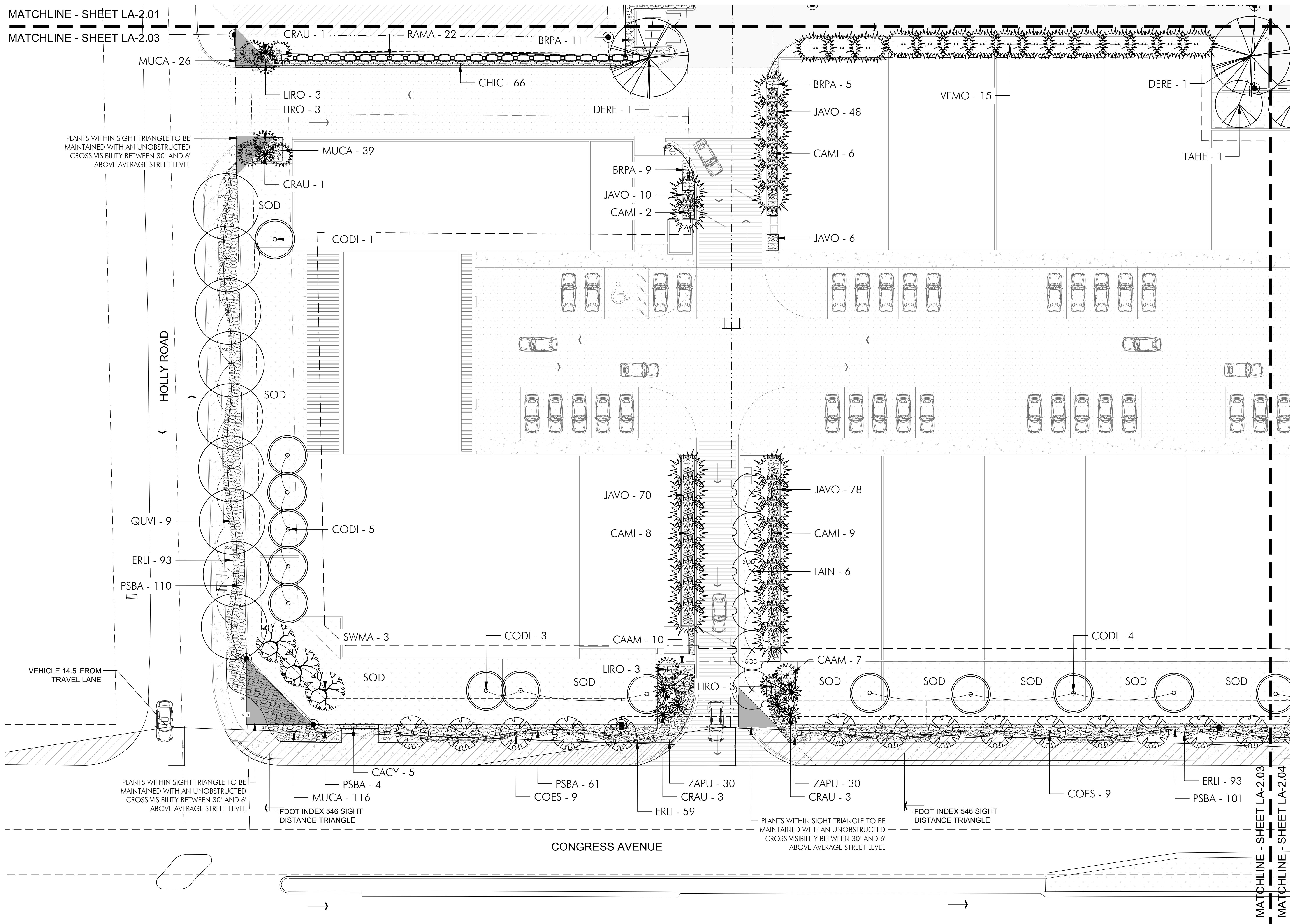
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| KEN GARDNER   FL LA#1569 | SEAL |
|--------------------------|------|

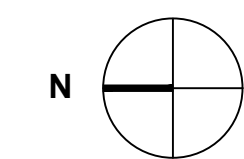
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|---------------------|
| PLANTING PLAN       |
| LA2.02              |
| SITE PLAN SUBMITTAL |



MATCHLINE - SHEET LA-2.03



## PLANTING PLAN



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SEAL

## PLANTING PLAN

LA2.03

SITE PLAN SUBMITTAL

|              |          |
|--------------|----------|
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| REVISIONS    |          |

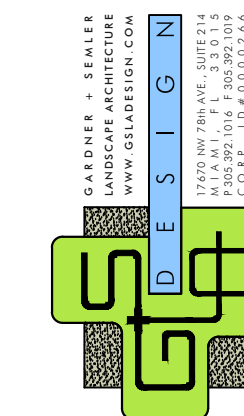
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LA2.03

SITE PLAN SUBMITTAL

COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445



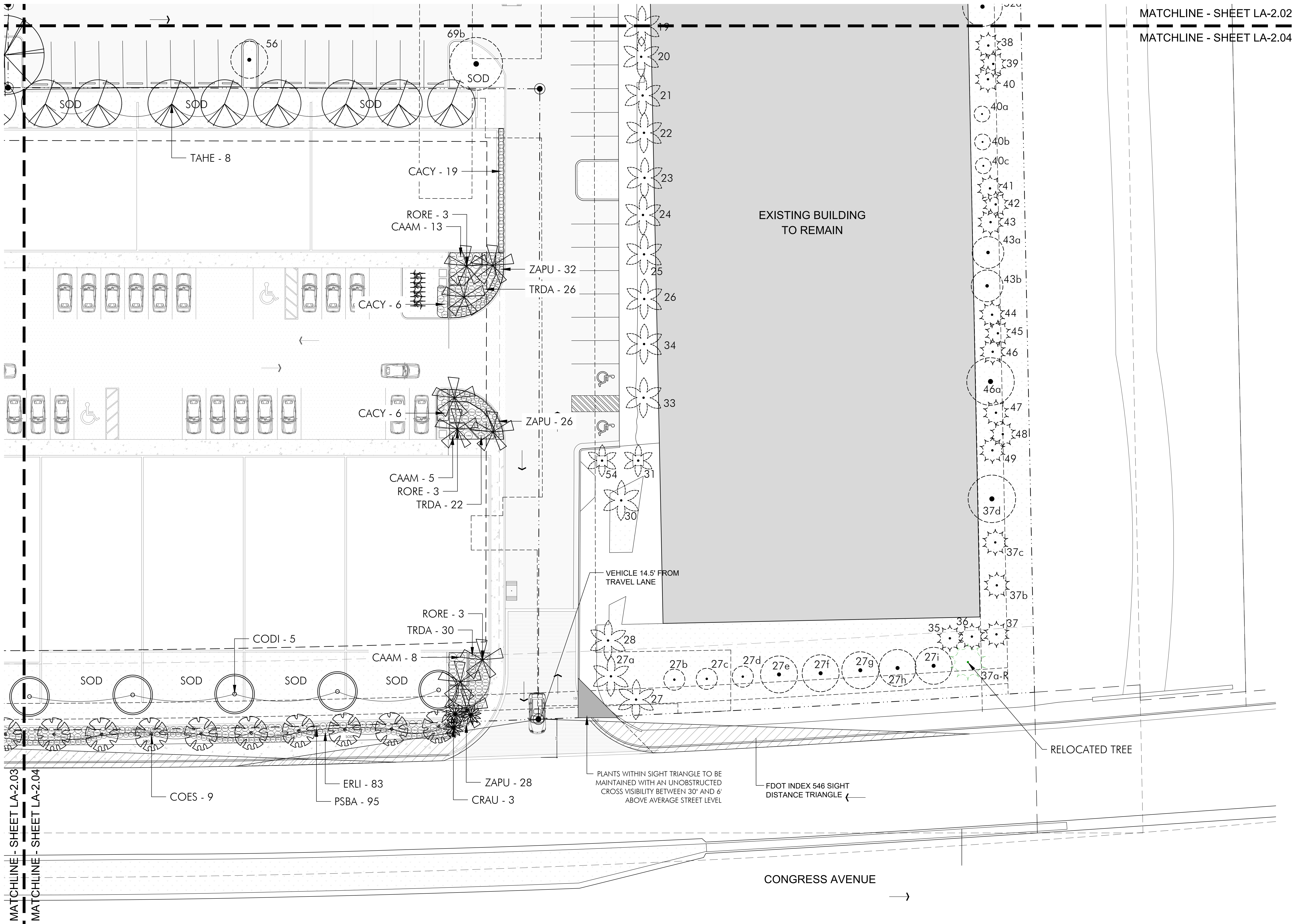
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MATCHLINE - SHEET LA-2.02  
MATCHLINE - SHEET LA-2.04

EXISTING BUILDING  
TO REMAIN

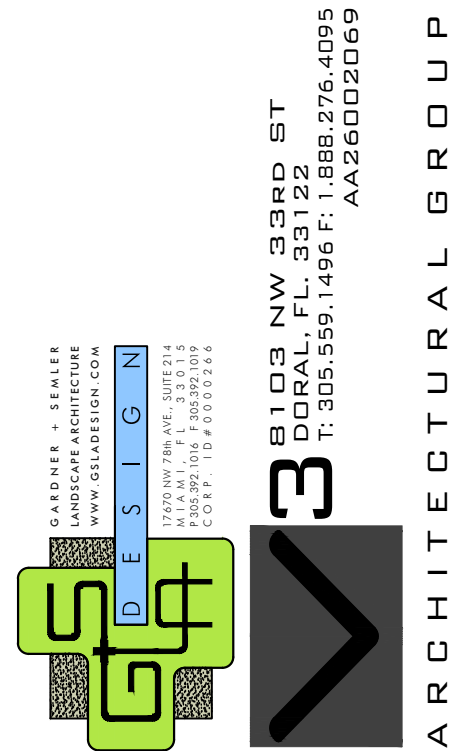
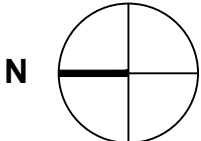
PLANTS WITHIN SIGHT TRIANGLE TO BE  
MAINTAINED WITH AN UNOBSTRUCTED  
CROSS VISIBILITY BETWEEN 30' AND 6'  
ABOVE AVERAGE STREET LEVEL

FDOT INDEX 546 SIGHT  
DISTANCE TRIANGLE

RELOCATED TREE

CONGRESS AVENUE

PLANTING PLAN  
SCALE: 1/16" = 1'-0"



Ken Gardner | FL LA#1569  
338103 NW 33RD ST  
DORAL, FL 33122  
T: 305.599.1496  
AA26002069  
ARCHITECTURAL GROUP

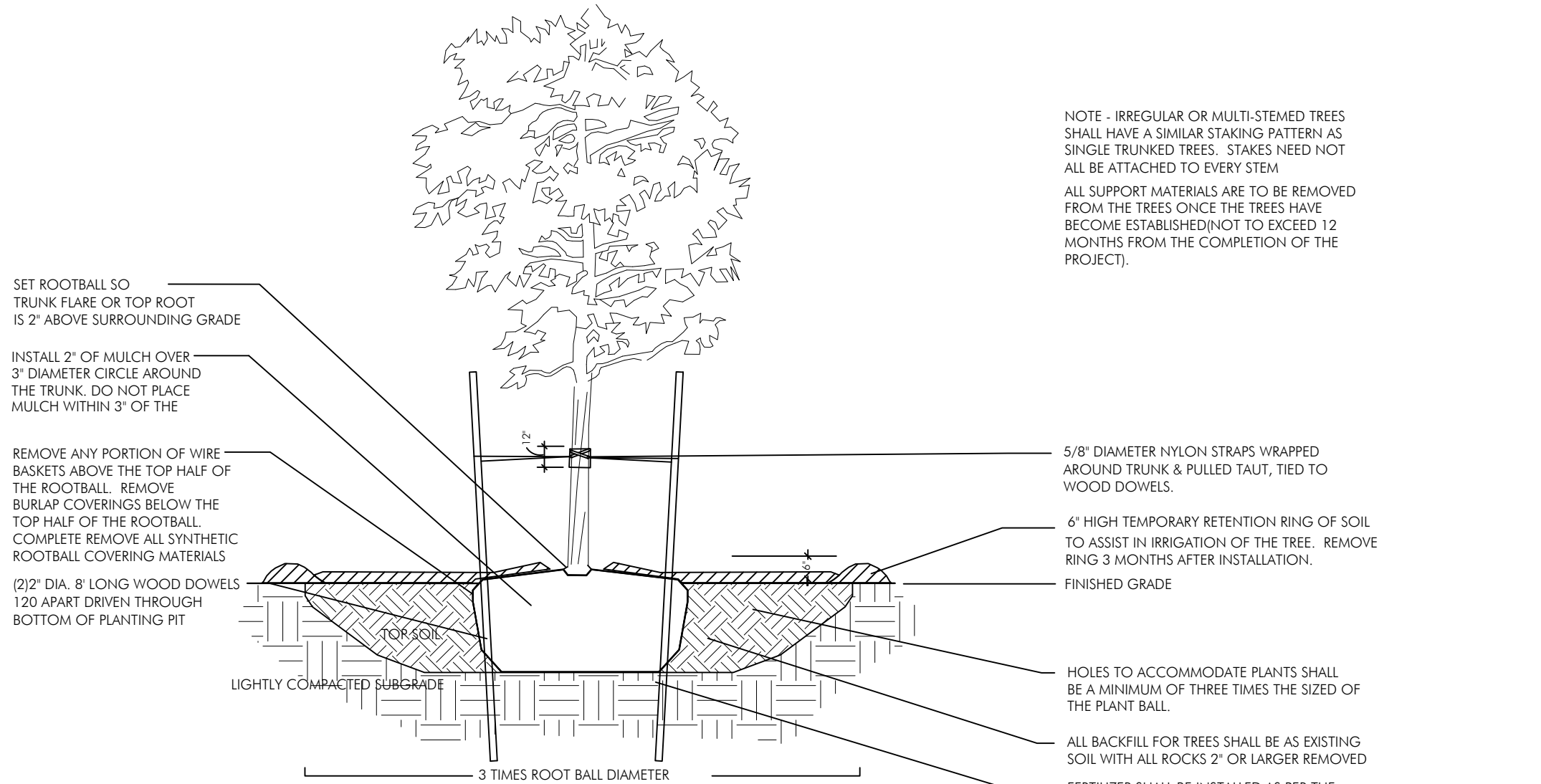
COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | KG       |
| DRAWN BY:    | GS/LA    |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

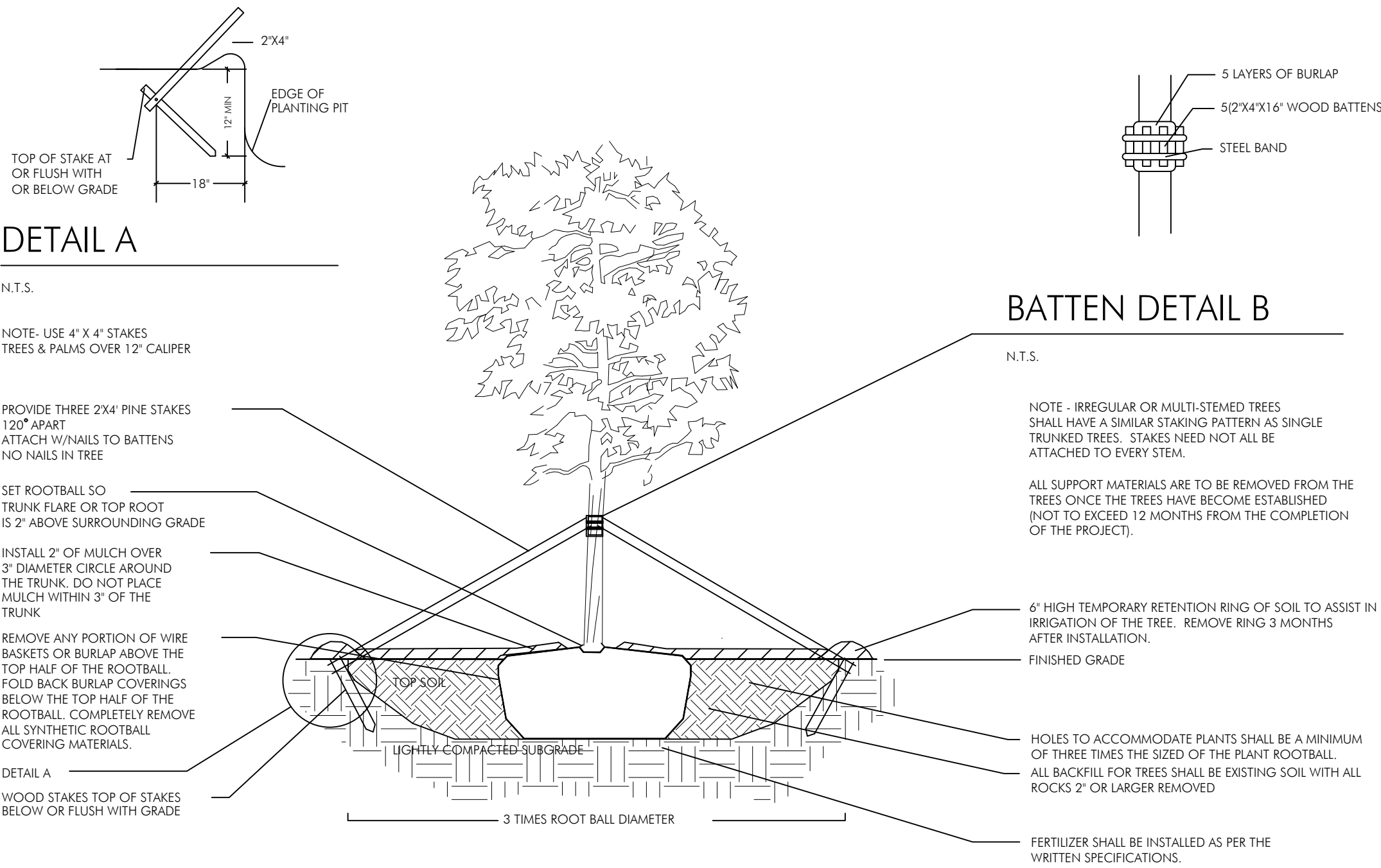
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|--------------------------|------|
| KEN GARDNER   FL LA#1569 | SEAL |
| PLANTING PLAN            |      |
| LA2.04                   |      |
| SITE PLAN SUBMITTAL      |      |





## PLANTING & BRACING DETAIL UNDER 3 1/2" CALIPER



## PLANTING & BRACING DETAIL OVER 3 1/2" CALIPER

WORLD'S BEST LANDSCAPE EDGING

PERMALOC CORPORATION  
13505 BARRY ST  
HOLLAND, MI 49424  
TOLL FREE: 1-800-356-9660  
PHONE: (616) 399-9600  
FAX: (616) 399-9770  
www.permaloc.com

SELECT DESIRED SIZE:

18" X 4" (3.2 MM X 102 MM), 0.050" (1.27 MM) THICK WITH 0.2" (5.1 MM) EXPOSED TOP LIP

SELECT DESIRED FINISH:

MF - MILL FINISH-NATURAL ALUMINUM  
BL - BLACK DURAFLEX-MEETS AAMA 2603  
GR - GREEN DURAFLEX-MEETS AAMA 2603  
BR - BRONZE DURAFLEX-MEETS AAMA 2603

NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE OF EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC PROSLIDE AS MANUFACTURED BY PERMALOC CORPORATION.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 006-041.

PERMALOC PROSLIDE LT ALUMINUM EDGING

TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL.

BED MEDIA OR AGGREGATE

COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING

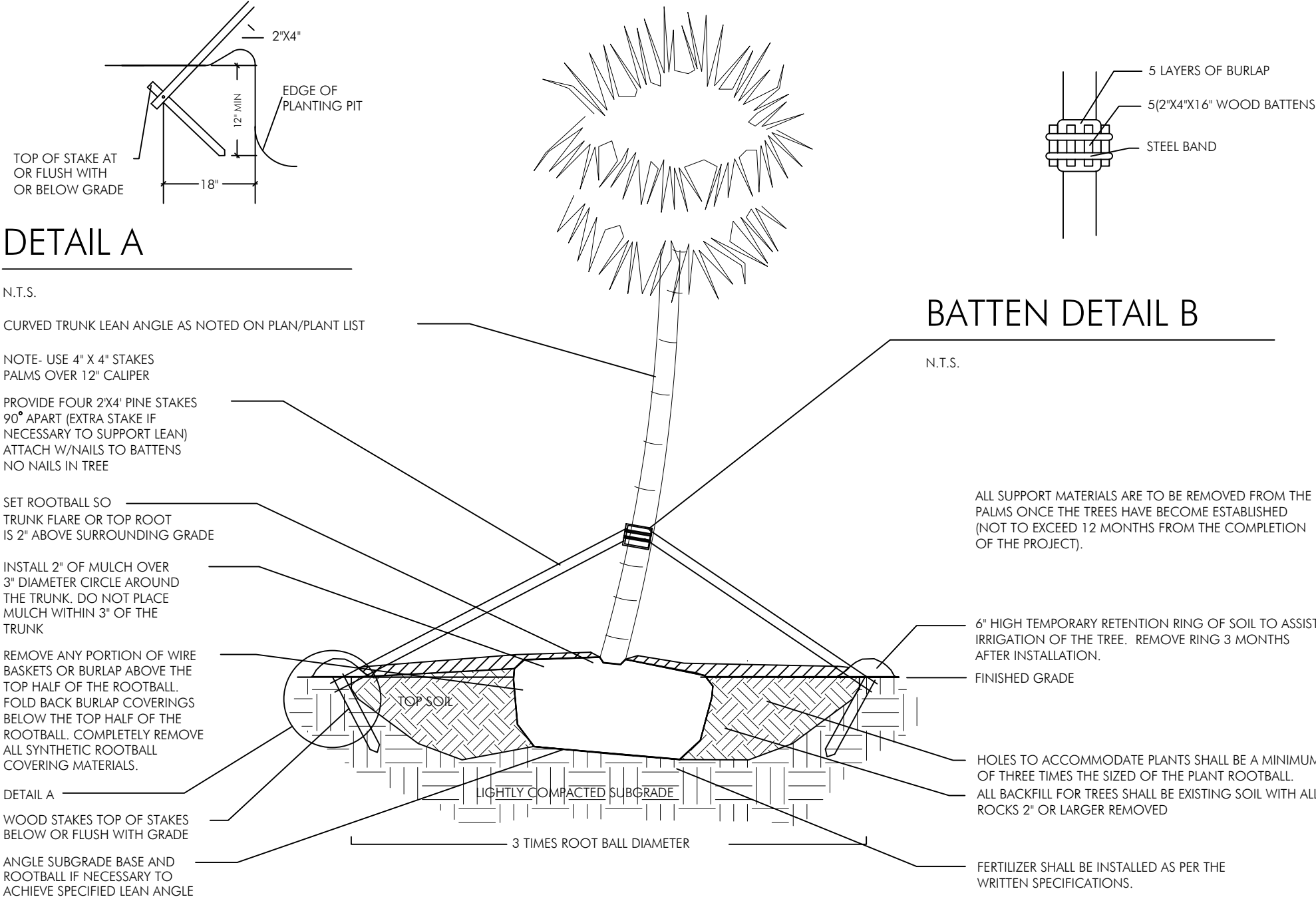
12" (305 MM) ALUMINUM STAKES TO LOCK INTO PERFORMED LOOPS ON THE EDGING

ISOMETRIC VIEW

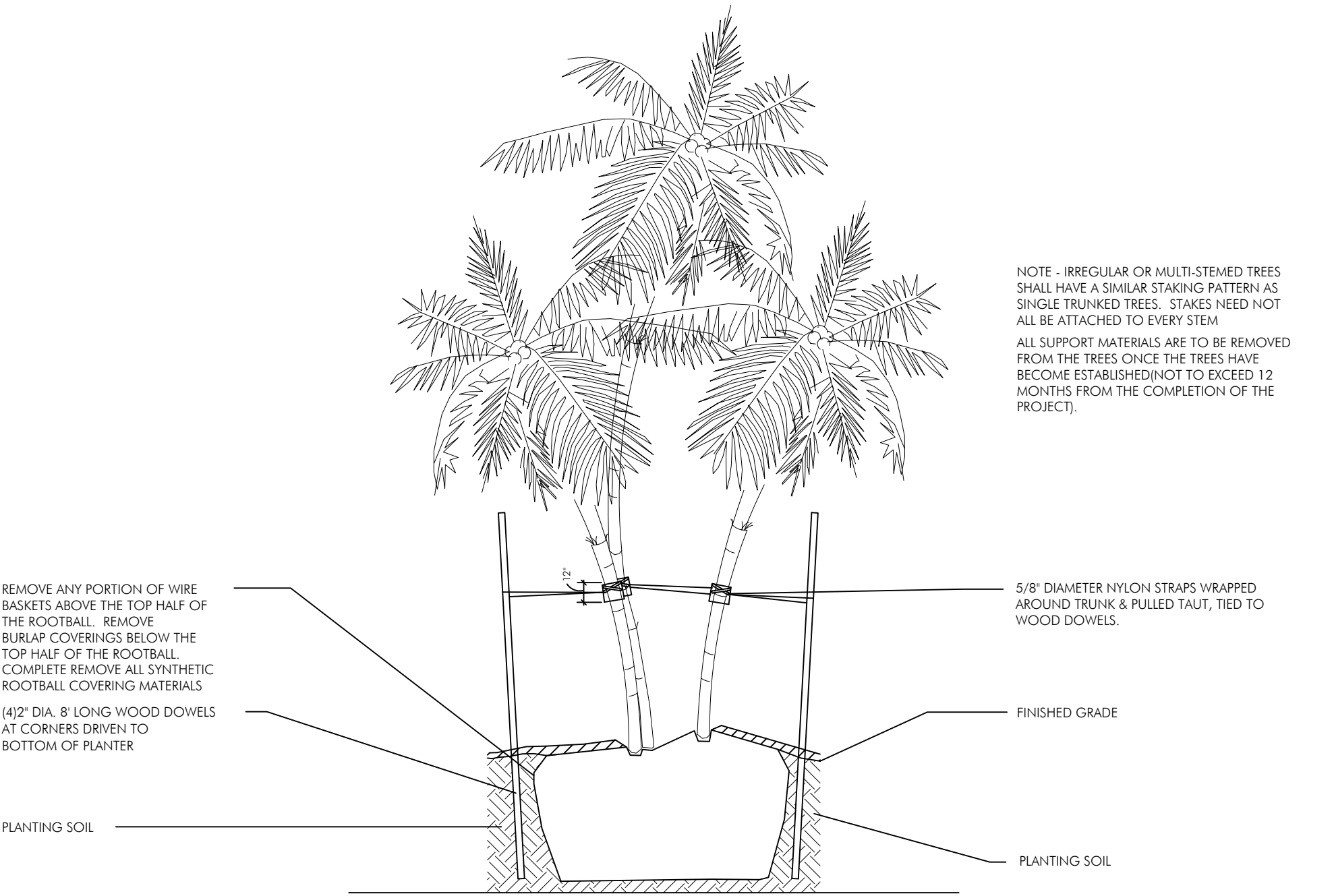
SIDE VIEW

REVISION DATE 11/25/2014

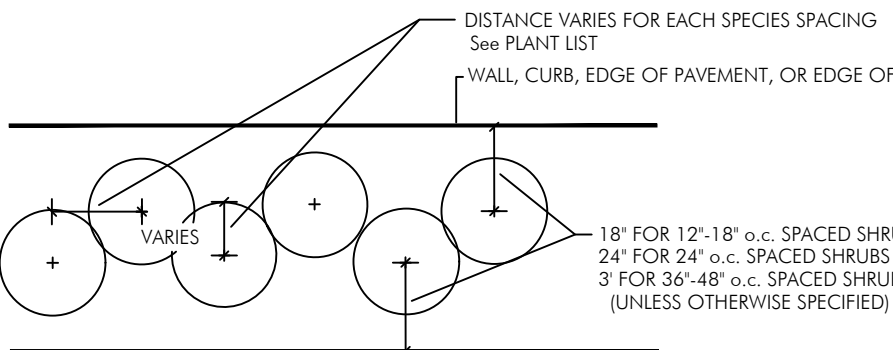
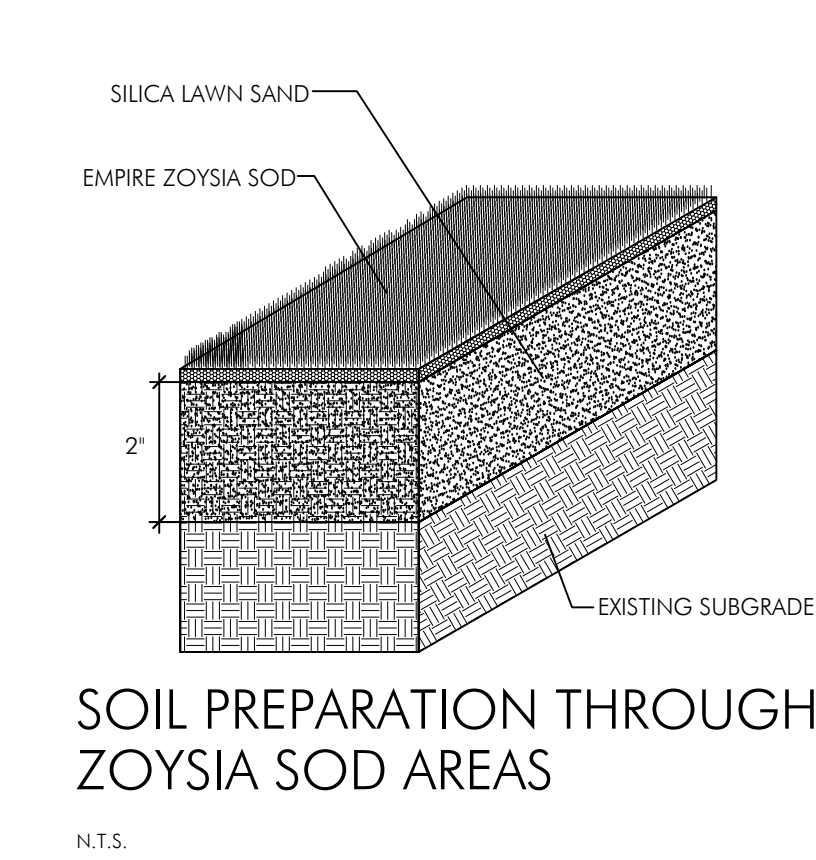
CADDetails.com



