



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JULY 11, 2023
6:30 PM

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

Peter Braun, Board Member
Kim Gehrman, Board
Member Vacant, Jr. Alternate

ADMINISTRATION

Planning, Zoning, and Building Director, Iramis
Cabrera
Planning, Zoning, and Building Planner, Christian
Melendez

Deputy Village Clerk, Jane R.
Worth
Village Attorney, Christy Goddeau

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
Vacant, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY *EX PARTE* COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve May 9, 2023 minutes from the Planning and Zoning Advisory Board Meeting
Staff: Jane Worth, Deputy Village Clerk
3. **Approval of June 13, 2023, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve June 13, 2023 minutes from the Planning and Zoning Advisory Board Meeting
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Planning and Zoning Board Order No. 2023-03 - Minimum Lot Width Variance - Gulfstream Road Vacant Lot:** Motion to approve Planning and Zoning Development Order No. 2023-03 for variance relief to allow a minimum lot width of 50 feet in lieu of the 65 feet minimum required for the construction of a new single-family home at Gulfstream Road, Parcel No. 70-43-44-18-00-000-7640 submitted by Mr. Juan Samperio, agent for Mery Vigoya, Applicant and Owner.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
5. **Planning & Zoning Board Order No. 2023-04 - Minimum Landscape Buffer Width Variance (PSV23-11) and Minimum Rear Setback Variance (PSV23-12) – Office and Retail Building – 2833 South Congress Avenue:** Motion to approve Planning and Zoning Development Order No. 2023-04 for variance relief for the construction of a new 4,382 square-feet office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
6. **Site Development Plan (SPR23-06) Office and Retail Building – 2833 South Congress Avenue:** Motion to recommend for approval to the Village Council for a Site Development Plan (SPR23-06) for the construction of a new 4,382 square-feet office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

7. **Residential Multi-Family Site Development Plan (SPR23-08) - 2689 Kirk Road and 4056 Linda Lane:** Motion to recommend approval from the Village Council for a Residential Multi-Family Site Development Plan (SPR23-08) for the combination of the two residential multifamily parcels located at 2689 Kirk Road and 4056 Linda Lane, to allow the construction of five (5) additional residential dwelling units in addition to the existing single-family residence, for a total of six (6) residential dwelling units to be called Townhomes at Linda Lane.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
8. **Planning & Zoning Board Order No. 2023-05 - Landscape Buffer Width Variance (PSV23-13) - Lakewood Plaza - 3772 South Military Trail:** Motion to approve Planning and Zoning Development Order No. 2023-05 with two (2) variances (PSV23-11) variance relief to allow a 10' wide landscaped buffer along the eastern and (PSV23-12) for variance relief to allow a 27' rear setback along the western boundary adjacent to residential properties, for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
9. **Site Development Plan Amendment (SPR23-07) and Special Exception Use (PSSE23-03) - Lakewood Plaza - 3772 South Military Trail:** Motion to recommend approval to the Village Council for a Site Development Plan Amendment (SPR23-07) and Special Exception Use (PSSE23-03) approval to allow the renovation of the existing commercial structure to accommodate a 4,898 square foot retail space, a 1,400 square foot restaurant and 1,877 square foot office use for a total of 8,175 square foot commercial space within the property located at 3772 South Military Trail.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

Tuesday, August 8, 2023 @ 6:30 PM – Village Council Chambers

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

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

Placeholder – May 9, 2023 Planning and Zoning Advisory Board meeting minutes to be provided prior to the meeting

Placeholder – June 13, 2023 Planning and Zoning Advisory Board
meeting minutes to be provided prior to the meeting



Village of Palm Springs

Staff Report

AGENDA DATE: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Planning and Zoning Board Order No. 2023-03 - Minimum Lot Width Variance - Gulfstream Road Vacant Lot

SUMMARY: Mr. Juan Samperio, agent for Mery Vigoya ("Applicant and Owner"), is requesting variance relief to allow a minimum lot width of 50 feet in lieu of the 65 feet minimum required for the construction of a new single-family home at Gulfstream Road, Parcel No. 70-43-44-18-00-000-7640.

The Village of Palm Springs annexed the property in May 2000 by Ordinance No. 2000-05. The Land Development Zoning District designates it for Residential Multiple-Family and a Future Land Use category of Low-Density Residential. The lot has been vacant since then. The proposed variance will facilitate the construction of a single-family home compatible with surrounding properties.

At this time, the applicant is seeking a minimum lot width variance:

1. **(PSV23-14)** - Variance Relief from Section 34-746 (2) of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet rather than 65 feet minimum required.

The Planning, Zoning & Building Staff recommends approval of the variance to facilitate the construction of a single-family home based on compatibility with surrounding properties.

FISCAL IMPACT:

The proposed request will facilitate the development of the property which will enhance the Village's assessed property valuation.

ATTACHMENTS:

1. Planning and Zoning Board Order 2023-03 - (PSV23-14) - Minimum Lot Width -2581 Gulfstream Road Vacant Lot
2. Exhibit "A" STAFF REPORT
3. Variance Justification
4. Architectural plans
5. Aerial Map and Location Map



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

**PZ&B Order No. 2023-03
(PSV23-14)**

**MERY VIGOYA
2581 GULFSTREAM ROAD
PALM SPRINGS, FL 33406**

PCN: 70-43-44-18-00-000-7640

Applicant(s)

FINAL ORDER

THIS MATTER came before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on **July 11, 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 **PSV23-14**.
2. The above Applicant(s) is the owner of the property legally described as: **18-44-43, W 140 FT OF E 170 FTOF S 50 FT OF N 546.6 FT OF NW 1/4 OF SW 1/4**
3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida as set forth below:
 1. **(PSV23-14)** - Variance relief from Section 34-746(2) of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet rather than 65 feet minimum required.
4. The Village's Land Development Code Section 34-603(b)(1) 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.

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 a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variance **PSV23-14** has 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 11th day of July 2023.

ATTEST:

Jane Worth, Deputy Village Clerk

Richard Hughes, Vice Chairman
Planning and Zoning Board

Copies furnished to:

Mery Vigoya, 2581 Gulfstream Road, Palm Springs, FL 33406

Juan Samperio, 3009 Lorene Drive, Palm Springs, FL 33461

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

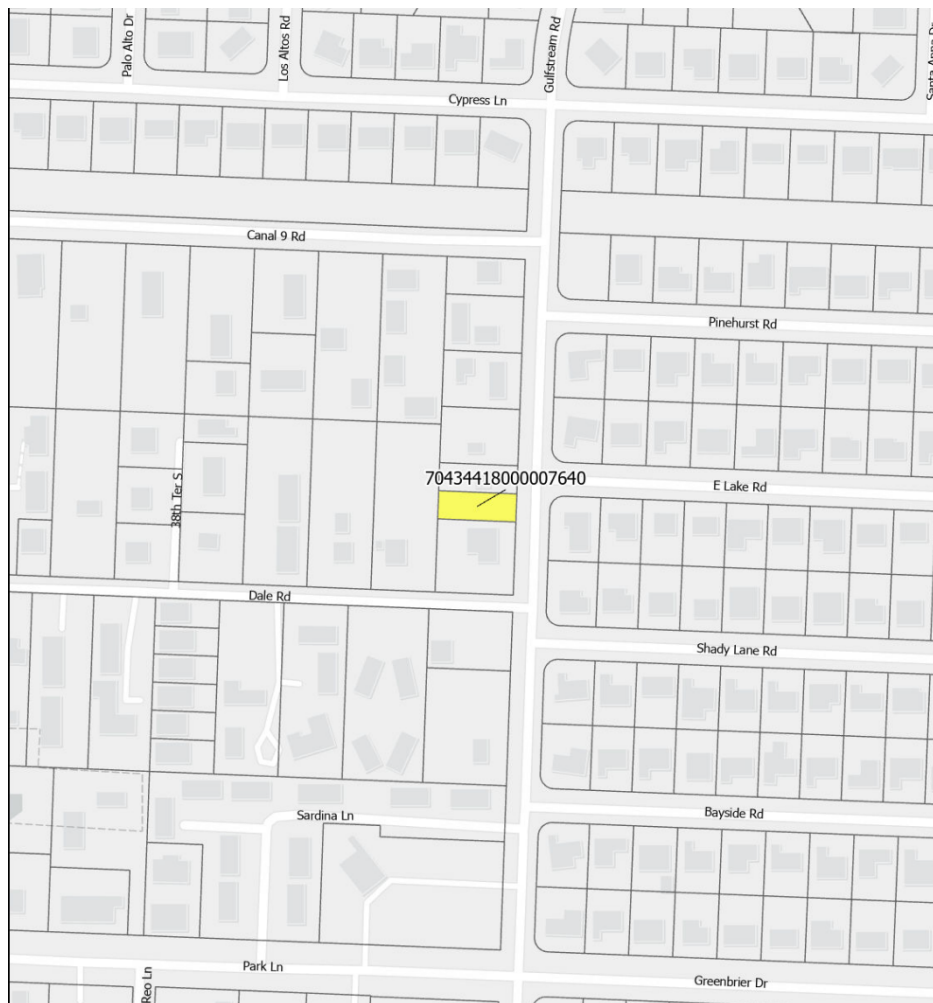
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Variance to allow minimum lot width of 50' in lieu of 65' minimum required

Application Summary			
Applicant / Petitioner	Juan Samperio	Submittal Date	05/26/2023
Parcel Control No	70-43-44-18-00-000-7640	Case Number	PSV23-14
Location	Gulfstream Road	Site Area	0.16 acres
P&Z Board Meeting	July 11 th 2023		
Requests			
Proposed Use	Single family home		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking (Auto)	2	3 1 Car Garage & 2 Cars within the Driveway (34' long by 13.4' width)	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard	25'	25'	Yes
Rear yard	12.5'	39.8'	Yes
Side interior	7.5'	7.6'	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Single family home
Zoning	Residential Multiple-Family	Existing Future Land Use	Low density residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Single family residence	Low density residential	Residential Multiple-Family
South	Residential duplex structure	Low density residential	Residential Multiple-Family
East	Single family residence	Low density residential	Residential Multiple-Family
West	Single family residence	Low density residential	Residential Multiple-Family
Recommendation			
Planning, Zoning and Building Staff recommends approval based on compatibility with surrounding properties.			



I Site History

The property was annexed into the Village of Palm Springs on January 27, 2000 by Ordinance No. 2000-05, and concurrently designated with the Village's future Land Use and Land Development District of Low Density and Residential Multiple-Family, respectively. The lot has been vacant since then.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Residential Multiple-family (RM) and Low Density Residential, respectively. The proposed variance to allow a construction of a single-family home is compatible surrounding properties.

III Variance Requested

The subject property is located on the West side of Gulfstream Road in the intersection of East Lake Road. The area is generally designated Residential Multiple-Family and Single-Family zoning districts with a common Future Land Use of Low-Density Residential. The property dimensions are 140 feet

depth and 50 feet width. The applicant is requesting a variance from Section 34-746 of The Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of 65 feet minimum required.

IV Recommendation

Planning, Zoning and Building Staff has conducted a review of the application, and found the proposed Variance is comparable with surrounding properties that have same lot size (0.2 acres). The property has special condition and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. The Staff consider that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare subject to the following condition below:

1. A building permit shall be obtained from the Planning, Zoning and Building Department for any proposed development project. Lot coverage and total impervious surface shall be in compliance with the Village's Land Development Regulations.

ATLANTIC ENGINEERING SERVICES, INC.

2826 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33060
FL LICENSED ENGINEER NO. 46102
EMAIL: atlanticengserv@gmail.com
TELEPHONE: 561-358-4140 / 561-444-5214

STANDARD VARIANCE REQUEST

TO: VILLAGE OF PALM SPRINGS LAND DEVELOPMENT DEPARTMENT
PROPERTY ADDRESS: 2581 GULFSTREAM RD , PALM SPRINGS, FL 33406
PCN: 70- 42-44-13-02-001-0440
SCOPE OF WORK: NEW CUSTOM HOME
DATE: 5-25-2023

STATEMENT OF BASIS FOR STANDARD VARIANCE:

- a) That's special condition 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.
 - a. The vacant lot is platted as a 50'-0" width in lot dimension. The other lots nearby have a 65'-0" width or more in lot dimensions. All other lots nearby have existing structures and are grandfathered in to remain as is. However, all other property / building criteria have been met.
- b) That the special conditions and circumstances do not result from the actions of the applicant.
 - b. The lot was previously platted as a 50'-0" width in lot dimensions.
- c) That 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.
 - c. The lot will be used for the construction of a new single-family home that complies with the municipality zoning criteria and all Florida Building Codes.
- d) That 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.
 - d. If variance is denied, the lot will lose the value it has as a buildable land. Furthermore, there are similar residents / lots in the same block that are built in a platted lot of 50'-0" width in lot dimension.
- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - e. The minimum variance needed is to be allowed to use this 50'-0" width lot to comply with property development regulations.

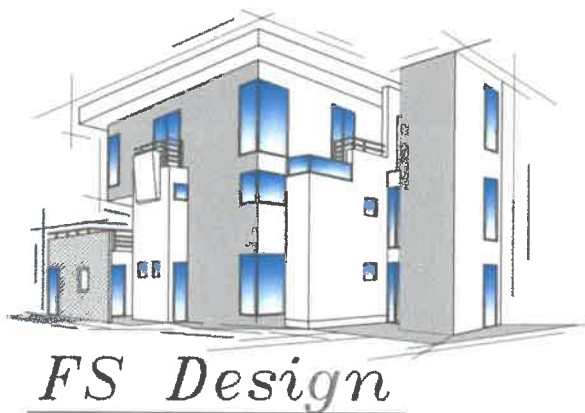
- f) That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
 - f. The granting of this variance allows construction to build a new single-family home , which is the zoning for this property and this neighborhood.
- g) That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. The approval of this variance will not be injurious to the area involved nor detrimental to the public welfare.

If there are any questions, please do not hesitate to give me a call.

SINCERELY,

SENIOR ENGINEER FRANCISCO SAMPERIO

PHONE: (561)-444-5214 EMAIL: Fsengineeringdesign@gmail.com



PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 444 - 5214
EMAIL :
fsengineeringdesign@gmail.com
Website : fs engineering design .com



PROPOSED 1 STORY RESIDENCE

CONSTRUCTION DOCUMENT NOTES

1. THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF THE ENGINEER DESIGNER
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
3. CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. ENGINEER MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT/ CONSTRUCTION DOCUMENTS AND/OR ORDINANCES OF REGULATORY AGENCIES. ERRORS, AMBIGUITIES AND/OR OMISSIONS. RETURN TO ARCHITECT OF RECORD FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.

GENERAL NOTES

THE CONTRACTOR SHALL COORDINATE ALL OF THE WORK OF ALL TRADES. THE CONTRACTOR SHALL REVIEW THE DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. BACKCHARGES WILL NOT BE ACCEPTED.

DO NOT SCALE DRAWINGS

SUBMIT A MINIMUM OF THREE (3) COPIES OF SHOP DRAWINGS FOR FLOOR AND ROOF SYSTEMS FOR REVIEW AND APPROVAL BY THE ENGINEER'S PRIOR TO FABRICATION.

THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA ENERGY CODE FOR BUILDING CONSTRUCTION INCORPORATED AS CHAPTER 13 OF THE FLORIDA BUILDING CODE.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY.

THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

THE WINDOW AND DOOR SUPPLIER, AND CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS TO THE CONTRACTOR.

ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED.

PROVIDE METAL THRESHOLD AT ALL EXTERIOR DOORS AND AT DOOR BETWEEN GARAGE AND LIVING AREA.

PROVIDE NOMINAL 1 X 3 P.T. FIRESTOPPING HORIZONTAL AT CEILING & WALL INTERSECTIONS.

WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.

GLAZING IN SWING DOORS AND FIXED AND SLIDING PANELS OF SLIDING GLASS DOORS SHALL BE TEMPERED.

GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR TUBS AND SHOWERS OR MIRRORS LOCATED WITHIN 36" HORIZONTALLY AND 60" VERTICALLY FROM THE WALKING SURFACE SHALL BE TEMPERED.

GLAZING IN SIDELITES LOCATED WITHIN 48" OF THE DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR SHALL BE TEMPERED.

EGRESS WINDOWS SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA MINIMUM. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR LATCHING DEVICES TO BE LESS THAN 54"

ALL BATHROOM FLOORS AND WALLS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

UNIT MASONRY INSTRUCTIONS

1. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF $f_m=2,000$ (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.
2. QUALITY ASSURANCE INSPECTIONS ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE INSPECTOR SHALL INSPECT THE FOLLOWING:
 - A. PLACING OF THE REBARS IN THE CELLS (POSITION IN THE CELL, LAPPING AND SPLICES, BAR SUPPORT AT 10 FT. HEIGHTS).
 - B. VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED. INSPECTION HOLES AND THE BOTTOM OF THE POUR AND MORTAR PROJECTING INTO CELLS TO BE GROUTED.
 - C. OBSERVE AND BE PRESENT DURING THE PLACING OF THE GROUT OR CONCRETE INTO THE VERTICAL CELLS.
 - D. THE ABOVE APPLIES FOR MASONRY BEAMS AND BOND BEAM INSPECTION AS WELL.
3. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M".
4. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
5. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
6. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
7. VERTICAL REINFORCING:
 - (A) ASTM A-615 PER REINFORCING SECTION.
 - (B) WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
 - (C) VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL. LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION (AT 10 FT. VERTICAL SPACING).
 - (D) VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
 - (E) ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
 - (F) PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.
8. HORIZONTAL REINFORCING:

PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4" O.C. VERTICALLY) LAPPED 7-1/2". PROVIDE SPECIAL HORIZONTAL REINFORCING AT "T" AND "L" INTERSECTION. ANCHOR TO COLUMNS WITH MINIMUM 4" EXTENSION INTO AREA OF POUR.

DRAWING INDEX

- A1 COVER SHEET / NOTES
- A2 SITE/BUILDING DATA
- A3 PROPOSED FLOOR PLAN
- A4 ELEVATIONS
- A5 ELEVATIONS
- S1 FOUNDATION PLAN
- S2 ROOF FRAMING PLAN
- M1 MECHANICAL PLAN
- E1 ELECTRICAL PLAN
- P1 PLUMBING PLAN
- P2 PLUMBING RISER
- L1 LANDSCAPE PLAN

DESIGN CRITERIA

ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-16 FBC 2020 7TH EDITION NEC 2017 CODE
WIND SPEED = 170 MPH 3 SEC GUST
EXPOSURE C
IMPORTANCE FACTOR = 1.00
BUILDING CATEGORY- II
Kd=0.85 FOR MWFRS WITH LOAD FACTORS
ROOF HEIGHT IS 16'-2"
PART. OPEN STRUCTURE
LIVE LOAD30 PSF
DEAD LOAD 25 PSF

COVER SHEET 1/4" = 1'

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Digitally signed by
Imtiaz Ahmed
DN: c=US
ou=Imtiaz Ahmed
ou=A01410D0000016
C2436104B00002AA7,
Date: 2023.20.02
11:43:51 -05'00'

SEAL

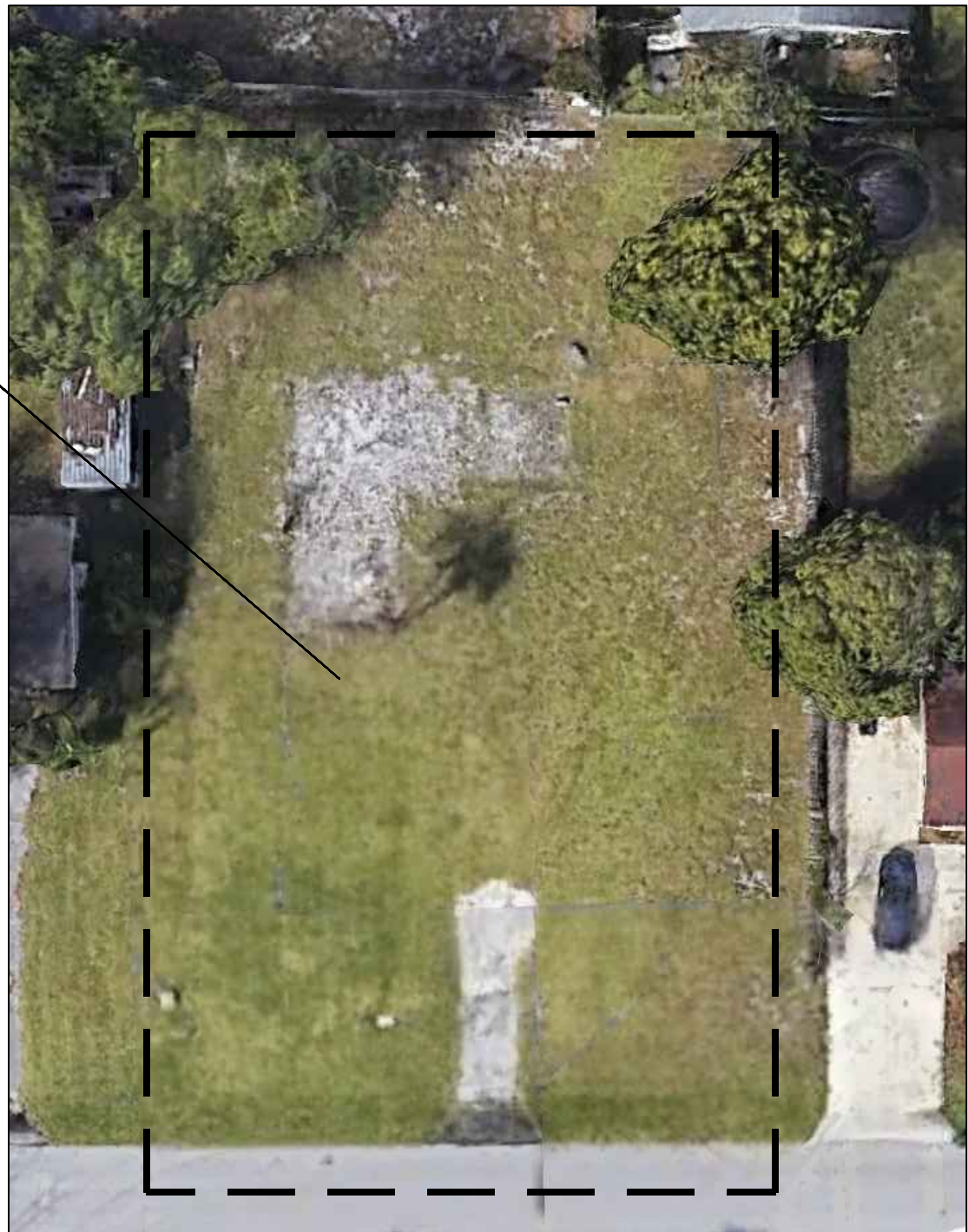
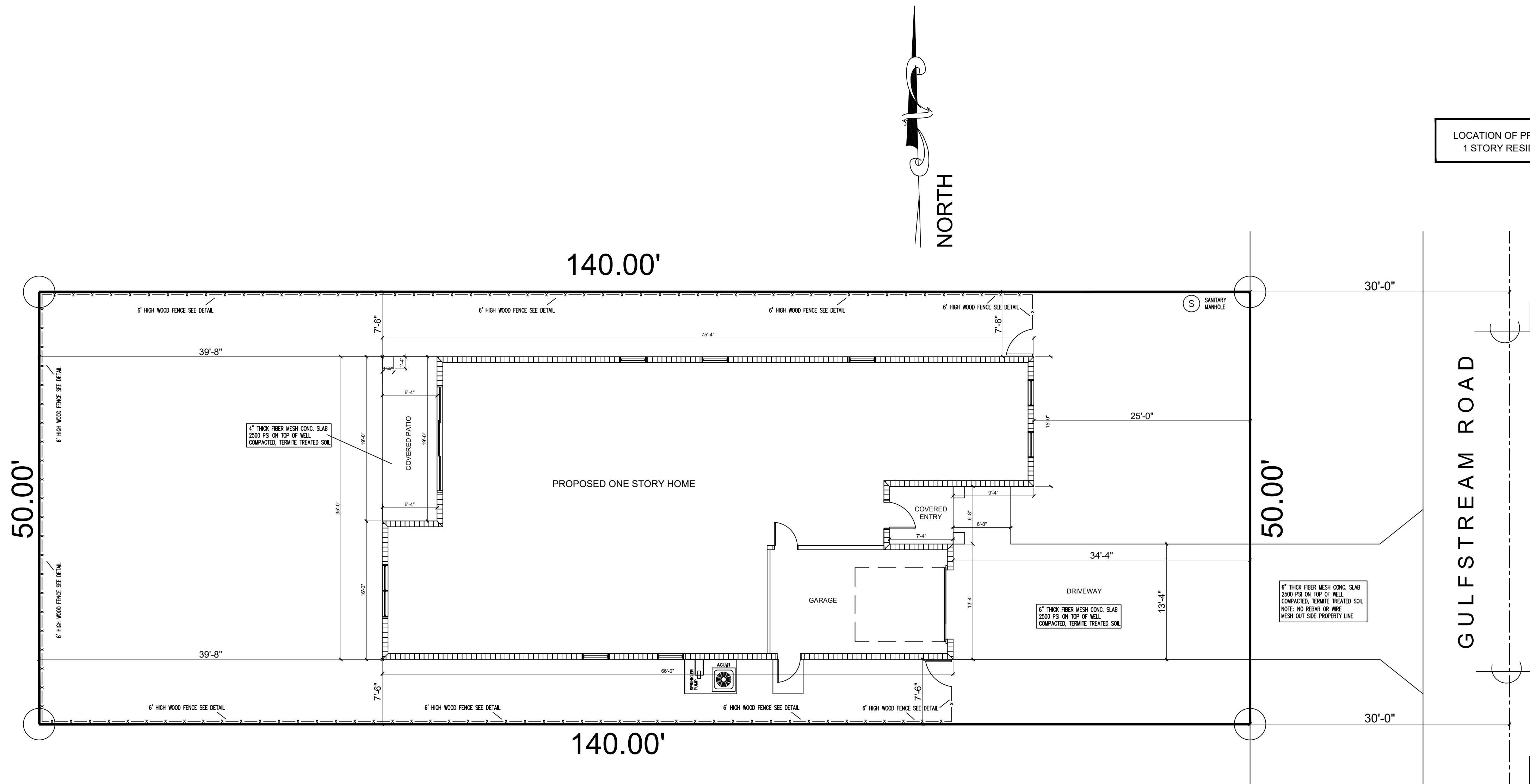
NEW CUSTOM HOME
2628 MARCINSKI RD
JUPITER, FL 33477

PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email : samperiof24@gmail.com
Date : 4-26-2021

FE Design

ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.	DWN.	CHK.
SHEET NUMBER		
A1		
DATE DRAWN APRIL, 2020		



DESIGN CRITERIA

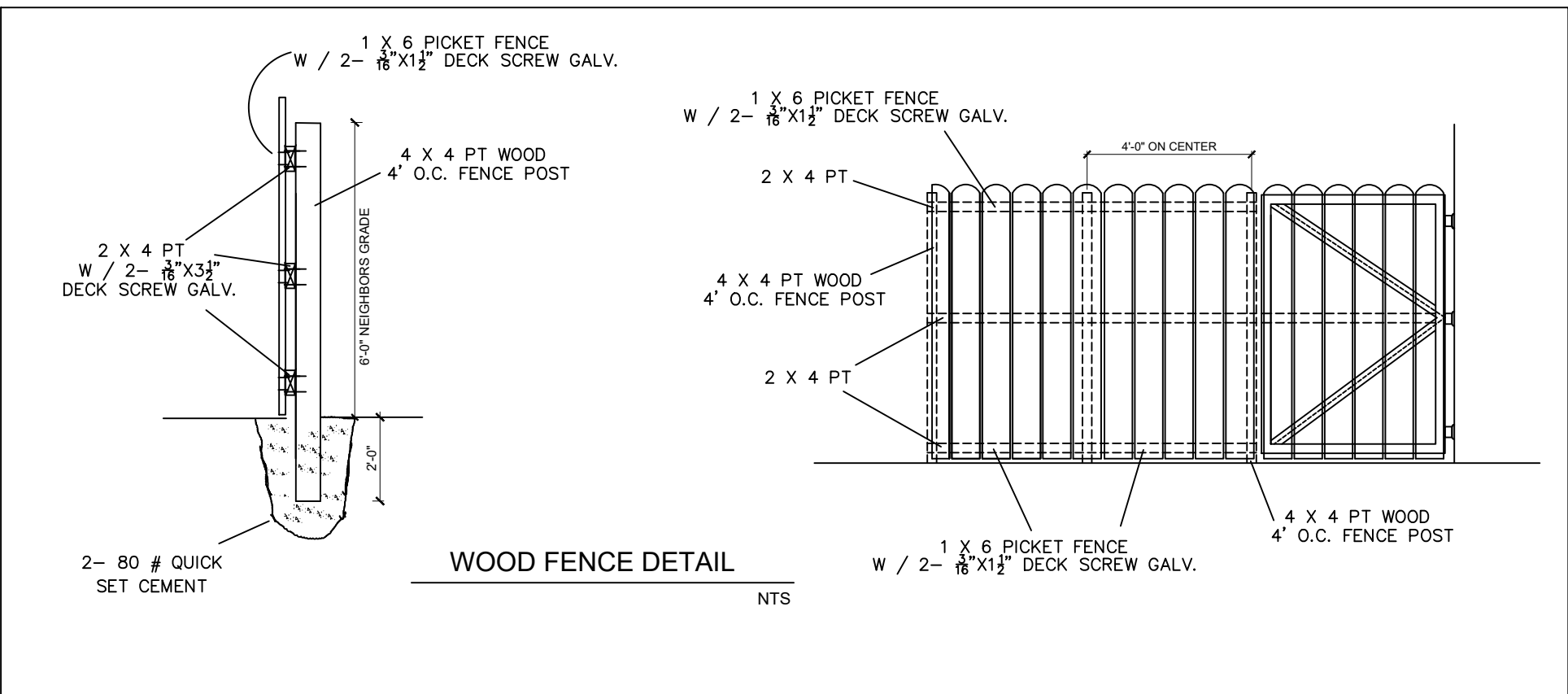
ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-16 FBC 2020 7TH EDITION NEC 2017 CODE
WIND SPEED = 170 MPH 3 SEC GUST
EXPOSURE C
IMPORTANCE FACTOR = 1.00
BUILDING CATEGORY- II
Kd=0.85 FOR MWFRS WITH LOAD FACTORS
ROOF HEIGHT IS 16'-2"
PART. OPEN STRUCTURE
LIVE LOAD30 PSF
DEAD LOAD 25 PSF

AREA CALULATIONS

HOUSE AC	1,994 SF
GARAGE	287 SF
COVERED ENTRY	49 SF
COVERED PATIO	120 SF
TOTAL SQ FT PRINT	2,450 SF
TOTAL UNDER ROOF	2,450 SF

SITE DATA

LOT SIZE	7,000 SF	100.00%
HOUSE SQ. FT. PRINT	2,450 SF	35.00% ✓
DRIVEWAYS / WALKWAYS / ETC.	699 SF	9.99%
REAR DECK / POOL	0 SF	0.00%
TOTAL IMPERVIOUS AREA	3,149 SF	44.99%
TOTAL PERVIOUS AREA OF SITE	3,851 SF	55.01%



1. TYPE OF CONSTRUCTION: TYPE VB
2. OCCUPANCY GROUP R-3 RESIDENTIAL 1 STORY
3. FINISHED FLOOR ELEVATION X.XX NAVD

DATE

DESCRIPTION

REV.

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Digitally signed by
Imtiaz Ahmed
DN: c=US
ou=Imtiaz Ahmed
ou=A01410D0000016
C2436104B00002AA7,
Date: 2023.20.02
11:44:16 -05'00'

IMtiaz Ahmed

SEAL

NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS ,FL 33461

PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email : samperiof246@gmail.com
Date : 4-26-2021

ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES , FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

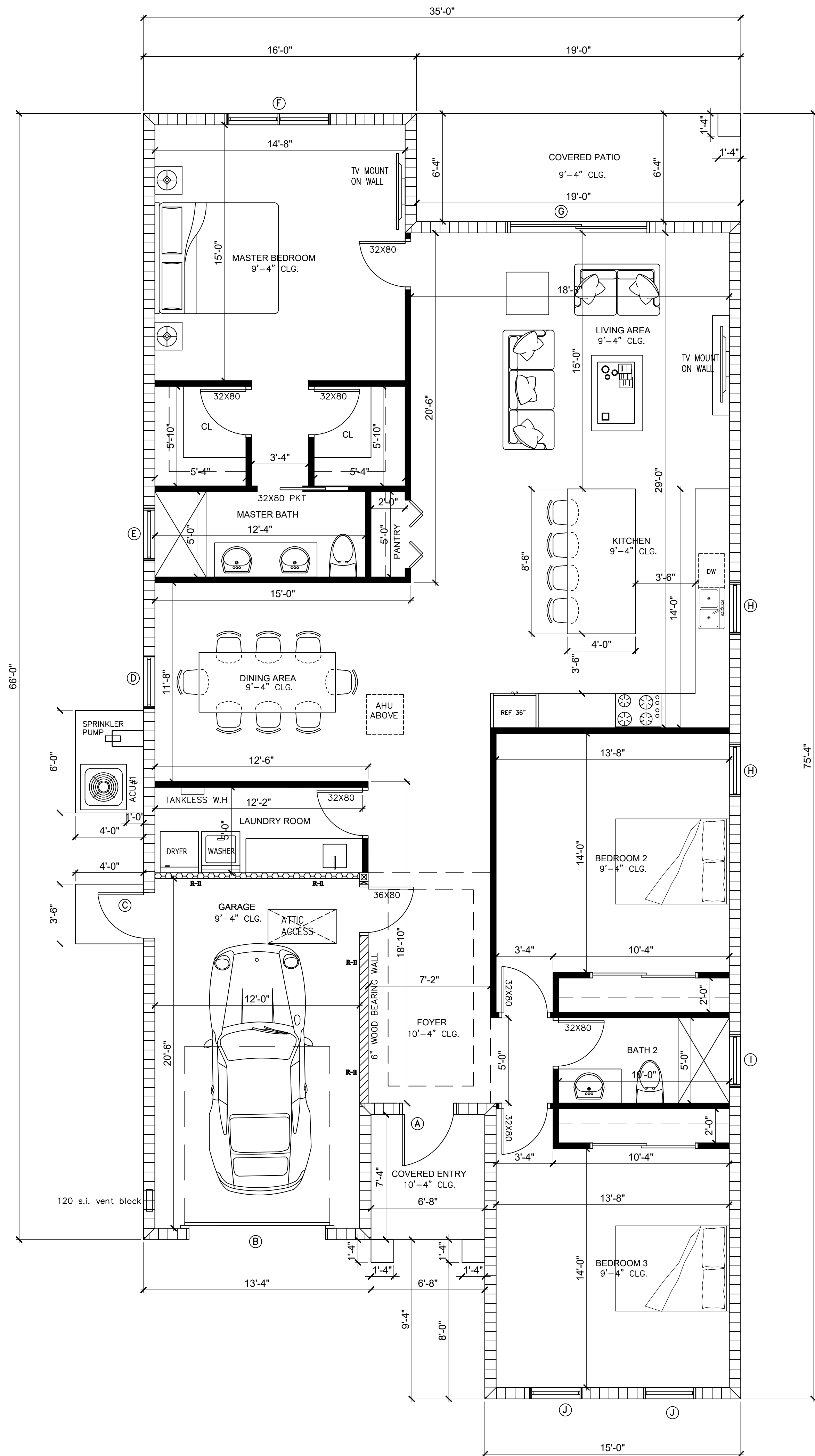
DES. DWN. CHK.

