



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 14, 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 Technician, Christian Mendez
Village Attorney, Susan Garrett
Deputy Village Clerk, Jane R. Worth

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.

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 Technician, Christian Mendez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

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.

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. **Proposed Ordinance No. 2023-02 - Voluntary Annexation - 2873 Forest Hill Boulevard:** Motion to recommend approval to the Village Council for rezoning and future land use map amendment for construction of a 4,144 square foot automatic carwash including an office. The property is located at 2873 Forest Hill Boulevard, 2910 Shawnee Road, and an unincorporated Palm Beach County property located at 2873 Forest Hill Boulevard. The assessed value of the property is \$323,468 and will contribute to the village's overall property value.
Staff: Iramis Cabrera, PZB Director
5. **Proposed Ordinance No. 2023-03 - Land Use and Rezoning (Small-Scale) - 2873 Forest Hill Boulevard:** Recommendation of approval of Ordinance No. 2023-03 to Village Council requesting a Small-Scale Land-Use Amendment of the Future Land Use Map (FLUM), Rezoning and Site Development Plan on 0.3013 acres to develop a 2,400 sq. ft. commercial building and redevelopment with a modern car wash facility.
Staff: Iramis Cabrera, PZB Director
6. **Proposed Planning & Zoning Board Order No. 2023-01 - Minimum Side Setback Variances (PSV23-02 & PSV23-03) and Minimum Rear Setback Variance (PSV23-04):** Motion to approve Planning & Zoning Board Order No. 2023-01; an application from Mr. John Schmidt of Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO LLC, Applicant for a Site Development Plan, (SPR23-02) with conditions, and a modification to the existing Special Exception Use (PSSE23-01), for construction of a 4,414 square foot automatic carwash including an office, located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard.
Staff: Christian Melendez Berrios, PZ&B Technician

7. **Site Development Plan (SPR23-02) and Special Exception Use (PSSE23-01) - Mint Eco Car Wash - 2877 Forest Hill Boulevard:** Motion to recommend approval to Village Council of an application from Mr. John Schmidt of Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO LLC, Applicant, for a Site Development Plan, (SPR23-02) with conditions, and a modification to the existing Special Exception Use (PSSE23-01), for construction of a 4,414 square foot automatic carwash including an office, located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard.
Staff: Christian Melendez Berrios, PZ&B Technician
8. **Ordinance No. 2023-04 - Village Code Amendment - Chapter 34 - Outdoor Lighting:** Motion to recommend approval to the Village Council of Ordinance No. 2023-04 to amendment to the Village Code - Chapter 34 - Section 34-64 "Outdoor Lighting", to include a temperature standard and modified illumination levels.
Staff: Iramis Cabrera, PZB Director
9. **Ordinance No. 2023-05 - Village Code Amendment - Chapter 34 - Electric Vehicle Charging Infrastructure:** Motion to recommend approval to the Village Council of proposed Ordinance No. 2023-05, adding a new section within Division 8, for Electric Vehicle Charging Infrastructure.
Staff: Iramis Cabrera, PZB Director

OTHER BUSINESS

10. **Discuss an alternate date for Tuesday, March 14, 2023, Planning & Zoning Meeting due to the Village of Palm Springs Municipal Election.** Alternative dates: Tuesday, March 8, 2023, or Wednesday, March 15, 2023.

ADJOURNMENT

NEXT MEETING – TO BE DETERMINED

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

Phone: (561)584-8200 Ext. 8419

III. Complaint Procedures:

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

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



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Administration

ITEM #2:

FISCAL IMPACT:

ATTACHMENTS:

1. Placeholder - September 13, 2022 Minutes

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



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Administration

ITEM #3:

FISCAL IMPACT:

ATTACHMENTS:

1. Placeholder - October 11, 2022 Minutes

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



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Ordinance No. 2023-02 - Voluntary Annexation - 2873 Forest Hill Boulevard

SUMMARY: Pursuant to Village annexation objectives, discussions have been ongoing with the property owner regarding the benefits of annexation. The subject property proposed to be annexed is generally located east of South Congress Avenue, west of South Florida Mango Road, and on the north side of Forest Hill Boulevard.

The property owner, Mr. Geoffrey Jervis and Mr. Vito Monteleone, has requested voluntary annexation of their property into the Village of Palm Springs in accordance with Section 171.044, Florida Statutes.

The 0.3013 acre property is currently being developed with a 2,400 s.f. commercial building and the applicants have the intention of combining the property with two other properties and re-developing the property with a modern car wash facility in the near future. A proposed village land use and zoning designation will be assigned under a separate ordinance following the annexation process.

The Village Staff finds the annexation to be in compliance with Chapter 171, Florida Statutes, as the proposed annexation is compact and contiguous to the Village boundaries per statutory annexation criteria. The subject property is located within the Village's adopted future annexation area and is within the Palm Beach County utility service area. It is located adjacent to the Congress Avenue District of the Palm Springs CRA. The annexation will facilitate the assemblage of parcels and the redevelopment of the self-serve car wash property.

Palm Beach County anticipates from a preliminary review, that this proposed annexation seems to be consistent with the Florida Statutes and policies in the County's Comprehensive Plan and they don't anticipate any objection to the proposed annexation. The approval letter from Palm Beach County will be provided prior to the first reading consideration by the Village Council.

If approved, the proposed ordinance will be considered for 1st reading by the Village Council on March 9, 2023.

FISCAL IMPACT:

The assessed value of the property is \$323,468 and will contribute to the village's overall property value. If approved and constructed, it will further contribute to the village's overall property values.

ATTACHMENTS:

1. Proposed Ordinance No. 2023-02 - 2873 Forest Hill Boulevard - Annexation
2. Exhibit "A" Property Spreadsheet
3. Voluntary Annexation Application

4. Palm Beach County Annexation Information Sheet
5. Aerial and Location Maps

ORDINANCE NO. 2023-02

(VOLUNTARY ANNEXATION)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING ONE PARCEL OF LAND, TOTALING 0.3013 ACRES, OWNED BY GEOFFREY JERVIS & VITO ("VIC") MONTELEONE; LOCATED AT 2873 FOREST HILL BOULEVARD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR AN AMENDMENT TO THE CORPORATE LIMITS OF THE VILLAGE OF PALM SPRINGS TO INCLUDE THE SUBJECT PROPERTY IN THE VILLAGE'S OFFICIAL BOUNDARAY MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, , Geoffrey Jervis & Vito ("Vic") Monteleone ("the Petitioner(s)") are the owners, of the property located at 2873 Forest Hill Boulevard, and more particularly described in **Exhibit "A"** ("the subject property"), attached hereto and made a part hereof ("the subject property"), and

WHEREAS, the Petitioners have by written petition requested the voluntary annexation of said the subject property into the corporate limits of the Village of Palm Springs; and

WHEREAS, the subject property hereinafter described is reasonably compact and contiguous to the corporate limits of the Village of Palm Springs, thus making said petition for annexation appropriate at this time; and

WHEREAS, the Village of Palm Springs has been authorized to annex lands in accordance with Section 171.044 of the Florida Statutes; and

WHEREAS, the Village of Palm Springs Planning & Zoning Board has held a duly authorized public hearing on _____, 2023 on the annexation petition and has recommended approval of same; and

WHEREAS, the Village Council, has considered the Petitioners' request for annexation and has also considered the recommendation of the Village staff and Planning and Zoning Board; and

WHEREAS, the City Council of the Village of Palm Springs further finds that the proposed annexation of the subject property is in the best interest of the citizens of the City

of Greenacres, and is in accordance with State and local law; and

WHEREAS, the Village Council has determined that granting the request for voluntary annexation serves a valid public purpose.

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; that said lands are contiguous and reasonably compact with the corporate limits of the Village of Palm Springs, create no enclaves, pockets or finger areas in serpentine patterns and otherwise meets all of the requirements set forth in section 171.043, Florida Statutes, for annexation. Further, the Village can effectively provide police, fire, and sanitary services to said lands, all in compliance with the terms and requirements of Chapter 171, Florida Statutes, and the Village of Palm Springs Code.

Section 2. Annexation. The Village Council has determined that development of said lands upon annexation shall be in accordance with the regulatory requirements of Palm Beach County, until such time as the Village adopts a Comprehensive Land Use Plan amendment and it becomes effective. That the parcel of land more particularly described in **Exhibit "A"**, is hereby annexed into and shall be within the corporate limits of the Village of Palm Springs, Florida, and that same shall henceforth be a part of said Village as if said lands were originally a part of the Village of Palm Springs.

Section 3. Directions to the Village Clerk. The Village Clerk is hereby authorized to cause the boundaries as set forth in the Village Charter to be amended and codified. The Village Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, pursuant to Section 2.01, Village Charter, the Florida Department of State, and the Florida Department of Economic Opportunity.

Section 4. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or

parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 5. 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 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the _____ day of _____, 2023.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

Ordinance No. 2023-02

First Reading: _____

Second Reading: _____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

Exhibit “A”

Exhibit "A"

<u>OWNER NAME</u>	<u>PBC L/U</u>	<u>ZONING</u>	<u>ADDRESS</u>	<u>Street</u>	<u>PCN #</u>	<u>ACRES</u>	<u>Site Devl</u>	<u>Assd Value</u>	<u>FI Zone</u>	<u>Zip Code</u>
Geoffrey Jervis & Vito ("Vic") Monteleone	Commercial High -3	Commercial General	2873	Forest Hill Boulevard	00-434408150050061	0.3013	Commercial building 2,400 s.f.	\$323,468.00	X	33406

0.3013

\$323,468.00



APPLICATION FOR VOLUNTARY ANNEXATION

Property Owner(s)/Agent*: Geoffrey Jervis & Vito ("Vic") Monteleone

*If corporation or other business entity, the name of the officer or person who maintains authority to represent and execute application.

Address (Property Location): 2873 Forest Hill Blvd

Address (Correspondence)*: 4121 Northlake Blvd Ste A, Palm Beach Gardens, FL, 33410

*All agendas, letters, and other materials will be mailed.

Property Tax #*: See Attached Survey

*May attached legal description as separate sheet.

Existing Use: Commercial Estimated Household population/occupancy: 7 employees

PBC Land Use: Commercial PBC Zoning: CG General Commercial

OWNER'S AUTHORIZATION

Under the provisions for Voluntary Annexation, Florida Statutes 171.044, requires that the application for annexation must bear the signature of the owner/agent of the property. The authority authorizing a person other than the owner to sign the application must be attached and accompany this application (refer to attached affidavit).

It is understood by the property owner/agent that by signing this agreement is hereby providing written consent to the Stormwater Management Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197. This consent is a written covenant running with the land. This agreement shall be recorded in the Public Records of Palm Beach County, Florida. The property owner/agent and all subsequent transferees, grantees, heirs, successors, and assigns of the property owner shall be bound by this written consent to the Stormwater Management Assessment Fees levies by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197.

The property owner/agent agrees that this Application for Voluntary Annexation into the Village of Palm Springs shall be irrevocable by the property owner/agent, their heirs and assigns, and it shall be binding on any future assigns and/or purchasers. It is the property owner's/agent's intent that this Application for Voluntary Annexation shall be binding on all successor title holders of said property.

Owner/Agent: Geoffrey Jervis

Printed

Signature

Owner/Agent: Vito ("Vic") Monteleone

Printed

Signature

Street Address: 316 SOUTHERN BOULEVARD

West Palm Beach, FL, 33405

316 SOUTHERN BOULEVARD

Street Address

West Palm Beach, FL, 33405

City, State, Zip Code

917-547-4801

Telephone #

Fax #

City, State, Zip Code

412-670-8558

Telephone #

Fax #

geoff.jervis@mintecocarwash.com

Email Address

vic.monteleone@mintecocarwash.com

Email Address

STATE OF Florida, COUNTY OF Palm Beach **NOTARY**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of November, 2022 by Geoffrey Jarvis & Vito Montekone, who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement 

Name of officer taking acknowledgement--typed, printed or stamped Alexandra Pattee

Title or rank Notary Public Serial number HH291432

Voluntary Annexation form 10-14-2022



ALEXANDRA PATTEE
Notary Public
State of Florida
Comm# HH291432
Expires 7/24/2026

**Palm Beach County
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

Annexation Name	Geoffrey Jervis & Vito (“Vic”) Monteleone-Voluntary Annexation
Annexation Type	Voluntary
Acres	0.3013 acres (1 parcels)
Location	2873 Forest Hill Boulevard
Existing Use	Tire sales
Proposed Use	Car wash
County Future Land Use	Commercial High-3
County Zoning	Commercial General
City Future Land Use	Commercial
City Zoning	Commercial General
First Reading (<i>if known</i>)	March 9, 2023
Second Reading (<i>if known</i>)	April 13, 2023
Ordinance Num. (<i>if known</i>)	
Location Map	(Attached)
Parcel Control Number	00434408150050061



VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd Annexation



Legend

-  Proposed Parcel
-  Parcels
-  Village Boundary

Date: 11/17/2022
When Printed on 8 1/2" x 11"
1 inch equals 150 feet

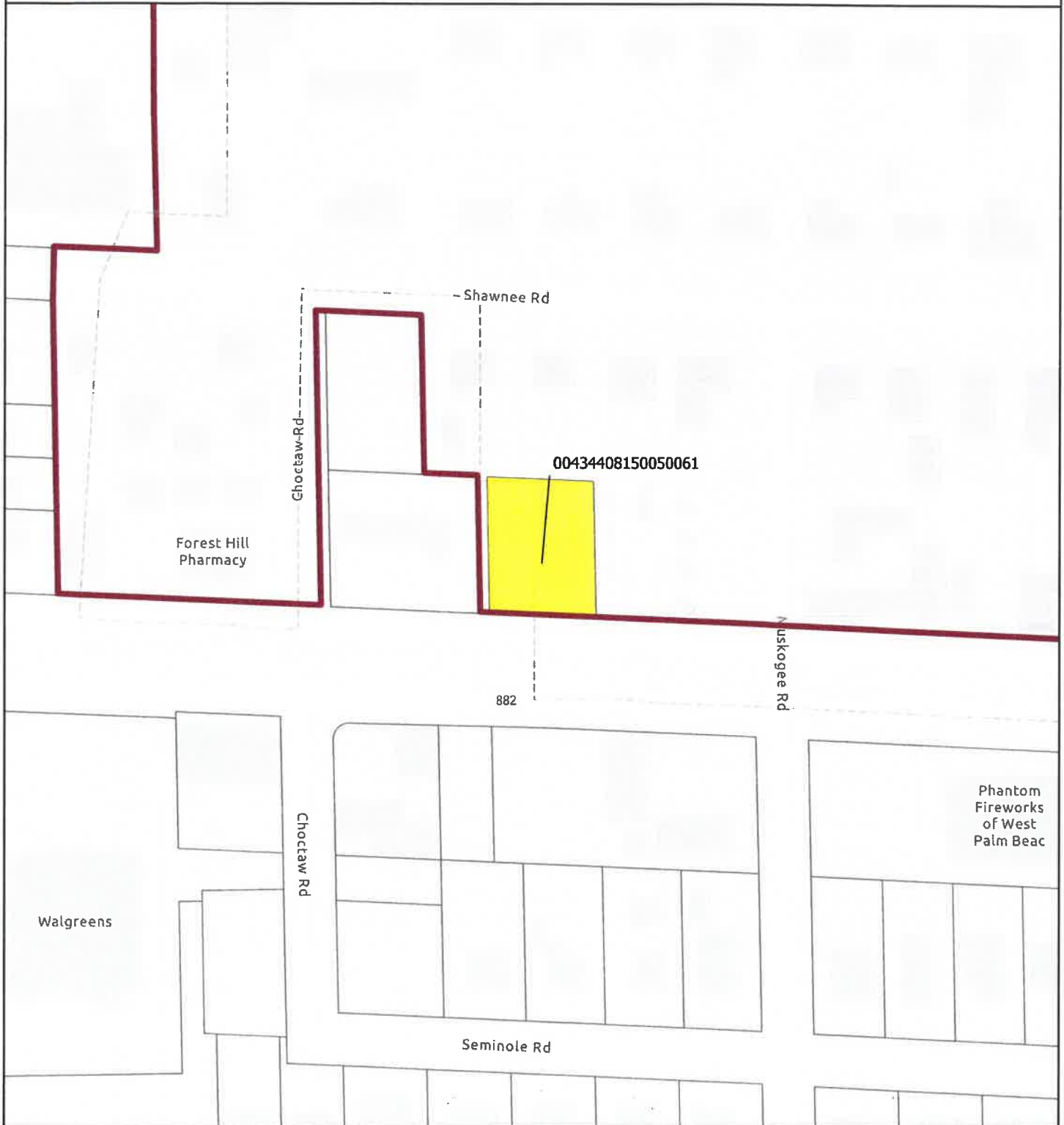


 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd Annexation



Legend

-  Proposed Parcel
-  Parcels
-  Village Boundary

Date: 11/17/2022
When Printed on 8 1/2" x 11"
1 inch equals 150 feet



 Florida Technical Consultants



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Ordinance No. 2023-03 - Land Use and Rezoning (Small-Scale) - 2873 Forest Hill Boulevard

SUMMARY: The proposed ordinance would amend the land use and zoning designation for the 0.3013-acre property located at 2873 Forest Hill Boulevard, which is being considered for voluntary annexation (Ordinance No. 2023-02).

Concurrent with the annexation of the property, the Village is initiating small-scale land use and zoning changes from Palm Beach County designations to Palm Springs designations. The property is less than 50 acres in size (0.3013) and is currently developed with a 2,400 square foot commercial building and is planned for redevelopment with a modern car wash facility.

Existing PBC Future Land Use	Proposed Village Future Land Use	Existing PBC Zoning	Proposed Village Zoning
Commercial High	Commercial	Commercial General (CG)	Commercial General (CG)

Note: This property is located adjacent to the Congress Avenue District of the Palm Springs CRA, and is proposed to be developed as a modern car wash with the assembly of two other properties.

The Local Planning Agency (LPA) will consider the proposed ordinance during their March 9, 2023 meeting and their recommendation will be provided to the Village Council.

The Village Council will consider the proposed ordinance during their March 9, 2023 meeting.

FISCAL IMPACT:

The proposed land use and rezoning amendments are not expected to affect the Village's property tax revenue; however, they will assist in facilitating the development of the property.

ATTACHMENTS:

1. Ordinance No. 2023-03 - Small-Scale Land Use Amendment and Rezoning
2. Exhibit "A" Property Spreadsheet
3. Palm Beach County Information Sheet
4. Palm Beach County Property Appraiser Sheet
5. Proposed FLUM and Zoning map

ORDINANCE NO. 2023-03

(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 0.3013 ACRES PARCEL LOCATED AT 2873 FOREST HILL BOULEVARD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF “AUTO SALES” TO A VILLAGE FUTURE LAND USE DESIGNATION OF “COMMERCIAL”; FURTHER CHANGING THE ZONING DESIGNATION FROM “COMMERCIAL GENERAL (CG)” DISTRICT TO PROVIDE FOR A ZONING DESIGNATION OF “COMMERCIAL GENERAL (CG)” 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 (0.3013 acres), which is being considered for voluntary annexation (Ordinance No. 2023-02); and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Palm Beach County 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 March 9, 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.

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 "Commercial" 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 "Commercial General (CG)", 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.

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

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

Exhibit "A"

<u>OWNER NAME</u>	<u>PBC L/U</u>	<u>ZONING</u>	<u>ADDRESS</u>	<u>Street</u>	<u>PCN #</u>	<u>ACRES</u>	<u>Site Devl</u>	<u>Assd Value</u>	<u>FI Zone</u>	<u>Zip Code</u>
Geoffrey Jervis & Vito ("Vic") Monteleone	Commercial High -3	Commercial General	2873	Forest Hill Boulevard	00-434408150050061	0.3013	Commercial building 2,400 s.f.	\$323,468.00	X	33406

0.3013

\$323,468.00

**Palm Beach County
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

Annexation Name	Geoffrey Jervis & Vito (“Vic”) Monteleone-Voluntary Annexation
Annexation Type	Voluntary
Acres	0.3013 acres (1 parcels)
Location	2873 Forest Hill Boulevard
Existing Use	Tire sales
Proposed Use	Car wash
County Future Land Use	Commercial
County Zoning	Commercial General
City Future Land Use	Commercial
City Zoning	Commercial General
First Reading (<i>if known</i>)	March 9, 2023
Second Reading (<i>if known</i>)	April 13, 2023
Ordinance Num. (<i>if known</i>)	
Location Map	(Attached)
Parcel Control Number	00434408150050061

Location Address 2873 FOREST HILL BLVD**Municipality** UNINCORPORATED**Parcel Control Number** 00-43-44-08-15-005-0061**Subdivision** MEADOW PARK IN**Official Records Book** 33961**Page** 1896**Sale Date** NOV-2022**Legal Description** MEADOW PARK W 1/2 OF LT 6 (LESS S 20 FT FOREST HILL BLVD R/W) & E 1/2 OF LT 7 (LESS S 20 FT FOREST HILL BLVD R/W) BLK 5**Owners**

2877 FOREST HILL OPCO LLC

Mailing address4241 NORTHLAKE BLVD STE A
PALM BEACH GARDENS FL 33410 6235

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2022	\$850,000	33961 / 01896	WARRANTY DEED	2877 FOREST HILL OPCO LLC
JUN-1992	\$127,600	07302 / 01189	WARRANTY DEED	SMYTH EARL F
JAN-1991	\$147,500	06710 / 01642	CERT OF TITLE	

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 2400 **Acres** 0.3013**Use Code** 2700 - AUTO SALES**Zoning** CG - General Commercial (00-UNINCORPORATED)

Tax Year	2022	2021	2020
Improvement Value	\$68,011	\$55,599	\$53,671
Land Value	\$278,098	\$238,463	\$238,463
Total Market Value	\$346,109	\$294,062	\$292,134

All values are as of January 1st each year

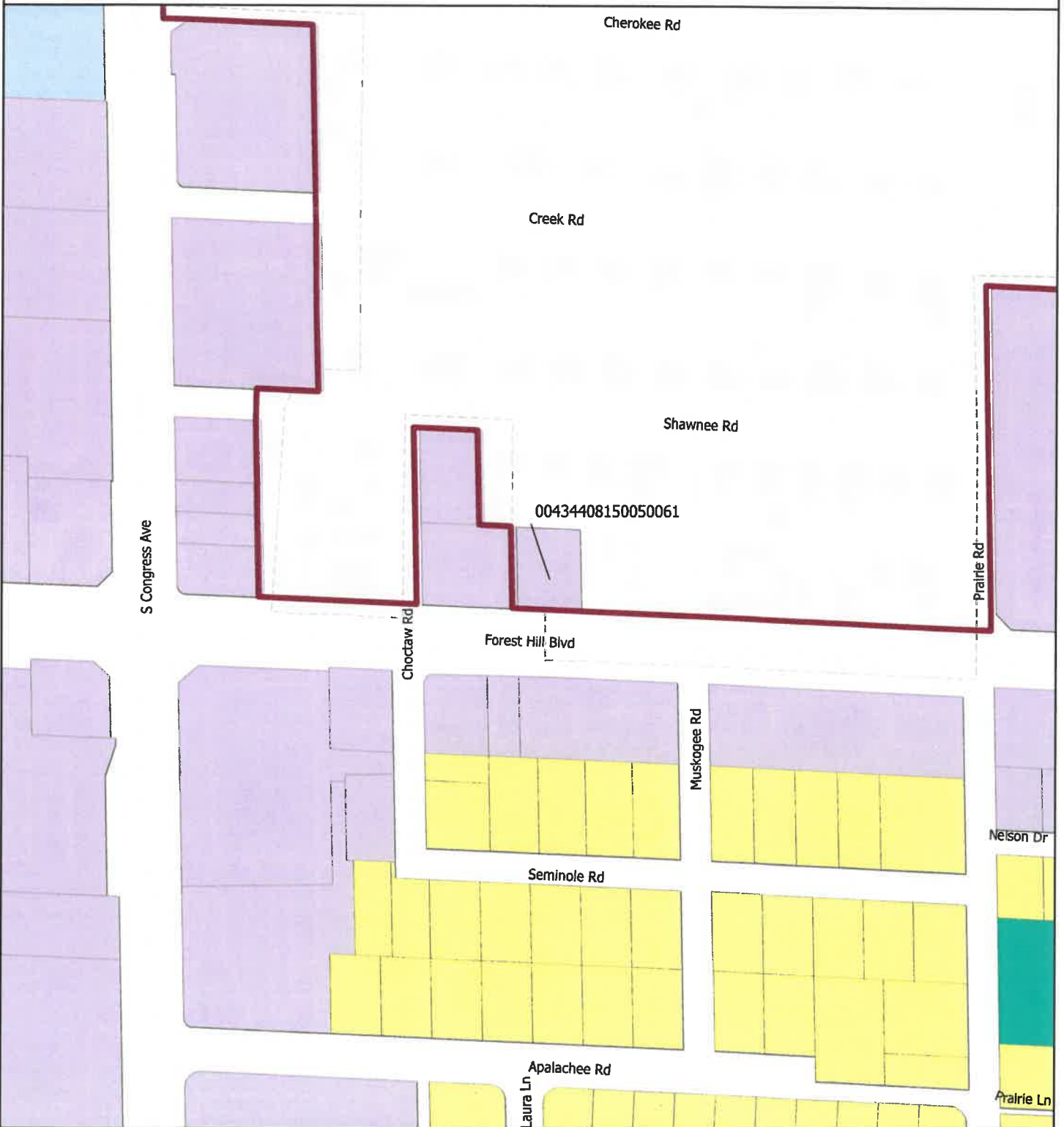
Tax Year	2022	2021	2020
Assessed Value	\$323,468	\$294,062	\$292,134
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$323,468	\$294,062	\$292,134

Tax Year	2022	2021	2020
Ad Valorem	\$5,594	\$5,108	\$5,124
Non Ad Valorem	\$542	\$518	\$506
Total tax	\$6,136	\$5,626	\$5,630



VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd



Legend

Future Land Use

Commercial

Light Industrial

Low Density

Medium Density

Parcels

Village Boundary

Date: 2/3/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250

Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

2873 Forest Hill Blvd



Legend

Zoning

- CG (Commercial General)
- LI (Light Industrial)

- RM (Residential Multi-Family)
- Parcels
- Village Boundary

Date: 2/3/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet





Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #6: Planning & Zoning Board Order No. 2023-01 - Minimum Side Setback Variances (PSV23-02 & PSV23-03) and Minimum Rear Setback Variance (PSV23-04)

SUMMARY: Mr. Jon Schmidt from Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO, LLC, requests approval of a Site Development Plan (SPR23-02) and a modification to the existing Special Exception Use (PSSE23-01) with three variances for the combination of the properties located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Blvd (PCNs 70-43-44-08-15-005-0071; 70-43-44-08-15-005-0010; & 00-43-44-08-15-005-0061, respectively). The applicant is proposing the construction of a 4,414-square-foot automatic carwash including an office.

Note: The property located at 2873 Forest Hill Boulevard is under the annexation process and it is the subject of a separate agenda item. The property is currently being developed with a 2,400-foot tire shop.

Currently, there is an existing 2,760 square-foot carwash facility proposed to be demolished at 2877 Forest Hill Blvd and to be replaced with a modern 4,414 square-foot full-service car wash facility with associated stacking spaces, office, detailing area, and free vacuums.

A car wash is permissible as a Special Exception Use within the CG district. However, since there is an existing car wash facility, the applicant is proposing a modification to the existing Special Exception Use to facilitate the redevelopment of the property with a newly renovated facility.

As part of the proposed Site Plan, the applicant requests three (3) setback variances that are subject to the Planning and Zoning Board's consideration:

1. **(PSV23-02)** - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Forest Hill Blvd from the required 25' to 16' at its narrowest point.
2. **(PSV23-03)** - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Shawnee Rd. from the required 25' to 21' at its narrowest point.
3. **(PSV23-04)** - The applicant is requesting a variance relief from Sec.34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30' to 17'.

The Planning, Zoning & Building staff does not object to the variances requested and recommends conditional approval to facilitate the development of the property.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation.

Note: The properties currently within the Village boundary are within the Congress Avenue District of the Palm Springs CRA.

ATTACHMENTS:

1. Proposed Planning and Zoning Board Order 2023-01 - Mint Eco - 2877 and 2873 Forest Hill Boulevard - PSV23-02, PSV23-03 and PSV23-04
2. Exhibit "A" Staff Recommendations and Condition of Approval
3. Applicant Project Narrative and Justification Statement
4. Site Plan, Landscape Plan, Architectural Plans and Letters
5. Mint Eco Color Rendering
6. Aerial and Location Maps

**VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD**

**PZ&B Order 2023-01
(PSV23-02), (PSV23-03) & (PSV23-04)**

**Mint Eco Car Wash Forest Hill
2877 & 2873 Forest Hill Boulevard
& 2910 Shawnee Road
Palm Springs, FL 33406**

PCN's: 70-42-44-08-15-005-0010,
70-43-44-08-15-005-0071
00-43-44-08-15-005-0061

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **February 14, 2023**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance applications PSV23-02, PSV23-03 and PSV23-04.
2. The above Applicant(s) is the owner of the property legally described as: **MEADOW PARK W 1/2 OF LT 6 (LESS S 20 FT FOREST HILL BLVD R/W) & E 1/2 OF LT 7 (LESS S 20 FT FOREST HILL BLVD R/W) BLK 5**
3. The Applicant has submitted an application for three (3) variances from the Village of Palm Springs, Florida as set forth below:
 1. (PSV23-02) - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Forest Hill Blvd from the required 25' to 16' at its narrowest point.
 2. (PSV23-03) - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Shawnee Rd. from the required 25' to 21' at its narrowest point.
 3. (PSV23-04) - The applicant is requesting a variance relief from Sec.34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30' to 17'.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

PZ&B Order 2023-01 – Minimum Side Setback Variances (PSV23-03 & PSV23-03) and Minimum Rear Setback Variance (PSV23-04) – 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard

4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV23-02, PSV23-03 and PSV23-04, have met the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 14th day of February 2023.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

2877 Forest Hill Opco, LLC, 4241 Northlake Boulevard, Suite A, Palm Beach Gardens, FL 33410-6235

Schmidt Nichols Landscape Architecture and Urban Planning, 1551 North Flagler Drive, Suite 102, West Palm Beach, FL 33401

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

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



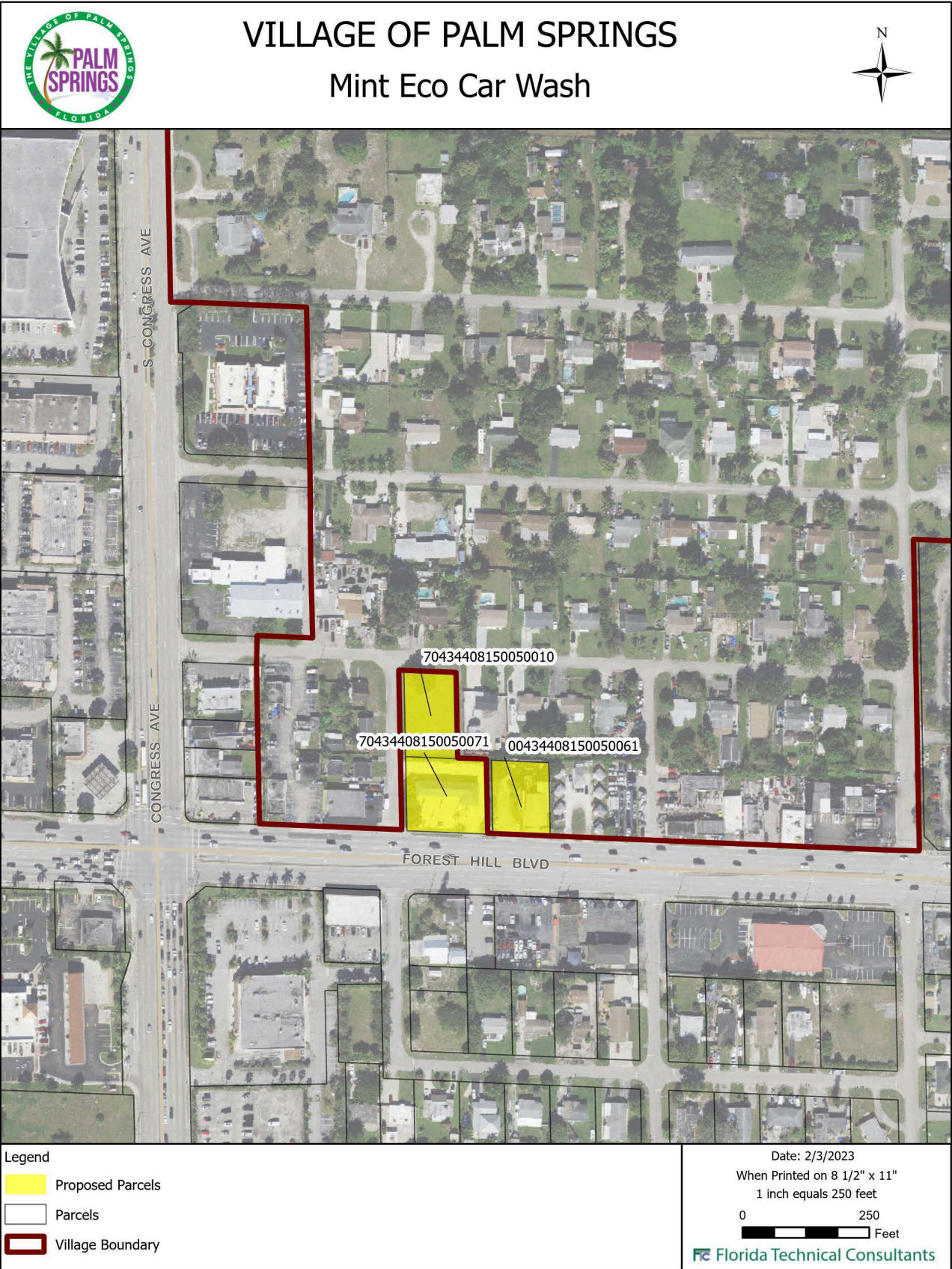
PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Development Plan with three (3) Variances - Mint Eco Car Wash Forest Hill

Application Summary			
Applicant / Petitioner	Schmidt Nichols	Submittal Date	10/31/2022
Reference Name	Mint Eco Car Wash Forest Hill	Case Number	SPR23-02; PSSE23-01; PSV23-02; PSV23-03; PSV23-04
		Parcel Control No	70-43-44-08-15-005-0010, 70-43-44-08-15-005-0071 & 00-43-44-08-15-005-0061
Location	2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road	Site Area	Assemblage of three (3) properties 1.09 acres
P&Z B Meeting	February 14, 2023	Local Planning Agency	March 9, 2023
Council Meeting (after LPA, 1 st Reading)	March 9, 2023	Council Meeting (2 nd Reading)	April 13, 2023
Requests			
Proposed Use(s)	Annexation, Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning, Site Development Plan (SPR23-02) and Special Exception Use (PSSE23-01) to redevelop the property with a new full-service car wash facility, comprised of 3 parcels, 2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road. This will require the demolition of the current car wash facility and tire shop buildings. The Special exception is to amend the current approval of the established car wash at 2877 Forest Hill Boulevard to include the adjacent parcels to facilitate the proposed project. Property located at 2873 Forest Hill Boulevard is unincorporated Palm Beach County and is proposed to be annexed into the Village. All three parcels are proposed to be utilized to accommodate a full-service car wash with associated stacking spaces, detailing area and free vacuums.		
Number of Buildings	One (1) - 4,414 square foot automatic carwash facility which includes 1,293 square foot office space.		
Variances	PLANNING AND ZONING BOARD CONSIDERATION: PSV23-02 - A variance relief from Section 34-826(8) to allow a reduction in the required side corner setback along Forest Hill Boulevard from the required 25’ to 16’ at its narrowest point. PSV23-03 - A variance relief from Section 34-826 (8) to allow a reduction in the required side corner setback along Shawnee Road from the required 25’ to 21’ at its narrowest point. PSV23-04 - A variance relief from Section 34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30’ to 17’.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	22 Full Service / Office (1/200 SF) Total of 22 parking needed	7 Office 7 Detailing Area 9 Vacuum stations Total of 23 parking spaces	Yes

Mint Eco Car Wash Forest Hill - Small Scale Land Use Amendment of the FLUM/Rezoning/Planned Development Site Plan with three (3) Variances.
PZ&B 2/14/2023

Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (West side)	50'	65' Canopy & 78' Building	Yes
Rear yard (East side)	20'	50'	Yes
Rear yard (East side adjacent to residential)	30'	17'	No* (variance requested)
Side corner yard (North)	25'	21' Canopy & 43' Building	No* (variance requested for canopy) Yes - Building
Side corner yard (South)	25'	16' (Canopy) & Building 48'	No* (variance requested for canopy) Yes - Building
Site Characteristics			
Existing Use	1 Vacant Commercial lot 1 Existing Car Wash Building & 1 Tire Shop Building	Proposed Use	Automatic Car Wash with an Office
Existing Zoning	CG-Commercial General	Proposed Zoning	CG-Commercial General
Existing Future Land Use	CG-Commercial General	Proposed Future Land Use	CG-Commercial General
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential Use	Unknown Unincorporated PBC	Unknown Unincorporated PBC
South	Commercial Business	Commercial	Commercial General (CG)
East	Residential Use & Commercial	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
West	Commercial Supermarket & Single Family Residential	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed Future Land Use Amendment, Rezoning, Annexation, Site Plan and Special Exception Use for the construction of 4,414 square foot commercial general plan development project as depicted on the proposed site plan.			



I. Site History

- **Ordinance 2006-07: Annexation**
The properties were voluntarily annexed into the Village of Palm Springs on January 26, 2006, and designated with the Land Development as Commercial General zoning districts and future land use Commercial.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to develop the site for the construction of a new car wash facility is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Variances

The applicant is seeking the following variances:

1. **Variance #1: PSV23-02** The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Forest Hill Blvd from the required 25' to 16' at its narrowest point.
2. **Variance #2: PSV23-03** The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Shawnee Rd. from the required 25' to 21' at its narrowest point.
3. **Variance #3: PSV23-04** The applicant is requesting a variance relief from Sec.34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30' to 17'.

The applicant's full justification is attached hereto.

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same land development district (Planning and Zoning District).

Response: The special conditions and circumstances that exist which are peculiar to the land pertain to the narrow dimensions of the lot, which limit the potential layout configurations and dictate how the site functions. Both of the lots on Forest Hill (2877 & 2873) have a depth of 129'; the minimum depth for CG lots is 200'. This nonconforming condition presents peculiar conditions that make meeting all setbacks impractical, even with three lots used to accommodate the development, as the site would not meet minimum depth requirements otherwise. When accounting for the minimum building width, setbacks, buffers and circulation for large vehicles, this layout represents the most efficient way to fit this use on site.

b. The special conditions and circumstances do not result from the actions of the applicant.