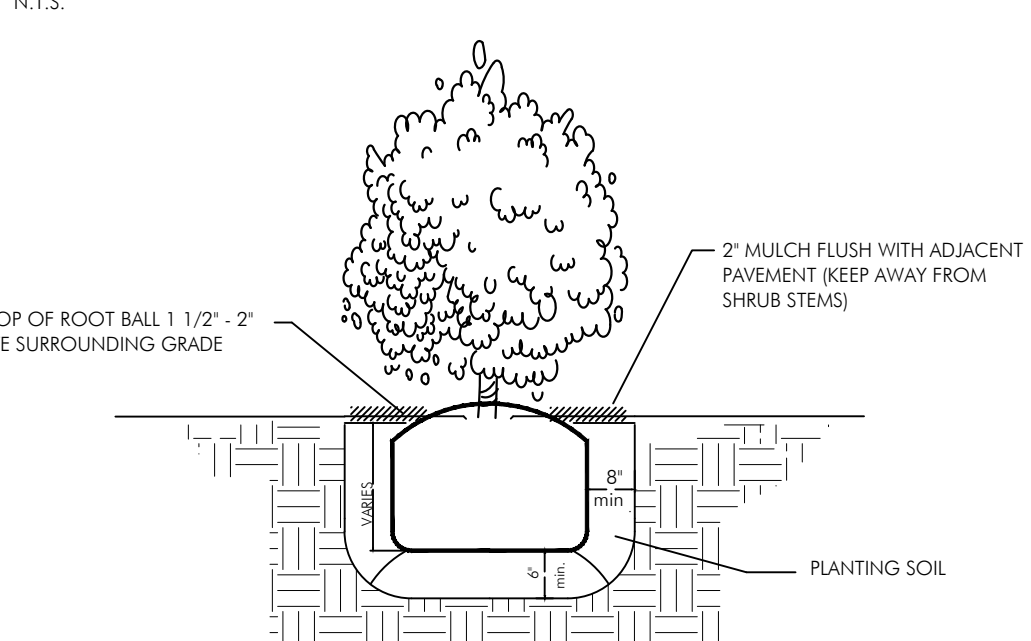
## PLANTING & BRACING DETAIL FOR LEANING/CROOKED PALMS



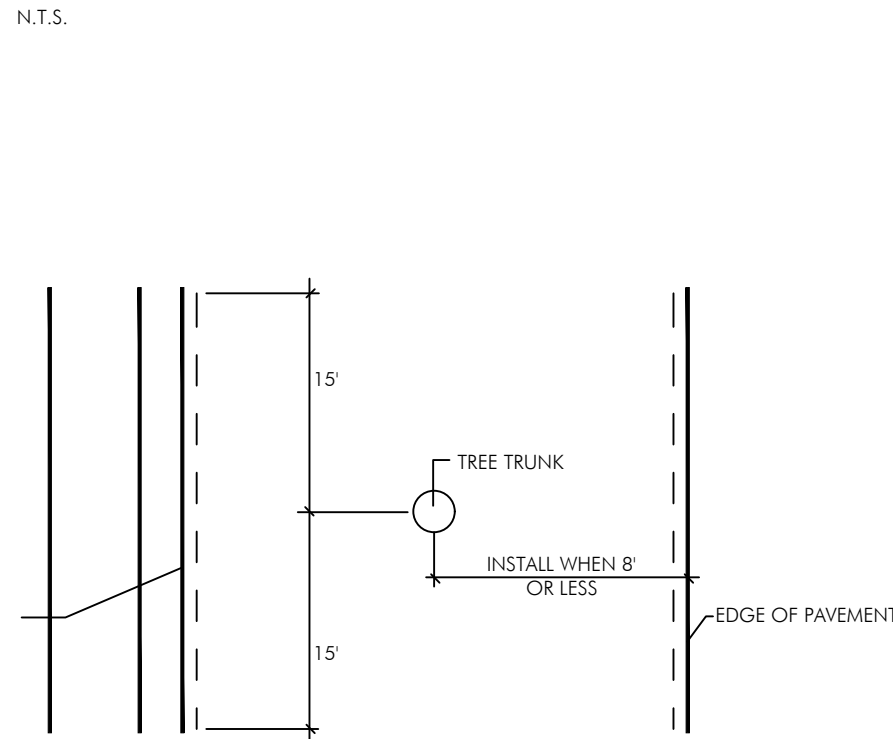
## MULTI-TRUNKED TREE/PALM BRACING DETAIL



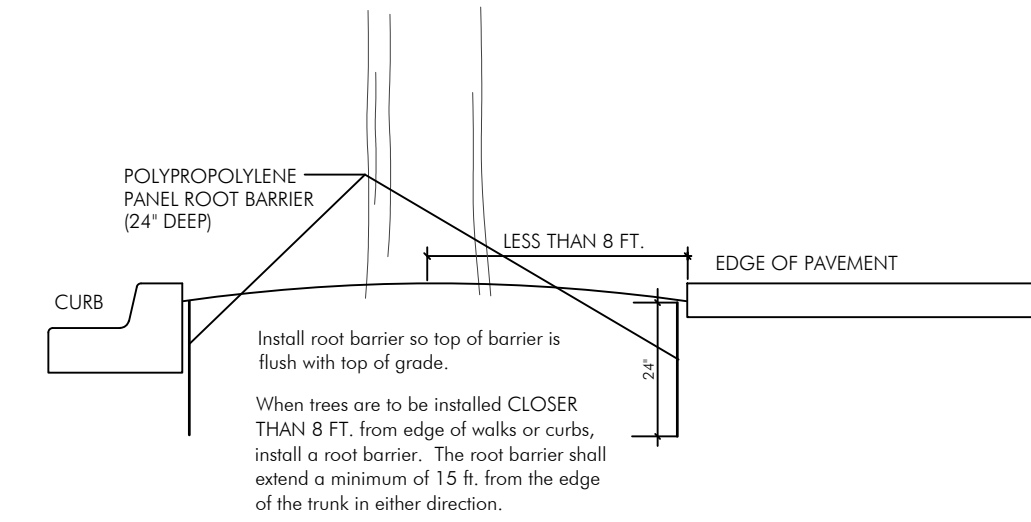
## SHRUB SPACING DIAGRAM



## SHRUB INSTALLATION DETAIL



## PLAN VIEW



## ROOT BARRIER INSTALLATION DETAIL

DESIGNED BY: KEN GARDNER  
DRAWN BY: KEN GARDNER  
REVIEWED BY: KEN GARDNER  
PROJECT NO.: 22-0030

38103 NW 33RD ST  
DORAL, FL 33122  
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AAS6002069

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# COLLECTION SUITES PALM SPRINGS

## 884 & 874 SOUTH CONGRESS AVE

### WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | KG       |
| DRAWN BY:    | GS/LA    |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
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KEN GARDNER | FL LA#1569

SEAL

PLANTING DETAILS

LA2.05

SITE PLAN SUBMITTAL



F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. **DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.**

|     |                                                         |         |      |                            |
|-----|---------------------------------------------------------|---------|------|----------------------------|
| sod | Empire Zoysia                                           | as req. | s.f. | solid sod                  |
|     | Planting Soil<br>70% Silica Sand<br>30% Everglades Muck | as req. | c.y. |                            |
|     | Shredded Melaleuca Mulch                                | as req. | c.y. | 2" layer in all shrub beds |

| Code Section           | Description                                                                                                                                                                                                                                                                                                                | Calculation                                                    | Required                    | Provided   |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------|------------|
| Sec. 34-161 (b) (2)    | One tree shall be planted or preserved for every 2,500 square feet                                                                                                                                                                                                                                                         | 318,550 s.f. / 2,500 s.f. =                                    | 128 trees                   | 128        |
| Sec. 34-161 (c) (1)    | Off-street parking areas shall include 20 square feet of landscaping for each parking space                                                                                                                                                                                                                                | 197 parking spaces * 20 s.f. =<br>20 terminal islands * 1 tree | 3,940 s.f.                  | 6,055 s.f. |
| Sec. 34-161 (c) (1) a. | Each terminal island shall include at least one tree                                                                                                                                                                                                                                                                       |                                                                | 20 trees                    | 20         |
| Sec. 34-161 (c) (2)    | Vehicular use areas, other than parking areas, shall be provided with landscaped areas equal to ten percent of the total paved surface                                                                                                                                                                                     | 15,733 s.f. * 10% =                                            | 1,574 s.f.                  | 2,896 s.f. |
| Sec. 34-161 (c) (2) b. | At least one tree shall be provided for each 200 square feet of landscaped area                                                                                                                                                                                                                                            | 2,986 s.f. / 200 s.f. =                                        | 15 trees                    | 15         |
| Sec. 34-162 (b) (3)    | Required Buffer Category 3. Fifteen-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting                                                              | 1,024 l.f. / 20 l.f. =                                         | 102 trees                   | 102        |
| Sec. 34-164 (a)        | For nonresidential and multifamily properties one acre or more, at least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges. At least one tree or cluster of three palms shall be installed for each 30 linear feet, or fraction thereof, of applicable façade |                                                                |                             |            |
|                        |                                                                                                                                                                                                                                                                                                                            | 877 l.f. * 25% =                                               | 220 l.f.                    | 220 l.f.   |
|                        |                                                                                                                                                                                                                                                                                                                            | 877 l.f. / 30 l.f. =                                           | 30 trees (or palm clusters) | 30         |
| Total                  |                                                                                                                                                                                                                                                                                                                            |                                                                | 295 trees                   | 295        |
| Sec. 34-185 (b)        | Palms shall contribute to no more than 50 percent of the required trees                                                                                                                                                                                                                                                    | 295 * 50% =                                                    | 147 max.                    | 108        |
|                        | A minimum of 50 percent of all trees shall be native species or palm trees                                                                                                                                                                                                                                                 | 295 * 50% =                                                    | 148 native trees            | 186        |
| Sec. 34-186            | A minimum of 75 percent of trees planted in vehicular use areas, including parking areas, shall be shade trees                                                                                                                                                                                                             |                                                                |                             |            |
|                        |                                                                                                                                                                                                                                                                                                                            | 35 * 75% =                                                     | 27 shade trees              | 60         |

WEST PALM BEACH, FLORIDA, 33445

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| DESIGNED BY: | KG       |
| DRAWN BY:    | GSLA     |
| REVIEWED BY: | KG       |
| PROJECT NO.  | 22-0030  |

## REVISIONS

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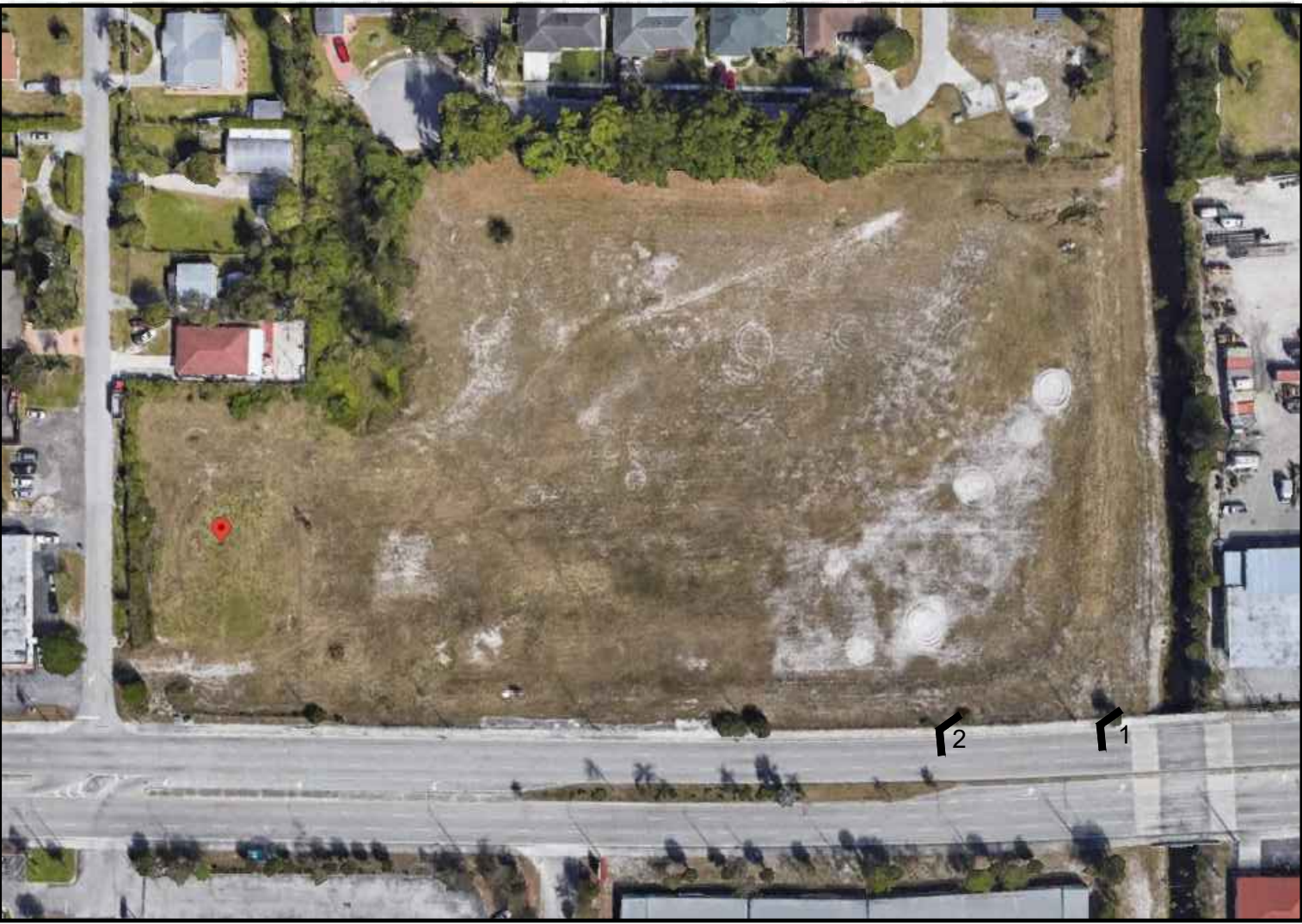
KEN GARDNER | FL LA# 1569

## PLANTING SPECS & CHARTS

LA2.06

SITE PLAN SUBMITTAL





EXISTING SITE PLAN/ AERIAL VIEW  
SCALE: N.T.S

1 SITE VIEW/ PERSPECTIVE  
SCALE: N.T.S



2 SITE VIEW/ PERSPECTIVE  
SCALE: N.T.S

COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE

WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

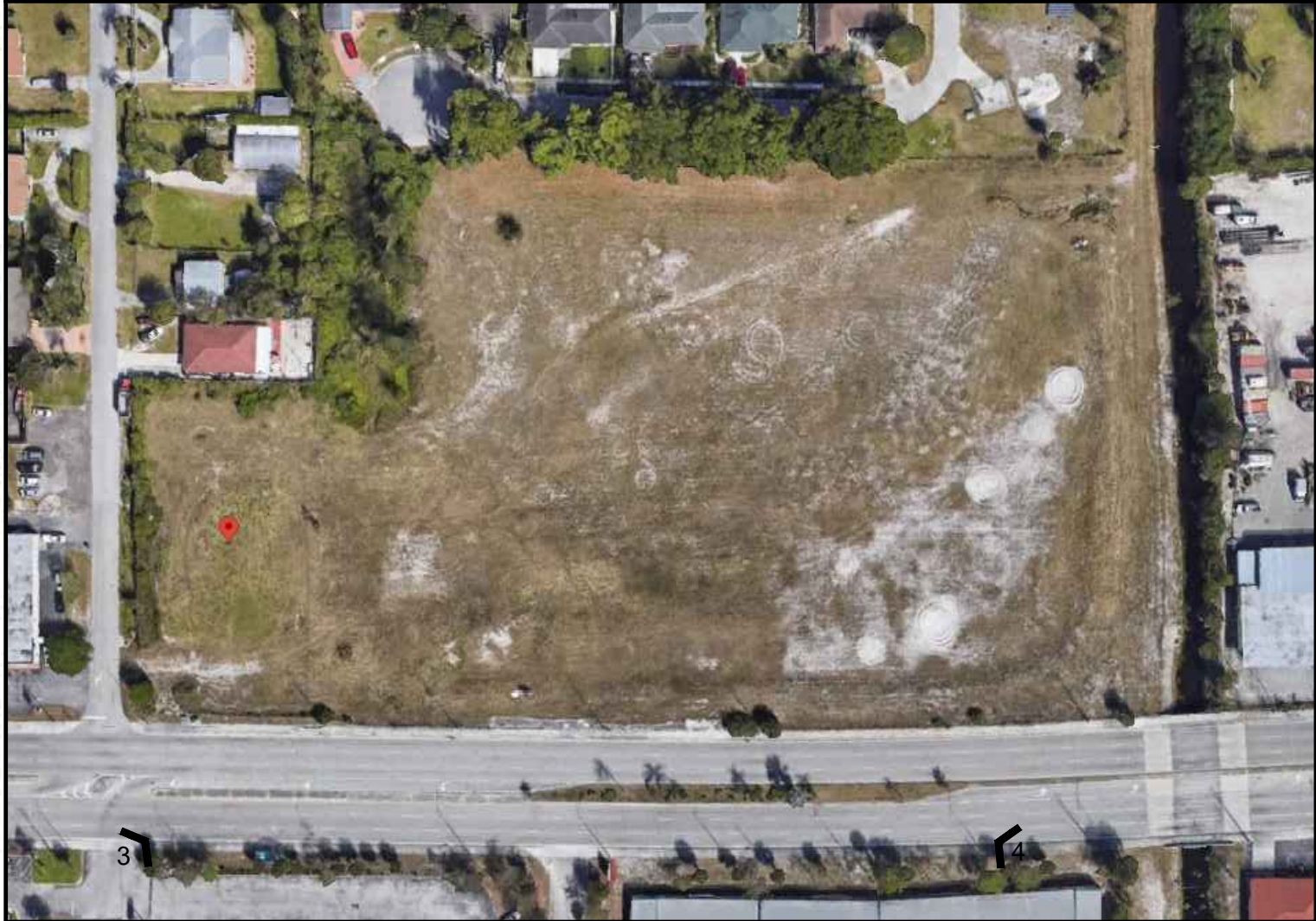
| REVISIONS |  |
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|                                |   |
|--------------------------------|---|
| JOSE A. VIDAL   AR94535        | ● |
| MANUEL D. FERNANDEZ<br>AR95601 |   |
| SEAL                           |   |

EXISTING SITE

A1.2  
SITE PLAN SUBMITTAL





EXISTING SITE PLAN/ AERIAL VIEW  
SCALE: N.T.S

3 SITE VIEW/ PERSPECTIVE  
SCALE: N.T.S

4 SITE VIEW/ PERSPECTIVE  
SCALE: N.T.S

COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE

WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
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| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| REVISIONS |  |
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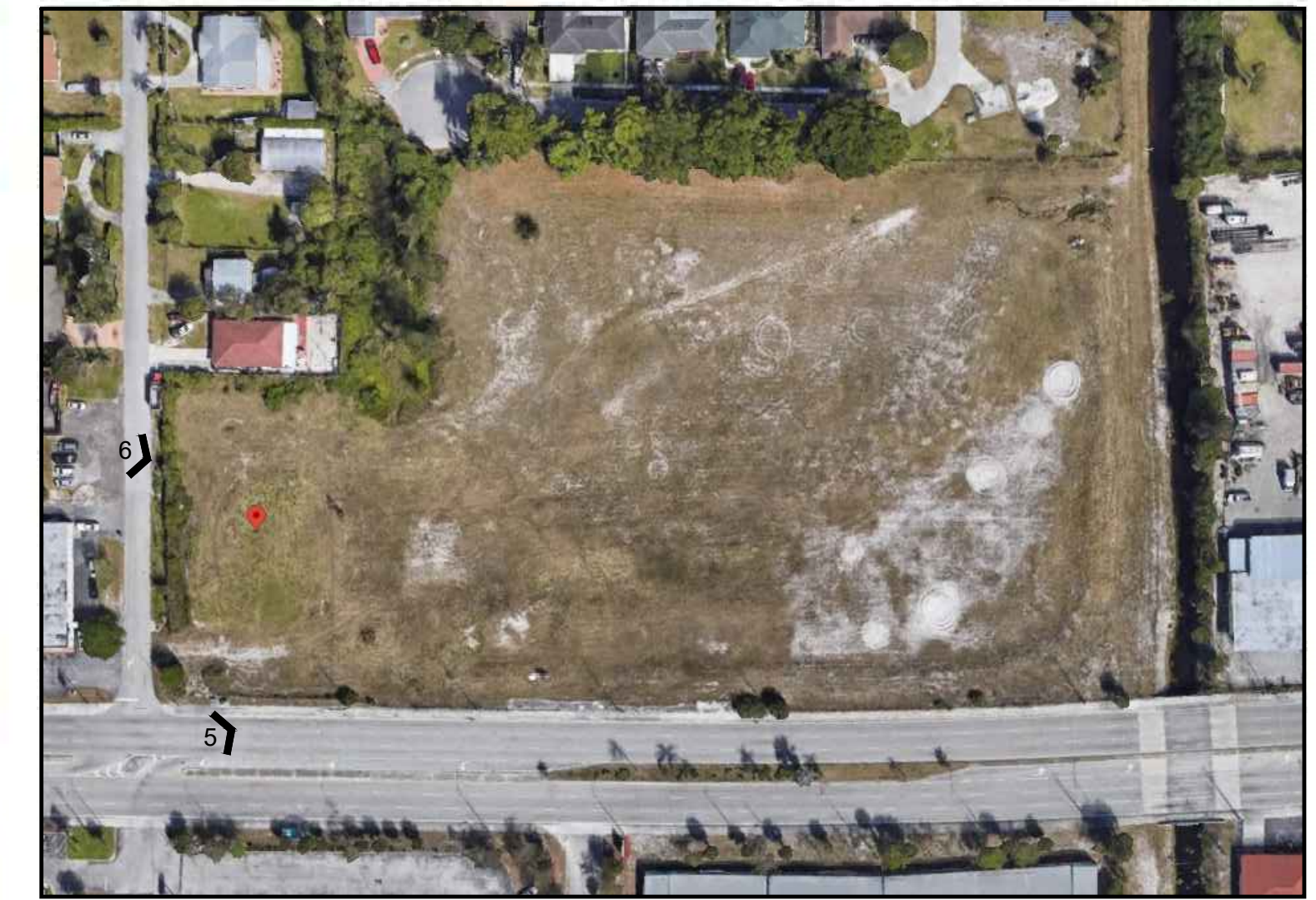
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| JOSE A. VIDAL   AR94535 |  |
| MANUEL D. FERNANDEZ     |                                                                                       |
| AR95601                 |                                                                                       |
| SEAL                    |                                                                                       |

EXISTING SITE

A1.3

SITE PLAN SUBMITTAL





COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
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| DATE:        | 01.06.23 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |
| REVISIONS    |          |

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|--------------------|---------|---|
| JOSE A. VIDAL      | AR94535 |   |
| MANUEL D.FERNANDEZ | AR95601 | ● |

|                    |         |
|--------------------|---------|
| JOSE A. VIDAL      | AR94535 |
| MANUEL D.FERNANDEZ | AR95601 |

EAL

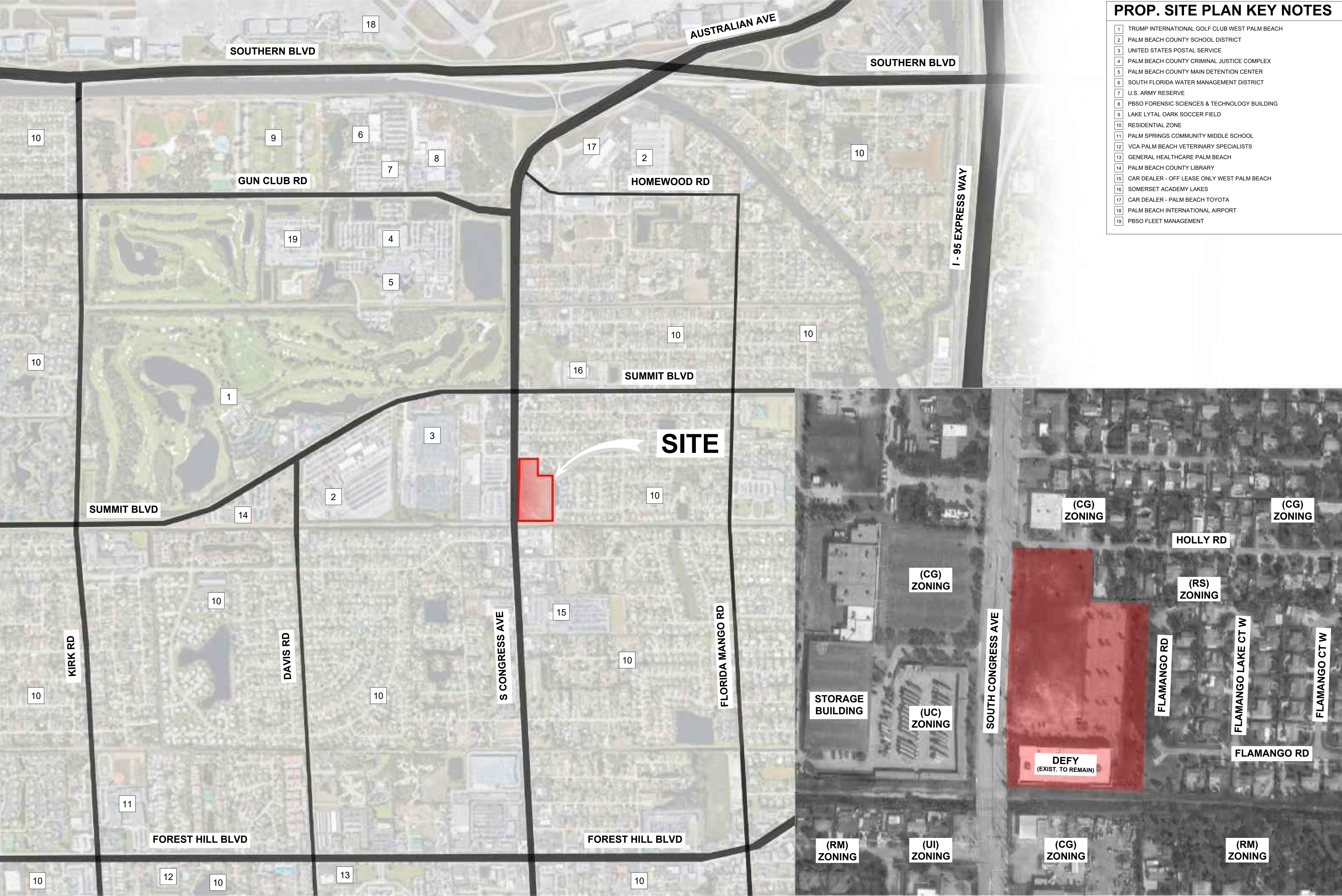
EXISTING  
SITE

## A1.4

SITE PLAN SUBMITTAL

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PROP. SITE PLAN KEY NOTES

- 1 TRUMP INTERNATIONAL GOLF CLUB WEST PALM BEACH
- 2 PALM BEACH COUNTY SCHOOL DISTRICT
- 3 UNITED STATES POSTAL SERVICE
- 4 PALM BEACH COUNTY CRIMINAL JUSTICE COMPLEX
- 5 PALM BEACH COUNTY MAIN DETENTION CENTER
- 6 SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- 7 U.S. ARMY RESERVE
- 8 PBSO FORENSIC SCIENCES & TECHNOLOGY BUILDING
- 9 LAKE LYTAL OAK SOCCER FIELD
- 10 RESIDENTIAL ZONE
- 11 PALM SPRINGS COMMUNITY MIDDLE SCHOOL
- 12 VCA PALM BEACH VETERINARY SPECIALISTS
- 13 GENERAL HEALTHCARE PALM BEACH
- 14 PALM BEACH COUNTY LIBRARY
- 15 CAR DEALER - OFF LEASE ONLY WEST PALM BEACH
- 16 SOMERSET ACADEMY LAKES
- 17 CAR DEALER - PALM BEACH TOYOTA
- 18 PALM BEACH INTERNATIONAL AIRPORT
- 19 PBSO FLEET MANAGEMENT