SHEET NUMBER

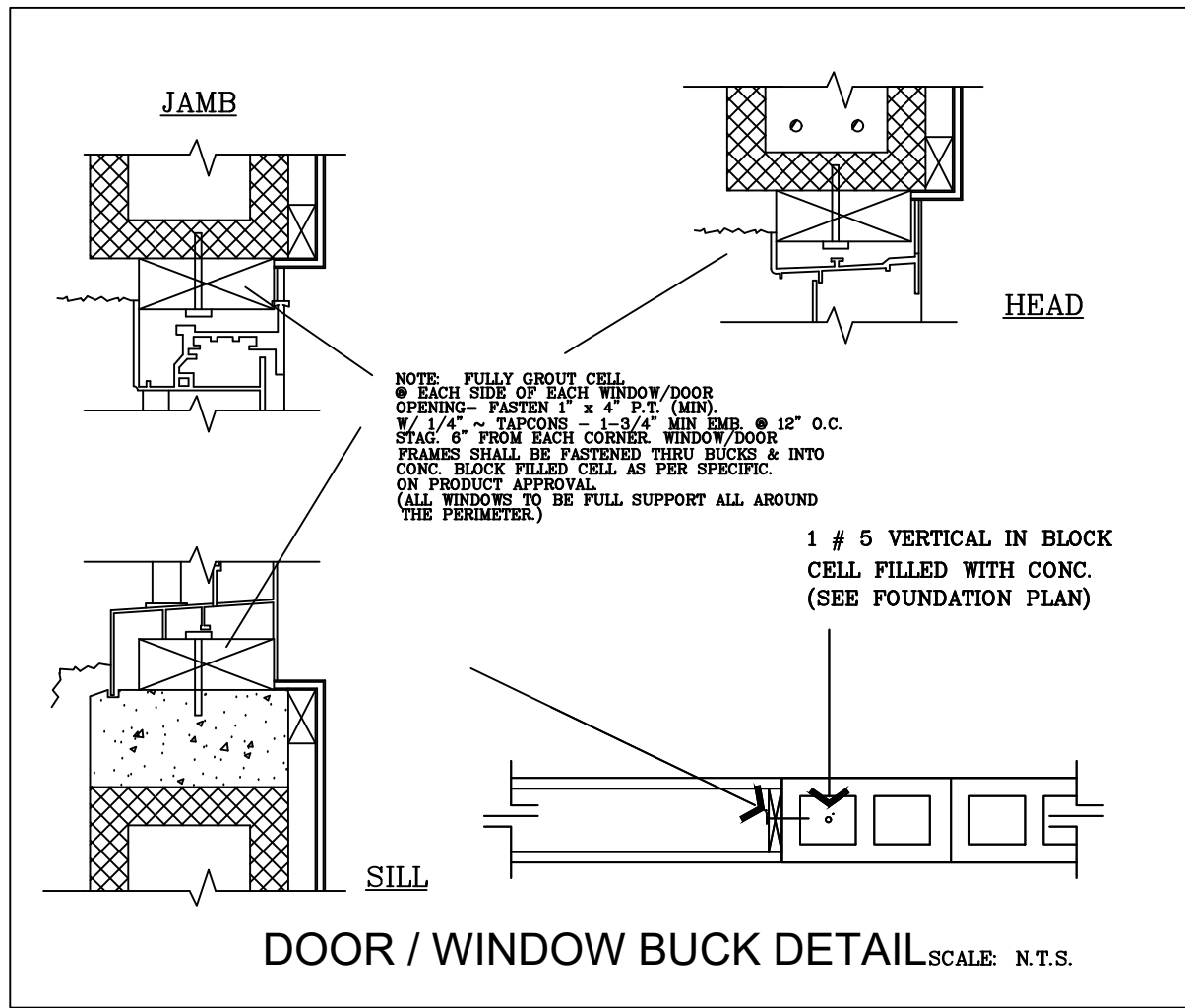
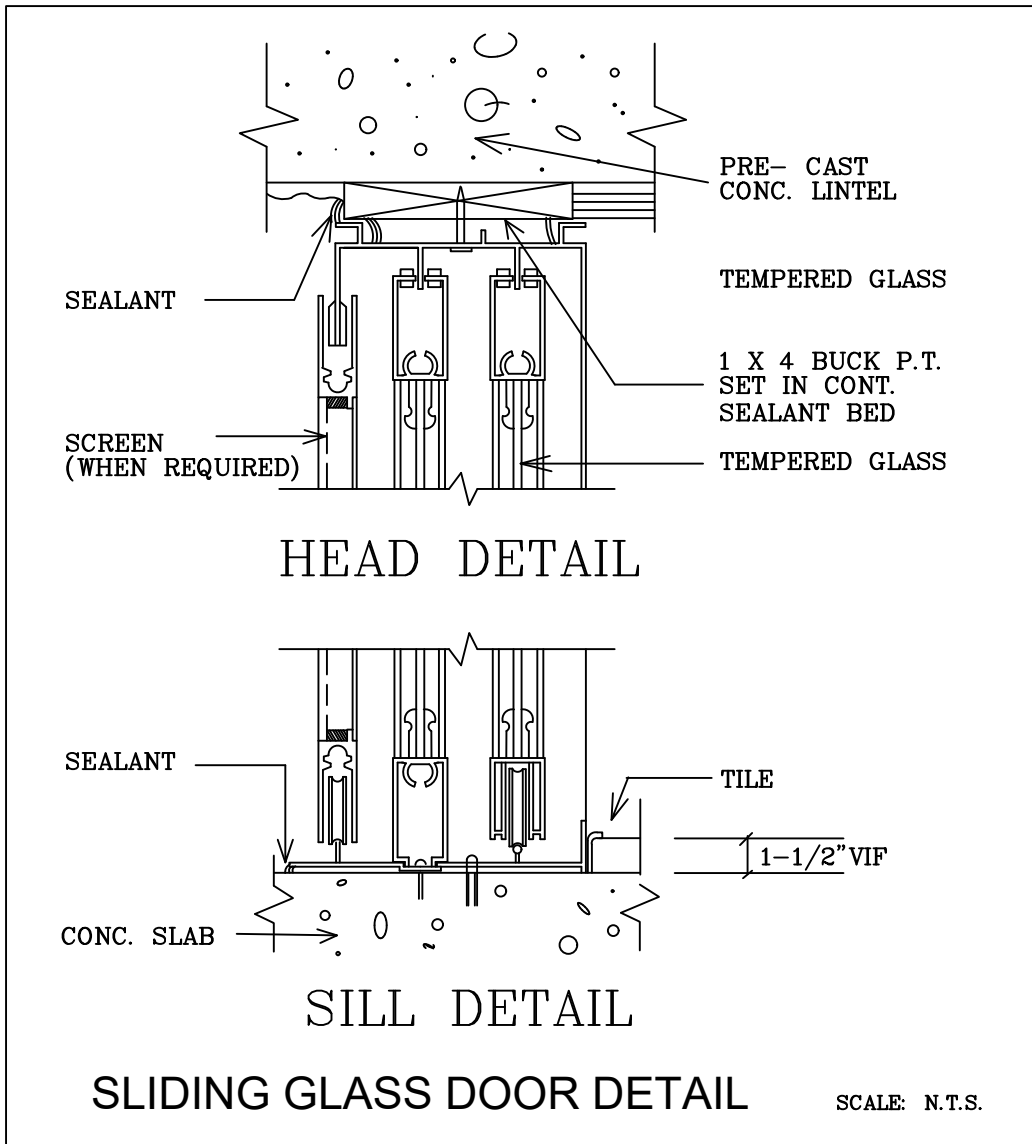
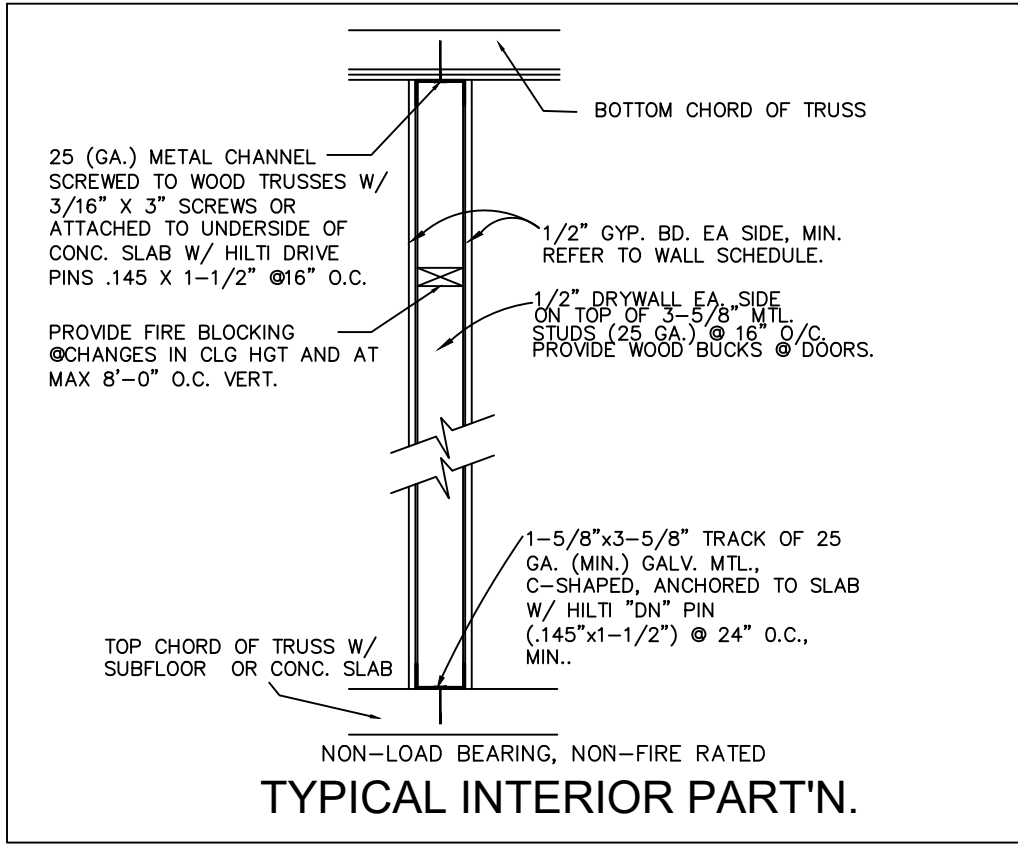
A2

DATE DRAWN
MARCH, 2021

SITE PLAN 1/8" = 1'



WALL LEGEND	
	INTERIOR 4" INSULATED PARTITION WALL
	NEW 6" WOOD BEARING WALL
	NEW 8" CBS BEARING WALL

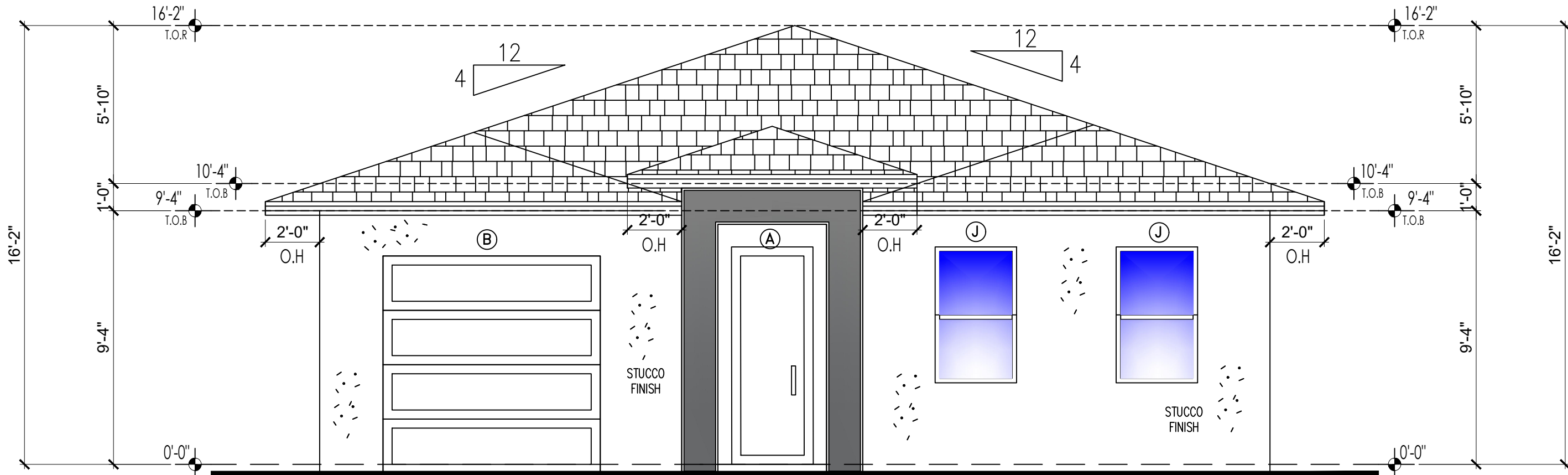


WINDOW / DOOR SCHEDULE						
NO.	DESCRIPTION			WIND PRESSURES		
	W	H	TYPE	MAT.	GLASS	POS NEV
(A)	3'-0"	8'-0"	DOOR	ALUMINUM	IMPACT RESISTANT	41.48 44.99
(B)	8'-0"	8'-0"	GARAGE DOOR	ALUMINUM	IMPACT RESISTANT	41.48 44.99
(C)	3'-0"	8'-0"	DOOR	ALUMINUM	IMPACT RESISTANT	39.90 52.37
(D)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12 50.82
(E)	3'-0"	3'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12 50.82
(F)	6'-0"	5'-0"	HORIZONTAL SLIDING WINDOW	ALUMINUM	IMPACT RESISTANT	34.61 38.12
(G)	8'-0"	8'-0"	SLIDING GLASS DOOR	ALUMINUM	IMPACT RESISTANT	36.16 44.90
(H)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	38.03 48.63
(I)	3'-0"	3'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	38.03 48.63
(J)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12 42.63

BUILDER VERIFY MO WITH MANUFACTURER

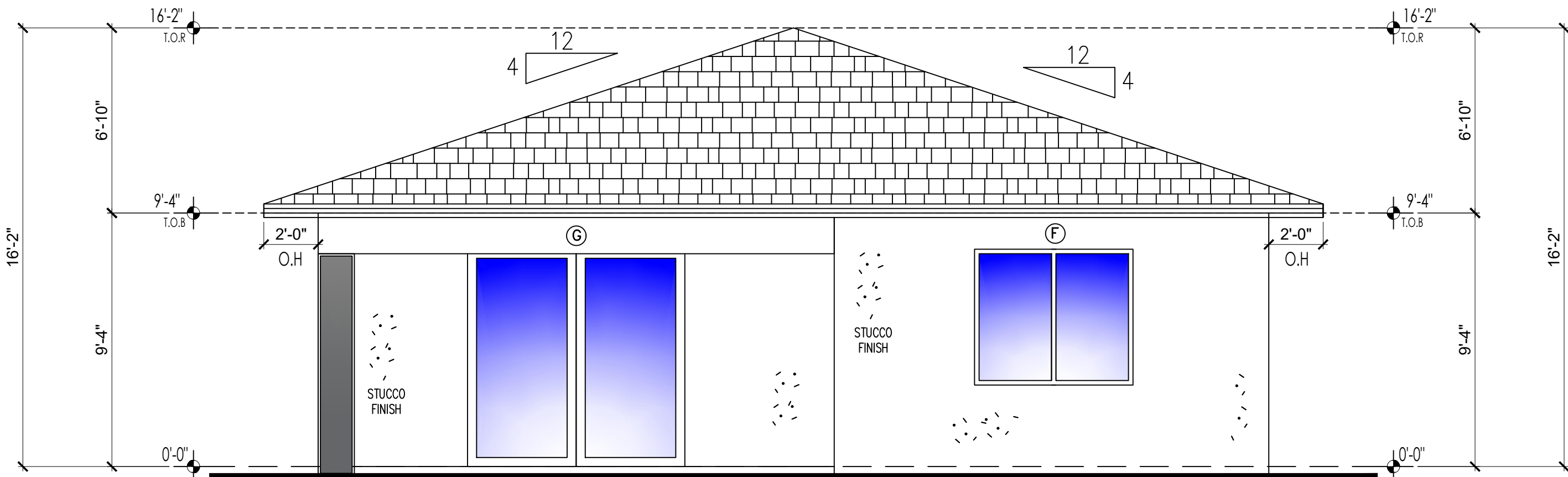
PROPOSED FLOOR PLAN 1/4" = 1'

DATE					
DESCRIPTION					
REV.	1	2	3	4	5
IMTIAZ AHMED, P.E. LICENSED ENGINEER NO. 46102 STATE OF FLORIDA					
Digitally signed by Imtiaz Ahmed DN: c=US ou=unaffiliated ou=A01410D0000016 C2436104B00002AA7, Date: 2023.02.02 11:45:08 -05'00'					
SEAL					
NEW CUSTOM HOME 2581 GULFSTREAM PALM SPRINGS, FL 33461					
PLANS DRAWN BY FRANCISCO SAMPERIO 3009 LORENE DR PALM SPRINGS, FLORIDA PHONE: 561 - 460 - 7346 Email : samperiof24@gmail.com Date : 4-26-2021					
ATLANTIC ENGINEERING SERVICES, INC. 2826 WATERS EDGE CIRCLE GREENACRES, FLORIDA 33413 PHONE - (561) 358-4140 FAX - (561) 966-9242 CERTIFICATE OF AUTHORIZATION NO.: 9390					
DES. DWN. CHK. SHEET NUMBER A3 DATE DRAWN MARCH, 2021					



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

WINDOW / DOOR SCHEDULE							
NO.	DESCRIPTION				WIND PRESSURES		
	W	H	TYPE	MAT.	GLASS	POS	
(A)	3'-0"	8'-0"	DOOR	ALUMINUM	IMPACT RESISTANT	41.48	44.99
(B)	8'-0"	8'-0"	GARAGE DOOR	ALUMINUM	IMPACT RESISTANT	41.48	44.99
(C)	3'-0"	8'-0"	DOOR	ALUMINUM	IMPACT RESISTANT	39.90	52.37
(D)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12	50.82
(E)	3'-0"	3'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12	50.82
(F)	6'-0"	5'-0"	HORIZONTAL SLIDING WINDOW	ALUMINUM	IMPACT RESISTANT	34.61	38.12
(G)	8'-0"	8'-0"	SLIDING GLASS DOOR	ALUMINUM	IMPACT RESISTANT	36.16	44.90
(H)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	38.03	48.63
(I)	3'-0"	3'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	38.03	48.63
(J)	3'-0"	5'-0"	SINGLE HUNG WINDOW	ALUMINUM	IMPACT RESISTANT	39.12	42.63

BUILDER VERIFY MO WITH MANUFACTURER

ELEVATIONS 1/4" = 1'

DATE

DESCRIPTION

REV.

1

2

3

4

5

IMTIAZ AHMED, P.E.

LICENSED ENGINEER NO. 46102

STATE OF FLORIDA

Digitally signed by Imtiaz Ahmed
DN: c=US, o=Unaffiliated, ou=A01410D0000016, cn=Imtiaz Ahmed
Date: 2023.20.02 11:45:34 -05'00'

SEAL

NEW CUSTOM HOME

2581 GULFSTREAM

PALM SPRINGS, FL 33461

PLANS DRAWN BY

FRANCISCO SAMPERIO

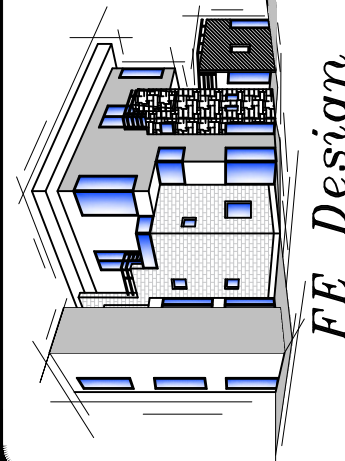
3009 LORENE DR

PALM SPRINGS, FLORIDA

PHONE: 561 - 460 - 7346

Email : samperiof24@gmail.com

Date : 4-26-2021



FE Design

ATLANTIC ENGINEERING

SERVICES, INC.

2826 WATERS EDGE CIRCLE

GREENACRES, FLORIDA 33413

PHONE - (561) 358-4140

FAX - (561) 966-9242

CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.

DWN.

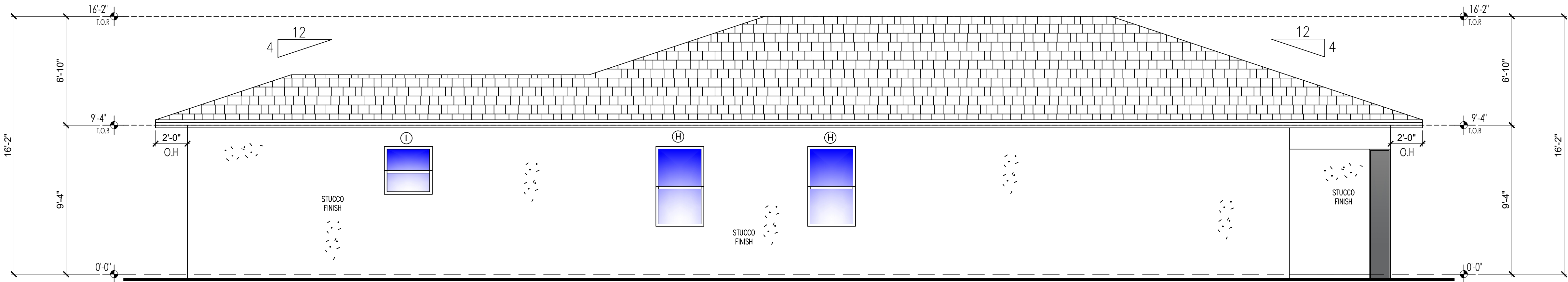
CHK.

SHEET NUMBER

A4

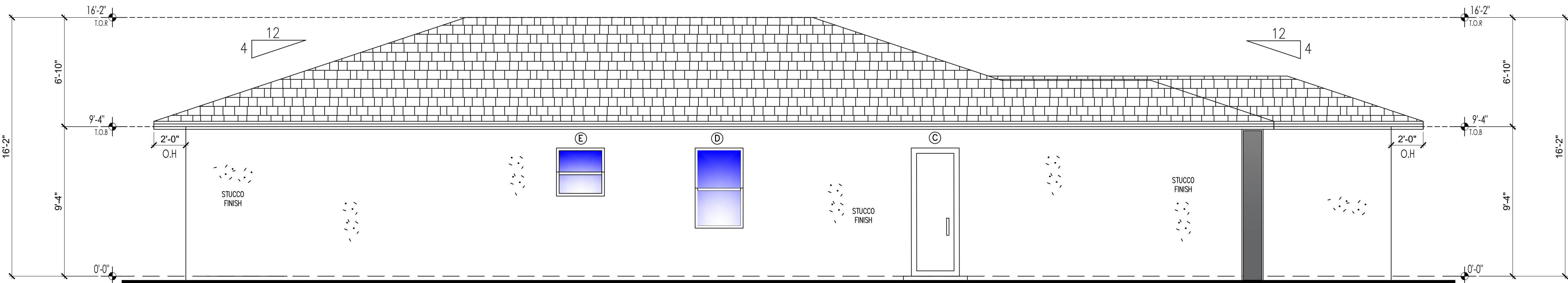
DATE DRAWN

MARCH, 2021



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

ELEVATIONS 1/4" = 1'

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Digitally signed by
Imtiaz Ahmed
DN: c=US,
ou=AO1410D0000016,
C2436104B00002AA7,
Date: 2023.20.02
11:45:58 -05'00'

SEAL

NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS, FL 33461

PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email : samperiof246@gmail.com
Date : 4-26-2021

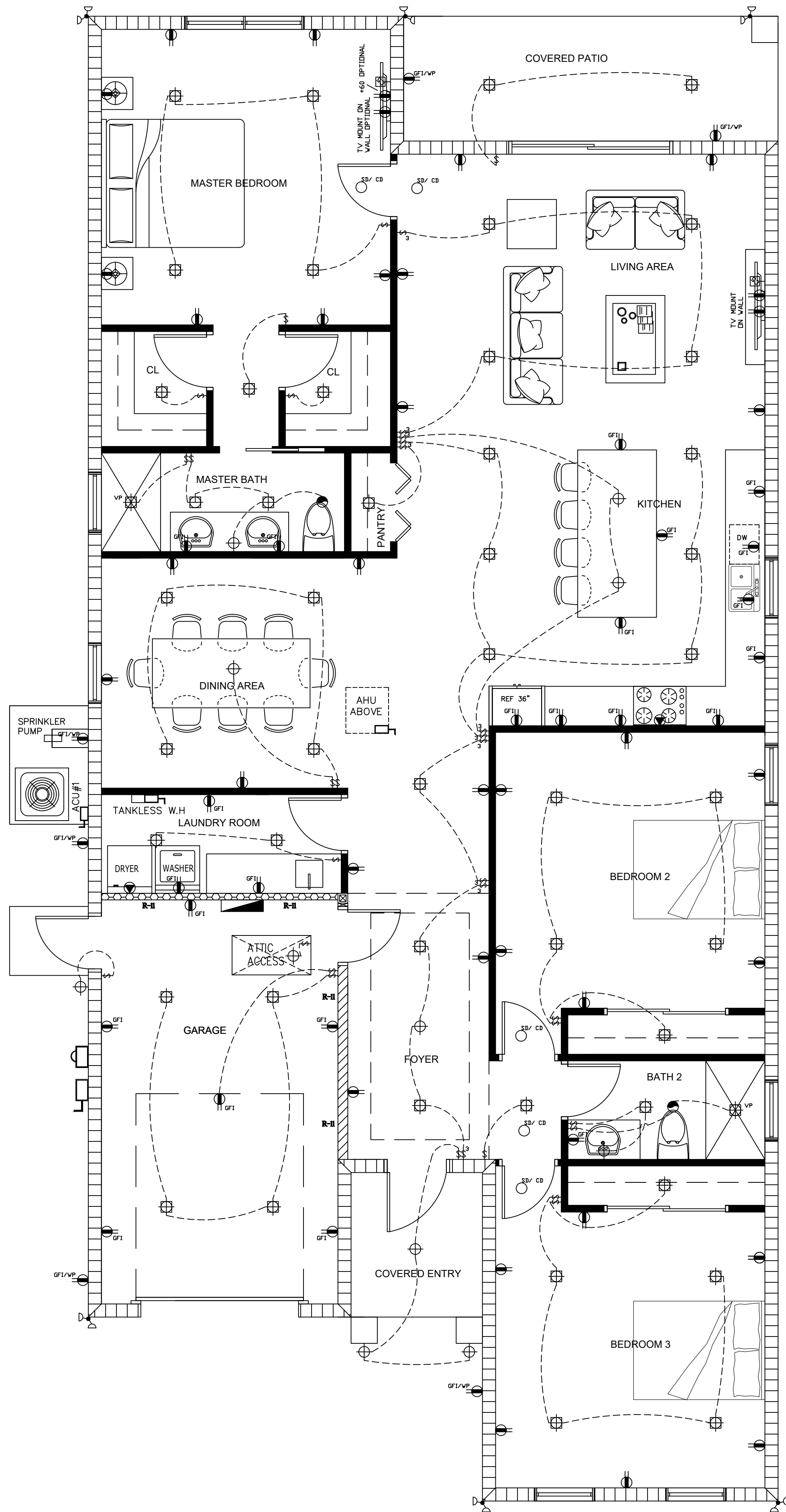
ATLANTIC ENGINEERING SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.	DWN.	CHK.

SHEET NUMBER

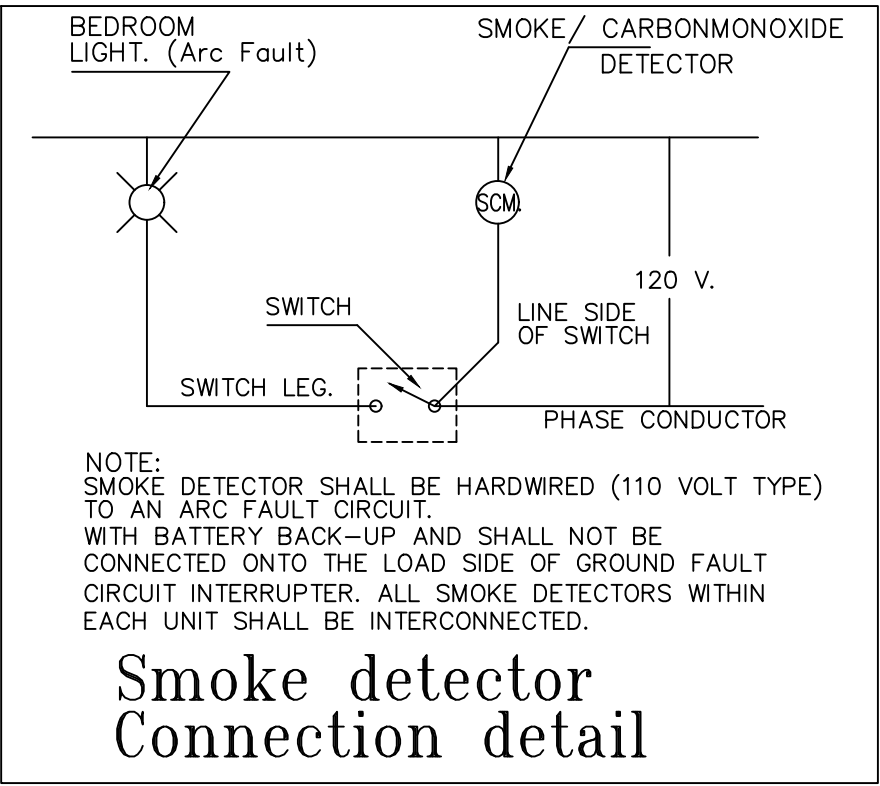
A5

DATE DRAWN
MARCH, 2021



ELECTRICAL NOTES:

- 1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST REVISION OF THE N.E.C. AND LOCAL GOVERNING CODES.
 - 2. ALL WIRING TO BE COPPER UNLESS OTHERWISE NOTED.
 - 3. ALL MATERIALS, WHERE APPLICABLE, SHALL BE U.L. LABELED.
 - 4. ALL OUTLET BOXES FOR RECEPTACLES, TV ANTENNAS, OR TELEPHONE JACKS IN RATED WALLS MUST BE METAL OR U.L. RATED FOR USE IN ONE HOUR CONSTRUCTION.
 - 5. ALL OPENINGS REQUIRED BY ELECTRICAL CONTRACTOR TO BE CLOSED TO MATCH FINISH AND FIRE RATED BY ELECTRICAL CONTRACTOR.
 - 6. INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED:
WALL HUNG TELEPHONE: 55" A.F.F.
TELEPHONE JACKS: 12" A.F.F.
LIGHT SWITCHES: 48" A.F.F.
RECEPTACLES: 12" A.F.F.
TELEVISION JACKS: 12" A.F.F.
 - 7. ELECTRICAL CONTRACTOR TO CONFORM TO SOUTHERN BELL REQUIREMENTS FOR TELEPHONE EQUIPMENT INSTALLATION.
 - 8. CO-ORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS PRIOR TO FABRICATION, INSTALLATION AND ERECTION.
- ELECTRICAL CONTRACTOR TO VERIFY ALL HVAC UNIT CONNECTIONS WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.
- ALL METERS, METER CENTERS AND DISCONNECTS TO BE APPROVED BY FLORIDA POWER AND LIGHT.
- ALL FIXTURES AND TRIM PER OWNERS SELECTIONS.
- PROVIDE DIMMERS PER OWNERS SELECTIONS



ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLG. MOUNTED LIGHT		SECURITY SPOT LIGHTS
	WALL MOUNTED LIGHT		TELEPHONE JACK
	SWITCH		CAT 5
	SWITCH 3 WAY		SMOKE / CO DETECTOR
	RECEPTACLE		EXHAUST FAN
	GROUND FAULT INDIC		LED HI-HAT
	ARC FAULT INDIC		ELECTRICAL METER
	ELECTRICAL PANEL		DISCONNECT
	SPECIAL RECEPTACLE		VAPOR PROOF LED HI-HAT
	SWITCH 4 WAY		GROUND FAULT INDIC WEATHER PROOF

NOTE: LOCATION OF ELEC. REC. SHALL COMPLY W/ NEC-210-52 AND RECEPTACLE SPACING SHALL COMPLY WITH NEC 210-72. LIGHTING OUTLETS SHALL COMPLY WITH NEC-210-8

NEC 406.4(D) (4) ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. WHERE A RECEPTACLE OUTLET IS REPLACED ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IS REQUIRED.

210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

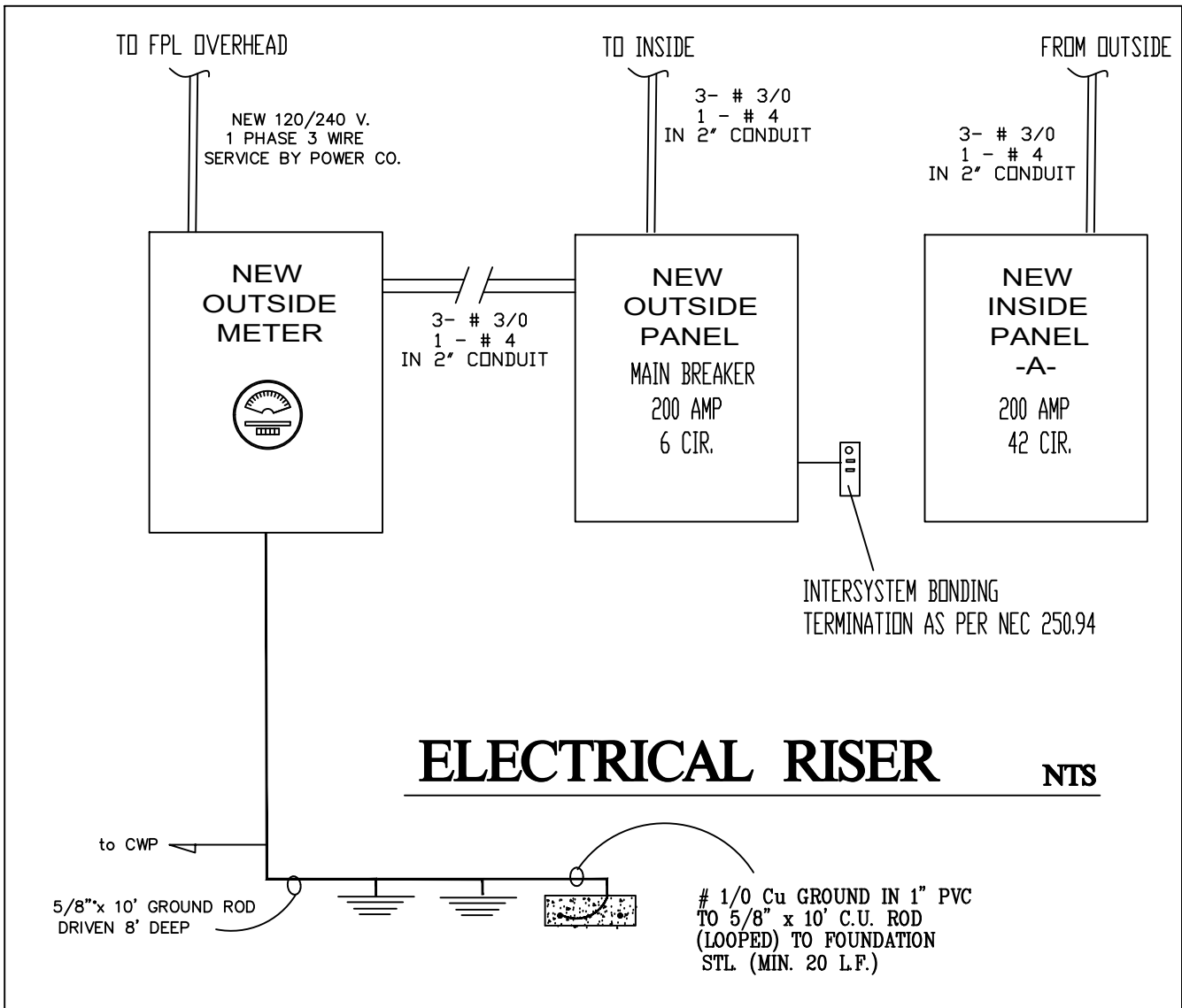
(A) DWELLING UNITS

PROVIDE INSTALLATION AS PER NEC 110.3B FOR COOK TOP OVEN AND HOOD IF APPLICABLE.

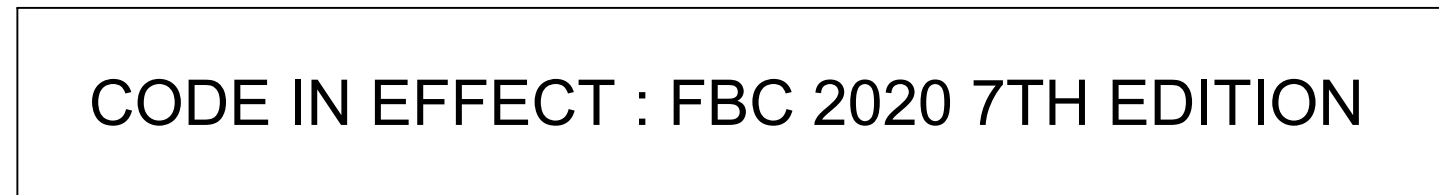
LV LIGHTING WIRE SHALL BE INSPECTED AT TIME OF ELECTRICAL ROUGH INSPECTION. PROVIDE LISTING FOR ALL LIGHTING, LDW VOLT LIGHTS, TRANSFORMERS AND INSTALLATION INSTRUCTIONS BY FINAL INSPECTION. NEC 110.3.B

- NOTE:
- 1. ALL NEW CIRCUITS TO BE ARK FAULT PROTECTED WHOLE HOUSE PER NEC 210-8(A)
 - 2. ALL NEW CIRCUITS TO BE TAMPER RESISTANT PER NEC 406.11
 - 3. GFCI PROTECTION IN BATHROOMS, GARAGE, LAUNDRY ROOM, KITCHEN, OUTDOOR GFI/WP, POOL PUMP, WET BAR SINK. PER NEC 210-8(A)

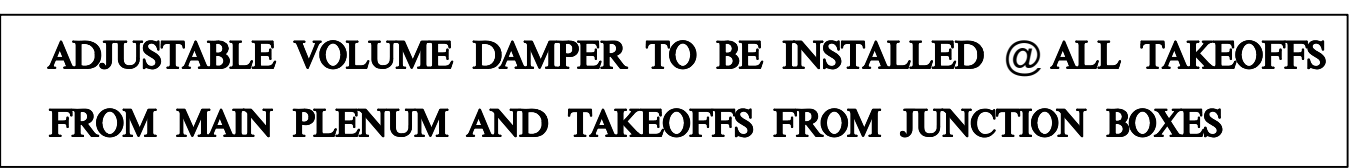
- NOTE:
- 1. GROUNDING CONDUCTORS REQUIRED AT SWITCH LOCATIONS PER NEC 404.2



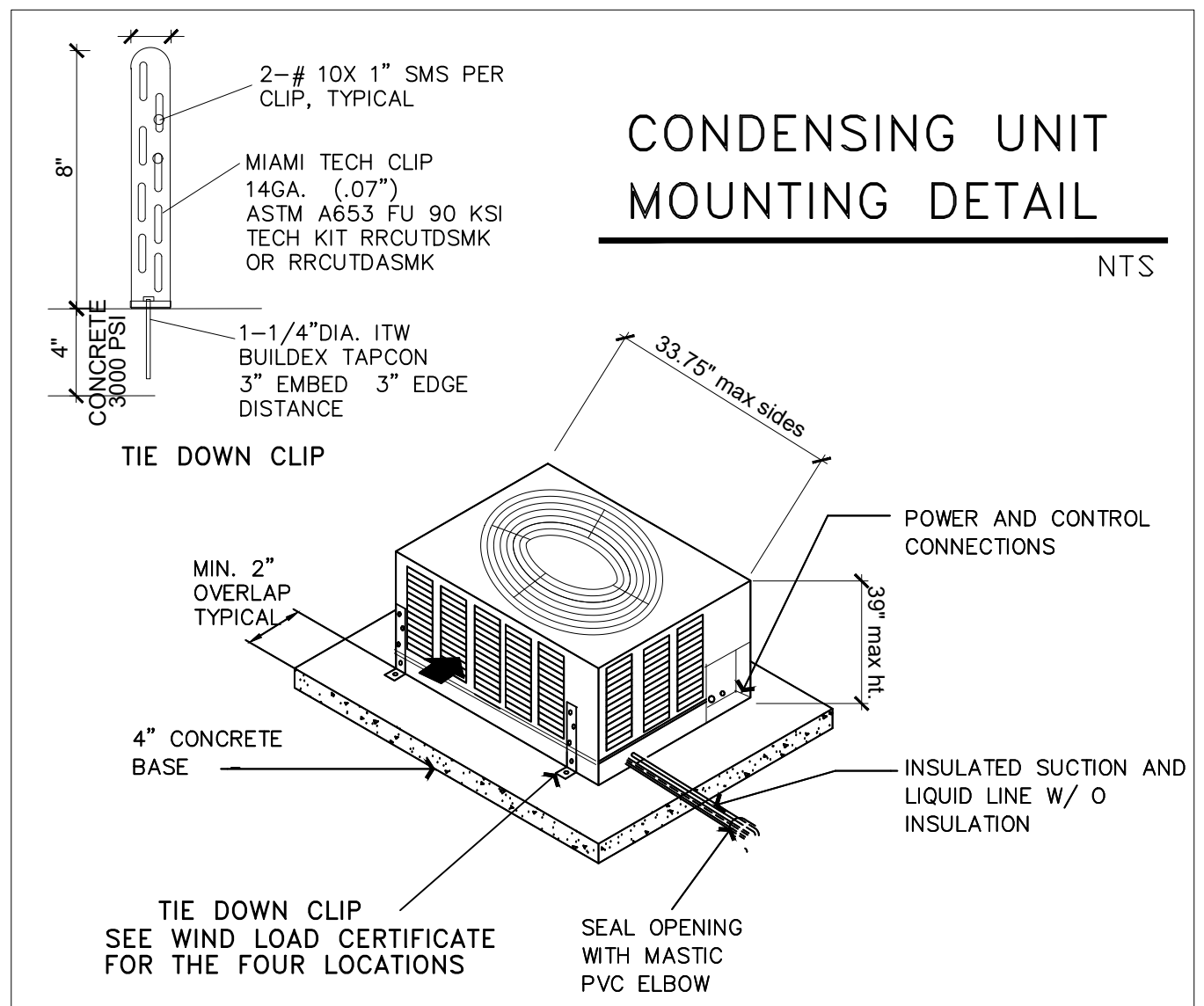
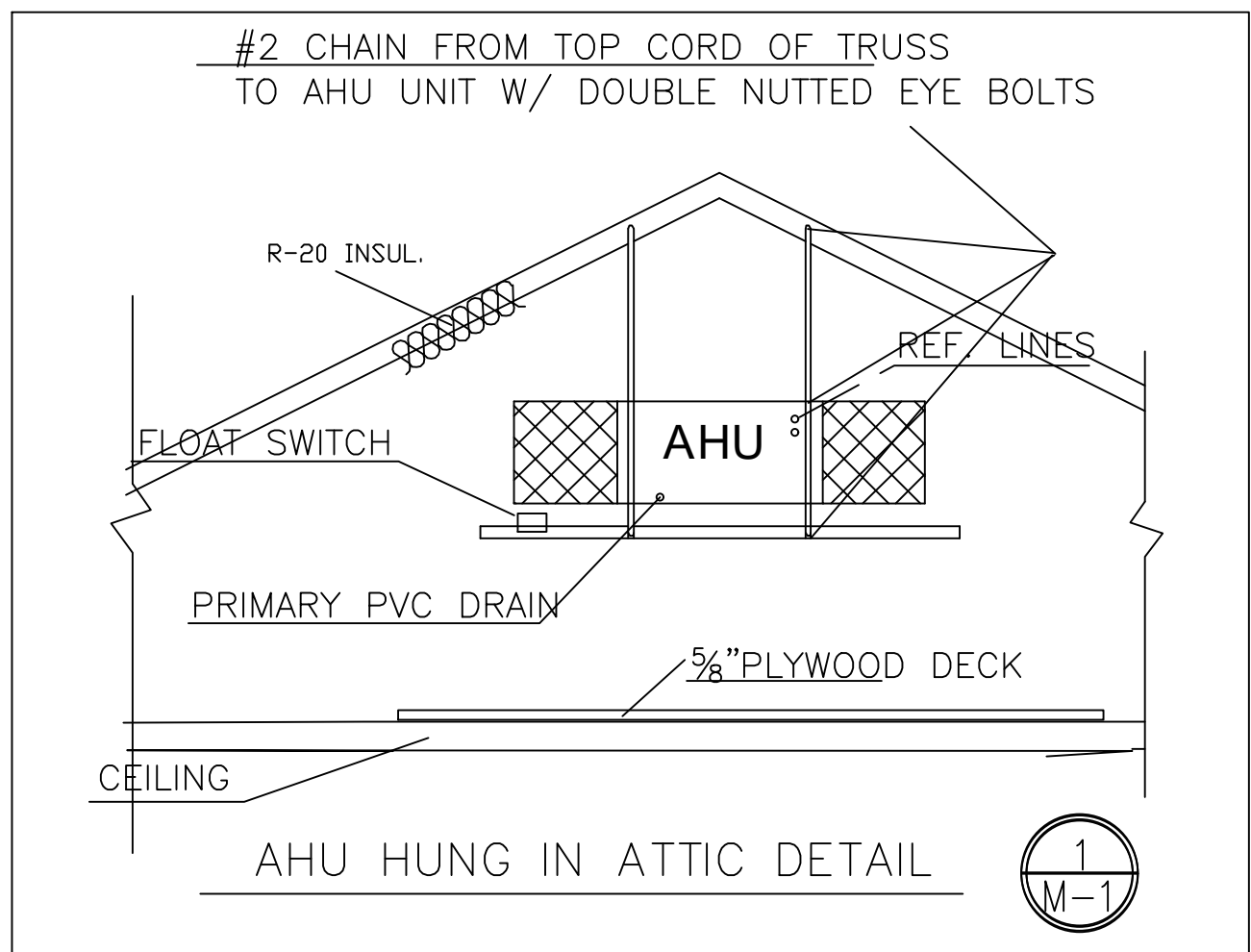
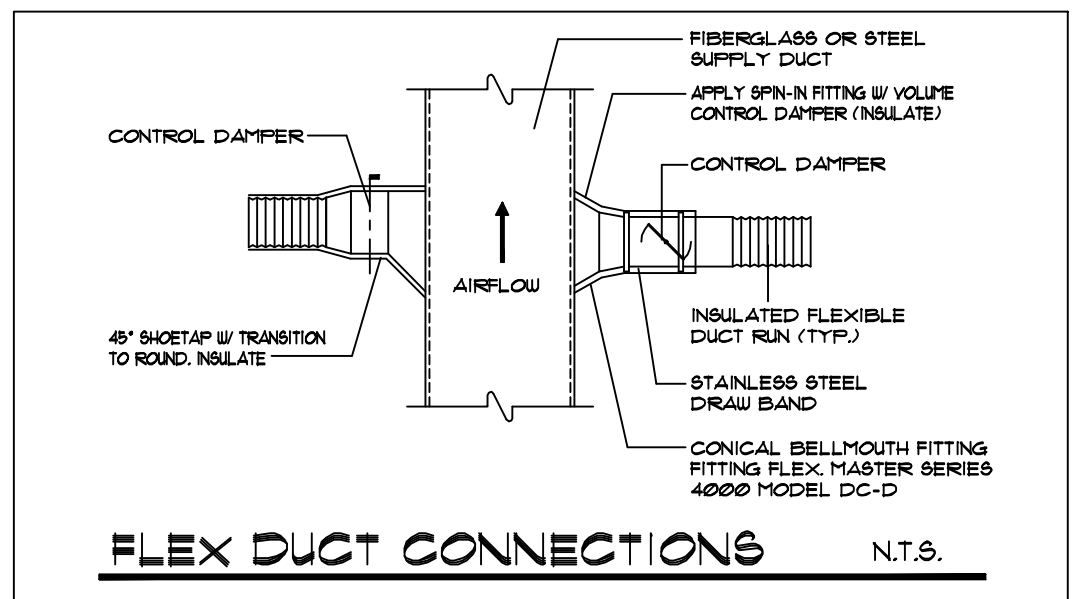
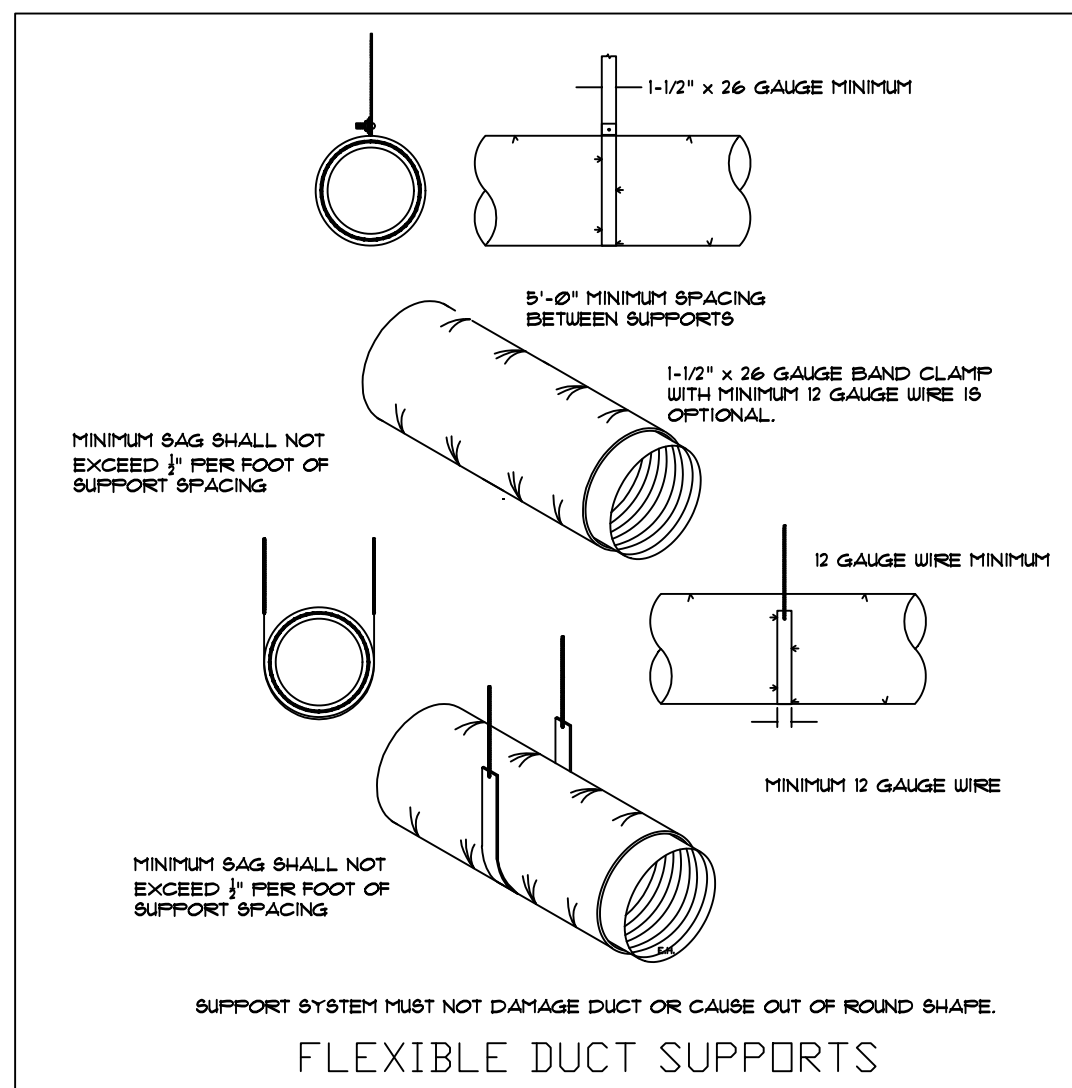
NEW OUTSIDE PANEL									
200A		M.C.B		PANEL		120 / 240v 1~ 3W(SURFACE)			