Response: The special conditions and circumstances that do not result from the actions of the applicant pertain to the narrow dimensions of the lot, which do not meet the minimum depth requirements on an individual basis. The zoning ordinance minimum dimensions not aligning with the dimensions of the platted lots is not a result of the applicant's actions. Additionally, the taking of property that resulted from the widened ROW has exacerbated the nonconforming condition related to lot depth and area necessary to provide setbacks.

c. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Response: The granting of this variance will not confer any special privileges to this applicant, as the uses conducted within the areas of these variances requests is already permitted on the site. Allowing the addition of these minimally sized canopy structures simply provides additional protection for customers and staff from the elements as they complete transactions and perform details services.

d. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would cause unnecessary and undue hardship on the applicant.

Response: The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter due to the fact that considered separately, individual portions of the proposed structure are permitted within the setback, specifically the support poles and canopies. Poles, such a light poles and flagpoles, are permitted within the setback. Additionally, pedestrian canopies are permitted within the setback so long as they only overhang and do not have support structures in the setback. It is only when the two are combined to support automobile coverage that the use becomes defined as building, although there are no walls, doors or windows commonly associated with buildings. These 'buildings' function more as secondary/accessory structures and only require footings in the setback so that that can meet wind rating standards.

e. The variance granted is the minimum necessary for the application to make reasonable use of the property.

Response: The variances requested are the minimum that will make possible the reasonable use of the land, building, or structure, as the site was designed such that the foundation and massing of the primary structure are not located within any setbacks. This use, which is inherently vehicular driven, must accommodate for circulation, stacking and detailing, which are permitted on the site in these locations regardless of structures, function more safely and efficiently when provided with a covered area.

f. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The granting of the variance will be in harmony with the general intent and purpose of this chapter, as it will facilitate commercial redevelopment in an area zoned and planned for commercial development. The site is already operating as car wash facility, and granting this variance will allow improvements to the site, that will reduce visual impacts, as the improvements include an 8' screening wall (where 6' is required), professionally designed and maintained vegetative screening, and overall site landscaping that will exceed the code requirements. The site, as it sites today, is minimally screened and does not meet code requirements, and allowing these improvements will facilitate site development that is harmonious with the intent of this chapter.

g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: This variance will not be injurious to the area involved or otherwise detrimental to the public welfare, as the use is existing and this site plan proposes to modernize, upgrade, and reduce many existing non-conformities that do not exist today. The reduction and screening of bay doors facing a public ROW, consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to welfare of the community.

Staff does not object to the applicant's request based on the applicant intent to redevelop the property with a modern style car wash facility.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the Village's northeast between Forest Hill Boulevard and Choctaw Road.
- 2) Properties on the North side are generally residential unincorporated Palm Beach County.
- 3) On the West side there is a mix of different uses between commercial, and residential along Choctaw Road that are unincorporated Palm Beach County.
- 4) Properties located on the South side are generally commercial general.

V. 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

The site plan proposes to consolidate utilities for the three sites and provide enhanced infrastructure with the addition of a lift station. This will provide sewer to properties that is not currently available and spur redevelopment of sites that are currently operations on septic. Other improvements will include fully redesigned site drainage to eliminate off site runoff in addition to new car wash equipment that recycles water for on-site reuse.

b. Expanding Job Development & Economic Growth

The proposed project will bring additional trips into the Village, with 200K total visitor trips expected annually. This in turn provide additional jobs within the community and represents an increase in employment opportunities over the current self-serve car wash, which does not require employees on site at all times. Additionally, each Mint Eco location supports a +/- \$1M employee payroll, which far exceeds the typical car wash payroll of \$250K. This commitment to employees establishes a strong relationship with the workforce that translates to better customer service and stable economic growth. The proposed Mint Eco car wash will also add tax dollars into the Congress Avenue TIF district through the ~\$2,000,000 investment, which will increase in property values on this site and in the surrounding area.

c. Enhancing Public Safety

The proposed consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to the community in the form of safer and more reliable infrastructure. Additionally, this use is not anticipated to place any additional burden on public safety services (police and fire) as compared to other permitted developments. Rather, the improved site design (lighting and landscaping) and presence of employees on site may enhance the public safety compared to the current conditions.

d. Advancing the Partnership with Palm Beach County

The parcel located at 2873 Forest Hill Blvd is identified within the future annexation parcel area via a pre-existing partnership with Palm Beach County. This request aligns with previous planning efforts aimed to anticipate and facilitate this request. Once annexed, the site will be developed and brought into compliance with the current Village code, including the removal of a billboard that is currently permitted by County code. This effort represents an advancement of partnership with both municipalities.

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

This proposal affects the existing conditions of the CRA plan by reducing the amount of vacant land within the Congress Avenue Subdistrict. The plan notes that there are 35.0 acres of undeveloped commercial properties; this request lowers that to 35.64 acres. The ~\$2,000,000 investment to improve the site, as well as an annual

payroll of \$1,000,000, will support the economic development goals of the CRA plan. The improvement to the site will also contribute addition funds to the Village though increased property taxes.

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

The proposal will remove and reduce blight, as the current car wash has deferred maintenance and does not exemplify quality architecture and property upkeep. The proposed building will greatly improve the both site and corridor aesthetics though building design and orientation, as well as through enhanced landscaping, particularly along Forest Hill Blvd. This development will also represent an ideal placemaking element through the improved aesthetics within the corridor and set a standard for new developments.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG District.
 - 1) Proposed project plan generally meets required site development regulation.
 - 2) The annexation concurrently with the Commercial and Commercial General Land Use and Zoning designations respectively, 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 FDOT is required prior to construction.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on February 2, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 2, 2023.
- Legal advertisement was published in the paper on February 2, 2023.
- Staff has not received any inquiries or comments as a result of the notices.

IX. Proposed Development Plan Details

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

- Application for Annexation, Small-Scale Land Use Amendment, Rezoning, Site Plan and Special Exception Use with 3 Variances.
 1. Site Plan dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 2. Landscape plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 3. Engineering plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 4. Architectural plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 5. Photometric plan dated received November 28, 2022 revised and resubmitted on January 12, 2023.
 6. Boundary and topographic survey dated received October 28, 2022.
 7. Project narrative and Justification Statement of proposed use.
 8. Drainage calculations.
 9. Color rendering

X. Recommendation

The property is located toward the northeast end of the Village's limits on Forest Hill Boulevard and Choctaw Road. The Village's staff acknowledges that the Forest Hill 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 to redevelop the property with a new 4,414 square foot full-service car wash facility, comprised of 3 parcels, 2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road. This will require the demolition of the current car wash facility and tire shop buildings. The Special exception is to amend the current approval of the established car wash at 2877 Forest Hill Boulevard to include the adjacent parcels in order to facilitate the proposed site plan. Two of three parcels are located within the Village of Palm Springs and one parcel, 2873 Forest Hill Boulevard is located in unincorporated Palm Beach County and is proposed to be annexed into the Village.

The proposed Site Plan 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 to facilitate pedestrian circulation and safety. An adequate vehicular circulation, avoiding negative impacts on existing roadway conditions, has been provided. The proposed use 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 facilitate economic development with the Village, consistent with the Village Community Redevelopment Agency plan.

Planning, Zoning and Building staff conducted a review of the application and found the proposed Site Plan and Special Exception Use are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

Staff recommends conditional approval of the proposed project to facilitate the redevelopment of the property with the construction of 4,414 square foot Automatic Carwash facility subject to the following thirty-five (35) conditions below:

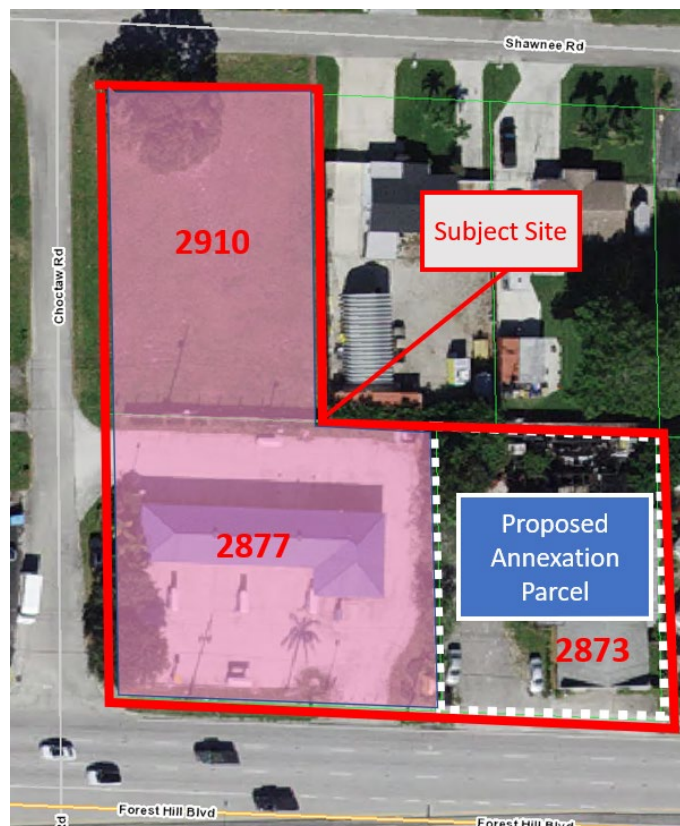
1. Build out date will be determined once the TPS is received.
2. TPS letter shall be received **prior to Council consideration.**
3. The site plan approval is valid for 24 months of Village Council approval.
4. The special exception use shall be implemented within 18 months of Village Council approval.
5. The Lift Station shall be setback at least 15', maintaining the minimum buffer along Forest Hill.
6. The existing Billboard Sign on the property needs to be removed **at time of demolition permit.**
7. A unity of title shall be recorded **prior to the issuance of any building permit.**
8. Per Sec. 34-291 (b) (2) "Within all nonresidential zoning districts, no flags of any commercial nature may be displayed." No commercial flags are permitted except for flags of a nation, states, counties, and municipalities that may be exhibited in the proper manner and follow code regulations.
9. Fence details needs to be submitted **at time of the submission of building permits.**
10. Landscape plans shall be approved by FPL **at time of permitting.**
11. Landscaped buffers shall only overlap 5 feet any utility easements.
12. At least 6' height landscape buffer shall be provided at time of planting to provide screen for the bay door on the west side.
13. The applicant is responsible for replacement of landscaping within any landscape buffer/utility easement overlaps that is removed or destroyed by utility companies.
14. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
15. 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.
16. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.

17. 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.
18. Coordination with FDOT and FPL **at time of permitting** is required for a possible dedication of an easement to relocate the existing utility pole out of the sidewalk along Forest Hill Boulevard.
19. A sidewalk shall be provided along Choctaw Road and Forest Hill Boulevard for pedestrian access, contingent upon Applicant's best efforts to obtain a permit through Palm Beach County and FDOT.
20. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
21. The monument sign and/or wall sign shall be reviewed and approved by the Planning, Zoning and Building Department **at time of permitting** and shall be in accordance to the Village signs regulations.
22. **At time of permitting**, provide value of construction and number of construction jobs created to be included in CRA annual report.
23. Mechanical equipment and above-ground infrastructure shall be screened from view.
24. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs **at time of permitting**.
25. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department **at time of permitting**.
26. A Local Business Tax Receipt shall be applied with the Village prior to any business operations.
27. 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.
28. 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.
29. 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.
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. At the time of CO, the petitioner shall provide the PZB Department with electronic copies of as-builts.
35. 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 conditions of approval.

**Justification Statement
MintEco Palm Springs
Village of Palm Springs, Florida
Annexation, Rezoning, FLU Map Amendment, Variance, Special Exception
Modification & Major Site Plan Applications
Original Submittal: October 28, 2022
Resubmittal no. 1: December 13, 2022
Resubmittal no. 2: January 12, 2023
Revision: January 27, 2023**

Introduction

Schmidt Nichols ("Agent"), on behalf of the property owner, 2877 FOREST HILL OPCO. LLC ("Owner"), respectfully requests your approval of this 6-part application for a Voluntary Annexation with associated Rezoning and Future Land Use Map amendment, Major Site Plan, Special Exception Modification and Standard Variance requests (x3). The 1.09-acre subject site is comprised of three parcels: 2877 Forest Hill Blvd., 2910 Shawnee Rd. and 2873 Forest Hill Blvd (PCNs 70-43-44-08-15-005-0071; 70-43-44-08-15-005-0010; & 00-43-44-08-15-005-0061, respectively). Two of three parcels, 2877 Forest Hill Blvd., 2910 Shawnee Rd., are located in the Village of Palm Springs; one parcel, 2873 Forest Hill Blvd., is located in unincorporated Palm Beach County and is proposed to be annexed into the Village. All three parcels are proposed to accommodate the proposed use ("subject site").



Background

The property located at 2877 Forest Hill Blvd is zoned Commercial General (CG) and currently operates as a self-serve car wash, which is a special exception use per Village code. The site has an existing 2,760 square foot building that was built in 2004 to accommodate this use. The property to the north, located at 2910 Shawnee, is also zoned CG and has been vacant since 2008. Both properties are located in the Village of Palm Springs and support a commercial future land use designation.

The property located in Palm Beach County, 2873 Forest Hill, which is proposed to be annexed, is currently zoned General Commercial (PCB Zoning) and operates as an auto repair/service center. This property features a 2,400 square foot commercial building and associated parking, as well as a billboard. This property is located within the Future Annexation Area according to the Village of Palm Springs Planning Zoning Building Public Viewer.

SECTION 4: Description of Project Request:

Request 1. Annexation, Rezoning and Future Land Use Map Amendment

In order to facilitate the development, the easternmost parcel at 2873 Forest Hill Blvd, located in Palm Beach County, has submitted a voluntary Annexation application, along with a concurrent rezoning (From County CG to Village CG) and future land use map amendment (County Commercial to Village Commercial) to assign the parcel a [Village of Palm Springs] Commercial General zoning and Commercial future land use designation. These designations align with the current Palm Beach County zoning and FLU designations, which support the existing use on the site.

Request 2. Major Site Plan Application

The major site plan application is being submitted in to order to facilitate the construction of a new full-service car wash facility. This will require the demolition of the current car wash facility and tire shop buildings, as well as a reconfiguration of the site circulation and consolidation of access points along Forest Hills Boulevard.

Request 3. Special Exception Modification

The special exception modification is to amend the current approval of the established car wash at 2877 Forest Hills Blvd. to include the adjacent parcels in order facilitate the proposed site plan. All three parcels are proposed to be utilized in order to accommodate a full-service car wash with associated stacking spaces, detailing area and free vacuums.

Variance requests

The proposed site plan requires three dimensional variances to accommodate canopy areas on the north and south side of the building, as well as one standalone canopy that supports the full-service detail area (See site plan).

	<u>Setback Location</u>	<u>Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
V1	Forest Hill Blvd – Side Street	34-826 (8)	25'	16'	9'
V2	Shawnee Rd – Side Street		25'	21'	4'
V3	East setback – Rear Setback	34-826 (6)	20'	17'	3'

SECTION 6 – Land Use Plan Amendment (Map)

Land Use

The existing land uses on the property consist of a self-serve car wash, a tire/automotive shop and a vacant parcel. The proposal seeks to consolidate all three parcels into one development, a full-service car wash, which is similar to the existing car wash use. The proposed site plan seeks to improve operations and efficiency by adding additional land to the site that will be utilized for staking and parking, ensuring there are no spillover effects onto adjacent properties or rights-of-ways.

Infrastructure

The current site has access to all necessary infrastructure, including power, water, sewer and road access, and the applicant does not anticipate any constraints on the existing infrastructure systems. Further, the applicant is contributing approximately 1,000' of new sewer extension that will provide potential sewer connections to all properties along Shawnee, between Choctaw and Prairie, that will offset any potential burden to the system while providing a mechanism to allow those properties to switch from septic to sewer. The proposed car wash facility is anticipated to lessen the burden on infrastructure systems through the use of its modern car washing technology that utilizes significantly less water than standard car wash facilities. MintEco recycles a majority of the water used in operations, which will reduce any potential burdens on the water system, and its extensive pretreatment and use of environmentally safe detergents reduces the risk of negative impacts from runoff or sewer discharge.

Natural Resources

As mentioned previously, the Mint Eco utilizes environmentally safe detergents with the intention of minimizing their impact on the natural environment. This fact, along with their water reuse and minimal demand on the system, represent a substantial increase in natural resources protection over the exiting car wash that was constructed in 2004 and does not feature the enhanced runoff capture that a new facility will provide. As a WaterSavers car wash, MintEco uses less than 40 gallons of fresh water per car, which is significantly less than what is used during the average home wash, where up to 100 gallon can be used per wash. Additionally, any used water is filtered before being sent to the sewer system for further treatment at a regional wastewater treatment facility. This is significantly better than at home washing where the runoff and the chemicals used will go directly into the stormwater drain system, which leads to our local waterways and ecosystems. Conversely, at Mint Eco, the water used in the wash process is filtered and reused, until it is sent into the sewer system.

Open Space

The existing conditions feature minimal open space and very little landscaping for screening and aesthetic enhancement. The new facility provides 32% open space which exceeds the minimum requirements for open space on commercial sites. The proposed site plan also provides a better streetscape through enhanced landscaping that will provide green buffers and accents to lessen the effect of hardscape on the site.

Intergovernmental Coordination

Two of the three parcels are currently located within the Village of Palm Springs, while the easternmost parcel fronting on Forest Hill Blvd (2873 Forest Hill Blvd) is located within unincorporated Palm Beach County (PBC). The PBC parcel is identified as a future annexation area by the Village of Palm Springs, indicating there has been past coordination regarding the status of this parcel. Additionally, the parcel proposed for annexation has a PBC general commercial zoning and a commercial future land use that is consistent with the Village parcels along Forest Hills Blvd.

Goals, Objectives and Policies

The proposal is consistent with the village goals, objectives and policies, as there will be improvements and benefits to the infrastructure system through sewer extension, water recycling, and pretreatment of discharged water. The project will also represent an enhancement to the exiting streetscape through its building architecture and landscaping, and will provide additional jobs within the community.

SECTION 8 - Variance Request Justification: Per Village of Palm Springs Code

- a. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same land development district (Planning and Zoning District).**

Response: The special conditions and circumstances that exist which are peculiar to the land pertain to the narrow dimensions of the lot, which limit the potential layout configurations and dictate how the site functions. Both of the lots on Forest Hill (2877 & 2873) have a depth of 129'; the minimum depth for CG lots is 200'. This nonconforming condition presents peculiar conditions that make meeting all setbacks impractical, even with three lots used to accommodate the development, as the site would not meet minimum depth requirements otherwise. When accounting for the minimum building width, setbacks, buffers and circulation for large vehicles, this layout represents the most efficient way to fit this use on site.

- b. **The special conditions and circumstances do not result from the actions of the applicant.**

Response: The special conditions and circumstances that do not result from the actions of the applicant pertain to the narrow dimensions of the lot, which do not meet the minimum depth requirements on an individual basis. The zoning ordinance minimum dimensions not aligning with the dimensions of the platted lots

is not a result of the applicant's actions. Additionally, the taking of property that resulted from the widened ROW has exacerbated the nonconforming condition related to lot depth and area necessary to provide setbacks.

- c. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.**

Response: The granting of this variance will not confer any special privileges to this applicant, as the uses conducted within the areas of these variances requests is already permitted on the site. Allowing the addition of these minimally sized canopy structures simply provides additional protection for customers and staff from the elements as they complete transactions and perform details services.

- d. **Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would cause unnecessary and undue hardship on the applicant.**

Response: The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter due to the fact that considered separately, individual portions of the proposed structure are permitted within the setback, specifically the support poles and canopies. Poles, such a light poles and flagpoles, are permitted within the setback. Additionally, pedestrian canopies are permitted within the setback so long as they only overhang and do not have support structures in the setback. It is only when the two are combined to support automobile coverage that the use becomes defined as building, although there are no walls, doors or windows commonly associated with buildings. These 'buildings' function more as secondary/accessory structures and only require footings in the setback so that that can meet wind rating standards.

- e. **The variance granted is the minimum necessary for the application to make reasonable use of the property.**

Response: The variances requested are the minimum that will make possible the reasonable use of the land, building, or structure, as the site was designed such that the foundation and massing of the primary structure are not located within any setbacks. This use, which is inherently vehicular driven, must accommodate for circulation, stacking and detailing, which are permitted on the site in these locations regardless of structures, function more safely and efficiently when provided with a covered area.

- f. **The grant of the variance will be in harmony with the general intent and purpose of this chapter.**

Response: The granting of the variance will be in harmony with the general intent and purpose of this chapter, as it will facilitate commercial redevelopment in an area zoned and planned for commercial development. The site is already operating as car wash facility, and granting this variance will allow improvements to the site, that will reduce visual impacts, as the improvements include an 8' screening wall (where 6' is required), professionally designed and maintained vegetative screening, and overall site landscaping that will exceed the code requirements. The site, as it sits today, is minimally screened and does not meet code requirements, and allowing these improvements will facilitate site development that is harmonious with the intent of this chapter.

g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: This variance will not be injurious to the area involved or otherwise detrimental to the public welfare, as the use is existing and this site plan proposes to modernize, upgrade, and reduce many existing non-conformities that do not exist today. The reduction and screening of bay doors facing a public ROW, consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to welfare of the community.

SECTION 9 – SPECIAL EXCEPTION

In reviewing a request for a special exception use, the village council shall take into consideration all technical, relevant factors and the factors and criteria set forth herein. A special exception use shall not be approved unless an applicant establishes that all the following criteria are met:

Note: Per Village staff, this application has been determined to be a modification of the existing special exception to permit the self-serve car wash.

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

Response: The proposal is consistent with the village goals, objectives and policies, as there will be improvements and benefits to the infrastructure system through sewer extension, water recycling, and pretreatment of discharged water. The project will also represent an enhancement to the exiting streetscape through its building architecture and landscaping, and will provide additional jobs within the community.

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

Response: The proposed development is designed to meet or exceed all Village

standards, with the exception of the three variances requested. Additionally, the site plan is designed to address many nonconforming aspects of the site, including but not limited to driveway consolidation and the addition of screening between commercial and residential properties, as well as screening of the bay door from the public ROW.

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

Response: The special exception use is currently permitted and is compatible with surrounding uses. The site design and hours of operation are designed and programmed to mitigate negative external effects the site may cause.

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

Response: This application is a modification to an existing special exception and is replacing the current car wash. Further, this site plan will reduce the presence of auto-centric service uses through the acquisition and demolition of the auto repair shop located at 2873 Forest Hill.

- 5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:**

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

Response: The special exception use is currently permitted and is compatible with surrounding uses. The enhanced technology and employee presence will not have any detrimental impact on surrounding properties.

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

Response: The special exception use is currently permitted and is compatible with surrounding uses, and this site plan and business utilizes technology that will only reduce the noise and odor currently generated on site. The enhanced screening and modern architecture will offset any potential visual nuisance factors.

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

Response: The special exception use is currently permitted. The new site plan will provide significantly more stacking, consolidated drive cuts, improved site circulation and enhanced technology that can process up to 120 cars per hour.

6. That the proposed special exception use:

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

Response: The special exception use is currently permitted on site; demolition and reconstruction of the car wash facility will allow the building massing to be centered on the property that will eliminate this concern.

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

Response: The special exception use is currently permitted and the site improvements will improve surrounding property by providing sewer connection for all properties along Shawnee Road. Enhanced landscaping and screening in the form of an 8' screen wall, landscaped with continuous hedges and canopy trees, will provide upgraded screening along the property lines. Additionally, the enhanced architecture will replace the current blighted buildings.

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

Response: The special exception use will support development and redevelopment of adjacent and surrounding properties by providing an opportunity to connect to sewer.

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

Response: The special exception use is currently permitted and this site plan seeks to reduce impacts to natural systems through water recycling, conservation and the addition of open green space that does not currently exist.

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

Response: The site is designed to accommodate an internal sidewalk

system, as well as bike racks and an outdoor lobby for patrons to utilize while their vehicles are cleaned. The new architectural features, reduction of curb cuts and improved circulation will also make the site more pedestrian friendly by creating a more pleasant and safer streetscape.

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

Response: The proposed modification to the existing special exception will accomplish all of the goals listed above. Improvement to the streetscape and water and sewer infrastructure, which is not currently available, will promote more redevelopment by providing an alternative to septic. Additionally, the significant investment in the property and building, paired with well-paying jobs for numerous employees, will bolster the local economy. Further, this is a traditionally neighborhood-serving commercial use, as a majority of Mint Eco customers live within one mile of their locations.

Supplemental Regulations – Car Washes (applicable standards listed)

Location.

To mitigate the adverse impacts created by excessive concentrations of specific uses at intersections and along roadways that adversely impact traffic flow, pedestrian circulation and visual impacts related to site layout, the following location and separation criteria shall apply:

- 1. Automotive repair establishments, car washes, full-service fuel stations, and gas stations with or without convenience stores shall be located only adjacent to major arterials, and within 250 feet of any intersection of roadways classified as an arterial or collector (as measured from the nearest points of property lines on any two parcels of land (or unified project perimeter, if a planned development)) or adjacent to a signalized intersection.**

Response: This submittal is a modification to an established car wash use; although the site does not meet this standard, this development will serve as an enhancement and upgrade to the property, in addition to providing critical infrastructure that will enable redevelopment of adjacent properties. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

- 2. There shall be a minimum separation distance of 1,000 feet between the**

nearest points of property lines on any two parcels of land (or unified project perimeter, if a planned development), whether located in the village or not, occupied or to be occupied for automotive repair, fuel/gas station or convenience store or car wash purpose.

Response: This submittal is a modification to an established car wash use and it is unclear if this standard is met; however, the existing nature of this site should classify any non-conformities as pre-existing. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

- 3. There shall be a minimum separation distance of 250 feet between the nearest points of property lines for a parcel occupied for automotive repair, fuel/gas station or car wash purposes and a parcel occupied by a church, public or private school, daycare, hospital, governmentally owned or operated building, nursing home or assisted living facility, theater, auditorium, stadium area, place of assembly, and/or a public play field.**

Response: This submittal is a modification to an established car wash use; therefore, this does not apply to this site. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

Curbs and curb breaks.

A raised curb of at least six inches in height shall be erected along all street property lines, except for driveway openings. Curb breaks are limited to two per street frontage. Curb-cuts shall not be located closer than 25 feet to the intersection of the ultimate right-of-way lines at a corner nor closer than 15 feet from any abutting property line or alley. Direct access to a road classified as a local street is discouraged.

Response: The site provides curbing along Forest Hill Blvd, and the proposed curb cut meets the setback by providing 29' from the property to the east.

Design and performance standards.

- 1. Service bay doors shall not be oriented toward any adjacent property in a residential district or toward any adjacent public street, unless screened by a minimum six-foot wall and/or landscaping.**

Response: The site plan proposes one bay door, facing west towards Choctaw, which serve as the entrance to the car wash tunnel. The west property line is proposed to include enhanced screening, in addition to the 10' type 6 landscape buffer along the ROW. See landscape plan for details. The east facing service bay door do not face a residential district, nor do they face a public ROW; therefore, this standard is not applicable. Additionally, an 8' wall and landscaping (type 2

landscape buffer) are proposed in this location to screen the property from adjoining views.

- 2. Automotive repair, car washing, and detailing activities shall not be visible from any right-of-way. Visibility may be screened by approved landscaping, fencing or by building design and location. Car washing and detailing shall utilize recycled water.**

Response: The car washing and detailing activities are screened with landscaping, as well as an 8' wall along the east and north property line that abut the residential property. The site utilizes recycled water and pre-treats any water that may be discharged before leaving the site.

SECTION 14 - CRA Plan Alignment

1) Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

Response: The site plan proposes to consolidate utilities for the three sites and provide enhanced infrastructure with the addition of a lift station. This will provide sewer to properties that is not currently available and spur redevelopment of sites that are currently operations on septic. Other improvements will include fully redesigned site drainage to eliminate off site runoff in addition to new car wash equipment that recycles water for on-site reuse.

II. Expanding Job Development and Economic Growth

Response: The proposed project will bring additional trips into the Village, with 200K total visitor trips expected annually. This in turn provide additional jobs within the community and represents an increase in employment opportunities over the current self-serve car wash, which does not require employees on site at all times. Additionally, each MintEco location supports a +/- \$1M employee payroll, which far exceeds the typical car wash payroll of \$250K. This commitment to employees establishes a strong relationship with the workforce that translates to better customer service and stable economic growth. The proposed MintEco car wash will also add tax dollars into the Congress Avenue TIF district though the ~\$2,000,000 investment, which will increase in property values on this site and in the surrounding area.

III. Enhancing Public Safety

Response: The proposed consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to the community in the form of safer and more reliable infrastructure. Additionally, this use is not anticipated to place any additional burden on public safety services (police and fire) as compared to other permitted developments. Rather, the improved site design (lighting and landscaping) and presence of employees on site may enhance the public safety compared to the current conditions.

IV. Increasing and Maintaining Workforce Housing

Response: This standard does not apply to commercial developments

V. Advancing the Partnership with Palm Beach County

Response: The parcel located at 2873 Forest Hill Blvd is identified within the future annexation parcel area via a pre-existing partnership with Palm Beach County. This request aligns with previous planning efforts aimed to anticipate and facilitate this request. Once annexed, the site will be developed and brought into compliance with the current Village code, including the removal of a billboard that is currently permitted by County code. This effort represents an advancement of partnership with both municipalities.

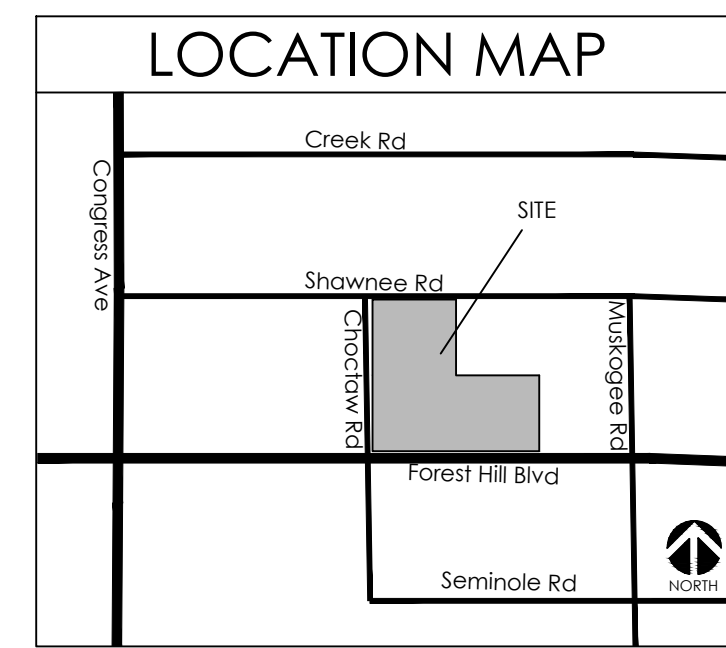
2) Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District

Response: This proposal affects the existing conditions of the CRA plan by reducing the amount of vacant land within the Congress Avenue Subdistrict. The plan notes that there are 35.0 acres of undeveloped commercial properties; this request lowers that to 35.64 acres. The ~\$2,000,000 investment to improve the site, as well as an annual payroll of \$1,000,000, will support the economic development goals of the CRA plan. The improvement to the site will also contribute additional funds to the Village through increased property taxes.

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

Response: The proposal will remove and reduce blight, as the current car wash has deferred maintenance and does not exemplify quality architecture and property upkeep. The proposed building will greatly improve the both site and corridor aesthetics through building design and orientation, as well as through enhanced landscaping, particularly along Forest Hill Blvd. This development will also represent an ideal placemaking element through the improved aesthetics within the corridor and set a standard for new developments.

On behalf of the Property Owner Schmidt Nichols Inc. respectfully requests your approval of these applications for a Voluntary Annexation with associated Rezoning and Future Land Use Map amendment, Major Site Plan, Special Exception Modification and Standard Variance requests.



DEVELOPMENT TEAM	
DEVELOPER:	MMT ECO CAR WASH 316 SOUTHERN BLVD WEST PALM BEACH, FL 33407 (917) 567-4891
ARCHITECT	QCP ARCHITECTURE 601 HERITAGE DRIVE, SUITE 410 JUPITER, FL 33458 (561) 321-6036
PLANNER:	SCHMIDT NICHOLS 1051 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 686-6147
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 (561) 932-1991
CIVIL/TRAFFIC ENGINEER:	SIMMONS AND WHITE 2584 METRO-CENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 (561) 475-7448

SITE TABULAR DATA	
Application Name	Mint Eco Car Wash Forest Hill Blvd
Application Number	
Tier	URBAN/SUBURBAN
Property Control Numbers (Village Parcels)	70-43-44-08-15-005-0071; 0010
Property Control Numbers (Annexation Parcel)	00-43-44-08-15-005-0061
Existing Future Land Use Designation (Village Parcels)	COM4
Existing Future Land Use Designation (Annexation Parcel)	CH/3 with Underlying LR-(3)
Proposed Future Land Use Designation (all parcels)	COM4
Existing Zoning District (Village Parcels)	CG (CITY)
Existing Zoning District (Annexation Parcel)	CG (County)
Proposed Zoning District (Annexation parcel)	CG (CITY)
Section, Township, Range	70/43/44
Existing Use (Village Parcels)	Self Serve Car wash
Existing Use (Annexation Parcel)	Car repair shop
Proposed Use (all parcels)	Automatic Car Wash
Total Gross Site Area	1.10 AC. (47,890 s.f.)
Total Gross Floor Area	4,414 s.f.
Total Floor Area Ratio	0.09
Total Building Coverage	16% (7,578 s.f.)
	(including canopy of 3,178s.f.)
Impervious Surface	68% (32,478 s.f.)
Pervious Surface	32% (15,412 s.f.)
Building Height	max. 30'
Number of Stories	1
Total Open Space Required	9,578 (20.0%) s.f.
Total Open Space Proposed	15,346 (32%) s.f.
Parking Required	22 SPACES
1 space/ 200 s.f. @ 4,414 s.f. service area = 22	
Proposed Parking	23 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Traffic Analysis Zone	1316
Concurrency Approval*	
Stand Alone Car Wash Facility	4,414 s.f.

*Concurrency is approved for the above uses and amounts shown on this plan

PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS				REAR
		SIZE	WIDTH	FRONTAGE	DEPTH		*FRONT	SIDE INTERIOR COMMERCIAL	SIDE INTERIOR RESIDENTIAL	SIDE STREET		
CODE	CG	XX AC.	100'	100'	200'	XX.XX DU/AC	50%	50'	15'	30'	25'	20'
PROP	CG	1.09 AC.	280'	252'	252'	XX.XX DU/AC	16%	78'	55'	43'	16'-S 21'-N	17'
* Chodwad Rd designated as front, confirmed by village staff												

TYPE I ZONING VARIANCE					
	ULDC ARTICLE	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE/RESOLUTION NO.
	Sec. 34-826. (8) CG Property Development Regulations	25' Side Street Setback	16' Street Side Setback	To allow for a variance for a 9' reduction in the required side setback	TBD
	Sec. 34-826. (8) CG Property Development Regulations	25' Side Street Setback	21' Street Side Setback	To allow for a variance for a 4' reduction in the required side street setback	TBD
	Sec. 34-826. (6) CG Property Development Regulations	20' rear setback	17' Rear Setback	To allow for a variance for a 3' reduction in the required side interior resident setback	TBD

[illegible]

ZONING STAMP	



**SCHMIDT
NICHOLS**

**LANDSCAPE ARCHITECTURE
AND URBAN PLANNING**

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Mint Eco Car Wash
Forest Hill Blvd
Palm Springs, Florida

Palm Springs, Florida

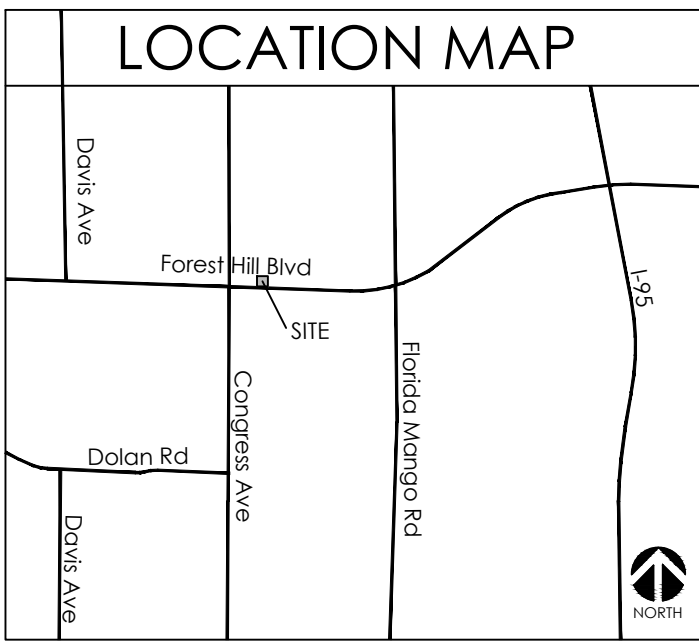
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Design By:	JS
Drawn By:	TS
Checked By:	MW
File No.	1075.15
Job No.	22-64

REVISIONS / SUBMISSIONS

12/13/22 Per Village Comment no. 1
01/05/23 Per Village Comment no. 2
01/31/23 Per Village Comment no. 3

FINAL
SITE
PLAN

FSP-1 of 1



DRAWING INDEX

LP-1	Existing Tree Disposition Plan
LP-2	Landscape Plan
LP-3	Landscape Specifications

TREE DISPOSITION CHART

Tree #:	Type:	Size:	Disposition:	Notes:
1	Mahogany	36" DBH	Remain	Tree also has a sabal palm at it's base to remain
2	Foxtail Palm	12" G.W.	Remain	
3	Foxtail Palm	12" G.W.	Remain	
4	Foxtail Palm	10" G.W.	Remain	
5	Foxtail Palm	12" G.W.	Remain	
6	Live Oak	13" DBH	Remain	
7	Live Oak	18" DBH	Remain	
8	Royal Palm	20" G.W.	Remove	FPL request for removal, overhead power conflict
9	Live Oak	18" DBH	Relocate	
10	Sabal Palm	10" G.W.	Relocate	
11	Live Oak	11" DBH	Relocate	
12	Live Oak	12" DBH	Relocate	
13	Adonidia Palm	6" G.W.	Remove	
14	Adonidia Palm	8" G.W.	Remove	
15	Carrotwood	10" DBH	Remove	Invasive
16	Sabal Palm	16" G.W.	Relocate	
17	Sabal Palm	16" G.W.	Relocate	
18	Sabal Palm	10" G.W.	Relocate	
19	Sabal Palm	16" G.W.	Relocate	

NOTE: Existing Trees were field located and measured by Landscape Architect.