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REVISIONS

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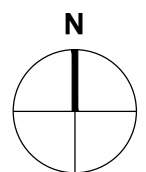
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| JOSE A. VIDAL AR0455 |  |
| MANUEL D. FERNANDEZ  |  |
| AR05601              |  |

SEAL

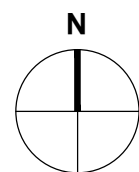
VICINITY MAP

A1.5

SITE PLAN SUBMITTAL

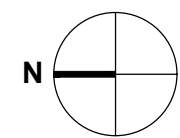
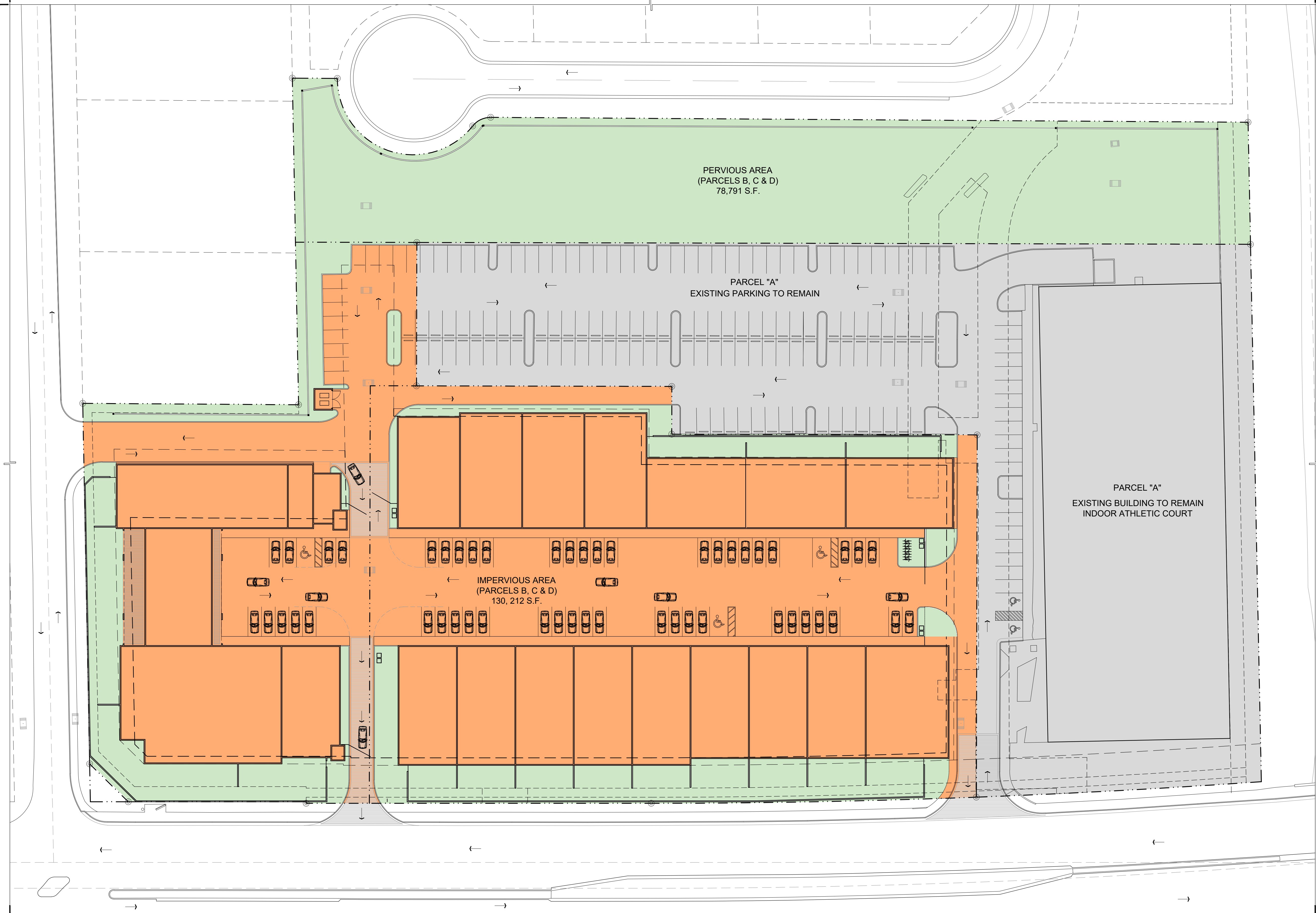


2 OVERALL SITE PLAN/ VICINITY MAP  
SCALE: N.T.S.



1 ENLARGED SITE PLAN/ VICINITY MAP  
SCALE: N.T.S.





**1 PROPOSED SITE PLAN  
PERVIOUS & IMPERVIOUS AREAS**  
SCALE: 1/32" = 1'-0"

**IMPERVIOUS AREAS:**

GROSS FLOOR AREA REQUIREMENTS:  
TOTAL S.F. OF LOT (PARCELS B,C & D): 210,744 S.F.

- MAX. ALLOWED GROSS FLOOR AREA: 85%  
85% OF 210,744 S.F. = 179,132 S.F.
- IMPERVIOUS AREA S.F. = 130,212 S.F. (61.7%)

**PERVIOUS AREAS:**

OPEN SPACE REQUIREMENTS:  
TOTAL S.F. OF LOT (PARCELS B,C & D): 210,744 S.F.

- MINIMUM:  
10% LOT AREA MIN.  
(PARCELS B, C & D)  
21,074 S.F.
- TOTAL OPEN SPACE PROVIDED (PERVIOUS AREA):  
79,826 S.F. (37.9%)

**SITE LEGEND**

- PERVIOUS AREA OF PROJECT (PARCELS B, C & D)
- IMPERVIOUS AREA OF PROJECT (PARCELS B, C & D)
- PARCEL "A" - NOT INCLUDE IN OPEN AREA CALCULATIONS

JOSE A. VIDAL AR9455  
NABUJEL D. FERNANDEZ  
AR95601

SEAL

IMPERV. &  
PERV. AREAS

**A1.6**

SITE PLAN SUBMITTAL

COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
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| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

REVISIONS

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JOSE A. VIDAL AR9455  
NABUJEL D. FERNANDEZ  
AR95601

SEAL

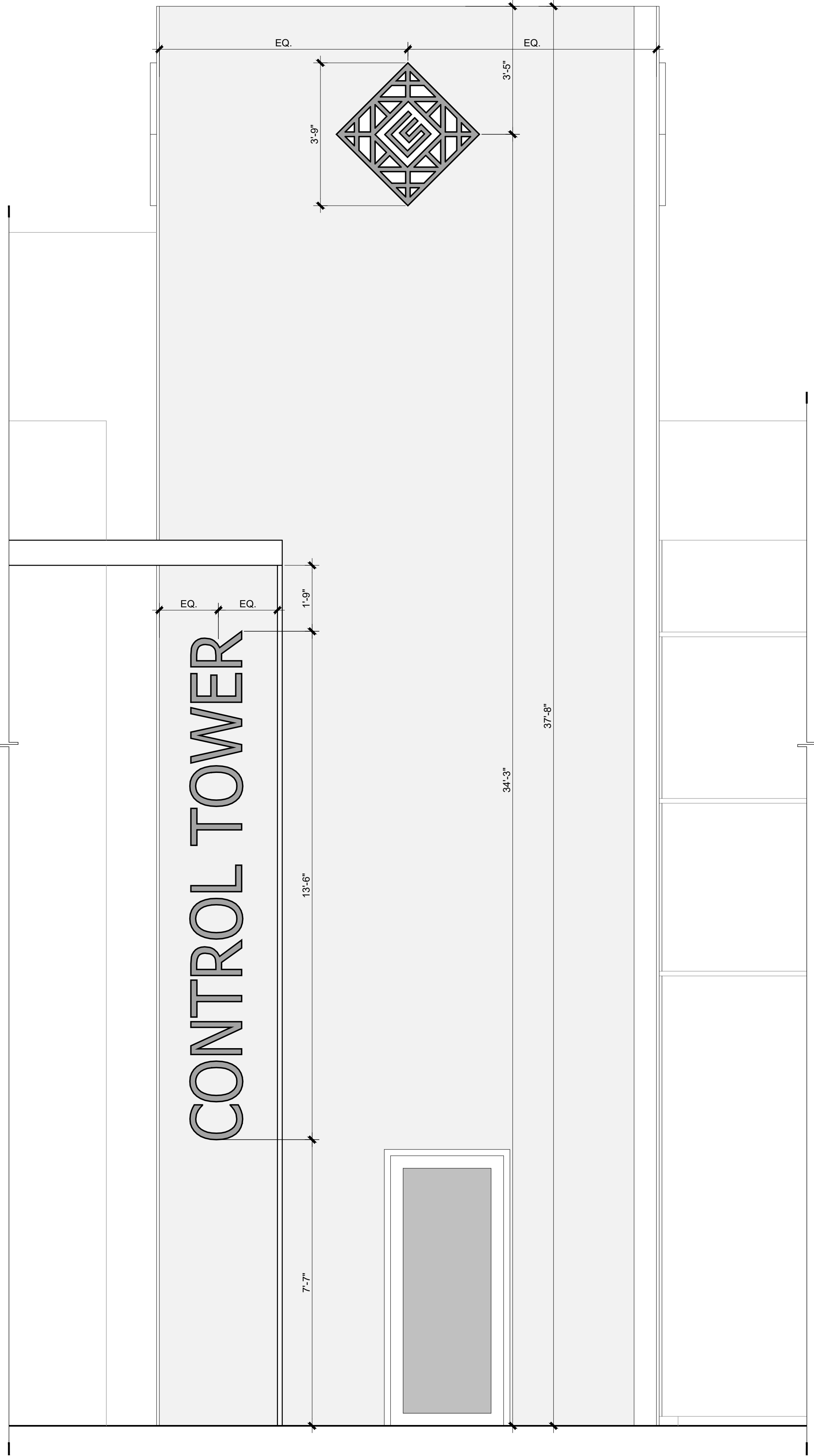
IMPERV. &  
PERV. AREAS

**A1.6**

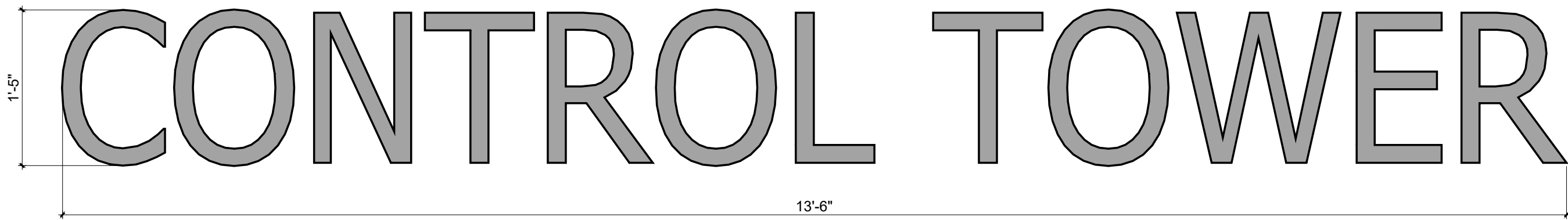
SITE PLAN SUBMITTAL

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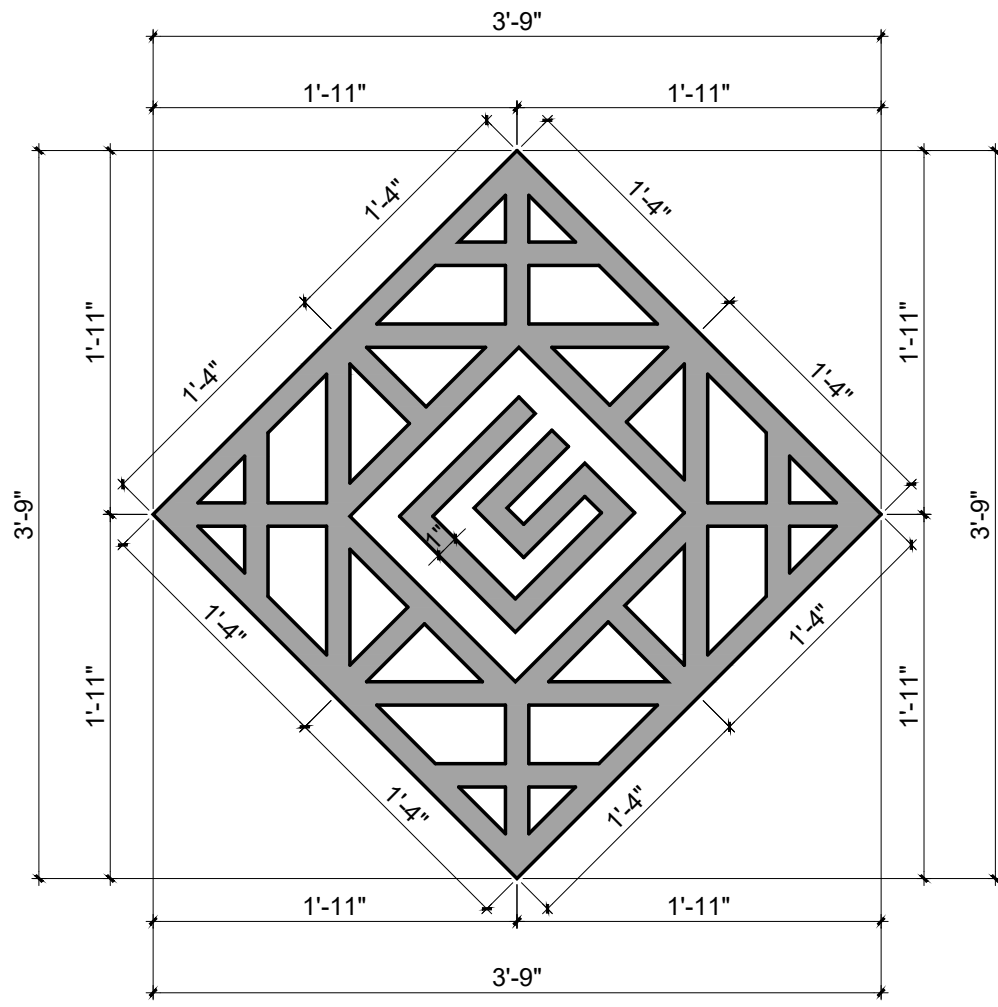




**1** COLLECTION SUITES LOGO & SIGN/ ELEVATION  
SCALE: 1/2" = 1'-0"



**2** COLLECTION SUITES SIGN  
SCALE: 1" = 1'-0"



**3** COLLECTION SUITES LOGO  
SCALE: 1" = 1'-0"



**4** LOGO/ SIGN RENDER  
SCALE: N.T.S

| LOGO & SIGN AREA                       |         |
|----------------------------------------|---------|
| LOGO AREA:                             |         |
| • SQUARE LOGO<br>2'-8" x 2'-8" =       | 7 S.F.  |
| SIGN AREA:                             |         |
| • RECTANGULAR SIGN<br>1'-5" x 13'-6" = | 19 S.F. |

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WEST PALM BEACH, FLORIDA, 33445

|              |          |
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| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

REVISIONS

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|------------------------------------------------------|---|
| JOSE A. VIDAL/AR94555<br>NANUEL D. FERNANDEZ/AR95601 | ● |
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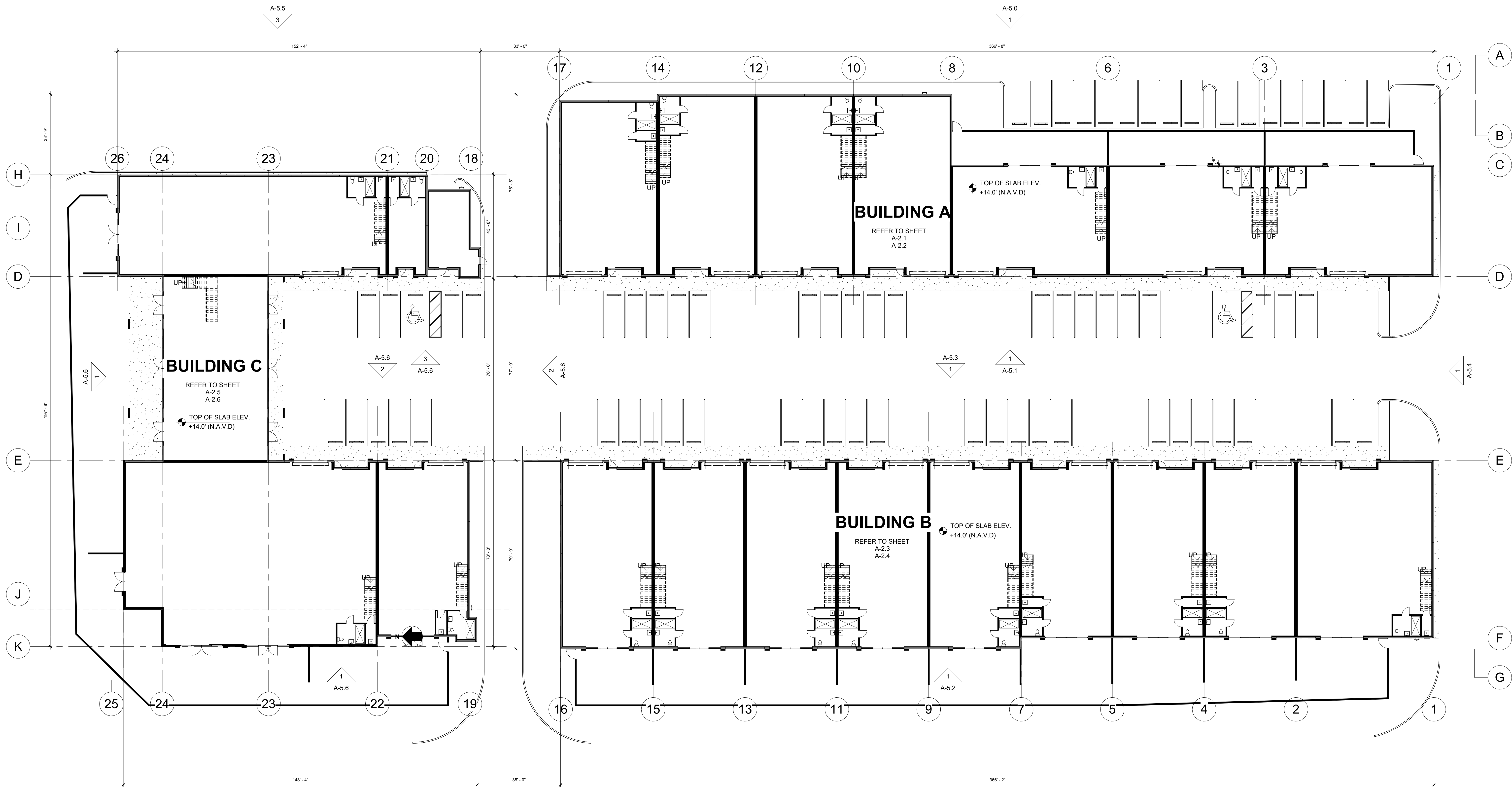
SEAL

BUILDING  
LOGO-SIGN

A1.7

SITE PLAN SUBMITTAL





**1 OVERALL GROUND FLOOR PLAN** N  
SCALE: 1" = 20'-0"

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**COLLECTION SUITES PALM  
SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
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| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |
| REVISIONS    |          |

|                                                           |   |      |
|-----------------------------------------------------------|---|------|
| JOSÉ A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● | SEAL |
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OVERALL GROUND  
FLOOR PLAN

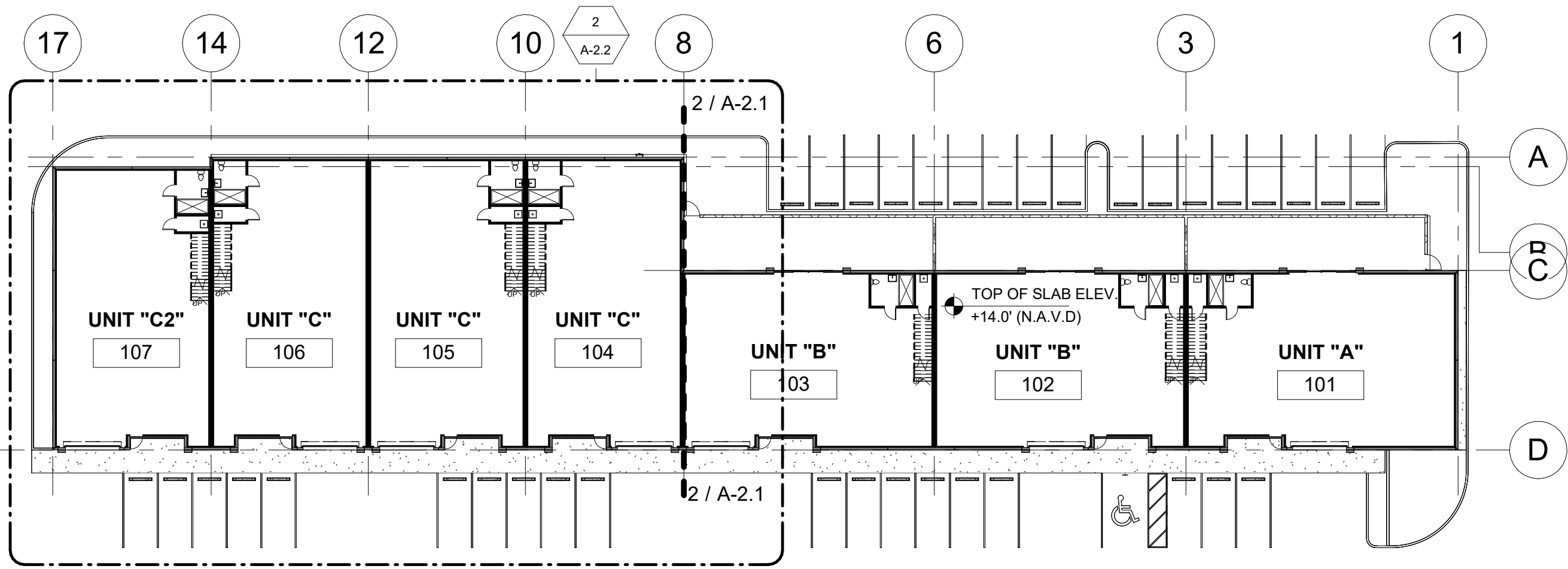
**A-2.0**

SITE PLAN SUBMITTAL

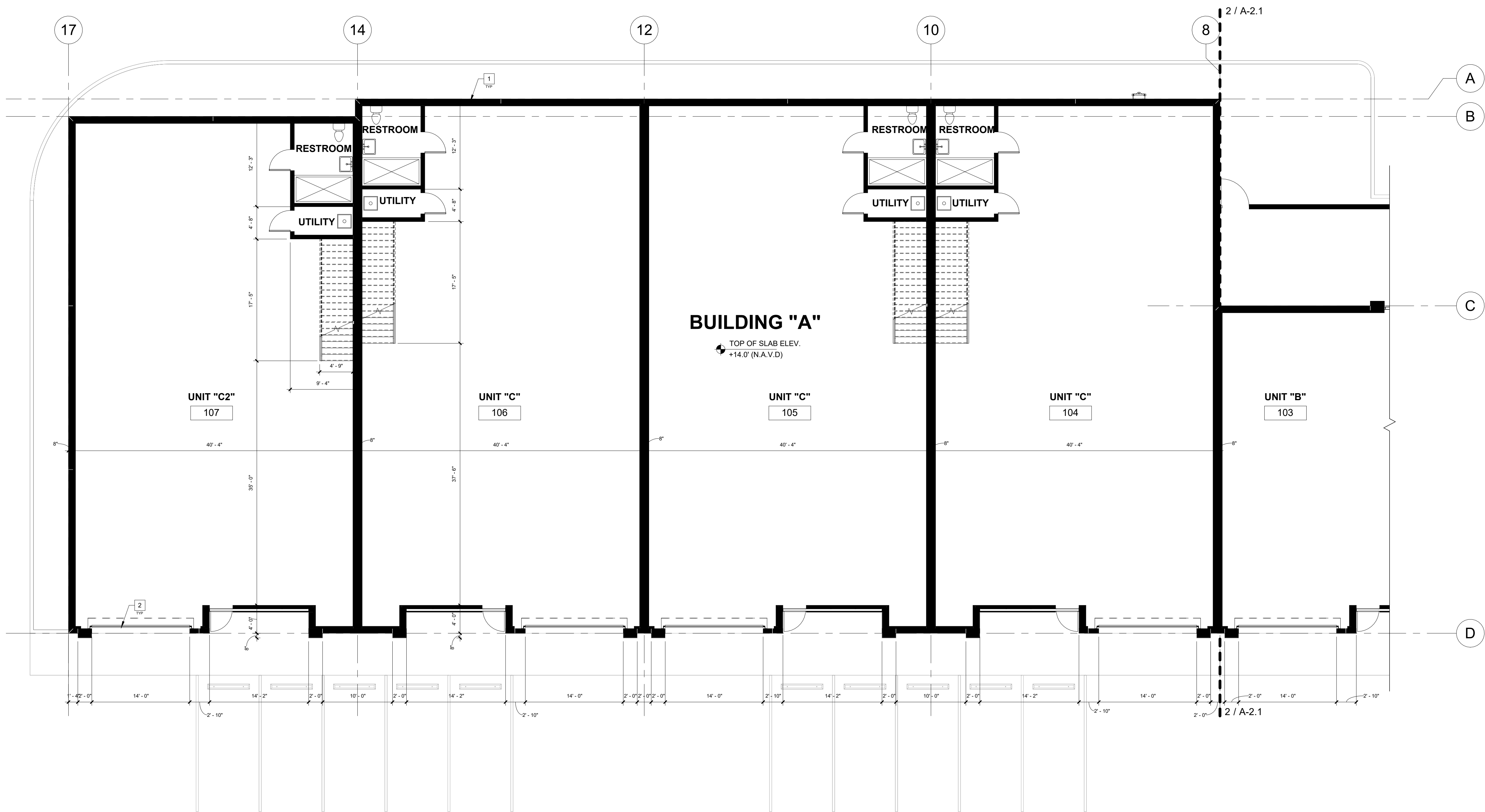








**1 BUILDING "A" KEY PLAN**   
SCALE: 1" = 30'-0"



**2 BUILDING "A" GROUND FLOOR ENLARGED PLAN**   
SCALE: 1/8" = 1'-0"

**COLLECTION SUITES PALM  
SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

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| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 |  |
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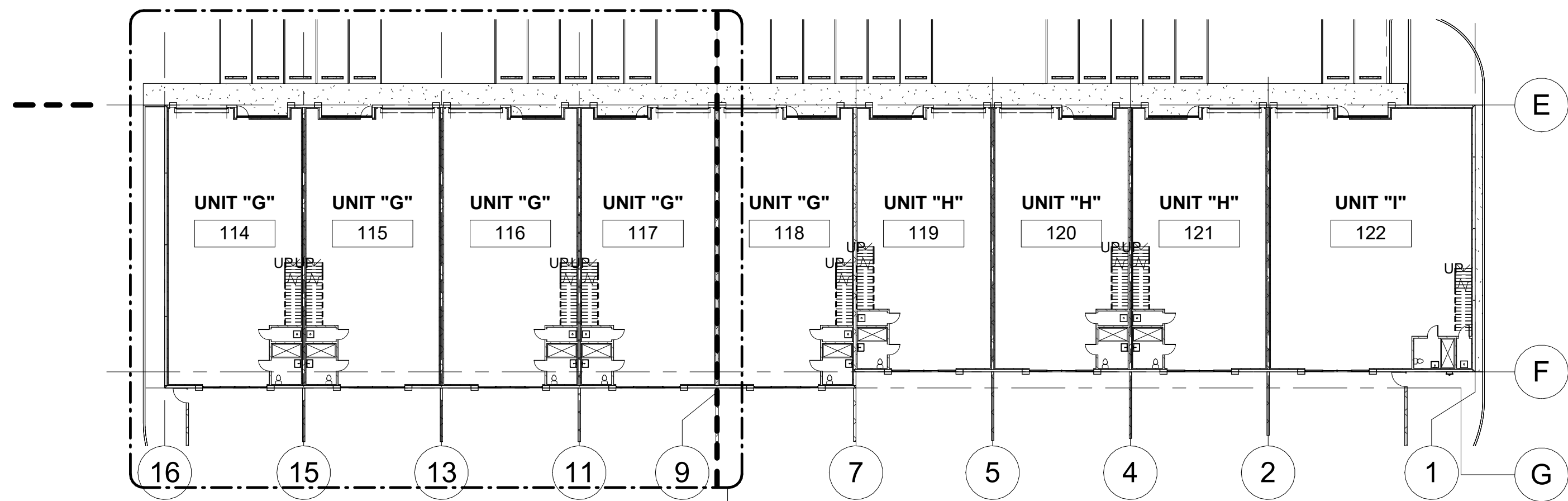
SEAL