AC #1	
AC #1 RHEEM 4-TON 16 SEER	
UNIT DESTINATION	NEW HOME
AREA SERVED	MAIN HOUSE
MANUFACTURER	RHEEM OR EQUAL
FAN COIL UNIT MODEL NO.	RH14821STAN
CONDENSING UNIT MODEL NO.	RA1648AJ1
CU BREAKER	40/40
SEER	16.00
TOTAL CAPACITY BTUH	44,500
SENSIBLE CAPACITY BTUH	31,150
COIL ENTERING CONDITIONS	80/67 DEG DB/WB
AMBIENT AIR TEMP.	95 DEG DB
TDN	4.0
HEATER KW	7.5/40
CONDENSING UNIT FLA	22.4
VOLTAGE FOR SYSTEM	1-60-208/230
CFM	1,600
FAN COIL UNIT LOCATION	INTERNAL
CONDENSING UNIT LOCATION	GRDE
REFRIGERANT LINE SIZES	OUTSIDE
SUCTION (INCH)	7/8"
LIQUID (INCH)	5/8"

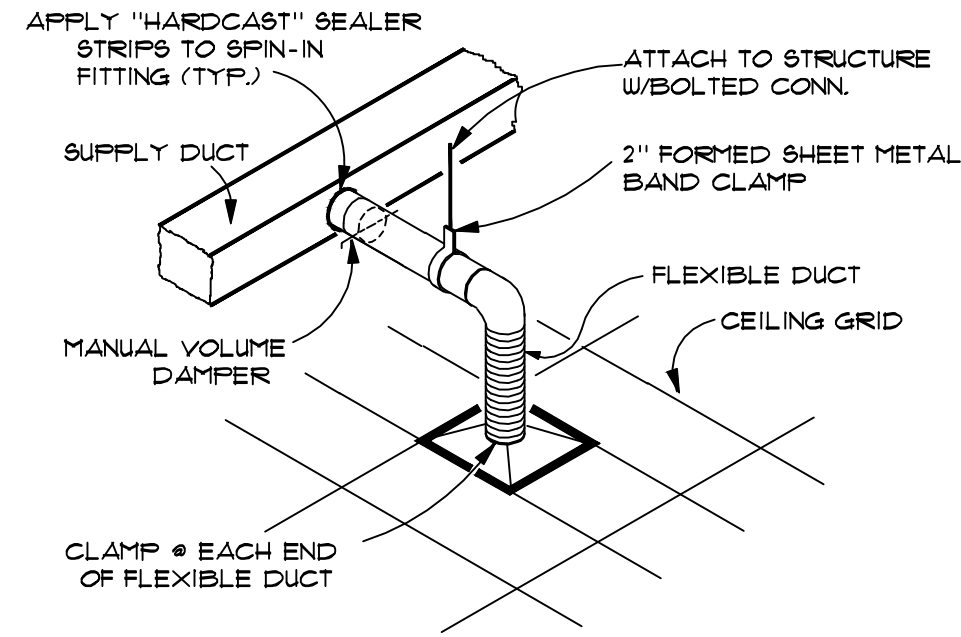


conditioned ductwork shall be as follow:
class I fiberboard, neoprene coated internally, R-6 value to SMACNA'S
fiberglass duct manual and flexible duct with R-6 insulation jackets
and applicable state and local ordinances.



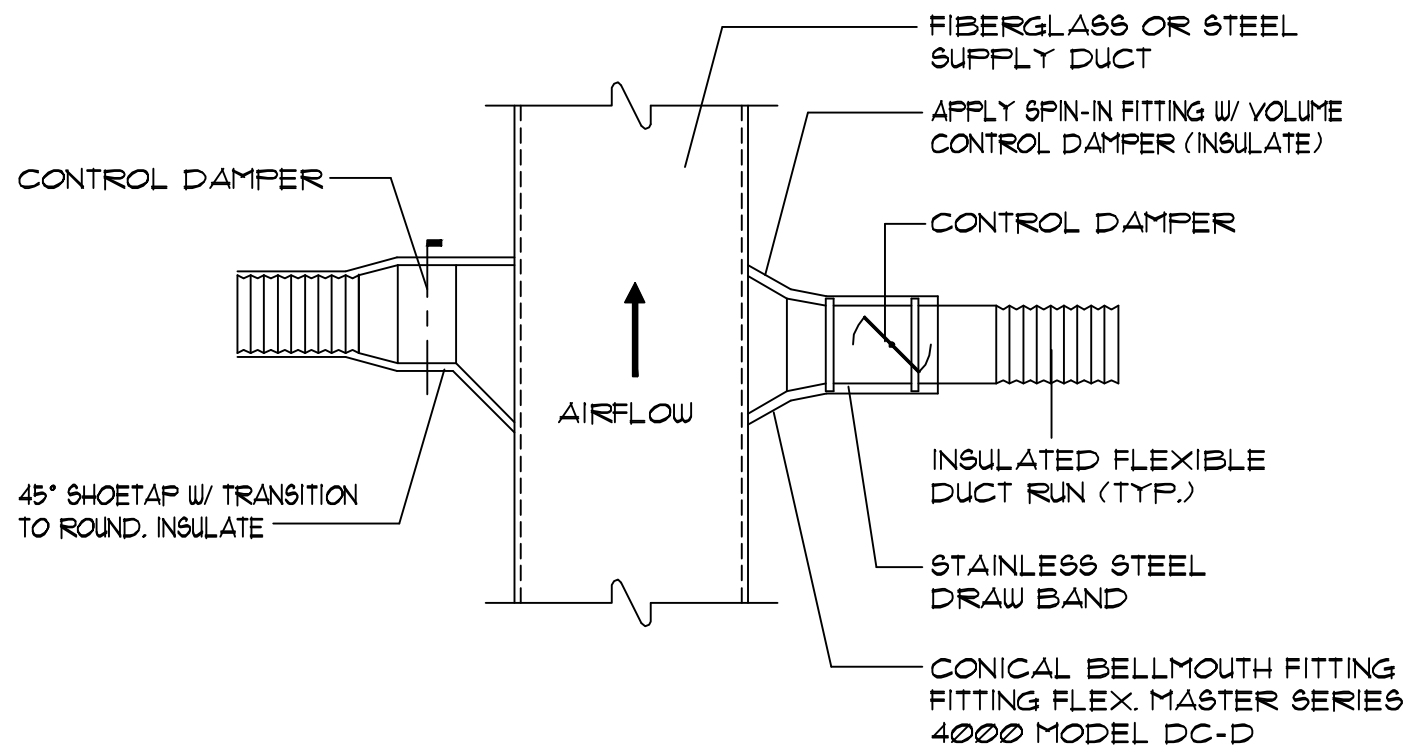
MECHANICAL PLAN 1/4" = 1'

[illegible]



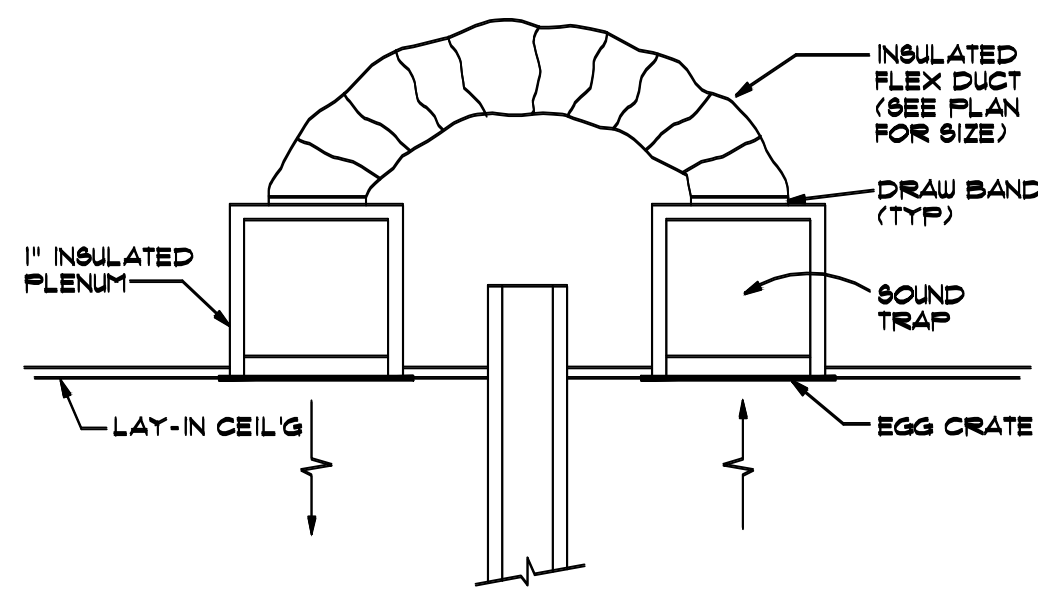
DIFFUSER RUN OUT DETAIL
SCALE: N.T.S.

1
M-2



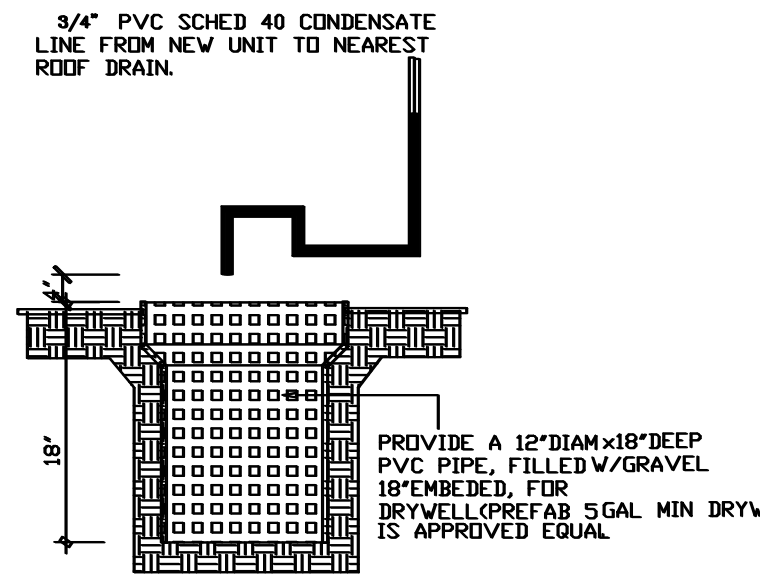
FLEX DUCT CONNECTIONS
SCALE: N.T.S.

2
M-2



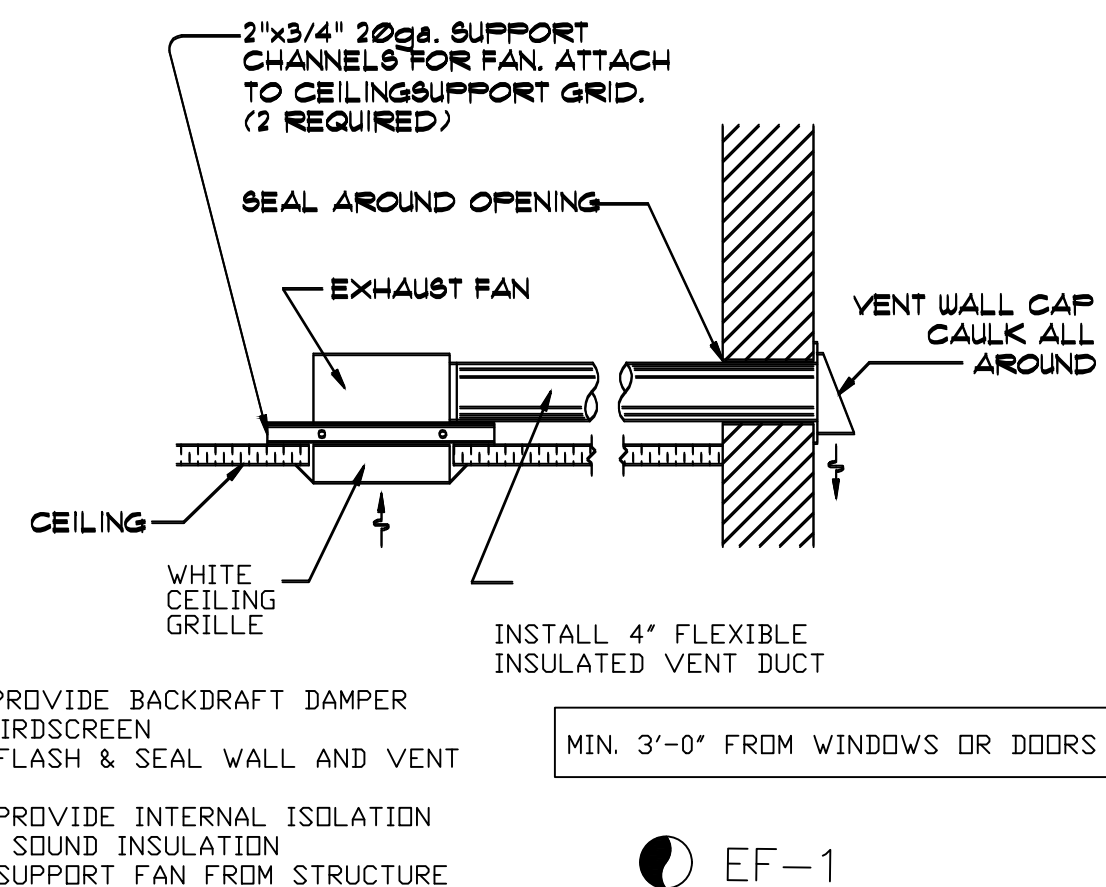
RETURN AIR TRANSFER
SCALE: N.T.S.

3
M-2



DRY WELL DETAIL

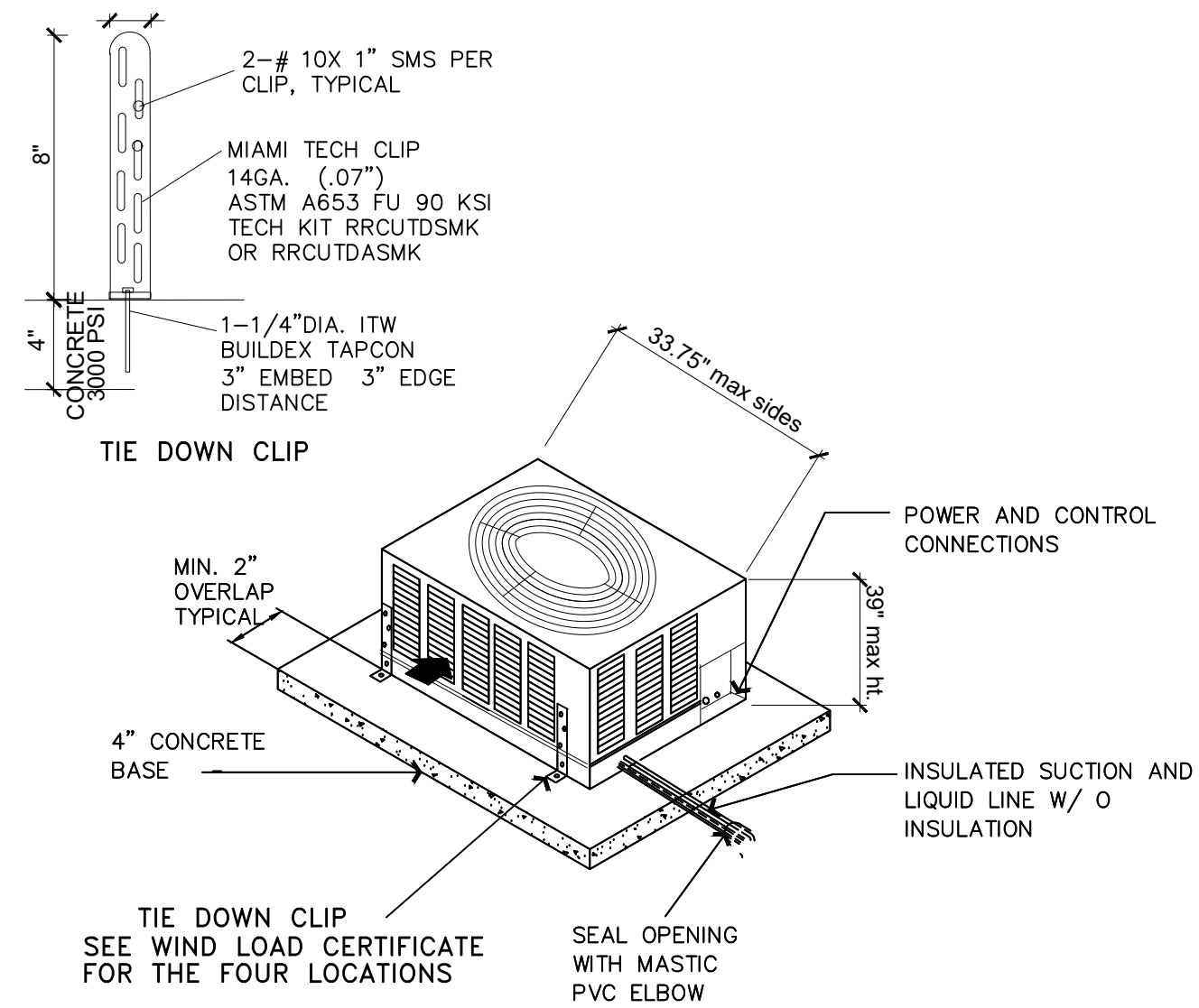
4
M-2



- 1 - PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
- 2 - FLASH & SEAL WALL AND VENT CAP
- 3 - PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
- 4 - SUPPORT FAN FROM STRUCTURE

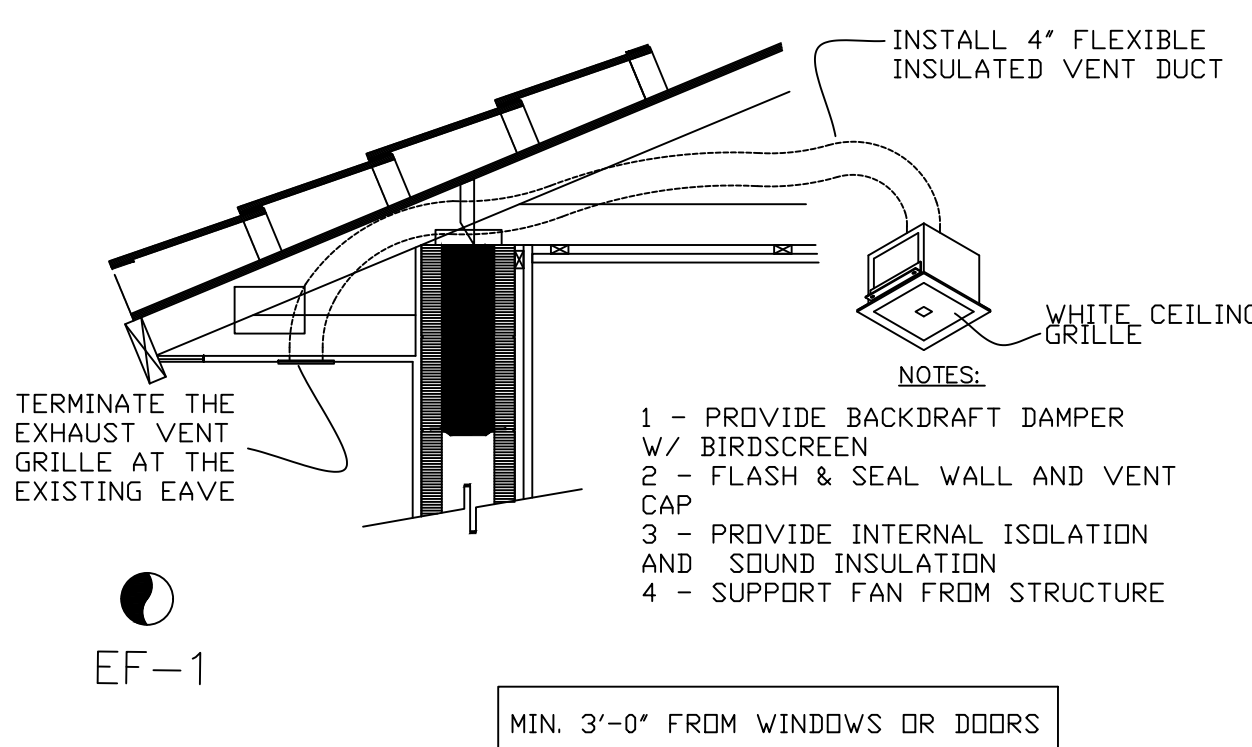
EXHAUST FAN DETAIL
SCALE: N.T.S.

5
M-2



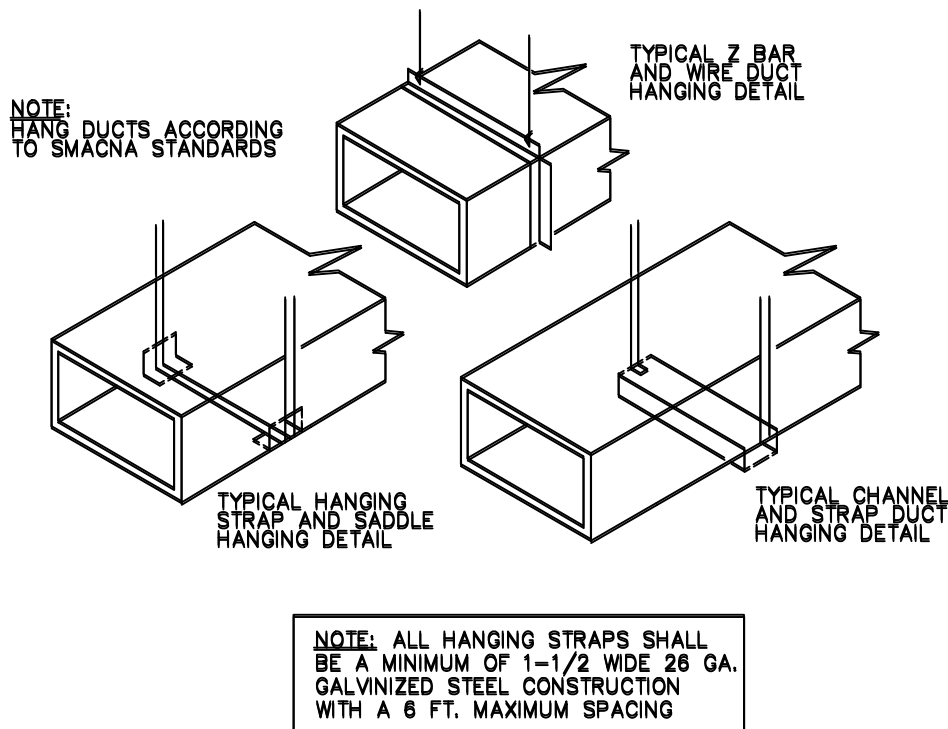
CONDENSING UNIT MOUNTING DETAIL
N.T.S.

6
M-2



EXHAUST FAN DETAIL
N.T.S.

7
M-2



METHODS OF HANGING DUCTS

8
M-2

MECHANICAL DETAILS 1/4" = 1'

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Imtiaz Ahmed

Digitally signed by Imtiaz Ahmed
DN: c=US,
ou=Unaffiliated, ou=A01410D0000016,
C2436104800002AA7,
Date: 2023.02.02
11:48:49 -05'00'

SEAL

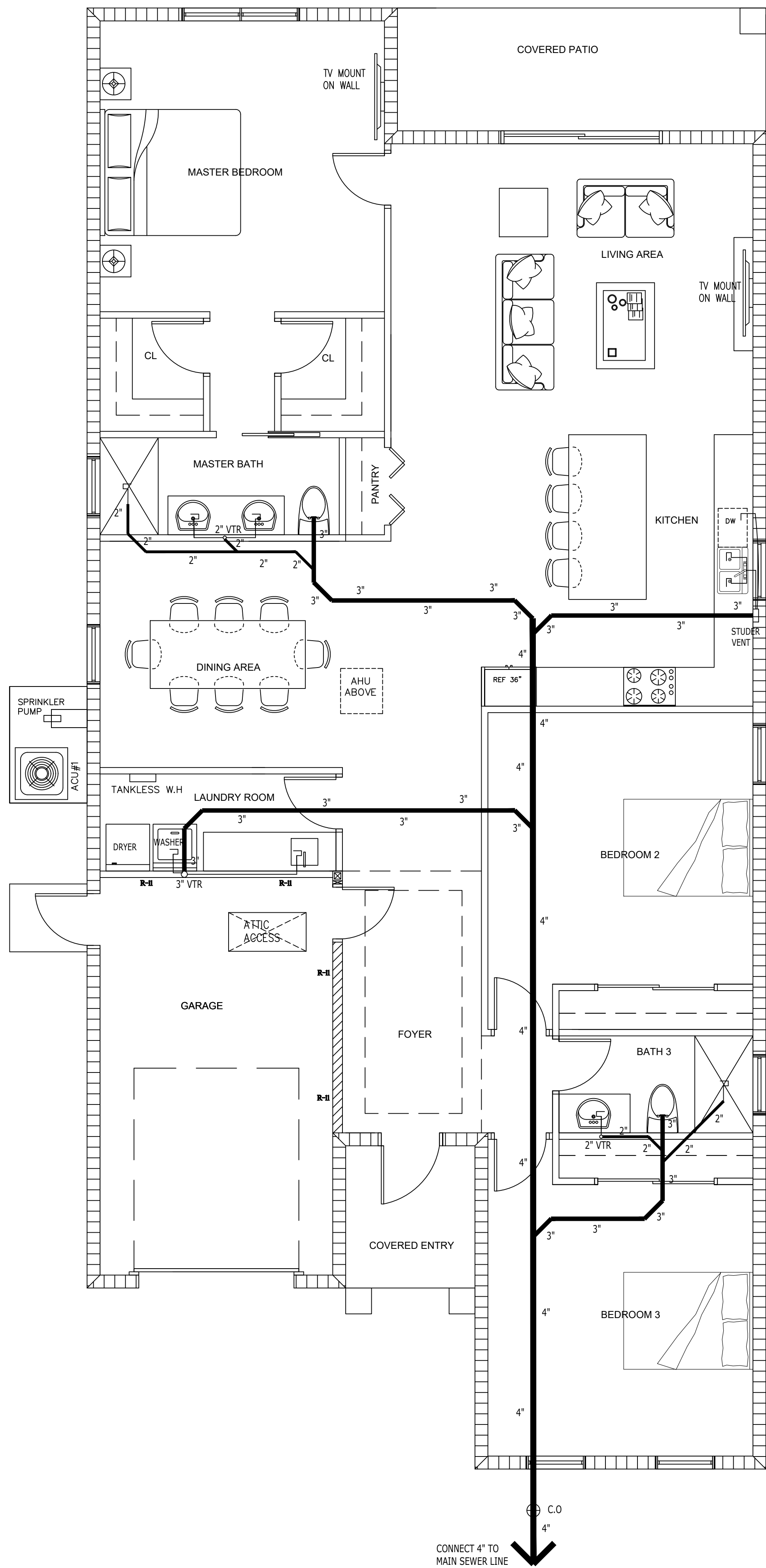
NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS, FL 33461

PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email: samperiof246@gmail.com
Date: 4-26-2021

FE Design

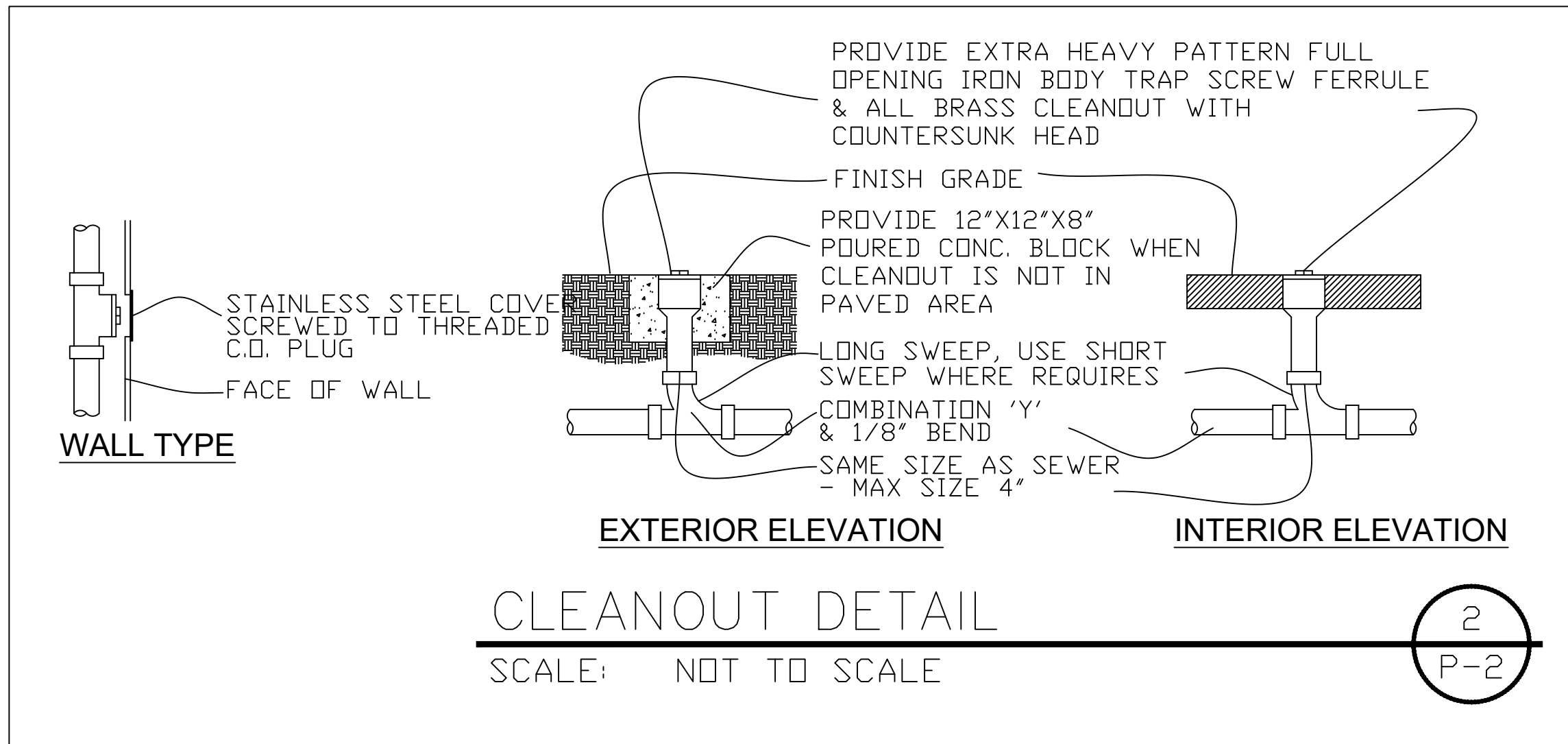
ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES. DWN. CHK.
SHEET NUMBER
M2
DATE DRAWN
MARCH, 2021



PLUMBING NOTES:

- THE ENGINEER CERTIFIES TO THE BEST OF HIS KNOWLEDGE, ALL WORK DEPICTED IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, INSTALLATION SHALL COMPLY WITH STANDARDS THEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E. VOLTAGE, WATER, DRAINS, GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR THE CORRECT/APPROVED OPERATION, THE EQUIPMENT SHALL BE FURNISHED WITH ALL NECESSARY ACCESSORIES WETHER CONSIDERED OPTIONAL OR STANDARD BY THE MANUFACTURER EQUIPMENT SHALL NOT BE ORDERED BASED ON MANUFACTURERS' MODEL NUMBERS.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE FROM DEFECTS AND WITH FACTORY WARRANTY, PRODUCTS SHALL BEAR RESPECTIVE A.S.T.M. STANDARD LABELS AND INSTALLED AS PER LISTING UNDER SUCH.
- INSTALL SANITARY LINES AS TO DRAIN WITH SLOPES OF NOT LESS THAN 1/8" PER FOOT FOR 3" AND ABOVE AND 1/4" PER FOOT FOR 2".
- INSTALL PIPING AND EQUIPMENT ALLOWING ADEQUATE ACCES FOR SERVICE TO VALVES AND EQUIPMENT OF OTHER TRADES, PROVIDE U.L. LISTED ACCESS PANELS IN WALLS AND CEILING WHERE ACCESS IS REQUIRED.
- INSTALL CLEAN-OUTS AS INDICATED ON DRAWINGS AND AT EVERY 75 FEET, BASES OF STACKS AND CHANGE OF DIRECTION.
- SANITARY, VENT AND RAIN WATER LEADER PIPING SHALL BE SCHEDULE 40 PVC SOIL PIPE WITH DRAINAGE TYPE FITTING, SOLVENT WELDED. PRIME FITTINGS AND PIPE ENDS PRIOR TO WELDING, EXCEPTION: IN AIR CONDITIONING PLENUMS, I.e. MECHANICAL ROOMS, CAST IRON PIPING SHALL BE USED.
- DOMESTIC WATER PIPE SHALL BE TYPE L ABOVE GROUND AND TYPE K BELOW GROUND. SOLDER FITTINGS USING LEAD-FREE SOLDER, AVOID JOINTS BELOW SLABS OR INSIDE WALLS WHENEVER POSSIBLE.
- PROVIDE EXPANSION AIR CHAMBERS OF 20 PIPE DIAMETERS BUT NOT LESS THAN 12". INSTALL AT EACH FIXTURE, GROUP OF FIXTURES, RISERS AND END OF SUPPLY LINES.
- ISOLATE COPPER PIPING FROM DISSIMILAR METAL, MASONRY OR CONCRETE WITH FOAM PLASTIC, FIRE RETARDANT INSULATION OR SIMILAR METHODS APPROVED BY LOCAL JURISDICTION.
- PROVIDE PIPE SLEEVES FOR ALL CEILING, FLOORS OR WALL PENETRATIONS PACK WITH FIRE RETARDANT CAULKING IN CONFORMANCE TO U.L. SPECIFICATIONS.
- PLUMBING FIXTURES SHALL BE FIRST GRADE VITROUS CHINA CONFORMING TO ANSI STANDARDS, FURNISH TRAPS, VALVES AND ALL TRIM, COMPLY WITH ALL CODES AND ORDINANCES. AERICAN STANDARD OR EQUAL.



604.9 WATER HAMMER ON COPPER AND CPVC PIPING SYSTEMS BESIDE THE QUICK CLOSING VALVES EACH BATH ROOM GROUP SHALL HAVE A WATER HAMMER ARRESTER FOR ALL PEX WATER PIPING SYSTEMS NO WATER HAMMER ARRESTER IS REQUIRED ON THE BATHROOM GROUP ACCESS SHALL BE THRU THE CABINET OR IN THE MANUFACTURED BOX.