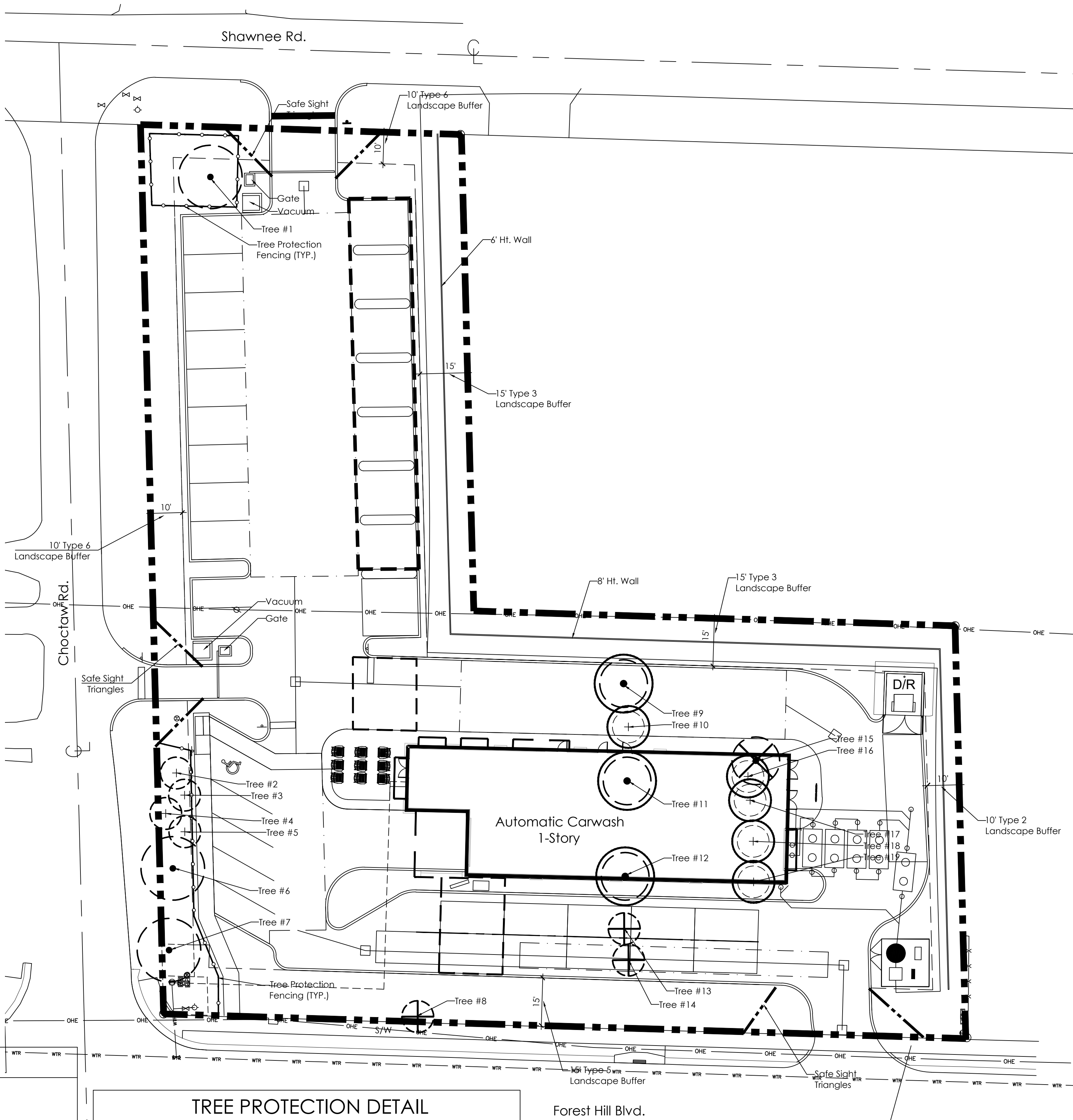
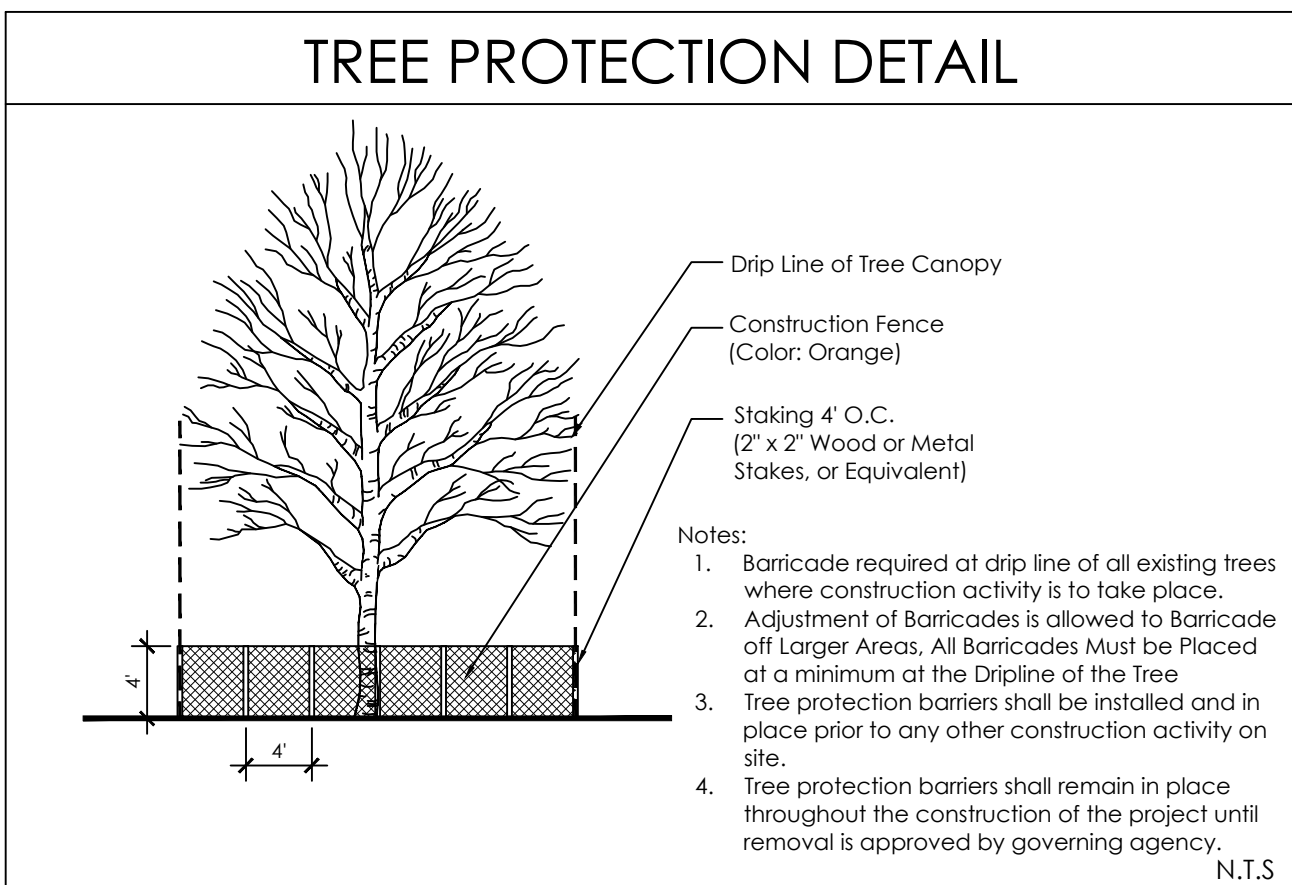
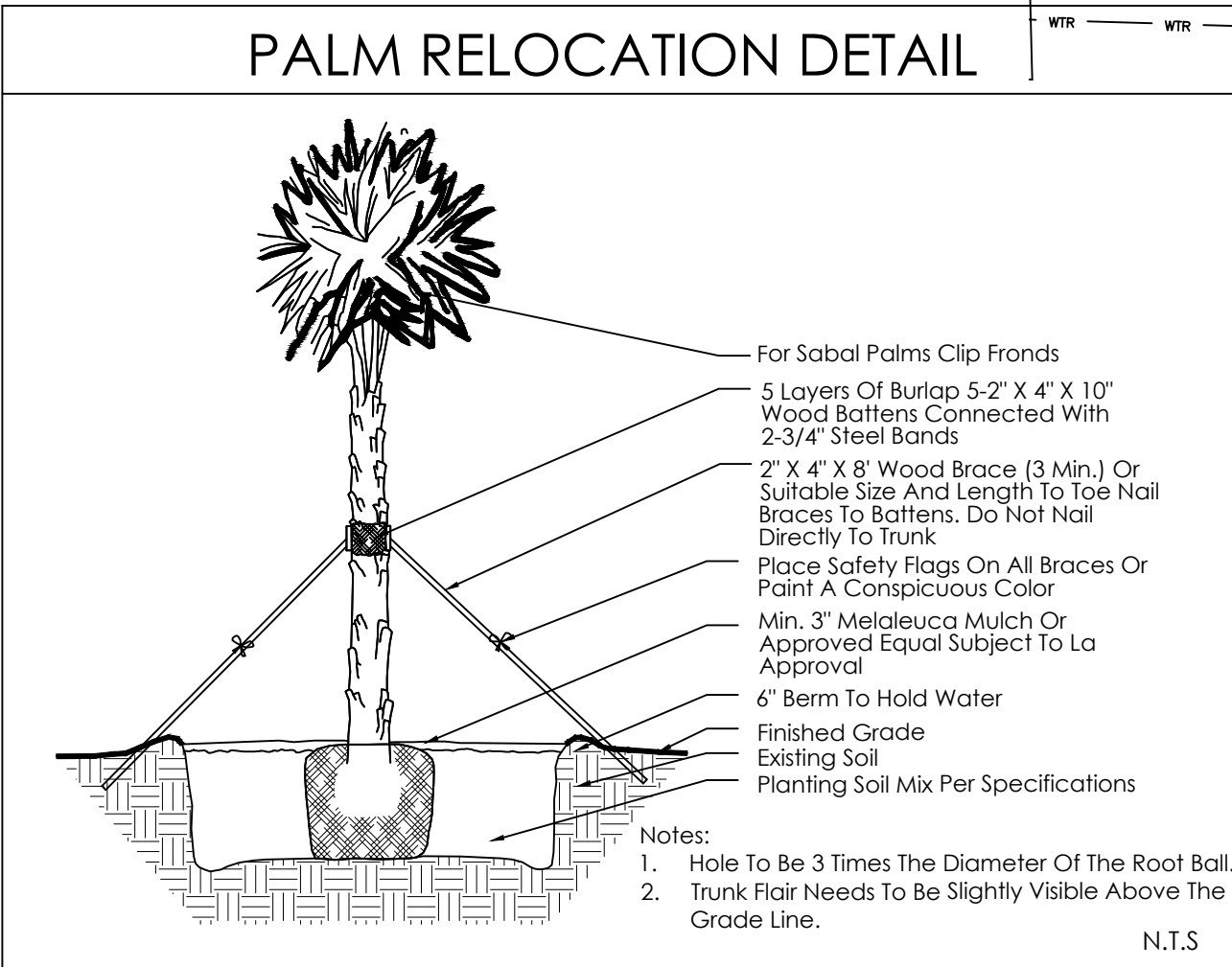
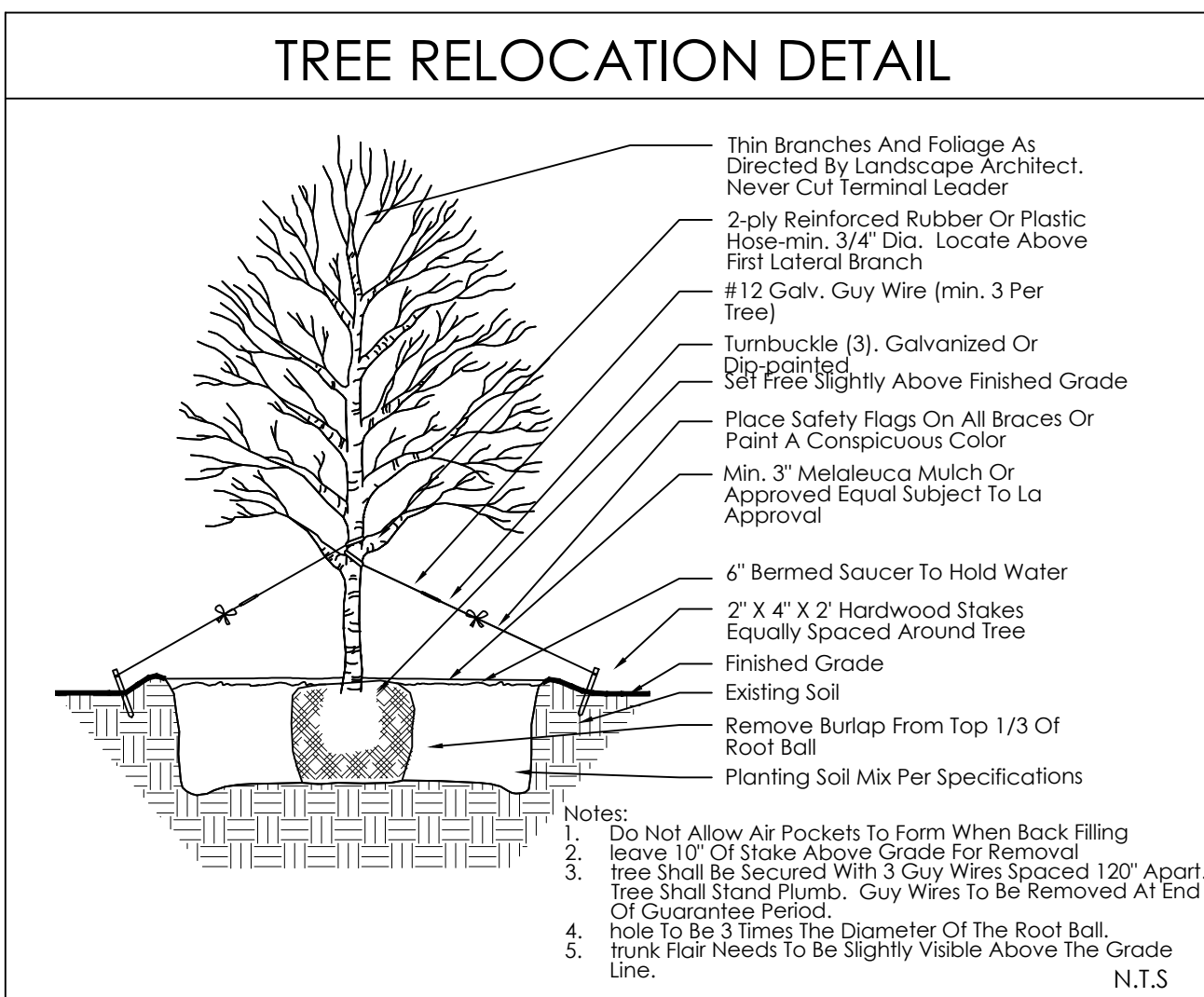
TREE DISPOSITION KEY

CANOPY TREES	PALM TREES
To be Placed at Dripline per Tree Protection Detail	

* See Landscape Plan (LP-2) for Final Tree Locations

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
8. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
9. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
10. If hand clearing is necessary within the preserve area or under the Vegetation canopy. Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.



LANDSCAPE REQUIREMENTS CHART

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 10' Type 6 Land. Buffer along 66 LF (86' - 20' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	4 Trees 3' Ht. Hedge 2 M. Tiers	4 Trees 3' Ht. Hedge 2 M. Tiers
North Property Line 15' Type 3 Land. Buffer along 152 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees 3' Ht. Hedge 6' Ht. Wall
South Property Line 15' Type 5 Land. Buffer along 228 LF (253' - 25' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	12 Trees 3' Ht. Hedge 2 M. Tiers	12 Trees: -1 Ex. Royal -11 New Royal 3' Ht. Hedge 2 M. Tiers
East Property Line 15' Type 3 Land. Buffer along 150 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees -1 Palm Cluster -7 New Trees 3' Ht. Hedge 6' Ht. Wall
East Property Line 10' Type 2 Land. Buffer along 130 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall
West Property Line 10' Type 6 Land. Buffer along 245 LF (255' - 10' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	13 Trees 3' Ht. Hedge 2 M. Tiers	13 Trees: -2 Ex. Oak -2 Palm Clusters -9 New/ Reio. 3' Ht. Hedge 2 M. Tiers
Required Trees 47,890 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	20 Trees	40 Trees
Required Landscape Area (7 Parking Spaces)	20 SF for each Parking Space	140 SF	Greater than 140 SF
South Building Foundation Plantings (120 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	30 LF (25%) 1 Tree/Palm C. 5' Width Min.	93 LF (77%) 1 Palm Cluster 5' Width
West Building Foundation Plantings (40 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	10 LF (25%) 1 Tree/Palm C. 5' Width Min.	13 LF (32%) 1 Tree 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	23% Palms
Native Species Ratio	40% of Plantings must be Native Species	40%	49% Native Species
VUA/Parking Lot Trees	75% must be Shade Trees	75%	78%

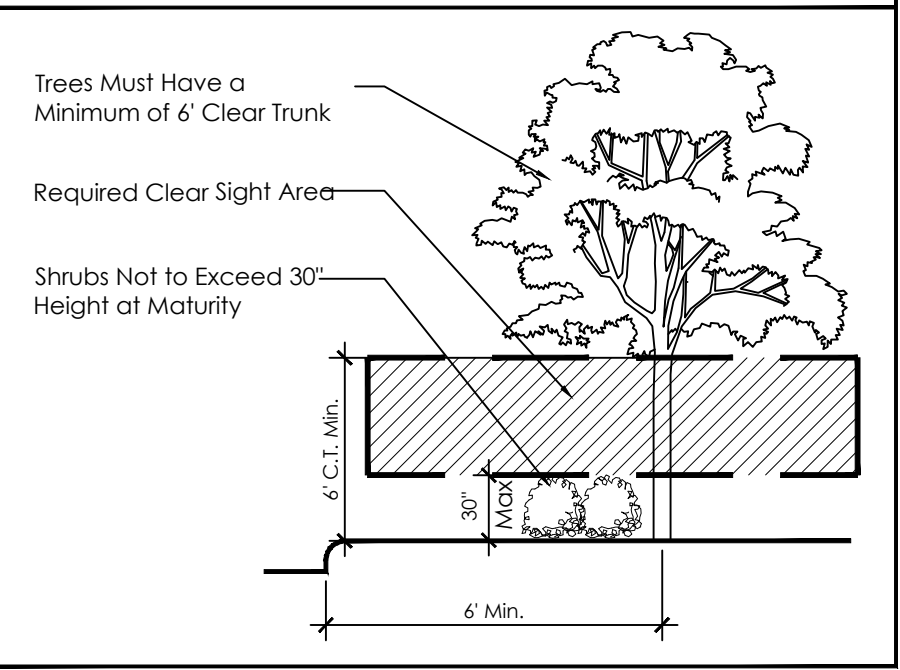
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE	
	BS	3	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch	2.5' Cal.	12'	6'	5' Min.	Low	Native
	CD	2	Coccoloba diversifolia / Pigeon Plum Single Straight Trunk, No Low Crotch	2.5' Cal.	12'	6'	5' Min.	Low	Native
	CS	31	Conocarpus erectus serotinus / Silver Button Wood Single Straight Trunk	2' Cal. Min.	12'	5'	5' Min.	Low	Native
	IC	11	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2' Cal. Min.	12'	6'	5' Min.	Low	Native
	LI	4	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle Single Straight Trunk, Min 5' CT	2' Cal. Min.	12'	6'	5' Min.	Low	Non-Native
	PE	3	Psychospermum elegans / Alexander Palm Single Trunk, No Scarred Trunks, Matched	2.5' Cal.	16' O.A.	6'	12' C.T.	Medium	Non-Native
	QT	3	Quercus virginiana / Southern Live Oak Transplanted From On Site	EX.	EX.	EX.	EX.	Low	Native
	ST	5	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site	EX.	EX.	EX.	EX.	Low	Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHR	134	Chrysanthemum leucanthemum / Green Cocoonum Full to Base	36"	30"	30" O.C.	Low	Native	
	CL3	204	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	30"	30" O.C.	Low	Native	
	CLU	47	Clusia guttifera / Small-Leaf Clusia Full to Base	6'	36"	30" O.C.	Low	Native	
	CON	30	Conocarpus erectus serotinus / Silver Button Wood Full to Base	36"	30"	30" O.C.	Low	Native	
	POD	27	Podocarpus macrophyllus maki / Maki Podocarpus Full	48"	24"	24" O.C.	Low	Non-Native	
	SCH	133	Schefflera arboricola / Green Schefflera Full, Green color, no variegation	24"	18"	24" O.C.	Medium	Non-Native	
	TRA	4	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine Trellis to Building	48"	24"	As Shown	Medium	Non-Native	
	SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	HYM	69	Hymenocallis latifolia / Spider Lily Full	24"	18"	30" O.C.	Low	Native	
	JAS	90	Jasminum volubile / Wax Jasmine Full to Base	24"	18"	24" O.C.	Medium	Non-Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CAR	61	Carex macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Full to Base	10"	10"	18" O.C.	Medium	Non-Native	
	PIC	15	Pilea microcarpa 'Green Island' / Green Island Pilea Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	LIR	225	Liriope muscari 'Big Blue' / 'Big Blue' Liriope Full	10"	10"	12" O.C.	Low	Non-Native	
	SOD A	13,653 sf	Sterodaphnum secundatum / St. Augustine Grass Solid Sod, Single Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

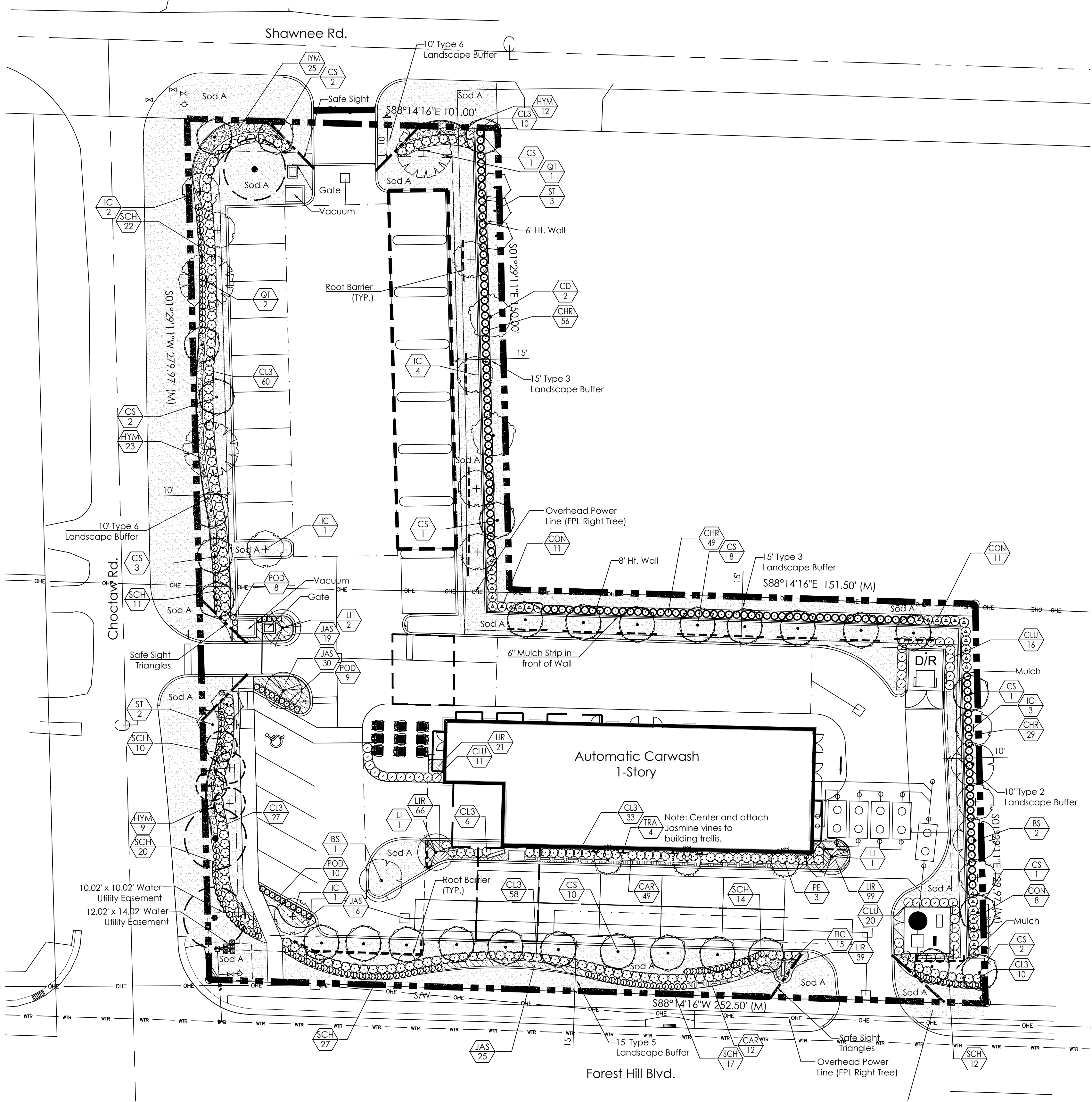
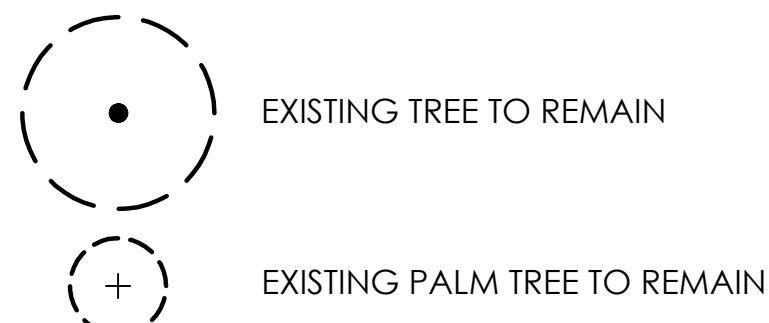
LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCUWD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
- All ground-mounted equipment shall be screened from view.
- Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
- Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One tree must be planted in each island.

SAFE SIGHT DETAIL



EXISTING TREE KEY



Mint Eco Car Wash Forest Hill Blvd. Village of Palm Springs, Florida

Date: 10/28/22
Scale: 1" = 20'-0"
Design By: SMT
Drawn By: SMT
Checked By: JES
File No. 1075.15
Job No. 22-64

REVISIONS / SUBMISSIONS

12/15/22: Per Comments
01/12/23: Per Comments

NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

LANDSCAPE PLAN

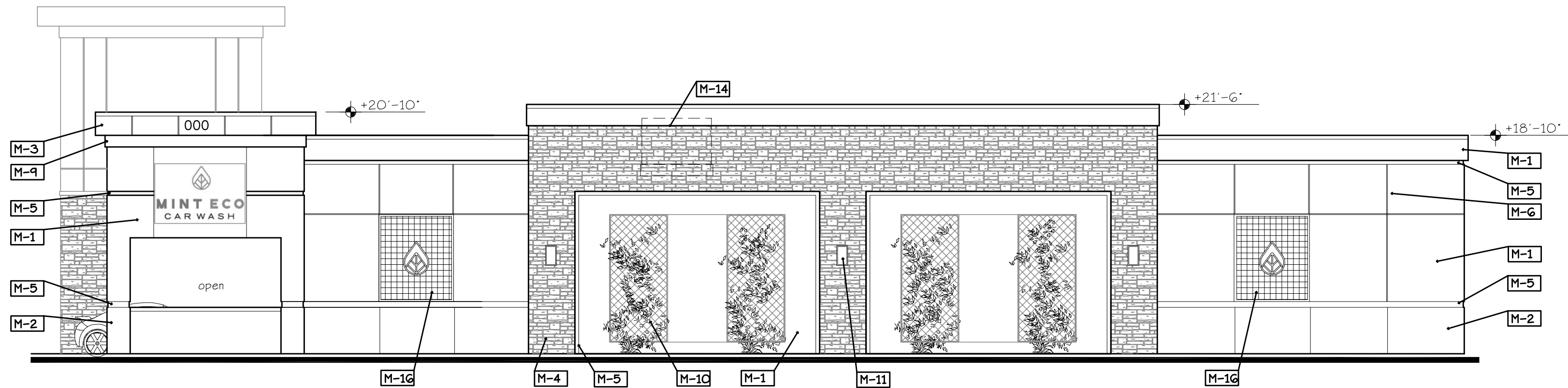
LP-2 of 3

of 3



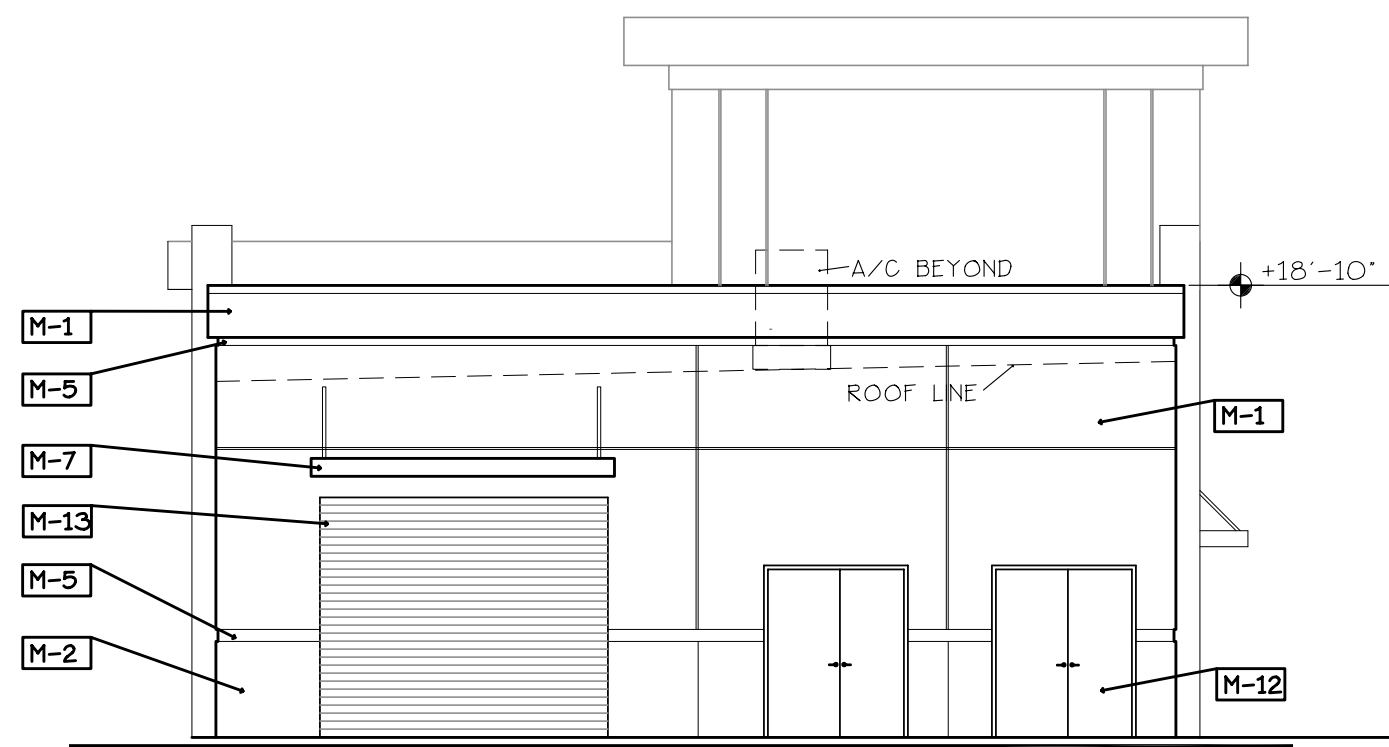
WEST ELEVATION

1/8" = 1'-0"



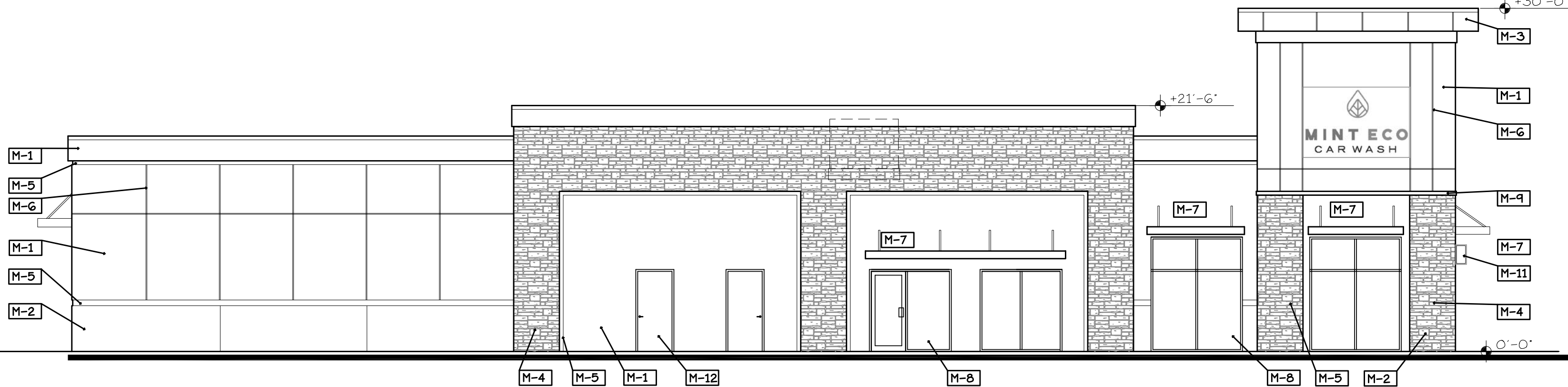
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

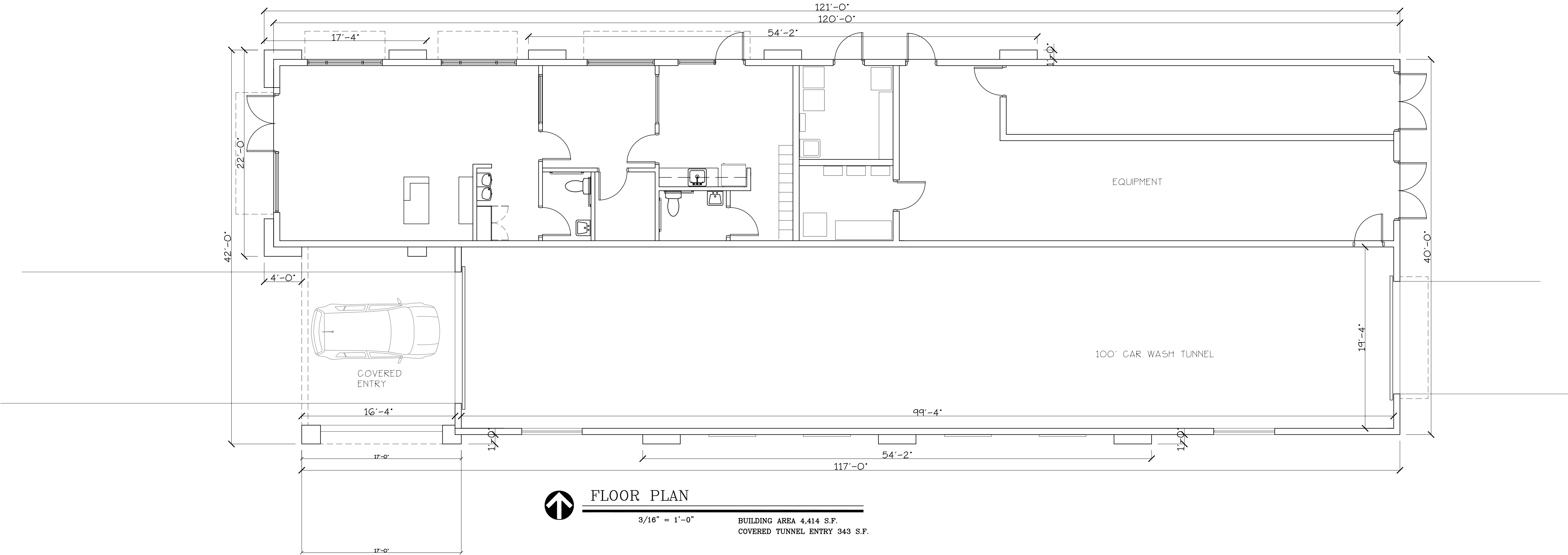
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

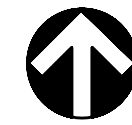
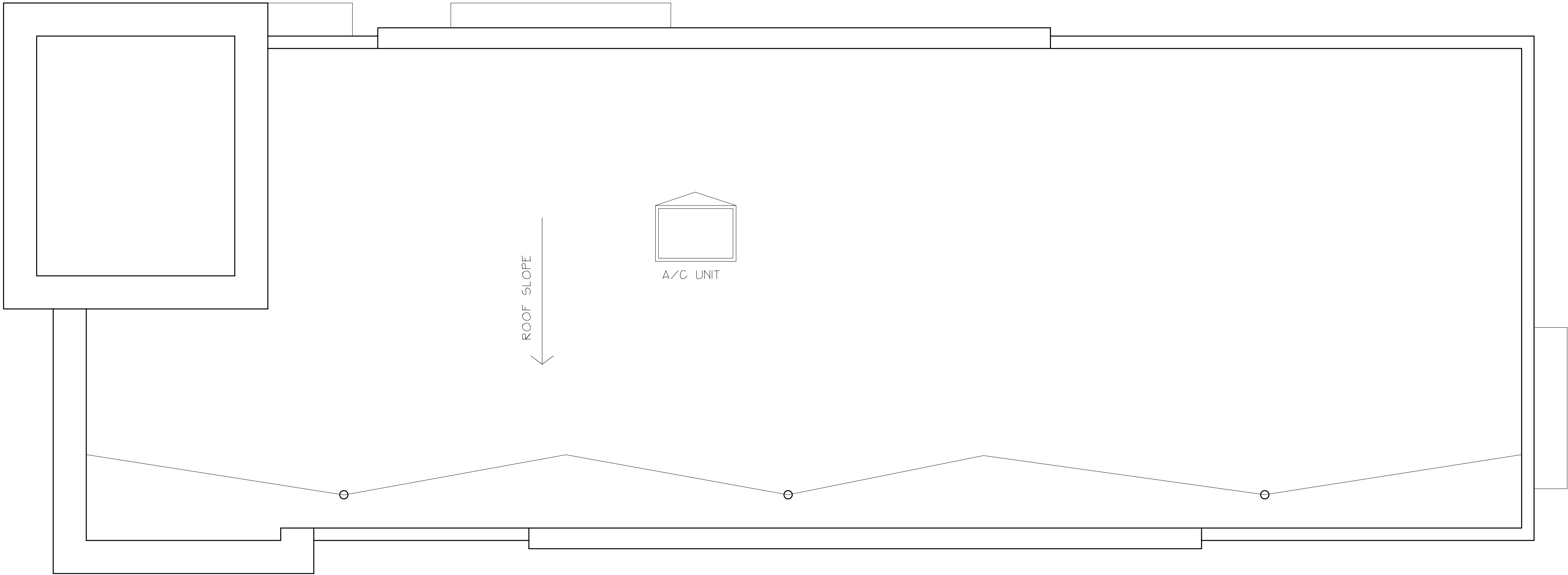
BUILDING MATERIALS		COLOR
M-1	STUCCO MEDIUM TEXTURE	SW6203 SPARE WHITE
M-2	STUCCO COARSE TEXTURE	SW7656 TINSMITH
M-3	STUCCO SMOOTH TEXTURE	SW7656 TINSMITH
M-4	STONE	GREY
M-5	RECESSED BAND	SW6738 VEGAN
M-6	RECESSED REGLET 3/4"	
M-7	PREFAB METAL CANOPY	GREY
M-8	WINDOW LIGHT GREEN TINT	WHITE FRAME
M-9	RAISED BAND	SW6738 VEGAN
M-10	VINE TRELLIS	BLACK
M-11	DECORATIVE LIGHT FIXTURE	
M-12	SWING DOOR	SW7656 TINSMITH
M-13	ROLL UP DOOR	WHITE
M-14	A/C ROOF PACKAGE	
M-15	SIGN	
M-16	METAL MESH	



FLOOR PLAN

3/16" = 1'-0"

BUILDING AREA 4,414 S.F.
COVERED TUNNEL ENTRY 343 S.F.