ENLARGED BUILDING  
"A" GROUND FLOOR  
PLAN

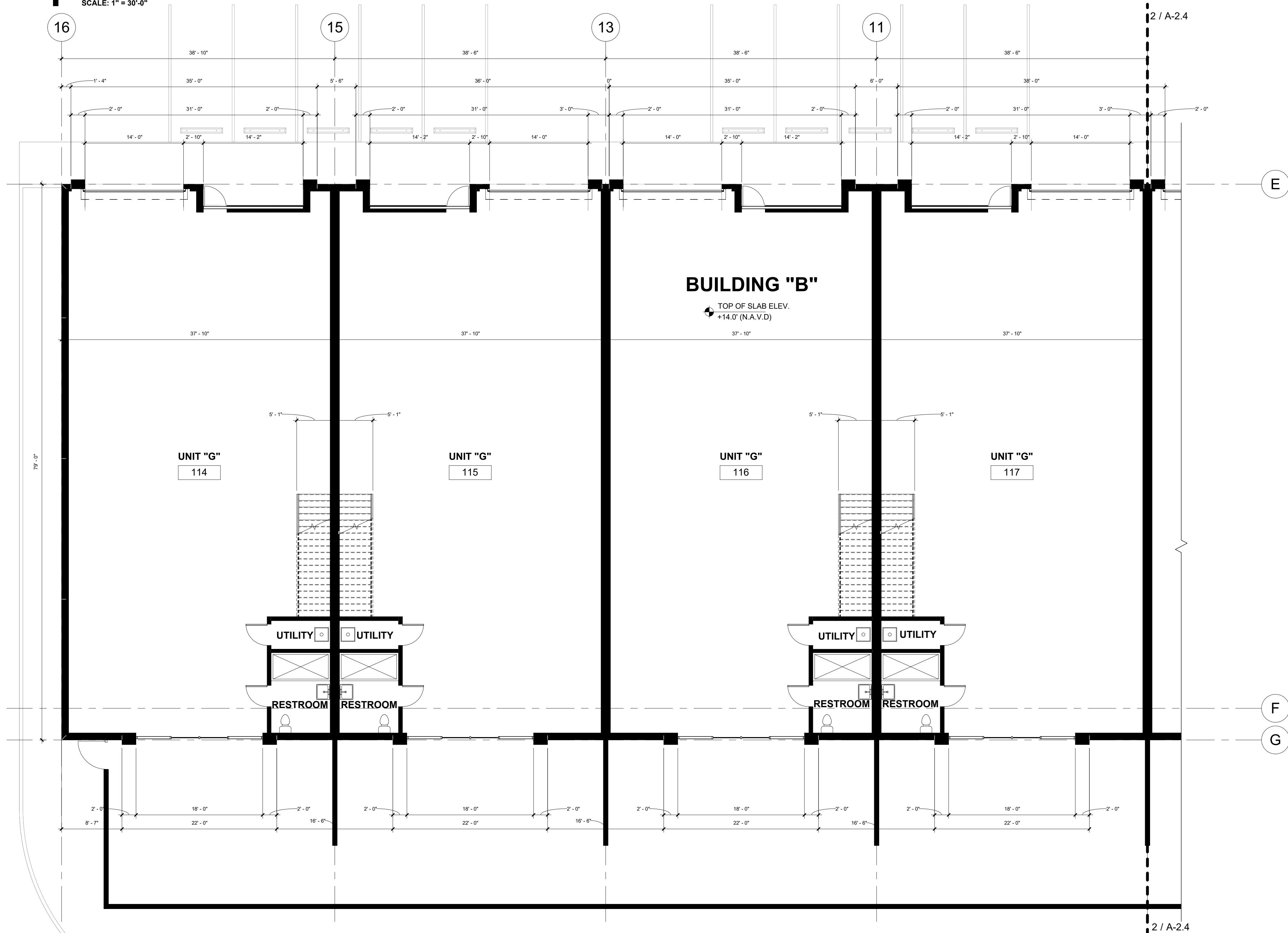
**A-2.2**

SITE PLAN SUBMITTAL





**1 BUILDING "B" KEY PLAN**  
SCALE: 1" = 30'-0"



**2 BUILDING "B" GROUND FLOOR ENLARGED PLAN**  
SCALE: 1/8" = 1'-0"

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**COLLECTION SUITES PALM  
SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

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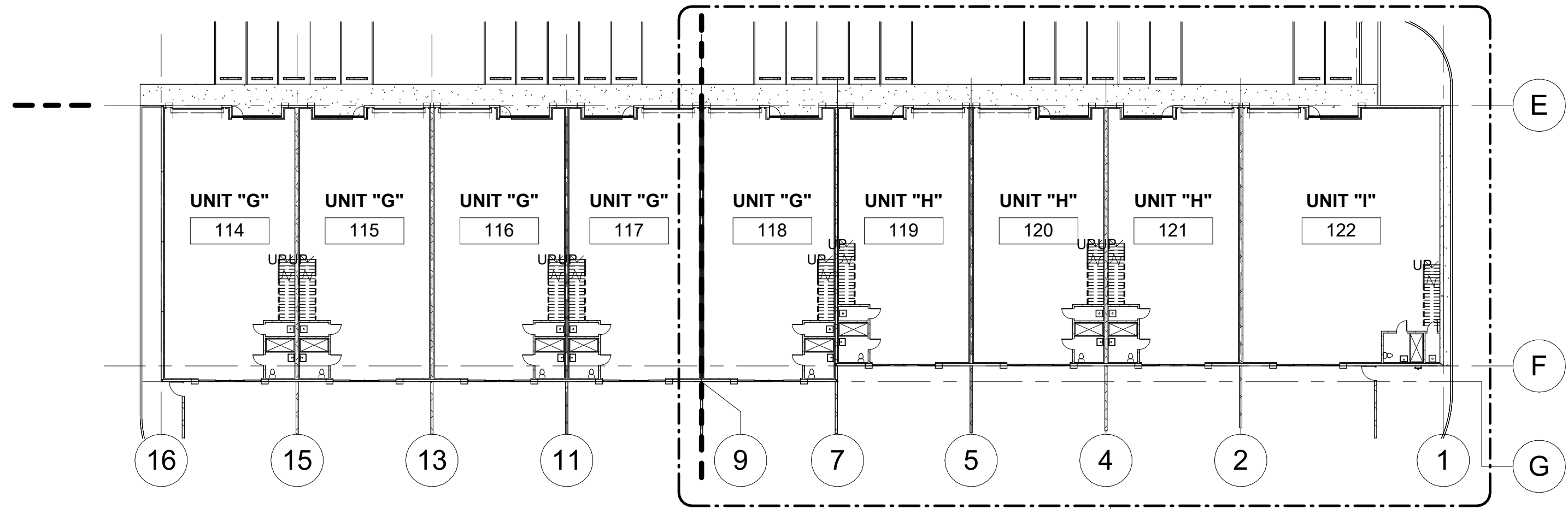
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|-----------------------------------------------------------|---|------|
| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● | SEAL |
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ENLARGED BUILDING  
"B" GROUND FLOOR  
PLAN

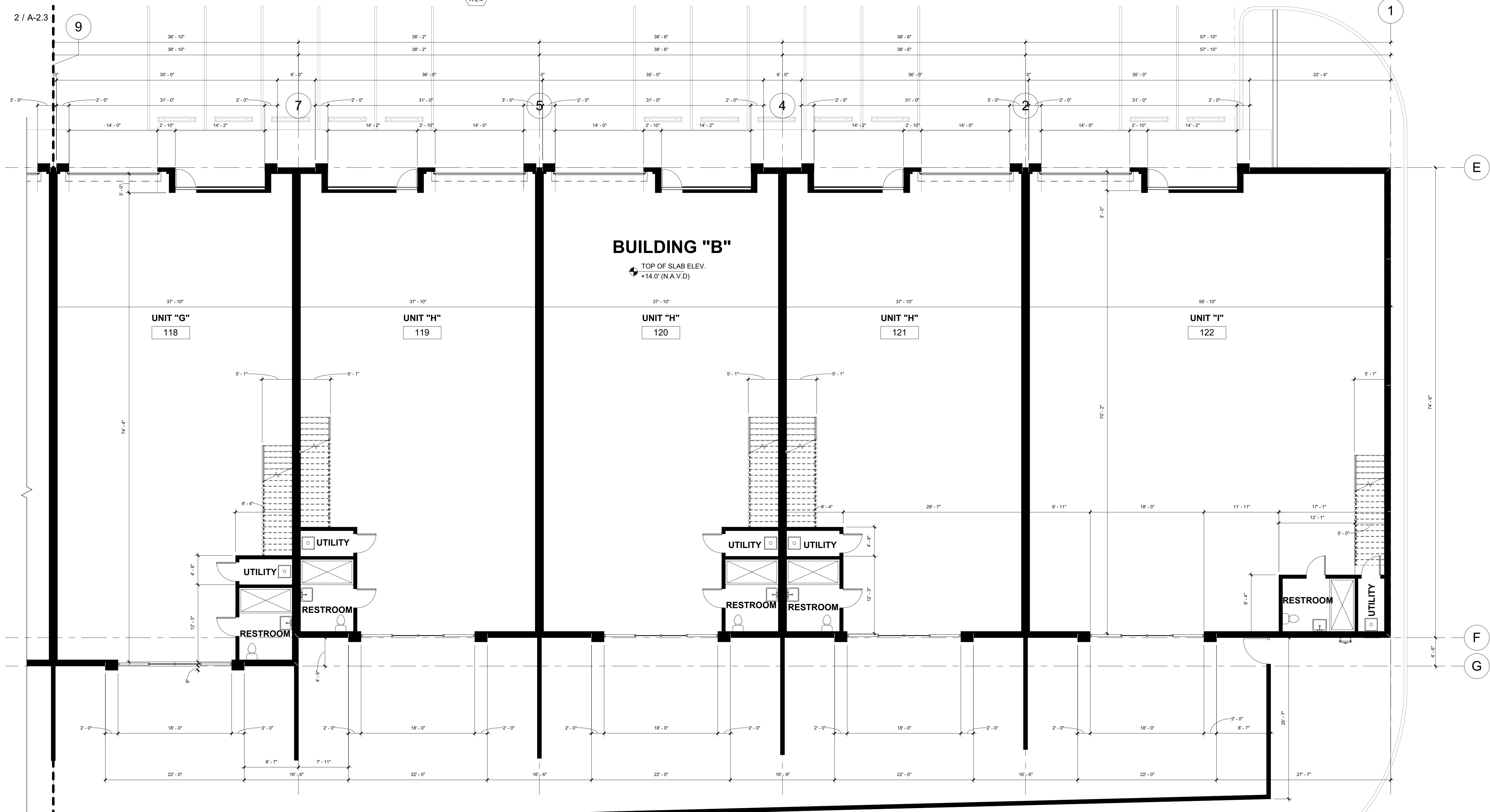
**A-2.3**

SITE PLAN SUBMITTAL





**1 BUILDING "B" KEY PLAN** N  
SCALE: 1" = 30'-0"



**2 BUILDING "B" GROUND FLOOR ENLARGED PLAN** N  
SCALE: 1/8" = 1'-0"

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**COLLECTION SUITES PALM SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

|              |          |
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| PROJECT NO.  | 22-0030  |

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JOSE A. VIDAL AR 94535  
MANUEL D. FERNANDEZ  
AR 95601

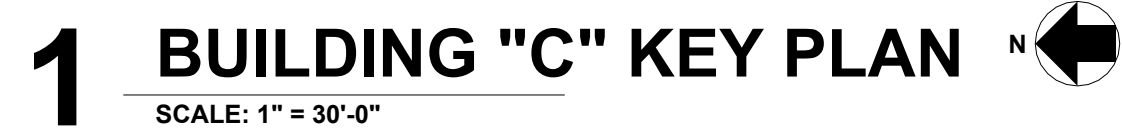
SEAL

ENLARGED BUILDING  
"B" GROUND FLOOR  
PLAN

A-2.4

SITE PLAN SUBMITTAL





# COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

REVISIONS

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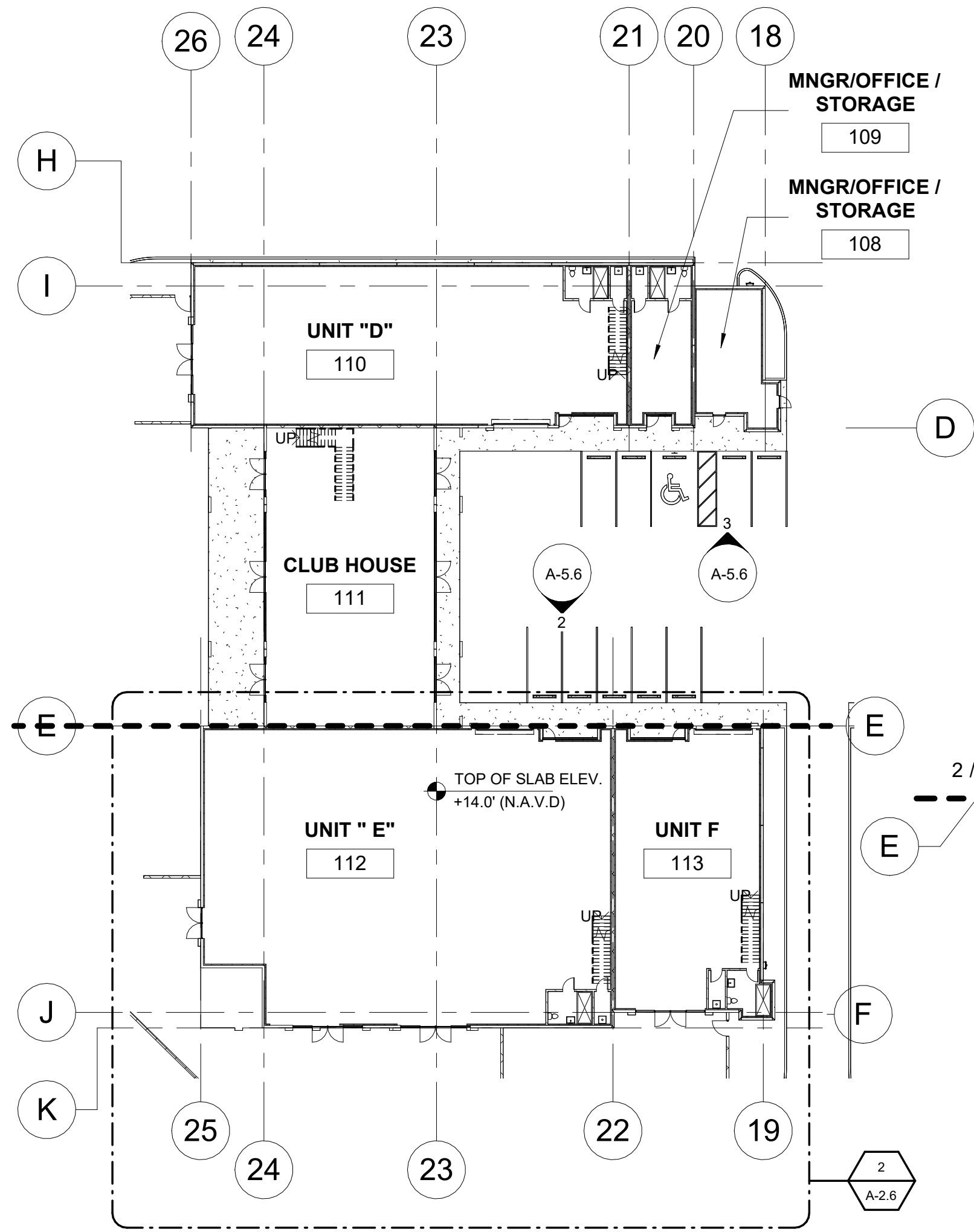
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|-------------------------|---|
| JUDGE A. VIDAL AR 94535 |   |
| MANUEL D. FERNANDEZ     | ● |
| AR 95601                |   |

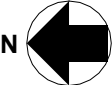
ENLARGED BUILDING  
"C" GROUND FLOOR  
PLAN

A-2.5

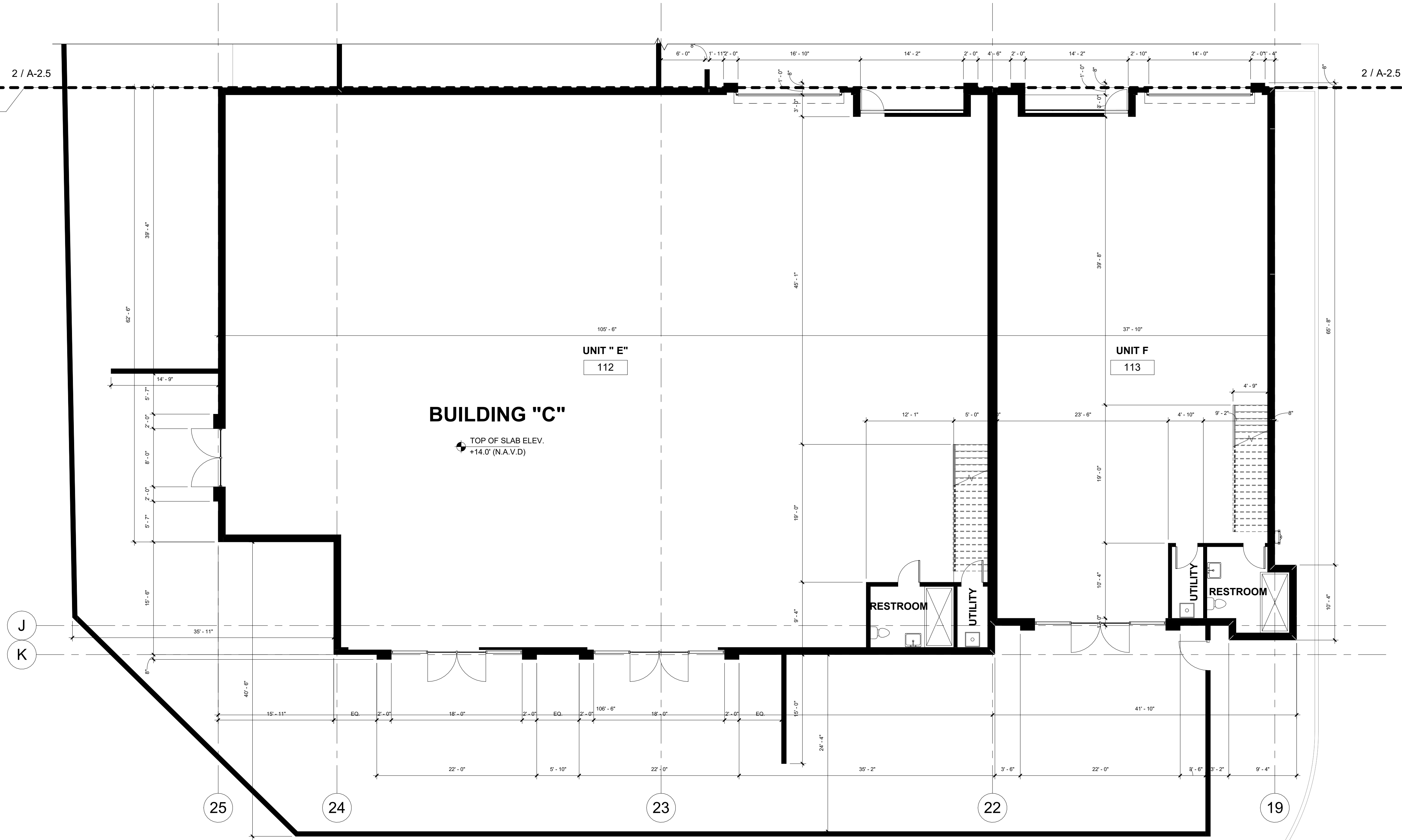
SITE PLAN SUBMITTAL





**1 BUILDING "C" KEY PLAN** 

SCALE: 1" = 30'-0"



**2 BUILDING "C" GROUND FLOOR ENLARGED PLAN** 

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

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**COLLECTION SUITES PALM  
SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

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|-----------------------------------------------------------|---------------------------------------------------------------------------------------|
| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 |  |
| SEAL                                                      |                                                                                       |

ENLARGED BUILDING  
"C" GROUND FLOOR  
PLAN

**A-2.6**

SITE PLAN SUBMITTAL



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COLLECTION SUITES PALM  
SPRINGS

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH,  
FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |
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| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● | SEAL |
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OVERALL MEZZANINE  
FLOOR PLAN

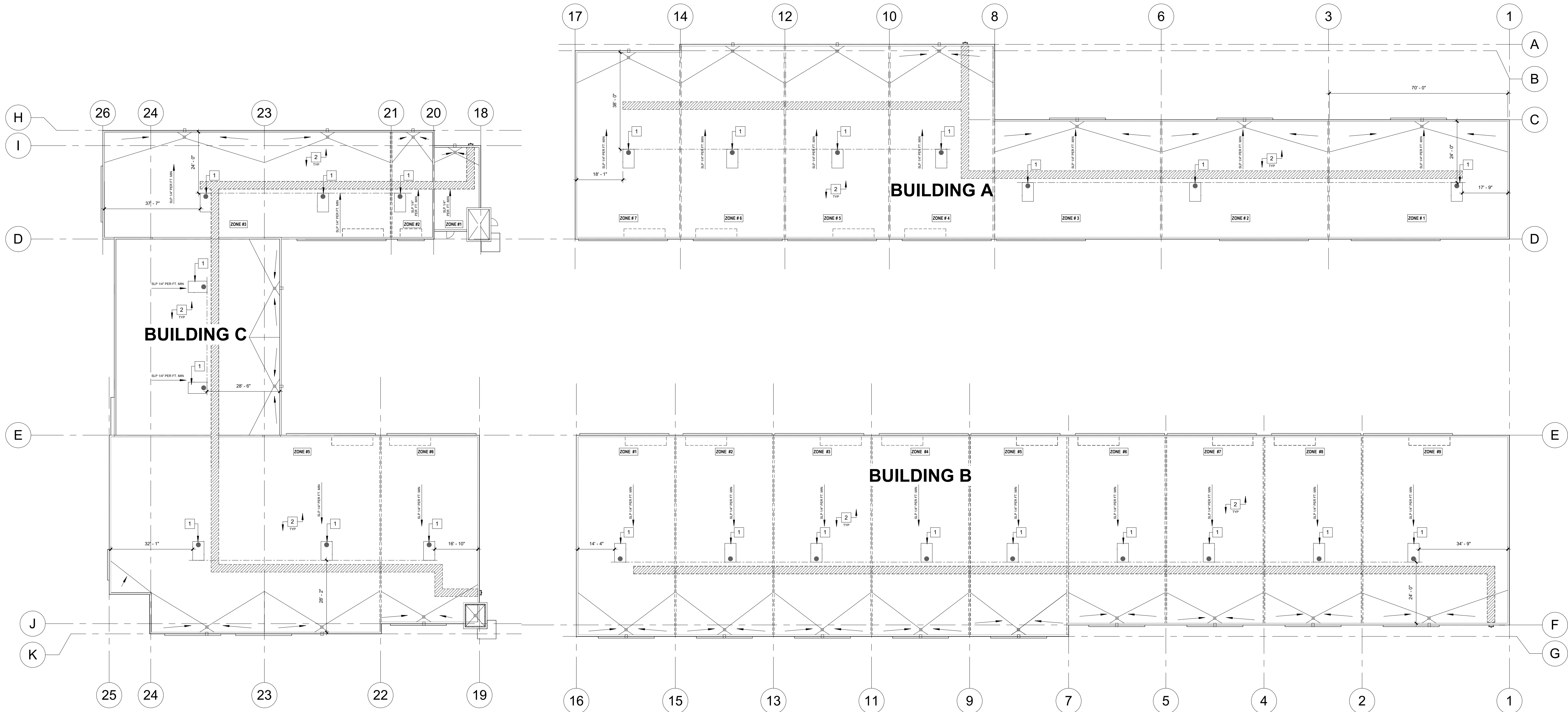
A-3.0

SITE PLAN SUBMITTAL



1 OVERALL MEZZANINE FLOOR PLAN  
SCALE: 1" = 20'-0"





# 1 OVERALL ROOF PLAN

SCALE: 1" = 20'-0"

## ROOF PLAN KEY NOTES:

- 1 RTU MOUNTED ON STEEL STANDS.
- 2 SINGLE-PLY ROOFING SYSTEM.

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## COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
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| DESIGNED BY: | JAV      |
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| PROJECT NO.  | 22-0030  |

### REVISIONS

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| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● |
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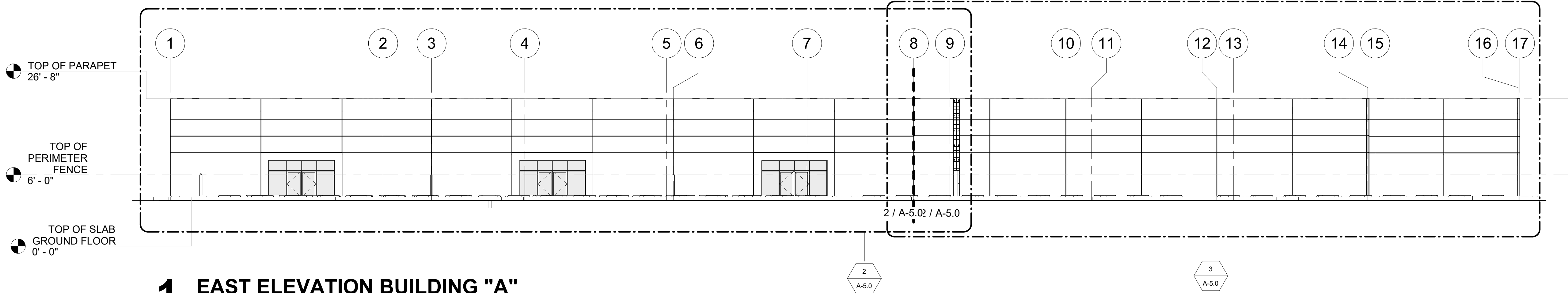
SEAL

OVERALL ROOF PLAN

A-4.0

SITE PLAN SUBMITTAL



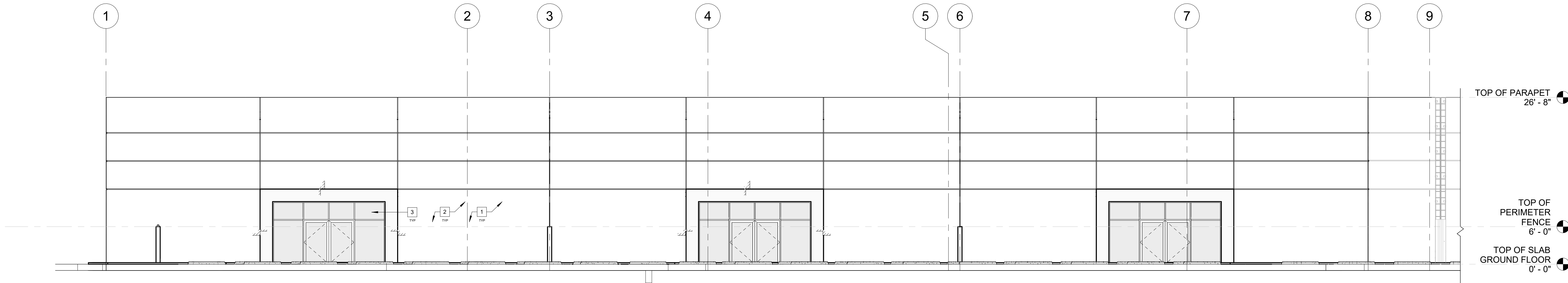


**1 EAST ELEVATION BUILDING "A"**  
SCALE: 1/16" = 1'-0"

**ELEVATION KEY NOTES**

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNODIZE FRAMES

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**2 EAST ELEVATION BUILDING "A"**  
SCALE: 1/8" = 1'-0"

**COLLECTION SUITES PALM SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
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| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

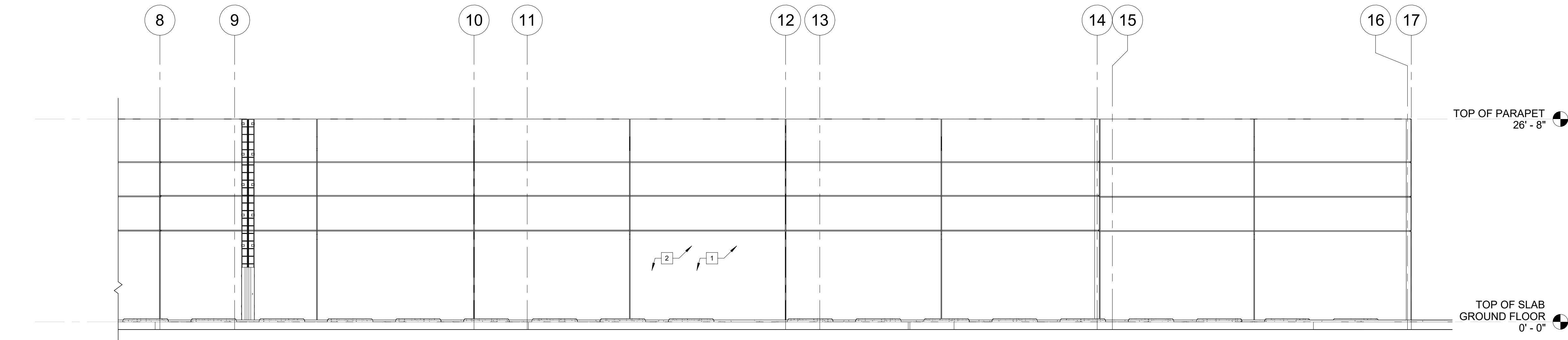
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| JOSÉ A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | SEAL |
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ELEVATIONS  
BUILDING "A"

