



**AGENDA  
LOCAL PLANNING AGENCY MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
JANUARY 26, 2023  
6:30 PM**

**COUNCIL**

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

**ADMINISTRATION**

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

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*If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

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**CALL TO ORDER**

**ROLL CALL**

**AGENDA**

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

| Motion | Second | Vote |
|--------|--------|------|
|--------|--------|------|

1. **(Quasi-Judicial Hearing) Ordinance No. 2023-01 - Land Use Amendment and Rezoning (Small-Scale) Collection Suites Palm Springs - 874, 884 & 964 South Congress Avenue:** Motion for 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 associated with Collection Suites Palm Springs project located at 874, 884 & 964 South Congress Avenue.

Staff: Christian Melendez Berrios, PZ&B Technician

## **ADJOURNMENT**

# Village of Palm Springs

## Title VI/Nondiscrimination Policy

### I. Policy Statement:

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

### II. Persons with Disabilities:

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

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

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

Name: Ashley Saingilus  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [asaingilus@vpsfl.org](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

## Executive Brief

**AGENDA DATE:** January 26, 2023

**DEPARTMENT:** Planning, Zoning & Building

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**ITEM #1:** Ordinance No.2023-01 - Land Use Amendment and Rezoning (Small-Scale) - Collection Suites Palm Springs

**SUMMARY:** Mr. Javier Fernandez, 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 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 Planning and Zoning Board considered this item during their January 10, 2023 meeting and recommended approval.

The proposed ordinance will be considered on the first reading by the Village Council on January 26, 2023, after the Local Planning Agency (LPA) meeting.

**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 PLAN 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.   | 17 | EXISTING BUS STOP          |
| 2  | LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.       | 18 | ONE WAY STREET/ SITE EXIT  |
| 3  | CONC. SIDEWALK WITH BROOM FINISH                   | 19 | 15R VISIBILITY TRIANGLE    |
| 4  | CONCRETE CURB. REFER TO CIVIL FOR CURB TYPE (TYP.) | 20 | 30R VISIBILITY TRIANGLE    |
| 5  | ALUMINUM SWING GATES                               | 21 | EXISTING CATCH BASIN HOLES |
| 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                                      |    |                            |

## 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) | MEZZANINE AREA (+ 500' S.F./ UNIT) | TOTAL NUMBER OF UNITS (19): |
|------------------------|------------------------------------|-----------------------------|
| UNIT A                 | 3,185 S.F.                         | 1- UNIT A                   |
| UNIT B (2)             | 2,958 S.F.                         | 2- UNIT B                   |
| UNIT C (3)             | 3,028 S.F.                         | 3- UNIT B                   |
| UNIT C2                | 2,928 S.F.                         | 4- UNIT C                   |
| UNIT D                 | 4,636 S.F.                         | 5- UNIT C                   |
| UNIT E                 | 7,843 S.F.                         | 6- UNIT C                   |
| UNIT F                 | 2,706 S.F.                         | 7- UNIT C2                  |
| UNIT G (5)             | 2,938 S.F.                         | 8- UNIT D                   |
| UNIT H (3)             | 2,768 S.F.                         | 9- UNIT E                   |
| UNIT I                 | 3,947 S.F.                         | 10- UNIT F                  |
| TOTAL S.F.             | 63,249 S.F.                        | 11- UNIT G                  |
|                        |                                    | 12- 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) |                                |

**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:  
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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