ROOF PLAN

3/16" = 1'-0"

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MINT ECO CAR WASH
FOREST HILL BLVD.

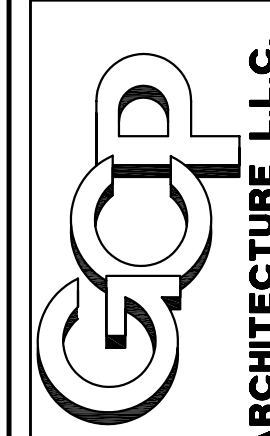
PALM SPRINGS , FLORIDA

FLOOR PLAN / ROOF PLAN

DATE: 10/18/22
DRAWN BY: G.P.
PROJ. NO. 2219
REVISED:

SHEET:

A-1



601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33458
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #A26003279
GUY C. PELLETER #1000
GSParchitecture@aol.com

SEAL

Mint Eco Forest Hill Blvd
Village of Palm Springs, Florida

Preliminary Water Management Calculations
Prepared September 2022

Job # 22-181
SIMMONS & WHITE, INC.
Engineers • Planners • Consultants
2581 Metrocentre Blvd West Suite 3, West Palm Beach, Florida 33407
Telephone (561) 478-7848 • Fax (561) 478-3738
Certificate of Authorization Number 3452

Summary:

The site is located on the northeast corner of Forest Hill Blvd and Choctaw Rd in the Village of Palm Springs, FL and is approximately 1.10 acres in size. The site is made up of three lots of which two are currently developed. An existing car wash and garage are located on the two developed lots. The proposed development consists of a 4,400 SF car wash with associated parking. The perimeter elevation for the south side of the property fronting Forest Hill Blvd will need to be set at the maximum stage elevation for the 100 year – 1 day storm event per FDOT standards. The remaining site will be designed to contain up to the 100 year – 1 day storm. The stormwater management system will consist of drainage pipe and underground chamber with an overflow structure set at elevation 12.7' NAVD. The 100 year – 1 day storm event will be retained onsite up to elevation 12.7' where it will overflow and sheet flow into the existing FDOT drainage system. Water quality will be met in 95' of 4'x8' exfiltration trench. The wet season water table elevation is 7.0 ft-NAVD88 based on nearby LWDD-maintained canal elevations.

Existing Land Use:

Building	0.12 ac
Impervious	0.44 ac
Pervious	0.53 ac
Total	1.10 ac

Existing Soil Storage:

$$(0.53 \text{ ac} * 8.18 \text{ in.}) / (12''/\text{ft}) = \mathbf{0.36 \text{ ac-ft}}$$

Existing Surface Storage

The site is located in C-51 sub-basin 31, which requires compensating storage below 11.2 NAVD. No surface storage exists under 11.2' as the entire existing site is higher than this elevation.

Proposed Land Use:

Building	0.10 ac	F.F.E. 14.5 NAVD
Impervious	0.64 ac	(12.7' – 14.5') NAVD
Pervious	0.36 ac	(13.2' – 14.5') NAVD
Total	1.10 ac	

Proposed Soil Storage:

$$(0.36 \text{ ac} * 8.18 \text{ in.}) / 1.10 \text{ ac} = \mathbf{2.67''}$$

$$(0.36 \text{ ac} * 8.18 \text{ in.}) / (12''/\text{ft}) = \mathbf{0.25 \text{ ac-ft}}$$

C-51 Compensating Storage

$$\text{Existing: } 0.36 \text{ ac-ft (soil)} + 0.00 \text{ ac-ft (surface)} = \mathbf{0.36 \text{ ac-ft Required}}$$

$$\text{Proposed: } 0.25 \text{ ac-ft (soil)} + 0.79 \text{ ac-ft (surface)} = \mathbf{1.04 \text{ ac-ft Provided}}$$

Proposed Control Structure:

As stated above, the existing drainage system adjacent to this property is controlled by FDOT. Per FDOT standards, a direct connection to their system is not allowed. Therefore, the project will discharge to the FDOT's Right of Way through an overflow structure at elevation 12.7' located at the SE corner of the site. More than 0.85 ac-ft of stormwater storage is provided at 12.7' NAVD to store the 100 year – 1 day storm event. Post development discharge will be limited to that exceeding the 100 year – 1 day storm event.

Proposed Exfiltration Trench:

Includes 0.15 ac-ft of exfiltration trench necessary to meet water quality requirements.

See attached calculations (Exhibit A)

Proposed Underground Chambers:

Proposed underground chambers include 0.70 ac-ft of storage between elevations 7.0' and 12.04' NAVD to store 100 year – 1 day storm.

See attached calculations (Exhibit B)

Proposed Water Quality:

1/2" Dry Pretreatment: $(1/2" \times 1.10 \text{ ac}) / (12 \text{ in/ft}) = 0.05 \text{ ac-ft}$
(Provided in 84' of 4'x8' exfiltration trench)

1" Over the Site: $(1" \times 1.10 \text{ ac}) / (12 \text{ in/ft}) = 0.09 \text{ ac-ft}$
(Provided in 84' of 4'x8' exfiltration trench)

2 1/2" x % Impervious: $([0.64 \text{ ac} / (1.10 \text{ ac} - 0.10 \text{ ac})] \times 2.5" \times 1.10 \text{ ac}) / (12 \text{ in/ft})$
= 0.15 ac-ft - controls
(Provided in 84' of 4'x8' exfiltration trench)

Proposed Flood Routings:

See Cascade Routings in Exhibit C

Stage/Storage/Discharge Summary:

Storm	Rainfall (in.)	Stage (ft.)	Proposed Discharge (cfs)
5 yr – 1 day	6.5	8.82	0.00
10 yr – 3 day	10.5	10.55	0.00
100 yr – 1 day	12	11.95	0.00
100 yr – 3 day	15	13.76	n/a

Conclusion:

The proposed drainage system will retain the stormwater generated from the site up to the 100 year – 1 day storm event. The system will also meet water quality treatment requirements using 84' of 4'x8' exfiltration trench. Minimum road and perimeter berm will be 13.0'. Finished floor elevation will be 14.5' and will be protected from 100 year – 3 day storm. The FDOT bubble up outfall will be at 12.7'.

Exhibit A
Trench Calculations

SIMMONS & WHITE INC.

2581 Metrocentre Blvd, Suite 3
WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

EXFILTRATION TRENCH LENGTH CALCULATION

Mint Eco Car Wash Forest Hill

JOB NO: 22-181

DATE:

Rev:

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V= VOLUME TO BE TREATED.

W= WIDTH OF TRENCH

K= HYDRAULIC CONDUCTIVITY

H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION

DU= NON-SATURATED TRENCH DEPTH

DS= SATURATED TRENCH DEPTH

0.15 AC-FT

1.8 AC-IN

8 FT

0.000225 CFS/SF-FT

5.7 FT

4.0 FT

0.0 FT

L= REQUIRED TRENCH LENGTH

84 FT

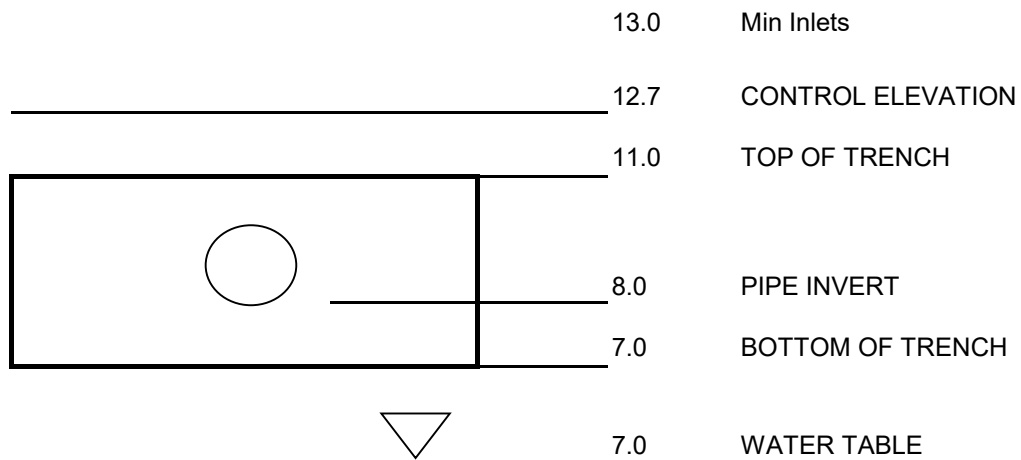


Exhibit B
Underground Chambers Calculations



R-TANK SUBSURFACE STORAGE SYSTEM



PROJECT INFORMATION

Project Name	Mint Eco Forest Hill
City/County	Palm Beach
State	FL
Site Designation	UGDS

SUBSURFACE STORAGE REQUIREMENTS

Storage Volume Required	30,492 cf	ENTER VALUE
R-Tank System Width	71.00 ft	ENTER VALUE
Use Stone Storage Volume	YES	SELECT FROM LIST
Stone Void Ratio	40%	ENTER VALUE
Dead Storage Required	NO	SELECT FROM LIST

R-TANK DESIGN

R-Tank Selected	HD/LD DOUBLE+MINI	SELECT FROM LIST
Width of R-Tank	15.75 in	
Length of R-Tank	28.15 in	
Height of R-Tank	42.52 in	
Volume of Storage per Module	10.36 cf	
Number of R-Tanks Wide	54	
Number of R-Tanks Long	43	
Number of Rotated End R-Tanks	60 (30 on each end)	
Total Number of R-Tank Modules	2,382	
R-Tank System Width	70.88 ft	
R-Tank System Length	103.50 ft	
Backfill Perimeter Width (2ft typ)		
Sides	2.00 ft	ENTER VALUE
Ends	2.00 ft	ENTER VALUE
R-Tank System Excavation Width	74.88 ft	
R-Tank System Excavation Length	107.50 ft	
Effective Footprint of System (Backfill Perimeter)	8,048.75 sq.ft.	
Base Thickness	0 in	ENTER VALUE
Cover Thickness	18 in	ENTER VALUE
Storage Volume Provided in R-Tank only	24,678 cf	
Storage Volume Provided in Backfill (40% Voids)	5,842 cf	
Total System Storage Volume	30,520 cf	
Volume of Backfill Required	541 cy	



R-TANK HD STAGE-STORAGE TABLE

R-Tank Module Size	HD/LD DOUBLE+MINI	R-Tank Invert Elevation	7.00
Width of R-Tank	15.75 in	Top of R-Tank	10.54
Length of R-Tank	28.15 in	Top of Cover	12.04
Height of R-Tank	42.52 in	Stone Base Invert Elevation	7.00
Volume of Storage per Module	10.36 cf	Storage Volume Increment	0.50 ft
Total Number of R-Tank Modules	2,382	Stone Storage Included	
Stone Base Thickness	0 in	Use Stone Base for Storage	YES
Stone Cover Thickness	18 in	Use Stone Cover for Storage	YES
Side Stone Perimeter Width	2 ft	Stone Void Ratio	40%
End Stone Perimeter Width	2 ft		
Effective Footprint of System (Backfill Perimeter)	8,048.75 sq.ft.		

[illegible]

Exhibit C
Cascade Flood Routings

SIMMONS & WHITE INC.

2581 Metrocentre Blvd West, SUITE 3

WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

Mint Eco Forest Hill Blvd

Stage Storage

JOB NO: 22-181

Stage (ft)	Site Storage (ac-ft)	Trench Storage (ac- ft)	Chamber Storage (ac-ft)	Total (ac-ft)
7	0	0	0	0.00
7.5	0	0.02	0.08	0.10
8	0	0.04	0.17	0.20
8.5	0	0.06	0.25	0.31
9	0	0.08	0.33	0.41
9.5	0	0.09	0.42	0.51
10	0	0.11	0.50	0.61
10.5	0	0.13	0.58	0.71
11	0	0.15	0.62	0.77
11.5	0	0.15	0.66	0.81
12	0	0.15	0.70	0.85
12.5	0	0.15	0.70	0.85
13	0.02	0.15	0.70	0.87
13.5	0.13	0.15	0.70	0.98
14	0.39	0.15	0.70	1.24
14.5	0.81	0.15	0.70	1.66