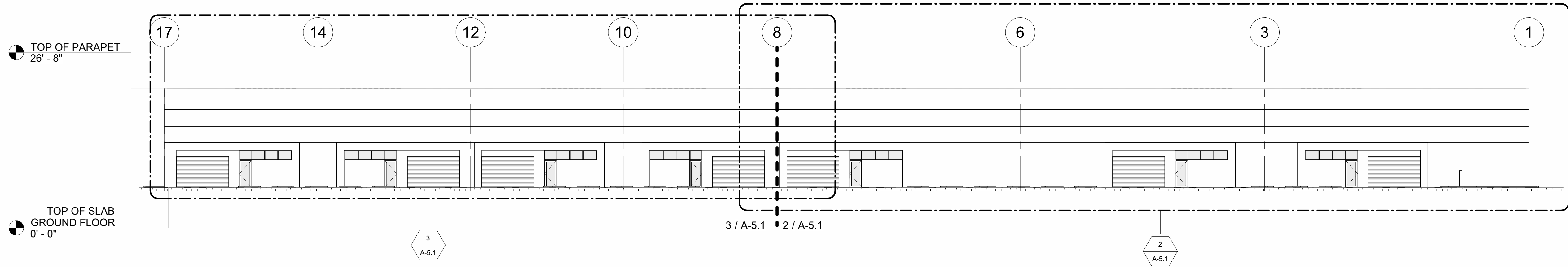
A-5.0

SITE PLAN SUBMITTAL



**3 EAST ELEVATION BUILDING "A"**  
SCALE: 1/8" = 1'-0"



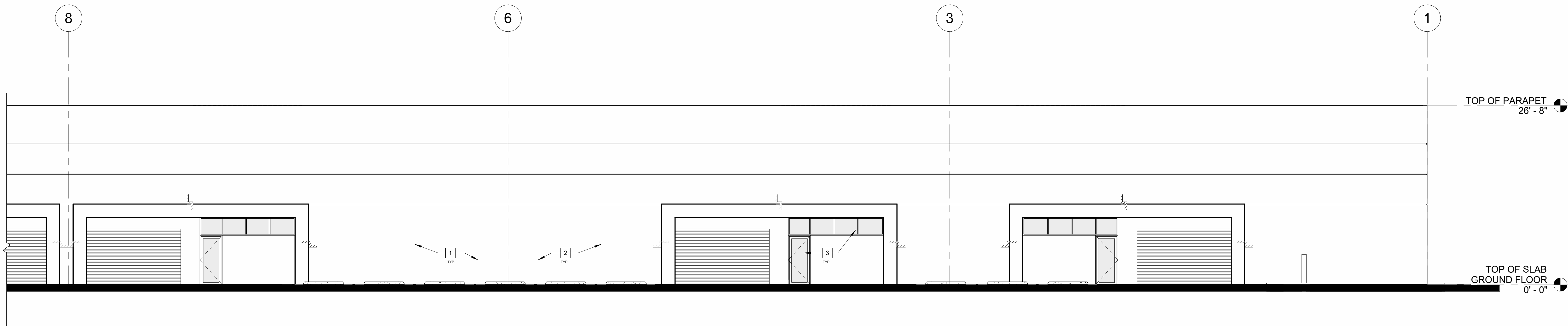


## ELEVATION KEY NOTES

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERVIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNOOIZE FRAMES

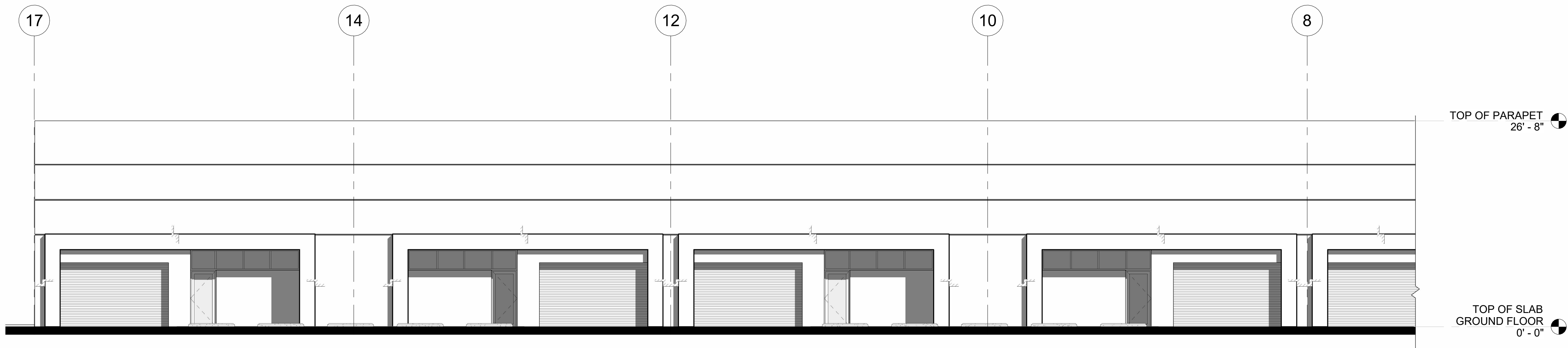
## 1 BUILDING "A" INTERIOR EAST ELEVATION

SCALE: 1/16" = 1'-0"



## 2 BUILDING "A" INTERIOR EAST ELEVATION

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



## 3 BUILDING "A" INTERIOR EAST ELEVATION

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

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

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| JOSÉ A. VIDAL AR 94535 | ● |
| MANUEL D. FERNANDEZ    |   |
| AR 95601               |   |

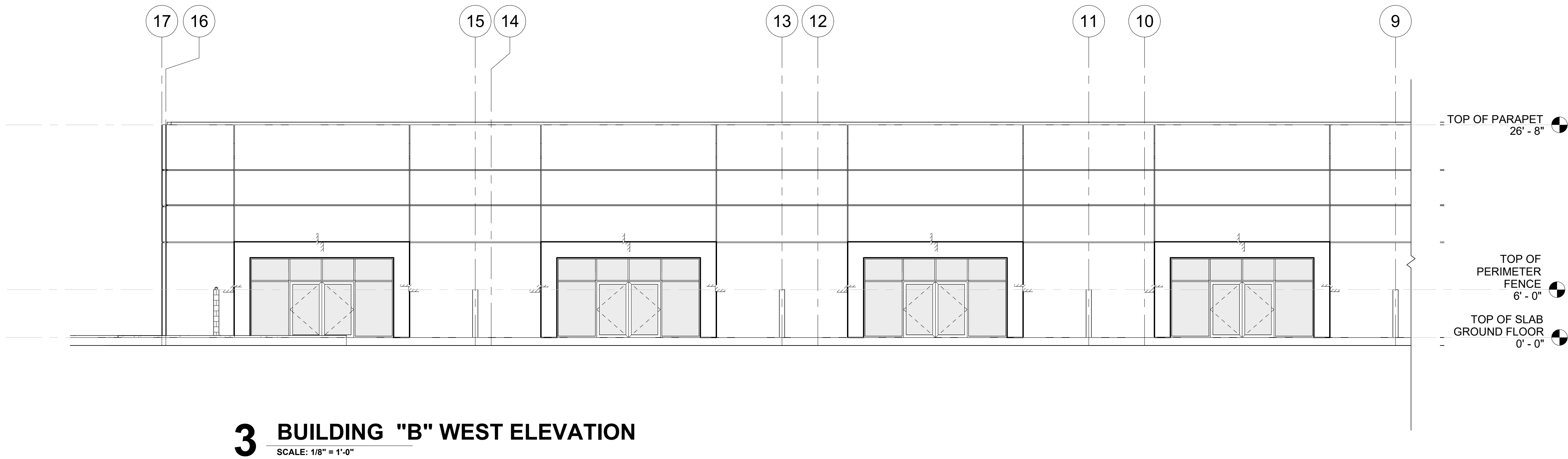
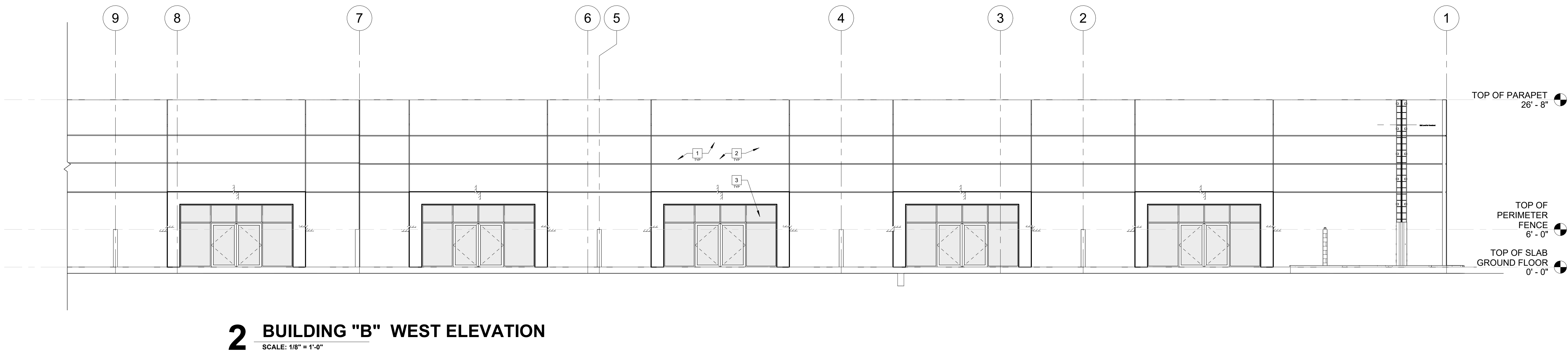
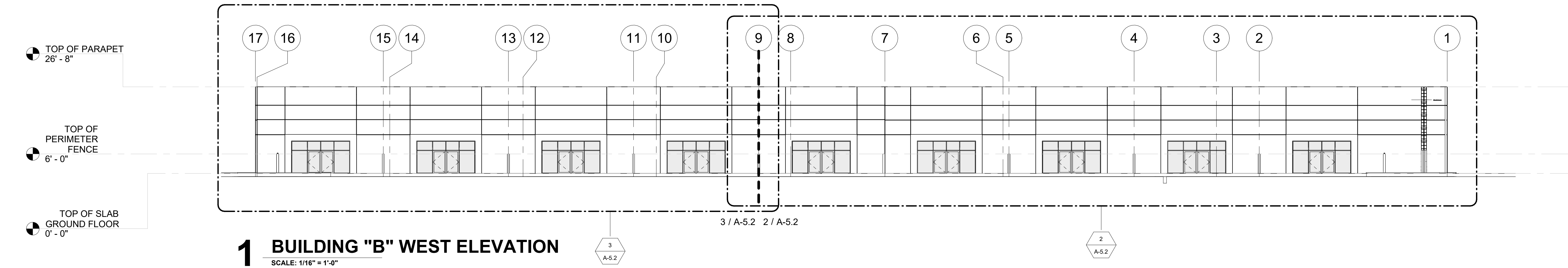
SEAL

INTERIOR ELEVATIONS  
BUILDING "A"

A-5.1

SITE PLAN SUBMITTAL





### ELEVATION KEY NOTES

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNOXIDIZE FRAMES

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| REVISIONS |
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| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● | SEAL |
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ELEVATIONS  
BUILDING "B"

A-5.2

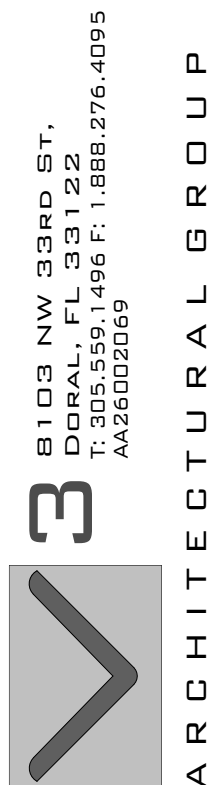
SITE PLAN SUBMITTAL





- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNO DIZE FRAMES

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COLLECTION SUITES PALM  
SPRINGS



|                   |          |
|-------------------|----------|
| DATE:             | 01.06.23 |
| DRAWN BY:         | JM       |
| DESIGNED BY:      | JAV      |
| REVIEWED BY:      | MDF      |
| PROJECT NO.       | 22-0030  |
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| JOSE A. VIDAL AR94535 |   |
| MANUEL D.FERNANDEZ    | ● |
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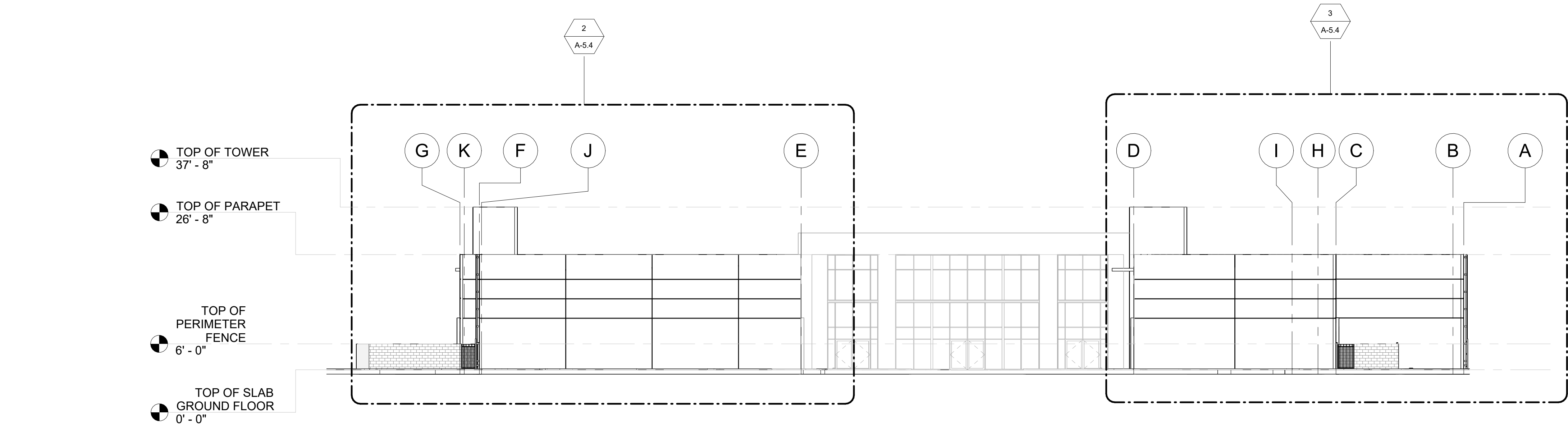
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INTERIOR ELEVATION  
BUILDING "B"

## A-5.3

SITE PLAN SUBMITTAL

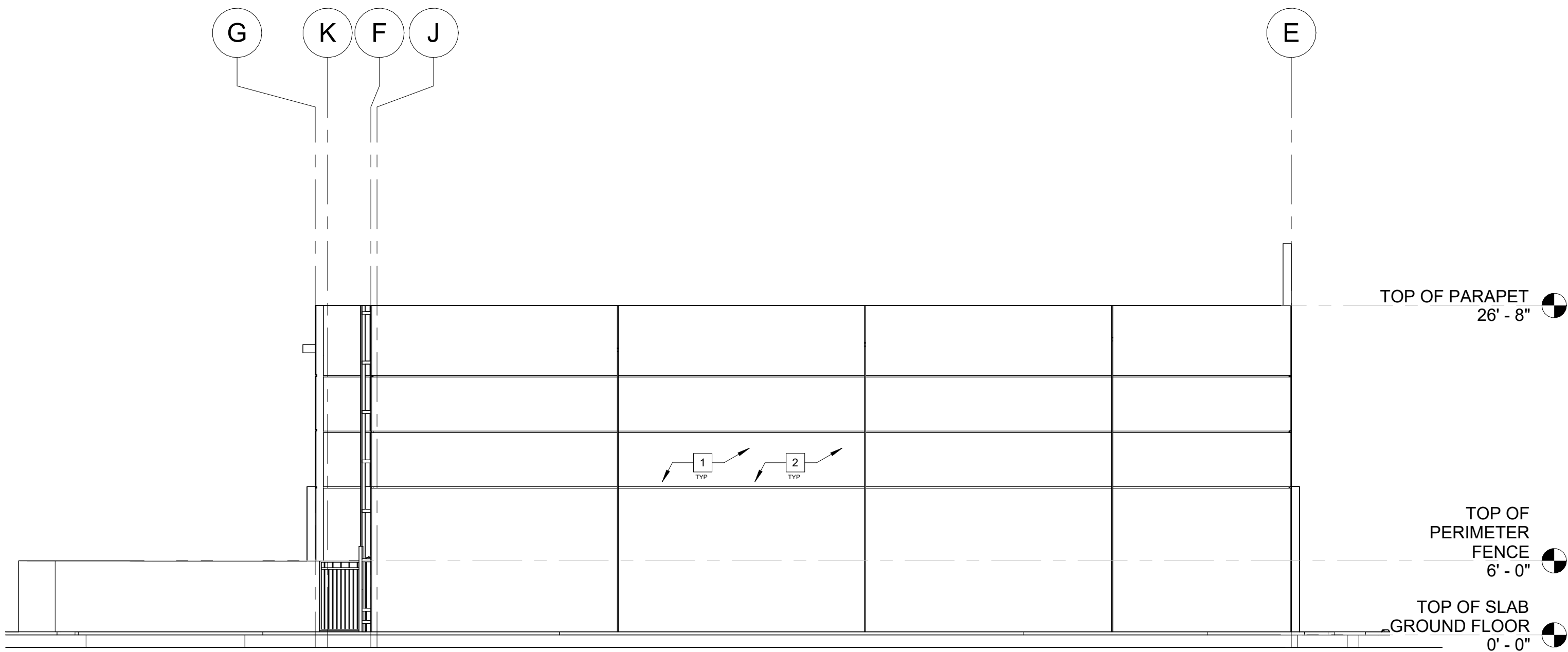




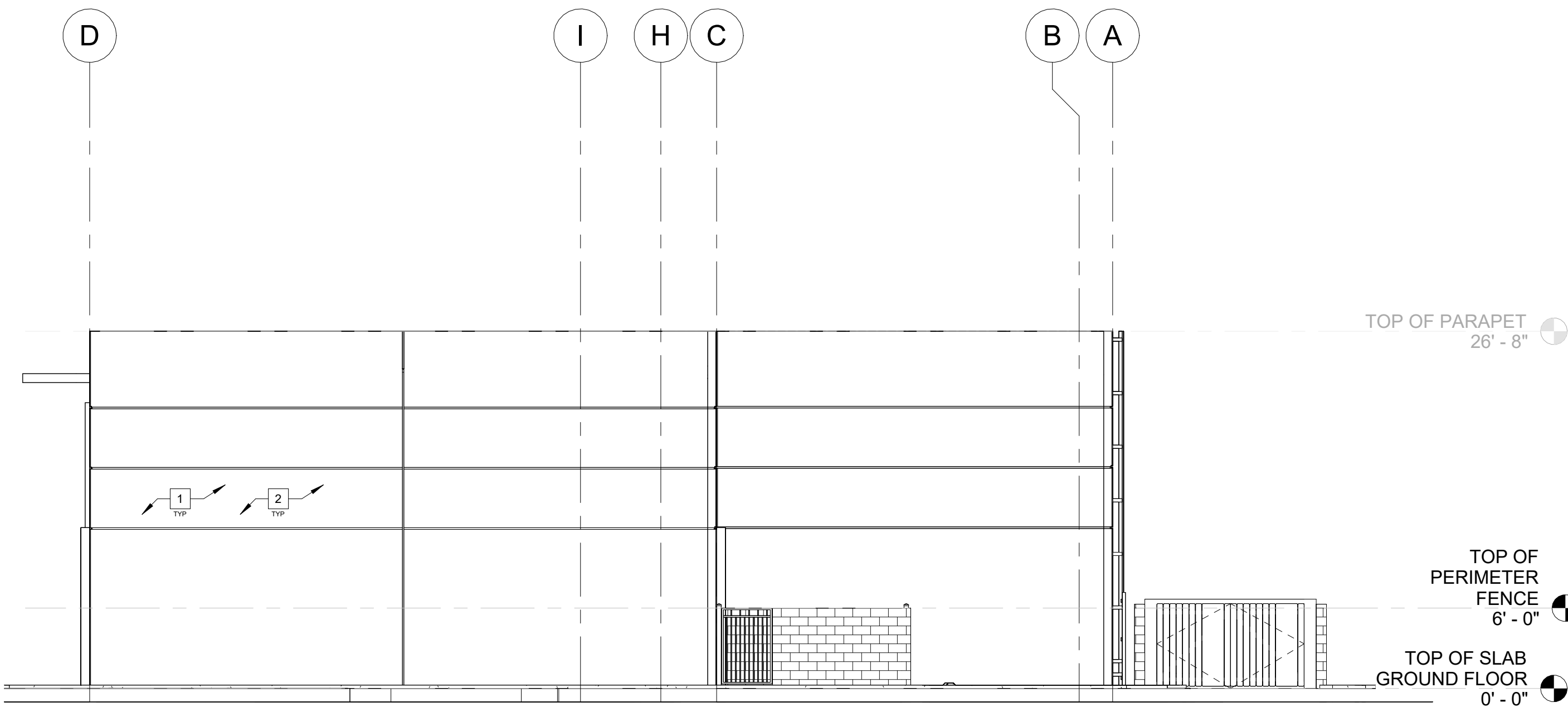
**1 OVERALL SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**ELEVATION KEY NOTES**

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNOQDIZE FRAMES



**2 BUILDING "B" SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING "A" SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLLECTION SUITES PALM SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

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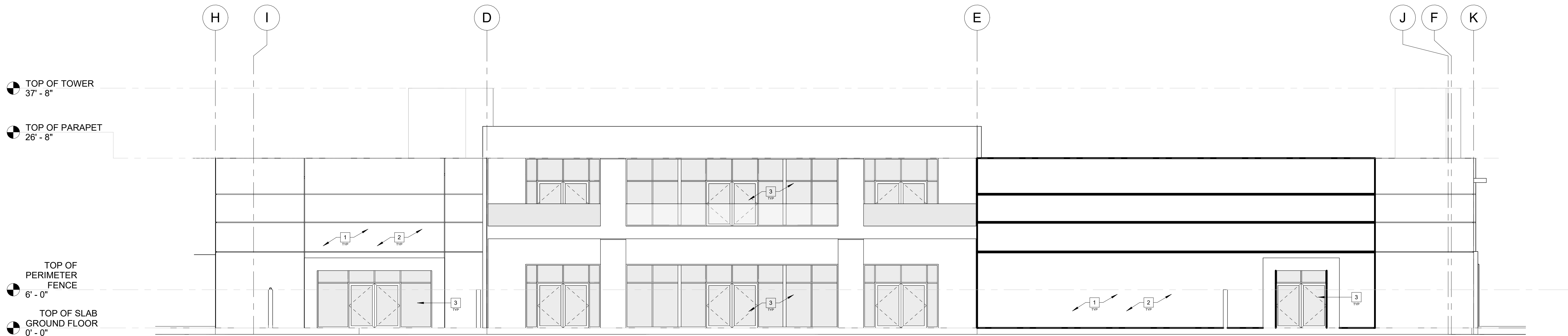
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|-----------------------------------------------------------|---|------|
| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | ● | SEAL |
|-----------------------------------------------------------|---|------|

ELEVATIONS BUILDING "A" & "B"

A-5.4

SITE PLAN SUBMITTAL





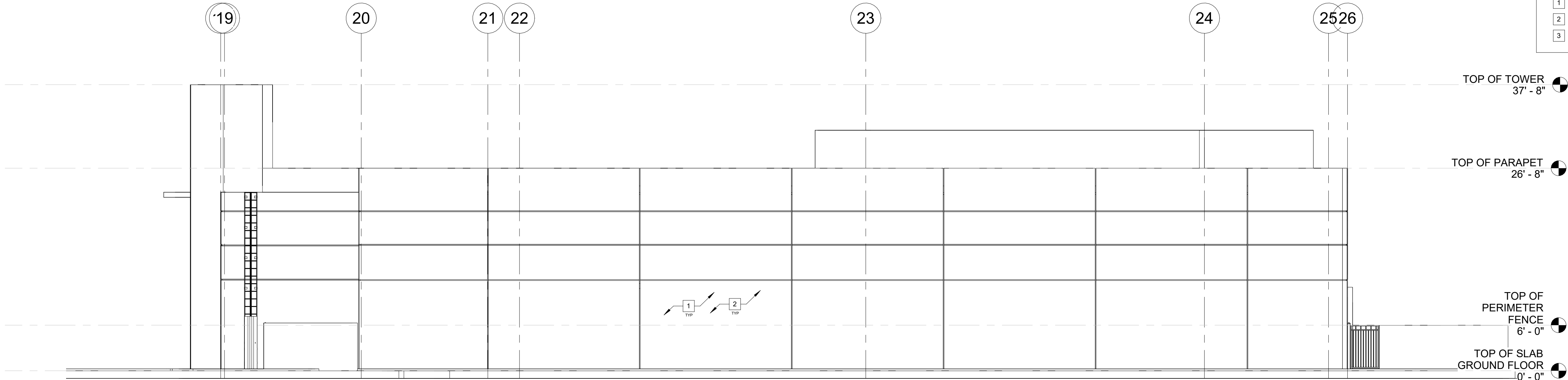
**1 BUILDING "C" NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING "C" SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY NOTES**

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNOIDIZE FRAMES



**3 BUILDING "C" EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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**COLLECTION SUITES PALM SPRINGS**