JOSE A. VIDAL ARB453E  
 NASSIR D. FERNANDEZ  
 ARB9601

SEAL

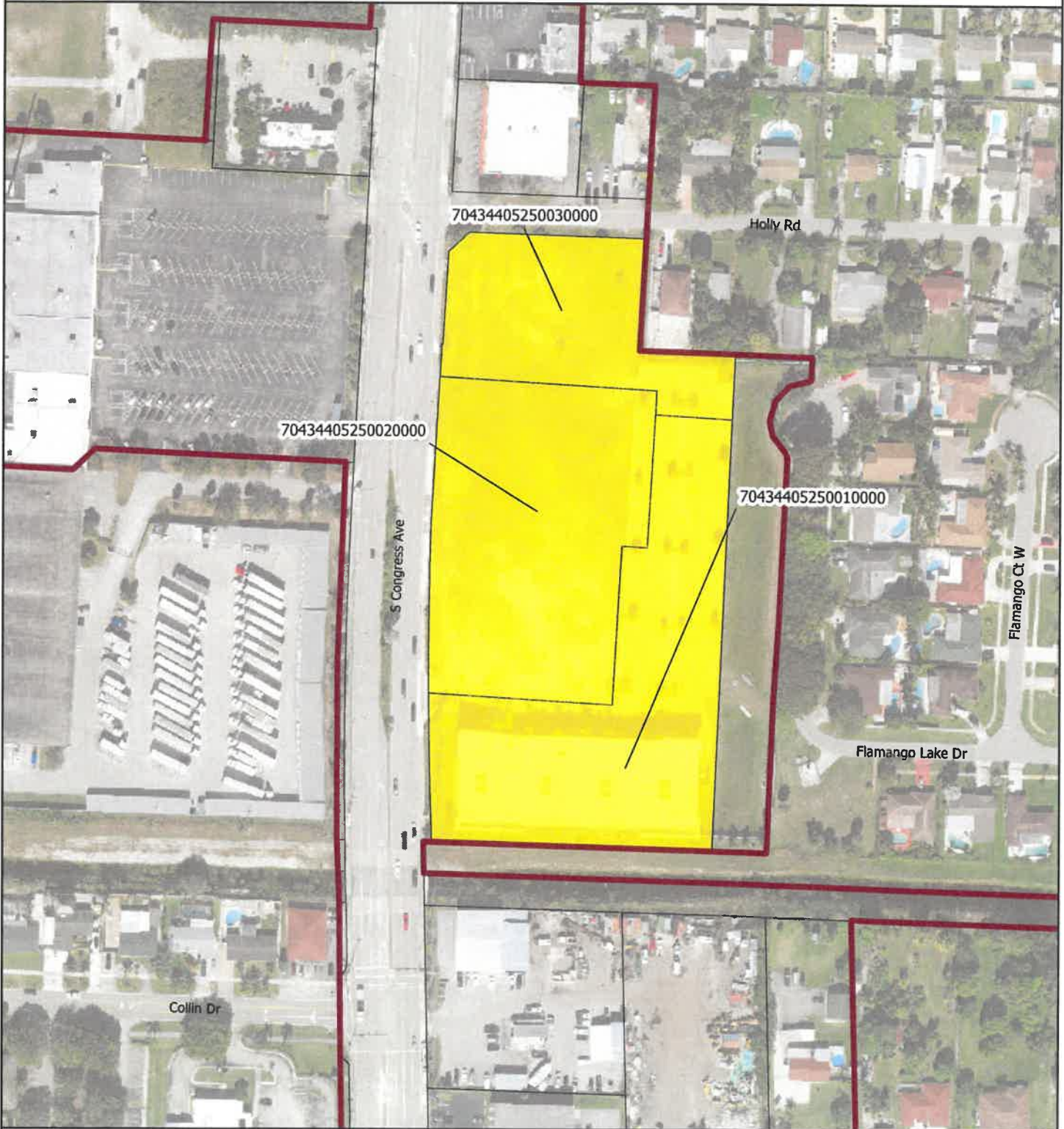
**PROPOSED SITE PLAN**

**A1.0**  
 SITE PLAN SUBMITTAL



# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