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 6.5 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
24.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 0 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.06	0.00	0.00	0.00	7.00	7.00
2.00	0.13	0.00	0.00	0.00	7.00	7.00
3.00	0.21	0.00	0.00	0.00	7.00	7.00
4.00	0.29	0.00	0.00	0.00	7.00	7.00
5.00	0.40	0.00	0.00	0.00	7.00	7.00
6.00	0.54	0.00	0.00	0.00	7.00	7.00
7.00	0.70	0.01	0.00	0.00	7.00	7.00
8.00	0.89	0.04	0.00	0.00	7.01	7.00
9.00	1.11	0.07	0.00	0.00	7.03	7.00
10.00	1.38	0.11	0.00	0.00	7.07	7.00
11.00	1.75	0.20	0.00	0.00	7.13	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	4.26	2.43	0.00	0.00	7.49	7.00
13.00	4.99	0.83	0.00	0.00	8.09	7.00
14.00	5.32	0.38	0.00	0.00	8.30	7.00
15.00	5.53	0.22	0.00	0.00	8.40	7.00
16.00	5.72	0.19	0.00	0.00	8.48	7.00
17.00	5.84	0.13	0.00	0.00	8.54	7.00
18.00	5.95	0.12	0.00	0.00	8.59	7.00
19.00	6.07	0.12	0.00	0.00	8.64	7.00
20.00	6.19	0.12	0.00	0.00	8.69	7.00
21.00	6.27	0.08	0.00	0.00	8.72	7.00
22.00	6.34	0.08	0.00	0.00	8.76	7.00
23.00	6.42	0.08	0.00	0.00	8.79	7.00
24.00	6.50	0.08	0.00	0.00	8.82	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	8.82	24.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.37	0.00	0.00	0.00	0.37	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
72.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 0 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.05	0.00	0.00	0.00	7.00	7.00
2.00	0.09	0.00	0.00	0.00	7.00	7.00
3.00	0.14	0.00	0.00	0.00	7.00	7.00
4.00	0.19	0.00	0.00	0.00	7.00	7.00
5.00	0.24	0.00	0.00	0.00	7.00	7.00
6.00	0.28	0.00	0.00	0.00	7.00	7.00
7.00	0.33	0.00	0.00	0.00	7.00	7.00
8.00	0.38	0.00	0.00	0.00	7.00	7.00
9.00	0.42	0.00	0.00	0.00	7.00	7.00
10.00	0.47	0.00	0.00	0.00	7.00	7.00
11.00	0.52	0.00	0.00	0.00	7.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	0.56	0.00	0.00	0.00	7.00	7.00
13.00	0.61	0.00	0.00	0.00	7.00	7.00
14.00	0.66	0.00	0.00	0.00	7.00	7.00
15.00	0.71	0.01	0.00	0.00	7.00	7.00
16.00	0.75	0.01	0.00	0.00	7.01	7.00
17.00	0.80	0.01	0.00	0.00	7.01	7.00
18.00	0.85	0.01	0.00	0.00	7.01	7.00
19.00	0.89	0.01	0.00	0.00	7.02	7.00
20.00	0.94	0.01	0.00	0.00	7.02	7.00
21.00	0.99	0.01	0.00	0.00	7.03	7.00
22.00	1.03	0.01	0.00	0.00	7.03	7.00
23.00	1.08	0.02	0.00	0.00	7.04	7.00
24.00	1.13	0.02	0.00	0.00	7.05	7.00
25.00	1.20	0.03	0.00	0.00	7.06	7.00
26.00	1.27	0.03	0.00	0.00	7.07	7.00
27.00	1.33	0.03	0.00	0.00	7.08	7.00
28.00	1.40	0.03	0.00	0.00	7.09	7.00
29.00	1.47	0.03	0.00	0.00	7.10	7.00
30.00	1.54	0.04	0.00	0.00	7.12	7.00
31.00	1.61	0.04	0.00	0.00	7.13	7.00
32.00	1.68	0.04	0.00	0.00	7.15	7.00
33.00	1.75	0.04	0.00	0.00	7.17	7.00
34.00	1.81	0.04	0.00	0.00	7.18	7.00
35.00	1.88	0.04	0.00	0.00	7.20	7.00
36.00	1.95	0.04	0.00	0.00	7.22	7.00
37.00	2.02	0.04	0.00	0.00	7.23	7.00
38.00	2.09	0.05	0.00	0.00	7.25	7.00
39.00	2.16	0.05	0.00	0.00	7.27	7.00
40.00	2.23	0.05	0.00	0.00	7.29	7.00
41.00	2.29	0.05	0.00	0.00	7.31	7.00
42.00	2.36	0.05	0.00	0.00	7.33	7.00
43.00	2.43	0.05	0.00	0.00	7.35	7.00
44.00	2.50	0.05	0.00	0.00	7.37	7.00
45.00	2.57	0.05	0.00	0.00	7.39	7.00
46.00	2.64	0.05	0.00	0.00	7.41	7.00
47.00	2.71	0.05	0.00	0.00	7.44	7.00
48.00	2.77	0.05	0.00	0.00	7.46	7.00
49.00	2.85	0.06	0.00	0.00	7.48	7.00
50.00	2.93	0.06	0.00	0.00	7.51	7.00
51.00	3.02	0.07	0.00	0.00	7.53	7.00
52.00	3.12	0.08	0.00	0.00	7.57	7.00
53.00	3.25	0.11	0.00	0.00	7.61	7.00
54.00	3.42	0.14	0.00	0.00	7.66	7.00
55.00	3.61	0.17	0.00	0.00	7.72	7.00
56.00	3.83	0.20	0.00	0.00	7.79	7.00
57.00	4.09	0.24	0.00	0.00	7.88	7.00
58.00	4.42	0.30	0.00	0.00	7.99	7.00
59.00	4.85	0.41	0.00	0.00	8.12	7.00
60.00	7.84	3.54	0.00	0.00	8.67	7.00
61.00	8.70	1.14	0.00	0.00	9.53	7.00
62.00	9.09	0.49	0.00	0.00	9.84	7.00
63.00	9.34	0.28	0.00	0.00	9.99	7.00
64.00	9.57	0.25	0.00	0.00	10.10	7.00
65.00	9.71	0.16	0.00	0.00	10.17	7.00
66.00	9.85	0.15	0.00	0.00	10.24	7.00
67.00	9.99	0.15	0.00	0.00	10.30	7.00
68.00	10.13	0.15	0.00	0.00	10.36	7.00
69.00	10.22	0.10	0.00	0.00	10.41	7.00
70.00	10.31	0.10	0.00	0.00	10.45	7.00
71.00	10.41	0.10	0.00	0.00	10.49	7.00
72.00	10.50	0.10	0.00	0.00	10.55	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	10.55	72.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.72	0.00	0.00	0.00	0.72	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
24.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 10 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.12	0.00	0.00	0.00	7.00	7.00
2.00	0.24	0.00	0.00	0.00	7.00	7.00
3.00	0.38	0.00	0.00	0.00	7.00	7.00
4.00	0.54	0.00	0.00	0.00	7.00	7.00
5.00	0.74	0.02	0.00	0.00	7.00	7.00
6.00	1.00	0.06	0.00	0.00	7.02	7.00
7.00	1.30	0.11	0.00	0.00	7.05	7.00
8.00	1.64	0.17	0.00	0.00	7.11	7.00
9.00	2.05	0.25	0.00	0.00	7.20	7.00
10.00	2.56	0.35	0.00	0.00	7.33	7.00
11.00	3.23	0.55	0.00	0.00	7.51	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	7.87	5.36	0.00	0.00	8.33	7.00
13.00	9.20	1.75	0.00	0.00	9.63	7.00
14.00	9.82	0.77	0.00	0.00	10.09	7.00
15.00	10.20	0.44	0.00	0.00	10.33	7.00
16.00	10.56	0.39	0.00	0.00	10.50	7.00
17.00	10.78	0.25	0.00	0.00	10.70	7.00
18.00	10.99	0.23	0.00	0.00	10.87	7.00
19.00	11.21	0.23	0.00	0.00	11.04	7.00
20.00	11.42	0.23	0.00	0.00	11.27	7.00
21.00	11.57	0.16	0.00	0.00	11.47	7.00
22.00	11.71	0.16	0.00	0.00	11.63	7.00
23.00	11.86	0.15	0.00	0.00	11.79	7.00
24.00	12.00	0.15	0.00	0.00	11.95	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	11.95	24.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.85	0.00	0.00	0.00	0.85	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 15 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
72.00	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Basin 1      13.76      72.00      7.00      0.00
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow   Outflow   Storage  Storage
=====
Basin 1      1.11      0.00      0.00      0.00      1.11      0.00
=====
```

TRAFFIC GENERATION STATEMENT

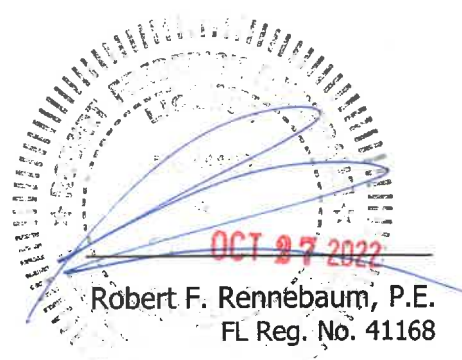
MINT ECO CAR WASH – FOREST HILL BOULEVARD VILLAGE OF PALM SPRINGS, FLORIDA

Prepared for:

Mint Eco Car Wash, LLC
316 Southern Boulevard
West Palm Beach, Florida 33405

Job No. 22-181

Date: October 27, 2022



1.0 SITE DATA

The subject parcel is generally located on northeast corner of Chactaw Road and Forest Hill Boulevard in the Village of Palm Springs, Florida. The Property Control Numbers (PCN) for the subject parcel are 70-43-44-08-15-005-0010, 70-43-44-08-15-005-0071 and 70-43-44-08-15-005-0061. Proposed site development consists of demolishing the existing improvements and constructing a 4400 SF single-lane automated carwash with project build-out of 2026. Site access is proposed via an egress only driveway connection Chactaw Road, an egress only driveway connection to Shawnee Road and a right-in only driveway connection to Forest Hill Boulevard. For additional information concerning site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed site modifications has been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the proposed plan of development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the proposed plan of development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	166 tpd
AM Peak Hour Traffic Generation (In/Out)	=	12 pht (6 In/6 Out)
PM Peak Hour Traffic Generation (In/Out)	=	14 pht (7 In/7 Out)

3.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM =	6 / 6
PM =	7 / 7

As previously mentioned, site access is proposed via an egress only driveway connection Chactaw Road, an egress only driveway connection to Shawnee Road and a right-in only driveway connection to Forest Hill Boulevard. Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no additional turn lanes are warranted or recommended.

4.0 QUEUING

The car wash is able to process vehicles rapidly at approximately 2 vehicles/minute (140-150 vehicles/hour), as multiple vehicles can be processed in an assembly line type fashion through the car wash. Demand is approximately 75 vehicles/hour during peak weekend periods.

The queuing analysis was based on the following ratio:

Coefficient of utilization (ρ) = Average Demand Rate / Average Service Rate

The required queue storage (M) is determined based on the following equation:

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

A 95% confidence rate was used for this analysis. Therefore, the $P(x > M)$ was set to 5%.

Q = Processing rate = 140 processes per hour

q = Demand rate = 75 vehicles per hour

N = 1 car wash lane

ρ = Utilization factor = $q/(NQ) = 75/(1 \cdot 140) = 0.536$

Q_m = Table value = 0.536

$M = (\ln(0.05) - \ln(0.536)) / \ln(0.536) - 1 = 2.80$, or 3 vehicles.

Therefore the queue for the car wash is conservatively estimated at 3 vehicles.

Based on the proposed site plan, approximately 10 vehicles can be accommodated in the queuing area. The queueing capacity at this site is adequate based on the applicant's experience with similar sites and the site's processing speed.

5.0 CONCLUSION

The proposed development has been estimated to generate 166 trips per day, 12 AM peak hour trip, and 14 PM peak hour trips at project build out in 2026. The proposed peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

MINT ECO CAR WASH - FOREST HILL BOULEVARD

10/27/22

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Carwash (Automated) ^a	PBC	1	Lane	166.00			166		0	166	0%	0	166
			Grand Totals:				166	0.0%	0	166	0%	0	166

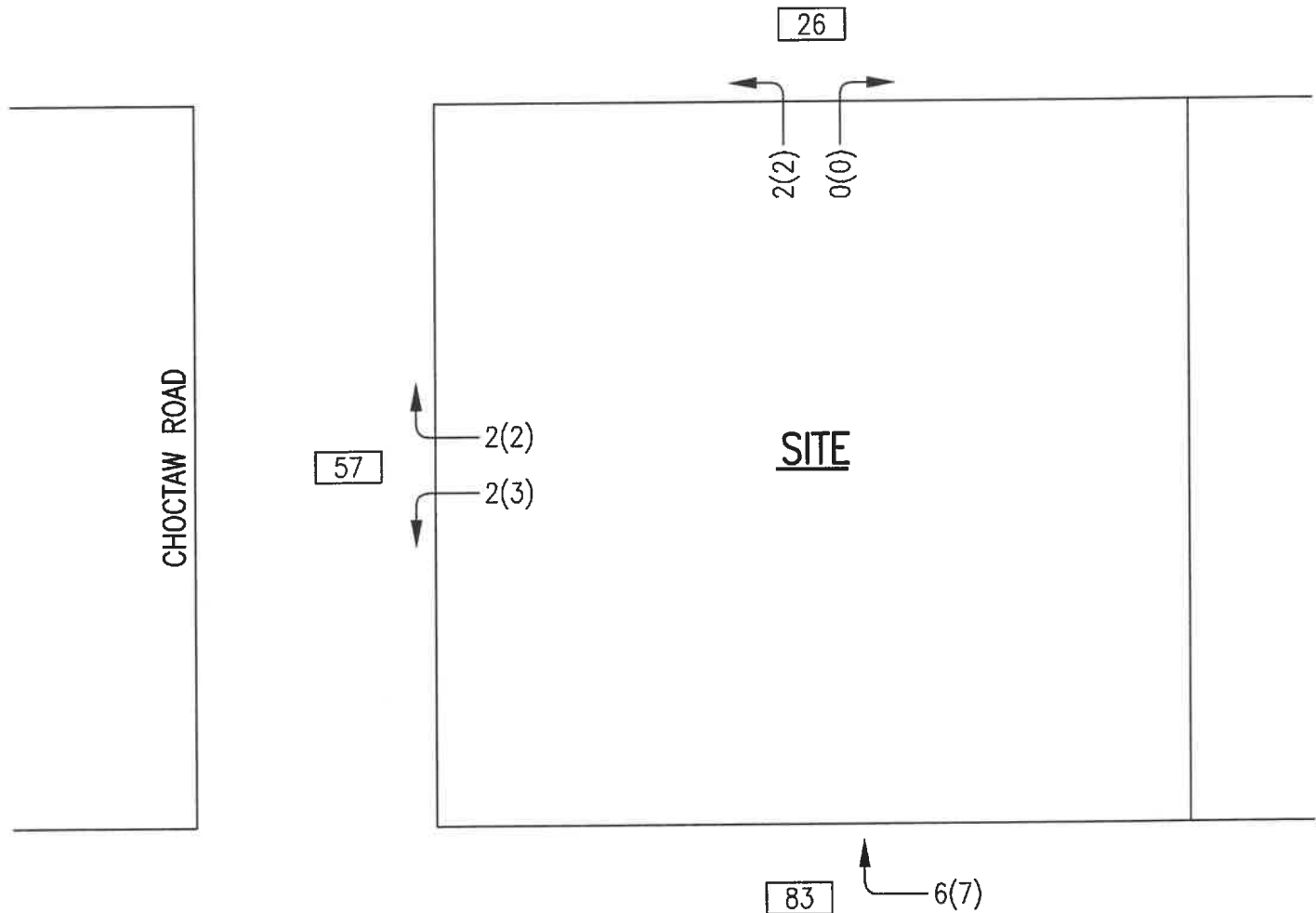
TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Carwash (Automated) ^a	PBC	1	Lane	0.50	0.50	6	6	12	0.0%	0	0	0	6	6	12	0%	0	6	6	12
Grand Totals:						6	6	12	0.0%	0	0	0	6	6	12	0%	0	6	6	12

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Carwash (Automated) ^a	PBC	1	Lane	0.50	0.50	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Grand Totals:						7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14

SHAWNEE ROAD



FOREST HILL BOULEVARD (STATE ROAD 882)

PROJECT TURNING MOVEMENTS

LEGEND

- 2 A.M. PEAK HOUR TURNING MOVEMENT
- (2) P.M. PEAK HOUR TURNING MOVEMENT
- 57 A.A.D.T.

MINT ECO CAR WASH
FOREST HILL BOULEVARD

22-181 KD 10-27-22



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
October 27, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 27, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Kyle Duncan
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

Dear Kyle Duncan:

RE: Pre-application Review for **Safety Upgrade**, Pre-application Meeting Date: **October 27, 2022**
Palm Beach County - Village of Palm Springs; SR 882; Sec. # 93016000; MP: 7.30; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project:

Request:

- **In-only driveway on the north side of SR 882 approximately 220 feet east of the west property line.**
- **Close existing driveways along the frontage of the site.**

SITE SPECIFIC INFORMATION

Project Name & Address: **MintEco Forest Hills – 2873 Forest Hills Blvd**
Property Owner: **Earl F Smyth**; Parcel Size: **1.09 Acres** Development Size: **4,400 SF Car Wash, including a 1,293 SF Office**

WE APPROVE YOUR REQUEST

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

Conditions:

- **A minimum driveway length of 20 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **The in-only driveway shall be channelized and have a maximum width of 18 feet.**

Comments:

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

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

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-10-27\7. 93016000 MP 7.3 SR 882_MintEco Forest Hills\93016 MP 7.3 SR 882_MintEco Forest Hills.docx

www.dot.state.fl.us



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

October 17, 2022

Simmons and White
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Fl. 33407

RE: 2877 Forest Hill Blvd.-Car Wash
Service Availability Letter

Dear Mr. Uribe,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest potable watermain is a 12" watermain located within Forest Hill Blvd. adjacent to the subject property. The nearest sanitary sewer is a 4" force main located approximately 1500' west of the subject property on Forest Hill Blvd. This connection will require a lift station and force main extension. Plans for these improvements need to be approved by PBCWUD.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Project Manager

11.1.22

Anne Perry <aperry@lwdd.net>

To:

- Christian Melendez Berrios;
- Nicole Smith <nsmith@lwdd.net>;
- David Bends <dbends@lwdd.net>;
- Margie Illsley <millsley@lwdd.net>

Cc:

• Iramis Cabrera
Tue 11/1/2022 10:08 AM

Good morning, Christian,

LWDD has no objection to the certification of the petition referenced above. It is located south of LWDD's L-7 Canal and is not adjacent.

Thank you,

Anne H. Perry

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead,



Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden _____ Date: 12/13/2022
Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley

2ND SUBMITTAL

RE: 2877 Forest Hill Blvd – MintEco Forest Hills - Site Plan/Special Exception

Attached are:

- | | | |
|--|---|---|
| ☒ Prints | ☐ Reproducible | ☐ Correspondence |
| ☐ Report | ☐ Specifications | ☐ Applications |
| ☐ Other _____ | | |

COPIES	DATE	DESCRIPTION
1	12/13/2022	Site Plan/Special Exception

Transmitted:

- | | | |
|--|---------------------------------------|--|
| ☐ For Approval | ☐ As Requested | ☒ For Review and Comment |
| ☐ For Revisions | ☐ For Your Use | |
| ☐ Other _____ | | |

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

*No fire rescue comments. Previous comments addressed.
WRJ 12/16/22*

Signed: _____ Date: _____

Bruce Guyton A. <BGuyton@pbcgov.org>

To:

- Christian Melendez Berrios

Cc:

- Yash Nagal <ynagal@pbcgov.org>;
- Nina Verzosa <NVerzosa@pbcgov.org>

Tue 11/1/2022 2:44 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.

Good afternoon Chris,

Palm Tran has reviewed the site plans sent regarding the above mentioned project. Palm Tran has no comments.

Should you have any questions or comments, do not hesitate to contact me.

Bruce Guyton, MURP

Senior Transit Planner

Tel: 561 841-4274

bguyton@pbcgov.org

<http://www.palmtran.org>



Village of Palm Springs
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226 Cypress Lane
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To: David Harden
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Date: 12/13/2022

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Thank you for your assistance.

COMMENTS/SUGGESTIONS:

OK
JES 1/9/23

Signed: _____ Date: _____

January 17, 2023

Christian,

All of the Palm Beach County Water Utilities comments have been addressed.

Thank you,

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116



1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

**Mint Eco Car Wash
Forest Hill Blvd.**

Village of Palm Springs, Florida

Date:	10/28/22
Scale:	1" = 20'-0"
Design By:	SMT
Drawn By:	SMT
Checked By:	JES
File No.	1075.15
Job No.	22-64

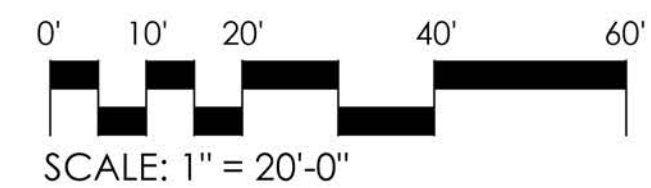
12/15/22: Per Comments
01/12/23: Per Comments

NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

GRAPHIC SITE PLAN

GSP-1







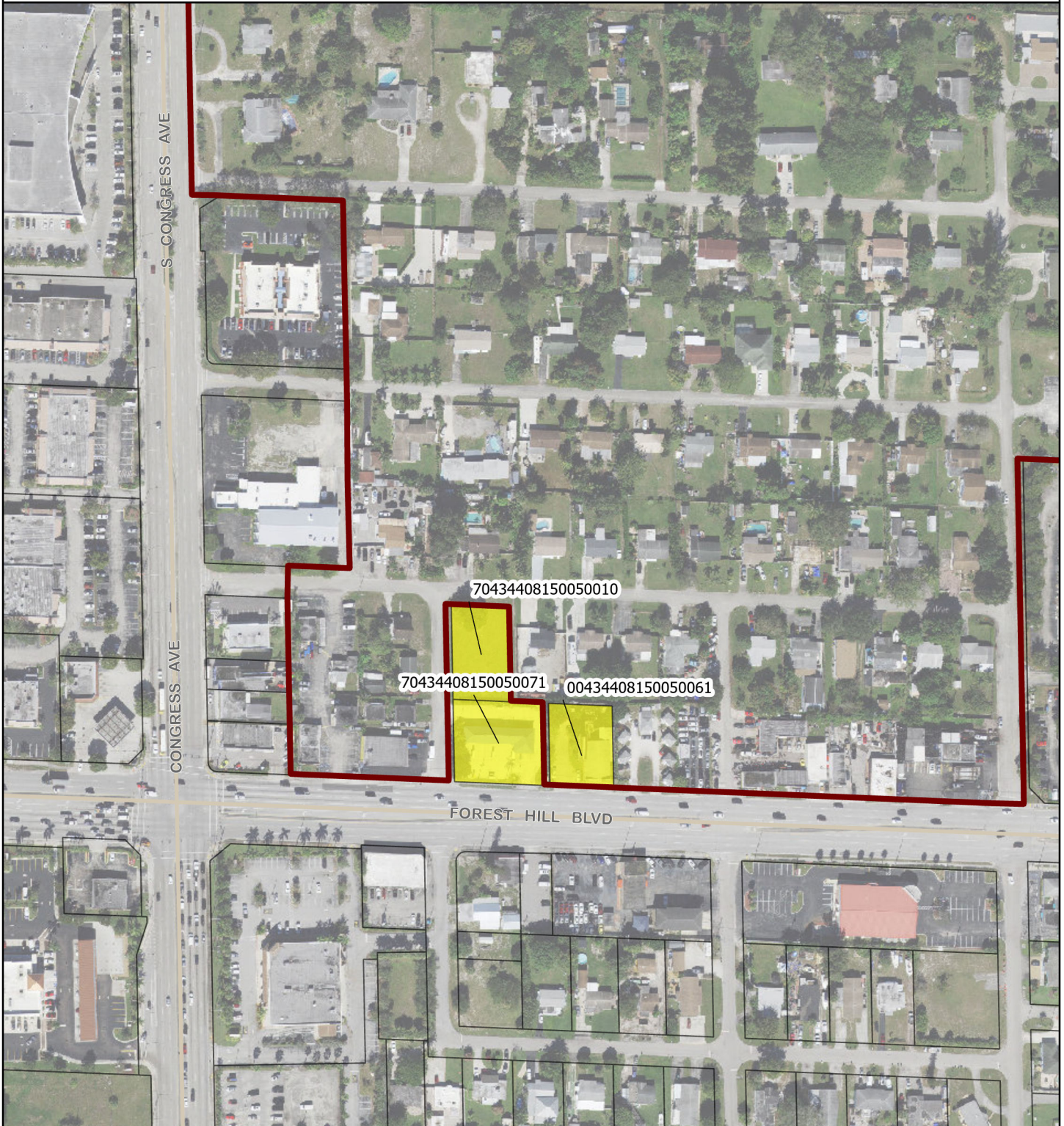

MINT ECO
CAR WASH





VILLAGE OF PALM SPRINGS

Mint Eco Car Wash



Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 2/3/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250

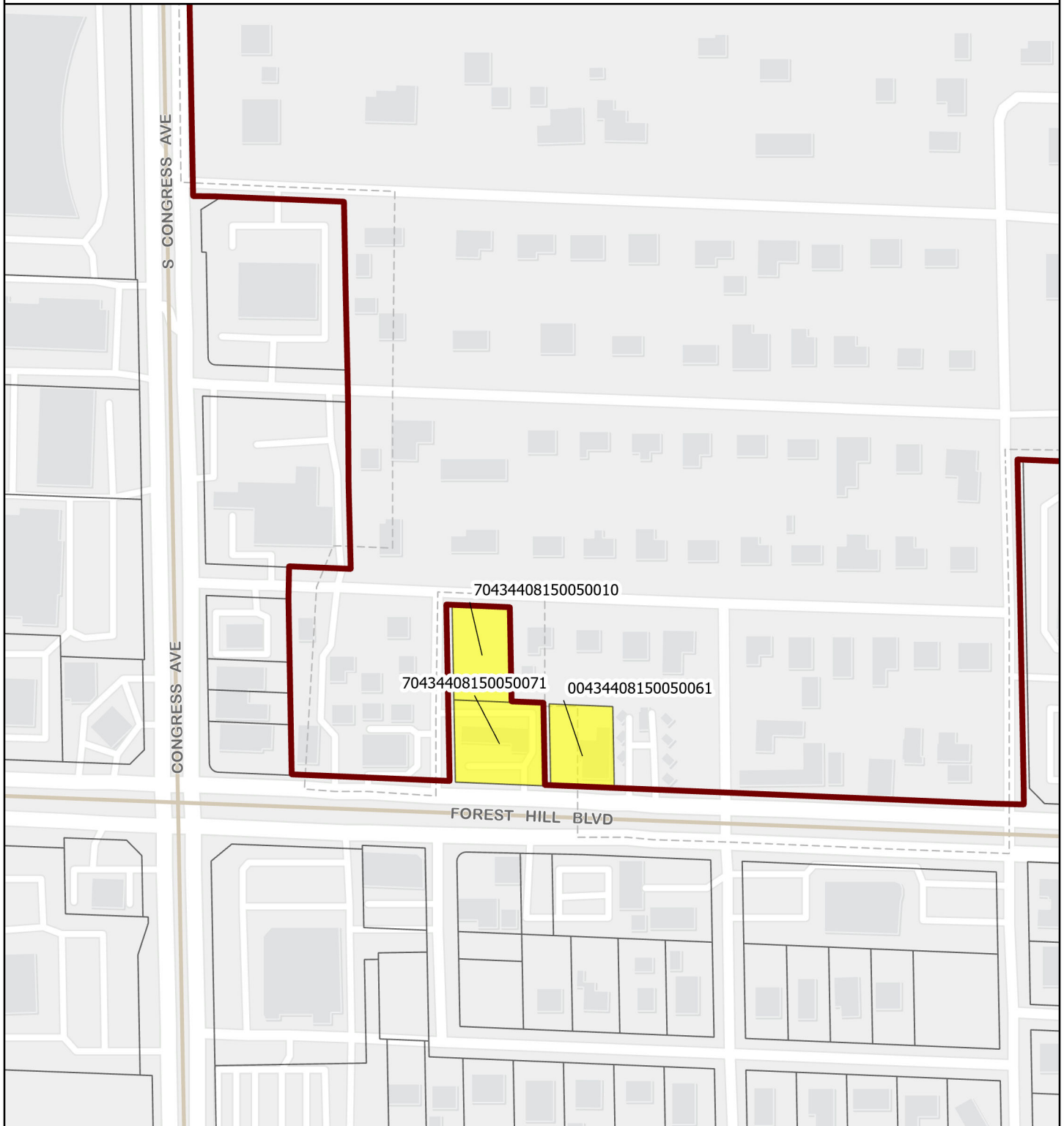
Feet

 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Mint Eco Car Wash



Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 2/3/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250

 Feet

 Florida Technical Consultants



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #7: Site Development Plan (SPR23-02) and Special Exception Use (PSSE23-01) - Mint Eco Car Wash - 2877 Forest Hill Boulevard

SUMMARY: Mr. Jon Schmidt from Schmidt Nichols, agent for the property owner, 2877 FOREST HILL OPCO, LLC, requests approval of a Site Development Plan (SPR23-02) and a modification to the existing Special Exception Use (PSSE23-01) with three (3) variances for the combination of the properties located at 2877 Forest Hill Boulevard, 2910 Shawnee Road and 2873 Forest Hill Boulevard (PCN's 70-43-44-08-15-005-0071; 70-43-44-08-15-005-0010; and 00-43-44-08-15-005-0061, respectively). The applicant is proposing the construction of a 4,414-square-foot automatic car wash including an office.

Note: The property located at 2873 Forest Hill Boulevard is under the annexation process and it is the subject of a separate agenda item. The property is currently being developed with a 2,400-square foot tire shop.

Currently, there is an existing 2,760 square foot car wash facility proposed to be demolished at 2877 Forest Hill Boulevard and to be replaced with a modern 4,414 square foot full-service car wash facility with associated stacking spaces, office, detailing area, and free vacuums. The parcels currently within the Village limits are within the Congress Avenue District CRA, and the redevelopment will enhance values and fulfill CRA objectives.

A car wash is permissible as a Special Exception Use within the CG district. However, since there is an existing car wash facility, the applicant is proposing a modification to the existing Special Exception Use to facilitate the redevelopment of the property with a newly renovated facility.

As part of the proposed Site Development Plan, the applicant is requesting three (3) variances:

1. **(PSV23-02)** - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Forest Hill Blvd from the required 25' to 16' at its narrowest point.
2. **(PSV23-03)** - The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Shawnee Rd. from the required 25' to 21' at its narrowest point.
3. **(PSV23-04)** - The applicant is requesting a variance relief from Sec.34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30' to 17'.

The Planning, Zoning & Building staff does not object to the proposed Special Exception Use, Site

Development Plan, and variances requested and recommend conditional approval to facilitate the redevelopment of the property.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation.

ATTACHMENTS:

1. Exhibit "A" Staff Recommendations and Conditions of Approval
2. Applicant Project Narrative and Justification Statement
3. Site Plan, Landscape Plan, Architectural Plans and Letters
4. Mint Eco Color Rendering
5. Aerial and Location Maps



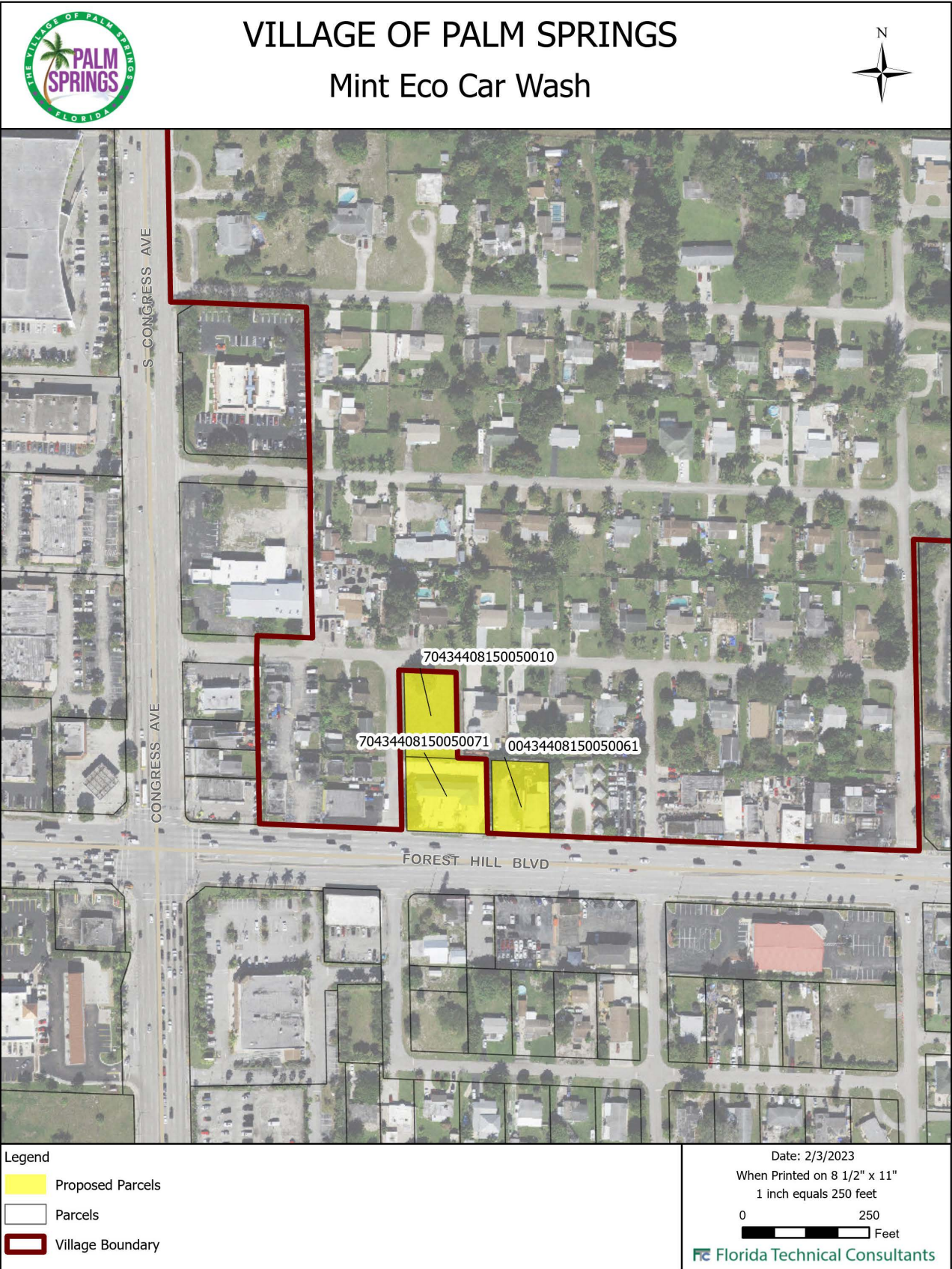
PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Development Plan with 3 Variances - Mint Eco Car Wash Forest Hill

Application Summary			
Applicant / Petitioner	Schmidt Nichols	Submittal Date	10/31/2022
Reference Name	Mint Eco Car Wash Forest Hill	Case Number	SPR23-02; PSSE23-01; PSV23-02; PSV23-03; PSV23-04
		Parcel Control No	70-43-44-08-15-005-0010, 70-43-44-08-15-005-0071 & 00-43-44-08-15-005-0061
Location	2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road	Site Area	Assemblage of 3 properties 1.09 acres
P&Z B Meeting	February 14, 2023	Local Planning Agency	March 9, 2023
Council Meeting (after LPA, 1st Reading)	March 9, 2023	Council Meeting (2nd Reading)	April 13, 2023
Requests			
Proposed Use(s)	Annexation, Small-Scale Land Use Amendment of the Future Land Use Map (FLUM), Rezoning, Site Development Plan (SPR23-02) and Special Exception Use (PSSE23-01) to redevelop the property with a new full-service car wash facility, comprised of 3 parcels, 2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road. This will require the demolition of the current car wash facility and tire shop buildings. The Special exception is to amend the current approval of the established car wash at 2877 Forest Hill Boulevard to include the adjacent parcels in order to facilitate the proposed project. Property located at 2873 Forest Hill Boulevard is unincorporated Palm Beach County and is proposed to be annexed into the Village. All three parcels are proposed to be utilized to accommodate a full-service car wash with associated stacking spaces, detailing area and free vacuums.		
Number of Buildings	One (1)- 4,414 square foot automatic carwash facility which include 1,293 square foot office space.		
Variances	PLANNING AND ZONING BOARD CONSIDERATION: PSV23-02 - A variance relief from Section 34-826(8) to allow a reduction in the required side corner setback along Forest Hill Boulevard from the required 25’ to 16’at its narrowest point. PSV23-03 - A variance relief from Section 34-826 (8) to allow a reduction in the required side corner setback along Shawnee Road from the required 25’ to 21’ at its narrowest point. PSV23-04 - A variance relief from Section 34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30’ to 17’.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	22 Full Service / Office (1/200 SF) Total of 22 parking needed	7 Office 7 Detailing Area 9 Vacuum stations Total of 23 parking spaces	Yes

Mint Eco Car Wash Forest Hill - Small Scale Land Use Amendment of the FLUM/Rezoning/Planned Development Site Plan with three (3) Variances.
P&Z B 2/14/2023

Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (West side)	50'	65' Canopy & 78' Building	Yes
Rear yard (East side)	20'	50'	Yes
Rear yard (East side adjacent to residential)	30'	17'	No* (variance requested)
Side corner yard (North)	25'	21' Canopy & 43' Building	No* (variance requested for canopy) Yes - Building
Side corner yard (South)	25'	16' (Canopy) & Building 48'	No* (variance requested for canopy) Yes - Building
Site Characteristics			
Existing Use	1 Vacant commercial lot 1 Existing Car Wash Building & 1 Tire Shop Building	Proposed Use	Automatic Car Wash with an Office
Existing Zoning	CG-Commercial General	Proposed Zoning	CG-Commercial General
Existing Future Land Use	CG-Commercial General	Proposed Future Land Use	CG-Commercial General
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential use	Unknown Unincorporated PBC	Unknown Unincorporated PBC
South	Commercial Business	Commercial	Commercial General (CG)
East	Residential use & Commercial	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
West	Commercial supermarket & Single Family Residential	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed Future Land Use Amendment, Rezoning, Annexation, Site Plan and Special Exception Use for the construction of 4,414 square foot commercial general plan development project as depicted on the proposed site plan.			



I. Site History

- Ordinance 2006-07: Annexation

The properties were voluntarily annexed into the Village of Palm Springs on January 26, 2006 and designated with the Land Development as Commercial General zoning districts and future land use Commercial.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to develop the site for the construction of a new car wash facility is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Variances

The applicant is seeking the following variances:

1. **Variance #1: PSV23-02** The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Forest Hill Blvd from the required 25' to 16' at its narrowest point.
2. **Variance #2: PSV23-03** The applicant is requesting a variance relief from Sec.34-826 (8) to allow a reduction in the required side corner setback along Shawnee Rd. from the required 25' to 21' at its narrowest point.
3. **Variance #3: PSV23-04** The applicant is requesting a variance relief from Sec.34-826 (9) to allow a reduction in the required rear setback adjacent to residential lots from the required 30' to 17'.

The applicant's full justification is attached hereto.

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same land development district (Planning and Zoning District).

Response: The special conditions and circumstances that exist which are peculiar to the land pertain to the narrow dimensions of the lot, which limit the potential layout configurations and dictate how the site functions. Both of the lots on Forest Hill (2877 & 2873) have a depth of 129'; the minimum depth for CG lots is 200'. This nonconforming condition presents peculiar conditions that make meeting all setbacks impractical, even with three lots used to accommodate the development, as the site would not meet minimum depth requirements otherwise. When accounting for the minimum building width, setbacks, buffers and circulation for large vehicles, this layout represents the most efficient way to fit this use on site.

b. The special conditions and circumstances do not result from the actions of the applicant.

Response: The special conditions and circumstances that do not result from the actions of the applicant pertain to the narrow dimensions of the lot, which do not meet the minimum depth requirements on an individual basis. The zoning ordinance minimum dimensions not aligning with the dimensions of the platted lots is not a result of the applicant's actions. Additionally, the taking of property that resulted from the widened ROW has exacerbated the nonconforming condition related to lot depth and area necessary to provide setbacks.

c. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Response: The granting of this variance will not confer any special privileges to this applicant, as the uses conducted within the areas of these variances requests is already permitted on the site. Allowing the addition of these minimally sized canopy structures simply provides additional protection for customers and staff from the elements as they complete transactions and perform details services.

d. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would cause unnecessary and undue hardship on the applicant.

Response: The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter due to the fact that considered separately, individual portions of the proposed structure are permitted within the setback, specifically the support poles and canopies. Poles, such a light poles and flagpoles, are permitted within the setback. Additionally, pedestrian canopies are permitted within the setback so long as they only overhang and do not have support structures in the setback. It is only when the two are combined to support automobile coverage that the use becomes defined as building, although there are no walls, doors or windows commonly associated with buildings. These 'buildings' function more as secondary/accessory structures and only require footings in the setback so that that can meet wind rating standards.

e. The variance granted is the minimum necessary for the application to make reasonable use of the property.

Response: The variances requested are the minimum that will make possible the reasonable use of the land, building, or structure, as the site was designed such that the foundation and massing of the primary structure are not located within any setbacks. This use, which is inherently vehicular driven, must accommodate for circulation, stacking and detailing, which are permitted on the site in these locations regardless of structures, function more safely and efficiently when provided with a covered area.

f. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The granting of the variance will be in harmony with the general intent and purpose of this chapter, as it will facilitate commercial redevelopment in an area zoned and planned for commercial development. The site is already operating as car wash facility, and granting this variance will allow improvements to the site, that will reduce visual impacts, as the improvements include an 8' screening wall (where 6' is required), professionally designed and maintained vegetative screening, and overall site landscaping that will exceed the code requirements. The site, as it sites today, is minimally screened and does not meet code requirements, and allowing these improvements will facilitate site development that is harmonious with the intent of this chapter.

g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: This variance will not be injurious to the area involved or otherwise detrimental to the public welfare, as the use is existing and this site plan proposes to modernize, upgrade, and reduce many existing non-conformities that do not exist today. The reduction and screening of bay doors facing a public ROW, consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to welfare of the community.

Staff does not object to the applicant's request based on the applicant intent to redevelop the property with a modern style car wash facility.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the Village's northeast between Forest Hill Boulevard and Choctaw Road.
- 2) Properties on the North side are generally residential unincorporated Palm Beach County.
- 3) On the West side there is a mix of different uses between commercial, and residential along Choctaw Road that are unincorporated Palm Beach County.
- 4) Properties located on the South side are generally commercial general.

V. 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

The site plan proposes to consolidate utilities for the three sites and provide enhanced infrastructure with the addition of a lift station. This will provide sewer to properties that is not currently available and spur redevelopment of sites that are currently operations on septic. Other improvements will include fully redesigned site drainage to eliminate off site runoff in addition to new car wash equipment that recycles water for on-site reuse.

b. Expanding Job Development & Economic Growth

The proposed project will bring additional trips into the Village, with 200K total visitor trips expected annually. This in turn provide additional jobs within the community and represents an increase in employment opportunities over the current self-serve car wash, which does not require employees on site at all times. Additionally, each Mint Eco location supports a +/- \$1M employee payroll, which far exceeds the typical car wash payroll of \$250K. This commitment to employees establishes a strong relationship with the workforce that translates to better customer service and stable economic growth. The proposed Mint Eco car wash will also add tax dollars into the Congress Avenue TIF district though the ~\$2,000,000 investment, which will increase in property values on this site and in the surrounding area.

c. Enhancing Public Safety

The proposed consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to the community in the form of safer and more reliable infrastructure. Additionally, this use is not anticipated to place any additional burden on public safety services (police and fire) as compared to other permitted developments. Rather, the improved site design (lighting and landscaping) and presence of employees on site may enhance the public safety compared to the current conditions.

d. Advancing the Partnership with Palm Beach County

The parcel located at 2873 Forest Hill Blvd is identified within the future annexation parcel are via a pre-existing partnership with Palm beach County. This request aligns with previous planning efforts aimed to anticipate and facilitate this request. Once annexed, the site will be developed and brought into compliance with the current Village code, including the removal of a billboard that is currently permitted by County code. This effort represents an advancement of partnership with both municipalities.

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

This proposal affects the existing conditions of the CRA plan by reducing the amount of vacant land withing the Congress Avenue Subdistrict. The plan notes that there are 35.0 acres of undeveloped commercial properties; this request lower that to 35.64 acres. The ~\$2,000,000 investment to improve the site, as well as an annual

payroll of \$1,000,000, will support the economic development goals of the CRA plan. The improvement to the site will also contribute addition funds to the Village though increased property taxes.

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

The proposal will remove and reduce blight, as the current car wash has deferred maintenance and does not exemplify quality architecture and property upkeep. The proposed building will greatly improve the both site and corridor aesthetics though building design and orientation, as well as through enhanced landscaping, particularly along Forest Hill Blvd. This development will also represent an ideal placemaking element through the improved aesthetics within the corridor and set a standard for new developments.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG District.
 - 1) Proposed project plan generally meets required site development regulation.
 - 2) The annexation concurrently with the Commercial and Commercial General Land Use and Zoning designations respectively, 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 FDOT is required prior to construction.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on February 2, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 2, 2023.
- Legal advertisement was published in the paper on February 2, 2023.
- Staff has not received any inquiries or comments as a result of the notices.

IX. Proposed Development Plan Details

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

- Application for Annexation, Small-Scale Land Use Amendment, Rezoning, Site Plan and Special Exception Use with 3 Variances.
 1. Site Plan dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 2. Landscape plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 3. Engineering plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 4. Architectural plans dated received October 28, 2022 revised and resubmitted on January 12, 2023.
 5. Photometric plan dated received November 28, 2022 revised and resubmitted on January 12, 2023.
 6. Boundary and topographic survey dated received October 28, 2022.
 7. Project narrative and Justification Statement of proposed use.
 8. Drainage calculations.
 9. Color rendering

X. Recommendation

The property is located toward the northeast end of the Village's limits on Forest Hill Boulevard and Choctaw Road. The Village's staff acknowledges that the Forest Hill 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 to redevelop the property with a new 4,414 square foot full-service car wash facility, comprised of 3 parcels, 2877 & 2873 Forest Hill Boulevard & 2910 Shawnee Road. This will require the demolition of the current car wash facility and tire shop buildings. The Special exception is to amend the current approval of the established car wash at 2877 Forest Hill Boulevard to include the adjacent parcels in order to facilitate the proposed site plan. Two of three parcels are located within the Village of Palm Springs and one parcel, 2873 Forest Hill Boulevard is located in unincorporated Palm Beach County and is proposed to be annexed into the Village.

The proposed Site Plan 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 to facilitate pedestrian circulation and safety. An adequate vehicular circulation, avoiding negative impacts on existing roadway conditions, has been provided. The proposed use 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 facilitate economic development with the Village, consistent with the Village Community Redevelopment Agency plan.

Planning, Zoning and Building staff conducted a review of the application and found the proposed Site Plan and Special Exception Use are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

Staff recommends conditional approval of the proposed project to facilitate the redevelopment of the property with the construction of 4,414 square foot Automatic Carwash facility subject to the following thirty-five (35) conditions below:

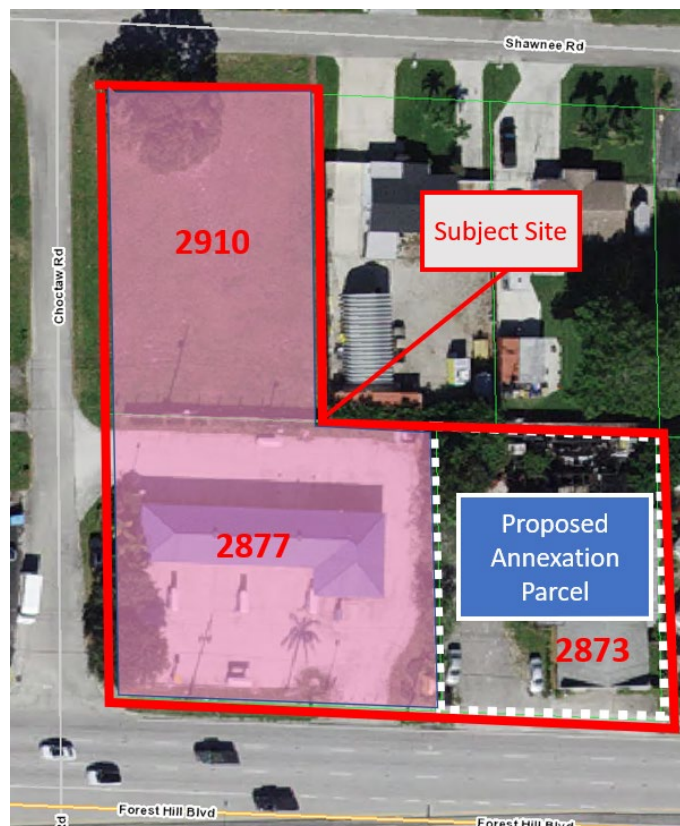
1. Build out date will be determined once the TPS is received.
2. TPS letter shall be received **prior to Council consideration.**
3. The site plan approval is valid for 24 months of Village Council approval.
4. The special exception use shall be implemented within 18 months of Village Council approval.
5. The Lift Station shall be setback at least 15', maintaining the minimum buffer along Forest Hill.
6. The existing Billboard Sign on the property needs to be removed **at time of demolition permit.**
7. A unity of title shall be recorded **prior to the issuance of any building permit.**
8. Per Sec. 34-291 (b) (2) "Within all nonresidential zoning districts, no flags of any commercial nature may be displayed." No commercial flags are permitted except for flags of a nation, states, counties, and municipalities that may be exhibited in the proper manner and follow code regulations.
9. Fence details needs to be submitted **at time of the submission of building permits.**
10. Landscape plans shall be approved by FPL **at time of permitting.**
11. Landscaped buffers shall only overlap 5 feet any utility easements.
12. At least 6' height landscape buffer shall be provided at time of planting to provide screen for the bay door on the west side.
13. The applicant is responsible for replacement of landscaping within any landscape buffer/utility easement overlaps that is removed or destroyed by utility companies.
14. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
15. 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.
16. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.

17. 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.
18. Coordination with FDOT and FPL **at time of permitting** is required for a possible dedication of an easement to relocate the existing utility pole out of the sidewalk along Forest Hill Boulevard.
19. A sidewalk shall be provided along Choctaw Road and Forest Hill Boulevard for pedestrian access, contingent upon Applicant's best efforts to obtain a permit through Palm Beach County and FDOT.
20. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
21. The monument sign and/or wall sign shall be reviewed and approved by the Planning, Zoning and Building Department **at time of permitting** and shall be in accordance to the Village signs regulations.
22. **At time of permitting**, provide value of construction and number of construction jobs created to be included in CRA annual report.
23. Mechanical equipment and above-ground infrastructure shall be screened from view.
24. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs **at time of permitting**.
25. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department **at time of permitting**.
26. A Local Business Tax Receipt shall be applied with the Village prior to any business operations.
27. 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.
28. 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.
29. 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.
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. At the time of CO, the petitioner shall provide the PZB Department with electronic copies of as-builts.
35. 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 conditions of approval.

**Justification Statement
MintEco Palm Springs
Village of Palm Springs, Florida
Annexation, Rezoning, FLU Map Amendment, Variance, Special Exception
Modification & Major Site Plan Applications
Original Submittal: October 28, 2022
Resubmittal no. 1: December 13, 2022
Resubmittal no. 2: January 12, 2023
Revision: January 27, 2023**

Introduction

Schmidt Nichols ("Agent"), on behalf of the property owner, 2877 FOREST HILL OPCO. LLC ("Owner"), respectfully requests your approval of this 6-part application for a Voluntary Annexation with associated Rezoning and Future Land Use Map amendment, Major Site Plan, Special Exception Modification and Standard Variance requests (x3). The 1.09-acre subject site is comprised of three parcels: 2877 Forest Hill Blvd., 2910 Shawnee Rd. and 2873 Forest Hill Blvd (PCNs 70-43-44-08-15-005-0071; 70-43-44-08-15-005-0010; & 00-43-44-08-15-005-0061, respectively). Two of three parcels, 2877 Forest Hill Blvd., 2910 Shawnee Rd., are located in the Village of Palm Springs; one parcel, 2873 Forest Hill Blvd., is located in unincorporated Palm Beach County and is proposed to be annexed into the Village. All three parcels are proposed to accommodate the proposed use ("subject site").



Background

The property located at 2877 Forest Hill Blvd is zoned Commercial General (CG) and currently operates as a self-serve car wash, which is a special exception use per Village code. The site has an existing 2,760 square foot building that was built in 2004 to accommodate this use. The property to the north, located at 2910 Shawnee, is also zoned CG and has been vacant since 2008. Both properties are located in the Village of Palm Springs and support a commercial future land use designation.

The property located in Palm Beach County, 2873 Forest Hill, which is proposed to be annexed, is currently zoned General Commercial (PCB Zoning) and operates as an auto repair/service center. This property features a 2,400 square foot commercial building and associated parking, as well as a billboard. This property is located within the Future Annexation Area according to the Village of Palm Springs Planning Zoning Building Public Viewer.

SECTION 4: Description of Project Request:

Request 1. Annexation, Rezoning and Future Land Use Map Amendment

In order to facilitate the development, the easternmost parcel at 2873 Forest Hill Blvd, located in Palm Beach County, has submitted a voluntary Annexation application, along with a concurrent rezoning (From County CG to Village CG) and future land use map amendment (County Commercial to Village Commercial) to assign the parcel a [Village of Palm Springs] Commercial General zoning and Commercial future land use designation. These designations align with the current Palm Beach County zoning and FLU designations, which support the existing use on the site.

Request 2. Major Site Plan Application

The major site plan application is being submitted in to order to facilitate the construction of a new full-service car wash facility. This will require the demolition of the current car wash facility and tire shop buildings, as well as a reconfiguration of the site circulation and consolidation of access points along Forest Hills Boulevard.

Request 3. Special Exception Modification

The special exception modification is to amend the current approval of the established car wash at 2877 Forest Hills Blvd. to include the adjacent parcels in order facilitate the proposed site plan. All three parcels are proposed to be utilized in order to accommodate a full-service car wash with associated stacking spaces, detailing area and free vacuums.

Variance requests

The proposed site plan requires three dimensional variances to accommodate canopy areas on the north and south side of the building, as well as one standalone canopy that supports the full-service detail area (See site plan).

	<u>Setback Location</u>	<u>Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
V1	Forest Hill Blvd – Side Street	34-826 (8)	25'	16'	9'
V2	Shawnee Rd – Side Street		25'	21'	4'
V3	East setback – Rear Setback	34-826 (6)	20'	17'	3'

SECTION 6 – Land Use Plan Amendment (Map)

Land Use

The existing land uses on the property consist of a self-serve car wash, a tire/automotive shop and a vacant parcel. The proposal seeks to consolidate all three parcels into one development, a full-service car wash, which is similar to the existing car wash use. The proposed site plan seeks to improve operations and efficiency by adding additional land to the site that will be utilized for staking and parking, ensuring there are no spillover effects onto adjacent properties or rights-of-ways.

Infrastructure

The current site has access to all necessary infrastructure, including power, water, sewer and road access, and the applicant does not anticipate any constraints on the existing infrastructure systems. Further, the applicant is contributing approximately 1,000' of new sewer extension that will provide potential sewer connections to all properties along Shawnee, between Choctaw and Prairie, that will offset any potential burden to the system while providing a mechanism to allow those properties to switch from septic to sewer. The proposed car wash facility is anticipated to lessen the burden on infrastructure systems through the use of its modern car washing technology that utilizes significantly less water than standard car wash facilities. MintEco recycles a majority of the water used in operations, which will reduce any potential burdens on the water system, and its extensive pretreatment and use of environmentally safe detergents reduces the risk of negative impacts from runoff or sewer discharge.

Natural Resources

As mentioned previously, the Mint Eco utilizes environmentally safe detergents with the intention of minimizing their impact on the natural environment. This fact, along with their water reuse and minimal demand on the system, represent a substantial increase in natural resources protection over the exiting car wash that was constructed in 2004 and does not feature the enhanced runoff capture that a new facility will provide. As a WaterSavers car wash, MintEco uses less than 40 gallons of fresh water per car, which is significantly less than what is used during the average home wash, where up to 100 gallon can be used per wash. Additionally, any used water is filtered before being sent to the sewer system for further treatment at a regional wastewater treatment facility. This is significantly better than at home washing where the runoff and the chemicals used will go directly into the stormwater drain system, which leads to our local waterways and ecosystems. Conversely, at Mint Eco, the water used in the wash process is filtered and reused, until it is sent into the sewer system.

Open Space

The existing conditions feature minimal open space and very little landscaping for screening and aesthetic enhancement. The new facility provides 32% open space which exceeds the minimum requirements for open space on commercial sites. The proposed site plan also provides a better streetscape through enhanced landscaping that will provide green buffers and accents to lessen the effect of hardscape on the site.