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

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| PROJECT NO.  | 22-0030  |

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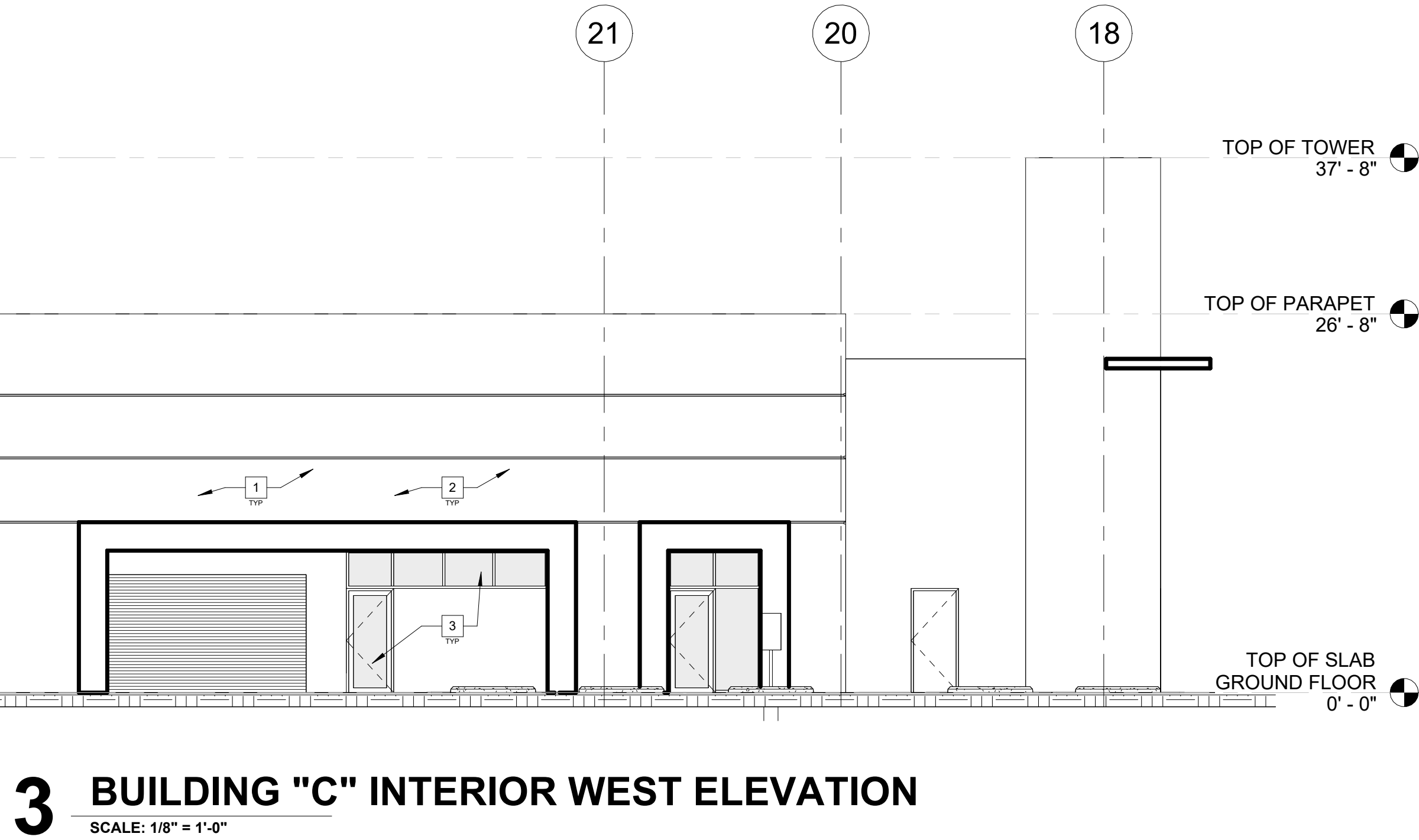
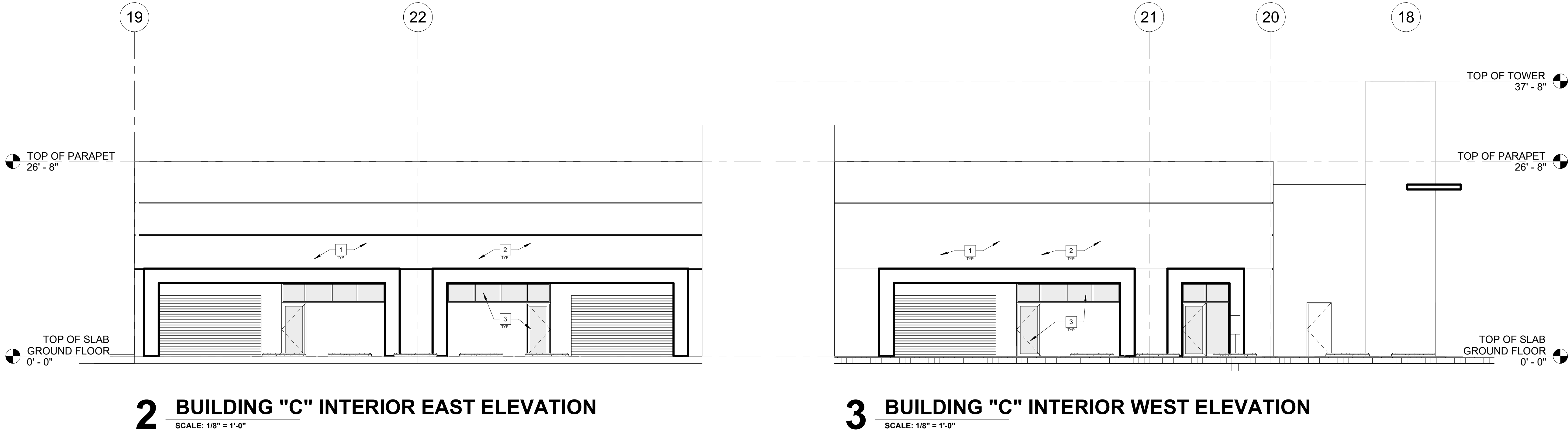
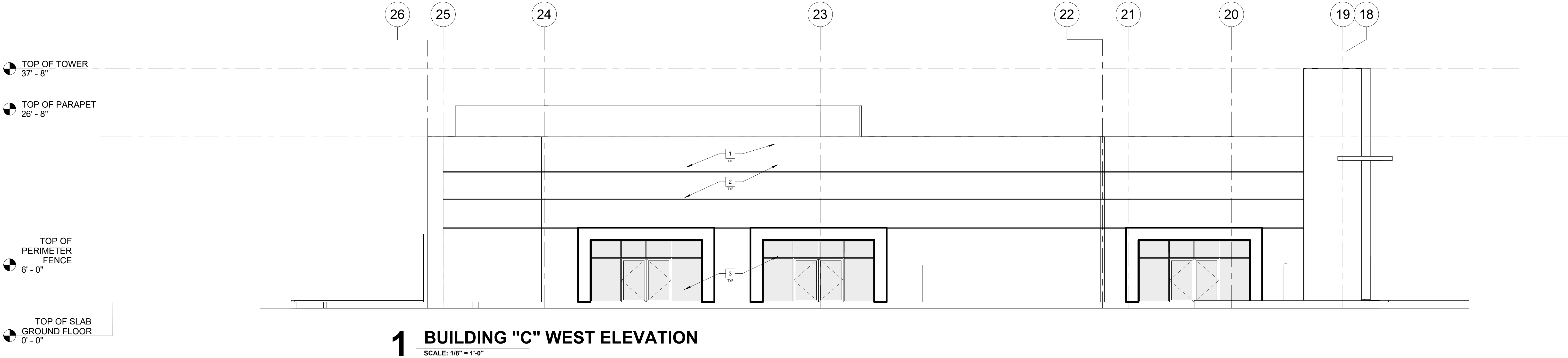
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| JOSE A. VIDAL AR 94535<br>MANUEL D. FERNANDEZ<br>AR 95601 | SEAL |
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ELEVATIONS BUILDING "C"

A-5.5

SITE PLAN SUBMITTAL





### ELEVATION KEY NOTES

- 1 TILT-UP PANEL WITH SMOOTH TEX-COTE FINISH
- 2 ALL WALLS SHALL RECEIVE PAINT (COLOR BLACK FROM SERWIN WILLIAMS)
- 3 IMPACT RATED ALUMINUM STORE SYSTEMS WITH CLEAR ANNODIZE FRAMES

## COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 01.06.23 |
| DRAWN BY:    | JM       |
| DESIGNED BY: | JAV      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| R E V I S I O N S |  |
|-------------------|--|
|                   |  |
|                   |  |
|                   |  |
|                   |  |

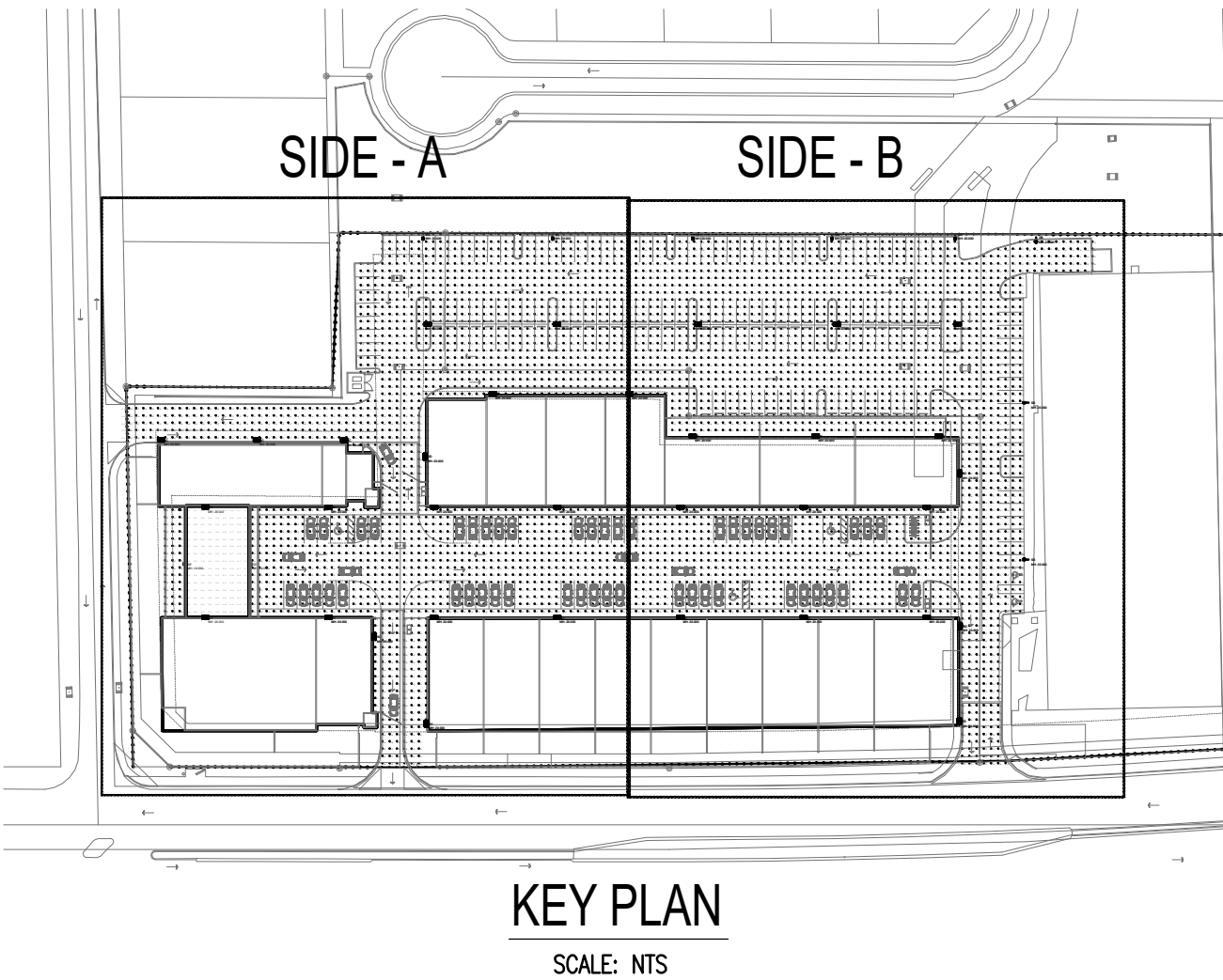
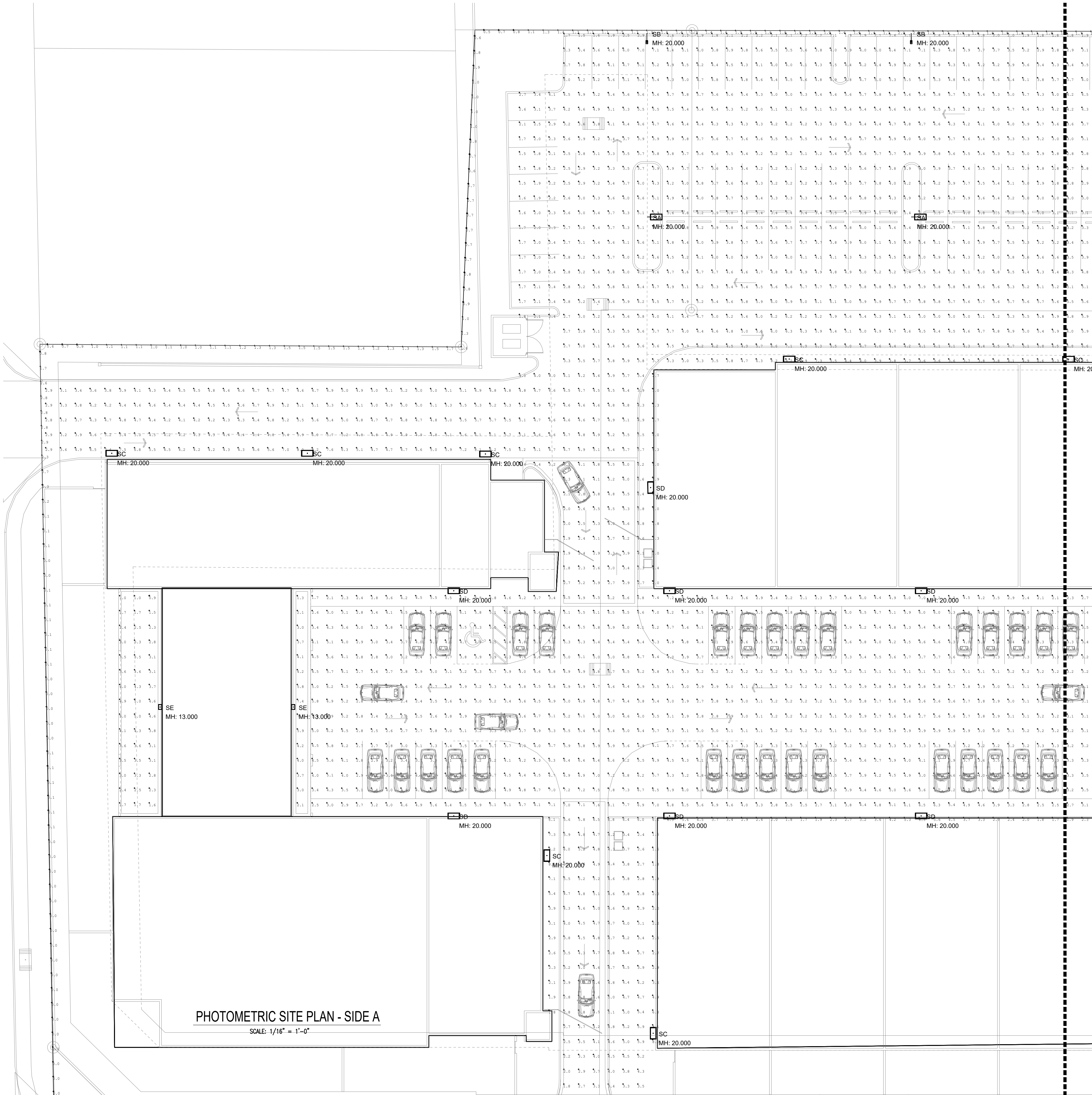
|                              |   |      |
|------------------------------|---|------|
| JOSE A. VIDAL AR 94535       | ● | SEAL |
| MANUEL D. FERNANDEZ AR 95601 |   |      |

ELEVATIONS BUILDING "C"

A-5.6

SITE PLAN SUBMITTAL

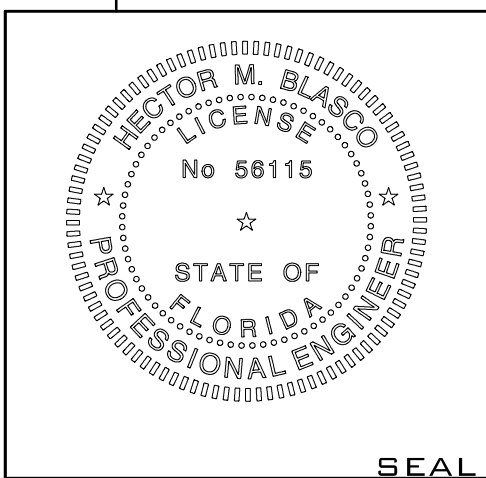




COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 11.23.22 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | 22-122   |
| PROJECT NO.  | 21-0030  |

| REVISIONS |            |     |
|-----------|------------|-----|
| 1         | 12-12-2022 | BDC |
| 2         | 1-04-2023  | BDC |





HMB ENGINEERING  
SERVICES P.A.

CA 28443

Hector M. Blasco P.E.

Reg#56115

15374 SW 14 Lane

Miami FI 33194

Phone: 786-586-6284



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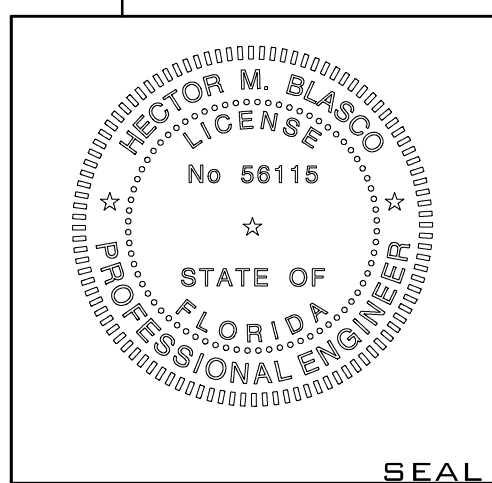
COLLECTION SUITES PALM SPRINGS

884 & 874 SOUTH CONGRESS AVE

WEST PALM BEACH, FLORIDA, 33445

DATE: 11.23.22  
DESIGNED BY: JAV  
DRAWN BY: ABA  
REVIEWED BY: 22-122  
PROJECT NO.: 21-0030

| REVISIONS |            |     |
|-----------|------------|-----|
| 1         | 12-12-2022 | BDC |
| 2         | 1-04-2023  | BDC |



SEAL

E-1B

SITE PLAN SUBMITTAL



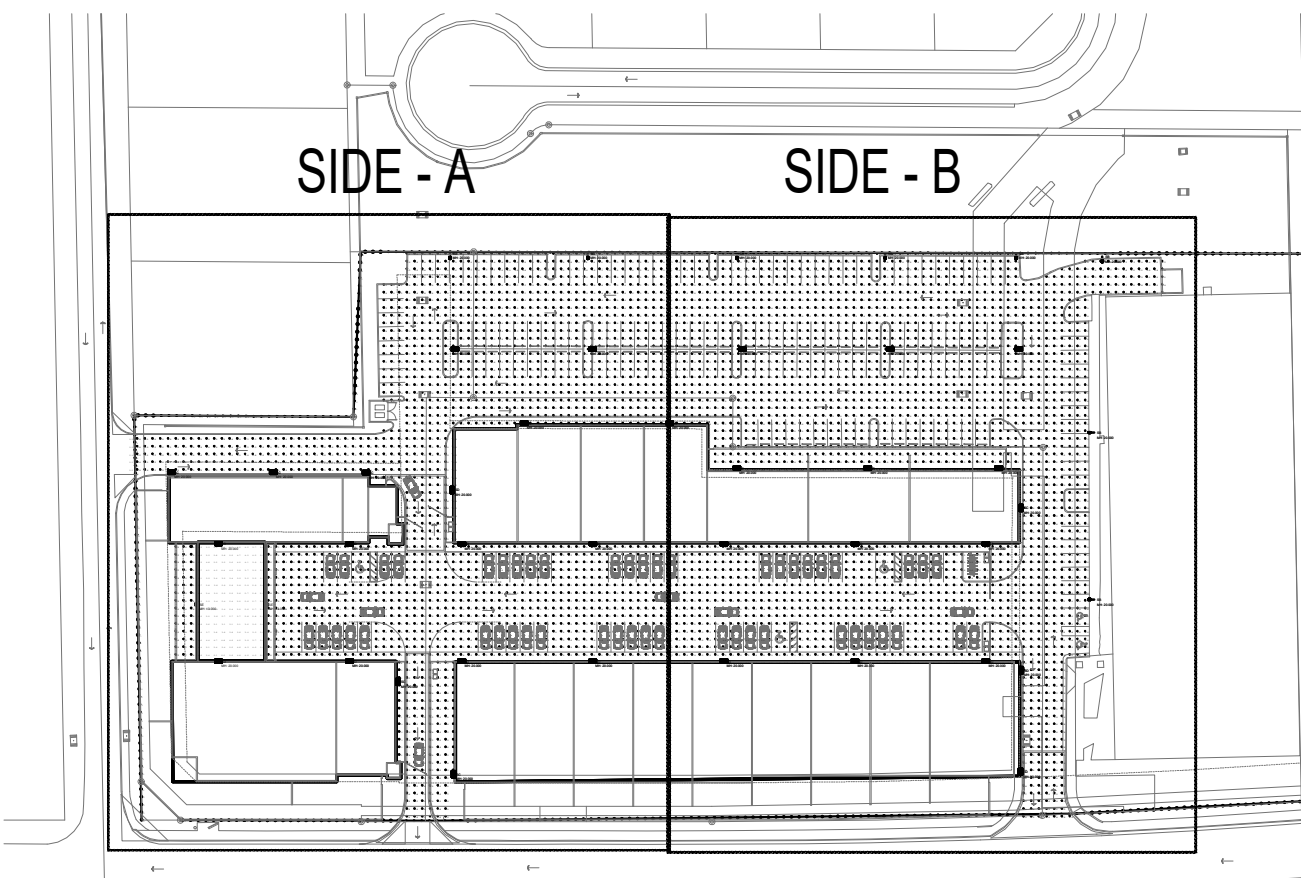
HMB ENGINEERING  
SERVICES P.A.  
CA 28443  
Hector M. Blasco P.E.  
Reg#56115  
15374 SW 14 Lane  
Miami FL 33194  
Phone: 786-586-6284

| THE COLLECTION SUITES                                                                                                                                                                                                                                           |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------|------------------|---------------------------------------|-------|-------------------------------------------------------------------------------------|-------------|--------|---------|---------------------------------------------------------|-------------------------------------|
| PALM SPRINGS, FLORIDA                                                                                                                                                                                                                                           |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| LIGHTING FIXTURE SCHEDULE                                                                                                                                                                                                                                       |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| TYPE                                                                                                                                                                                                                                                            | PHOTO / LINK                                                                        | DESCRIPTION        | MFR              | CATALOG NUMBER                        | VOLTS | COLOR TEMP                                                                          | INPUT WATTS | FINISH | DIMMING | MOUNTING                                                | NOTES                               |
| SA                                                                                                                                                                                                                                                              |  | LED SITE LUMINAIRE | MCGRAW<br>EDISON | GALN-SAC-740-U-SWD-<br>BK / MA1028-BK | UNV   | 4000K                                                                               | 213         | BLACK  | N/A     | 2" POLE ROUND<br>TAPERED ALUMINUM<br>DIRECT BURIAL POLE | POLE IS PAINTED TO MATCH<br>FIXTURE |
| SB                                                                                                                                                                                                                                                              |  | LED SITE LUMINAIRE | MCGRAW<br>EDISON | GALN-SAC-740-U-SL2-<br>BK / MA1028-BK | UNV   | 4000K                                                                               | 213         | BLACK  | N/A     | 2" POLE ROUND<br>TAPERED ALUMINUM<br>DIRECT BURIAL POLE | POLE IS PAINTED TO MATCH<br>FIXTURE |
| SC                                                                                                                                                                                                                                                              |  | LED SITE LUMINAIRE | MCGRAW<br>EDISON | GWC-SAC-740-U-SL2-<br>BK              | UNV   | 4000K                                                                               | 113         | BLACK  | N/A     | WALL                                                    |                                     |
| SD                                                                                                                                                                                                                                                              |  | LED SITE LUMINAIRE | MCGRAW<br>EDISON | GWC-SAC-740-U-T4FT-<br>BK             | UNV   | 4000K                                                                               | 113         | BLACK  | N/A     | WALL                                                    |                                     |
| SE                                                                                                                                                                                                                                                              |  | LED SITE LUMINAIRE | MCGRAW<br>EDISON | GWC-SAC-740-U-SL2-<br>BK              | UNV   | 4000K                                                                               | 113         | BLACK  | N/A     | WALL                                                    |                                     |
| LIGHTING NOTES:                                                                                                                                                                                                                                                 |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 1. CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT GUS MACIAS @ LIGHTING DYNAMICS GMACIAS@LIGHTINGDYNAMICS OR PHONE: 305-345-7571                                                                                                      |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 3. THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE....    |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 3. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL DICTATE.                                                                                           |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 4. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG  |                                                                                     |                    |                  |                                       |       |                                                                                     |             |        |         |                                                         |                                     |
| 5. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY                                                                                                                                                             |                                                                                     |                    |                  |                                       |       |  |             |        |         |                                                         |                                     |



| Photometrics Calculation Software Generated Luminaire Schedule |     |       |             |             |                  |       |            |            |
|----------------------------------------------------------------|-----|-------|-------------|-------------|------------------|-------|------------|------------|
| Symbol                                                         | Qty | Label | Arrangement | Lum. Lumens | Arr. Lum. Lumens | LLF   | Lum. Watts | Arr. Watts |
|                                                                | 5   | SA    | Single      | 29108       | 29108            | 0.950 | 213        | 213        |
|                                                                | 8   | SB    | Single      | 11571       | 11571            | 0.950 | 108        | 108        |
|                                                                | 8   | SC    | Single      | 14461       | 14461            | 0.950 | 113        | 113        |
|                                                                | 18  | SD    | Single      | 15387       | 15387            | 0.950 | 129        | 129        |
|                                                                | 2   | SE    | Single      | 6370        | 6370             | 0.950 | 59         | 59         |

| Calculation Summary     |             |       |      |     |     |         |         |
|-------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                   | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| CalcPts_1               | Illuminance | Fc    | 4.13 | 9.2 | 0.9 | 4.59    | 10.22   |
| PROPERTY LINE CalcPts_2 | Illuminance | Fc    | 0.67 | 3.0 | 0.0 | N.A.    | N.A.    |
| SIDEWALK                | Illuminance | Fc    | 4.11 | 7.4 | 2.0 | 2.06    | 3.70    |
| SIDEWALK_1              | Illuminance | Fc    | 4.07 | 8.2 | 1.5 | 2.71    | 5.47    |
| SIDEWALK_2              | Illuminance | Fc    | 4.48 | 8.2 | 1.8 | 2.49    | 4.56    |
| SIDEWALK_4              | Illuminance | Fc    | 3.10 | 5.0 | 0.9 | 3.44    | 5.56    |



KEY PLAN

SCALE: NTS

PHOTOMETRIC SITE PLAN - SIDE B

SCALE: 1/16" = 1'-0"