FBC P417 P2709 2 & 2 4 WALL AREA FOR SHOWERS & TUB & SHOWERS STATES WATER PROOF MATERIALS NON ABSORBENT SURFACE IE SUCH AS SCHLUTER KERDI WATER PROOFING MEMBRANE RED GUARD BY CUSTOM MFG HYDRO BAN BY LATICRETE AND AQUA DEFENSE BY MAPEI ECT THESE ARE ALL WATER PROOF MATERIALS DUROCK AND HARDIE BOARD ARE NOT WATER PROOF THEY ARE WATER RESISTANCE ACCORDING TO THE MANUFACTURE AND ARE REQUIRED TO BE COATED WITH A WATER PROOFING MATERIAL ALL JOINTS SHALL BE SEALED WITH 1/4 INCH BEAD OF SILICONE AND THEN THE APPLICATION OF THE TAPE AND MUDDED JOINTS PRIORBTO THE WATERPROOFING APPLICATION THE BOTTOM OF THE WE BOARD SHALL BE TWO (2) INCH ABOVE THE FINISHED ELEVATION OF THE THRESHOLD OF THE CURB WITH A FACTORY EDGE

PLUMBING PLAN 1/4" = 1'

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Imtiaz Ahmed

Digitally signed by Imtiaz Ahmed
DN: cn=US, o=Unaffiliated, ou=A01410D0000016, c2436104B00002AA7, Date: 2023.02.02 11:47:35 -0500

SEAL

NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS ,FL 33461

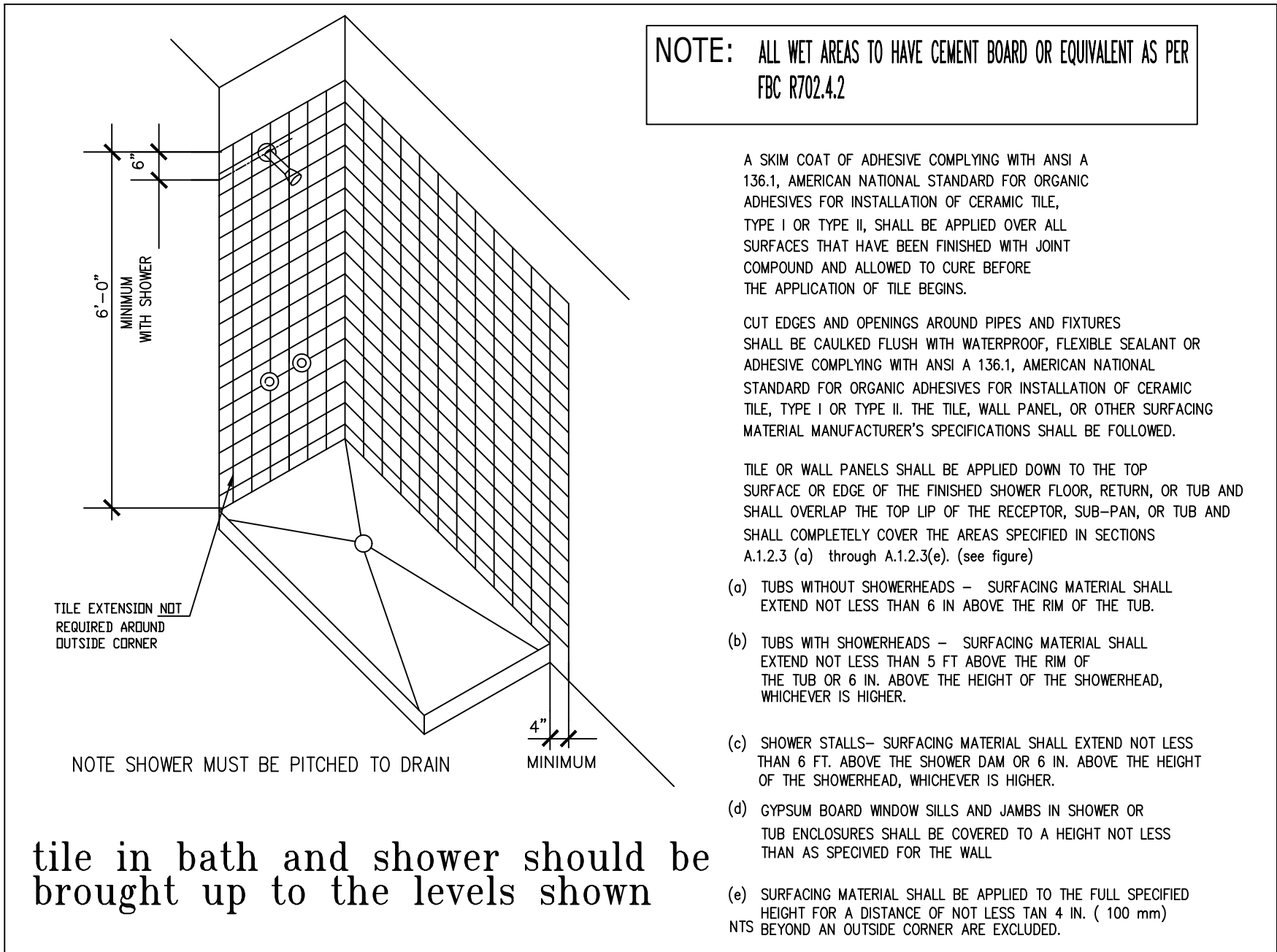
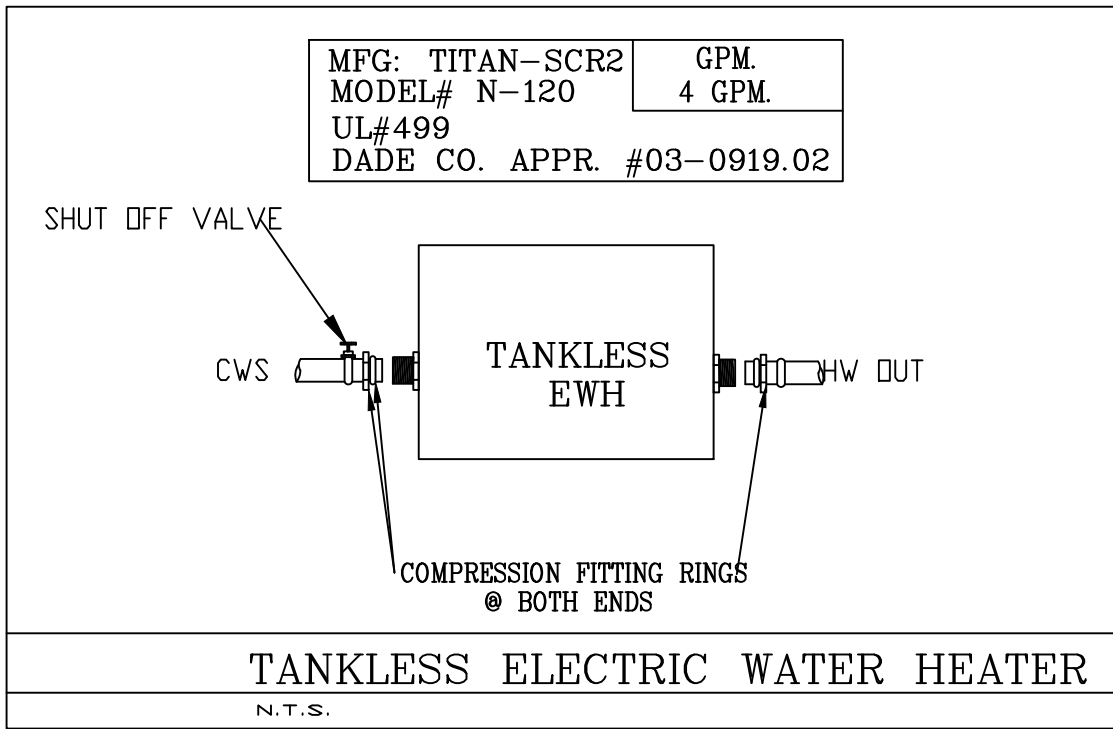
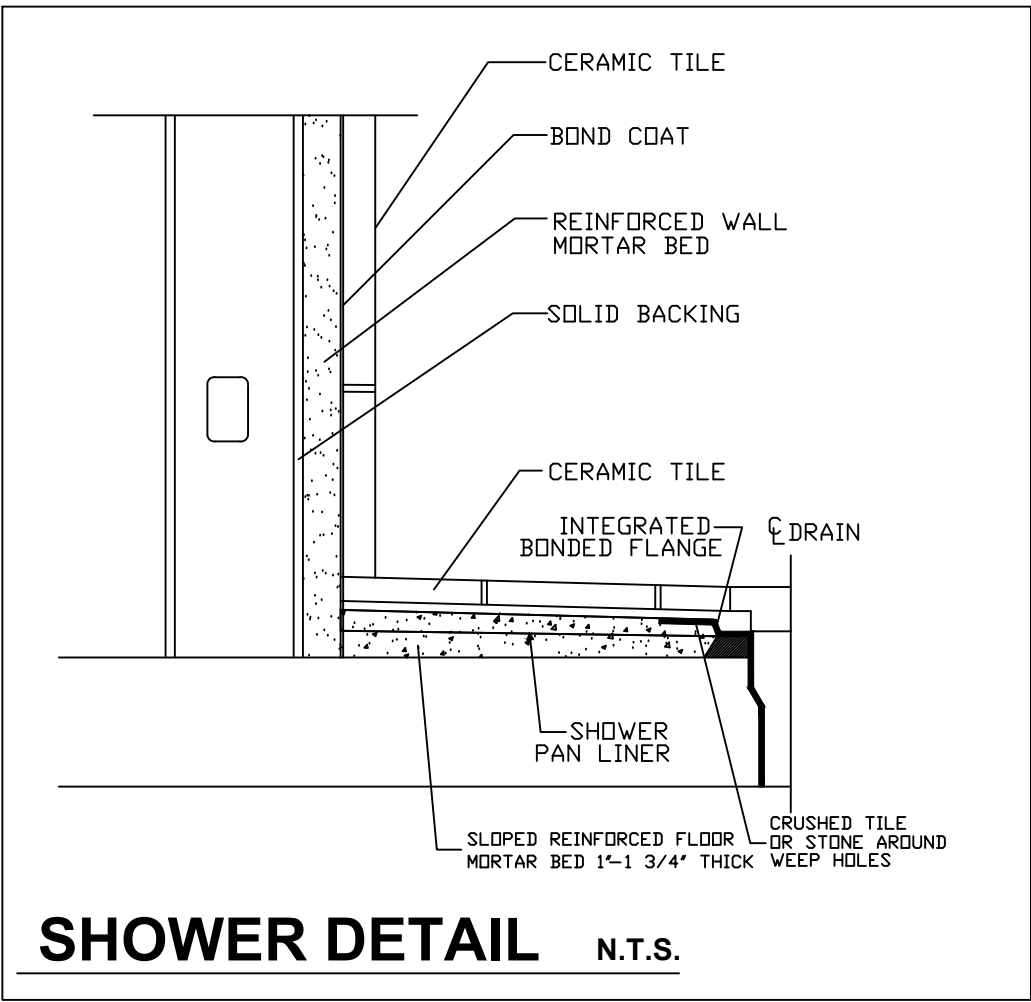
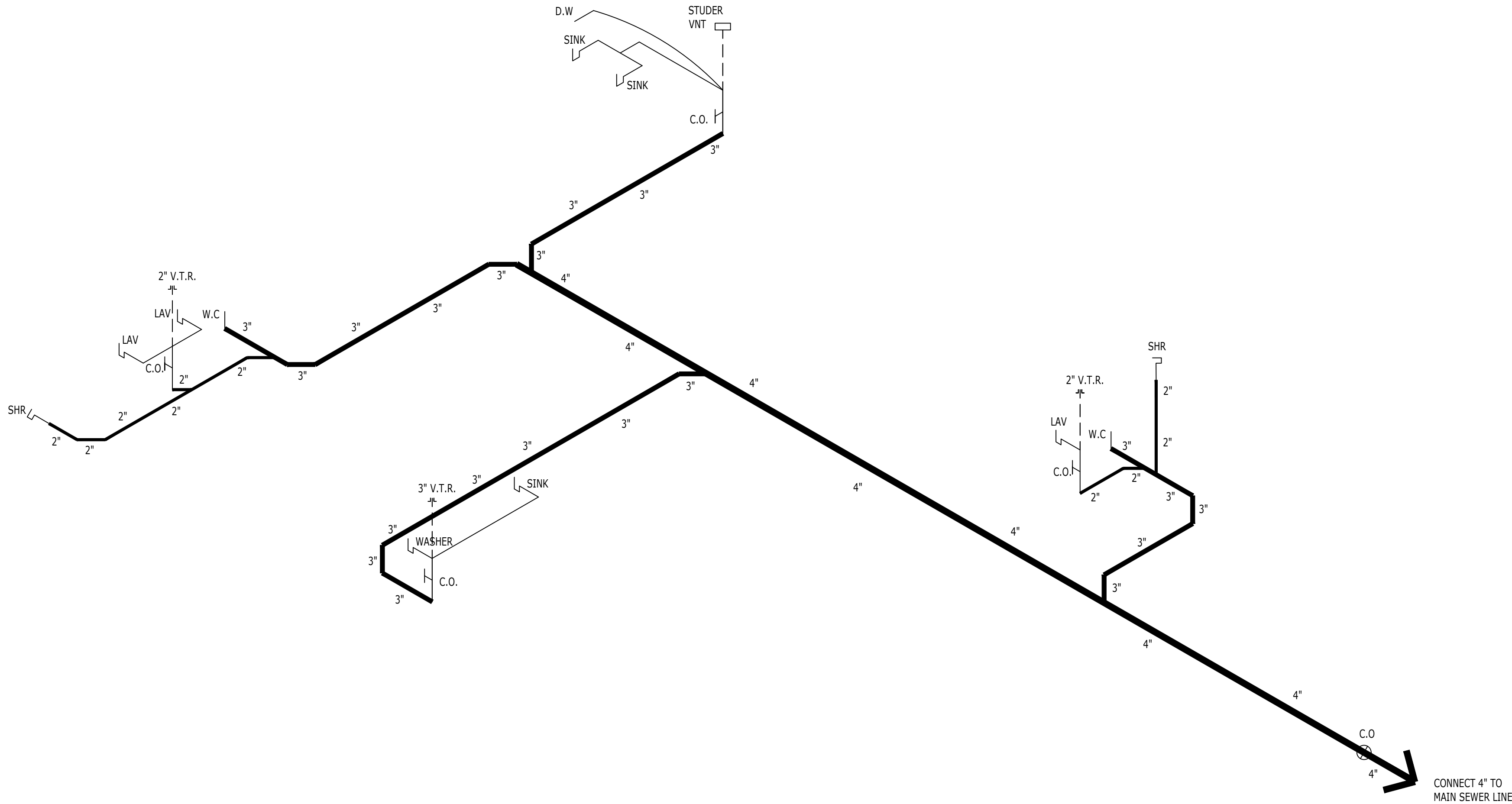
PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email : samperiof24@gmail.com
Date : 4-26-2021

FE Design

ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES , FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.	DWN.	CHK.

SHEET NUMBER
P1
DATE DRAWN
MARCH, 2021



WATER SIZING CALCULATION FBC Table P2903.2	
PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY FAUCET	1.5 GPM at 60 PSI
SHOWER HEAD	1.5 GPM AT 80 PSI
SINK FAUCET	1.5 GPM AT 60 PSI
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RES.)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATERSENSE CERTIFIED) (C)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATERSENSE CERTIFIED) (C)

NOTE:
PLUMBING FIXTURES, FAUCETS AND FIXTURE
FITTINGS TO COMPLY WITH REFERENCED STANDARD
AS PER FBC TABLE P2701.1.

WATER & SANITARY PIPING MATERIAL		
	MATERIAL	NOTE:
WATER SERVICE PIPING	CHLORINATED POLYVINYL CHLORIDE (CPVC)	PER FBC 2017 TABLE 605.3
WATER DISTRIBUTION PIPING	COPPER	PER FBC 2017 TABLE 605.4
SANITARY & VENT PIPES	POLYVINYL CHLORIDE (PVC)	PER FBC 2017 TABLE 702.1 TABLE 702.2, TABLE 702.3, TABLE 702.4

DATE

DESCRIPTION

REV.

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Imtiaz Ahmed
Digitally signed by Imtiaz Ahmed
DN: c=US,
ou=Unaffiliated,
ou=A01410D0000016
C2436104B00002AA7,
Date: 2023.02.02
11:47:56 -05'00'

SEAL

NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS ,FL 33461

PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561 - 460 - 7346
Email : samperiof246@gmail.com
Date : 4-26-2021

FE Design

ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES , FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.

DWN.

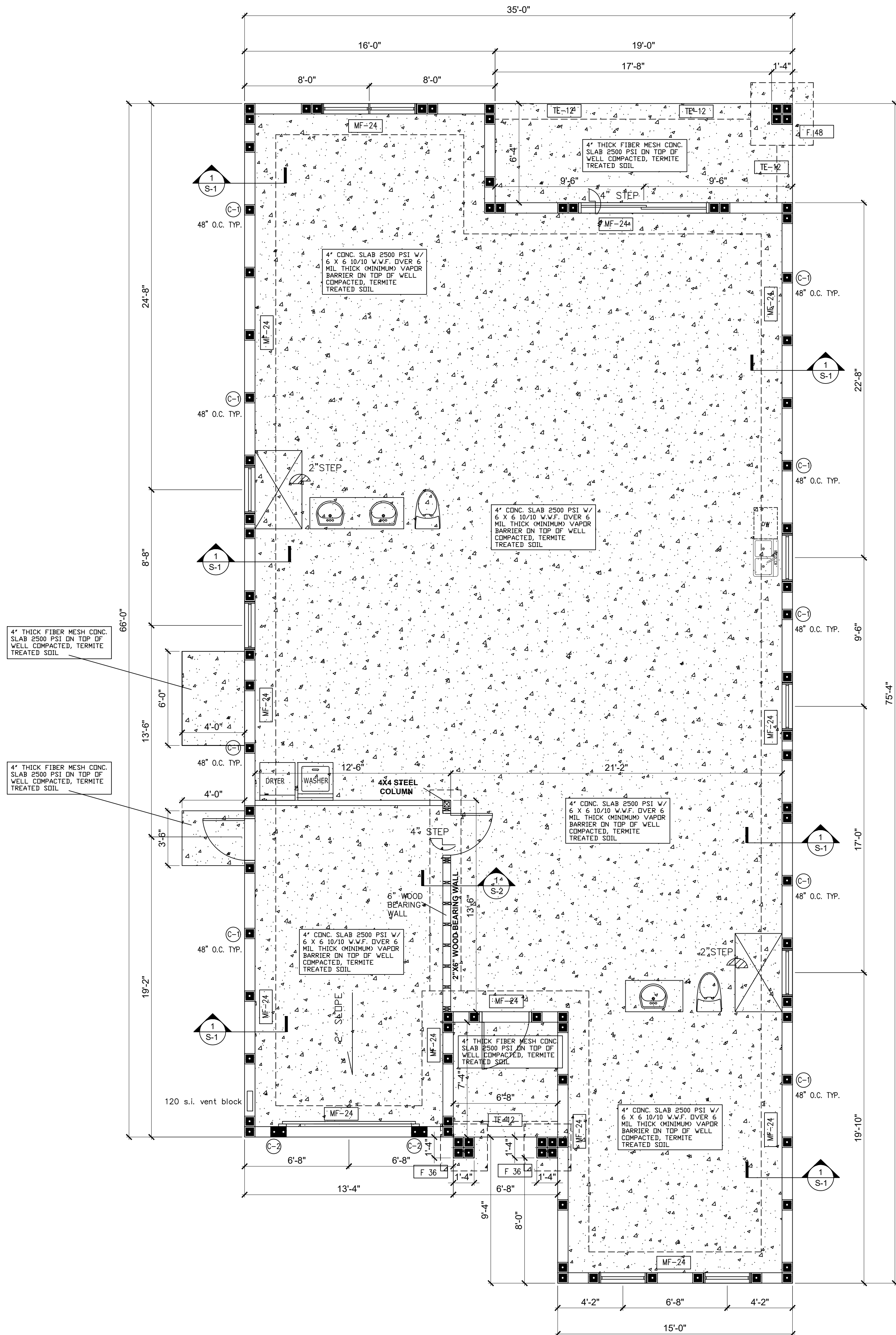
CHK.

SHEET NUMBER

P2

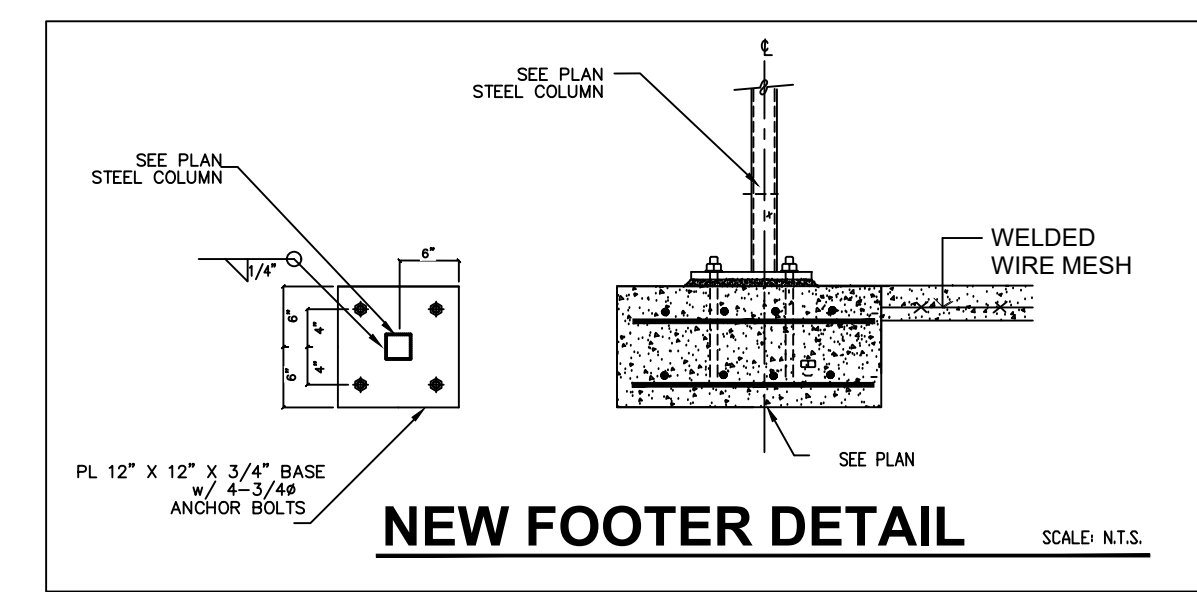
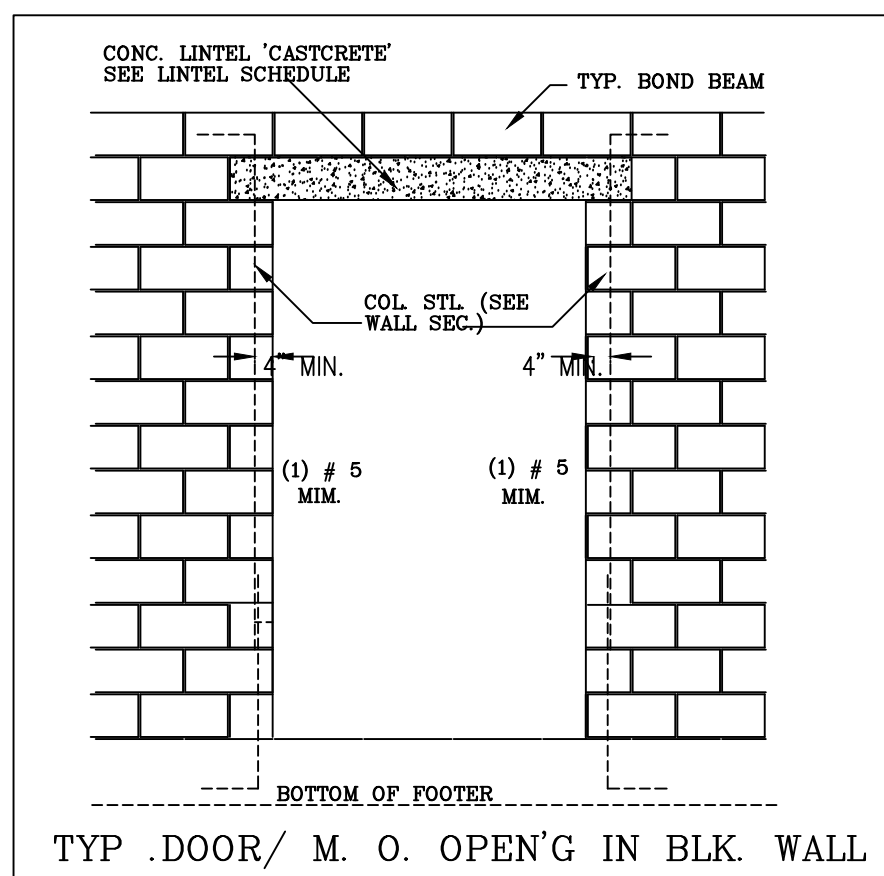
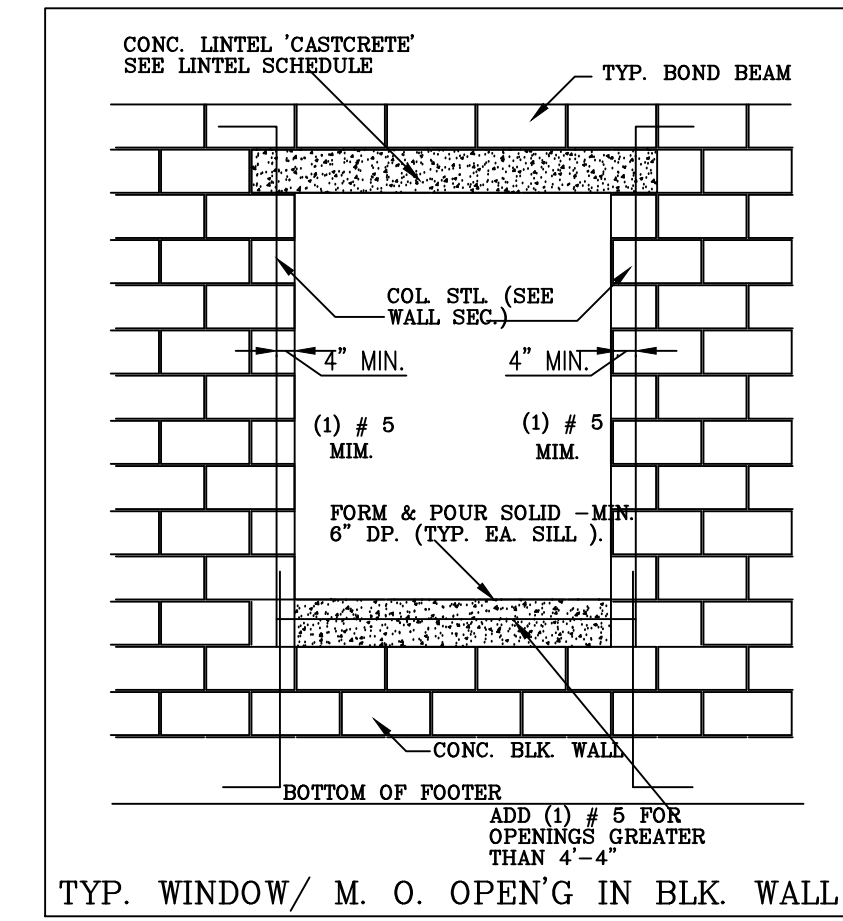
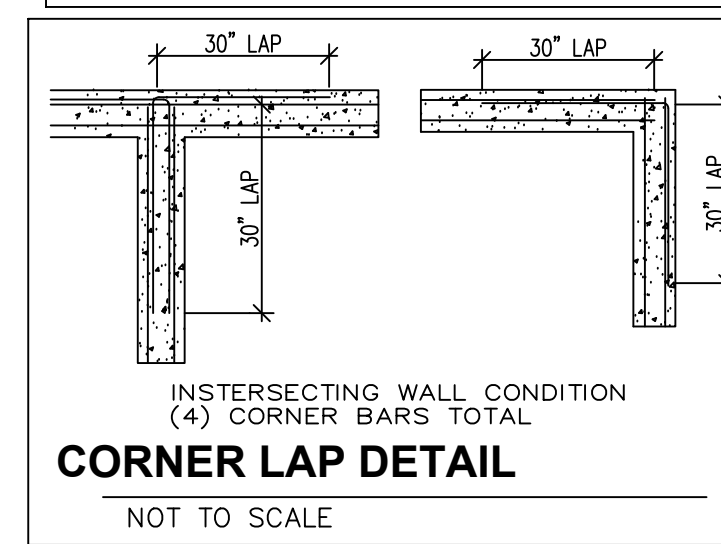
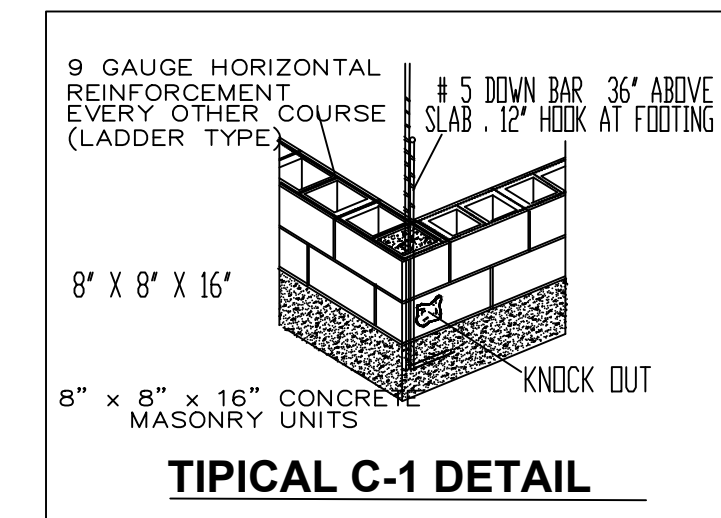
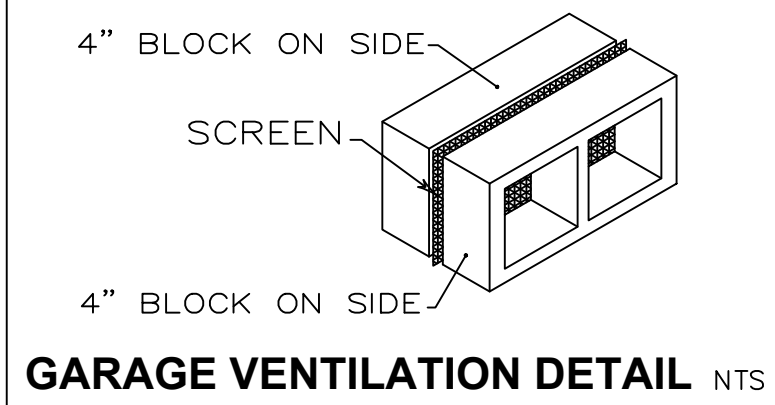
DATE DRAWN
MARCH, 2021

PLUMBING RISER PLAN 1/4" = 1'



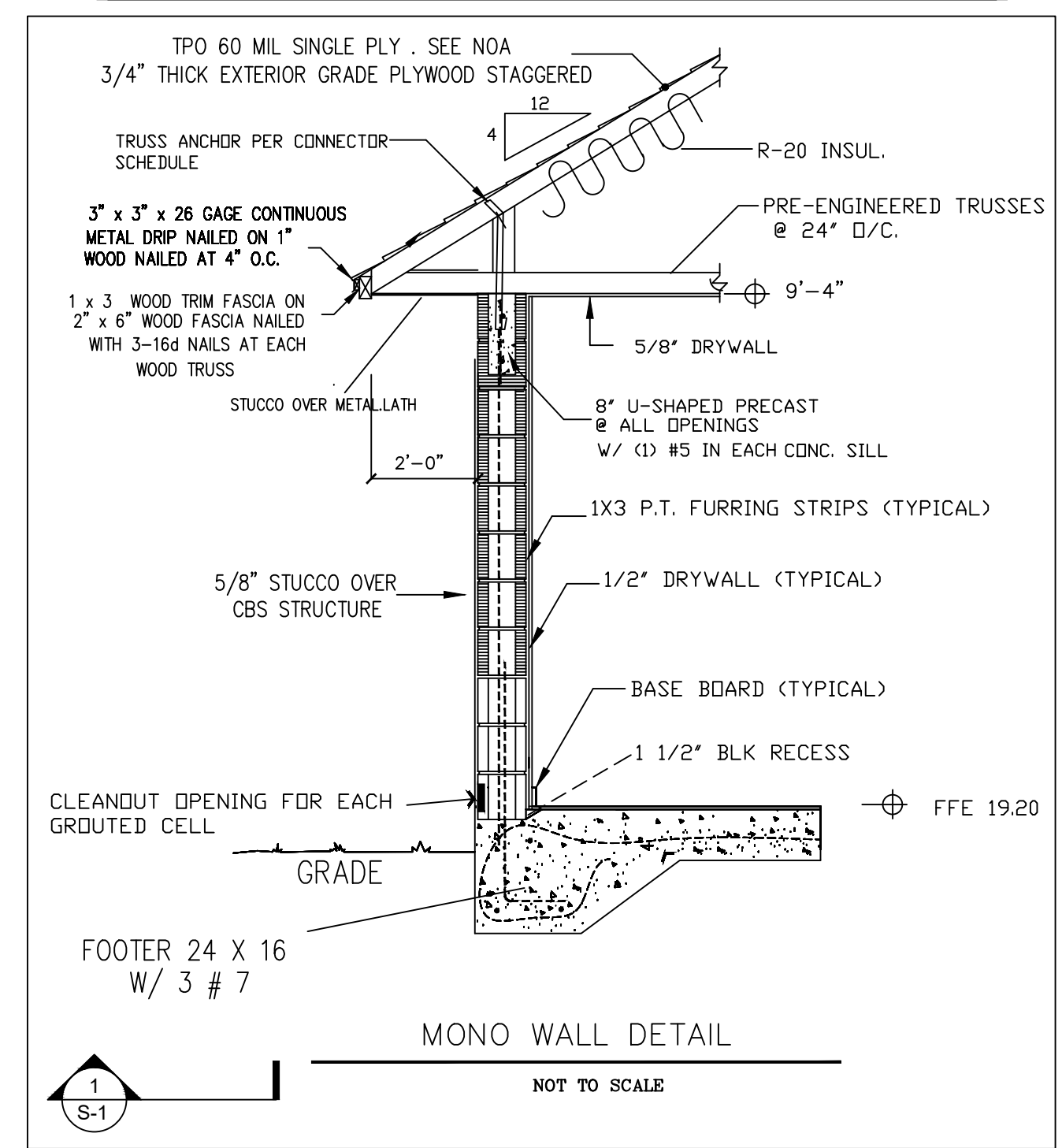
STRUCTURAL NOTES
ALL STRUCTURAL LUMBER # 2 BE TYPE 2 MIN.
CONCRETE SLAB TO BE 2500 PSI AT 28 DAYS.
SOIL BEARING 2500 PSI
ALL REINFORCING STEEL A-615 GRADE 60
CONCRETE BEAMS TO BE 3000 PSI AT 28 DAYS.

INDICATES TYPICAL C1 COLUMN
8" X 8" FILLED CELL W/ 1 # 5
3000 PSI CONCRETE



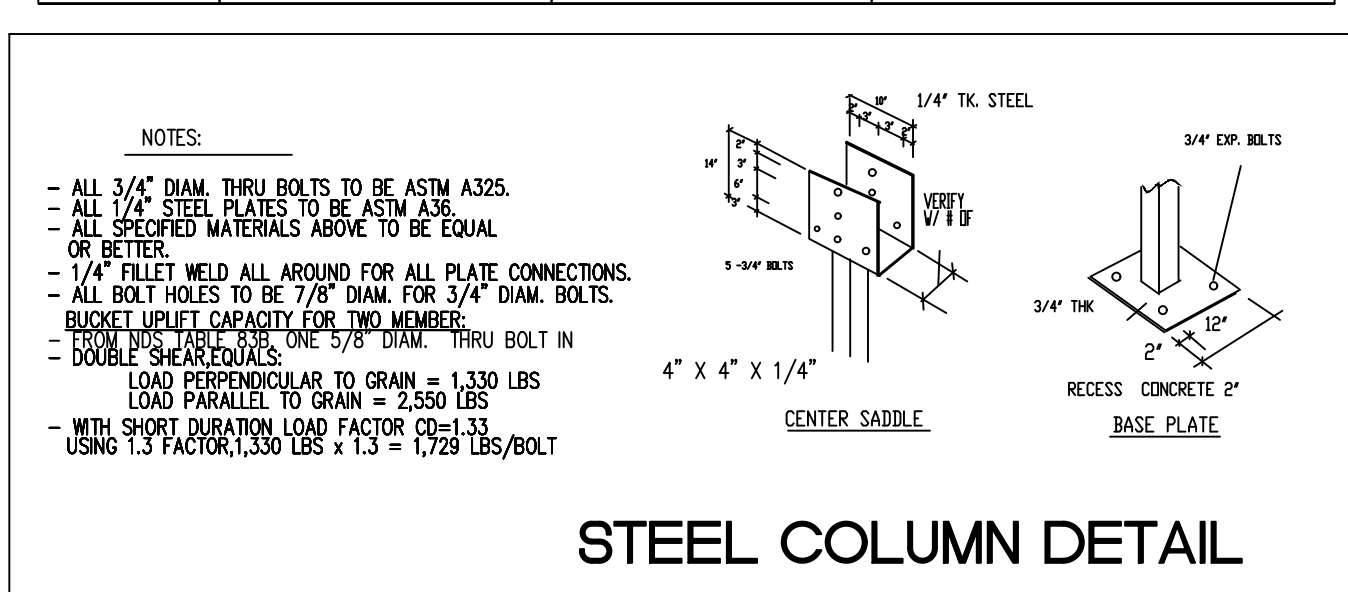
REINFORCED MASONRY WALL NOTES

- HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE 1, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH ON NET AREA OF 1700 (PSI). CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530.1 SPECIFICATIONS.
- QUALITY ASSURANCE INSPECTIONS ARE REQUIRED FOR ALL REINFORCED MASONRY CONSTRUCTION. THE INSPECTOR SHALL INSPECT THE FOLLOWING:
 - PLACING OF THE REBARS IN THE CELLS (POSITION IN THE CELL, LAPPING AND SPLICES, BAR SUPPORT AT 10 FT. HEIGHTS).
 - VERIFY CLEANLINESS OF THE CELLS TO BE GROUTED. INSPECTION HOLES AND THE BOTTOM OF THE POUR AND MORTAR PROJECTING INTO CELLS TO BE GROUTED.
 - OBSERVE AND BE PRESENT DURING THE PLACING OF THE GROUT OR CONCRETE INTO THE VERTICAL CELLS.
 - THE ABOVE APPLIES FOR MASONRY BEAMS AND BOND BEAM INSPECTION AS WELL.
 - MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M".
 - LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
 - MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
 - THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW OF THE ENGINEER.
- VERTICAL REINFORCING:
 - ASTM A-615 PER REINFORCING SECTION.
 - WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL INCH TO SIX INCHES VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL BE PLACED CENTERED IN THE CELL LAP 48 BAR-DIAMETERS. PROVIDE BAR SPACERS AS REQUIRED TO MAINTAIN REINFORCING SECURED IN POSITION (AT 10 FT. VERTICAL SPACING).
 - VERTICAL REINFORCING SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS. THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL, BUT NEVER LESS THAN A #5 REBAR. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY AND ARE CLEAN OF EXCESS MORTAR.
 - ALL VERTICAL REINFORCING SHALL BE HOOKED INTO THE BOND BEAMS AT THE NON-CONTINUOUS END OF THE REBARS.
 - PROVIDE INSPECTION HOLES AT THE BOTTOM OF EACH REINFORCED MASONRY CELL, AS REQUIRED FOR LIFTS HIGHER THAN 4 FT.
- HORIZONTAL REINFORCING:
 - PROVIDE GALVANIZED #9 GAGE, LADDER TYPE HORIZONTAL JOINT REINFORCING EVERY SECOND BLOCK COURSE (1'-4\"/>



CONCRETE FOUNDATION SCHEDULE					
MARK	SIZE	REINFORCEMENT			REMARKS
		TOP	MIDDLE	BOTT	
MF-24	24"W X16"D CONT. MONO WALL. FTG.			3 #7	SEE DETAIL
F 48	48" X 48" X 24" DP CONCRETE FOOTING	2-ROWS 5#7	2-ROWS 5#7		SEE DETAIL
F 36	36" X 36" X 16" DP CONCRETE FOOTING	1-ROWS 5#7	1-ROWS 5#7		SEE DETAIL
TE-12	12"x12" CONCRETE CONT.FOOTING	1 #7			SEE DETAIL

CONCRETE COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT		REMARKS
			HOOPS	
C-1	8\"/>	1 # 5	NONE	48\"/>
C-2	8\"/>	2 # 7	# 3 AT 12\"/>	3000 PSI
C-3	4\"/>	STEEL COLUMN		SEE STEEL COLUMN DETAIL



IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA

Digitally signed by
Imtiaz Ahmed
DN: c=US,
o=Unaffiliated,
ou=A01410D0000016,
cn=Imtiaz Ahmed
Date: 2023.02.02
11:46:21-0500'

SEAL

NEW CUSTOM HOME
2581 GULFSTREAM
PALM SPRINGS, FL 33461

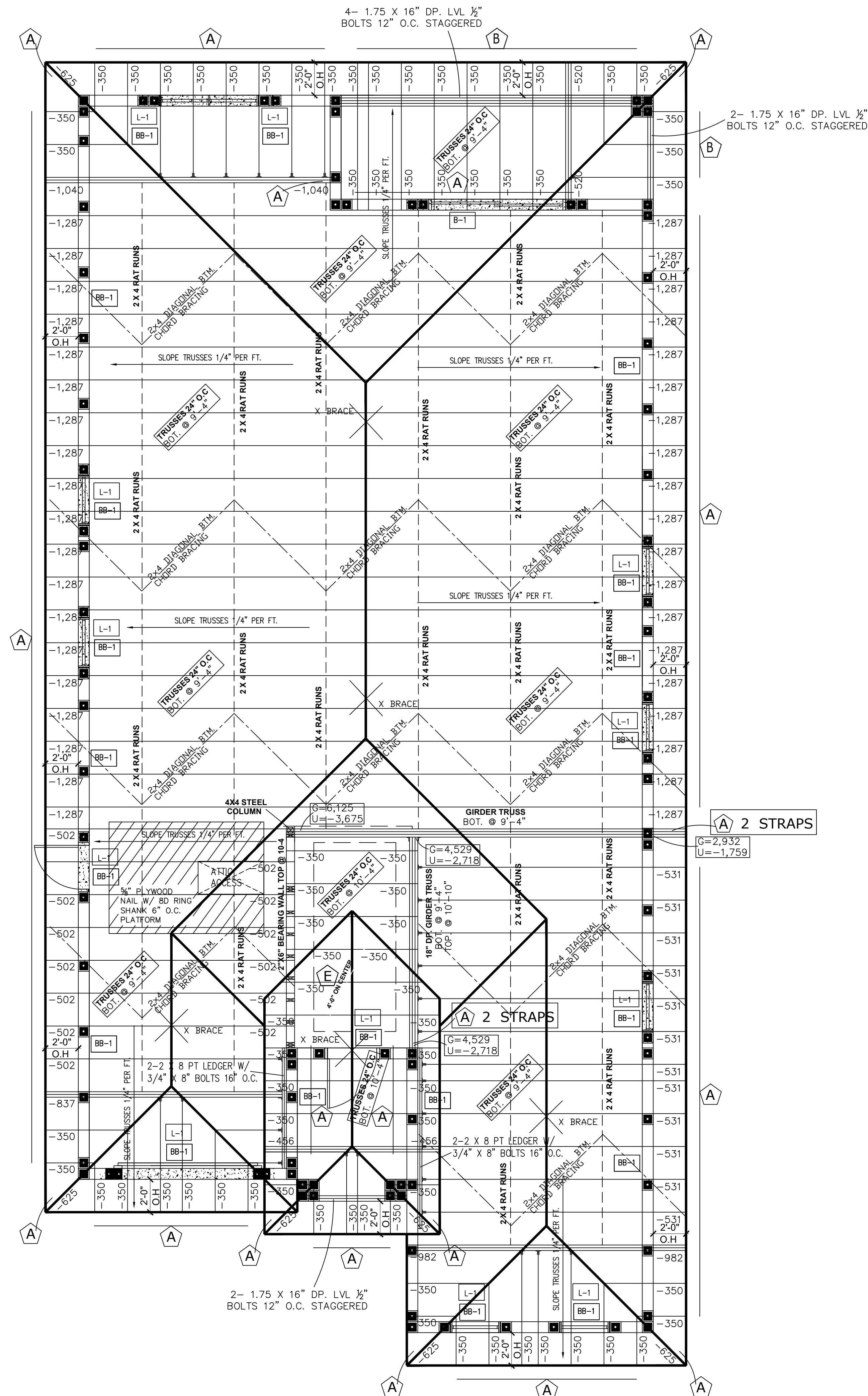
PLANS DRAWN BY
FRANCISCO SAMPERIO
3009 LORENE DR
PALM SPRINGS, FLORIDA
PHONE: 561-460-7346
Email: samperiof24@gmail.com
Date: 4-26-2021