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

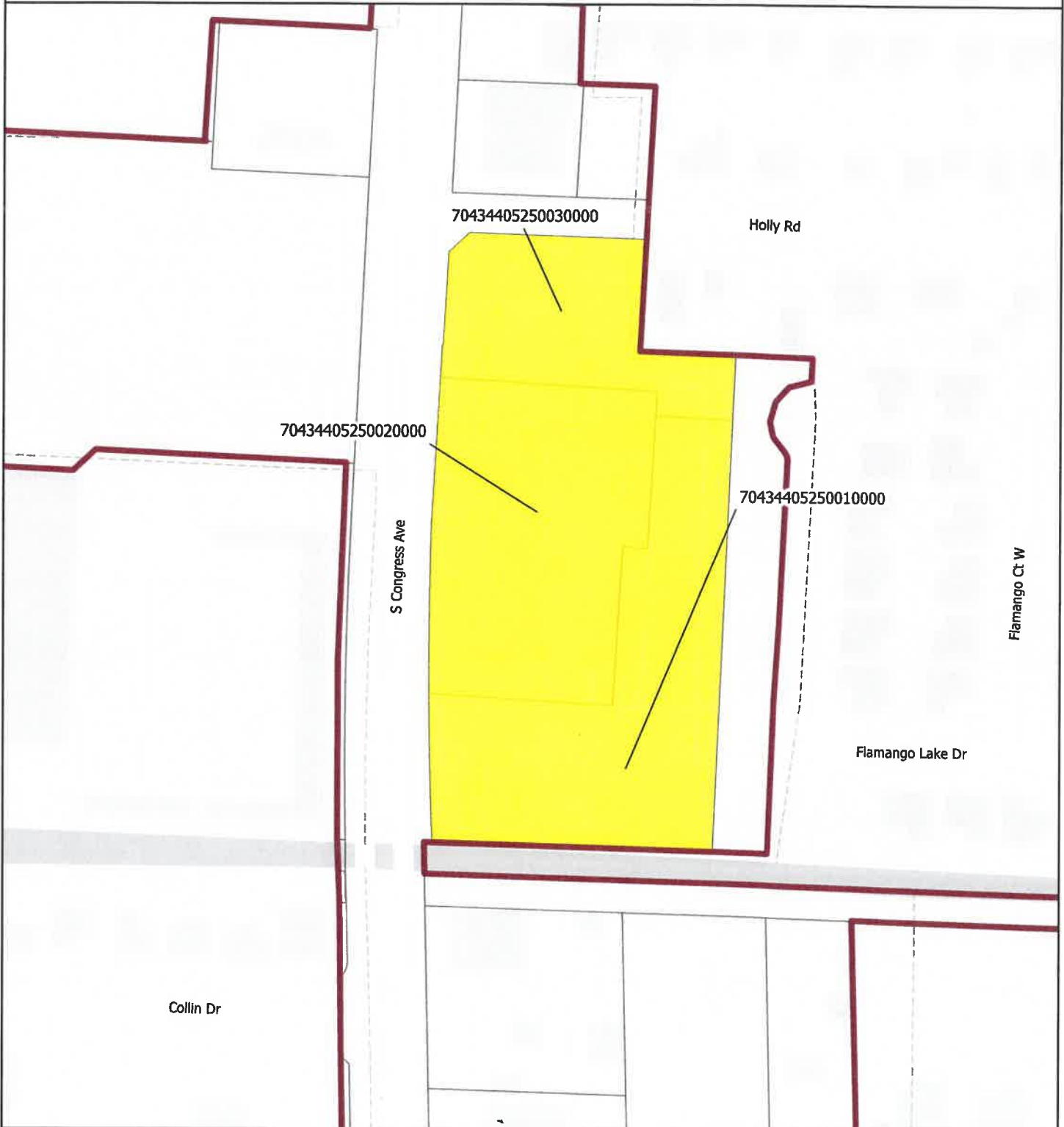
Date: 12/7/2022  
When Printed on 8 1/2" x 11"  
1 inch equals 200 feet