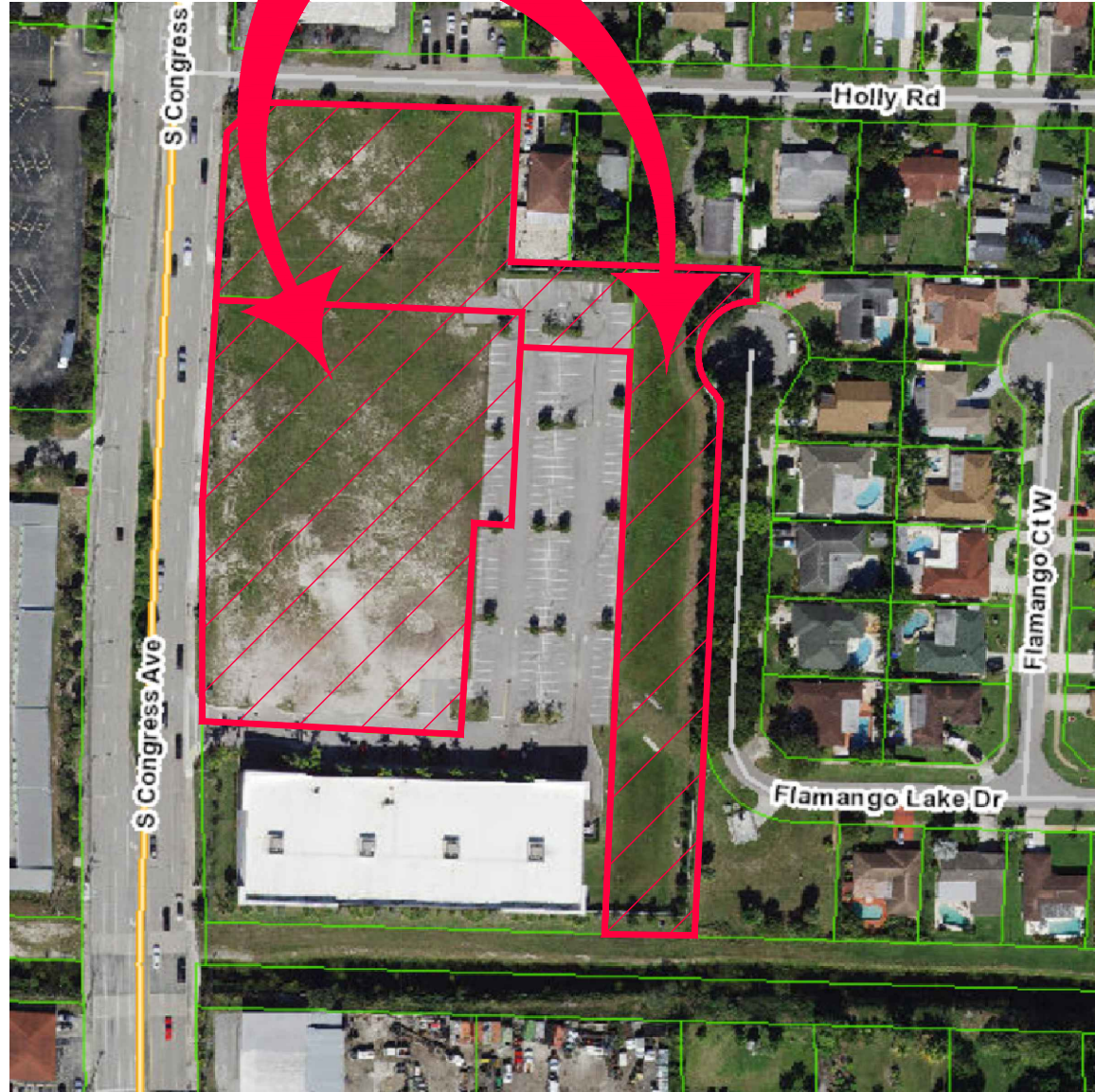
# SKETCH OF BOUNDARY SURVEY

## TREE TABLE

|                                               |                             |                   |     |      |        |  |  |      |
|-----------------------------------------------|-----------------------------|-------------------|-----|------|--------|--|--|------|
| 964 South Congress Avenue, Palm Springs       |                             |                   |     |      |        |  |  |      |
| Jeff Shimonski ISA Certified Arborist 1052 AM |                             |                   |     |      |        |  |  |      |
|                                               | Scientific name             | Common name       | DBH | H/Ct | Canopy |  |  |      |
| 1                                             | Sabal palmetto              | Sabal palm        | 0   | 4'   | 14'    |  |  |      |
| 2                                             | Sabal palmetto              | Sabal palm        | 14" | 6'   | 14'    |  |  |      |
| 3                                             | Sabal palmetto              | Sabal palm        | 0   | 3'   | 16'    |  |  |      |
| 4                                             | Sabal palmetto              | Sabal palm        | 0   | 0    | 12'    |  |  |      |
| 5                                             | Sabal palmetto              | Sabal palm        | 0   | 0    | 14'    |  |  |      |
| 6                                             | Sabal palmetto              | Sabal palm        | 14" | 6'   | 14'    |  |  |      |
| 7                                             | Sabal palmetto              | Sabal palm        | 0   | 1'   | 6'     |  |  |      |
| 8                                             | Sabal palmetto              | Sabal palm        | 0   | 0    | 16'    |  |  |      |
| 9                                             | Sabal palmetto              | Sabal palm        | 0   | 0    | 12'    |  |  |      |
| 10                                            | Sabal palmetto              | Sabal palm        | 14" | 6'   | 14'    |  |  |      |
| 11                                            | Bursera simaruba            | Gumbo limbo       | 7"  | 14'  | 20'    |  |  |      |
| 12                                            | Sabal palmetto              | Sabal palm        | 9"  | 16'  | 10'    |  |  |      |
| 12a                                           | Concarpus erectus sericeus  | Silver buttonwood | 3"  | 14'  | 8'     |  |  |      |
| 12b                                           | Concarpus erectus sericeus  | Silver buttonwood | 3"  | 14'  | 12'    |  |  |      |
| 12c                                           | Swietenia mahagoni          | Mahogany          | 5"  | 22'  | 16'    |  |  |      |
| 12d                                           | Swietenia mahagoni          | Mahogany          | 4"  | 17'  | 12'    |  |  |      |
| 12e                                           | Swietenia mahagoni          | Mahogany          | 5"  | 17'  | 14'    |  |  |      |
| 13                                            | Sabal palmetto              | Sabal palm        | 12" | 15'  | 12'    |  |  |      |
| 14                                            | Veitchia montgomeryana      | Montgomery palm   | 7"  | 15'  | 14'    |  |  |      |
| 15                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 13'  | 14'    |  |  |      |
| 16                                            | Veitchia montgomeryana      | Montgomery palm   | 7"  | 13'  | 14'    |  |  |      |
| 17                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 23'  | 15'    |  |  |      |
| 18                                            | Veitchia montgomeryana      | Montgomery palm   | 7"  | 13'  | 12'    |  |  |      |
| 19                                            | Veitchia montgomeryana      | Montgomery palm   | 7"  | 14'  | 14'    |  |  |      |
| 20                                            | Veitchia montgomeryana      | Montgomery palm   | 6"  | 12'  | 12'    |  |  |      |
| 21                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 15'  | 16'    |  |  |      |
| 22                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 20'  | 14'    |  |  |      |
| 23                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 13'  | 14'    |  |  |      |
| 24                                            | Veitchia montgomeryana      | Montgomery palm   | 9"  | 22'  | 14'    |  |  |      |
| 25                                            | Veitchia montgomeryana      | Montgomery palm   | 9"  | 15'  | 14'    |  |  |      |
| 26                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 22'  | 16'    |  |  |      |
| 27                                            | Roystonea regia             | Royal palm        | 14" | 22'  | 18'    |  |  |      |
| 27a                                           | Roystonea regia             | Royal palm        | 14" | 22'  | 18'    |  |  |      |
| 27b                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 9'   | 8'     |  |  |      |
| 27c                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 12'  | 9'     |  |  |      |
| 27d                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 9'   | 8'     |  |  |      |
| 27e                                           | Lagerstroemia indica        | Crape myrtle      | 4"  | 14'  | 14'    |  |  |      |
| 27f                                           | Lagerstroemia indica        | Crape myrtle      | 4"  | 14'  | 14'    |  |  |      |
| 27g                                           | Lagerstroemia indica        | Crape myrtle      | 3"  | 13'  | 12'    |  |  |      |
| 27h                                           | Lagerstroemia indica        | Crape myrtle      | 3"  | 13'  | 15'    |  |  |      |
| 27i                                           | Lagerstroemia indica        | Crape myrtle      | 6"  | 14'  | 14'    |  |  |      |
| 28                                            | Roystonea regia             | Royal palm        | 13" | 24'  | 18'    |  |  |      |
| 29                                            | Roystonea regia             | Royal palm        | 15" | 24'  | 18'    |  |  |      |
| 30                                            | Roystonea regia             | Royal palm        | 13" | 22'  | 0'     |  |  | Dead |
| 31                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 12'  | 16'    |  |  |      |
| 32                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 12'  | 14'    |  |  |      |
| 33                                            | Veitchia montgomeryana      | Montgomery palm   | 8"  | 23'  | 14'    |  |  |      |
| 34                                            | Veitchia montgomeryana      | Montgomery palm   | 9"  | 14'  | 14'    |  |  |      |
| 35                                            | Sabal palmetto              | Sabal palm        | 14" | 13'  | 16'    |  |  |      |
| 36                                            | Sabal palmetto              | Sabal palm        | 12" | 18'  | 12'    |  |  |      |
| 37                                            | Sabal palmetto              | Sabal palm        | 12" | 16'  | 10'    |  |  |      |
| 37a                                           | Sabal palmetto              | Sabal palm        | 14" | 10'  | 16'    |  |  |      |
| 37b                                           | Sabal palmetto              | Sabal palm        | 13" | 18'  | 16'    |  |  |      |
| 37c                                           | Sabal palmetto              | Sabal palm        | 10" | 16'  | 16'    |  |  |      |
| 37d                                           | Conocarpus erectus sericeus | Silver buttonwood | 6"  | 17'  | 20'    |  |  |      |
| 38                                            | Sabal palmetto              | Sabal palm        | 13" | 15'  | 12'    |  |  |      |
| 39                                            | Sabal palmetto              | Sabal palm        | 14" | 15'  | 12'    |  |  |      |
| 40                                            | Sabal palmetto              | Sabal palm        | 12" | 15'  | 7'     |  |  |      |
| 40a                                           | Ilex vomitoria              | Yaupon holly      | 1"  | 8'   | 7'     |  |  |      |
| 40b                                           | Ilex vomitoria              | Yaupon holly      | 1"  | 9'   | 8'     |  |  |      |
| 40c                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 10'  | 8'     |  |  |      |
| 41                                            | Sabal palmetto              | Sabal palm        | 12" | 16'  | 14'    |  |  |      |
| 42                                            | Sabal palmetto              | Sabal palm        | 11" | 15'  | 12'    |  |  |      |
| 43                                            | Sabal palmetto              | Sabal palm        | 12" | 15'  | 12'    |  |  |      |
| 43a                                           | Conocarpus erectus sericeus | Silver buttonwood | 4"  | 15'  | 16'    |  |  |      |
| 43b                                           | Conocarpus erectus sericeus | Silver buttonwood | 4"  | 17'  | 16'    |  |  |      |
| 44                                            | Sabal palmetto              | Sabal palm        | 13" | 15'  | 12'    |  |  |      |
| 44                                            | Sabal palmetto              | Sabal palm        | 13" | 15'  | 12'    |  |  |      |
| 45                                            | Sabal palmetto              | Sabal palm        | 12" | 14'  | 12'    |  |  |      |
| 46                                            | Sabal palmetto              | Sabal palm        | 13" | 16'  | 12'    |  |  |      |
| 46a                                           | Conocarpus erectus sericeus | Silver buttonwood | 4"  | 16'  | 15'    |  |  |      |
| 47                                            | Sabal palmetto              | Sabal palm        | 13" | 16'  | 12'    |  |  |      |
| 48                                            | Sabal palmetto              | Sabal palm        | 13" | 16'  | 12'    |  |  |      |
| 49                                            | Sabal palmetto              | Sabal palm        | 12" | 18'  | 14'    |  |  |      |
| 50                                            | Sabal palmetto              | Sabal palm        | 12" | 12'  | 14'    |  |  |      |
| 50a                                           | Ilex vomitoria              | Yaupon holly      | 3"  | 12'  | 10'    |  |  |      |
| 50b                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 12'  | 9'     |  |  |      |
| 50c                                           | Ilex vomitoria              | Yaupon holly      | 2"  | 11'  | 10'    |  |  |      |
| 51                                            | Sabal palmetto              | Sabal palm        | 14" | 20'  | 16'    |  |  |      |
| 51a                                           | Sabal palmetto              | Sabal palm        | 12" | 18'  | 0      |  |  | Dead |
| 52                                            | Sabal palmetto              | Sabal palm        | 12" | 18'  | 14'    |  |  |      |
| 52a                                           | Conocarpus erectus sericeus | Silver buttonwood | 5"  | 15'  | 18'    |  |  |      |
| 53                                            | Sabal palmetto              | Sabal palm        | 6"  | 18'  | 18'    |  |  |      |
| 54                                            | Not onsite                  |                   |     |      |        |  |  |      |

DBH is rounded-off to the nearest inch  
DBH is measured at 4.5 feet above grade  
A "0" in the DBH column denotes no trunk at 4.5 feet above grade  
Canopy diameter is approximate and measured in one direction  
H/Ct denotes approximate overall height of trees and approximate overall height of clear trunk on palms  
I recommend the removal of palms/trees in poor condition  
Trees # 86 to 102 were identified by surveyor and not by the arborist

## SURVEY SITE



## LOCATION MAP NOT TO SCALE

### REFERENCE PROPERTY ADDRESSES / Palm Beach County Public Records/Property Appraiser Office

874 South Congress Avenue  
Palm Springs, Florida 33406

884 South Congress Avenue  
Palm Springs, Florida 33406

### PARCEL CONTROL NUMBERS / Palm Beach County Public Records/Property Appraiser Office

70 43 44 05 25 003 0000 for: 874 South Congress Avenue

70 43 44 05 25 002 0000 for: 884 South Congress Avenue

70 43 44 05 25 004 0000

### REFERENCES:

- Plat of CIRCUS TRIX CPD, according to the Plat thereof, as recorded in Plat Book 126, Page 189, of the Public Records of Palm Beach County, Florida.

- Plat of CONGRESS MEADOWS, as recorded in Plat Book 23, Page 140, of the Public Records of Palm Beach County, Florida.

- Plat of FLAMANGO LAKE WEST, as recorded in Plat Book 32, Page 61, of the Public Records of Palm Beach County, Florida.

- Commitment for Title Insurance prepared by Old Republic National Title Insurance Company under FILE NO.: 22131010, Commitment Effective Date: September 21, 2022 at 08:00 am.

### LEGAL DESCRIPTION:

- Parcel "B", of CIRCUS TRIX CPD, according to the Plat thereof, as recorded in Plat Book 126, Page 189, of the Public Records of Palm Beach County, Florida.

together with,

- Parcel "C", of CIRCUS TRIX CPD, according to the Plat thereof, as recorded in Plat Book 126, Page 189, of the Public Records of Palm Beach County, Florida.

together with,

- Tract "D", of CIRCUS TRIX CPD, according to the Plat thereof, as recorded in Plat Book 126, Page 189, of the Public Records of Palm Beach County, Florida.

PREPARED FOR:  
Palm Springs Collection Suites

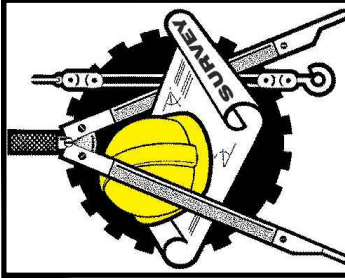
This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

No. 6487  
STATE OF  
FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER

Professional Surveyor & Mapper, # 6487

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



JORGE L. CABRERA

Professional Surveyor and Mapper

State of Florida

PLS/PSM License No.: 6487

2852 S.W. 149th Place, Miami, Florida 33185

Phone: (305) 302-2522 Fax: (305) 207-9537

Email: jorgelcbrera@bellsouth.net

| No. | Date | Job No. | Description |
|-----|------|---------|-------------|
|     |      |         |             |
|     |      |         |             |
|     |      |         |             |
|     |      |         |             |

Prepared for:

Palm Springs Collection Suites

CHECKED BY: JLC.

DRAWN BY: JF / ELF

FIELD DATE: 10/27/2022

DATE: 11/06/2022

SCALE: AS SHOWN

JOB No. 22-7073

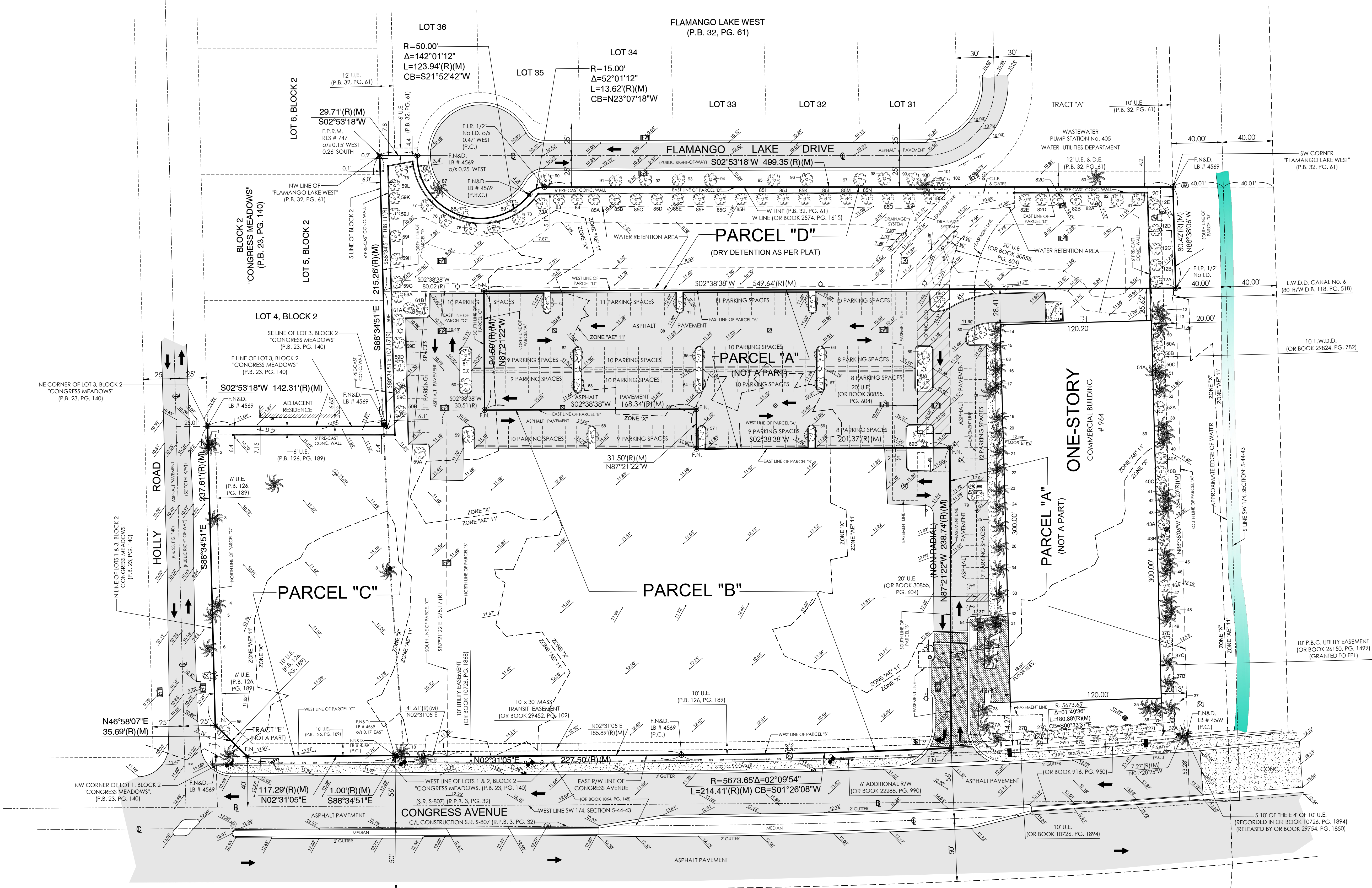
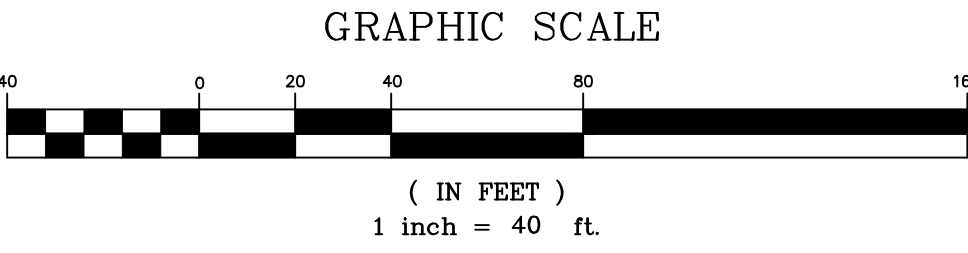
SHEET:

1

OF 2



SKETCH OF BOUNDARY SURVEY



- LEGEND
- (C) = Calculated
  - CL = Clear
  - C = Center Line
  - CONC. = Concrete
  - CBS. = Concrete Block Stucco
  - Δ = Delta
  - ENC. = Encroachment
  - F.F.E.L. = Finish Floor Elevation
  - F.I.P. = Found Iron Pipe
  - F.I.R. = Found Iron Rod
  - F.N. = Found Nail
  - F.N&D. = Found Nail & Disc
  - I.D. = Identification
  - L = Length
  - L.W.D.D. = Lake Worth Drainage District
  - (M) = Measured
  - M = Monument Line
  - O/L = On Line
  - P = Property Line
  - (P) = Plat
  - P.C. = Point of Curvature
  - P.R.C. = Point of Reverse Curvature
  - P.B. = Plat Book
  - P.G. = Page
  - R = Radius
  - (R) = Record
  - R/W = Right of Way
  - U.E. = Utility Easement

- SYMBOLS
- AIR CONDITIONER
  - STOP SIGN
  - CATCH BASIN
  - CONCRETE POLE
  - ELECTRIC BOX
  - SANITARY SEWER MANHOLE
  - PALM
  - TREE
  - WATER VALVE
  - WOOD POLE
  - ANCHOR
  - BACKFLOW PREVENTER
  - BOLLARD
  - CLEAN-OUT
  - DRAIN
  - STORM MANHOLE
  - FPL TRANSFORMER
  - ELECTRIC METER ATTACHED TO WALL
  - FIRE DEPARTMENT CONNECTION
  - HANDICAP
  - LIGHT POLE
  - TELEPHONE BOX
  - TRAFFIC FLOW
  - TRAFFIC POLE
  - FIRE HYDRANT
  - UNKNOWN
  - UNKNOWN
  - EXISTING ELEVATION
  - CHAIN LINK FENCE (C.L.F.)
  - OVERHEAD LINES
  - CBS. WALL
  - UNKNOWN PIPE

**JORGE L. CABRERA**  
Professional Surveyor and Mapper  
State of Florida  
PLSPSM License No: 6487  
2852 S.W. 149th Place, Miami, Florida 33185  
Phone: (305) 302-2522 Fax: (305) 207-9537  
Email: jorgelcbrera@bellsouth.net

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Prepared for:

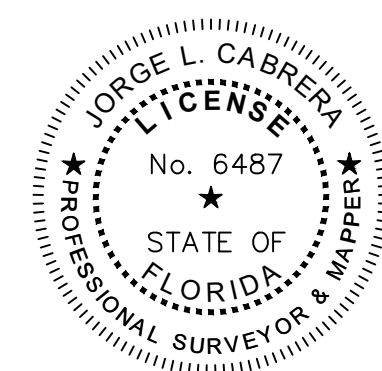
**Palm Springs Collection Suites**

CHECKED BY: JLC.  
DRAWN BY: JF / ELF  
FIELD DATE: 10/27/2022  
DATE: 11/06/2022  
SCALE: 1" = 40'  
JOB No. 22-7073

SHEET:

**2** OF 2

JORGE L. CABRERA  
Professional Surveyor & Mapper, # 6487  
State of Florida





## Collection Suites Palm Springs at 874, 884 & 964 Congress Ave. Site Plan

WR

Wesley Jolin R. <WJolin@pbcgov.org>

To:

- Christian Melendez Berrios

Cc:

- Iramis Cabrera
- Mon 12/12/2022 2:27 PM

**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. I am routing the plans back to Palm Springs. 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

## 2nd Submittal - Collection Suites Palm Springs at 874, 884 & 964 S Congress Ave

TD

**Turbet, Daniel** <Daniel.Turbet@fpl.com>

To:

- Christian Melendez Berrios

Cc:

- Ramos, Nicholas <Nicholas.Ramos@fpl.com>;
- Facklam, Daniel <Daniel.Facklam@fpl.com>

Fri 12/30/2022 11:56 AM

LA-1.00.pdf

2 MB



LA-1.01.pdf

2 MB



2 attachments (4 MB) Save all to OneDrive - Village of Palm Springs, FL - GCC Download all

**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 afternoon Christian,

As long as no additional plants are added under or adjacent to the overhead lines along Congress Ave, FPL has no concerns based on the provided landscape plans.

**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)





13081 S. MILITARY TRAIL  
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors  
James M. Alderman  
Stephen Bedner  
Carrie P. Hill  
Jeffrey P. Phipps, Sr.  
John I. Whitworth III  
Executive Director  
Tommy B. Strowd, P.E.  
District Counsel  
Mark A. Perry, P.A.

December 12, 2022

Chris Meléndez  
Planning, Zoning & Building Department  
Village of Palm Springs  
226 Cypress Lane  
Palm Springs, Florida 33461-1699

**Re: Collection Suites Palm Springs – Site Plan Review  
874, 884 & 964 S Congress Ave  
Circus Trix CPD, PB 126, PG. 189  
NE Quad L-6 Canal & Congress Avenue  
LWDD Canal No. L-6; LWDD Record No. RI-17-0023**

Dear Mr. Meléndez:

We are in receipt of your email notification dated November 30, 2022, with attached plans regarding the referenced project. LWDD has the following comments:

This application has been reviewed by Dave Bends; I can be reached at 561-819-5559 or dbends@lwdd.net. COMMENT

This project is located on the north side of the LWDD's L-6 Canal. COMMENT

Label & dimension "LWDD 10' Exclusive Easement, ORB 29824, PG 782" on all Plans.  
**CERTIFICATION ISSUE**

Add a label for "LWDD L-6 Canal" on all plans. **CERTIFICATION ISSUE**

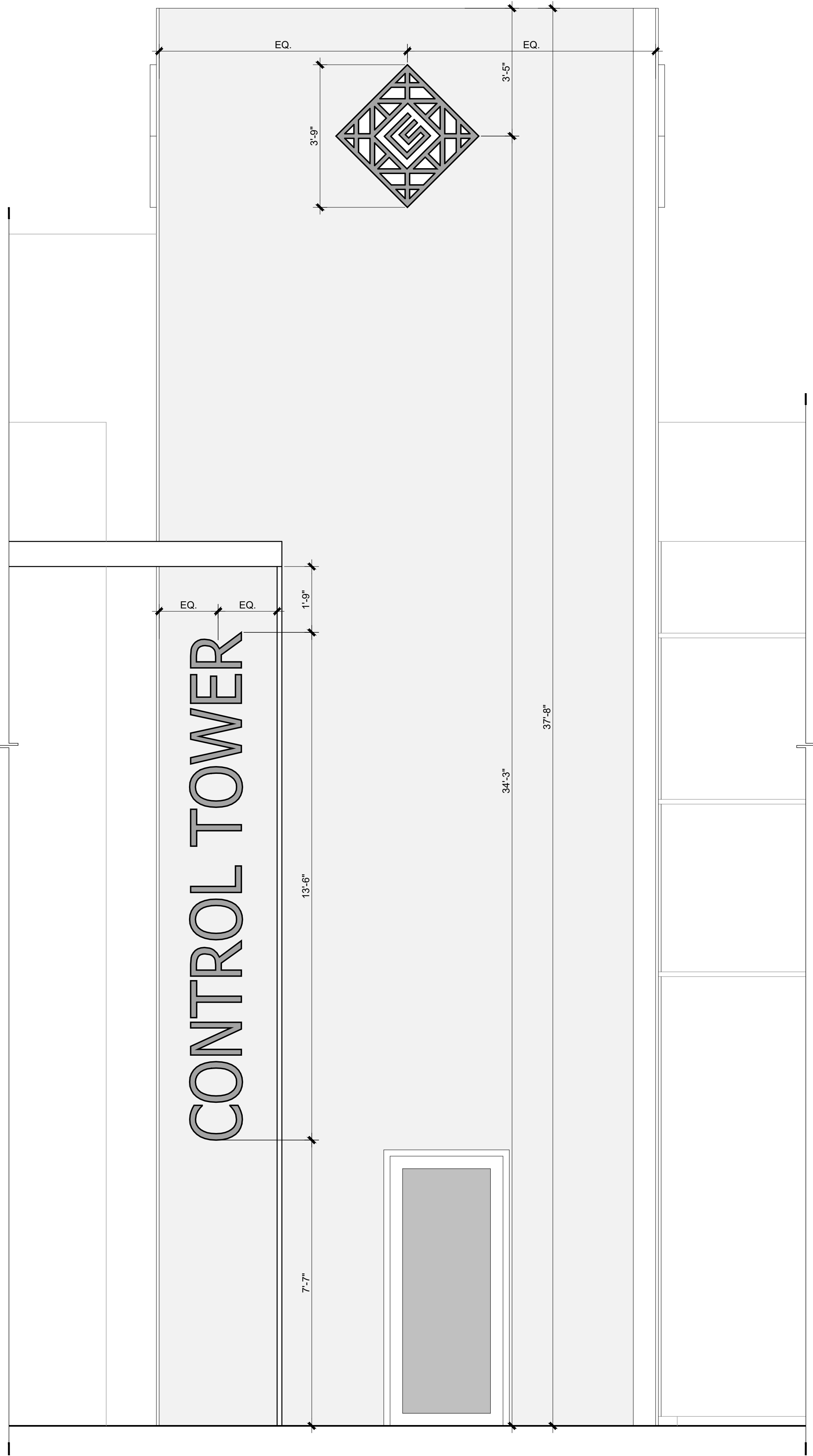
Sabal Palm Tree "37a" shown on the Existing Tree Deposition Plan located at the SW corner of the property and shall be removed or transplanted outside LWDD's 10' exclusive easement. The Table shown on Sheet LA1.01 shall be revised from "Remain" to "Remove" or "Transplant".  
**CERTIFICATION ISSUE**

Lake Worth Drainage District objects to the certification of this petition until the aforesaid certification issues have been resolved. COMMENT

Sincerely,

A handwritten signature in black ink that reads "David A. Bends".