Intergovernmental Coordination

Two of the three parcels are currently located within the Village of Palm Springs, while the easternmost parcel fronting on Forest Hill Blvd (2873 Forest Hill Blvd) is located within unincorporated Palm Beach County (PBC). The PBC parcel is identified as a future annexation area by the Village of Palm Springs, indicating there has been past coordination regarding the status of this parcel. Additionally, the parcel proposed for annexation has a PBC general commercial zoning and a commercial future land use that is consistent with the Village parcels along Forest Hills Blvd.

Goals, Objectives and Policies

The proposal is consistent with the village goals, objectives and policies, as there will be improvements and benefits to the infrastructure system through sewer extension, water recycling, and pretreatment of discharged water. The project will also represent an enhancement to the exiting streetscape through its building architecture and landscaping, and will provide additional jobs within the community.

SECTION 8 - Variance Request Justification: Per Village of Palm Springs Code

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same land development district (Planning and Zoning District).**

Response: The special conditions and circumstances that exist which are peculiar to the land pertain to the narrow dimensions of the lot, which limit the potential layout configurations and dictate how the site functions. Both of the lots on Forest Hill (2877 & 2873) have a depth of 129'; the minimum depth for CG lots is 200'. This nonconforming condition presents peculiar conditions that make meeting all setbacks impractical, even with three lots used to accommodate the development, as the site would not meet minimum depth requirements otherwise. When accounting for the minimum building width, setbacks, buffers and circulation for large vehicles, this layout represents the most efficient way to fit this use on site.

- b. The special conditions and circumstances do not result from the actions of the applicant.**

Response: The special conditions and circumstances that do not result from the actions of the applicant pertain to the narrow dimensions of the lot, which do not meet the minimum depth requirements on an individual basis. The zoning ordinance minimum dimensions not aligning with the dimensions of the platted lots

is not a result of the applicant's actions. Additionally, the taking of property that resulted from the widened ROW has exacerbated the nonconforming condition related to lot depth and area necessary to provide setbacks.

- c. **Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.**

Response: The granting of this variance will not confer any special privileges to this applicant, as the uses conducted within the areas of these variances requests is already permitted on the site. Allowing the addition of these minimally sized canopy structures simply provides additional protection for customers and staff from the elements as they complete transactions and perform details services.

- d. **Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would cause unnecessary and undue hardship on the applicant.**

Response: The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter due to the fact that considered separately, individual portions of the proposed structure are permitted within the setback, specifically the support poles and canopies. Poles, such a light poles and flagpoles, are permitted within the setback. Additionally, pedestrian canopies are permitted within the setback so long as they only overhang and do not have support structures in the setback. It is only when the two are combined to support automobile coverage that the use becomes defined as building, although there are no walls, doors or windows commonly associated with buildings. These 'buildings' function more as secondary/accessory structures and only require footings in the setback so that that can meet wind rating standards.

- e. **The variance granted is the minimum necessary for the application to make reasonable use of the property.**

Response: The variances requested are the minimum that will make possible the reasonable use of the land, building, or structure, as the site was designed such that the foundation and massing of the primary structure are not located within any setbacks. This use, which is inherently vehicular driven, must accommodate for circulation, stacking and detailing, which are permitted on the site in these locations regardless of structures, function more safely and efficiently when provided with a covered area.

- f. **The grant of the variance will be in harmony with the general intent and purpose of this chapter.**

Response: The granting of the variance will be in harmony with the general intent and purpose of this chapter, as it will facilitate commercial redevelopment in an area zoned and planned for commercial development. The site is already operating as car wash facility, and granting this variance will allow improvements to the site, that will reduce visual impacts, as the improvements include an 8' screening wall (where 6' is required), professionally designed and maintained vegetative screening, and overall site landscaping that will exceed the code requirements. The site, as it sits today, is minimally screened and does not meet code requirements, and allowing these improvements will facilitate site development that is harmonious with the intent of this chapter.

g. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: This variance will not be injurious to the area involved or otherwise detrimental to the public welfare, as the use is existing and this site plan proposes to modernize, upgrade, and reduce many existing non-conformities that do not exist today. The reduction and screening of bay doors facing a public ROW, consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to welfare of the community.

SECTION 9 – SPECIAL EXCEPTION

In reviewing a request for a special exception use, the village council shall take into consideration all technical, relevant factors and the factors and criteria set forth herein. A special exception use shall not be approved unless an applicant establishes that all the following criteria are met:

Note: Per Village staff, this application has been determined to be a modification of the existing special exception to permit the self-serve car wash.

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

Response: The proposal is consistent with the village goals, objectives and policies, as there will be improvements and benefits to the infrastructure system through sewer extension, water recycling, and pretreatment of discharged water. The project will also represent an enhancement to the exiting streetscape through its building architecture and landscaping, and will provide additional jobs within the community.

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

Response: The proposed development is designed to meet or exceed all Village

standards, with the exception of the three variances requested. Additionally, the site plan is designed to address many nonconforming aspects of the site, including but not limited to driveway consolidation and the addition of screening between commercial and residential properties, as well as screening of the bay door from the public ROW.

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

Response: The special exception use is currently permitted and is compatible with surrounding uses. The site design and hours of operation are designed and programmed to mitigate negative external effects the site may cause.

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

Response: This application is a modification to an existing special exception and is replacing the current car wash. Further, this site plan will reduce the presence of auto-centric service uses through the acquisition and demolition of the auto repair shop located at 2873 Forest Hill.

- 5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:**

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

Response: The special exception use is currently permitted and is compatible with surrounding uses. The enhanced technology and employee presence will not have any detrimental impact on surrounding properties.

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

Response: The special exception use is currently permitted and is compatible with surrounding uses, and this site plan and business utilizes technology that will only reduce the noise and odor currently generated on site. The enhanced screening and modern architecture will offset any potential visual nuisance factors.

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

Response: The special exception use is currently permitted. The new site plan will provide significantly more stacking, consolidated drive cuts, improved site circulation and enhanced technology that can process up to 120 cars per hour.

6. That the proposed special exception use:

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

Response: The special exception use is currently permitted on site; demolition and reconstruction of the car wash facility will allow the building massing to be centered on the property that will eliminate this concern.

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

Response: The special exception use is currently permitted and the site improvements will improve surrounding property by providing sewer connection for all properties along Shawnee Road. Enhanced landscaping and screening in the form of an 8' screen wall, landscaped with continuous hedges and canopy trees, will provide upgraded screening along the property lines. Additionally, the enhanced architecture will replace the current blighted buildings.

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

Response: The special exception use will support development and redevelopment of adjacent and surrounding properties by providing an opportunity to connect to sewer.

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

Response: The special exception use is currently permitted and this site plan seeks to reduce impacts to natural systems through water recycling, conservation and the addition of open green space that does not currently exist.

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

Response: The site is designed to accommodate an internal sidewalk

system, as well as bike racks and an outdoor lobby for patrons to utilize while their vehicles are cleaned. The new architectural features, reduction of curb cuts and improved circulation will also make the site more pedestrian friendly by creating a more pleasant and safer streetscape.

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

Response: The proposed modification to the existing special exception will accomplish all of the goals listed above. Improvement to the streetscape and water and sewer infrastructure, which is not currently available, will promote more redevelopment by providing an alternative to septic. Additionally, the significant investment in the property and building, paired with well-paying jobs for numerous employees, will bolster the local economy. Further, this is a traditionally neighborhood-serving commercial use, as a majority of Mint Eco customers live within one mile of their locations.

Supplemental Regulations – Car Washes (applicable standards listed)

Location.

To mitigate the adverse impacts created by excessive concentrations of specific uses at intersections and along roadways that adversely impact traffic flow, pedestrian circulation and visual impacts related to site layout, the following location and separation criteria shall apply:

- 1. Automotive repair establishments, car washes, full-service fuel stations, and gas stations with or without convenience stores shall be located only adjacent to major arterials, and within 250 feet of any intersection of roadways classified as an arterial or collector (as measured from the nearest points of property lines on any two parcels of land (or unified project perimeter, if a planned development)) or adjacent to a signalized intersection.**

Response: This submittal is a modification to an established car wash use; although the site does not meet this standard, this development will serve as an enhancement and upgrade to the property, in addition to providing critical infrastructure that will enable redevelopment of adjacent properties. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

- 2. There shall be a minimum separation distance of 1,000 feet between the**

nearest points of property lines on any two parcels of land (or unified project perimeter, if a planned development), whether located in the village or not, occupied or to be occupied for automotive repair, fuel/gas station or convenience store or car wash purpose.

Response: This submittal is a modification to an established car wash use and it is unclear if this standard is met; however, the existing nature of this site should classify any non-conformities as pre-existing. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

- 3. There shall be a minimum separation distance of 250 feet between the nearest points of property lines for a parcel occupied for automotive repair, fuel/gas station or car wash purposes and a parcel occupied by a church, public or private school, daycare, hospital, governmentally owned or operated building, nursing home or assisted living facility, theater, auditorium, stadium area, place of assembly, and/or a public play field.**

Response: This submittal is a modification to an established car wash use; therefore, this does not apply to this site. Additionally, this project will result in elimination of an auto repair facility located adjacent to the existing car wash, thereby reducing existing nonconformities.

Curbs and curb breaks.

A raised curb of at least six inches in height shall be erected along all street property lines, except for driveway openings. Curb breaks are limited to two per street frontage. Curb-cuts shall not be located closer than 25 feet to the intersection of the ultimate right-of-way lines at a corner nor closer than 15 feet from any abutting property line or alley. Direct access to a road classified as a local street is discouraged.

Response: The site provides curbing along Forest Hill Blvd, and the proposed curb cut meets the setback by providing 29' from the property to the east.

Design and performance standards.

- 1. Service bay doors shall not be oriented toward any adjacent property in a residential district or toward any adjacent public street, unless screened by a minimum six-foot wall and/or landscaping.**

Response: The site plan proposes one bay door, facing west towards Choctaw, which serve as the entrance to the car wash tunnel. The west property line is proposed to include enhanced screening, in addition to the 10' type 6 landscape buffer along the ROW. See landscape plan for details. The east facing service bay door do not face a residential district, nor do they face a public ROW; therefore, this standard is not applicable. Additionally, an 8' wall and landscaping (type 2

landscape buffer) are proposed in this location to screen the property from adjoining views.

- 2. Automotive repair, car washing, and detailing activities shall not be visible from any right-of-way. Visibility may be screened by approved landscaping, fencing or by building design and location. Car washing and detailing shall utilize recycled water.**

Response: The car washing and detailing activities are screened with landscaping, as well as an 8' wall along the east and north property line that abut the residential property. The site utilizes recycled water and pre-treats any water that may be discharged before leaving the site.

SECTION 14 - CRA Plan Alignment

1) Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

Response: The site plan proposes to consolidate utilities for the three sites and provide enhanced infrastructure with the addition of a lift station. This will provide sewer to properties that is not currently available and spur redevelopment of sites that are currently operations on septic. Other improvements will include fully redesigned site drainage to eliminate off site runoff in addition to new car wash equipment that recycles water for on-site reuse.

II. Expanding Job Development and Economic Growth

Response: The proposed project will bring additional trips into the Village, with 200K total visitor trips expected annually. This in turn provide additional jobs within the community and represents an increase in employment opportunities over the current self-serve car wash, which does not require employees on site at all times. Additionally, each MintEco location supports a +/- \$1M employee payroll, which far exceeds the typical car wash payroll of \$250K. This commitment to employees establishes a strong relationship with the workforce that translates to better customer service and stable economic growth. The proposed MintEco car wash will also add tax dollars into the Congress Avenue TIF district though the ~\$2,000,000 investment, which will increase in property values on this site and in the surrounding area.

III. Enhancing Public Safety

Response: The proposed consolidated curb cuts, improved sight lines, water and sewer upgrades and reorganized stacking lanes will all provide benefits to the community in the form of safer and more reliable infrastructure. Additionally, this use is not anticipated to place any additional burden on public safety services (police and fire) as compared to other permitted developments. Rather, the improved site design (lighting and landscaping) and presence of employees on site may enhance the public safety compared to the current conditions.

IV. Increasing and Maintaining Workforce Housing

Response: This standard does not apply to commercial developments

V. Advancing the Partnership with Palm Beach County

Response: The parcel located at 2873 Forest Hill Blvd is identified within the future annexation parcel area via a pre-existing partnership with Palm Beach County. This request aligns with previous planning efforts aimed to anticipate and facilitate this request. Once annexed, the site will be developed and brought into compliance with the current Village code, including the removal of a billboard that is currently permitted by County code. This effort represents an advancement of partnership with both municipalities.

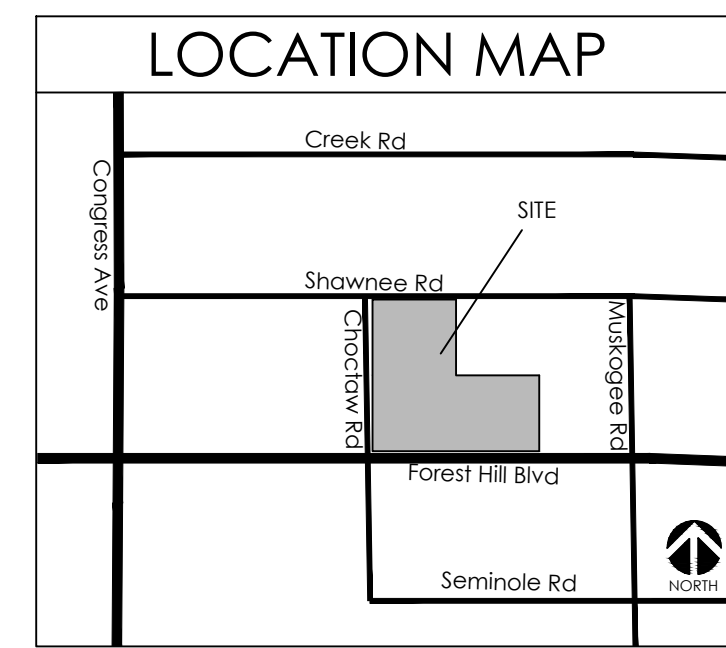
2) Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District

Response: This proposal affects the existing conditions of the CRA plan by reducing the amount of vacant land within the Congress Avenue Subdistrict. The plan notes that there are 35.0 acres of undeveloped commercial properties; this request lowers that to 35.64 acres. The ~\$2,000,000 investment to improve the site, as well as an annual payroll of \$1,000,000, will support the economic development goals of the CRA plan. The improvement to the site will also contribute additional funds to the Village through increased property taxes.

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

Response: The proposal will remove and reduce blight, as the current car wash has deferred maintenance and does not exemplify quality architecture and property upkeep. The proposed building will greatly improve the both site and corridor aesthetics through building design and orientation, as well as through enhanced landscaping, particularly along Forest Hill Blvd. This development will also represent an ideal placemaking element through the improved aesthetics within the corridor and set a standard for new developments.

On behalf of the Property Owner Schmidt Nichols Inc. respectfully requests your approval of these applications for a Voluntary Annexation with associated Rezoning and Future Land Use Map amendment, Major Site Plan, Special Exception Modification and Standard Variance requests.



DEVELOPMENT TEAM	
DEVELOPER:	MINT ECO CAR WASH 316 SOUTHERN BLVD WEST PALM BEACH, FL 33407 (917) 547-4891
ARCHITECT	GCP ARCHITECTURE 661 HERITAGE DRIVE, SUITE 410 JUPITER, FL 33458 (561) 321-6036
PLANNER:	SCHMIDT NICHOLS 1651 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 (561) 922-1891
CIVIL/TRAFFIC ENGINEER:	SIMMONS AND WHITE 2861 METROPOLITAN BLVD, SUITE 3 WEST PALM BEACH, FL 33407 (561) 742-7848

SITE TABULAR DATA	
Application Name	Mint Eco Car Wash Forest Hill Blvd
Application Number	
Tier	URBAN/SUBURBAN
Property Control Numbers (Village Parcels)	70-43-44-08-15-005-0071; 0010
Property Control Numbers (Annexation Parcel)	00-43-44-08-15-005-0061
Existing Future Land Use Designation (Village Parcels)	COM4
Existing Future Land Use Designation (Annexation Parcel)	CH/3 with Underlying LR-(3)
Proposed Future Land Use Designation (all parcels)	COM4
Existing Zoning District (Village Parcels)	CG (CITY)
Existing Zoning District (Annexation Parcel)	CG (County)
Proposed Zoning District (Annexation parcel)	CG (CITY)
Section, Township, Range	70/43/44
Existing Use (Village Parcels)	Self Serve Car wash
Existing Use (Annexation Parcel)	Car repair shop
Proposed Use (all parcels)	Automatic Car Wash
Total Gross Site Area	1.10 AC. (47,890 s.f.)
Total Gross Floor Area	4,414 s.f.
Total Floor Area Ratio	0.09
Total Building Coverage	16% (7,578 s.f.)
	(including canopy of 3,178s.f.)
Impervious Surface	68% (32,478 s.f.)
Pervious Surface	32% (15,412 s.f.)
Building Height	max. 30'
Number of Stories	1
Total Open Space Required	9,578 (20.0%) s.f.
Total Open Space Proposed	15,346 (32%) s.f.
Parking Required	22 SPACES
1 space/ 200 s.f. @ 4,414 s.f. service area = 22	
Proposed Parking	23 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Traffic Analysis Zone	1316
Concurrency Approval*	
Stand Alone Car Wash Facility	4,414 s.f.

*Concurrency is approved for the above uses and amounts shown on this plan

PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				DENSITY/ GFA (CLR)	MAX BLDG COVER	SETBACKS/SEPARATIONS				REAR
		SIZE	WIDTH	FRONTAGE	DEPTH			*FRONT	SIDE INTERIOR COMMERCIAL	SIDE INTERIOR RESIDENTIAL	SIDE STREET	
CODE	CG	XX AC.	100'	100'	200'	XX.XX DU/AC	50%	50'	15'	30'	25'	20'
PROP	CG	1.09 AC.	280'	252'	252'	XX.XX DU/AC	16%	78'	55'	43'	16'-S 21'-N	17'
* Chodwad Rd designated as front, confirmed by village staff												

TYPE I ZONING VARIANCE					
	ULDC ARTICLE	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE/RESOLUTION NO.
	Sec. 34-826. (8) CG Property Development Regulations	25' Side Street Setback	16' Street Side Setback	To allow for a variance for a 9' reduction in the required side setback	TBD
	Sec. 34-826. (8) CG Property Development Regulations	25' Side Street Setback	21' Street Side Setback	To allow for a variance for a 4' reduction in the required side street setback	TBD
	Sec. 34-826. (6) CG Property Development Regulations	20' rear setback	17' Rear Setback	To allow for a variance for a 3' reduction in the required side interior resident setback	TBD

[illegible]

ZONING STAMP	



**SCHMIDT
NICHOLS**

**LANDSCAPE ARCHITECTURE
AND URBAN PLANNING**

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Mint Eco Car Wash
Forest Hill Blvd
Palm Springs, Florida

Palm Springs, Florida

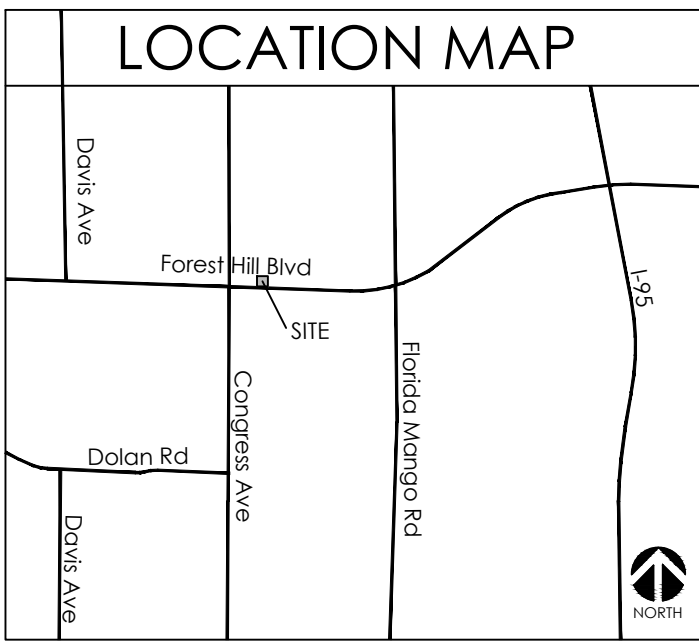
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Scale:	1" = 20'-0"
Design By:	JS
Drawn By:	TS
Checked By:	MW
File No.	1075.15
Job No.	22-64

REVISIONS / SUBMISSIONS

12/13/22 Per Village Comment no. 1
01/05/23 Per Village Comment no. 2
01/31/23 Per Village Comment no. 3

FINAL SITE PLAN

FSP-1 of 1



DRAWING INDEX

LP-1	Existing Tree Disposition Plan
LP-2	Landscape Plan
LP-3	Landscape Specifications

TREE DISPOSITION CHART

Tree #:	Type:	Size:	Disposition:	Notes:
1	Mahogany	36" DBH	Remain	Tree also has a sabal palm at it's base to remain
2	Foxtail Palm	12" G.W.	Remain	
3	Foxtail Palm	12" G.W.	Remain	
4	Foxtail Palm	10" G.W.	Remain	
5	Foxtail Palm	12" G.W.	Remain	
6	Live Oak	13" DBH	Remain	
7	Live Oak	18" DBH	Remain	
8	Royal Palm	20" G.W.	Remove	FPL request for removal, overhead power conflict
9	Live Oak	18" DBH	Relocate	
10	Sabal Palm	10" G.W.	Relocate	
11	Live Oak	11" DBH	Relocate	
12	Live Oak	12" DBH	Relocate	
13	Adonidia Palm	6" G.W.	Remove	
14	Adonidia Palm	8" G.W.	Remove	
15	Carrotwood	10" DBH	Remove	Invasive
16	Sabal Palm	16" G.W.	Relocate	
17	Sabal Palm	16" G.W.	Relocate	
18	Sabal Palm	10" G.W.	Relocate	
19	Sabal Palm	16" G.W.	Relocate	

NOTE: Existing Trees were field located and measured by Landscape Architect.

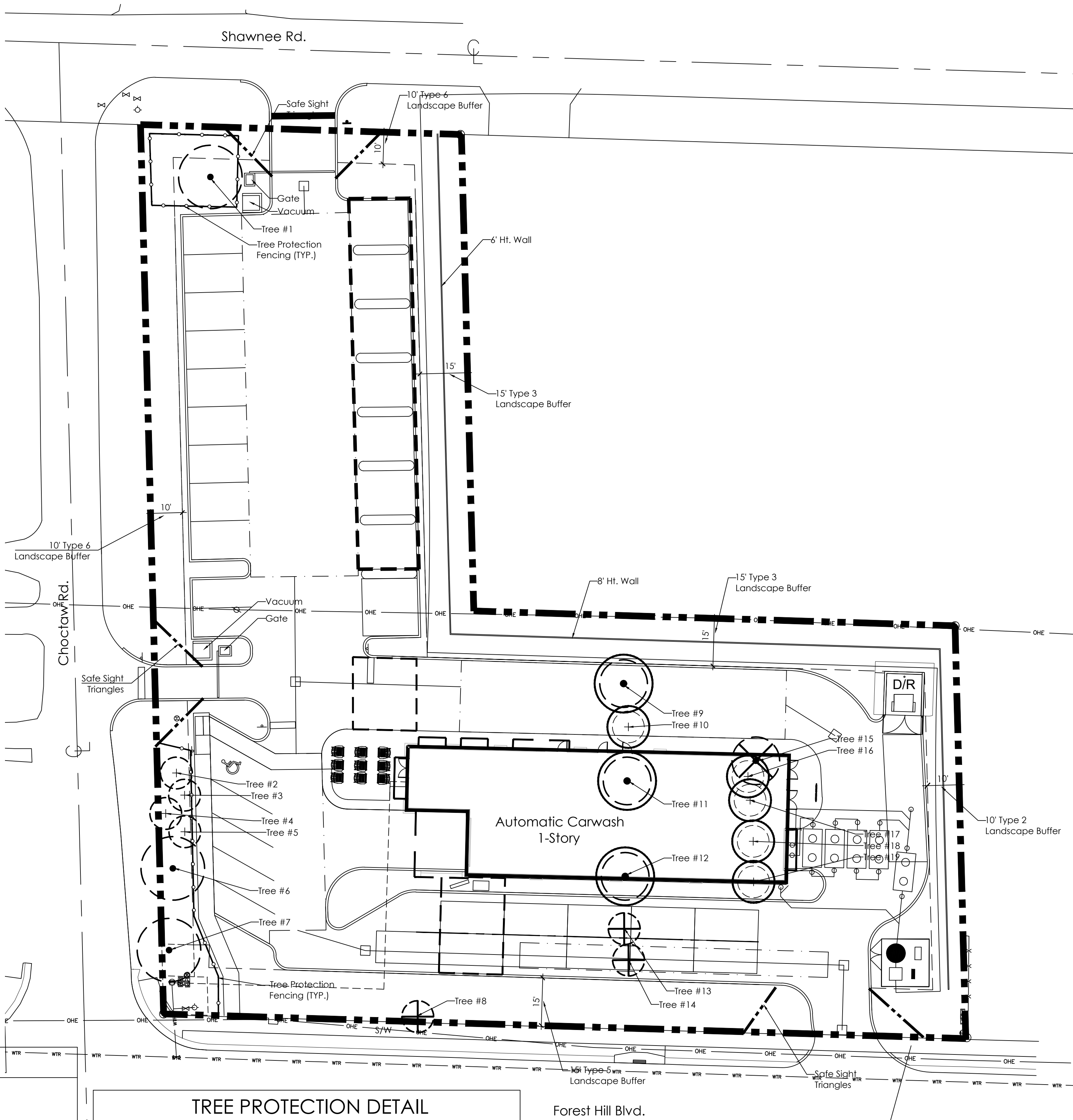
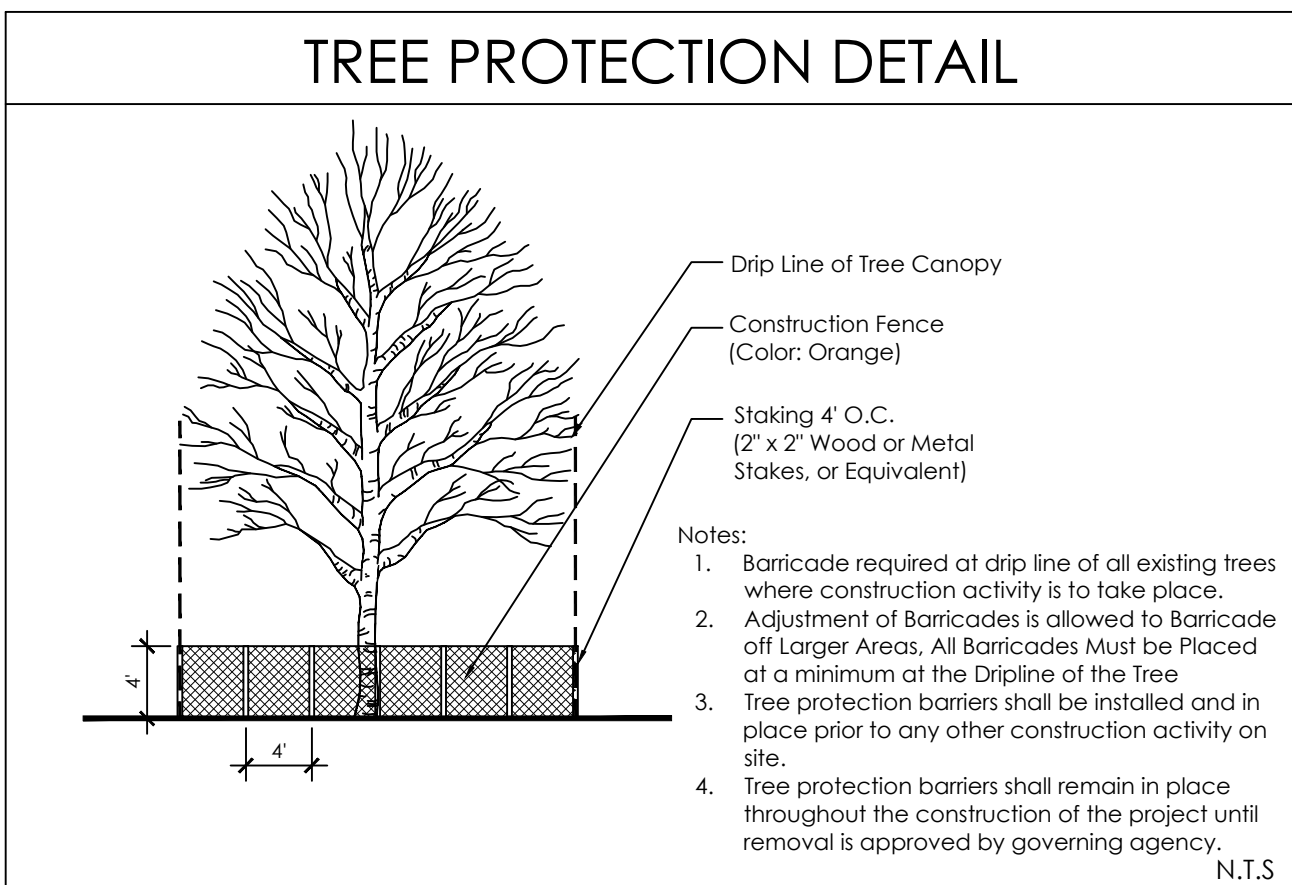
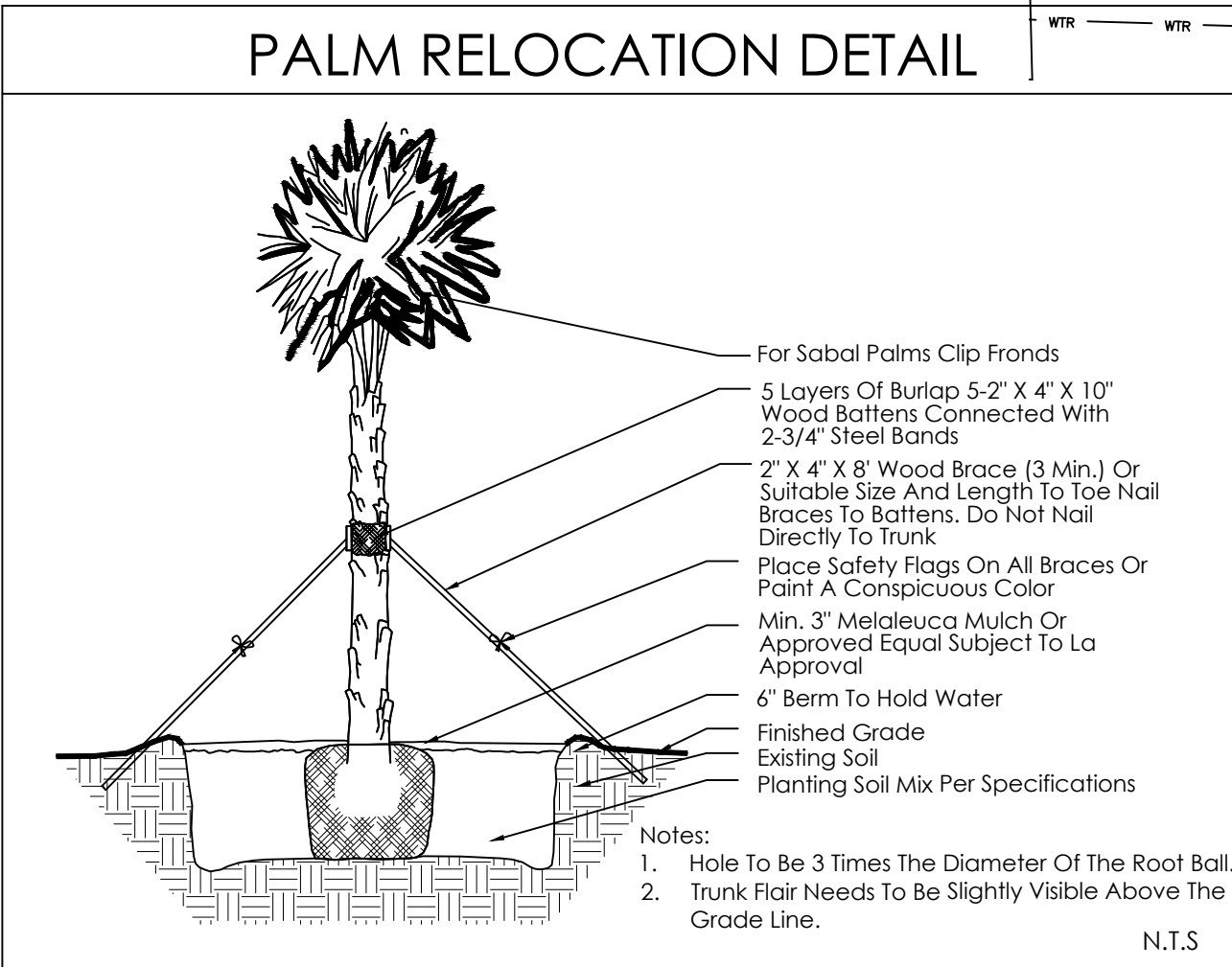
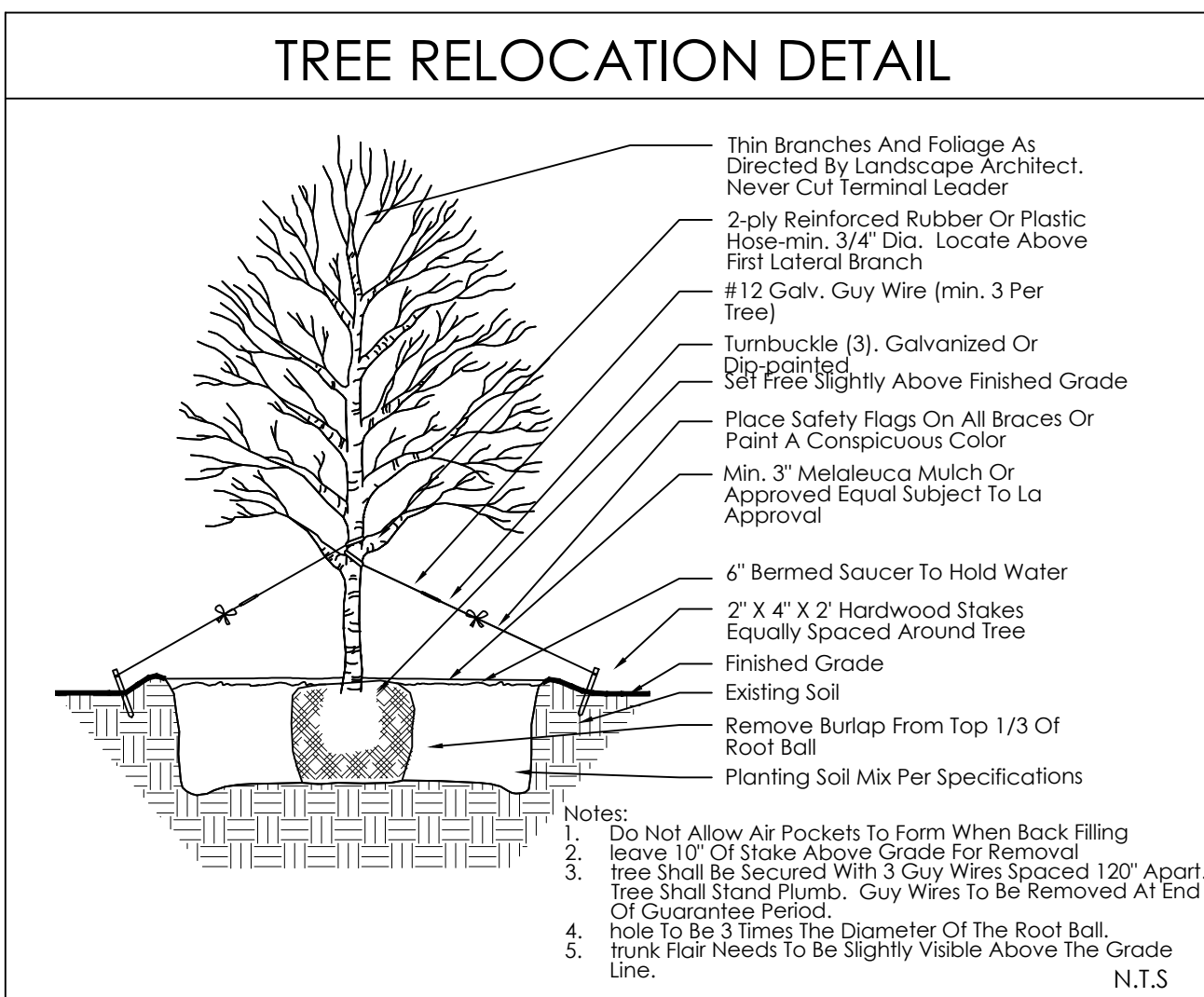
TREE DISPOSITION KEY

CANOPY TREES	PALM TREES
To be Placed at Dripline per Tree Protection Detail	

* See Landscape Plan (LP-2) for Final Tree Locations

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
8. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
9. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
10. If hand clearing is necessary within the preserve area or under the Vegetation canopy. Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.



LANDSCAPE REQUIREMENTS CHART

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 10' Type 6 Land. Buffer along 66 LF (86' - 20' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	4 Trees 3' Ht. Hedge 2 M. Tiers	4 Trees 3' Ht. Hedge 2 M. Tiers
North Property Line 15' Type 3 Land. Buffer along 152 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees 3' Ht. Hedge 6' Ht. Wall
South Property Line 15' Type 5 Land. Buffer along 228 LF (253' - 25' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	12 Trees 3' Ht. Hedge 2 M. Tiers	12 Trees: -1 Ex. Royal -11 New Royal 3' Ht. Hedge 2 M. Tiers
East Property Line 15' Type 3 Land. Buffer along 150 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees -1 Palm Cluster -7 New Trees 3' Ht. Hedge 6' Ht. Wall
East Property Line 10' Type 2 Land. Buffer along 130 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall
West Property Line 10' Type 6 Land. Buffer along 245 LF (255' - 10' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	13 Trees 3' Ht. Hedge 2 M. Tiers	13 Trees: -2 Ex. Oak -2 Palm Clusters -9 New/ Reio. 3' Ht. Hedge 2 M. Tiers
Required Trees 47,890 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	20 Trees	40 Trees
Required Landscape Area (7 Parking Spaces)	20 SF for each Parking Space	140 SF	Greater than 140 SF
South Building Foundation Plantings (120 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	30 LF (25%) 1 Tree/Palm C. 5' Width Min.	93 LF (77%) 1 Palm Cluster 5' Width
West Building Foundation Plantings (40 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	10 LF (25%) 1 Tree/Palm C. 5' Width Min.	13 LF (32%) 1 Tree 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	23% Palms
Native Species Ratio	40% of Plantings must be Native Species	40%	49% Native Species
VUA/Parking Lot Trees	75% must be Shade Trees	75%	78%

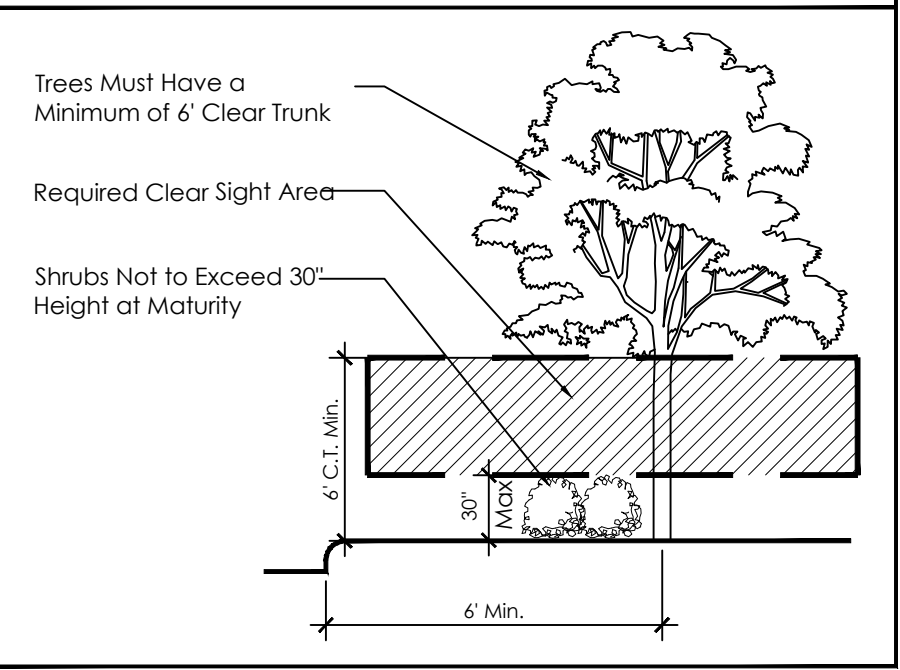
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE	
	BS	3	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch	2.5' Cal.	12'	6'	5' Min.	Low	Native
	CD	2	Coccoloba diversifolia / Pigeon Plum Single Straight Trunk, No Low Crotch	2.5' Cal.	12'	6'	5' Min.	Low	Native
	CS	31	Conocarpus erectus serotinus / Silver Button Wood Single Straight Trunk	2' Cal. Min.	12'	5'	5' Min.	Low	Native
	IC	11	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2' Cal. Min.	12'	6'	5' Min.	Low	Native
	LI	4	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle Single Straight Trunk, Min 5' CT	2' Cal. Min.	12'	6'	5' Min.	Low	Non-Native
	PE	3	Psychospermum elegans / Alexander Palm Single Trunk, No Scarred Trunks, Matched	2.5' Cal.	16' O.A.	6'	12' C.T.	Medium	Non-Native
	QT	3	Quercus virginiana / Southern Live Oak Transplanted From On Site	EX.	EX.	EX.	EX.	Low	Native
	ST	5	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site	EX.	EX.	EX.	EX.	Low	Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHR	134	Chrysanthemum leucanthemum / Green Cocoonum Full to Base	36"	30"	30" O.C.	Low	Native	
	CL3	204	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	30"	30" O.C.	Low	Native	
	CLU	47	Clusia guttifera / Small-Leaf Clusia Full to Base	6'	36"	30" O.C.	Low	Native	
	CON	30	Conocarpus erectus serotinus / Silver Button Wood Full to Base	36"	30"	30" O.C.	Low	Native	
	POD	27	Podocarpus macrophyllus maki / Maki Podocarpus Full	48"	24"	24" O.C.	Low	Non-Native	
	SCH	133	Schefflera arboricola / Green Schefflera Full, Green color, no variegation	24"	18"	24" O.C.	Medium	Non-Native	
	TRA	4	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine Trellis to Building	48"	24"	As Shown	Medium	Non-Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HYM	69	Hymenocallis latifolia / Spider Lily Full	24"	18"	30" O.C.	Low	Native	
	JAS	90	Jasminum volubile / Wax Jasmine Full to Base	24"	18"	24" O.C.	Medium	Non-Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CAR	61	Carpas macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Full to Base	10"	10"	18" O.C.	Medium	Non-Native	
	PIC	15	Pisonia microcarpa 'Green Island' / Green Island Pisonia Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	LIR	225	Liriope muscari 'Big Blue' / 'Big Blue' Liriope Full	10"	10"	12" O.C.	Low	Non-Native	
	SOD A	13,653 sf	Sterodaphnum secundatum / St. Augustine Grass Solid Sod, Single Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

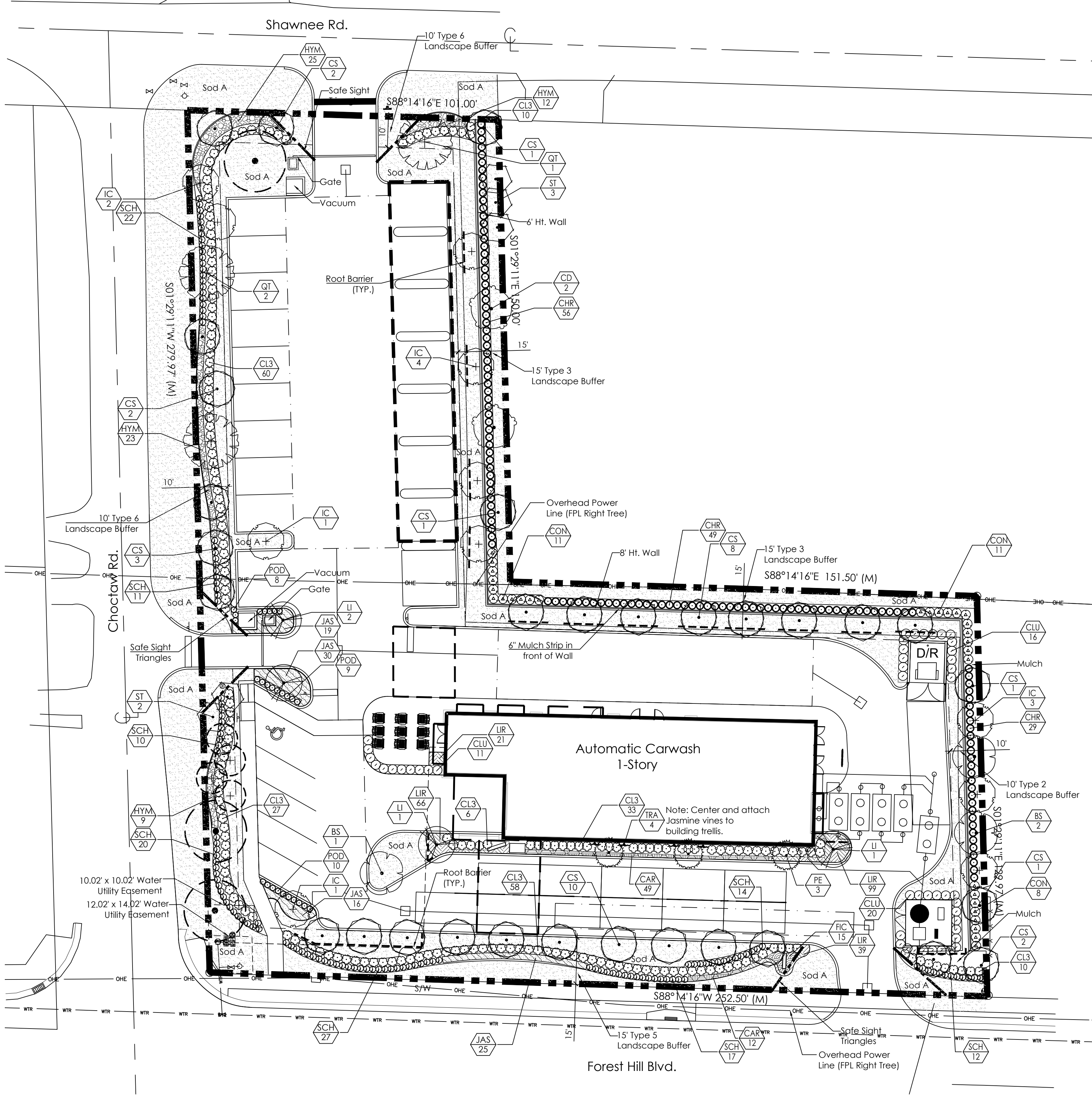
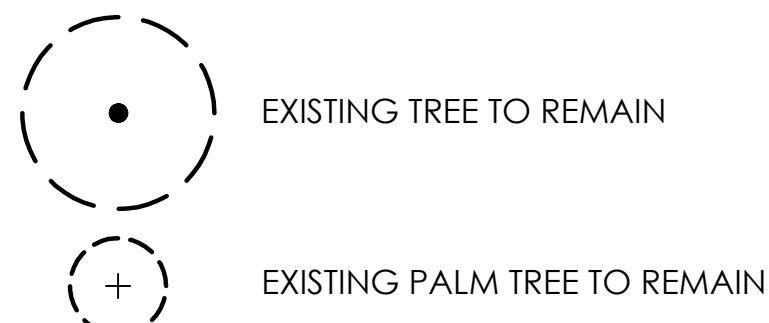
LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCUWD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
- All ground-mounted equipment shall be screened from view.
- Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
- Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One tree must be planted in each island.

SAFE SIGHT DETAIL



EXISTING TREE KEY



Mint Eco Car Wash Forest Hill Blvd. Village of Palm Springs, Florida

Date: 10/28/22
Scale: 1" = 20'-0"
Design By: SMT
Drawn By: SMT
Checked By: JES
File No. 1075.15
Job No. 22-64

REVISIONS / SUBMISSIONS

12/15/22: Per Comments
01/12/23: Per Comments

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

LANDSCAPE PLAN

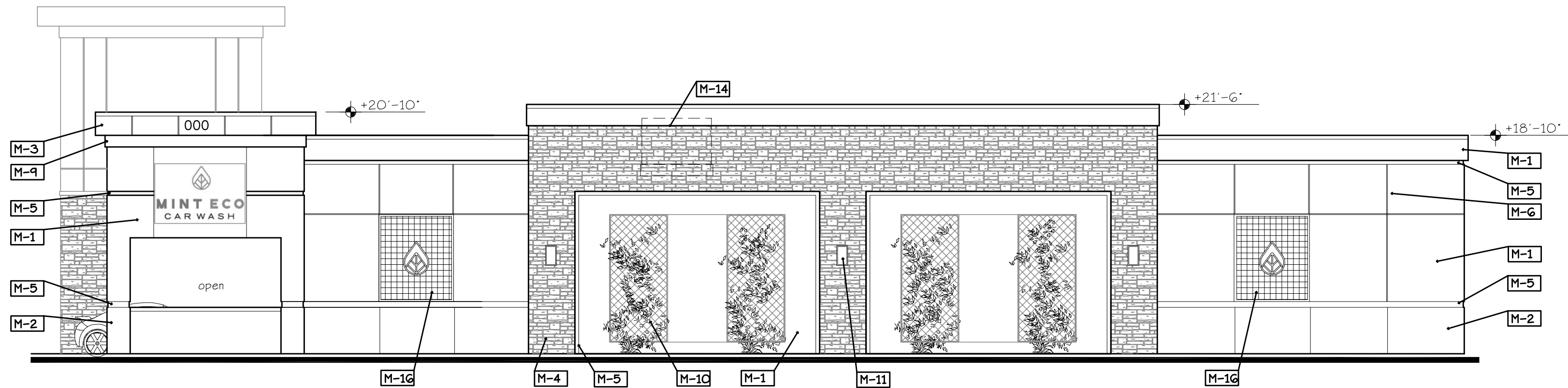
LP-2 of 3

of 3



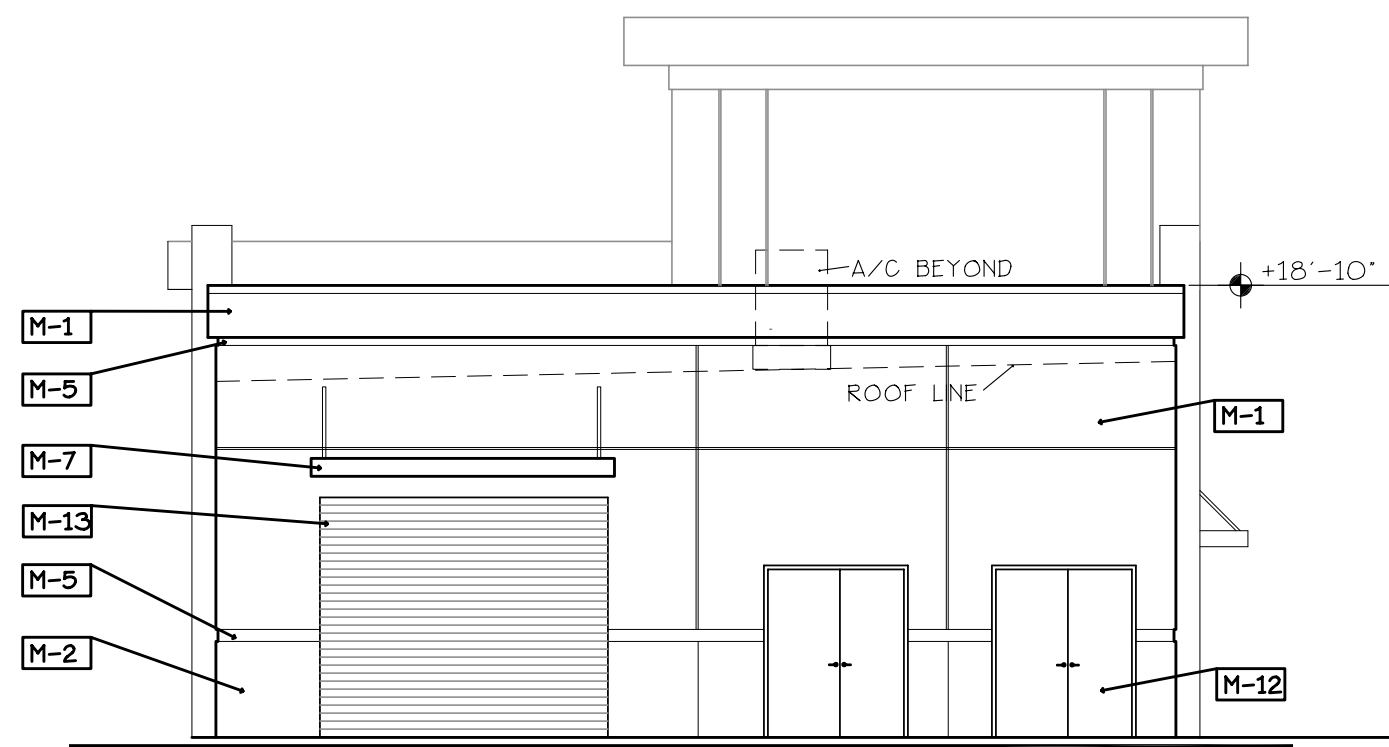
WEST ELEVATION

1/8" = 1'-0"



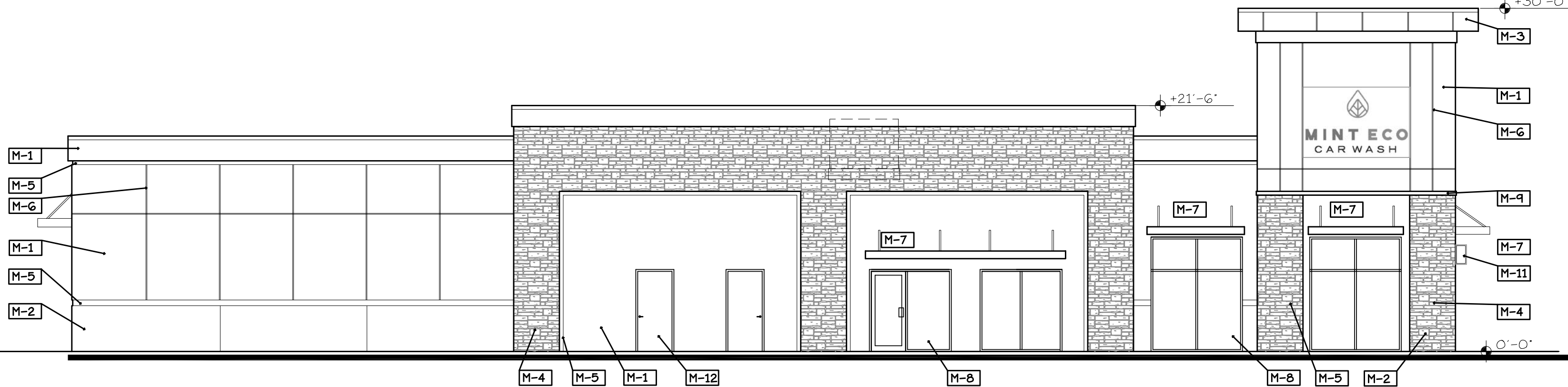
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

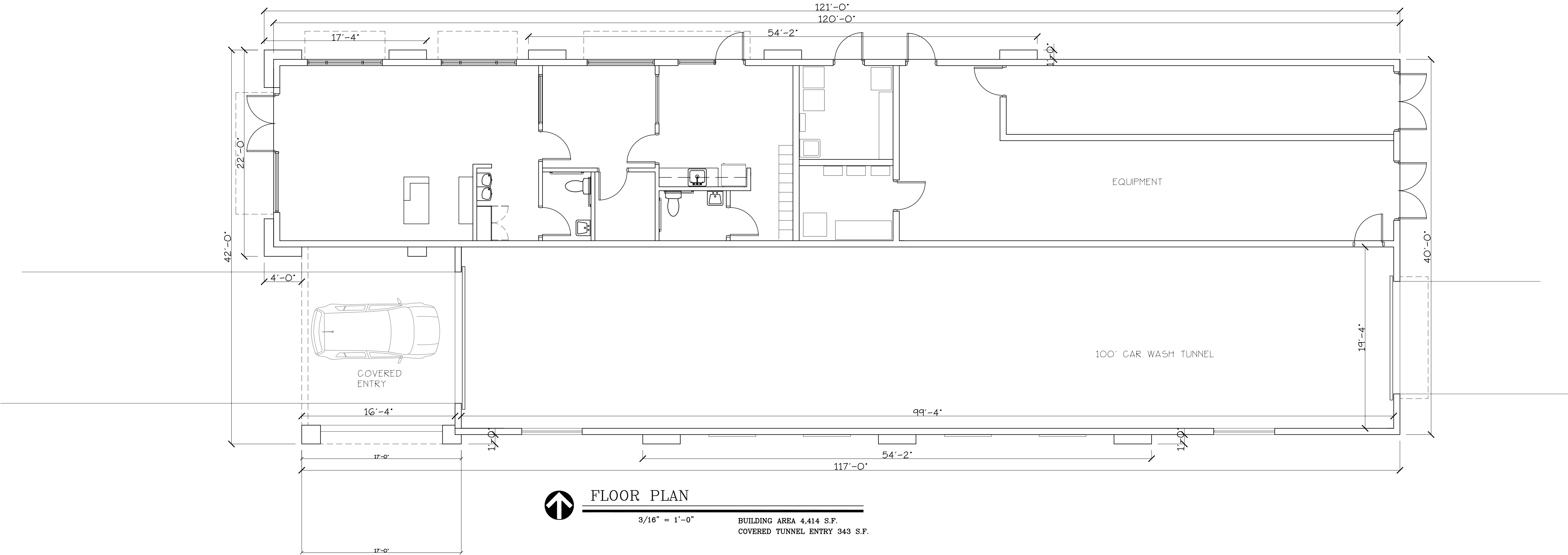
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

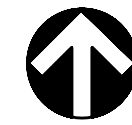
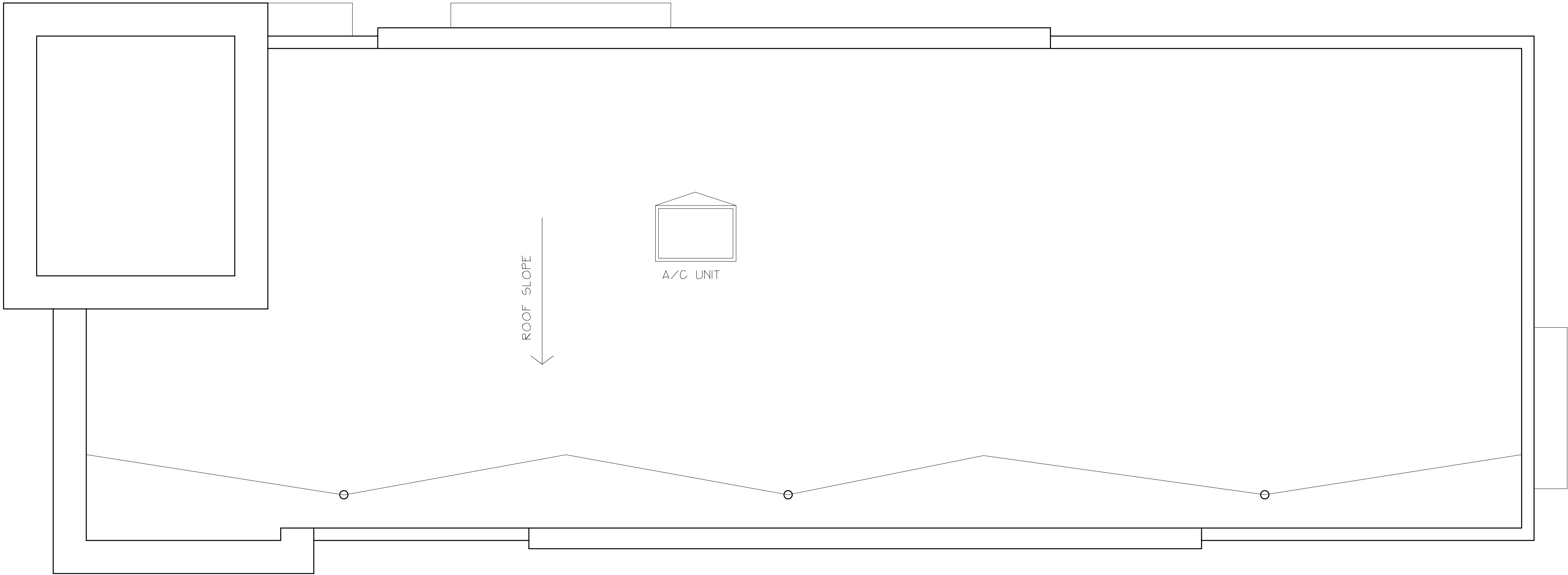
BUILDING MATERIALS		COLOR
M-1	STUCCO MEDIUM TEXTURE	SW6203 SPARE WHITE
M-2	STUCCO COARSE TEXTURE	SW7656 TINSMITH
M-3	STUCCO SMOOTH TEXTURE	SW7656 TINSMITH
M-4	STONE	GREY
M-5	RECESSED BAND	SW6738 VEGAN
M-6	RECESSED REGLET 3/4"	
M-7	PREFAB METAL CANOPY	GREY
M-8	WINDOW LIGHT GREEN TINT	WHITE FRAME
M-9	RAISED BAND	SW6738 VEGAN
M-10	VINE TRELLIS	BLACK
M-11	DECORATIVE LIGHT FIXTURE	
M-12	SWING DOOR	SW7656 TINSMITH
M-13	ROLL UP DOOR	WHITE
M-14	A/C ROOF PACKAGE	
M-15	SIGN	
M-16	METAL MESH	



FLOOR PLAN

3/16" = 1'-0"

BUILDING AREA 4,414 S.F.
COVERED TUNNEL ENTRY 343 S.F.



ROOF PLAN

3/16" = 1'-0"

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MINT ECO CAR WASH
FOREST HILL BLVD.
PALM SPRINGS, FLORIDA

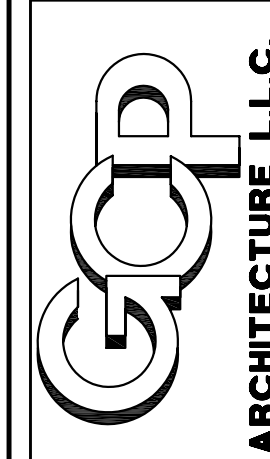
FLOOR PLAN / ROOF PLAN

DATE: 10/18/22
DRAWN BY: G.P.
PROJ. NO. 2219
REVISED:

SHEET:

A-1

SEAL



601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33458
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #A26003279
GUY C. PELLETER #1000
GSParchitecture@aol.com

Mint Eco Forest Hill Blvd
Village of Palm Springs, Florida

Preliminary Water Management Calculations
Prepared September 2022

Job # 22-181
SIMMONS & WHITE, INC.
Engineers • Planners • Consultants
2581 Metrocentre Blvd West Suite 3, West Palm Beach, Florida 33407
Telephone (561) 478-7848 • Fax (561) 478-3738
Certificate of Authorization Number 3452

Summary:

The site is located on the northeast corner of Forest Hill Blvd and Choctaw Rd in the Village of Palm Springs, FL and is approximately 1.10 acres in size. The site is made up of three lots of which two are currently developed. An existing car wash and garage are located on the two developed lots. The proposed development consists of a 4,400 SF car wash with associated parking. The perimeter elevation for the south side of the property fronting Forest Hill Blvd will need to be set at the maximum stage elevation for the 100 year – 1 day storm event per FDOT standards. The remaining site will be designed to contain up to the 100 year – 1 day storm. The stormwater management system will consist of drainage pipe and underground chamber with an overflow structure set at elevation 12.7' NAVD. The 100 year – 1 day storm event will be retained onsite up to elevation 12.7' where it will overflow and sheet flow into the existing FDOT drainage system. Water quality will be met in 95' of 4'x8' exfiltration trench. The wet season water table elevation is 7.0 ft-NAVD88 based on nearby LWDD-maintained canal elevations.

Existing Land Use:

Building	0.12 ac
Impervious	0.44 ac
Pervious	0.53 ac
Total	1.10 ac

Existing Soil Storage:

$$(0.53 \text{ ac} * 8.18 \text{ in.}) / (12''/\text{ft}) = \mathbf{0.36 \text{ ac-ft}}$$

Existing Surface Storage

The site is located in C-51 sub-basin 31, which requires compensating storage below 11.2 NAVD. No surface storage exists under 11.2' as the entire existing site is higher than this elevation.

Proposed Land Use:

Building	0.10 ac	F.F.E. 14.5 NAVD
Impervious	0.64 ac	(12.7' – 14.5') NAVD
Pervious	0.36 ac	(13.2' – 14.5') NAVD
Total	1.10 ac	

Proposed Soil Storage:

$$(0.36 \text{ ac} * 8.18 \text{ in.}) / 1.10 \text{ ac} = \mathbf{2.67''}$$

$$(0.36 \text{ ac} * 8.18 \text{ in.}) / (12''/\text{ft}) = \mathbf{0.25 \text{ ac-ft}}$$

C-51 Compensating Storage

$$\text{Existing: } 0.36 \text{ ac-ft (soil)} + 0.00 \text{ ac-ft (surface)} = \mathbf{0.36 \text{ ac-ft Required}}$$

$$\text{Proposed: } 0.25 \text{ ac-ft (soil)} + 0.79 \text{ ac-ft (surface)} = \mathbf{1.04 \text{ ac-ft Provided}}$$

Proposed Control Structure:

As stated above, the existing drainage system adjacent to this property is controlled by FDOT. Per FDOT standards, a direct connection to their system is not allowed. Therefore, the project will discharge to the FDOT's Right of Way through an overflow structure at elevation 12.7' located at the SE corner of the site. More than 0.85 ac-ft of stormwater storage is provided at 12.7' NAVD to store the 100 year – 1 day storm event. Post development discharge will be limited to that exceeding the 100 year – 1 day storm event.

Proposed Exfiltration Trench:

Includes 0.15 ac-ft of exfiltration trench necessary to meet water quality requirements.

See attached calculations (Exhibit A)

Proposed Underground Chambers:

Proposed underground chambers include 0.70 ac-ft of storage between elevations 7.0' and 12.04' NAVD to store 100 year – 1 day storm.

See attached calculations (Exhibit B)

Proposed Water Quality:

1/2" Dry Pretreatment: $(1/2" \times 1.10 \text{ ac}) / (12 \text{ in/ft}) = 0.05 \text{ ac-ft}$
(Provided in 84' of 4'x8' exfiltration trench)

1" Over the Site: $(1" \times 1.10 \text{ ac}) / (12 \text{ in/ft}) = 0.09 \text{ ac-ft}$
(Provided in 84' of 4'x8' exfiltration trench)

2 1/2" x % Impervious: $([0.64 \text{ ac} / (1.10 \text{ ac} - 0.10 \text{ ac})] \times 2.5" \times 1.10 \text{ ac}) / (12 \text{ in/ft})$
= 0.15 ac-ft - controls
(Provided in 84' of 4'x8' exfiltration trench)

Proposed Flood Routings:

See Cascade Routings in Exhibit C

Stage/Storage/Discharge Summary:

Storm	Rainfall (in.)	Stage (ft.)	Proposed Discharge (cfs)
5 yr – 1 day	6.5	8.82	0.00
10 yr – 3 day	10.5	10.55	0.00
100 yr – 1 day	12	11.95	0.00
100 yr – 3 day	15	13.76	n/a

Conclusion:

The proposed drainage system will retain the stormwater generated from the site up to the 100 year – 1 day storm event. The system will also meet water quality treatment requirements using 84' of 4'x8' exfiltration trench. Minimum road and perimeter berm will be 13.0'. Finished floor elevation will be 14.5' and will be protected from 100 year – 3 day storm. The FDOT bubble up outfall will be at 12.7'.

Exhibit A
Trench Calculations

SIMMONS & WHITE INC.

2581 Metrocentre Blvd, Suite 3
WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

EXFILTRATION TRENCH LENGTH CALCULATION

Mint Eco Car Wash Forest Hill

JOB NO: 22-181

DATE:

Rev:

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V= VOLUME TO BE TREATED.

W= WIDTH OF TRENCH

K= HYDRAULIC CONDUCTIVITY

H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION

DU= NON-SATURATED TRENCH DEPTH

DS= SATURATED TRENCH DEPTH

0.15 AC-FT

1.8 AC-IN

8 FT

0.000225 CFS/SF-FT

5.7 FT

4.0 FT

0.0 FT

L= REQUIRED TRENCH LENGTH

84 FT

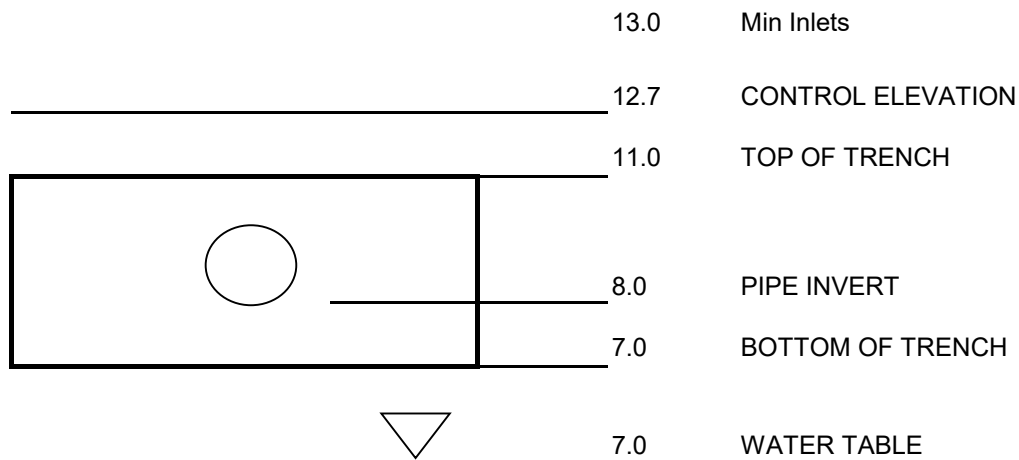


Exhibit B
Underground Chambers Calculations



R-TANK SUBSURFACE STORAGE SYSTEM



PROJECT INFORMATION

Project Name	Mint Eco Forest Hill
City/County	Palm Beach
State	FL
Site Designation	UGDS

SUBSURFACE STORAGE REQUIREMENTS

Storage Volume Required	30,492 cf	ENTER VALUE
R-Tank System Width	71.00 ft	ENTER VALUE
Use Stone Storage Volume	YES	SELECT FROM LIST
Stone Void Ratio	40%	ENTER VALUE
Dead Storage Required	NO	SELECT FROM LIST

R-TANK DESIGN

R-Tank Selected	HD/LD DOUBLE+MINI	SELECT FROM LIST
Width of R-Tank	15.75 in	
Length of R-Tank	28.15 in	
Height of R-Tank	42.52 in	
Volume of Storage per Module	10.36 cf	
Number of R-Tanks Wide	54	
Number of R-Tanks Long	43	
Number of Rotated End R-Tanks	60 (30 on each end)	
Total Number of R-Tank Modules	2,382	
R-Tank System Width	70.88 ft	
R-Tank System Length	103.50 ft	
Backfill Perimeter Width (2ft typ)		
Sides	2.00 ft	ENTER VALUE
Ends	2.00 ft	ENTER VALUE
R-Tank System Excavation Width	74.88 ft	
R-Tank System Excavation Length	107.50 ft	
Effective Footprint of System (Backfill Perimeter)	8,048.75 sq.ft.	
Base Thickness	0 in	ENTER VALUE
Cover Thickness	18 in	ENTER VALUE
Storage Volume Provided in R-Tank only	24,678 cf	
Storage Volume Provided in Backfill (40% Voids)	5,842 cf	
Total System Storage Volume	30,520 cf	
Volume of Backfill Required	541 cy	



R-Tank Module Size	HD/LD DOUBLE+MINI	R-Tank Invert Elevation	7.00
Width of R-Tank	15.75 in	Top of R-Tank	10.54
Length of R-Tank	28.15 in	Top of Cover	12.04
Height of R-Tank	42.52 in	Stone Base Invert Elevation	7.00
Volume of Storage per Module	10.36 cf	Storage Volume Increment	0.50 ft
Total Number of R-Tank Modules	2,382	Stone Storage Included	
Stone Base Thickness	0 in	Use Stone Base for Storage	YES
Stone Cover Thickness	18 in	Use Stone Cover for Storage	YES
Side Stone Perimeter Width	2 ft	Stone Void Ratio	40%
End Stone Perimeter Width	2 ft		
Effective Footprint of System (Backfill Perimeter)	8,048.75 sq.ft.		

[illegible]

Exhibit C
Cascade Flood Routings

SIMMONS & WHITE INC.

2581 Metrocentre Blvd West, SUITE 3

WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

Mint Eco Forest Hill Blvd

Stage Storage

JOB NO: 22-181

Stage (ft)	Site Storage (ac-ft)	Trench Storage (ac- ft)	Chamber Storage (ac-ft)	Total (ac-ft)
7	0	0	0	0.00
7.5	0	0.02	0.08	0.10
8	0	0.04	0.17	0.20
8.5	0	0.06	0.25	0.31
9	0	0.08	0.33	0.41
9.5	0	0.09	0.42	0.51
10	0	0.11	0.50	0.61
10.5	0	0.13	0.58	0.71
11	0	0.15	0.62	0.77
11.5	0	0.15	0.66	0.81
12	0	0.15	0.70	0.85
12.5	0	0.15	0.70	0.85
13	0.02	0.15	0.70	0.87
13.5	0.13	0.15	0.70	0.98
14	0.39	0.15	0.70	1.24
14.5	0.81	0.15	0.70	1.66

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 6.5 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
24.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 0 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.06	0.00	0.00	0.00	7.00	7.00
2.00	0.13	0.00	0.00	0.00	7.00	7.00
3.00	0.21	0.00	0.00	0.00	7.00	7.00
4.00	0.29	0.00	0.00	0.00	7.00	7.00
5.00	0.40	0.00	0.00	0.00	7.00	7.00
6.00	0.54	0.00	0.00	0.00	7.00	7.00
7.00	0.70	0.01	0.00	0.00	7.00	7.00
8.00	0.89	0.04	0.00	0.00	7.01	7.00
9.00	1.11	0.07	0.00	0.00	7.03	7.00
10.00	1.38	0.11	0.00	0.00	7.07	7.00
11.00	1.75	0.20	0.00	0.00	7.13	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	4.26	2.43	0.00	0.00	7.49	7.00
13.00	4.99	0.83	0.00	0.00	8.09	7.00
14.00	5.32	0.38	0.00	0.00	8.30	7.00
15.00	5.53	0.22	0.00	0.00	8.40	7.00
16.00	5.72	0.19	0.00	0.00	8.48	7.00
17.00	5.84	0.13	0.00	0.00	8.54	7.00
18.00	5.95	0.12	0.00	0.00	8.59	7.00
19.00	6.07	0.12	0.00	0.00	8.64	7.00
20.00	6.19	0.12	0.00	0.00	8.69	7.00
21.00	6.27	0.08	0.00	0.00	8.72	7.00
22.00	6.34	0.08	0.00	0.00	8.76	7.00
23.00	6.42	0.08	0.00	0.00	8.79	7.00
24.00	6.50	0.08	0.00	0.00	8.82	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	8.82	24.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.37	0.00	0.00	0.00	0.37	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
72.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 0 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.05	0.00	0.00	0.00	7.00	7.00
2.00	0.09	0.00	0.00	0.00	7.00	7.00
3.00	0.14	0.00	0.00	0.00	7.00	7.00
4.00	0.19	0.00	0.00	0.00	7.00	7.00
5.00	0.24	0.00	0.00	0.00	7.00	7.00
6.00	0.28	0.00	0.00	0.00	7.00	7.00
7.00	0.33	0.00	0.00	0.00	7.00	7.00
8.00	0.38	0.00	0.00	0.00	7.00	7.00
9.00	0.42	0.00	0.00	0.00	7.00	7.00
10.00	0.47	0.00	0.00	0.00	7.00	7.00
11.00	0.52	0.00	0.00	0.00	7.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	0.56	0.00	0.00	0.00	7.00	7.00
13.00	0.61	0.00	0.00	0.00	7.00	7.00
14.00	0.66	0.00	0.00	0.00	7.00	7.00
15.00	0.71	0.01	0.00	0.00	7.00	7.00
16.00	0.75	0.01	0.00	0.00	7.01	7.00
17.00	0.80	0.01	0.00	0.00	7.01	7.00
18.00	0.85	0.01	0.00	0.00	7.01	7.00
19.00	0.89	0.01	0.00	0.00	7.02	7.00
20.00	0.94	0.01	0.00	0.00	7.02	7.00
21.00	0.99	0.01	0.00	0.00	7.03	7.00
22.00	1.03	0.01	0.00	0.00	7.03	7.00
23.00	1.08	0.02	0.00	0.00	7.04	7.00
24.00	1.13	0.02	0.00	0.00	7.05	7.00
25.00	1.20	0.03	0.00	0.00	7.06	7.00
26.00	1.27	0.03	0.00	0.00	7.07	7.00
27.00	1.33	0.03	0.00	0.00	7.08	7.00
28.00	1.40	0.03	0.00	0.00	7.09	7.00
29.00	1.47	0.03	0.00	0.00	7.10	7.00
30.00	1.54	0.04	0.00	0.00	7.12	7.00
31.00	1.61	0.04	0.00	0.00	7.13	7.00
32.00	1.68	0.04	0.00	0.00	7.15	7.00
33.00	1.75	0.04	0.00	0.00	7.17	7.00
34.00	1.81	0.04	0.00	0.00	7.18	7.00
35.00	1.88	0.04	0.00	0.00	7.20	7.00
36.00	1.95	0.04	0.00	0.00	7.22	7.00
37.00	2.02	0.04	0.00	0.00	7.23	7.00
38.00	2.09	0.05	0.00	0.00	7.25	7.00
39.00	2.16	0.05	0.00	0.00	7.27	7.00
40.00	2.23	0.05	0.00	0.00	7.29	7.00
41.00	2.29	0.05	0.00	0.00	7.31	7.00
42.00	2.36	0.05	0.00	0.00	7.33	7.00
43.00	2.43	0.05	0.00	0.00	7.35	7.00
44.00	2.50	0.05	0.00	0.00	7.37	7.00
45.00	2.57	0.05	0.00	0.00	7.39	7.00
46.00	2.64	0.05	0.00	0.00	7.41	7.00
47.00	2.71	0.05	0.00	0.00	7.44	7.00
48.00	2.77	0.05	0.00	0.00	7.46	7.00
49.00	2.85	0.06	0.00	0.00	7.48	7.00
50.00	2.93	0.06	0.00	0.00	7.51	7.00
51.00	3.02	0.07	0.00	0.00	7.53	7.00
52.00	3.12	0.08	0.00	0.00	7.57	7.00
53.00	3.25	0.11	0.00	0.00	7.61	7.00
54.00	3.42	0.14	0.00	0.00	7.66	7.00
55.00	3.61	0.17	0.00	0.00	7.72	7.00
56.00	3.83	0.20	0.00	0.00	7.79	7.00
57.00	4.09	0.24	0.00	0.00	7.88	7.00
58.00	4.42	0.30	0.00	0.00	7.99	7.00
59.00	4.85	0.41	0.00	0.00	8.12	7.00
60.00	7.84	3.54	0.00	0.00	8.67	7.00
61.00	8.70	1.14	0.00	0.00	9.53	7.00
62.00	9.09	0.49	0.00	0.00	9.84	7.00
63.00	9.34	0.28	0.00	0.00	9.99	7.00
64.00	9.57	0.25	0.00	0.00	10.10	7.00
65.00	9.71	0.16	0.00	0.00	10.17	7.00
66.00	9.85	0.15	0.00	0.00	10.24	7.00
67.00	9.99	0.15	0.00	0.00	10.30	7.00
68.00	10.13	0.15	0.00	0.00	10.36	7.00
69.00	10.22	0.10	0.00	0.00	10.41	7.00
70.00	10.31	0.10	0.00	0.00	10.45	7.00
71.00	10.41	0.10	0.00	0.00	10.49	7.00
72.00	10.50	0.10	0.00	0.00	10.55	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	10.55	72.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.72	0.00	0.00	0.00	0.72	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 100 year

1 Day Rainfall: 12 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
24.00	7.00

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 12.7 ft NGVD, Length = 10 ft

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.12	0.00	0.00	0.00	7.00	7.00
2.00	0.24	0.00	0.00	0.00	7.00	7.00
3.00	0.38	0.00	0.00	0.00	7.00	7.00
4.00	0.54	0.00	0.00	0.00	7.00	7.00
5.00	0.74	0.02	0.00	0.00	7.00	7.00
6.00	1.00	0.06	0.00	0.00	7.02	7.00
7.00	1.30	0.11	0.00	0.00	7.05	7.00
8.00	1.64	0.17	0.00	0.00	7.11	7.00
9.00	2.05	0.25	0.00	0.00	7.20	7.00
10.00	2.56	0.35	0.00	0.00	7.33	7.00
11.00	3.23	0.55	0.00	0.00	7.51	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	7.87	5.36	0.00	0.00	8.33	7.00
13.00	9.20	1.75	0.00	0.00	9.63	7.00
14.00	9.82	0.77	0.00	0.00	10.09	7.00
15.00	10.20	0.44	0.00	0.00	10.33	7.00
16.00	10.56	0.39	0.00	0.00	10.50	7.00
17.00	10.78	0.25	0.00	0.00	10.70	7.00
18.00	10.99	0.23	0.00	0.00	10.87	7.00
19.00	11.21	0.23	0.00	0.00	11.04	7.00
20.00	11.42	0.23	0.00	0.00	11.27	7.00
21.00	11.57	0.16	0.00	0.00	11.47	7.00
22.00	11.71	0.16	0.00	0.00	11.63	7.00
23.00	11.86	0.15	0.00	0.00	11.79	7.00
24.00	12.00	0.15	0.00	0.00	11.95	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	11.95	24.00	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.85	0.00	0.00	0.00	0.85	0.00

Project Name: Mint Eco Forest Hill

Reviewer: JU

Project Number: 22-181

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 15 inches

Area: 1.1 acres

Ground Storage: 2.67 inches

Time of Concentration: 0.5 hours

Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
7.50	0.10
8.00	0.20
8.50	0.31
9.00	0.41
9.50	0.51
10.00	0.61
10.50	0.71
11.00	0.77
11.50	0.81
12.00	0.85
12.50	0.85
13.00	0.87
13.50	0.98
14.00	1.24
14.50	1.66

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	7.00
72.00	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Basin 1      13.76      72.00      7.00      0.00
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow   Outflow   Storage  Storage
=====
Basin 1      1.11      0.00      0.00      0.00      1.11      0.00
=====
```