FF Design

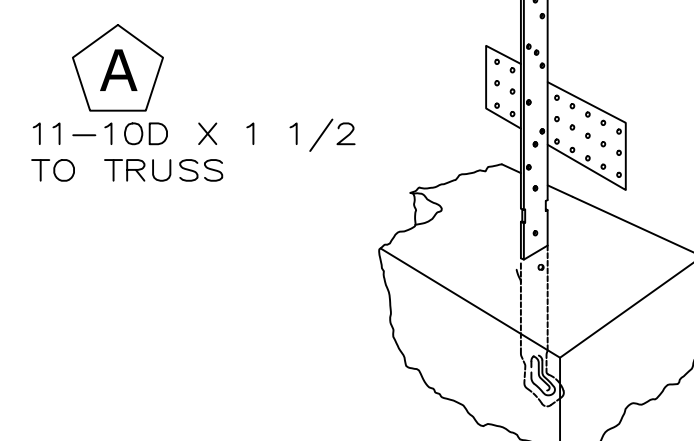
ATLANTIC ENGINEERING
SERVICES, INC.
2826 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

DES. DWN. CHK.
SHEET NUMBER
S1
DATE DRAWN
MARCH, 2021

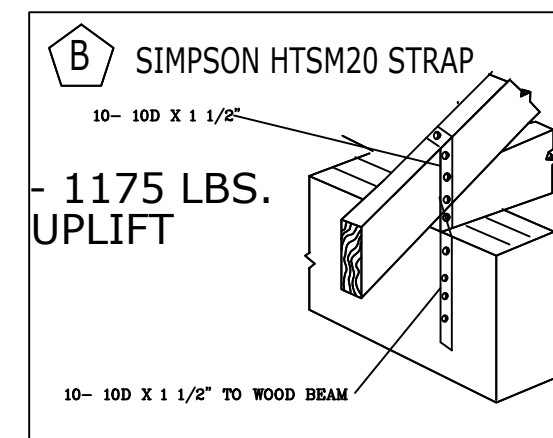
FOUNDATION PLAN 1/4" = 1'



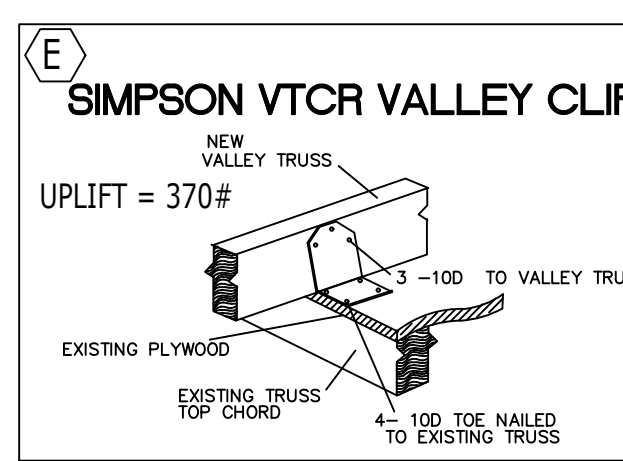
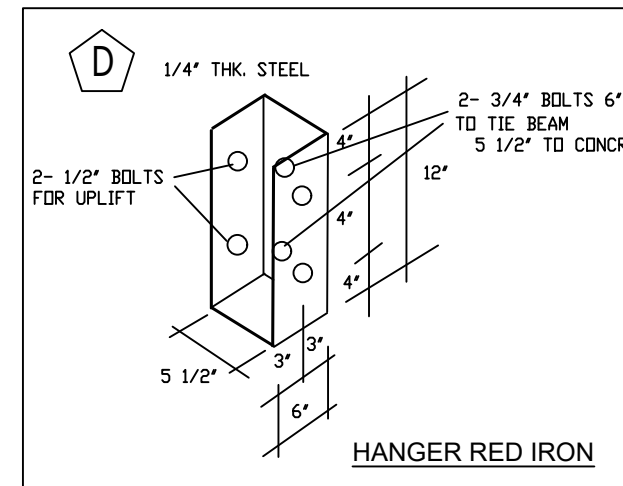
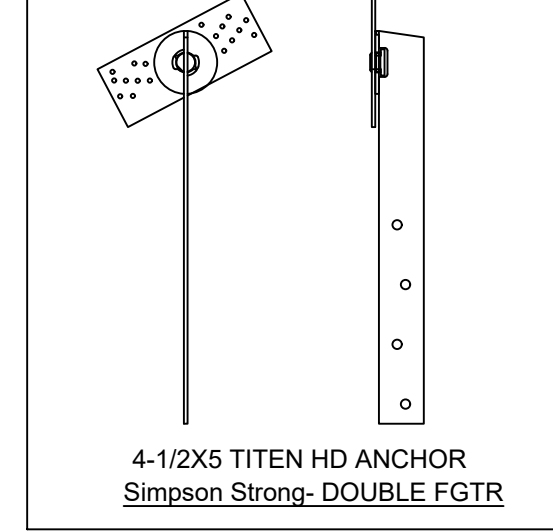
UPLIFT = -1810#



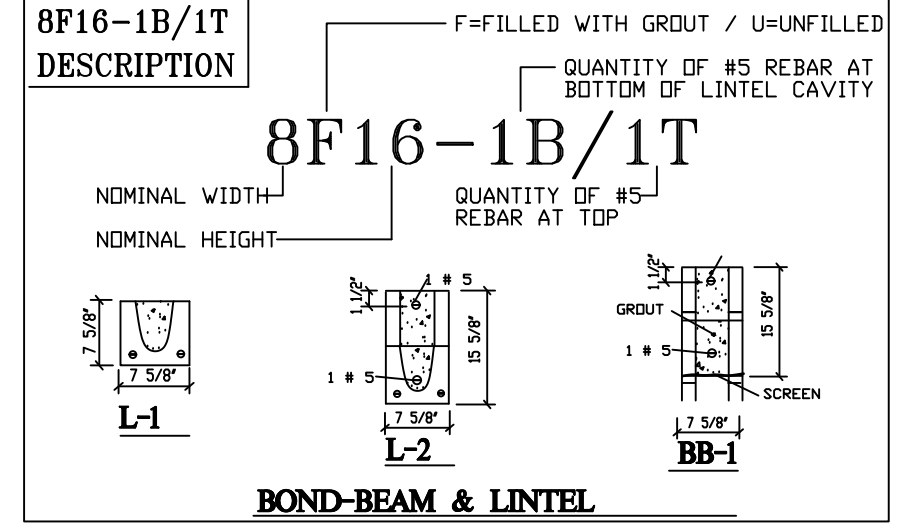
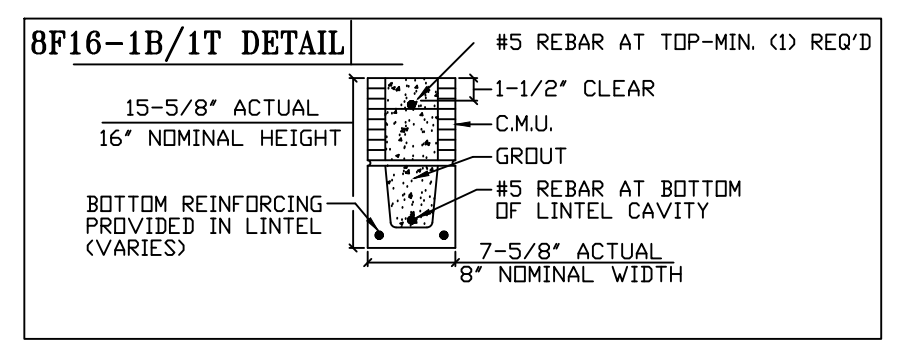
Simpson Strong-Tie HETA20



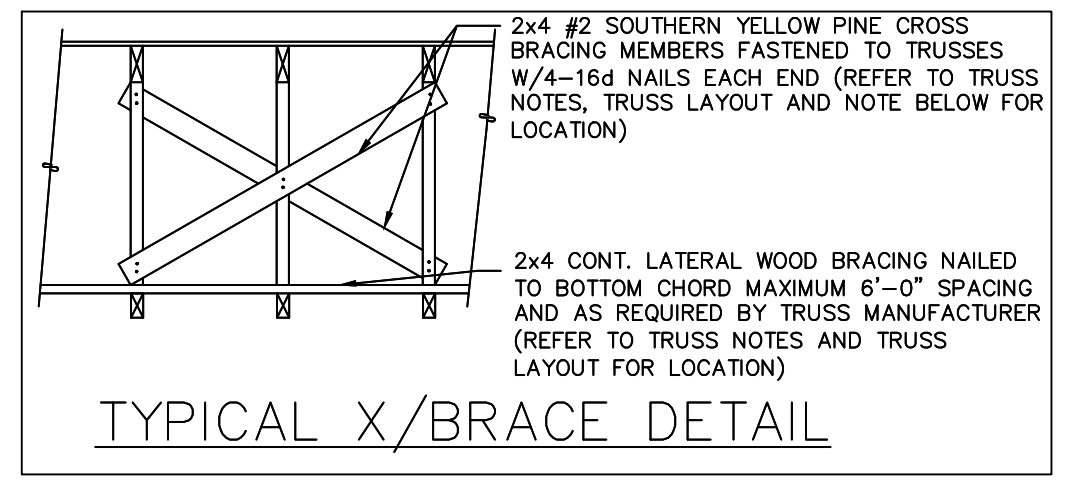
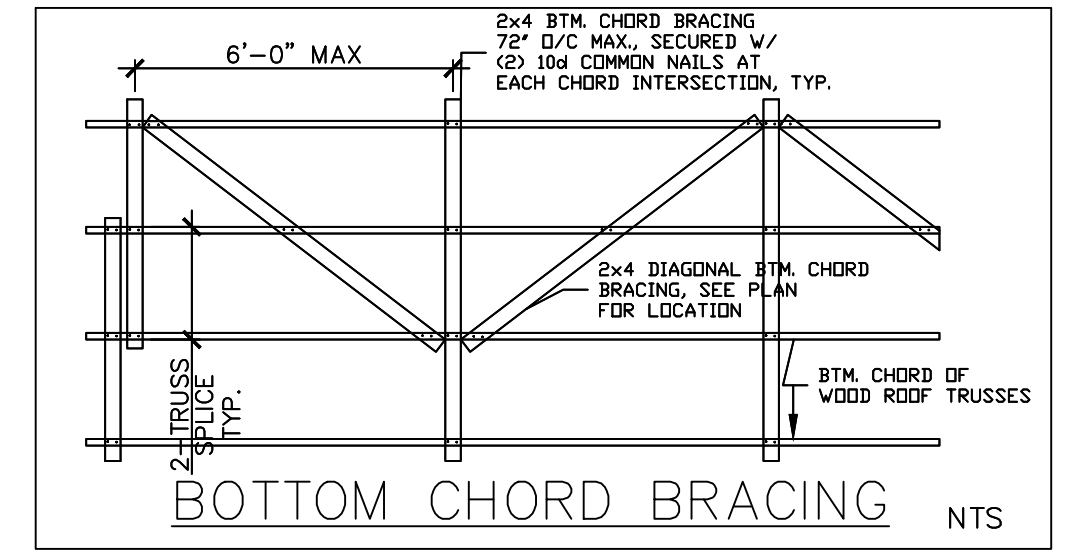
(2) FGTR UPLIFT -9400
18-SDS 1/4"x3" (PER ANCHOR)



NOTE: CONTRACTOR MAY SUBSTITUTE OTHER MANUFACTURES OR CONNECTION TYPES PROVIDING THAT UPLIFT REQUIREMENTS ARE MET.

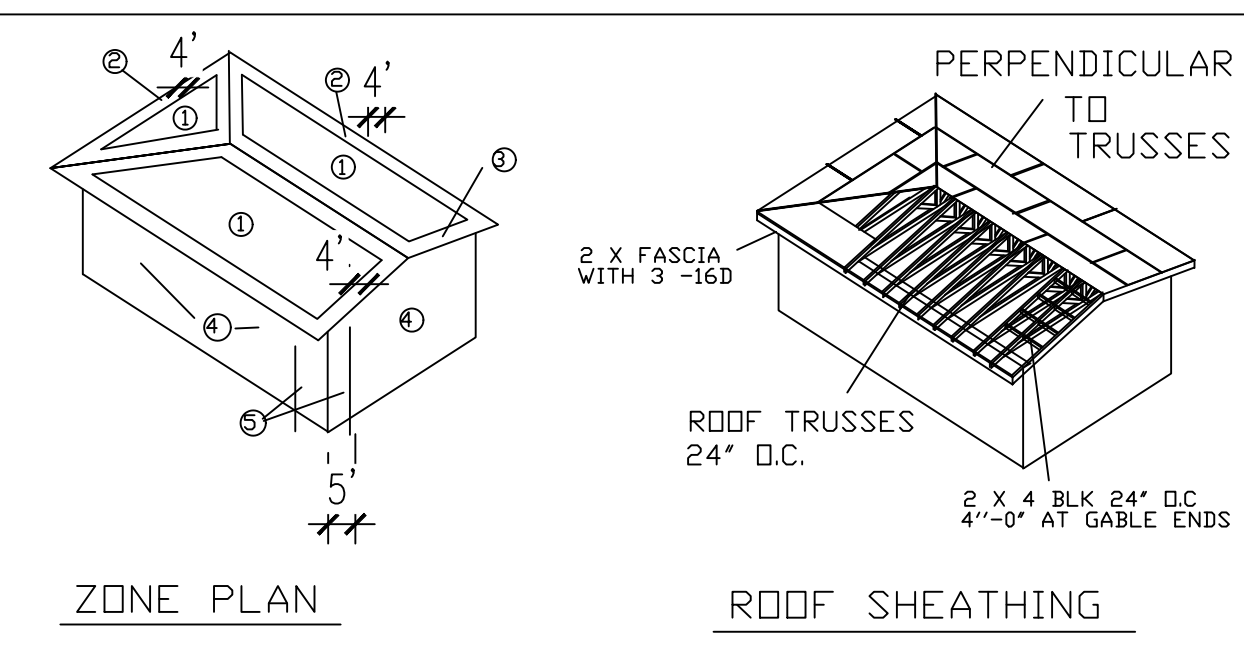


TRUSS LOADING INFORMATION		
Wind Load Type	ASCE7-16	LOADS
Design Wind Speed	170 mph	TCLL
Building Type	Partially Enclosed	TCDL
Category/Importance Factor	1.00	BCDL
Duration Factor		BCLL
Roof 1.25	Floor 1.00	
Building Exposure	C	TOTAL
		55



CONCRETE BEAM SCHEDULE						
MARK	SIZE	REINFORCEMENT			REMARK	TOP OF BM. ELEV.
		BOTT	TOP	MIDDLE		
L-1	8"x 8" LINTEL	1 #5	1 #5			SEE ELEV.
BB-1	8"x 16" BOND BEAM	1 #5		1 #5		VARIES SEE ELEV.
B-1	8"x 24" CONC. BM.	2 #6	2 #6	2 #6	# 3 HOOPS 12" OC	SEE ELEV.

ADD # 5 REBAR FOR VERY ADDITIONAL 6" IN DEPTH OF BEAM



SHEATHING SCHEDULE

LOCATION	PANEL	FASTENERS	SPACING /ZONE
WALLS	5/8" CDX APA RATED	8d ring shank	6" O/C EDGES /ZONE 4
			4" O/C EDGES /ZONE 5
ROOF	5/8" CDX APA RATED	8d ring shank	6" O/C EDGES /ZONE 1
			4" O/C EDGES /ZONE 2

PLYWOOD ROOF DECKING AND DIAPHRAGM

A. SHALL BE 19/32" MINIMUM THICKNESS, "CDX" TYPE AND SHALL BE CONTINUOUS OVER THREE OR MORE SPANS, WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTS.
B. CONNECT PLYWOOD ROOF DIAPHRAGM TO STRUCTURE WITH 8d RING SHANK, NAILS.

ROOF FRAMING PLAN 1/4" = 1'

DATE

DESCRIPTION

REV.

IMTIAZ AHMED, P.E.

LICENSED ENGINEER NO. 46102

STATE OF FLORIDA

Digitally signed by Imtiaz Ahmed

DN: c=US

ou=0A10D0000016

C2436104B00002AA7

Imtiaz Ahmed

Date: 2023.02.02 11:46:53 -05'00'

SEAL

NEW CUSTOM HOME

2581 GULFSTREAM

PALM SPRINGS, FL 33461

PLANS DRAWN BY

FRANCISCO SAMPERIO

3009 LORENE DR

PALM SPRINGS, FLORIDA

PHONE: 561-460-7346

Email: samperiof24@gmail.com

Date: 4-26-2021

ATLANTIC ENGINEERING SERVICES, INC.

2826 WATERS EDGE CIRCLE

GREENACRES, FLORIDA 33413

PHONE - (561) 358-4140

FAX - (561) 966-9242

CERTIFICATE OF AUTHORIZATION NO.: 9390

DES.

DWN.

CHK.

SHEET NUMBER

S2

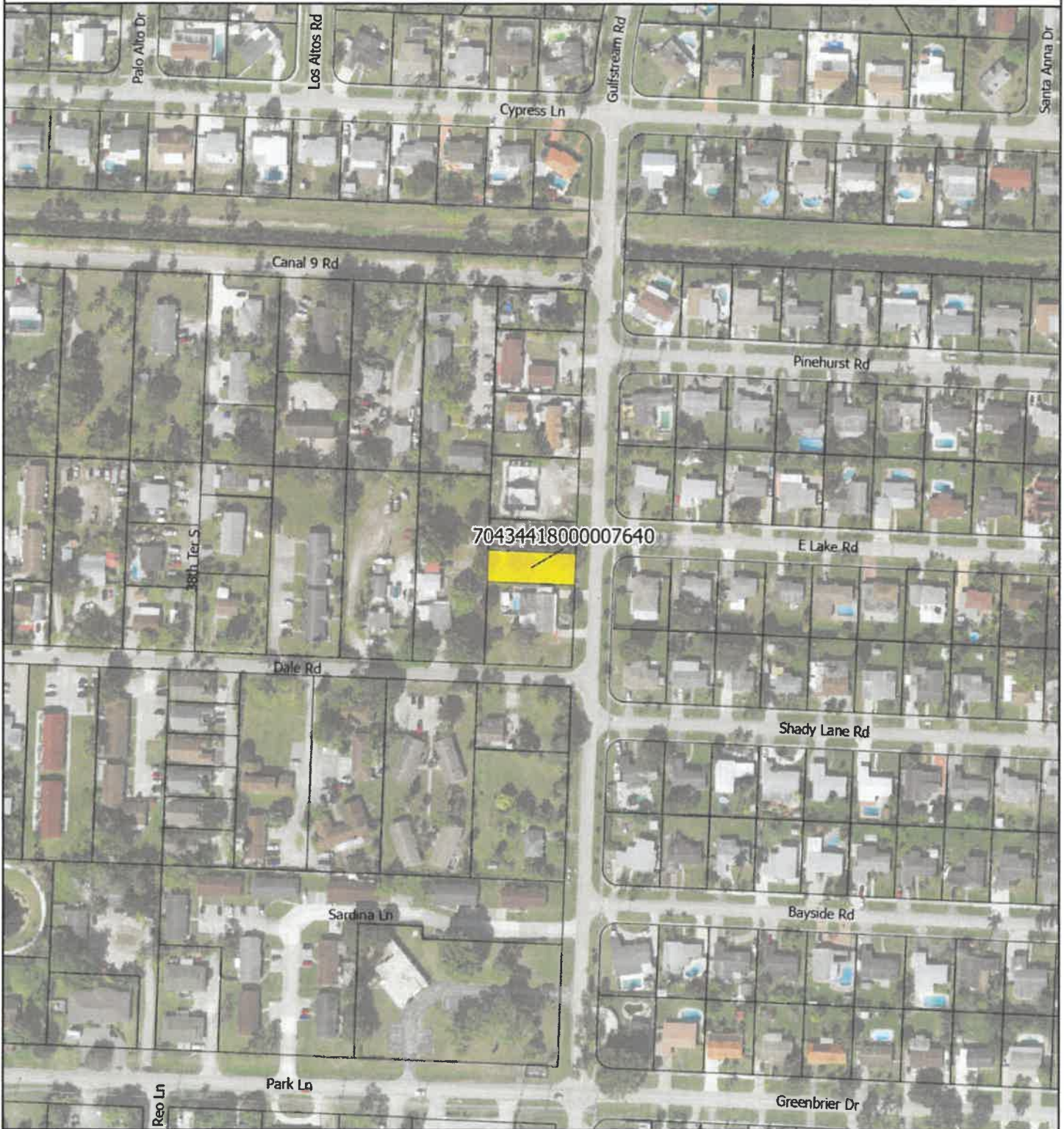
DATE DRAWN

MARCH, 2021



VILLAGE OF PALM SPRINGS

Vacant Lot



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 6/22/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250

Feet

 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Vacant Lot



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 6/22/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet



 Florida Technical Consultants



Village of Palm Springs

Staff Report

AGENDA DATE: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Planning & Zoning Board Order No. 2023-04 - Minimum Landscape Buffer Width Variance (PSV23-11) and Minimum Rear Setback Variance (PSV23-12) – 2833 South Congress Avenue

SUMMARY: Schmidt Nicols, LEED AP, agent for Yuma Hamed, MGR, 2791 South Congress Realty, LLC (“Applicant”), is requesting a Site Development Plan approval (SPR23-06) with two variances (PSV23-11 and PSV23-12) for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.

The proposed development plan consists of a 4,382 square feet commercial building with a buildout year of 2026. Site access to the site is proposed via an ingress-only driveway connection to Congress Avenue and full access driveway connection to Emerson Road. The property is bounded by a variety of uses between retail, restaurant, convenience stores, and professional offices along Congress Avenue. Properties to the west are generally residential.

Note: The subject property has a Future Land Use designation of Commercial and it is zoned Commercial General (CG). The property is surrounded on two (2) sides by public rights-of-way; Emerson Road to the north and Congress Avenue to the east.

Currently, the 0.66-acre property is undeveloped. A retail/office building is permitted use in the Commercial General (CG). The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Congress Avenue corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials, and parapet configurations. The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development regulations of the existing commercial uses within the surrounding area. The proposed uses provide a transition between the commercial uses along Congress Avenue and the residences along the west side, creating compatibility and cohesion with the surrounding area.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances which are subject to the Planning and Zoning Board's consideration:

1. (PSV23-11) - Request to allow a 10' wide landscaped buffer along the eastern boundary adjacent to South Congress Avenue (provides relief from Section 34-162(b)(5) that requires a 15' wide buffer).
2. (PSV23-12) - Request to allow a 27' rear setback along the western boundary adjacent to residential properties (provides relief from Section 34-826(9) that requires a 30' setback).

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

FISCAL IMPACT:

The proposed development will enhance the village's assessed property evaluation. Additionally, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Planning and Zoning Board Order No. 23-04 - 2933 South Congress Avenue - (PSV23-11) and (PSV23-12)
2. Exhibit A Staff Report - Congress Plaza
3. Justification Statement
4. Site Plan-Landscape Plans-Preliminary Civil Plans and Letters
5. Color Rendering
6. Aerial and Location Maps



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

**PZ&B Order 2023-04
(PSV23-11)
(PSV23-12)**

**YUMA HAMED, MGR
2791 SOUTH CONGRESS REALTY
2833 SOUTH CONGRESS AVENUE
PALM SPRINGS, FL 33461**

PCN: 70-43-44-18-03-000-0650

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **July 11, 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 **PSV23-11 and PSV23-12**.
2. The above Applicant(s) is the owner of the property legally described as: **ADD 1 TO CONGRESS PARK LT 65**
3. The Applicant has submitted an application for two (2) variances from the Village of Palm Springs, Florida as set forth below:
 1. **(PSV23-11)** – Variance relief from Section 34-162(b)(5) to allow a 10' wide landscaped buffer along the eastern boundary adjacent to South Congress Avenue (Section 34-162(b)(5) requires a 15' wide buffer).
 2. **(PSV23-12)** – Variance relief from Section 34-826(9) to allow a 27' rear setback along the western boundary adjacent to residential properties (Section 34-826(9) requires a 30' setback).
4. The Village's Land Development Code Section 34-603(b) 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.
 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 a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances **PSV23-11 and PSV23-12** have met the requirements of Section 34-603(b) of the Land Development Code.
 6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 11th day of July 2023.

ATTEST:

Jane Worth, Deputy Village Clerk

Richard Hughes, Vice Chairman
Planning and Zoning Advisory Board

Copies furnished to:

Yuma Hamed, MGR, 2791 South Congress Avenue, 2833 South Congress Avenue, Palm Springs, FL 33461

Schmidt Nicols, LEED AP, 1551 N. Flagler Drive, Suite 102, West Palm Beach, FL 33401

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

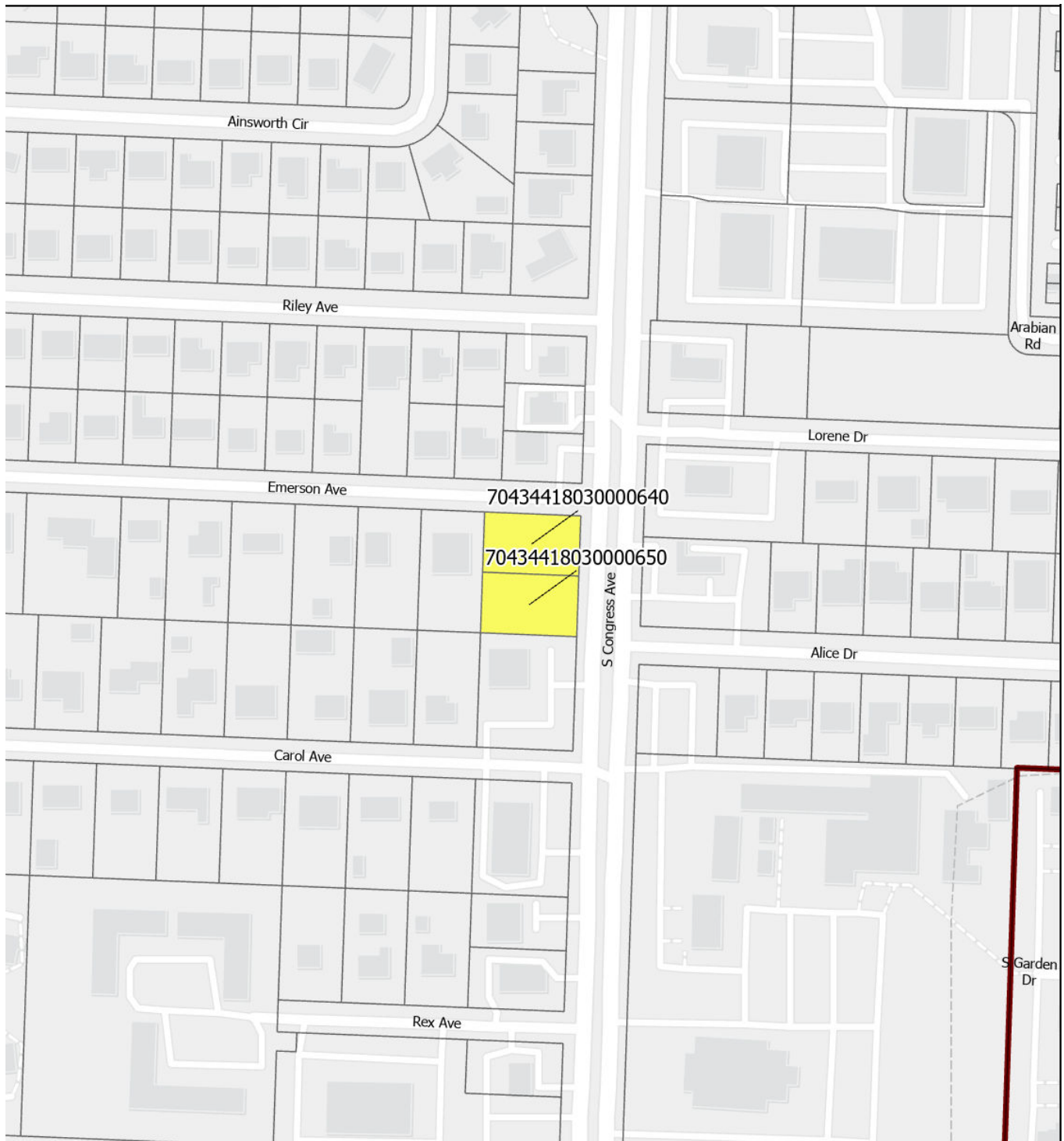
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan with Variances – Office & Retail Building – 2833 S Congress Ave

Application Summary			
Applicant / Petitioner	Schmidt Nicols, LEED AP	Submittal Date	03/10/2023
Reference Name	2833 S Congress Ave	Case Number	SPR23-06, PSV23-11, PSV23-12
		Parcel Control No.	70-43-44-18-03-000-0640 & 70-43-44-18-03-000-0650
Location	2833 S Congress Avenue	Site Area	± 0.66 acres
P&Z Board	July 11, 2023	Village Council	August 17, 2023
Requests			
Proposed Use(s)	Site Development Plan to construct a new 4,382 square-foot commercial building for office and retail uses.		
Number of Buildings	One (1) one-story building - 4,382 sf		
Variances	PSV23-11 - A Variance relief from Section 34-162(b)(5) to allow a 10' ROW wide landscaped buffer along S Congress Ave instead of the 15' wide buffer required. PSV23-12 - A Variance relief from Section 34-826(9) to allow a 27' rear setback along the western boundary instead of the 30' minimum required adjacent to residential land.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	One space per 200 sf = 22 spaces	22 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (West)	50'	82'	Yes
Rear Yard (East)	30'	27'	*No (Variance PSV23-12 requested)
Side Yard Corner (North)	25'	54'	Yes
Side Yard (South)	15'	26'	Yes
Site Characteristics			
Existing Use	Vacant Lot	Proposed Use	Office/Retail Sales
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Retail	Commercial	Commercial General (CG)
South	Medical Office	Commercial	Commercial General (CG)
East	Auto Sales	Commercial	Commercial General (CG)
West	Residential Single-Family	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed 4,382 square feet Office/Retail use, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-32: Annexation

The property was annexed into the Village of Palm Springs on August 24, 2000 as a vacant parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use. The property has been vacant since it annexed.

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 construct a new Office/Retail building is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

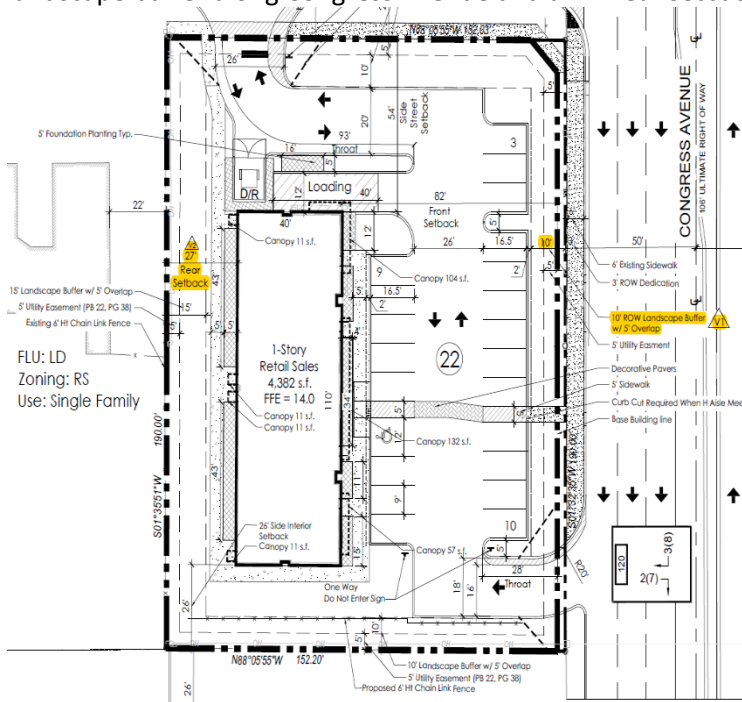
The applicant is seeking the following variances:

- **Variance 1: PSV23-11** - A Variance relief from Section 34-162(b)(5) to allow a 10' ROW wide landscaped buffer along S Congress Ave instead of the 15' wide buffer required.
- **Variance 2: PSV23-12** - A Variance relief from Section 34-826(9) to allow a 27' rear setback along the western boundary instead of the 30' minimum required adjacent to residential land use.

The applicant's full justification is hereto:

- a. That special condition 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.

Variances 1 & 2: The parcel has a unique lot configuration, and while it has frontage on Congress Avenue, the unique configuration directly impacts the lot depth of the parcel. This restricts the ability for the applicant to place the proposed building on the subject site to maximize the existing dimensional constraints of the property. The applicant is providing safe, efficient circulation and traffic flow throughout the site by providing a significant throat distance while appropriately maintaining the proposed parking/loading space on the site. The applicant is also utilizing their best efforts to setback the building 27' from the adjacent single-family residential to the west. Furthermore, the applicant is required to provide a 106' Ultimate Right-of-Way on Congress Avenue in order to be in compliance with the County's Thoroughfare Map and was limited to an ingress-only driveway connection on Congress Avenue in order to obtain FDOT's conceptual driveway approval for access onto Congress Avenue. The Applicant is requesting to reduce the required ROW landscape buffer from 15 feet to 10 feet and the required rear setback from 30' to 27'. The diagram below illustrates the proposed 10' ROW landscape buffer along Congress Avenue and a 27' rear setback.



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

Variances 1 & 2: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variances are created are based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue. Because of this, the proposed variances are required.

c. That 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.

Variances 1 & 2: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

d. That 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.

Variances 1 & 2: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from Congress Avenue. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently undeveloped fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Variances 1 & 2: The granting of the right-of-way landscape buffer variance reduction and rear setback reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue, the applicant is providing the maximum ROW landscape buffer and rear setback due to the existing site constraints.

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

Variances 1 & 2: Granting of the variances will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

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

Variances 1 & 2: The proposed right-of-way landscape buffer variance reduction and rear setback reduction will not be

injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' right-of-way landscape buffer reduction along Congress Avenue and a 3' rear setback reduction. The proposed variances will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

Staff supports the applicant's request based on the existing circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variances requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of S Congress Avenue, on the southwest corner of Emerson Avenue and S Congress Avenue.
- 2) The proposed project is on one of the most important corridors within the Village limits, Congress Avenue. This corridor connects Palm Springs to the northern and southern portions of the County.
- 3) The proposed commercial building is a desirable use within the Commercial General zoning district.
- 4) A mix of different commercial uses exist along S Congress Avenue.
- 5) This project serves as a transition from the Congress Avenue commercial corridor to the residential uses to the west.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) Two variances requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
 - 3) The Congress Avenue driveway shall meet FDOT conditions of approval.
 - 4) Permits from all applicable agencies, including but not limited to Lake Worth Drainage District, FDOT, PBC Fire Rescue, and Village of Palm Springs are required prior to construction.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 30, 2023.
- Public Notification letters were mailed to all property owners within a 300 feet radius of subject property on June 30, 2023.
- Legal advertisement was published in the paper on June 29, 2023.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on March 10, 2023, depicts the following:

- An application submitted for a Site Development Plan with 2 variances for the construction of a new 4,977 square-foot dental office building with a laboratory use.
 1. Site Plan received March 10, 2023 revised and resubmitted on June 16, 2023.

2. Landscape plans received March 10, 2023 revised and resubmitted on June 16, 2023.
3. Preliminary Engineering plans received March 10, 2023 revised and resubmitted on June 16, 2023.
4. Architectural plans dated received March 10, 2023 revised and resubmitted on June 16, 2023.
5. Photometric plan received March 10, 2023 revised and resubmitted on June 16, 2023.
6. Boundary survey.
7. Justification Statement and proposed use.
8. Drainage calculations.
9. Color rendering
10. Color site plan

IX. Recommendation

The applicant is proposing a 4,382 square-foot one-story commercial building for a mix of retail and office uses. This new building will accommodate up to 4 tenant spaces with 1,000 square-foot floor area respectively. The applicant is proposing a site plan with two (2) variances to construct the new building on the narrow 0.66-acre site.

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

Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Development Plan with two variances subject to the following thirty-two (32) conditions below:

1. Build out date of December 31, 2025.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at time of permitting.**
4. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.
5. Overnight parking on the parking lot shall be prohibited.
6. No outdoor storage shall be allowed.
7. Any wall or monument signs shall be in accordance with the Village's Land Development Regulations.
8. A root barrier shall be provided on trees that are within 12' of utility lines.
9. All driveways shall be constructed accordingly with FDOT requirements.
10. Utility easements shall not overlap more than 5' any landscaped buffers.
11. The Civil/Utility plans shall be reviewed and approved by the Village's Engineer and by the Village Utility Department **at time of Civil/Utility Review.**
12. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
14. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting.**
15. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
16. Irrigation plans shall be provided **at the time of permitting.** Non-potable water shall be used for the irrigation system per Village code.
17. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
18. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.

19. All mechanical equipment's and above-ground infrastructure shall be screened from view.
20. The Applicant may be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
21. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
22. All new electric utilities shall be underground.
23. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
24. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
25. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
26. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
27. Photometrics must be certified by an engineer **prior to CO**.
28. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
29. 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 Planning Zoning and Building Director.
30. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
31. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
32. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement
2833 S Congress Avenue
Village of Palm Springs, Florida
Site Plan Amendment Application and
Variance Application
Original Submittal: March 10, 2023
Resubmittal: June 28, 2023**

Introduction

On behalf of the property owner, 2791 S Congress Realty, LLC (“Owner”), Schmidt Nichols respectfully requests your approval of this 2-part application for a Site Plan Amendment and Variance for the project known as Emerson Retail. The 0.66-acre subject site (0.65-acre per ROW dedication) (PCN 70-43-44-18-03-000-0640, 0650) is located on the west side of Congress Avenue, south of Emerson Road in the Village of Palm Springs, Florida (“subject property”). As discussed with Village staff, the applicant is proposing to unify the two subject lots into one via a Declaration of Unity of Title.

The existing site is currently undeveloped. The proposed plan of development consists of 4,382 s.f. of retail sales with a buildout year of 2026. Site access is proposed via an ingress-only driveway connection to Congress Avenue and full access driveway connection to Emerson Road.

Request

The following is a summary of all the proposed applications:

- **Request 1: Site Plan Amendment Approval** for a proposed 4,382 retail sales building
- **Request 2: Zoning Variance Approval** to allow for a 3’ reduction of the required rear setback from 30’ to 27’ and a 5’ right-of-way landscape buffer reduction along Congress Avenue from 15 feet to 10 feet.

The property is bounded by Emerson Road and retail uses to the north, Congress Avenue and auto sales use to the east, medical office use to the east, and single-family residential to the west. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district. The subject property is surrounded on two (2) sides by public rights-of-way: Emerson Road to the north and Congress Avenue to the east.



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Retail Sales	Commercial	CG
North	Retail, Single Family Residential, & Emerson Road ROW	COM, LD	CG, RS
South	Medical Office	COM	CG
East	Auto Sales	COM	CG
West	Single-Family Residential	LD	RS

JUSTIFICATION:

Developing the site with a retail sales building allows for an efficient use of land and provides flexibility in design to accommodate the surrounding Village of Palms Springs community. The applicant views this location as a transitional area of the Village between the commercial uses along the Congress Avenue corridor. The project takes cues from the modern development along the Congress Avenue corridor, but adjusts it to have a

more domestic character through the use of materials, textures, and commercial elements. Consistent architecture is included on all four sides of the proposed building.

The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Congress Avenue corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials and parapet configurations.

The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

Site Plan

The proposed site plan meets Sec. 34-685 of the Land Development Code. The Applicant is proposing a 4,382 s.f. retail sales building. The site plan is proposing 22 parking spaces, which 22 parking spaces are required for all the uses shown. Additionally, the site plan is proposing one handicap space, which one space is required and the site plan is proposing one 12'x40' loading space to the north of the proposed building as one is required. It should be noted that the proposed use as Retail sales use requires 1 parking space per 200 s.f. Overall, a lot of thought was put into the design of the site plan, architecture and landscape plans to create a new and exciting addition to the Village of Palm Springs.

The site pre-dates many of the current codes and the applicant is proposing a new commercial development on the current undeveloped parcel. The current lot depth is 10' short (proposed 190') from what the 200' lot depth that is currently required. The applicant is updating the site plan to meet the code to the greatest extent possible but they do not meet the minimum 200' as required under current code so this has been added as a non-conformity chart item as indicated below.