David Bends  
Project Surveyor

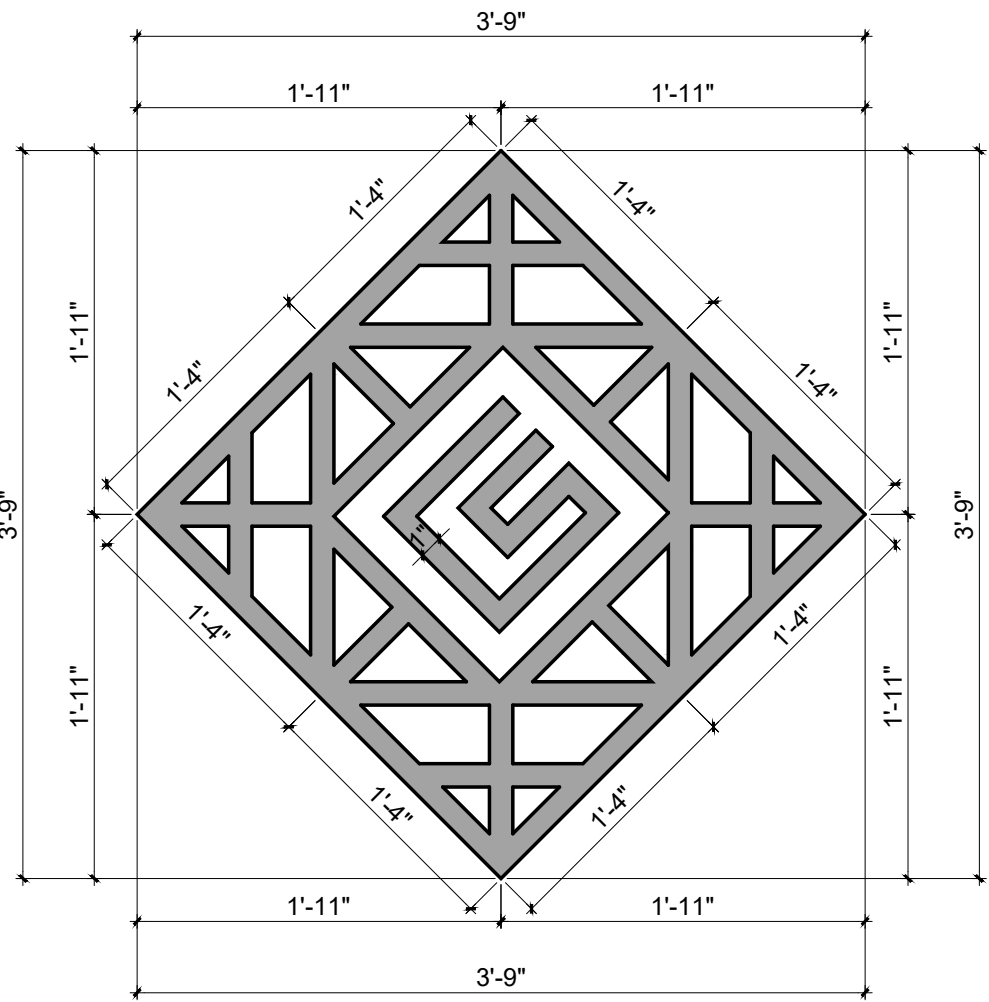


**1** COLLECTION SUITES LOGO & SIGN/ ELEVATION  
SCALE: 1/2" = 1'-0"

1'-5"  
13'-6"  
**CONTROL TOWER**

| LOGO & SIGN AREA                       |         |
|----------------------------------------|---------|
| LOGO AREA:                             |         |
| • SQUARE LOGO<br>2'-8" x 2'-8" =       | 7 S.F.  |
| SIGN AREA:                             |         |
| • RECTANGULAR SIGN<br>1'-5" x 13'-6" = | 19 S.F. |

**2** COLLECTION SUITES SIGN  
SCALE: 1" = 1'-0"



**3** COLLECTION SUITES LOGO  
SCALE: 1" = 1'-0"



**4** LOGO/ SIGN RENDER  
SCALE: N.T.S

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**COLLECTION SUITES PALM SPRINGS**  
**884 & 874 SOUTH CONGRESS AVE**  
**WEST PALM BEACH, FLORIDA, 33445**

|              |          |
|--------------|----------|
| DATE:        | 12.15.22 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |

|                                                     |   |
|-----------------------------------------------------|---|
| JOSE A. VIDAL/AR94555<br>NANUEL D.FERNANDEZ/AR95601 | ● |
| SEAL                                                |   |

**BUILDING  
LOGO-SIGN**

**A1.7**

SITE PLAN SUBMITTAL





1 EXTERIOR RENDER  
SCALE: N.T.S



2 EXTERIOR RENDER  
SCALE: N.T.S

COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
|--------------|----------|
| DATE:        | 12.15.22 |
| DESIGNED BY: | JAV      |
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| PROJECT NO.  | 22-0030  |

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |

|                         |                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------|
| JOSE A. VIDAL   AR94535 |  |
| MANUEL D.FERNANDEZ      |                                                                                       |
| AR95601                 |                                                                                       |
| SEAL                    |                                                                                       |

EXTERIOR  
RENDERS

A6.0  
SITE PLAN SUBMITTAL

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3 EXTERIOR RENDER  
SCALE: N.T.S



4 EXTERIOR RENDER  
SCALE: N.T.S

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COLLECTION SUITES PALM SPRINGS  
884 & 874 SOUTH CONGRESS AVE  
WEST PALM BEACH, FLORIDA, 33445

|              |          |
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| DATE:        | 12.15.22 |
| DESIGNED BY: | JAV      |
| DRAWN BY:    | ABA      |
| REVIEWED BY: | MDF      |
| PROJECT NO.  | 22-0030  |

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |

|                                                     |             |
|-----------------------------------------------------|-------------|
| JOSE A. VIDAL/AR94555<br>NANUEL D.FERNANDEZ/AR95601 | <div></div> |
| SEAL                                                |             |

EXTERIOR  
RENDERS

A6.1

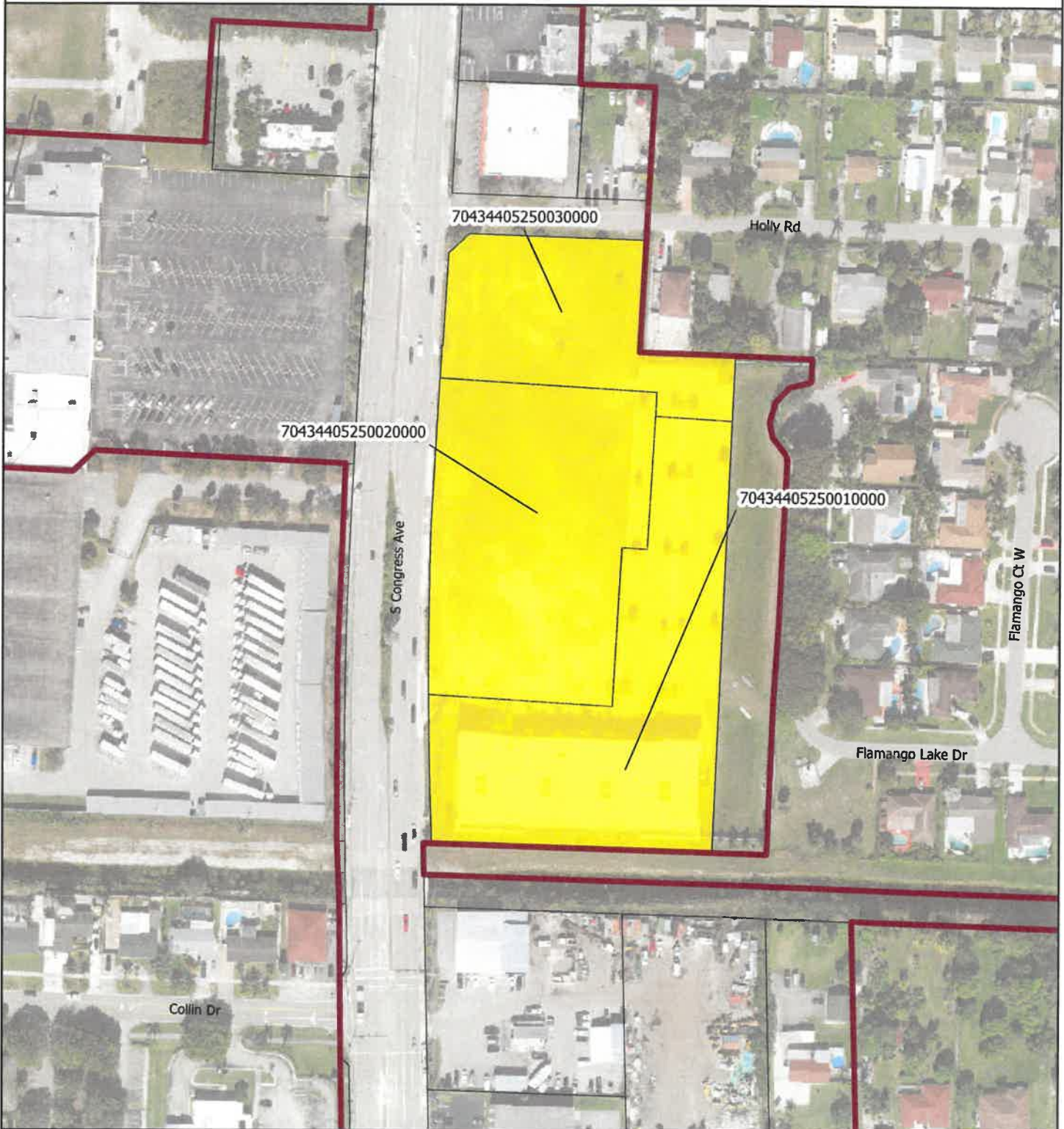
SITE PLAN SUBMITTAL





# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

- Proposed Parcels
- Parcels
- Village Boundary

Date: 12/7/2022

When Printed on 8 1/2" x 11"

1 inch equals 200 feet

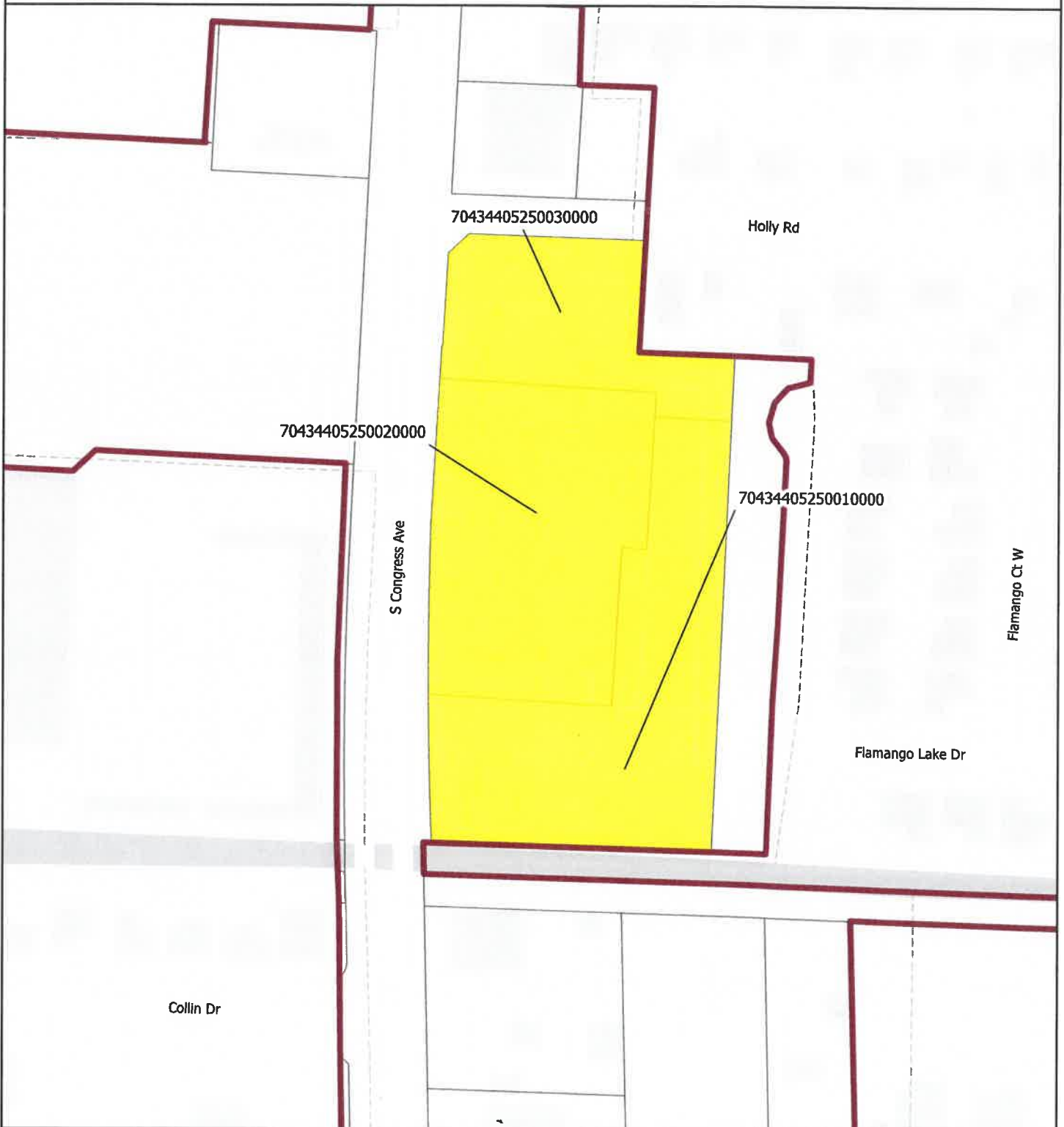


 Florida Technical Consultants



# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 12/7/2022

When Printed on 8 1/2" x 11"

1 inch equals 200 feet



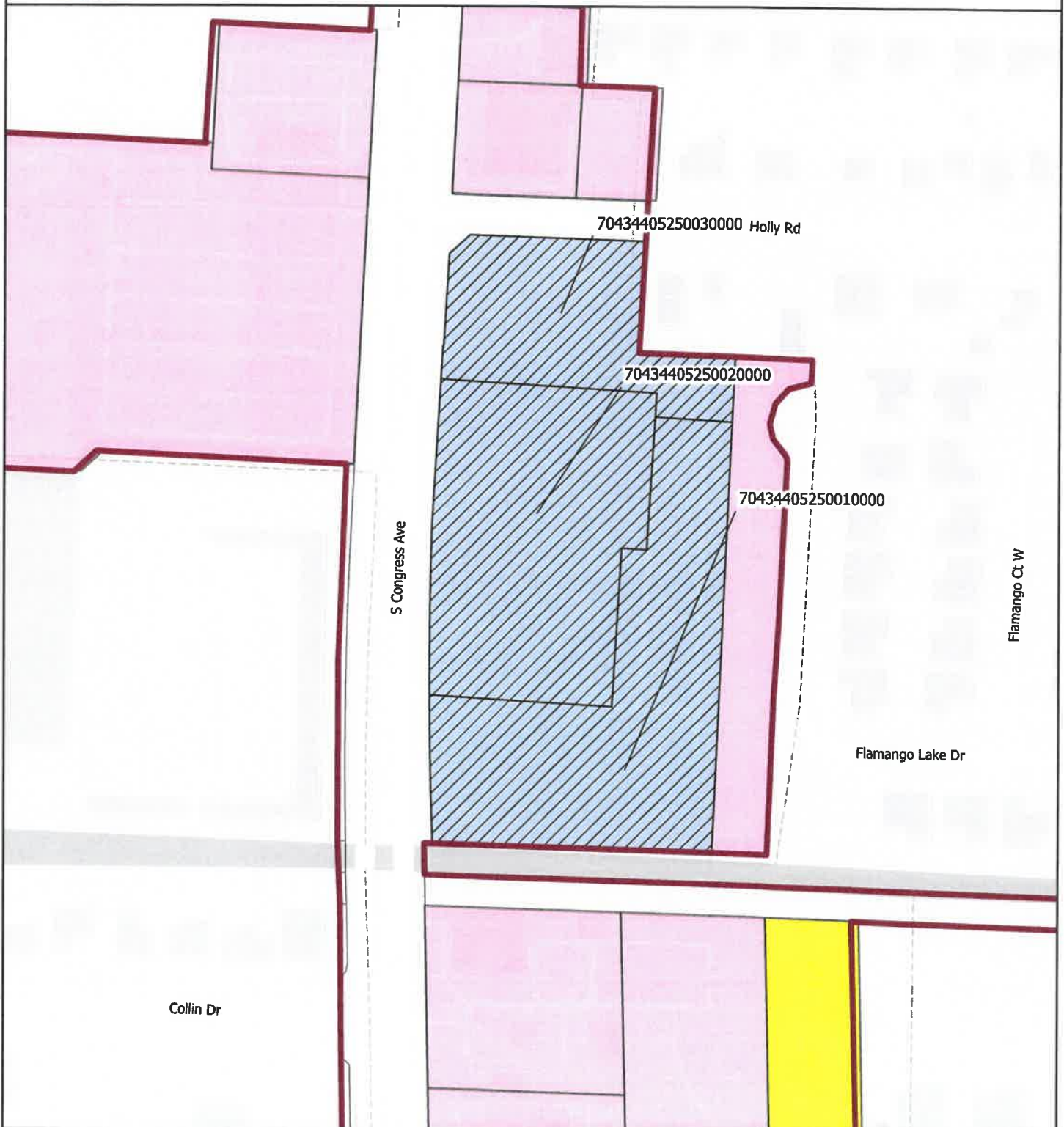
 Florida Technical Consultants





# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

|                  |                  |                  |
|------------------|------------------|------------------|
| Future Land Use  | Low Density      | Parcels          |
| Commercial       | Proposed Parcels | Village Boundary |
| Light Industrial |                  |                  |

Date: 12/7/2022

When Printed on 8 1/2" x 11"

1 inch equals 200 feet



Florida Technical Consultants



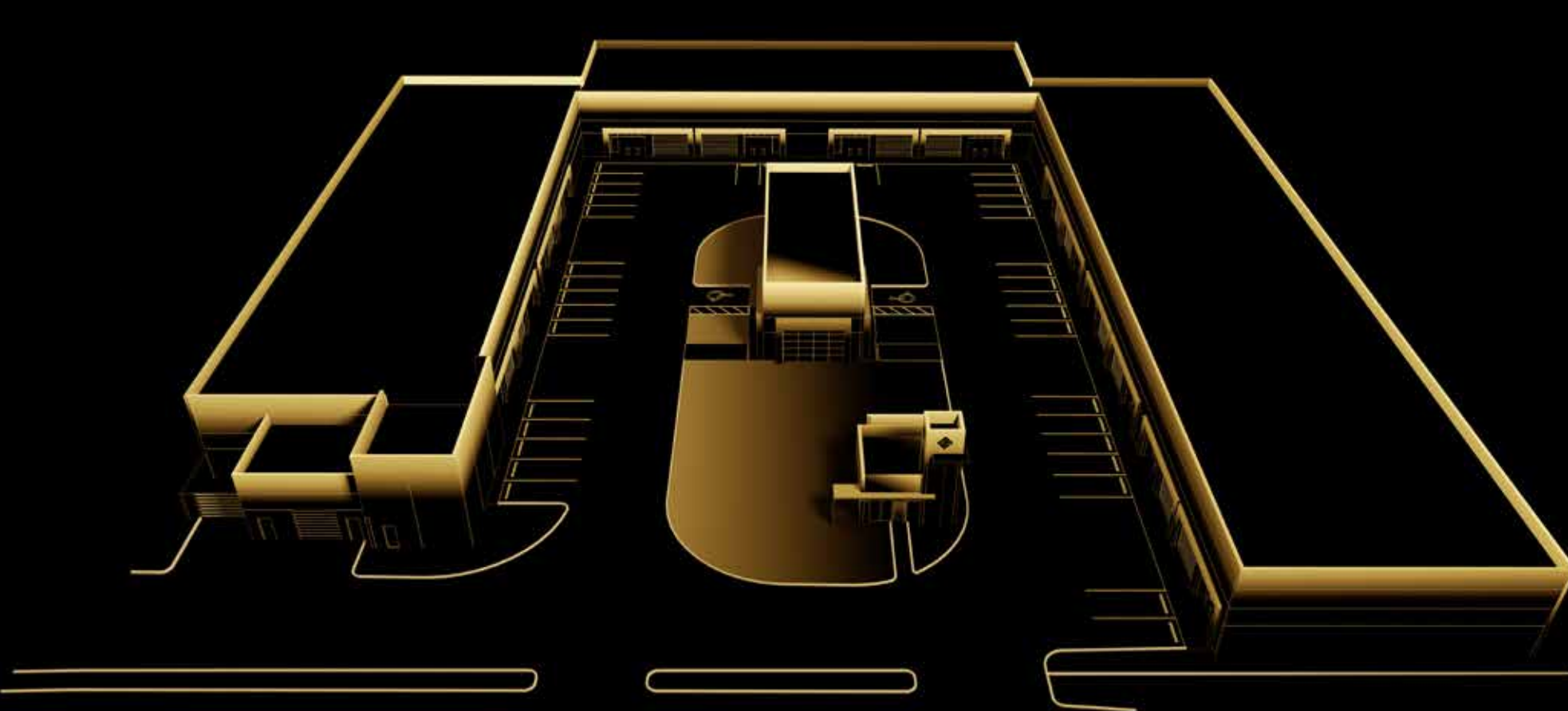
# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



|                              |                               |                                                                                                                                                        |
|------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b>                |                               | <div>Date: 12/7/2022<br/>When Printed on 8 1/2" x 11"<br/>1 inch equals 200 feet</div> <div>0 250 Feet</div> <div> Florida Technical Consultants</div> |
| <b>Zoning</b>                |                               |                                                                                                                                                        |
| County Zoning                | G (Governmental)              |                                                                                                                                                        |
| CG (Commercial General)      | LI (Light Industrial)         |                                                                                                                                                        |
| CN (Commercial Neighborhood) | MU (Mixed Use)                |                                                                                                                                                        |
|                              | RM (Residential Multi-Family) | RS (Residential Single-Family)                                                                                                                         |
|                              |                               | Proposed Parcels                                                                                                                                       |
|                              |                               | Parcels                                                                                                                                                |
|                              |                               | Village Boundary                                                                                                                                       |





COLLECTION SUITES

**2.0**

LOADING...





## A GROUND-BREAKING CONCEPT

Created by collectors for collectors, CollectionSuites is a private complex that harbors luxury storage suites that merge beautiful and functional spaces to store and enjoy your most prized possessions.

Each suite is uniquely designed to meet the modern collector's lifestyle, boasting luxury finishes, high-tech features, full automation, and premium concierge services.



## Collection**Suites** 2.0

Our newest building will be located next to our existing premises and features 14 all-new luxury storage suites with state-of-the-art technology and amenities, spacious living spaces, and an entertainment clubhouse.

From exotic cars and rare art to fine wines, our gallery-like spaces are designed for you to protect and enjoy your valuable collections.







## LUXURY STORAGE SUITES IN THE HEART OF MIAMI

Our new suites range from 3,000 sq.ft. to 7,000 sq.ft. and are fully customizable. Every space boasts a mezzanine from 500 sq.ft. to 1,200 sq.ft., a kitchenette, a wine cellar, state-of-the-art entertainment and technology features, VIP concierge services and much more.





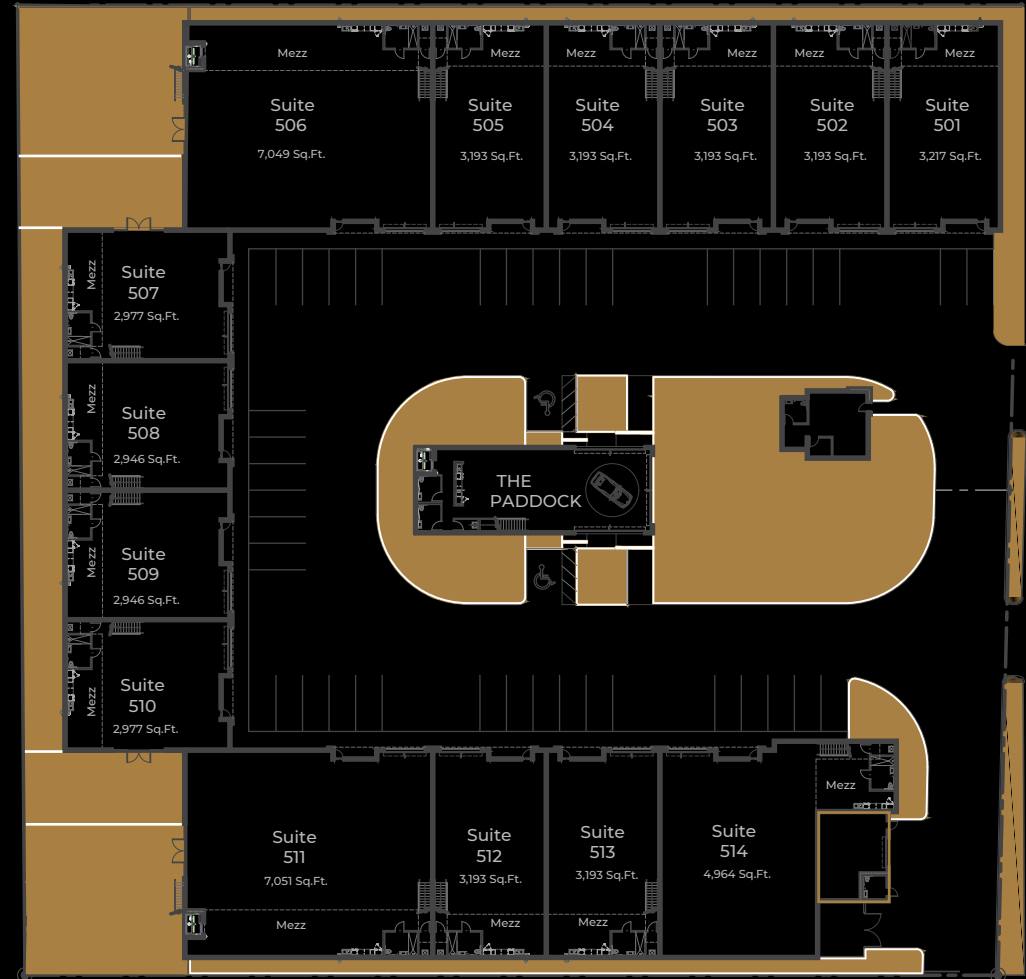




## The Paddock

Our new development will bring to life The Paddock: an entertainment clubhouse designed for our exclusive community of collectors. The two-story project features a bar and TV area to watch the games and races, gym, pool and foosball tables, and a racing simulator for your much-needed dose of excitement.



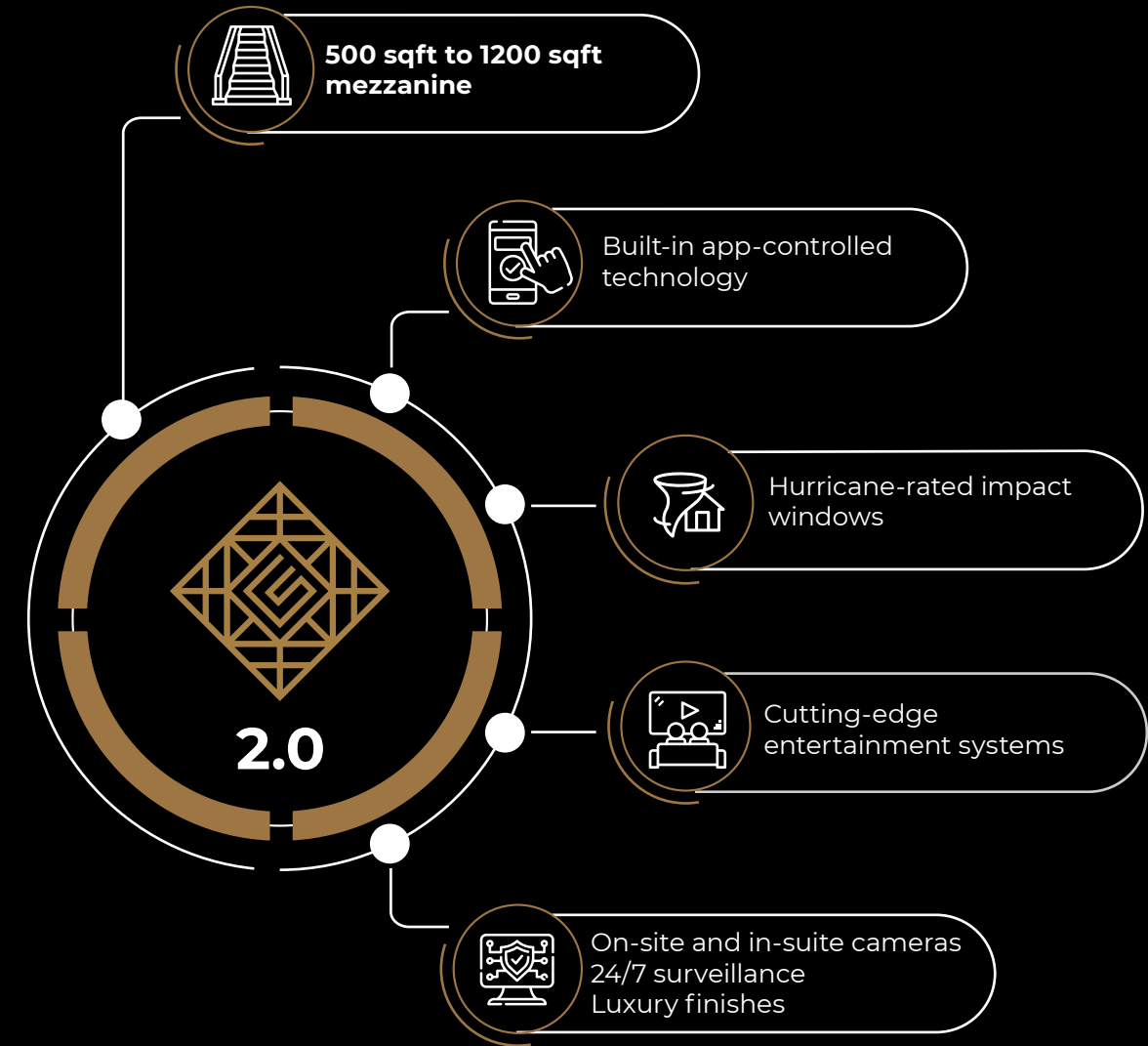


CollectionSuites provides a functional solution for collectors with our storage spaces, while simultaneously creating a community built on passion and innovation. Here, owners come together to share their love of cars and collectibles and immerse themselves in their passion for the timeless.

## INNOVATIVE

## SECURE

## EXCLUSIVE





## A LIKE-MINDED COMMUNITY

Beyond developing a luxury storage space, we set out to create an unparalleled community for collectors. For Juan Manuel Fayen and the team, the goal has always been to connect like-minded individuals fueled by a passion for the timeless.

From wine enthusiasts and art procurers to car aficionados, the complex serves as a safe haven to store collections, and the ultimate oasis for the collector. CollectionSuites hosts a series of in-house and off-site events including, art expos, auto racing, fundraisers, and other curated gatherings for the owners-only community.





COLLECTION **SUITES**

[Collection-suites.com](http://Collection-suites.com)

+1.305.800.LUXE

[contact@collection-suites.com](mailto:contact@collection-suites.com)

 [@collectionsuites](https://www.instagram.com/collectionsuites)