0 250 Feet






# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 12/7/2022

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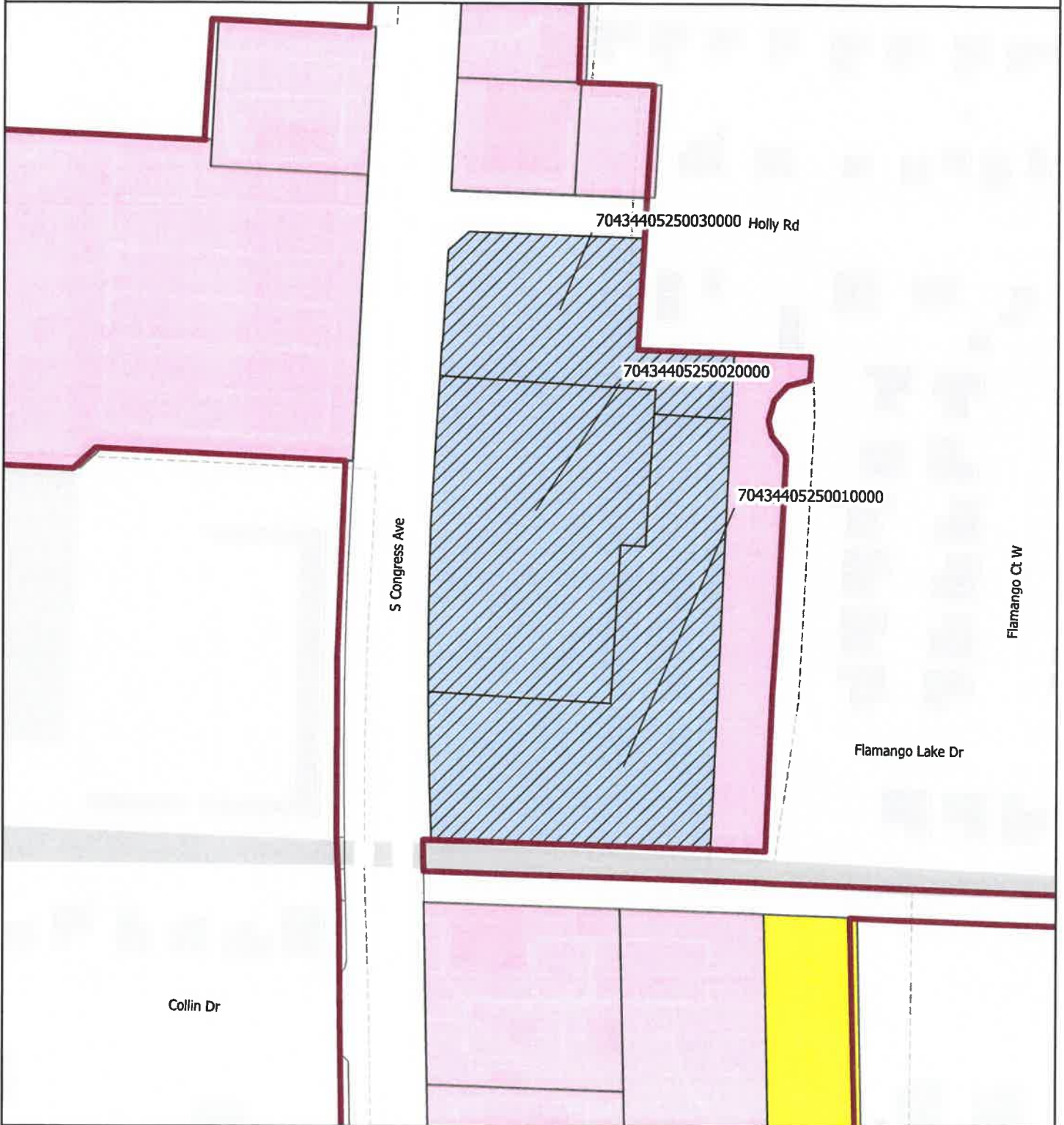


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# VILLAGE OF PALM SPRINGS

## 874, 884 & 964 S Congress Avenue



### Legend

- |                            |                  |                  |
|----------------------------|------------------|------------------|
| Future Land Use Commercial | Low Density      | Parcels          |
| Light Industrial           | Proposed 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                         |                               |
|--------------------------------|-------------------------------|
| Zoning                         | G (Governmental)              |
| County Zoning                  | LI (Light Industrial)         |
| CG (Commercial General)        | MU (Mixed Use)                |
| CN (Commercial Neighborhood)   | RM (Residential Multi-Family) |
| RS (Residential Single-Family) | Proposed Parcels              |
| Parcels                        | Village Boundary              |

Date: 12/7/2022  
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Florida Technical Consultants