EXISTING NONCONFORMITY CHART					
	ARTICLE	REQUIRED	PROPOSED	EXISTING NONCONFORMITY	APPROVAL DATE/RESOLUTION NO.
1	Sec. 34-826	200'	190.00'	To allow an existing nonconformity of a 10' reduction from the code required 200' lot depth	TBD
	CG Property Development Regulations (Lot Depth)				

Request 2: Zoning Variance Request Standards:

ZONING VARIANCE					
	ARTICLE	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE/RESOLUTION NO.
	Sec. 31-162	15' ROW Landscape Buffer	5' ROW Landscape Buffer	To allow a variance for a 10' reduction of the required 15' ROW landscape buffer	TBD
	Minimum Required Buffers				
	Sec. 34-826	30' Rear Setback	27' Rear Setback	To allow a variance for a 3' reduction of the required 30' Rear Setback	TBD
	CG Property Development Regulations				

VIII. VARIANCE INFORMATION:

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34- 603(f)(1) of the Code. The statement must include comments on each of the following individually:

ZONING VARIANCE SEVEN (7) STANDARDS

A. THAT SPECIAL CONDITION 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.

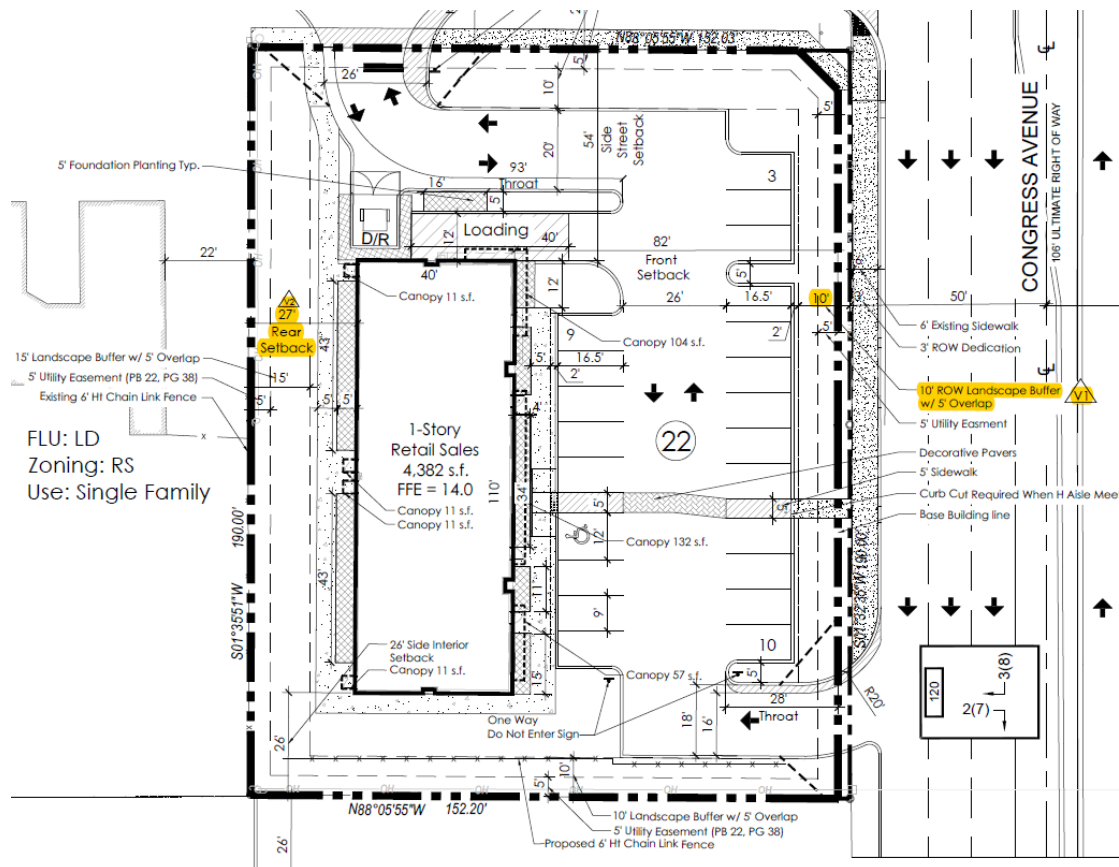
RESPONSE: Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district.

Furthermore,

V1-V2: The parcel has a unique lot configuration, and while it has frontage on Congress Avenue, the unique configuration directly impacts the lot depth of the parcel. This restricts the ability for the applicant to place the proposed building on the subject site to maximize the existing dimensional constraints of the property. The applicant is providing safe, efficient circulation and traffic flow throughout the site by providing a significant throat distance while appropriately maintaining the proposed parking/loading space on the site.

The applicant is also utilizing their best efforts to setback the building 27 feet from the adjacent single-family residential to the west. Furthermore, the applicant is required to provide a 106' Ultimate Right-of-Way on Congress Avenue in order to be in compliance with the County's Thoroughfare Map and was limited to an ingress-only driveway connection on Congress Avenue in order to obtain FDOT's conceptual driveway approval for access onto Congress Avenue. The Applicant is requesting to reduce the required ROW landscape buffer from 15 feet to 10 feet

and the required rear setback from 30 feet to 27 feet. The diagram below illustrates the proposed 10' ROW landscape buffer along Congress Avenue and a 27' rear setback.



B. THAT THE SPECIAL CIRCUMSTANCES AND CONDITIONS DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT:

RESPONSE: There are special circumstances and conditions that apply that are not a result of actions by the applicant.

Furthermore,

V1-V2: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variances are created are based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway

connection on Congress Avenue. Because of this, the proposed variances are required.

C. THAT 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: Granting the variance will not confer any special privilege upon the applicant denied by the Comprehensive Plan and this Code to other parcels of land, buildings or structures in the same zoning district.

Furthermore,

V1-V2: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

D. THAT 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.

RESPONSE: Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship.

Furthermore,

V1-V2: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from Congress Avenue. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently undeveloped fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses.

E. THAT GRANTING THE VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING OR STRUCTURE:

RESPONSE: Granting these variances are the minimum needed for the reasonable use of the property.

Furthermore,

V1-V2: The granting of the right-of-way landscape buffer variance reduction and rear setback reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue, the applicant is providing the maximum ROW landscape buffer and rear setback due to the existing site constraints.

F. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THIS CHAPTER.

RESPONSE: Granting of the requested variances will be consistent with the purposes, goals, objectives and policies of the comprehensive plan and the Village's Land Development Regulations.

Furthermore,

V1-V2: Granting of the variances will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

G. THAT SUCH VARIANCE WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

RESPONSE: Granting of the requested variances will clearly not be injurious to the area involved or otherwise detrimental to the public welfare.

Furthermore,

V1-V2: The proposed right-of-way landscape buffer variance reduction and rear setback reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' right-of-way landscape buffer reduction along Congress Avenue and a 3' rear setback reduction. The proposed variances will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

On behalf of the Property Owner, 2791 S Congress Realty, LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of these applications for a Site Plan Amendment and Variance.



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

2833 S Congress Avenue

Palm Springs, Florida

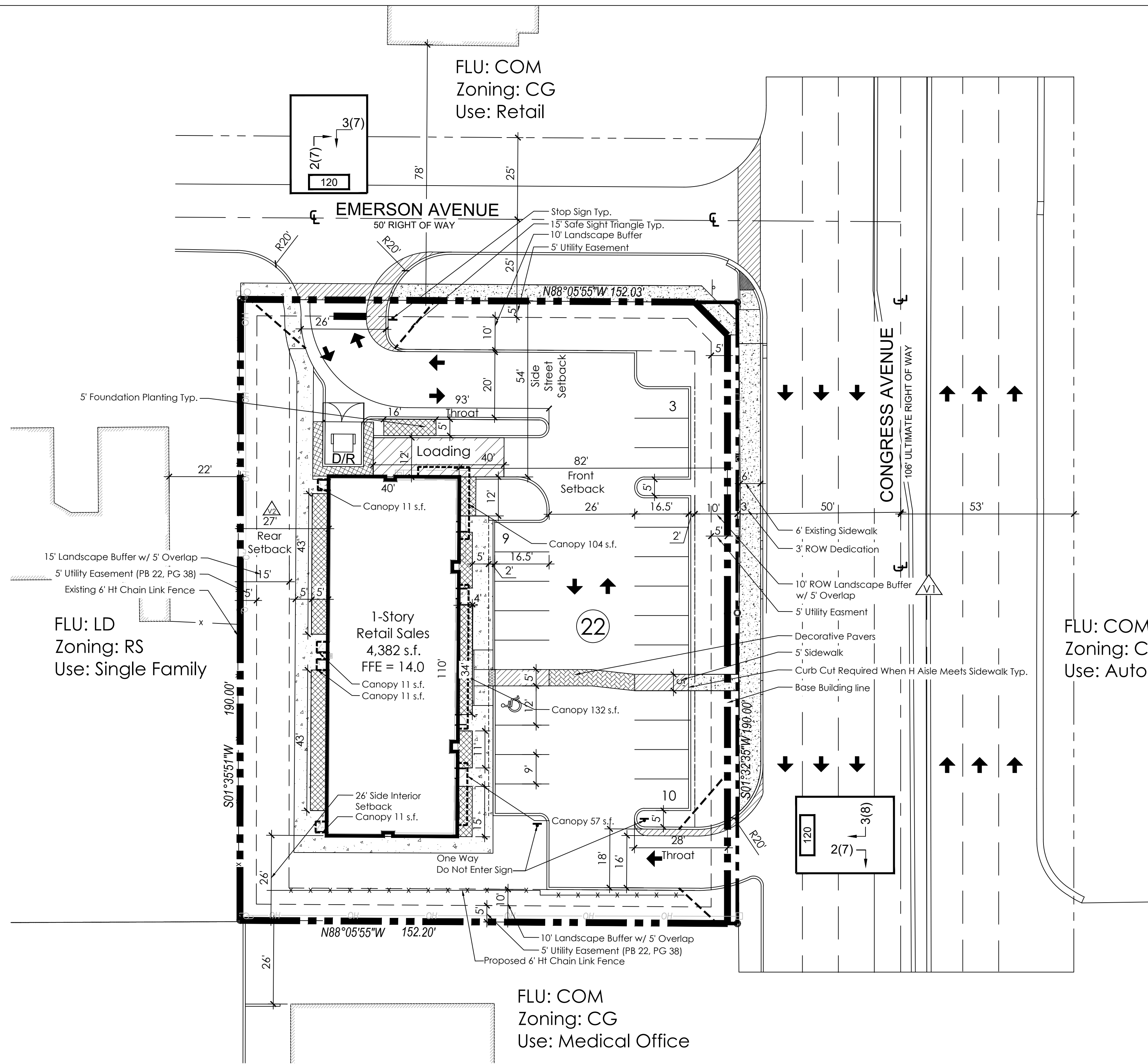
Date: 03/10/23
Scale: 1" = 30'-0"
Design By: JES
Drawn By: MLD
Checked By: JES
File No. 929.05
Job No. 22-53

REVISIONS / SUBMISSIONS

06/16/23 Resubmittal

PRELIMINARY
SITE
PLAN

PSP-1 of 1



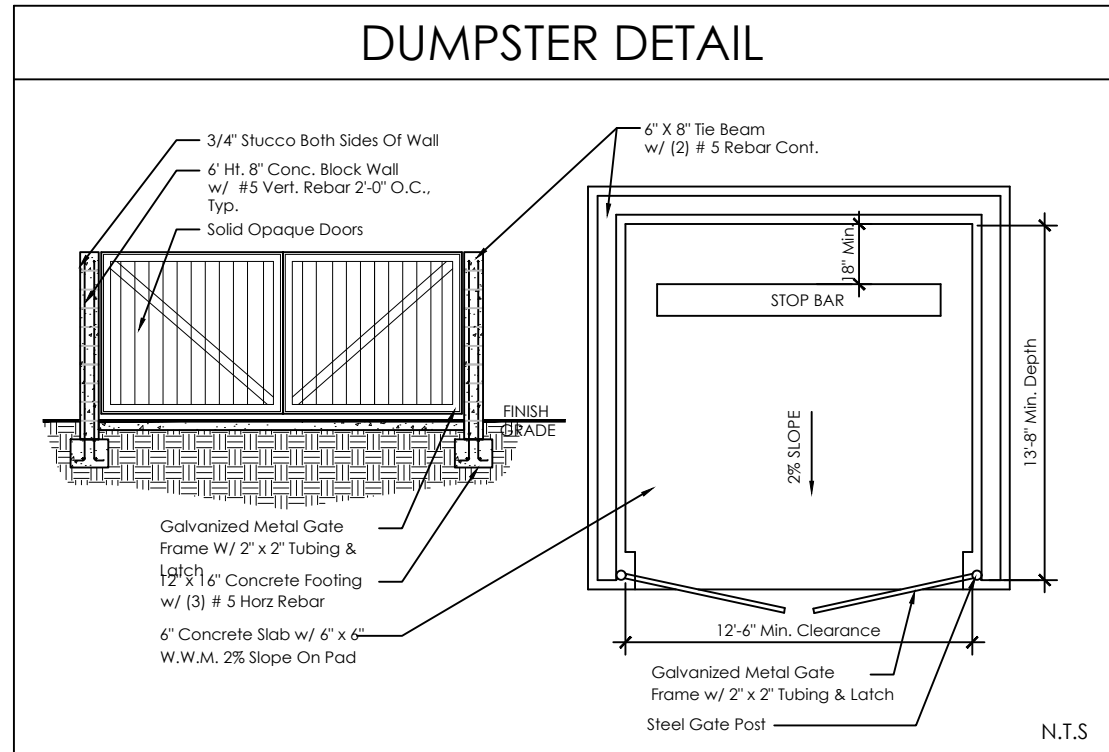
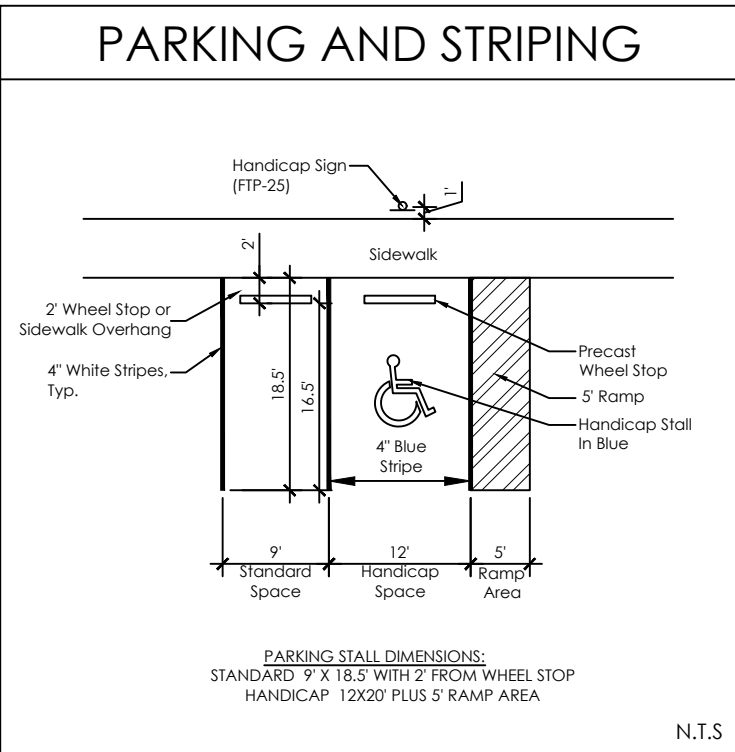
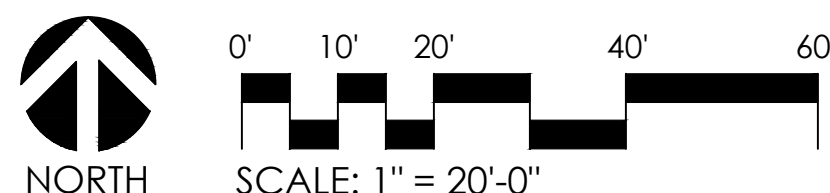
SITE TABULAR DATA	
Application Name	2833 S Congress Avenue
Application Number	2022-
Future Land Use Designation	Commercial (COM)
Zoning District	General Commercial (CG)
Section, Township, Range	18/44/43
Property Control Number	70-43-44-18-03-000-0640, 0650
Existing Use	Vacant
Proposed Use	Retail Sales
Total Gross Site Area	0.66 AC. (28,896 s.f.)
Total Net Site Area	0.65 AC (28,283 s.f.)
Total Gross Floor Area	4,382 s.f
Retail Sales	4,382 s.f
Total Floor Area Ratio	0.15
Total Building Coverage (Including Canopies Of 337 s.f.)	16%
Impervious Area	59%
Buildings (4,382 s.f.)	
Pavements/Walks (12,313 s.f.)	
Pervious Area	41%
Open Space (11,588 s.f.)	
Max. Building Height	max. 45
Number of Stories	1
Parking Required	22 SPACES
Retail Sales - 1 Space/200 s.f. @ 4,382 s.f. =	22
Proposed Parking	22 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Loading Required (12' x 40' Min.)	1
Loading Provided	1
Traffic Analysis Zone	302
Concurrency Approval* Retail Sales 4,382 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

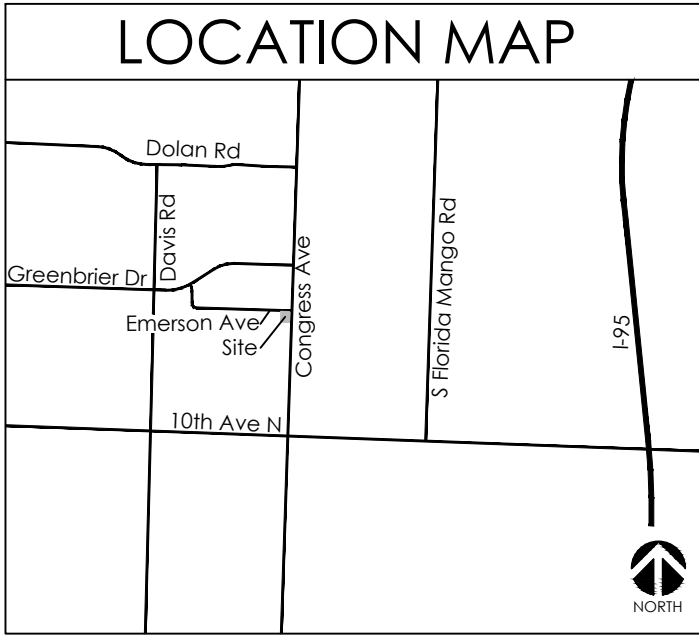
PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN OPEN SPACE	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CG	N/A	100'	100'	200'	0.50	N/A	10%	50'	15'	25'	30'
PROP	CG	0.66 AC.	162.03'	190'	190'	0.15	16%	41%	82'	26'	54'	27'

DEVELOPMENT TEAM	
DEVELOPER:	2791 S CONGRESS REALTY, LLC 3797 S MILITARY TRAIL LAKE WORTH, FL 33463 (861) 719-8040
ARCHITECT:	BORRERO ARCHITECTURE 160 SW 12TH AVENUE, SUITE 101-C DEERFIELD BEACH, FLORIDA 33442 (561) 271-0164
CIVIL ENGINEER:	SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA 33411 (561) 286-9698
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	PM SURVEYING 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33416 (561) 478-7764

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PM SURVEYING. DATED 08/27/2022

LEGAL DESCRIPTION
LOT SIXTY-FIVE (65) AND LOT SIXTY-FOUR (64), OF ADDITION NO. 1 CONGRESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA





DRAWING INDEX

LP-1	Tree Disposition Plan & Index
LP-2	Landscape Plan
LP-3	Landscape Specifications

TREE DISPOSITION CHART

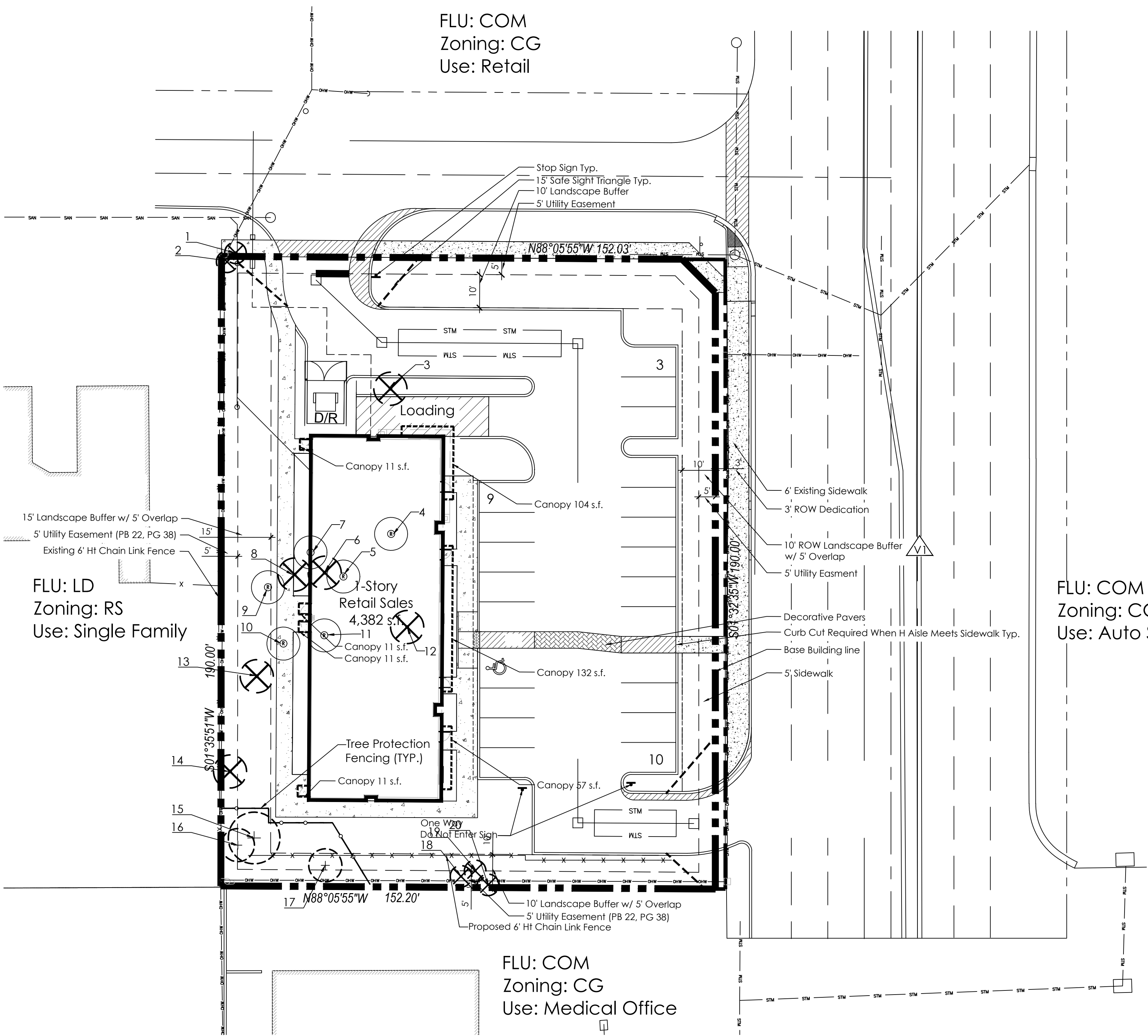
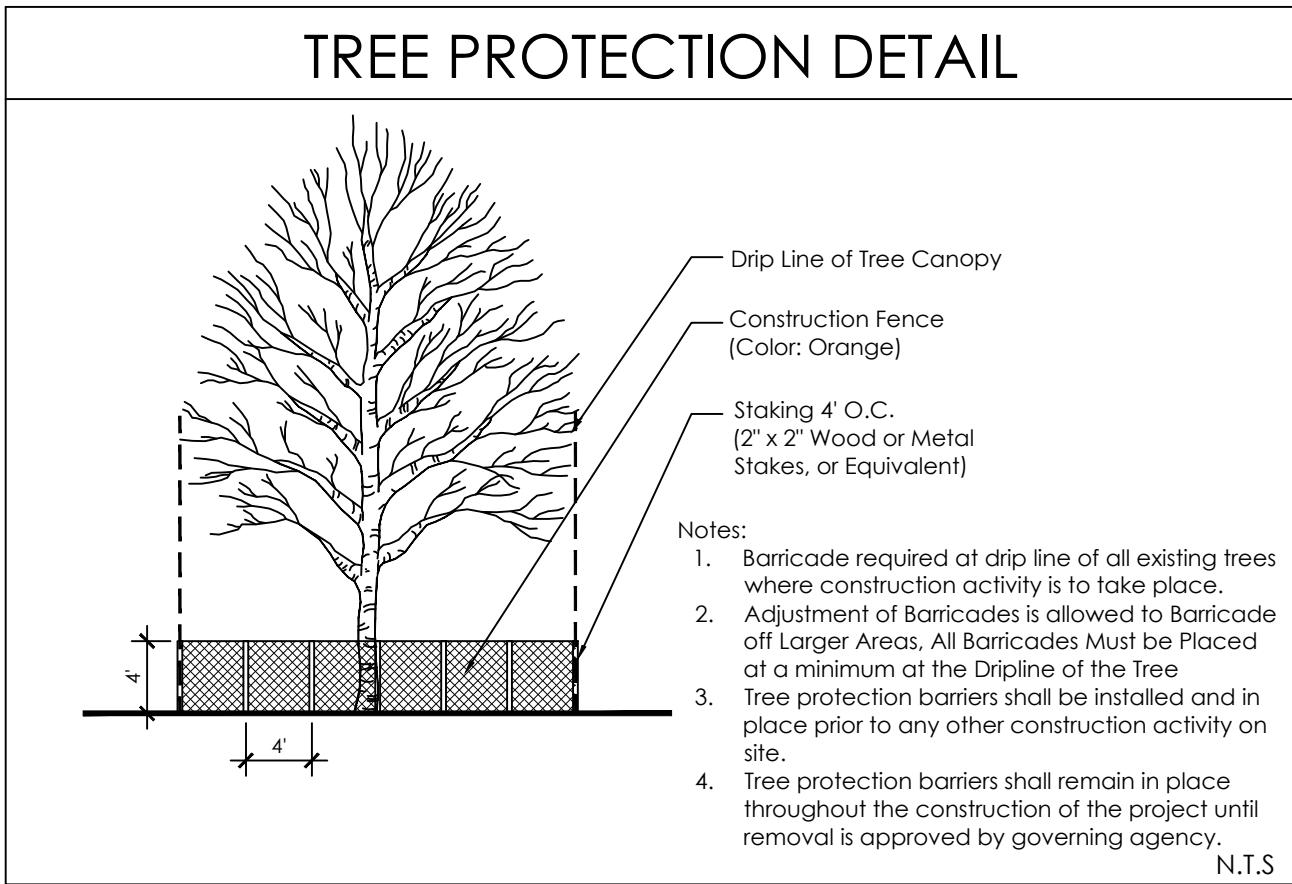
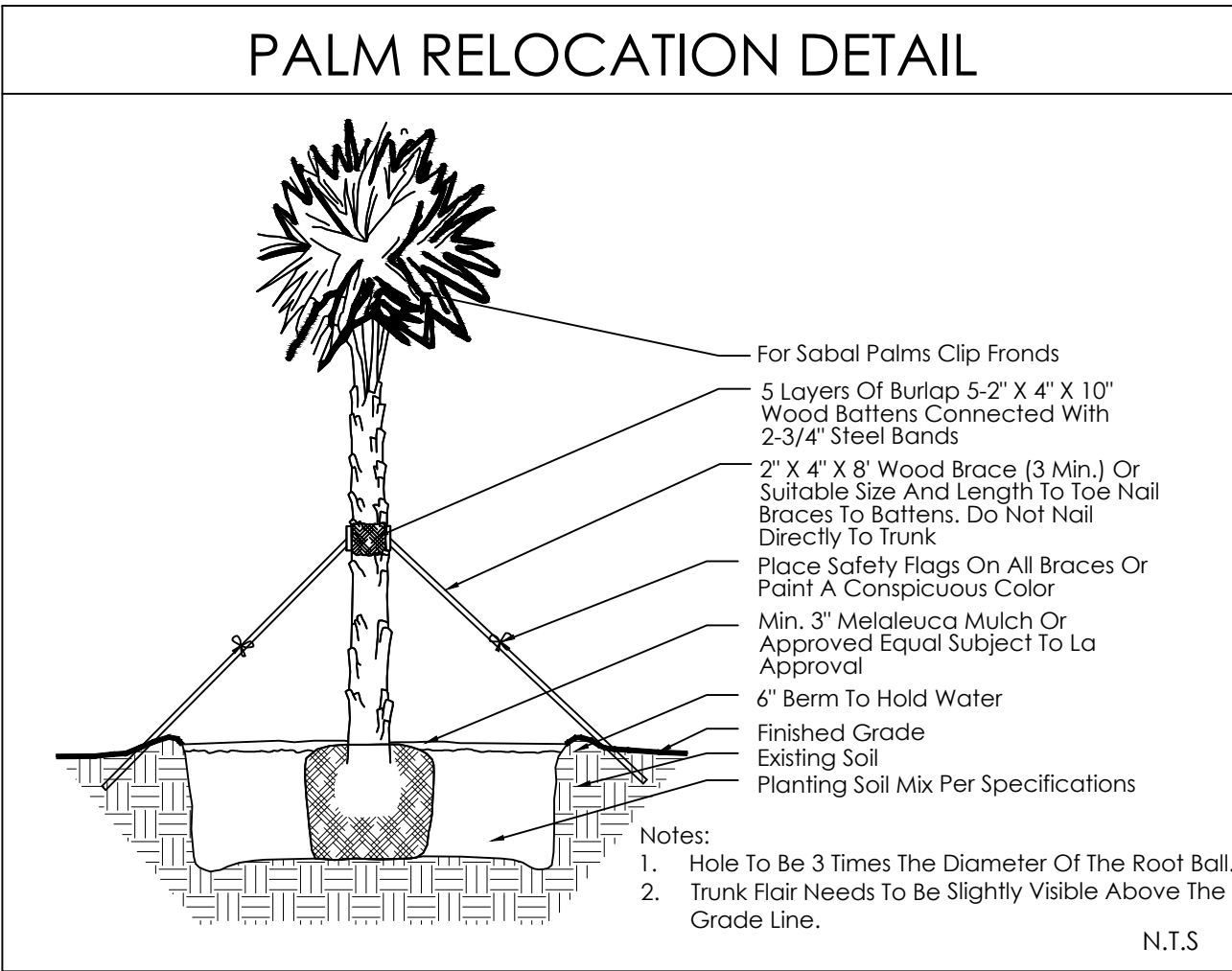
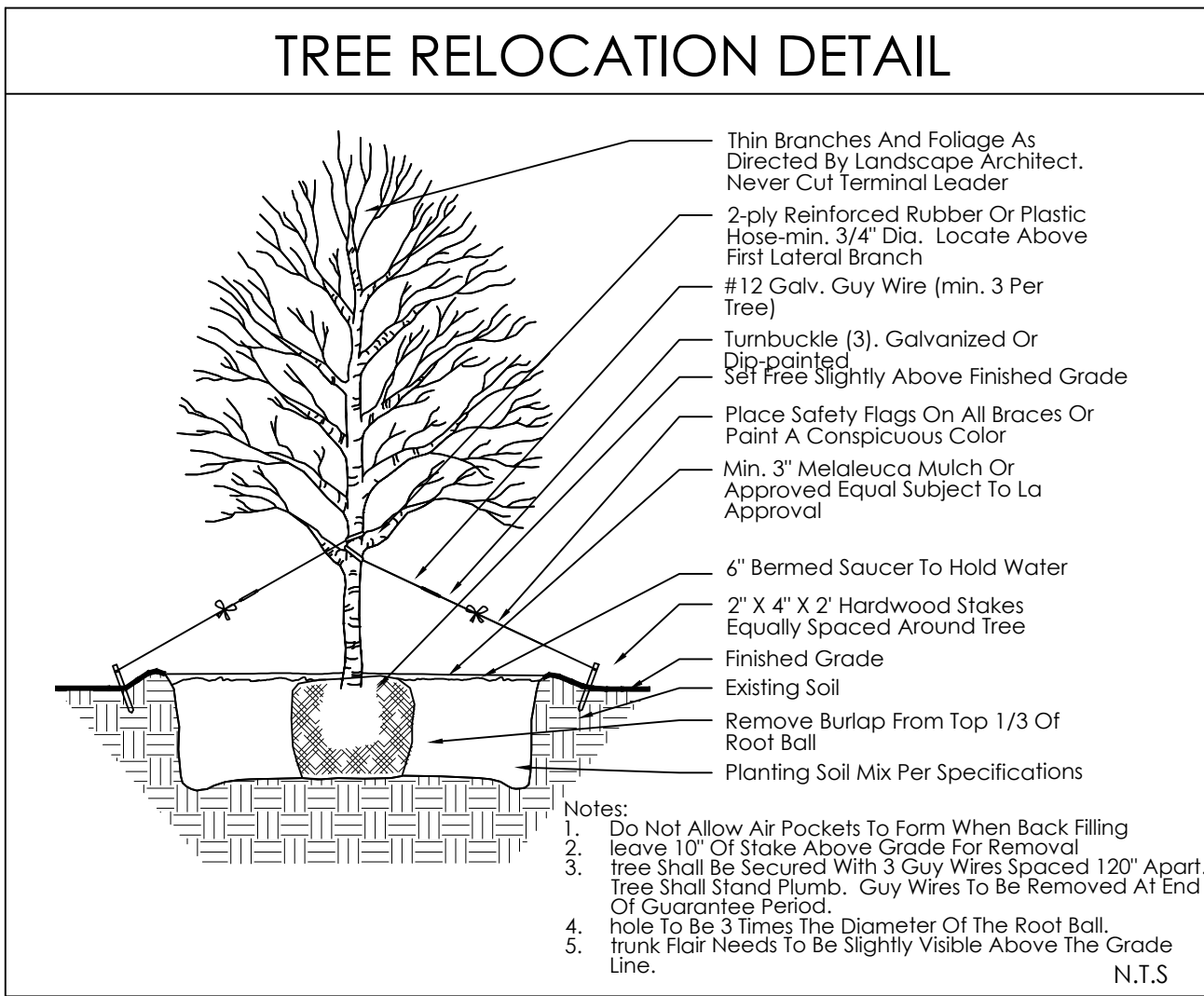
Tree #:	Type:	Size:	Disposition:	Notes:
1	Sabal Palm	10' G.W.	Remove	Sabal palm also has attached Strangler Fig (Remove for FPL 'Right Tree, Right Place)
2	Sabal Palm	3' G.W.	Remove	Sabal palm has an invasive Schefflera attached
3	Sabal Palm	Dead	Remove	Sabal palm is dead
4	Sabal Palm	12' G.W.	Relocate	
5	Sabal Palm	14' G.W.	Relocate	
6	Carrotwood	14" DBH	Remove	Invasive Species
7	Sabal Palm	10' G.W.	Relocate	
8	Acacia	18" DBH	Remove	Invasive Species
9	Sabal Palm	10' G.W.	Relocate	
10	Sabal Palm	8' G.W.	Relocate	
11	Sabal Palm	10' G.W.	Relocate	
12	Mango	34" DBH	Remove	
13	Mango	34" DBH	Remove	
14	Melaleuca	20" DBH	Remove	Invasive Species, Dying
15	Live Oak	28" DBH	Remain	
16	Sabal Palm	14' G.W.	Remain	
17	Sabal Palm	16' G.W.	Remain	
18	Sabal Palm	10' G.W.	Remove	Sabal palm has an invasive Carrotwood attached & is growing into overhead power line
19	Sabal Palm	10' G.W.	Remove	Sabal palm has an invasive Carrotwood attached & is growing into overhead power line
20	Sabal Palm	8' G.W.	Remove	Sabal palm has an invasive Cuban Laurel attached & is growing into overhead power line

NOTE: Existing Trees were verified by Landscape Architect during site visit.



VEGETATION NOTES

- 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.
- 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.
- A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
- All relocated trees and palms shall be staked and guyed as indicated in the details.
- Hurricane cut all Sabals prior to transplant.
- All transplanted trees must be transplanted using best industry standards.
- Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
- 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.
- 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.
- 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.
- 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.



2833 S Congress Avenue
Village of Palm Springs, Florida

Date:	03/10/23
Scale:	As Noted
Design By:	SMT
Drawn By:	SMT
Checked By:	JES
File No.	929.05
Job No.	22-53

REVISIONS / SUBMISSIONS

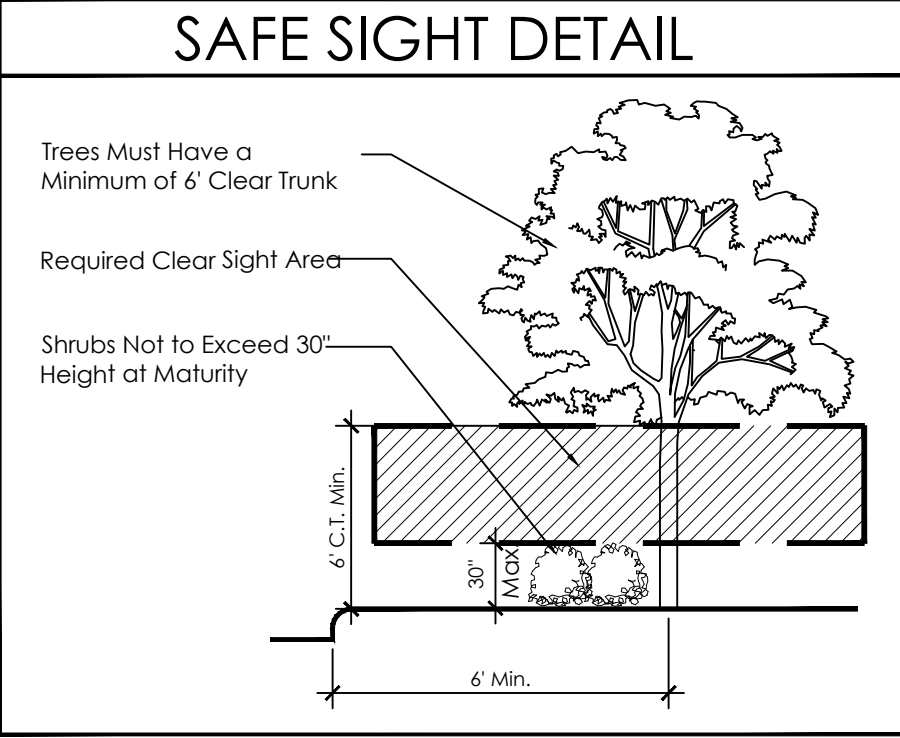
06/16/23: Resubmittal

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

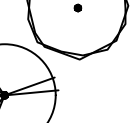
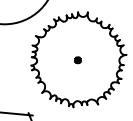
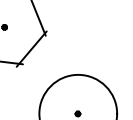
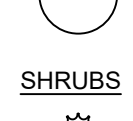
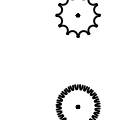
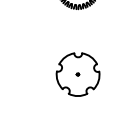
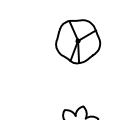
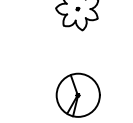
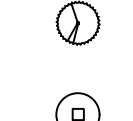
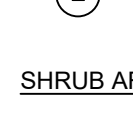
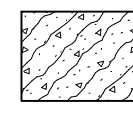
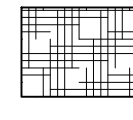
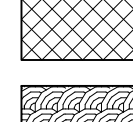
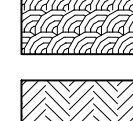
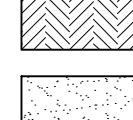
FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

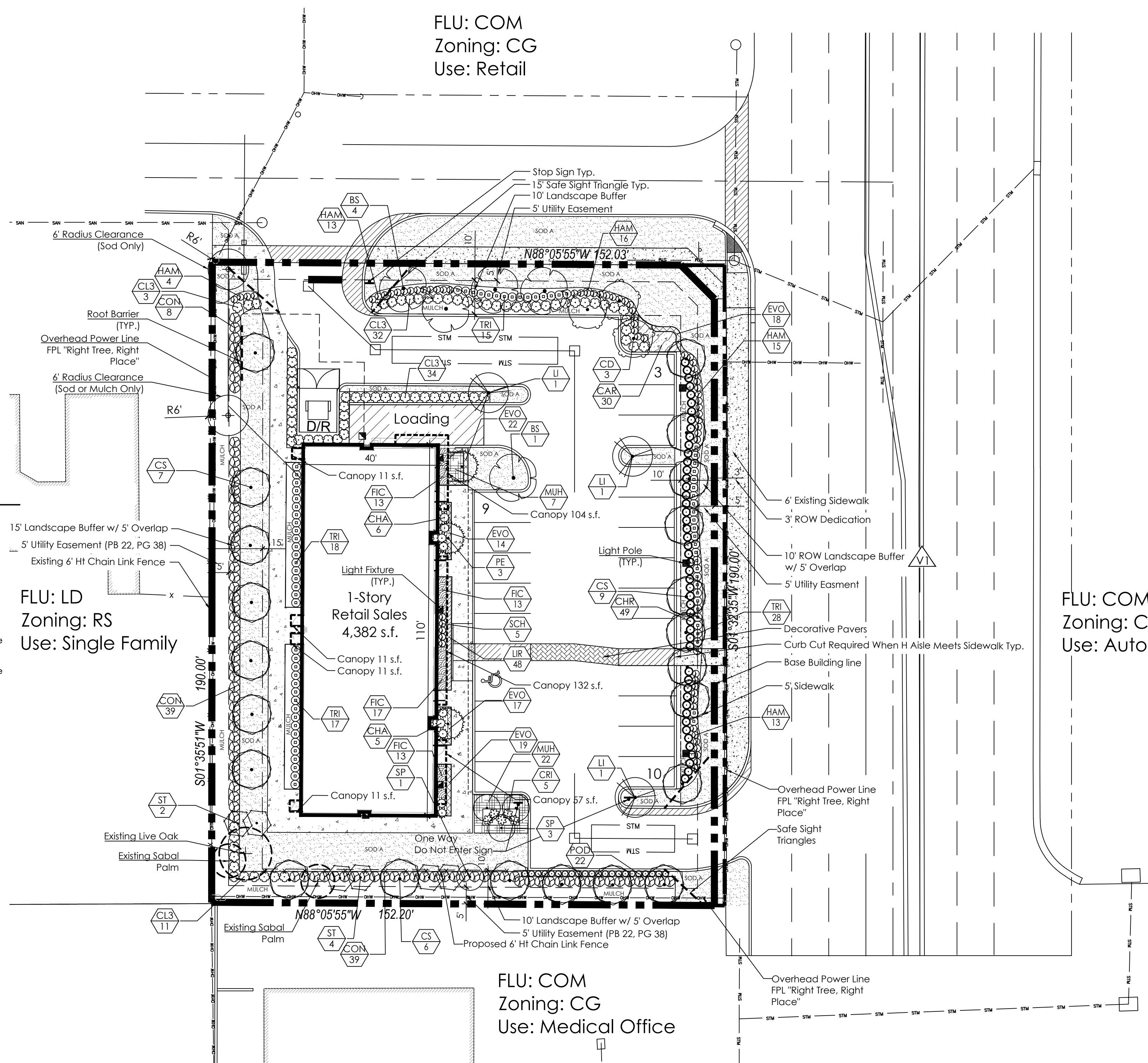
TREE DISPOSITION PLAN & INDEX

LANDSCAPE REQUIREMENTS CHART			
Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 10' Category 6 Land. Buffer along 117 LF (139' - 22' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers
South Property Line 10' Category 2 Land. Buffer w/ 5' Overlap along 149 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	8 Trees -2 Palm Clusters -6 New Trees 3' Ht. Hedge 6' Ht. Fence
East Property Line 10' Type 5 Land. Buffer w/ 5' Overlap along 178 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	9 Trees 3' Ht. Hedge 2 M. Tiers	9 Trees 3' Ht. Hedge 2 M. Tiers
West Property Line 15' Category 3 Land. Buffer w/ 5' Overlap along 175 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	9 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	9 Trees -1 Exist. Oak -1 Palm Cluster -7 New Trees 3' Ht. Hedge 6' Ht. Exist. Fence
Required Trees 28,283 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	12 Trees	Greater than 12 Trees
Required Landscape Area (22 Parking Spaces)	20 SF for each Parking Space	440 SF	Greater than 440 SF
North 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.	40 LF (100%) 1 Tree 5' Width
East Building Foundation Plantings (110 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	28 LF (25%) 1 Tree/Palm C. 5' Width Min.	90 LF (82%) 1 Palm Cluster 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	11% Palms
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	61% Native Species
VUA/Parking Lot Trees	75% must be Shade Trees	75%	FPL Guidelines Do not Allow



PLANT SCHEDULE

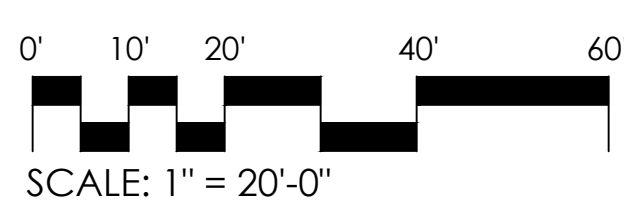
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE
	BS	5	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch	2.5" Cal.	12'	6'	5' Min.	Low
	CD	3	Coccoloba diversifolia / Pigeon Plum Single Straight Trunk, No Low Crotch	2.5" Cal.	12'	6'	5' Min.	Low
	CS	22	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2" Cal. Min.	12'	5'	5' Min.	Low
	LI	3	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle Single Straight Trunk, Min 5' CT	2" Cal. Min.	12'	6'	5' Min.	Low
	PE	3	Ptychosperma elegans / Alexander Palm Single Trunk, No Scarred Trunks, Matched	N/A	16' O.A.	6'	12' C.T.	Medium
	ST	6	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site	EX.	EX.	EX.	EX.	Low
	SP	4	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Low
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	CHA	11	Chamaedorea cataractarum / Cascade Palm Full	36"	36"	36" O.C.	Low	Non-Native
	CHR	49	Chrysobalanus icaco / Red Tip Cocoplum Full To Base	36"	30"	30" O.C.	Low	Native
	CL3	80	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	30"	36" O.C.	Low	Native
	CON	86	Conocarpus erectus / Green Buttonwood Full to Base	36"	30"	36" O.C.	Low	Native
	CRI	5	Crinum augustum / Green Crinum Lily Full, Matched	36"	36"	36" O.C.	Low	Non-Native
	HAM	61	Hamelia patens 'Compacts' / Dwarf Firebush Full to Base	24"	18"	24" O.C.	Low	Native
	POD	22	Podocarpus macrophyllus maki / Maki Podocarpus Full	36"	30"	24" O.C.	Low	Non-Native
	SCH	5	Schefflera arboricola / Green Schefflera Full, Green Color, no variegation	24"	18"	24" O.C.	Medium	Non-Native
	TRI	78	Tripsacum floridanum / Dwarf Fakahatchee Grass Full	30"	24"	30" O.C.	Low	Native
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	CAR	30	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Full	14"	14"	18" O.C.	Medium	Non-Native
	MUH	29	Muhlenbergia capillaris / Pink Muhly Full	18"	18"	30" O.C.	Low	Native
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
	EVO	90	Evolvulus glomeratus / Blue Daze Full	10"	10"	12" O.C.	Medium	Non-Native
	FIC	56	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native
	LIR	48	Liriope muscari 'Aztec Grass' / 'Aztec Grass' Liriope Full	10"	10"	12" O.C.	Low	Non-Native
	SOD A	6,232 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger 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 graded 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 PBCE without prior PBCEWUD 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.
- All equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One tree must be planted in each island.