TRAFFIC GENERATION STATEMENT

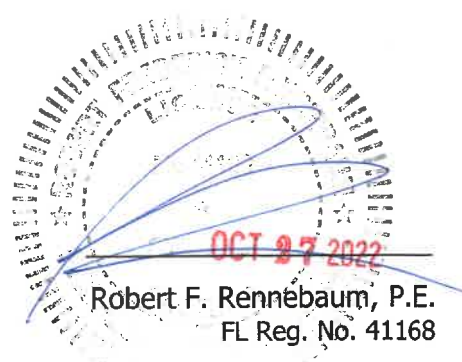
MINT ECO CAR WASH – FOREST HILL BOULEVARD VILLAGE OF PALM SPRINGS, FLORIDA

Prepared for:

Mint Eco Car Wash, LLC
316 Southern Boulevard
West Palm Beach, Florida 33405

Job No. 22-181

Date: October 27, 2022



1.0 SITE DATA

The subject parcel is generally located on northeast corner of Chactaw Road and Forest Hill Boulevard in the Village of Palm Springs, Florida. The Property Control Numbers (PCN) for the subject parcel are 70-43-44-08-15-005-0010, 70-43-44-08-15-005-0071 and 70-43-44-08-15-005-0061. Proposed site development consists of demolishing the existing improvements and constructing a 4400 SF single-lane automated carwash with project build-out of 2026. Site access is proposed via an egress only driveway connection Chactaw Road, an egress only driveway connection to Shawnee Road and a right-in only driveway connection to Forest Hill Boulevard. For additional information concerning site location and layout, please refer to the Site Plan prepared by Schmidt Nichols.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed site modifications has been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the proposed plan of development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the proposed plan of development may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	166 tpd
AM Peak Hour Traffic Generation (In/Out)	=	12 pht (6 In/6 Out)
PM Peak Hour Traffic Generation (In/Out)	=	14 pht (7 In/7 Out)

3.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM =	6 / 6
PM =	7 / 7

As previously mentioned, site access is proposed via an egress only driveway connection Chactaw Road, an egress only driveway connection to Shawnee Road and a right-in only driveway connection to Forest Hill Boulevard. Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no additional turn lanes are warranted or recommended.