EXISTING TREE KEY



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

2833 S Congress
Avenue

Village of Palm Springs, Florida

Date: 03/10/23
Scale: As Noted
Design By: SMT
Drawn By: SMT
Checked By: JES
File No: 929.05
Job No: 22-53

REVISIONS / SUBMISSIONS

06/16/23: Resubmittal

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

PART 1 GENERAL

1.01 WORK INCLUDED

- A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
- B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
- C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
- C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
- E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
- F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
- G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
- H. The Owner or his representative, or Landscape Architect reserves the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
- I. Source Quality Control:
- Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 - Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
 - Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
 - Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
- A. Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
- I. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
- B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed variety and analysis statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed mixture.
- C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- B. Sod: Time delivery so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rootlets.
- C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind the trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
- D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 4 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.
- B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
- C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
- D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work as required to provide maintenance from work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
- E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
- B. Warranty trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
- C. Warranty shrubs for 1 full year after date of substantial completion.
- D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
- E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
- F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
1. Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral pH range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	5 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

- A. If necessary to bring soil into above specified limits:
- B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
- D. Humus Soil Conditioner: Consisting of yard trimmings and bio-blends composed of peat moss and humus.
- E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
- For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
 - For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

2.03 PLANT MATERIAL

- A. Plant list/schedule is part of this specification section.
- B. Quality: All plants shall comply with Grades and Standards for Nursery Plants, latest edition, prepared by the Florida Department of Agriculture and Consumer Services.
- C. Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
- D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.

- E. Coniferous and Broad-leaved Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height, spread, and caliper. Provide size specified quality evergreens with well-incised form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
- F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
- G. Root suckers on live Oaks are not acceptable.
- H. No double or multi-trunk trees unless otherwise specified.
- I. Caliper: Trunk caliper (bunk diameter) is measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Since hunks are seldom round, the average of the largest diameter and that perpendicular to it, is referred to as caliper.

2.04 GRASS MATERIALS

- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed as specified. Attach a schedule of seed analysis.
- B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
- C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
- B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undermulched mulch which can be readily cut into the soil shall be used.
- C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
- D. Stakes and Guy's: When required provide stakes and deadwood of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree hunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

- A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow planting of plant within a few days.
- D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- Mix line with dry soil prior to mixing of fertilizer.
 - Prevent time from contacting roots of acid-loving plants.
- E. Remove all shellrock encountered and backfilling with clean sand or sand/silt mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

- A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedograss, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
- B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
- C. Pre-tilt to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 6" depth. In the process of filling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive soil fill in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- D. All planters shall be excavated to a minimum depth to reach native soil 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.
- E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
- F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walkways, structures, etc. Overlapping areas shall be considered to be one planting area for the purpose of determining the amount of conditioner to be applied. Areas to be conditioned shall extend to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the drip line of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
- G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers, remove high areas and fill in depressions; fill soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
- Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
- B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
- C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
- D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
- E. Allow for sod thickness in areas to be sodded.
- F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which will be planted immediately after grading.
- G. Moisture prepared lawn areas before planting. Fertilize if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
- For balled and burlapped (B&B) trees and shrubs, make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate into before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
- B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished grade. Remove burlap from sides and balls; retain on bottom. Remove any debris from pit. Place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- C. Balled and burlapped trees with natural burlap, pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetiplastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
- D. Trees in baskets: Remove wire baskets to a depth of 16" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
- E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
- F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- G. Top-most root shall be visible within the top 2" of the root ball.
- H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3" wide offset to allow for mowers to maneuver.
- I. Face of trees and palms to be located a minimum of 2'-0" of all sidewalk/sidewalk paths or other paved surfaces, unless otherwise noted on plans.
- J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- K. Dish top of backfill to allow for mulching.
- L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
- M. Guy and stake trees immediately after planting, as indicated.
- N. The landscape contractor shall install plant materials using the best horticultural practices:
- Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
 - Do not install plant materials in winds in excess of 30 miles per hour.
 - Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
 - Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
 - The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
 - The "choke" strapping method for lifting trees is prohibited.
 - Do not drop plant material.
 - Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
 - Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
 - Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 16".
 - Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after setting. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
 - Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
 - Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
 - Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
 - Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

- A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by bariacades. Bariacades are to be installed prior to any construction or earthwork takes place on the site. Bariacades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
- B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
- C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

- A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
- B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
- C. Palms of other species shall have their fronds left together to prevent leaf damage and facilitate handling.
- D. Planting hole for transplanted material should measure two times the diameter of the root ball.
- E. Trees shall be planted at the same depth as it was in the field.
- F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
- G. All relocated trees shall be staked accordingly.
- H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scared, trayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
- B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

- A. Lay sod within 24 hours from time of shipping.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
- C. There shall be no gaps greater than 1/4" between pieces of sod.
- D. Water sod thoroughly with 1" spray immediately after planting. Newly soddied areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
- E. No muck-grown sod shall be utilized in detention areas.
- F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

- A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
- B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
- C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
- D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
- Soddied lawns, not less than 30 days after substantial completion.
 - Seeded lawns, not less than 60 days after substantial completion.
- F. Maintain lawns by watering frequently, weeding, mowing, liming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- G. Landscape Contractor is responsible for watering all sod and plant materials from date of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
- H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
- B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
- C. Soddied lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until it is acceptable by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

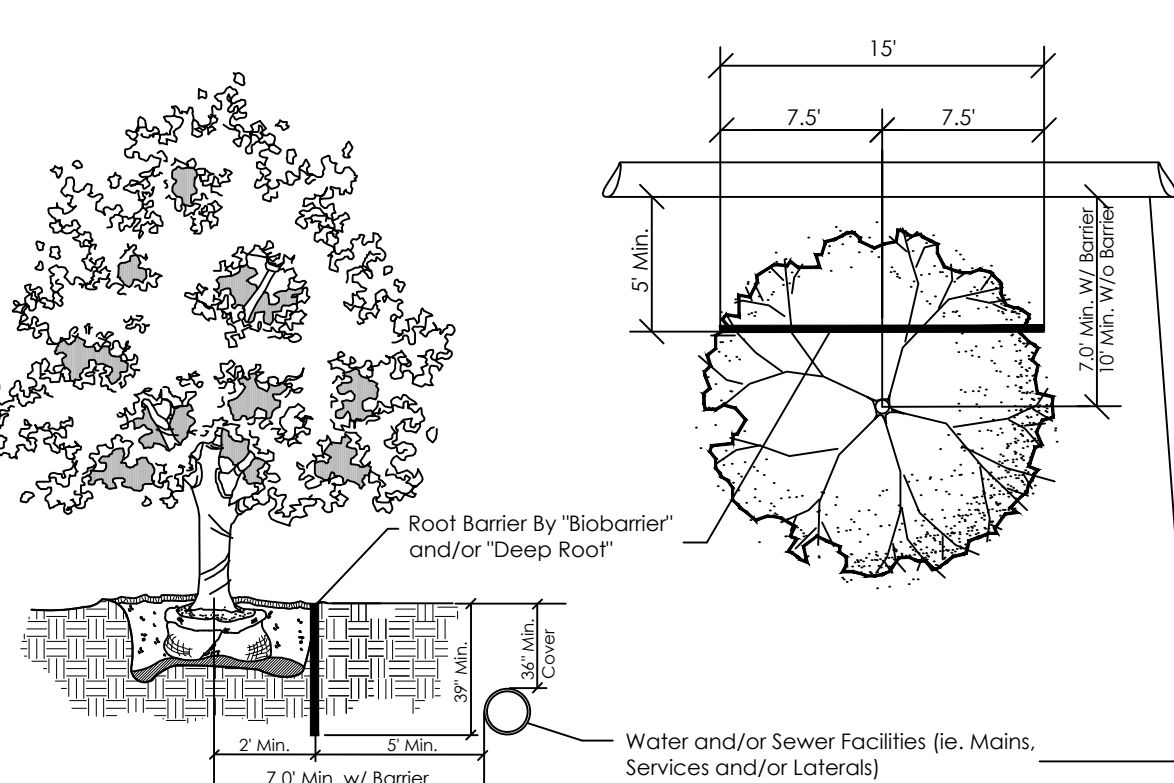
3.14 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
- B. Bubbliers shall be provided on all trees.
- C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
- D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
- E. Provide an as built drawing of the irrigation system to the Landscape Architect.
- F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

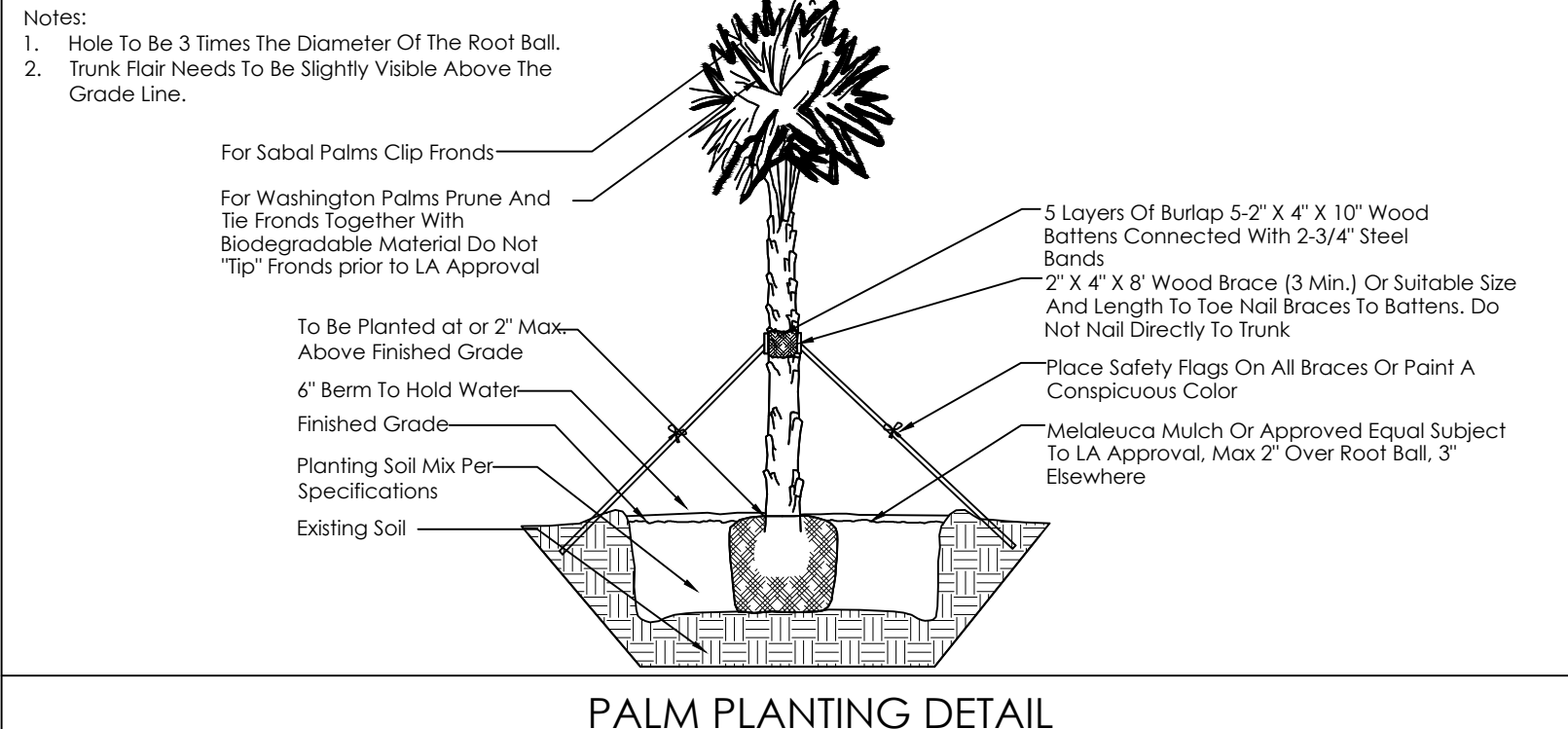
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, 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.

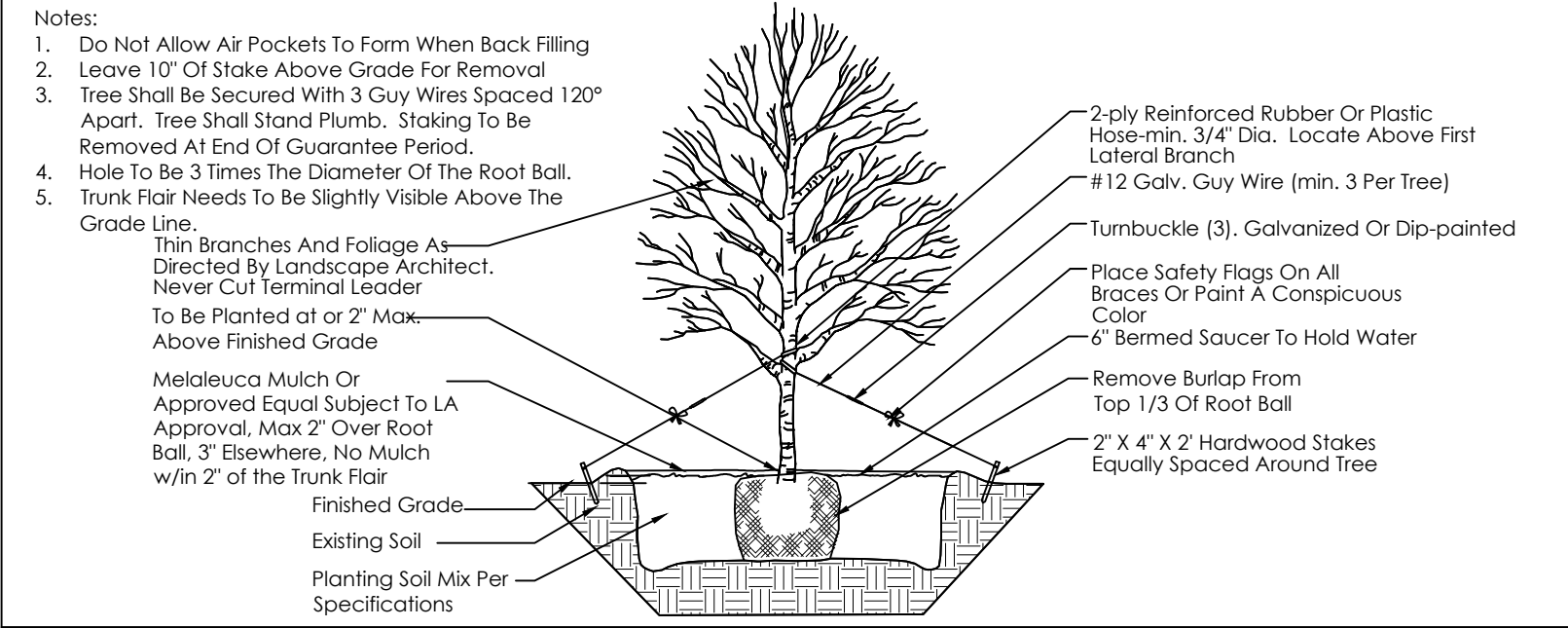


ROOT BARRIER DETAIL

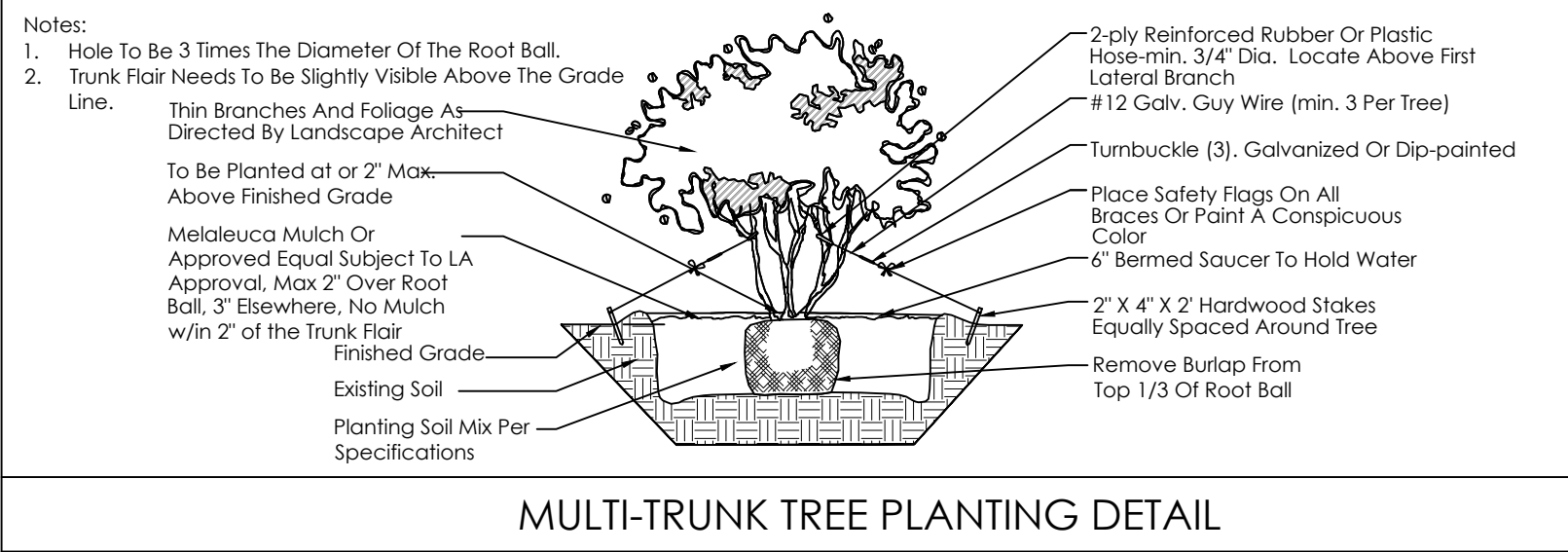
PLANTING DETAILS



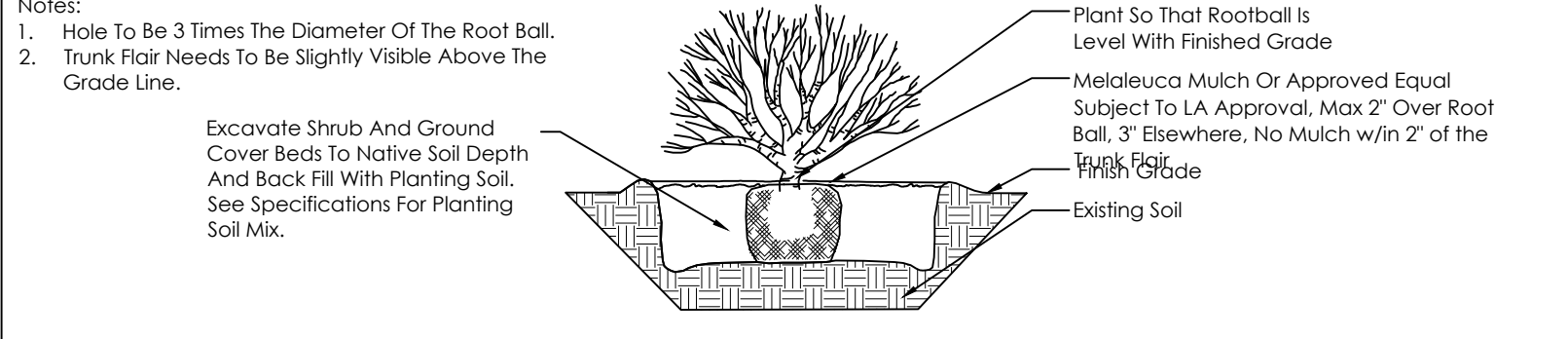
PALM PLANTING DETAIL



LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

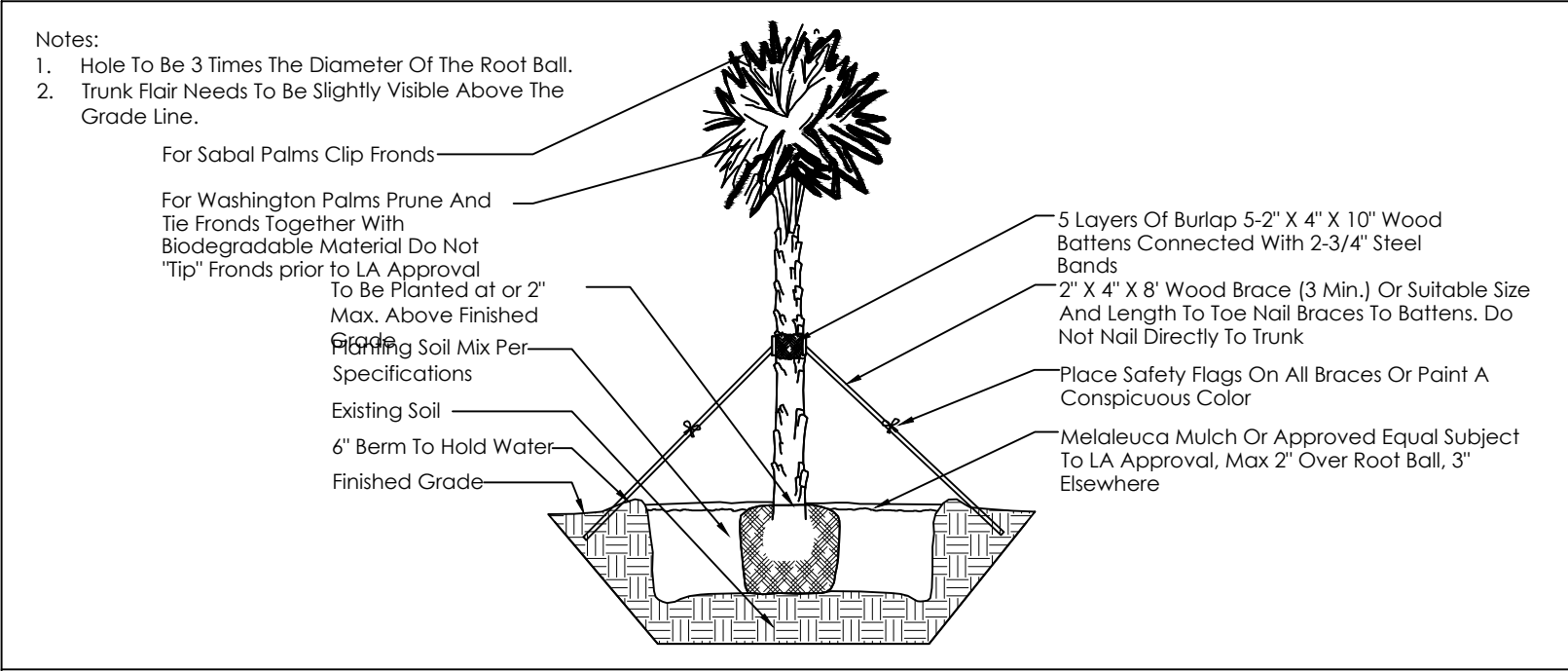


MULTI-TRUNK TREE PLANTING DETAIL

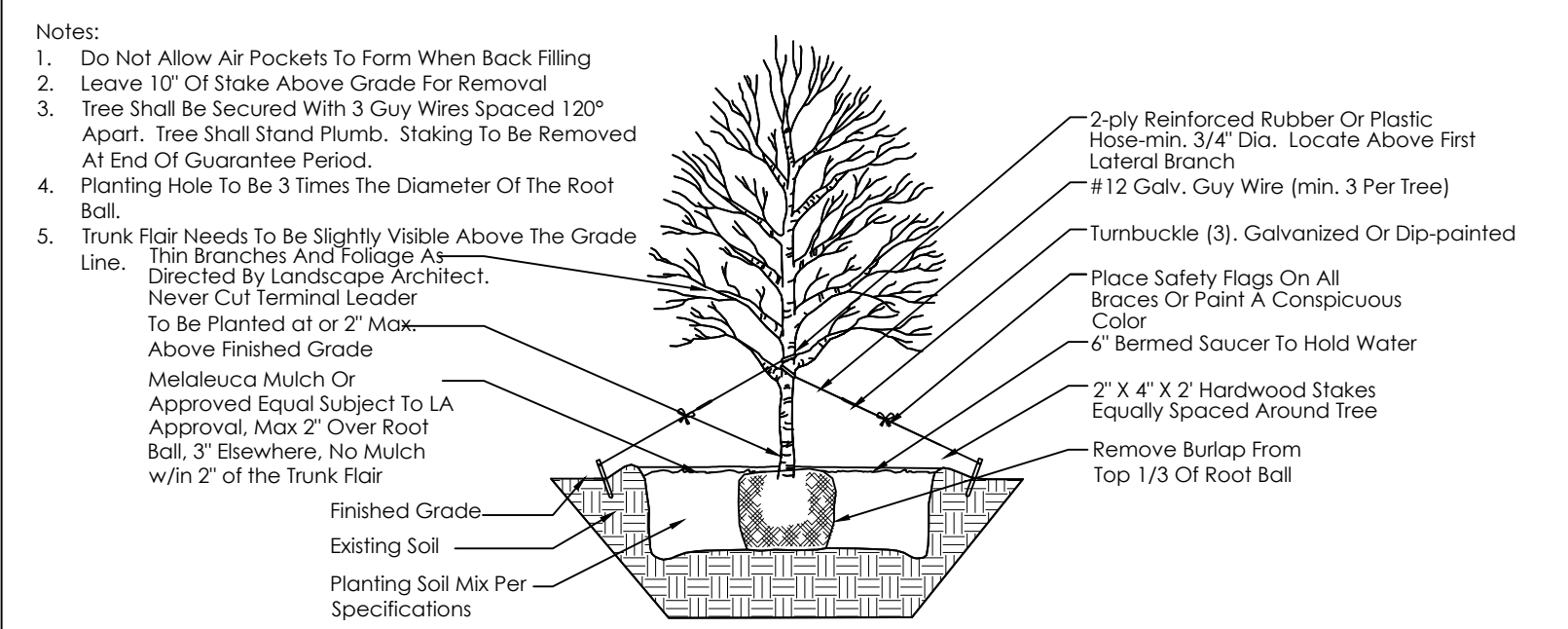


SHRUB AND GROUND COVER PLANTING DETAIL

Transplant Details



PALM PLANTING DETAIL



TREE PLANTING DETAIL

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

2833 S Congress Avenue
Village of Palm Springs, Florida

Date:	03/10/23
Scale:	NTS
Design By:	SMT
Drawn By:	SMT
Checked By:	JES
File No.	929.05
Job No.	22-53

REVISIONS / SUBMISSIONS

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLC P)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Direct Pole 3" Arm Single, D180 (DPS3) ②	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP)
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)	Direct Pole 7" Arm D180, D90, T90, T120, Quad (DPS7) ②	White Textured (WHT)	Nema 7-Pin Receptacle (PET) Photocell + Receptacle (PCR)
	Type 4 (T4)	48 (48L)	700 (7)	3000K, 80 CRI (30K8) ①		Knuckle Mount (KM)	Smooth White Gloss (SWT)	Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-20) ④ 9'-20" Heights (FSP-40) ④ 21'-40" Heights
	Type 5 (T5)	64 (64L)	1050 (1)	3500K, 80 CRI (35K8)		Wall Mount (WM)	Silver (SVR)	Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB)
	Nema 2 24" Narrow Beam (N2)			4000K, 70 CRI (40K7)		Trunnion Mount (TM) ③	Black Textured (BLK)	Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5)
	Nema 3 30" Narrow Beam (N3)			4000K, 80 CRI (40K8) ①		Tennis Arm (TA)	Smooth Black Gloss (SBK)	Rotated Optic Left (ROL) Rotated Optic Right (ROR)
				5000K, 70 CRI (50K7)		Mast Arm (MA)	Graphite Textured (GPH)	Automotive House Side Shield (AHS)
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)	House Side Shield (HSS) ⑤
							Custom (CS)	

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Standard finish is stainless steel. Can be painted to match fixture
- ④ Universal Voltage 120-277
- ⑤ HSS not applicable with Nema 2 and Nema 3 Optics

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

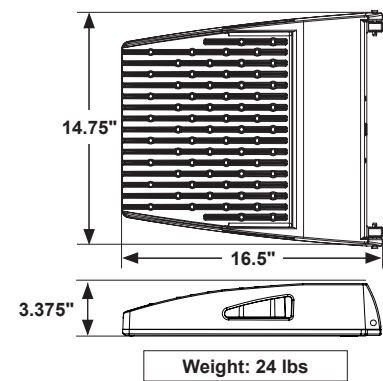
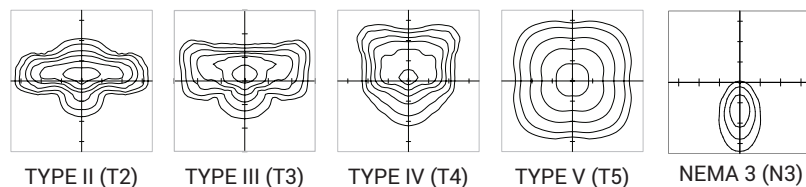
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

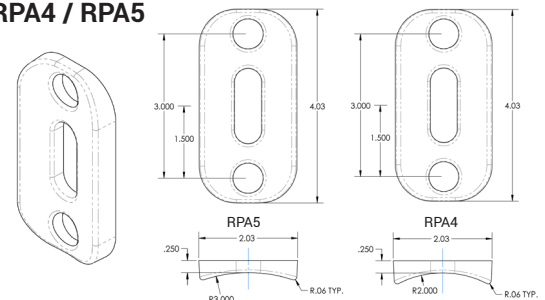
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

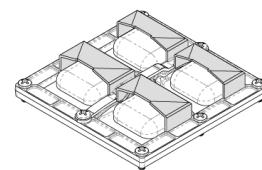
- IES Types



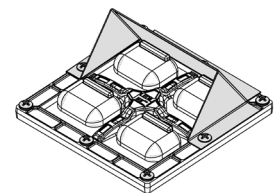
RPA4 / RPA5



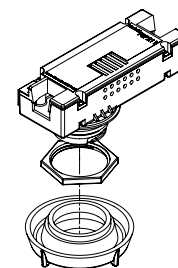
HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

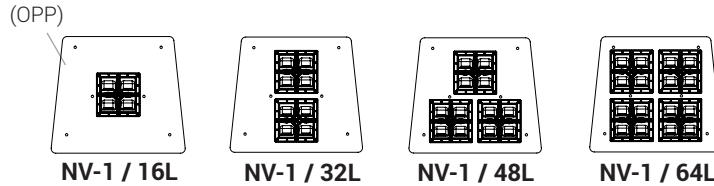
*DLC S= Standard  P= Premium 

BUG RATINGS

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP3	0.46		0.92			
NV-1-DP7		1.14	1.05	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

Lumen Maintenance Data							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

DPX ARM LENGTH

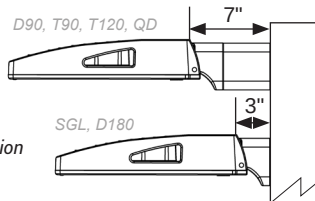
DPX ARM LENGTH	SGL	D90	D180	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"	7"

MOUNTING OPTIONS

DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7".

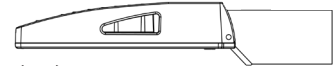
**Arm lengths may vary depending on configuration*



TENNIS ARM (TA)

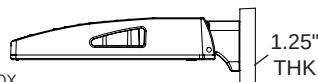
Steel fitter slips over 3.5" x 1.5" rectangular arm.

**See Tennis Arm Spec Sheet for details*



WALL MOUNT (WM)

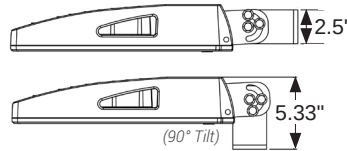
Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.