4.0 QUEUING

The car wash is able to process vehicles rapidly at approximately 2 vehicles/minute (140-150 vehicles/hour), as multiple vehicles can be processed in an assembly line type fashion through the car wash. Demand is approximately 75 vehicles/hour during peak weekend periods.

The queuing analysis was based on the following ratio:

Coefficient of utilization (ρ) = Average Demand Rate / Average Service Rate

The required queue storage (M) is determined based on the following equation:

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

A 95% confidence rate was used for this analysis. Therefore, the $P(x > M)$ was set to 5%.

Q = Processing rate = 140 processes per hour

q = Demand rate = 75 vehicles per hour

N = 1 car wash lane

ρ = Utilization factor = $q/(NQ) = 75/(1 \cdot 140) = 0.536$

Q_m = Table value = 0.536

$M = (\ln(0.05) - \ln(0.536)) / \ln(0.536) - 1 = 2.80$, or 3 vehicles.

Therefore the queue for the car wash is conservatively estimated at 3 vehicles.

Based on the proposed site plan, approximately 10 vehicles can be accommodated in the queuing area. The queueing capacity at this site is adequate based on the applicant's experience with similar sites and the site's processing speed.

5.0 CONCLUSION

The proposed development has been estimated to generate 166 trips per day, 12 AM peak hour trip, and 14 PM peak hour trips at project build out in 2026. The proposed peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

MINT ECO CAR WASH - FOREST HILL BOULEVARD

10/27/22

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Carwash (Automated) ^a	PBC	1	Lane	166.00			166		0	166	0%	0	166
			Grand Totals:				166	0.0%	0	166	0%	0	166

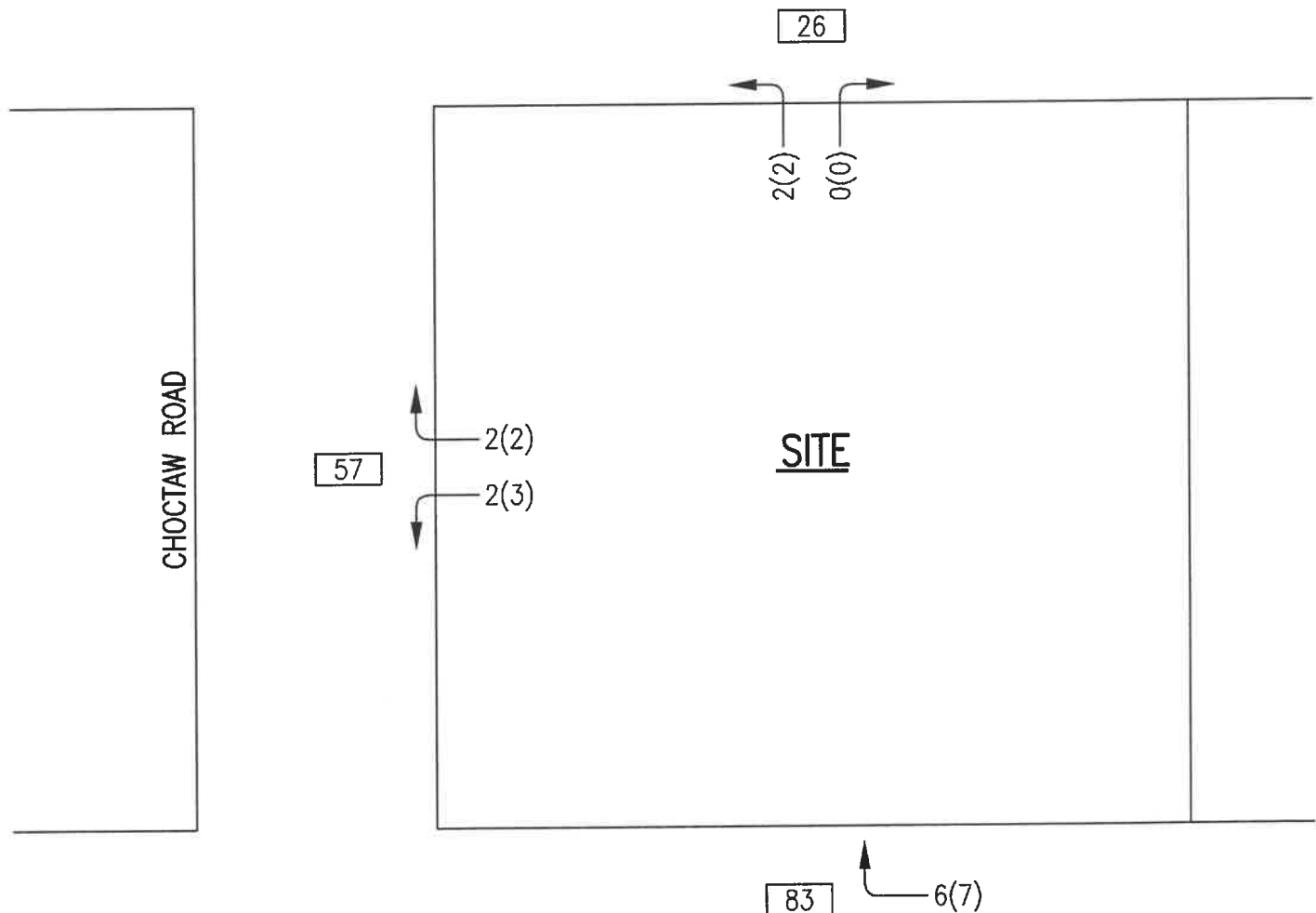
TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Carwash (Automated) ^a	PBC	1	Lane	0.50	0.50	6	6	12	0.0%	0	0	0	6	6	12	0%	0	6	6	12
Grand Totals:						6	6	12	0.0%	0	0	0	6	6	12	0%	0	6	6	12

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Carwash (Automated) ^a	PBC	1	Lane	0.50	0.50	7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14
Grand Totals:						7	7	14	0.0%	0	0	0	7	7	14	0%	0	7	7	14

SHAWNEE ROAD



FOREST HILL BOULEVARD (STATE ROAD 882)

PROJECT TURNING MOVEMENTS

LEGEND

- 2 A.M. PEAK HOUR TURNING MOVEMENT
- (2) P.M. PEAK HOUR TURNING MOVEMENT
- 57 A.A.D.T.

MINT ECO CAR WASH
FOREST HILL BOULEVARD

22-181 KD 10-27-22



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
October 27, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 27, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Kyle Duncan
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

Dear Kyle Duncan:

RE: Pre-application Review for **Safety Upgrade**, Pre-application Meeting Date: **October 27, 2022**
Palm Beach County - Village of Palm Springs; SR 882; Sec. # 93016000; MP: 7.30; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project:

Request:

- **In-only driveway on the north side of SR 882 approximately 220 feet east of the west property line.**
- **Close existing driveways along the frontage of the site.**

SITE SPECIFIC INFORMATION

Project Name & Address: **MintEco Forest Hills – 2873 Forest Hills Blvd**
Property Owner: **Earl F Smyth**; Parcel Size: **1.09 Acres** Development Size: **4,400 SF Car Wash, including a 1,293 SF Office**

WE APPROVE YOUR REQUEST

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

Conditions:

- **A minimum driveway length of 20 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **The in-only driveway shall be channelized and have a maximum width of 18 feet.**

Comments:

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

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

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-10-27\7. 93016000 MP 7.3 SR 882_MintEco Forest Hills\93016 MP 7.3 SR 882_MintEco Forest Hills.docx

www.dot.state.fl.us



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

October 17, 2022

Simmons and White
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Fl. 33407

RE: 2877 Forest Hill Blvd.-Car Wash
Service Availability Letter

Dear Mr. Uribe,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area.

The nearest potable watermain is a 12" watermain located within Forest Hill Blvd. adjacent to the subject property. The nearest sanitary sewer is a 4" force main located approximately 1500' west of the subject property on Forest Hill Blvd. This connection will require a lift station and force main extension. Plans for these improvements need to be approved by PBCWUD.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Project Manager

11.1.22

Anne Perry <aperry@lwdd.net>

To:

- Christian Melendez Berrios;
- Nicole Smith <nsmith@lwdd.net>;
- David Bends <dbends@lwdd.net>;
- Margie Illsley <millsley@lwdd.net>

Cc:

• Iramis Cabrera
Tue 11/1/2022 10:08 AM

Good morning, Christian,

LWDD has no objection to the certification of the petition referenced above. It is located south of LWDD's L-7 Canal and is not adjacent.

Thank you,

Anne H. Perry

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead,



Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200 Ext. 3
www.vpsfl.org

LETTER OF TRANSMITTAL

To: David Harden _____ Date: 12/13/2022
Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley

2ND SUBMITTAL

RE: 2877 Forest Hill Blvd – MintEco Forest Hills - Site Plan/Special Exception

Attached are:

- | | | |
|--|---|---|
| ☒ Prints | ☐ Reproducible | ☐ Correspondence |
| ☐ Report | ☐ Specifications | ☐ Applications |
| ☐ Other _____ | | |

COPIES	DATE	DESCRIPTION
1	12/13/2022	Site Plan/Special Exception

Transmitted:

- | | | |
|--|---------------------------------------|--|
| ☐ For Approval | ☐ As Requested | ☒ For Review and Comment |
| ☐ For Revisions | ☐ For Your Use | |
| ☐ Other _____ | | |

REMARKS:

Upon review, please forward any comments regarding the attached materials to Chris Meléndez or Iramis Cabrera. If you have any questions regarding the attached materials, do not hesitate to contact us at (561) 584-8200 or cmelendezberrios@vpsfl.org / icabrera@vpsfl.org.

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

*No fire rescue comments. Previous comments addressed.
WRJ 12/16/22*

Signed: _____ Date: _____

Bruce Guyton A. <BGuyton@pbcgov.org>

To:

- Christian Melendez Berrios

Cc:

- Yash Nagal <ynagal@pbcgov.org>;
- Nina Verzosa <NVerzosa@pbcgov.org>

Tue 11/1/2022 2:44 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.

Good afternoon Chris,

Palm Tran has reviewed the site plans sent regarding the above mentioned project. Palm Tran has no comments.

Should you have any questions or comments, do not hesitate to contact me.

Bruce Guyton, MURP

Senior Transit Planner

Tel: 561 841-4274

bguyton@pbcgov.org

<http://www.palmtran.org>



Village of Palm Springs
Planning, Zoning & Building
226 Cypress Lane
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- | | | |
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Thank you for your assistance.

COMMENTS/SUGGESTIONS:

OK
JES 1/9/23

Signed: _____ Date: _____

January 17, 2023

Christian,

All of the Palm Beach County Water Utilities comments have been addressed.

Thank you,

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116



1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

**Mint Eco Car Wash
Forest Hill Blvd.**

Village of Palm Springs, Florida

Date:	10/28/22
Scale:	1" = 20'-0"
Design By:	SMT
Drawn By:	SMT
Checked By:	JES
File No.	1075.15
Job No.	22-64

12/15/22: Per Comments

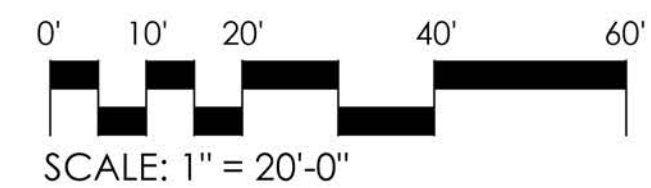
01/12/23: Per Comments

NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

GRAPHIC SITE PLAN

GSP-1





MINTECO
CAR WASH



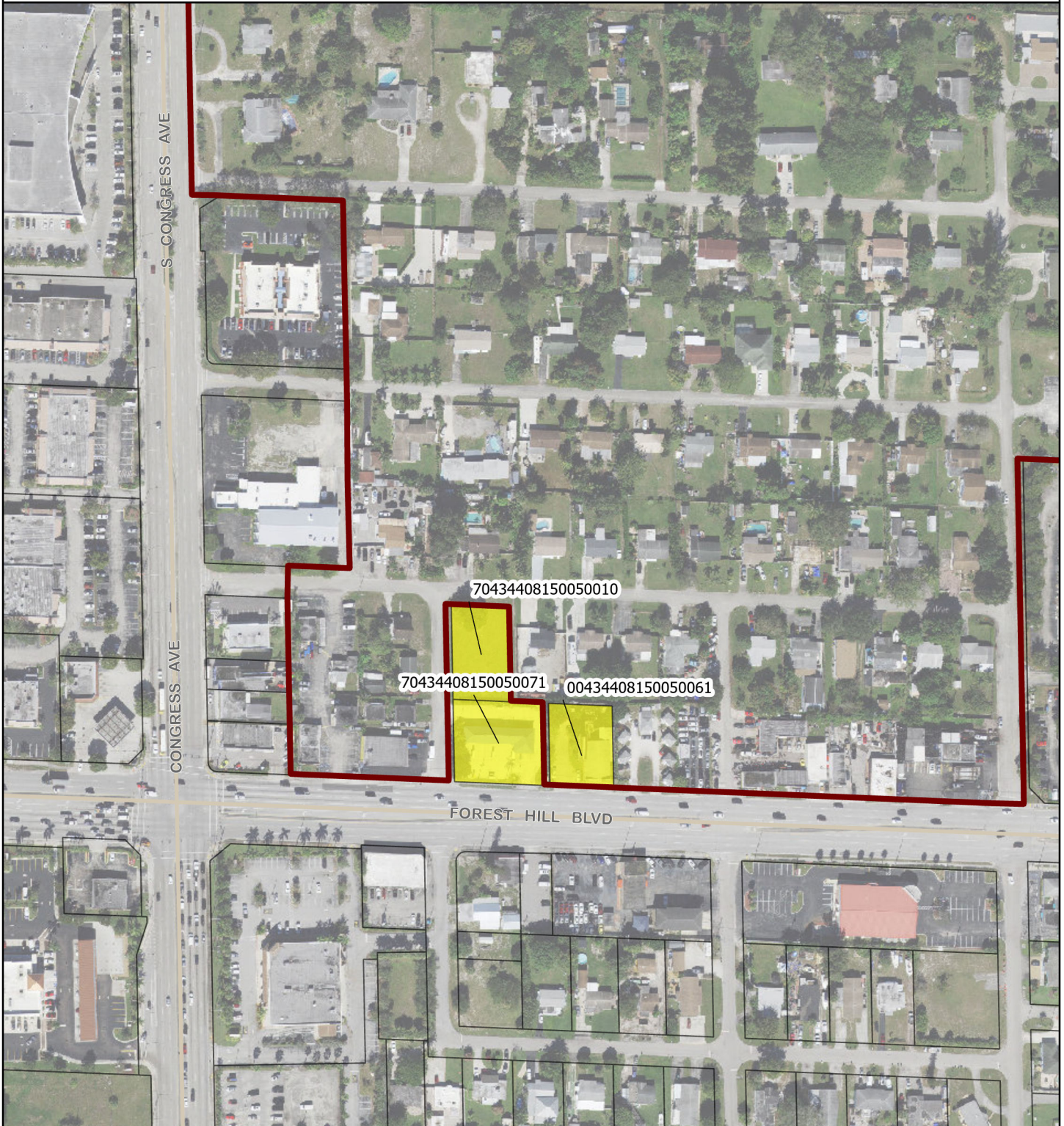
MINT ECO
CAR WASH





VILLAGE OF PALM SPRINGS

Mint Eco Car Wash



Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 2/3/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250

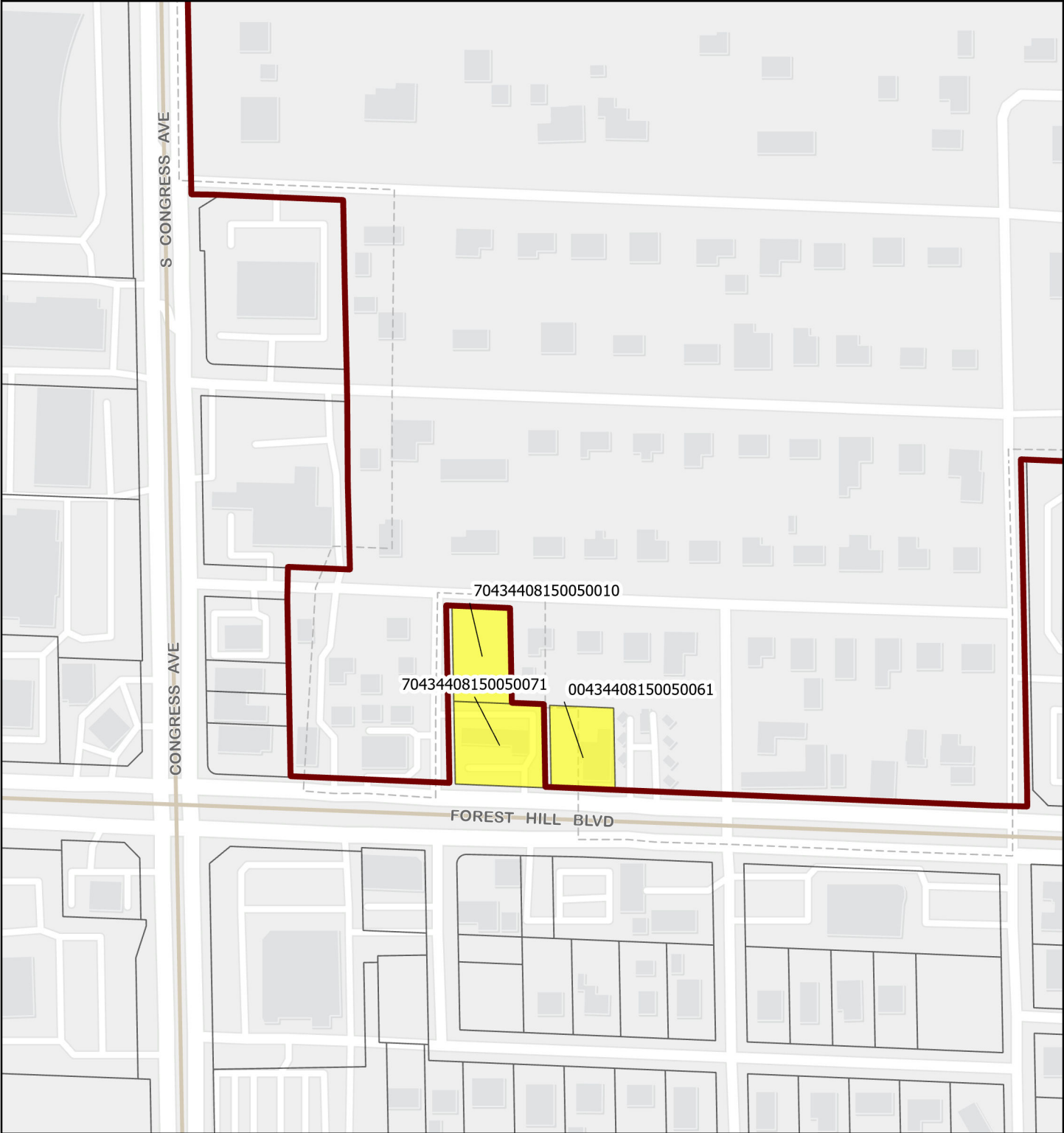
 Feet

 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Mint Eco Car Wash



Legend

-  Proposed Parcels
-  Parcels
-  Village Boundary

Date: 2/3/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet





Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #8: **SUMMARY:** In 2015, the Village Council approved Ordinance 2015-31 to create new regulations pertaining to outdoor lighting. Until that time, the staff had been informally utilizing Palm Beach County's standards in its review of photometric plans; however, the Village Code didn't contain lighting requirements. At this time, the Planning, Zoning & Building (PZ&B) department is requesting an amendment to the Village Code - Chapter 34 - Section 34-64 "Outdoor Lighting", to include a temperature standard and modified illumination levels.

Some of the key aspects of the amendment include:

- If a property or use with nonconforming lighting is vacant or unutilized for a 12 month period, then all outdoor lighting shall be reviewed and brought into compliance before the use is resumed.
- Accent and landscape luminaries should not exceed 100 watts.
- All light sources shall have a color corrected temperature (CCT) of 3000 Kelvin or warmer.
- Eliminate the rural and exurban locations from the maximum permitted luminaire height table.

The proposed ordinance was prepared by the Assistant Village Manager and reviewed by outdoor lighting experts: Larry Smith (Smith Engineering Consultants), Ronald Levinson, consulting engineer, and Jillian Churik (Epic Forensics & Engineering), all of whom did not have any concerns about the proposed changes. The proposed ordinance was also reviewed by the Village Attorney and PZ&B Director.

SUMMARY: In 2015, the Village Council approved Ordinance 2015-31 to create new regulations pertaining to outdoor lighting. Until that time, the staff had been informally utilizing Palm Beach County's standards in its review of photometric plans; however, the Village Code didn't contain lighting requirements. At this time, the Planning, Zoning & Building (PZ&B) department is requesting an amendment to the Village Code - Chapter 34 - Section 34-64 "Outdoor Lighting", to include a temperature standard and modified illumination levels.

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-
- The proposed ordinance was prepared by the Assistant Village Manager and reviewed by outdoor lighting experts: Larry Smith (Smith Engineering Consultants), Ronald Levinson, consulting engineer, and Jillian Churik (Epic Forensics & Engineering), all of whom did not have any concerns about the proposed changes. The proposed ordinance was also reviewed by the Village Attorney and PZ&B Director.

FISCAL IMPACT:

The proposed ordinance does not have a fiscal impact on the Village.

ATTACHMENTS:

1. Proposed Ordinance No. 2023-04 - Amending Chapter 34 - Outdoor Lighting
2. Exhibit "A" Section 34 -1364. Outdoor Lighting

ORDINANCE NO. 2023-04

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING CHAPTER 34 “LAND DEVELOPMENT”, ARTICLE VI, “LAND USE”, DIVISION 9 “DEVELOPMENT STANDARDS” AT SECTION 34-64 “OUTDOOR LIGHTING”, TO INCLUDE A TEMPERATURE STANDARD AND MODIFY ILLUMINATION LEVELS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council desires to amend its existing regulations to modify and update regulations regarding the land development procedures and processes of the Village; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

NOW, THEREFORE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby affirmed and ratified as if fully set forth herein.

Section 2. Chapter 34 “Land Development,” Article VI, “Land Use”, Division 9 “Development Standards” at Section 34-1364 “Outdoor Lighting,” shall be amended to read per Exhibit “A” (words ~~stricken~~ are deletions; words underlined are additions).

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. The sections of the ordinance may be made a part of the Village Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section”, “division”, or any other appropriate word.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the Village Council of the Village of Palm Springs, Florida.

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

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: _____
BEVERLY 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

Sec. 34-1364. Outdoor lighting.

- (a) *Purpose and intent.* It is the intent of this section to preserve, protect, and enhance the lawful nighttime use and enjoyment of any and all property through the use of appropriate lighting practices and systems. Such individual fixtures, luminaries and lighting systems are designed, constructed, and installed to:
- (1) Control glare and light trespass;
 - (2) Minimize obtrusive light;
 - (3) Eliminate the increase of lighting levels on competing sites;
 - (4) Provide safe roadways for motorists, cyclists and pedestrians;
 - (5) Conserve energy and resources while maintaining safety, security and productivity; and
 - (6) Curtail the degradation of the nighttime visual environment.
- (b) *Applicability.* All outdoor lighting shall be subject to the requirements of table 34-1632.1, illumination levels, and table 34-1362.2, maximum permitted luminaire height, unless exempted or permitted to deviate as described herein. Lighting not specifically listed may be classified by the ~~land development director~~ Planning, Zoning & Building Director.
- (1) *Conflict.* In the case of a conflict between this section and other provisions of this Code, or other applicable codes, the more strict regulation shall apply.
 - (2) *Nonconforming lighting.* (a) All luminaries that do not comply with the standards of this section shall be subject to the limitations on expansion, maintenance, relocation, damage repair and renovations pursuant to division 3, nonconformities. (b) If a property or use with nonconforming lighting is vacant or unutilized for a 12 month period, then all outdoor lighting shall be reviewed and brought into compliance with this Section before the use is resumed.
 - (3) *Exemptions.* The following uses shall be exempt to the extent listed below:
 - a. *Residential.* Single-family and multifamily dwellings up to two units shall not be subject to the requirements of this section.
 - b. *Street lights.* Street lights in any public ROW that meet the requirements of the appropriate public utility, provided that light fixtures are fully shielded in order to limit light trespass and are rated with a color temperature of 3000 Kelvins or warmer.
 - c. *Temporary lighting.* The temporary use of low wattage or low voltage lighting for public festivals, celebrations, and the observance of holidays are exempt from regulation except where they create a hazard or nuisance from glare.

-
- d. *Landscape and accent lighting.* Landscape and accent lighting fixtures that comply with the Florida Building Code, Energy Conservation, 5th Edition, Section C4056, efficiency requirements shall be exempt. All exempt landscape and accent lighting fixtures must have a locking mechanism and a glare shield so that light is aimed, and remains aimed at the surface intended. Accent and landscape luminaries not exceeding 100 watts.
- (4) *Prohibited outdoor lighting.* The following types of outdoor lighting are prohibited within the village:
- a. Any light that creates glare observable within the normal range of vision onto a street or creates a safety hazard;
 - b. Any light that resembles an authorized traffic sign, signal, or device, or that interferes with, misleads, or confuses vehicular traffic as determined by the land development director;
 - c. Beacon or searchlights, except for temporary grand openings and special events, as limited by state or federal law;
 - d. Any drop lens fixture or fixture that does not meet the IESNA full-cutoff classification of zero percent of lumens above 90 degrees from nadir. This includes, but is not limited to, parking lot fixtures, building façade fixtures, and other nonlandscape lighting fixtures;
 - e. Animated lighting, unless authorized under article IV, signs.
- (5) *Deviations.* Lighting may vary from this section to the extent necessary to comply with the following:
- a. Florida Statutes § 655.962, related to ATM lighting;
 - b. Florida Statutes § 812.173, related to parking lots for convenience businesses;
 - c. Lighting on public schools required by FBC chapter 423, and the SDPBC electrical design criteria;
 - d. Airport lighting regulated by state or federal law;
 - e. Lighting for obstructions to air navigation as provided by U.S. Department of Transportation, Federal Aviation Administration Advisory Circular 70/7460-1K;
 - f. Lights required on vehicles under state uniform traffic control statutes or for vessels under vessel safety statutes under F.S. ch. 316 and F.S. ch. 327;
 - g. Lighting for public health required by F.S. ch. 381;
 - h. Electrical code statute requirements under state building code;
 - i. Florida Statutes § 553.963 and F.S. § 553.904, Efficiency and Energy Conservation Statutes Under Building Code Standards;

-
- j. Lighting for outdoor theaters under F.S. § 555.07;
 - k. Lighting for village ballfields and park facilities;
 - l. Lighting for communication towers under chapter 34, subdivision XIX, wireless telecommunication towers and antennas; and
 - m. Other federal, state and local laws and regulations that may apply.

(c) *Submittal requirements.*

(1) *Photometric plan.* All site plan and building permit applications that include the use of external luminaires, or luminaires visible from the exterior of a structure shall include an outdoor lighting plan and an outdoor security lighting plan showing location, type, and height of all luminaires, and photometrics in foot-candle output of all proposed and existing luminaires on-site. On-site lighting to be included in the calculations shall include, but is not limited to, lighting for parking lot, canopies, recessed lighting along the building and/or overhang. Each plan shall include any calculations or modifications required to comply with items listed in subparagraph (5), deviations, above. The photometric plans shall include the following:

- a. A table showing the average, minimum, and maximum foot-candles, average to minimum ratio, and maximum to minimum ratio on the site, and maximum luminaire heights. Maximum photometric calculation grid shall not exceed ten feet.
- b. Manufacturer's catalog cuts that provide a description of the luminaires, including wattage, lumen output, color temperature, glare reduction/control devices, lamps, on-off cycle control devices and mounting devices.
- c. All photometric plans must be signed and sealed by a registered design professional per Florida Statutes.
- d. A certificate of compliance signed and sealed by a registered design professional per Florida Statutes, must be submitted prior to the issuance of a certificate of occupancy/finalizing of the permit.
- e. The photometric plan shall not include time averaging or other alternative methods of measurement. A light loss factor (LLF) shall be used for the calculations in a photometric plan. The values of the LLF shall be a maximum value of 0.72 for metal halide, 0.81 for high pressure sodium and 0.95 for LED, based on manufacturers' initial lamp lumens.

(d) *Standards.*

(1) *Confinement.* All outdoor lighting shall utilize full cutoff luminaires per the Illuminating Engineering Society of North America (IESNA) definition of full cutoff which allows for zero percent of lumens above 90 degrees from nadir. No luminaires other than landscape lighting exempted per subparagraph

(b)(3)d. above, shall be directed upwards to avoid urban sky glow. Accent and landscape luminaires shall not exceed 100 watts.

(2) *Light trespass.* The maximum illumination at the property line of an adjoining residential parcel or public ROW is 0.33 horizontal and vertical foot-candles measured at six feet above grade level. Said illumination likewise measured at the property line of an adjoining non-residential parcel, shall not exceed 3.0 horizontal and vertical foot-candles measured at six feet above grade level.

(3) *Security lighting and time restrictions.*

- a. Full cutoff luminaires shall be used for all security lighting and dusk-to-dawn area lighting.
- b. Outdoor illumination, including, but not limited to, areas used for outdoor sales and display, eating, parking, assembly, service, storage of equipment and freight, loading and unloading, repair, maintenance, commercial activities, and industrial activities shall not continue after 11:00 p.m., or no more than one hour after active use of the area ceases, whichever is later, except for security lighting.
- c. Security lighting shall be required for all active entrances to buildings, parking lots and access to buildings or parking lots. All security lighting shall maintain an average of 0.75 fc, a minimum of 0.3 fc and a maximum of 3 fc from dusk until dawn.
- d. No outdoor recreational facility shall be illuminated after 11:00 p.m. except to conclude a scheduled and sanctioned recreational or sporting event by the Village or other authorized agency in progress prior to 11:00 p.m. The luminaries shall be extinguished after outdoor recreational events are completed and the site has been vacated.
 1. *Exceptions.* Public recreational facilities that operate or are open to the public on a 24-hour basis.
- e. Automatic timing devices with a photosensor or an astronomical timeclock, which control the hours of illumination shall be required for all parking lots, car dealerships/outdoor display lots and parking garages. These devices may remain on Eastern Standard Time throughout the year.

(4) *Temperature: All light sources shall have a color corrected temperature (CCT) of 3000 Kelvin or warmer.*

(5) ~~(4)~~ *Illumination levels.* Table 34-1362(1), illumination levels, indicates the minimum and maximum illumination levels for specific site elements, as well as the maximum to minimum, and average to minimum ratios.

Table 34-1362(1): Illumination Levels

Outdoor Lighting	Maximum Illumination (1)	Minimum Illumination (1)	Max to Min Ratio	Average to Min Ratio
Buildings and Accessory Structures				
a. Pathway lighting (2)	5.0 (4)	-	-	-
b. Canopies, drive-thru and overhangs	30.0	3.0	10:1	2.5:1
Parking lots				
a. Multifamily residential	3.0	0.3	10:1	-
b. All others	12.0	1.0	12:1	3:1
Parking Structures				
a. Parking area	10.0	1.0	10:1	4:1
b. Ramps—Day	20.0	2.0	10:1	-
c. Ramps—Night	10.0	1.0	10:1	-
d. Entrance area—Day	50.0	5.0	10:1	-
e. Entrance area—Night	10.0	1.0	10:1	-
f. Stairways	-	10.0	-	-
Property Boundary	Refer to Light Trespass			
Specialty Lighting (3)				
a. Outdoor entertainment	Per IESNA Lighting Handbook			
b. Parks				
Other Lighting Types				
a. Outdoor display and storage for vehicle sales and rental.	40-15 (5)	1.0	15:1	4:1
b. Other outdoor display and storage Areas.	20	1.0	15:1	4:1
c. Outdoor work areas	20	1.0	15:1	4:1
Notes				
1. Measured in foot-candles.				
2. Building or accessory mounted luminaries used to light parking lots shall comply with parking lot illumination levels.				
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.				
4. Fully shielded bollards not greater than 42 inches in height may be permitted up to 20 foot-candles.				
5. May be increased to 20 foot-candles for the first row of display Parking located adjacent, but not more than 100 feet from a ROW.				

~~(6)~~(5) *Luminaire heights.* Table 34-1362(2), Maximum Permitted Luminaire Height, identifies the maximum height for any freestanding or structure mounted luminaires.

Table 34-1362(2)-Maximum Permitted Luminaire Height

Location	Maximum Height	
	U/S Tier	Rural, Exurban and AGR Tiers
Buildings and Accessory Structures		
a. Buildings	25 feet or eave overhang, whichever is lower (unless required by the Florida Building Code)	
b. Accessory structures	10'	
Parking Lot		
a. Residential	20 feet	15 feet
b. Industrial	40 feet	-
c. Commercial, civic and institutional	30 feet, or equal to the height of the building up to a maximum of 40 feet	25 feet
Parking Structures		
a. Luminaires on top parking level.	20 feet or 25 feet (4)	15 feet
Property Boundary		
a. Luminaires within 100 feet of residential (2)	20 feet	15 feet
Specialty Lighting (3)		
a. Golf courses	Per IESNA Lighting Handbook	
b. Outdoor entertainment		
c. Parks		
Notes:		
1. For the purposes of this table, residential parcel shall include any residential use, or any vacant parcel with a residential land use designation.		
2. The height of any lighting luminaire within 100 feet of a parcel with a residential use land use designation shall be limited in accordance with the height limitations of the adjacent residential land development district.		
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.		
4. Minimum setback shall be 45 feet from exterior edge of wall for all luminaries, except luminaries mounted to interior face of perimeter wall, which do not exceed the height of the perimeter wall.		

~~(7)~~ (6) *Measurement.*

- a. Illumination levels shall be measured in foot-candles with a direct-reading, calibrated, portable light meter. The light meter shall be placed not more than six inches above grade level.
- b. For the purpose of measuring light trespass, the light meter shall be placed at the property line of the subject parcel six feet above the grade level.



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #9: Ordinance No. 2023-05 - Village Code Amendment - Chapter 34 - Electric Vehicle Charging Infrastructure

SUMMARY: The Planning, Zoning & Building Department is proposing amendments to the Land Development Regulations to add a new section within Division 8 to include new regulations for electric vehicle charging infrastructure. These new regulations would provide the availability of electric vehicle charging stations for residents and visitors of the Village. Transformational initiatives are needed in order to enhance the transportation infrastructure and meet the growing demand for safely moving people while enhancing economic prosperity and preserving the quality of our environment and communities.

The proposed ordinance provides the following:

- All new or existing commercial, mixed-use, or multi-family development projects with at least twenty-five (25) parking spaces that enter into either a site plan or site plan amendment process are subject to the following:

A. Four percent of the total minimum required off-street parking spaces shall be designated and outfitted as electric vehicle charging spaces. Each required space at a minimum shall include the following:

- 1) A maintained and operational 240-volt charging station, with a cable retraction device and/or place to hang permanent cords and connectors sufficiently above the ground, and mounted at a height which places the connector a minimum of thirty-six (36) inches and a maximum of forty-eight (48) inches above the ground.
- 2) Wheel stops or concrete-filled steel bollards to protect the aforementioned charging station.
- 3) Signage allowing only an electric vehicle to park in such a space and indicating that it is only for electric vehicle charging purposes.
- 4) The ability for all visitors to the site to access and use such space.

B. All spaces with electric vehicle charging infrastructure shall be located in close proximity to the building or facility entrance.

C. Any development that proposes more than twenty(20) percent of its required off-street parking to be outfitted as electric vehicle charging space, or operates any amount of charging stations as a primary use as determined by the Planning, Zoning & Building Director, shall be classified as a "Fuel Station" use and is subject to special exception procedures outlined in Sec. 34-607.

D. Charging stations in RM land development districts shall be for the exclusive use of the

development's residents and guests that are visiting the development's residents, and shall not be made available to the general public.

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

The proposed ordinance, if approved, will be considered on 1st reading by the Village Council on March 9, 2023.

FISCAL IMPACT:

Amending the Land Development Regulations to add a new section does not have a direct fiscal impact on the Village.

ATTACHMENTS:

1. Proposed Ordinance No. 2023-05 - Amending Chapter 34 - Electric Vehicle Charging Infrastructure

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE VI, "LAND USE", DIVISION 8 "OFF-STREET PARKINGS" BY ADDING A NEW SECTION 34-1337 "ELECTRIC VEHICLE CHARGING INFRASTRUCTURE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council desires to amend its existing regulations to modify and update regulations regarding the land development procedures and processes of the Village; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

NOW, THEREFORE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA HEREBY ORDAINS, AS FOLLOWS:

Section 1. . Recitals. The foregoing recitals are hereby affirmed and ratified as if fully set forth herein.

Section 2. Chapter 34 "Land Development," Article VI, "Land Use", Division 8 "Off-Street Parking" shall be amended to add a new Section 34-1337 "Electric Vehicle Charging Infrastructure," which reads as follows:

Sec. 34-1337. Electric Vehicle Charging Infrastructure.

It is the purpose of the electric vehicle charging infrastructure to provide the availability of electric vehicle charging stations to residents and visitors of the Village.

1. All new commercial, mixed-use, or multifamily developments with at least twenty-five (25) parking spaces, or existing commercial, mixed-use, or multifamily developments with at least twenty-five (25) parking spaces that enter into either the site plan or site plan amendment process are subject to the following:

A. Four (4) percent of the total minimum required off-street parking spaces shall be designated and outfitted as electric vehicle charging spaces. Each required space at a minimum shall include the following:

- 1) A maintained and operational 240-volt "Level 2" charging station, with a cable retraction device and/or place to hang permanent cords and connectors sufficiently above the ground, and mounted at a height which places the connector a minimum of thirty-six (36) inches and a maximum of forty-eight (48) inches above the ground,
- 2) Wheel stops or concrete-filled steel bollards to protect the aforementioned charging station,
- 3) Signage allowing only electric vehicles to park in such space and indicating that it is only for electric vehicle charging purposes,
- 4) The ability for all visitors to the site to access and use such space.

B. All spaces with electric vehicle charging infrastructure shall be located in close proximity to the building or facility entrance.

C. Any development that proposes more than twenty (20) percent of its required off-street parking to be outfitted as electric vehicle charging spaces, or operates any amount of charging stations as a primary use as determined by the Planning, Zoning & Building Director, shall be classified as a "Fuel Station" use and is subject to special exception procedures outlined in Sec. 34-607.

D. Charging stations in RM land development districts shall be for the exclusive use of the development's residents and guests that are visiting the development's residents, and shall not be made available to the general public.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. The sections of the ordinance may be made a part of the Village Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the Village Council of the Village of Palm Springs, Florida.

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

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: _____
BEVERLY 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



Village of Palm Springs

Staff Report

AGENDA DATE: February 14, 2023

DEPARTMENT: Administration

ITEM #10:

FISCAL IMPACT:

ATTACHMENTS:

None