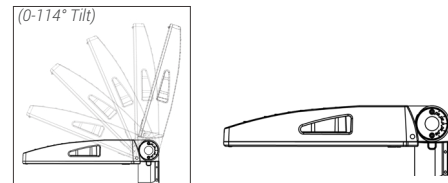
**Unpainted stainless steel is standard*



KNUCKLE MOUNT (KM)

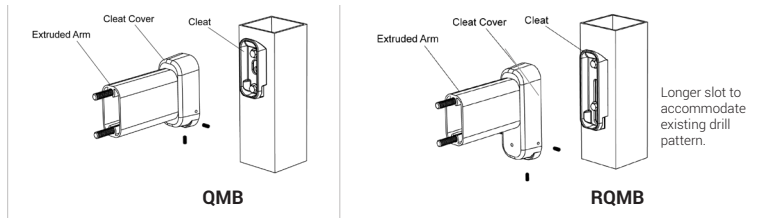
Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Up-tilt of 90 degrees
- Adjustable in 6 degree increments
- 1.5G Vibration Rated per ANSI C136.31-2010



OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty



LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant



LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-211 with Motion Sensor (FSP-8) ④
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VP16)	*8' Heights and below (FSP-20) ④
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30K8) ①			Smooth White Gloss (SWT)	Housing Extension (HE) ②	*9'-20' Heights (FSP-20) ④
			1000 (1A) ⑤	3500K, 80 CRI (35K8)			Silver (SVR)	Surge Protector (20KA)	Nema 7-Pin Receptacle (PET) ③
			1050 (1) ⑥	4000K, 70 CRI (40K7)			Black Textured (BLK)		Button Photo Cell (PC) ④
				4000K, 80 CRI (40K8) ①			Smooth Black Gloss (SBK)		Emergency Battery 4w 516-564 Lumens (EM4) ④ ⑤
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)		Emergency Battery 8w 1032-1128 Lumens (EM8) ④ ⑤
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)		Emergency Battery 18w 2064-2256 Lumens (EM16) ④ ⑤
							Custom (CS)		Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP) ④ ⑤

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② To match EM Extension Box
- ③ Requires Deep Back Box
- ④ Universal Voltage 120-277
- ⑤ All Emergency Battery Options Certified CA Title 20
- ⑥ (1A) 32L only
- ⑦ (1) 16L only

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

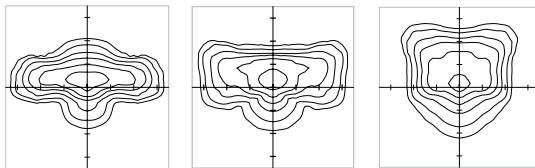
OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**— The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFeP04 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

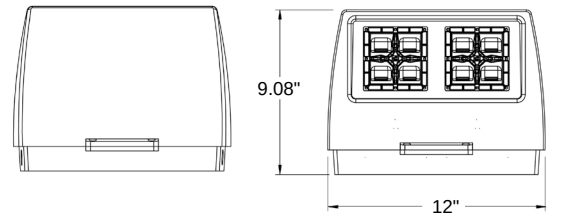
- IES Types



TYPE II (T2)

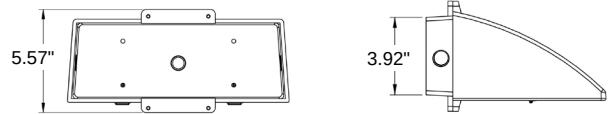
TYPE III (T3)

TYPE IV (T4)



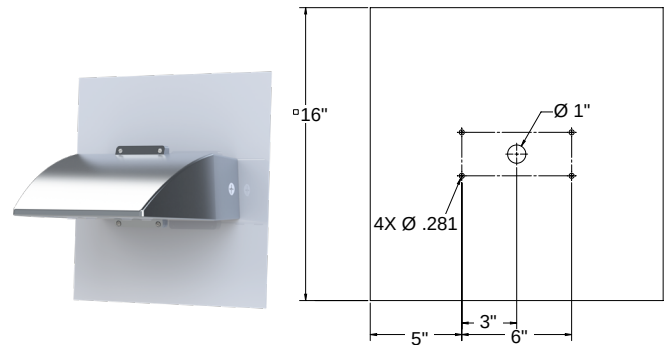
TOP VIEW

BOTTOM VIEW

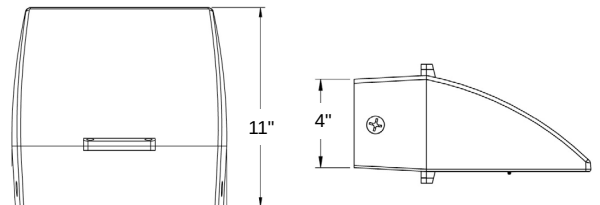


Weight: 9.1 lbs

VANITY PLATE (VP)



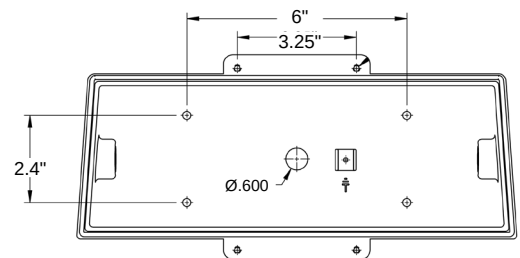
EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

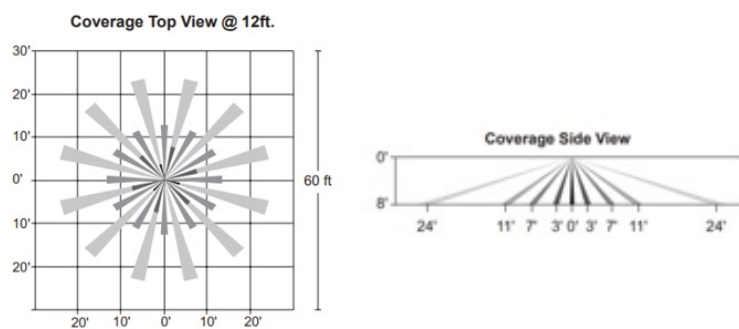
MOTION SENSOR PLACEMENT



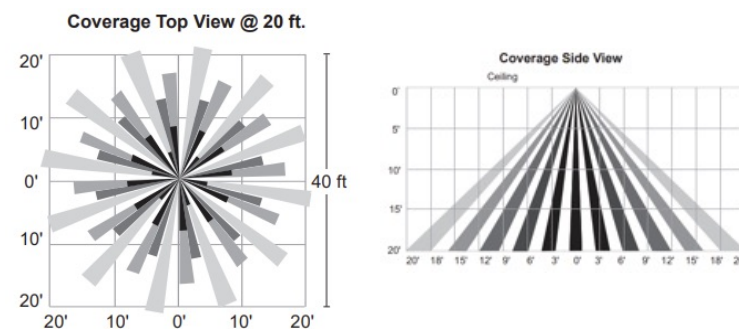
CONTROLS

- **DIMMING CONTROL (FSP)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-8 mounting heights 8 feet and below
 - FSP-20 mounting heights 9-20 feet
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21

**Projected extrapolations per IESNA TM-21



701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nlsighting.com

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty



LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant



LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-211 with Motion Sensor (FSP-8) ④
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VP16)	*8' Heights and below (FSP-20) ④
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30K8) ①			Smooth White Gloss (SWT)	Housing Extension (HE) ②	*9'-20' Heights (FSP-20) ④
			1000 (1A) ⑤	3500K, 80 CRI (35K8)			Silver (SVR)	Surge Protector (20KA)	Nema 7-Pin Receptacle (PET) ③
			1050 (1) ⑥	4000K, 70 CRI (40K7)			Black Textured (BLK)		Button Photo Cell (PC) ④
				4000K, 80 CRI (40K8) ①			Smooth Black Gloss (SBK)		Emergency Battery 4w 516-564 Lumens (EM4) ④ ⑤
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)		Emergency Battery 8w 1032-1128 Lumens (EM8) ④ ⑤
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)		Emergency Battery 18w 2064-2256 Lumens (EM16) ④ ⑤
							Custom (CS)		Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP) ④ ⑤

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② To match EM Extension Box
- ③ Requires Deep Back Box
- ④ Universal Voltage 120-277
- ⑤ All Emergency Battery Options Certified CA Title 20
- ⑥ (1A) 32L only
- ⑦ (1) 16L only

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

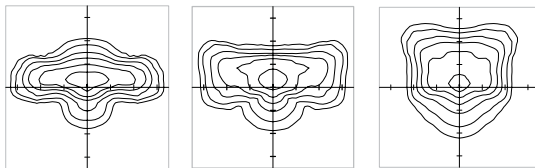
OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**— The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFeP04 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

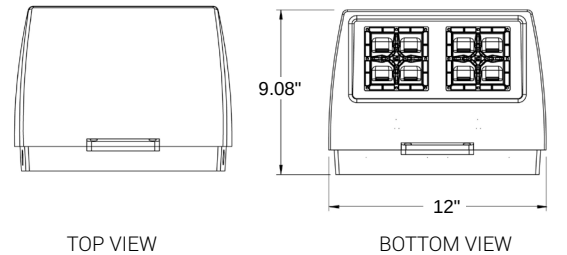
- IES Types



TYPE II (T2)

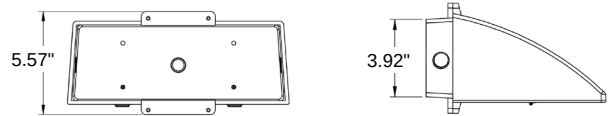
TYPE III (T3)

TYPE IV (T4)



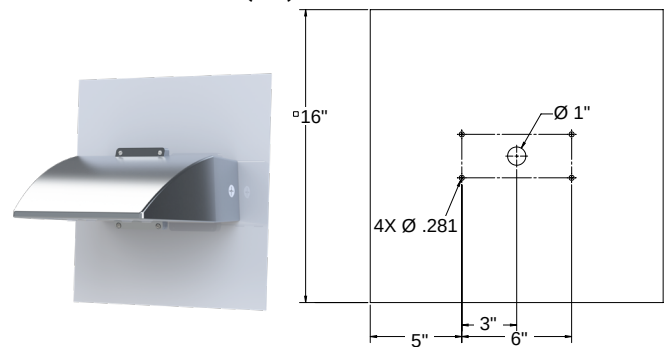
TOP VIEW

BOTTOM VIEW

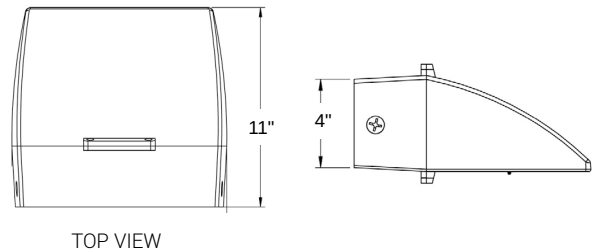


Weight: 9.1 lbs

VANITY PLATE (VP)



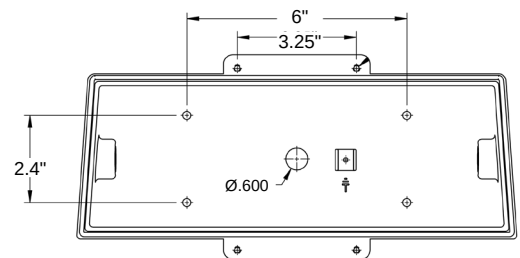
EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

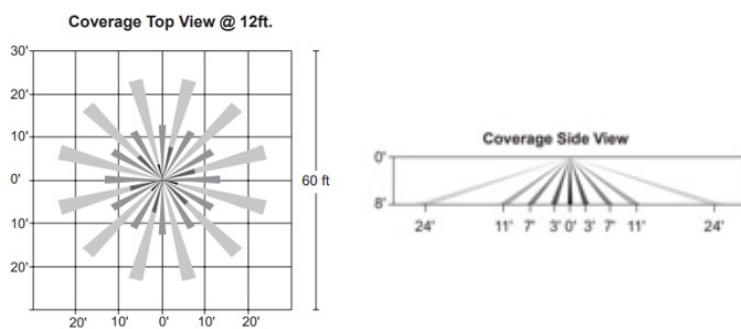
MOTION SENSOR PLACEMENT



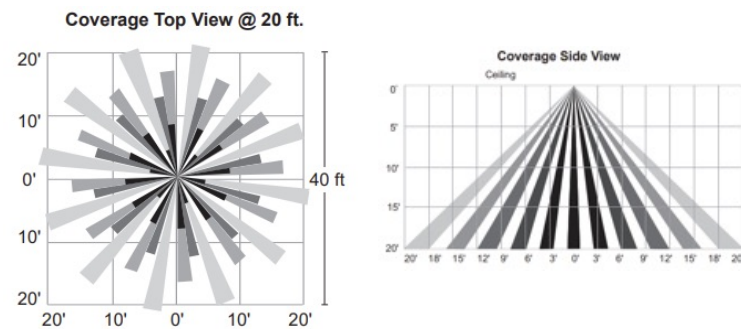
CONTROLS

- **DIMMING CONTROL (FSP)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-8 mounting heights 8 feet and below
 - FSP-20 mounting heights 9-20 feet
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

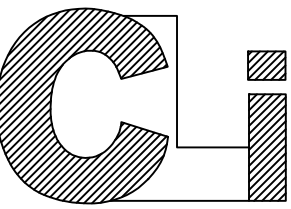
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			



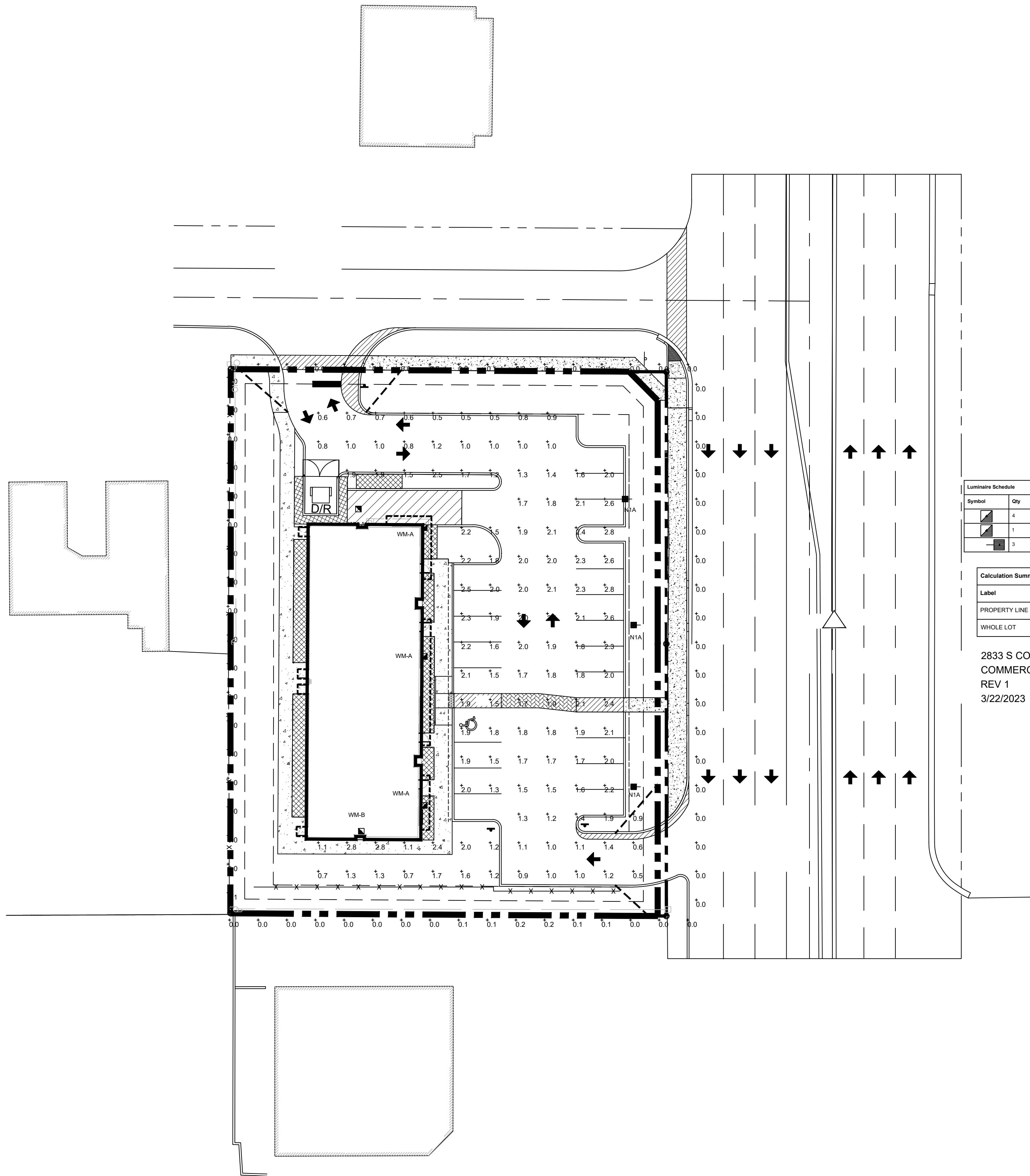
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nlsighting.com



Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
1.	SUBMITTAL	11.09.2022
2.	REVISION	03.22.2023



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
WM-A	4	WM-A	SINGLE	0.90	NV-W-TA-16L-7-40K-WM @ 14'	37
WM-B	1	WM-B	SINGLE	0.90	NV-W-TB-16L-35-40K-WM @ 14'	19
N/A	3	N/A	SINGLE	0.90	NV-S-TA-32L-7-40K-HSS-SINGLE @ 27'	71

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE SPILL	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
WHOLE LOT	Illuminance	Fc	1.63	2.8	0.5	3.26	5.60

2833 S CONGRESS
COMMERCIAL LIGHTING
REV 1
3/22/2023

2833 CONGRESS AVENUE

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS.
ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT
TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

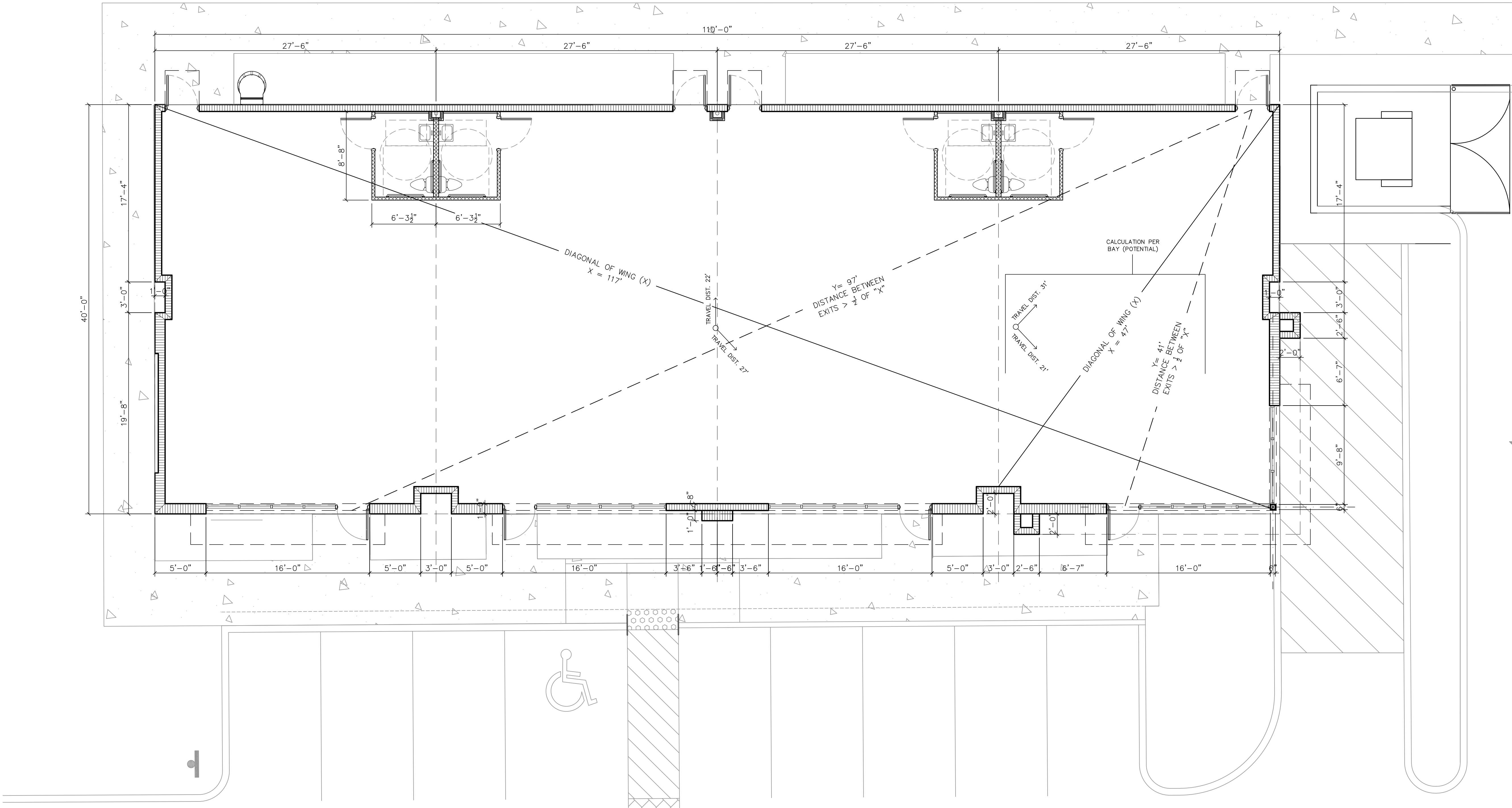
Title

LIGHTING AND
PHOTOMETRIC
PLAN

Scale: 1/2"=1'-0" Date: 03.22.2023
Drawn By: FG Checked By: I.D.
Job No.

Sheet No.

LDE-1



PROJECT INFORMATION

PROJECT LOCATION
2833 SOUTH CONGRESS AVE
PALM SPRINGS, FL 33461
SCOPE OF WORK
- CONSTRUCTION OF NEW SHOPPING CENTER
BUILDING AREA
PROPOSED BUILDING SQUARE FOOTAGE-
±4,382 (1 STORY)

CODE INFORMATION

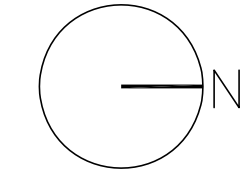
APPLICABLE CODES AND REGULATIONS
1. FLORIDA BUILDING CODE 2020
2. FLORIDA FIRE PREVENTION CODE 2020
3. FLORIDA ACCESSIBILITY CODE 2020
CONSTRUCTION TYPE
TYPE VB UN-SPRINKLERED (PROPOSED)
OCCUPANCY: B - BUSINESS

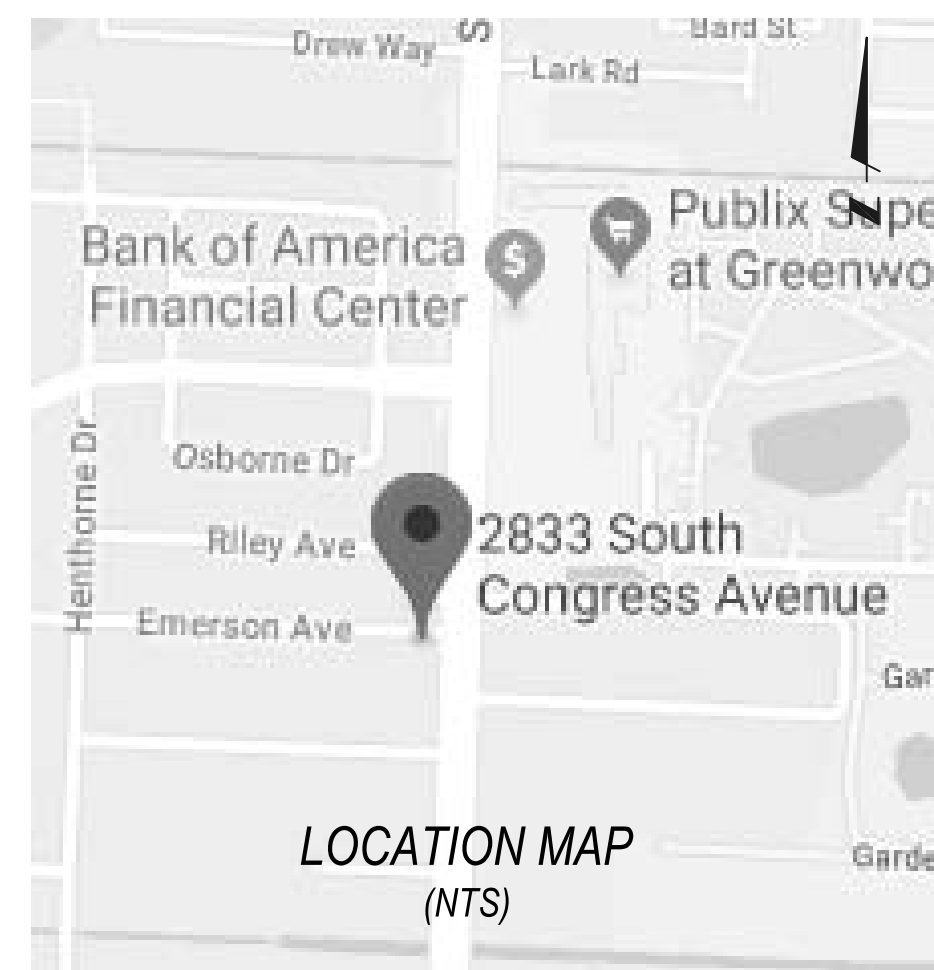
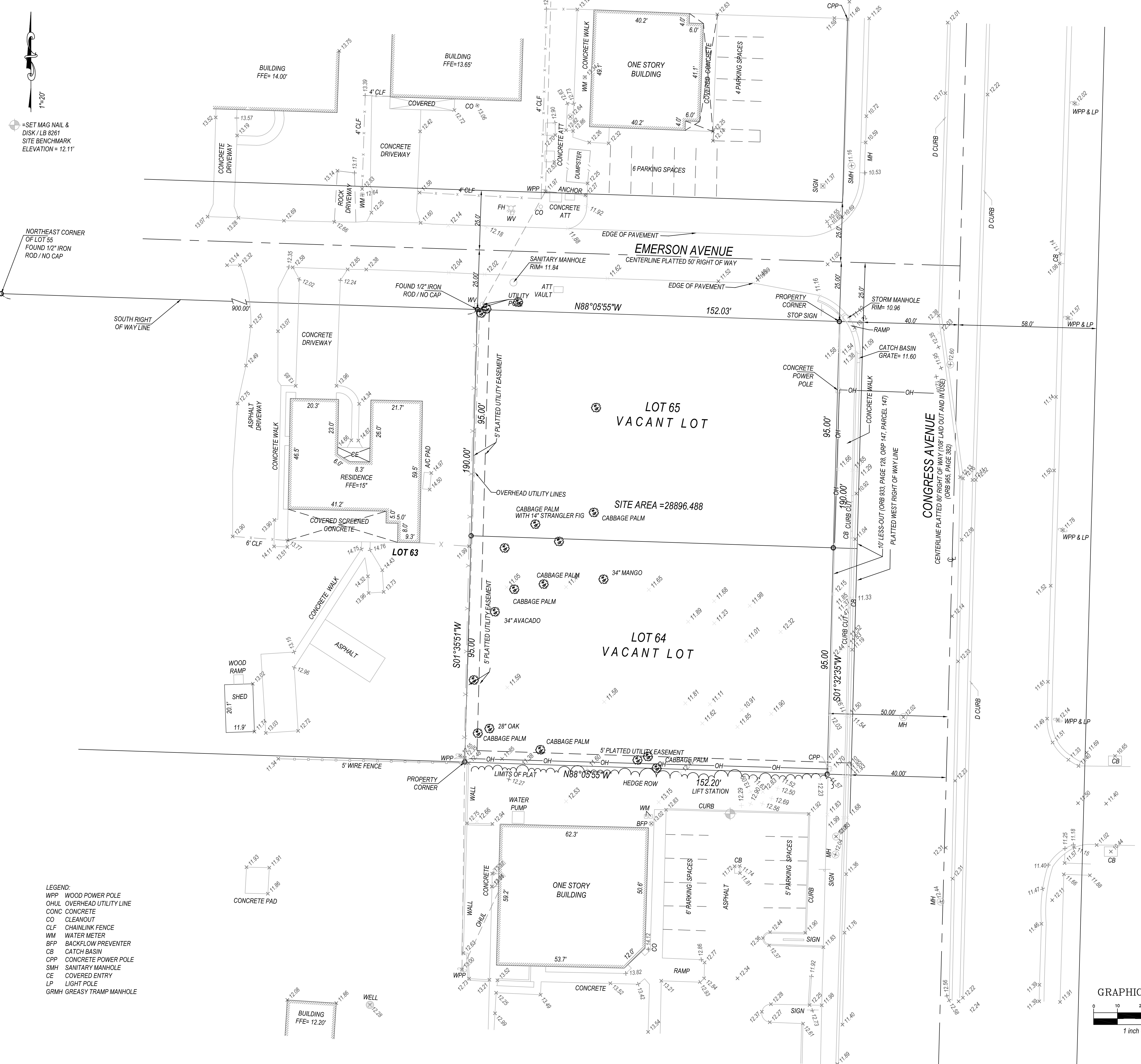
LIFE SAFETY

EXIT CONFIGURATION (FBC 1007)
SECTION 1007.1.1
TRAVEL DISTANCE TO EXIT (FBC 1017.2)
ALLOWED = 200 FT ; TBD
COMMON PATH OF TRAVEL (1006.2.1)
ALLOWED = 75 FT ; PROVIDED= TBD
MAX. DEAD END (FBC 1020.4)
ALLOWED = 20 FT ; ACTUAL = TBD

INDEX

A2.0 FLOOR PLAN AND GEN LIFE SAFETY INFORMATION.
A2.1 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS





PROPERTY ADDRESS:
2833 S CONGRESS AVENUE
PALM SPRINGS FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0589F
DATE: OCTOBER 5, 2017

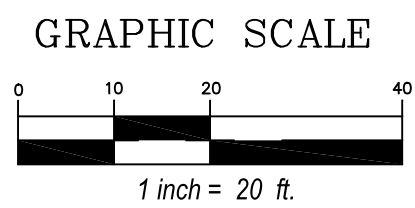
CERTIFIED TO:
1. 2791 S CONGRESS REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. FLAGLER BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
3. PERFORMANCE TITLE AND ESCROW, LLC
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOT SIXTY-FIVE(65) AND LOT SIXTY-FOUR (64), OF ADDITION NO. 1 CONGRESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY STATEWIDE LAND TITLE, INC., FILE NUMBER 22-17125, DATED AUGUST 27, 2022 AT 08:00 A.M. WAS PERFORMED BY THIS OFFICE, EXCEPTIONS ARE AS FOLLOWS:
EXCEPTION 1, PLAT BOOK 22, PAGE 38, ALL MATTERS OF PLAT ARE DEPICTED.
EXCEPTION 2, DEED BOOK 1105 PAGE 616, AFFECTS UNPLOTTABLE ITEMS LISTED UNDER "NOTE" ALSO HAVE BEEN DEPICTED, AND VERIFY THE LESSOUT OF THE EAST 10 FEET OF LOTS 64, 65.

- LEGEND:
- WPP WOOD POWER POLE
 - OHUL OVERHEAD UTILITY LINE
 - CONC CONCRETE
 - CO CLEANOUT
 - CLF CHAINLINK FENCE
 - WM WATER METER
 - BFP BACKFLOW PREVENTER
 - CB CATCH BASIN
 - CPP CONCRETE POWER POLE
 - SMH SANITARY MANHOLE
 - CE COVERED ENTRY
 - LP LIGHT POLE
 - GRMH GREASY TRAMP MANHOLE

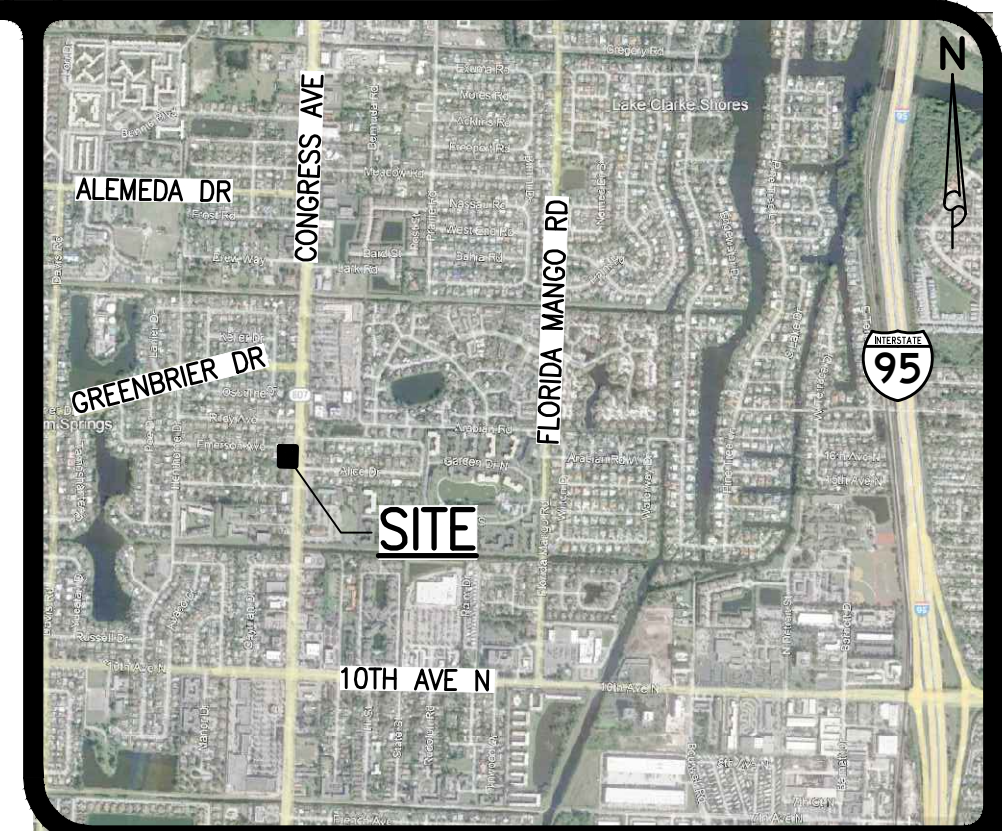
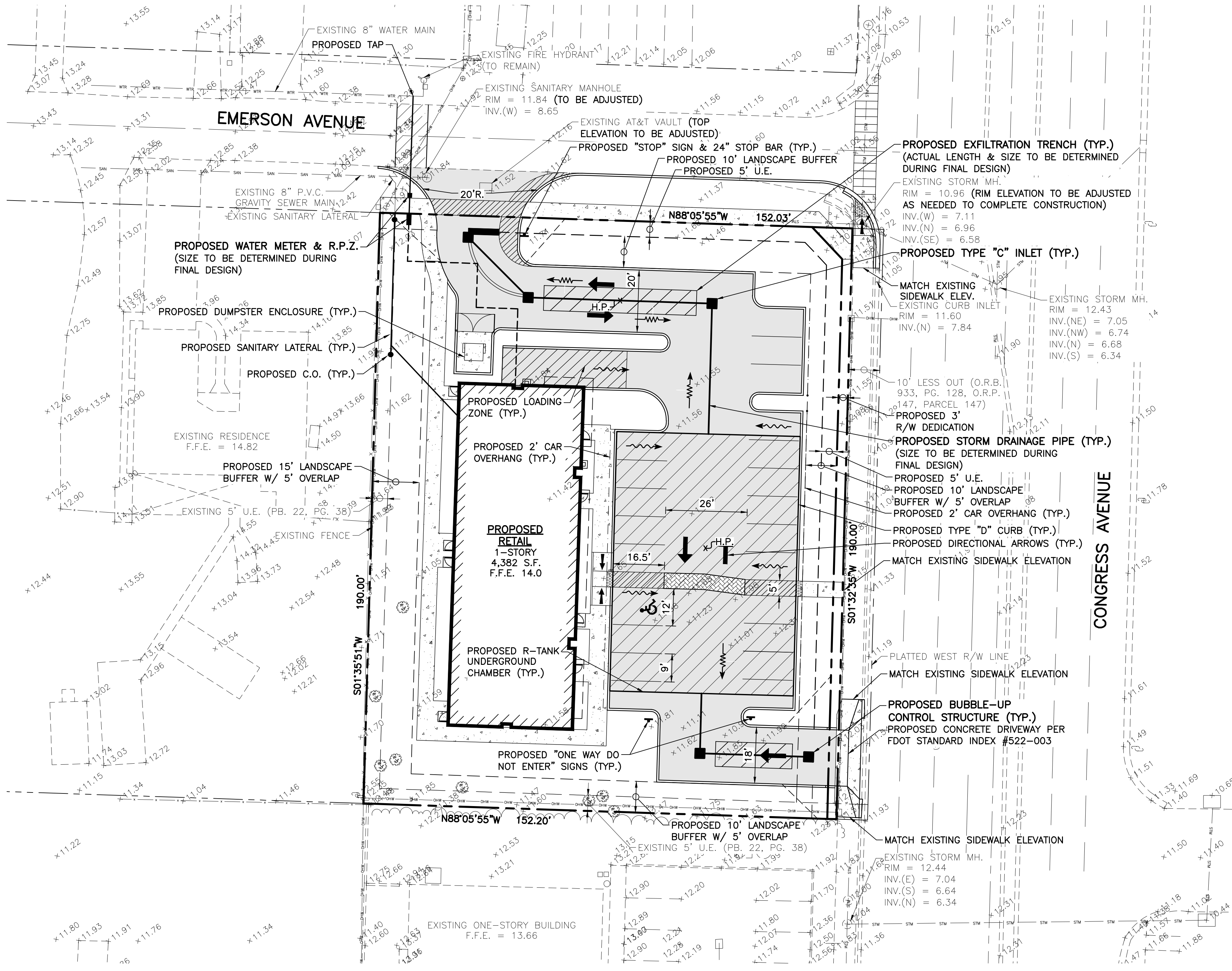


PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

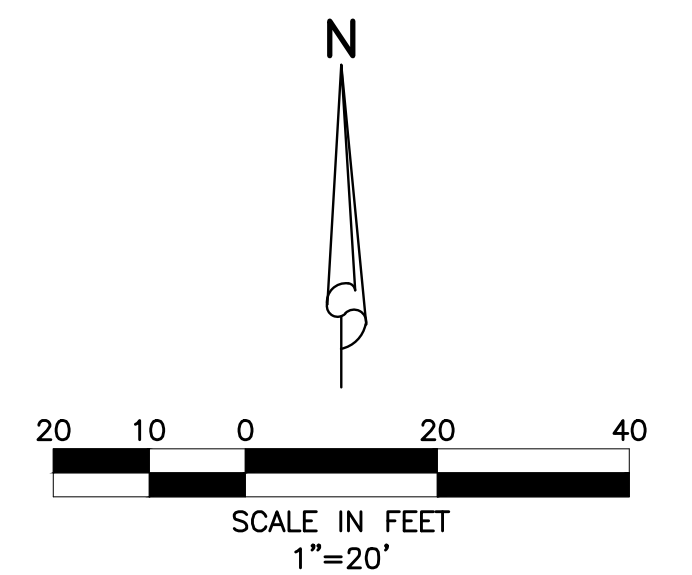


10-3-22	DATE	CD	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE
09-20-22	DATE	BB	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE
12099C 0589F	DATE	BB	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE

10-3-22	DATE	CD	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE
09-20-22	DATE	BB	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE
12099C 0589F	DATE	BB	DRAFT	JOB#	PURPOSE	FIELD	DRAFT	DATE



LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN

- NOTES:**
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF PALM SPRINGS AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
 - 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC. (561) 478-7764.

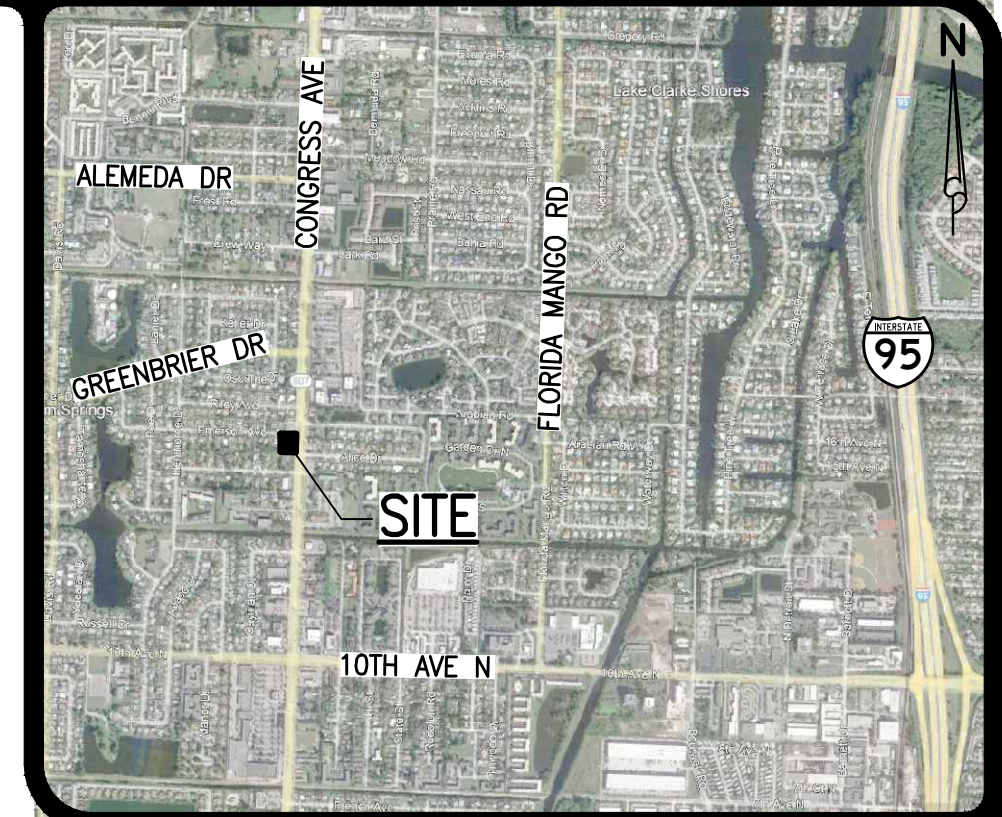
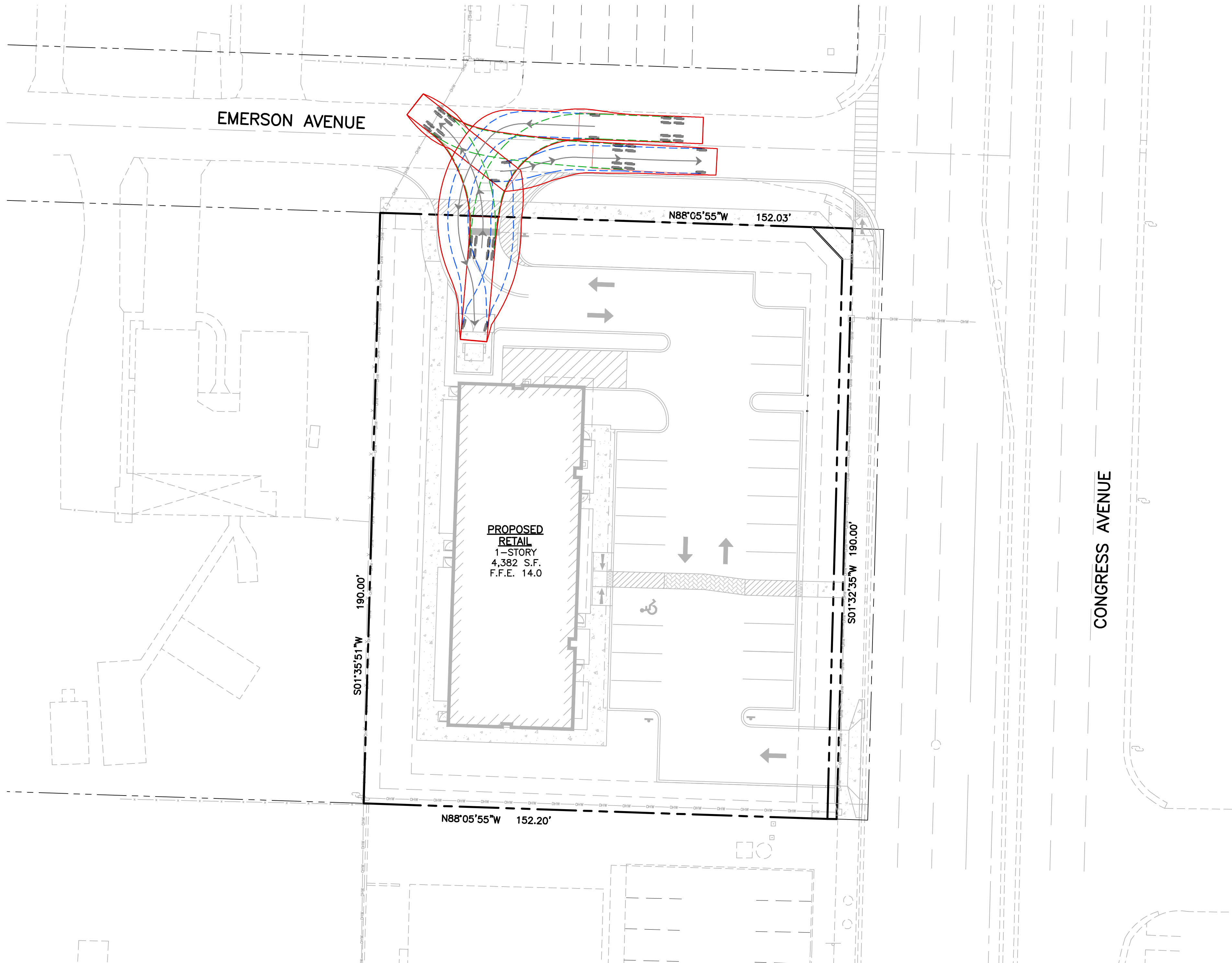
6/15/2023

1.) REVISED PER V.O.P.S. COMMENTS & NEW SITE PLAN, 06/15/23 C.O./D.B.

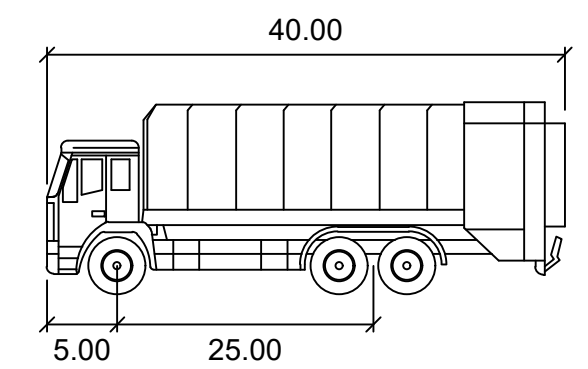
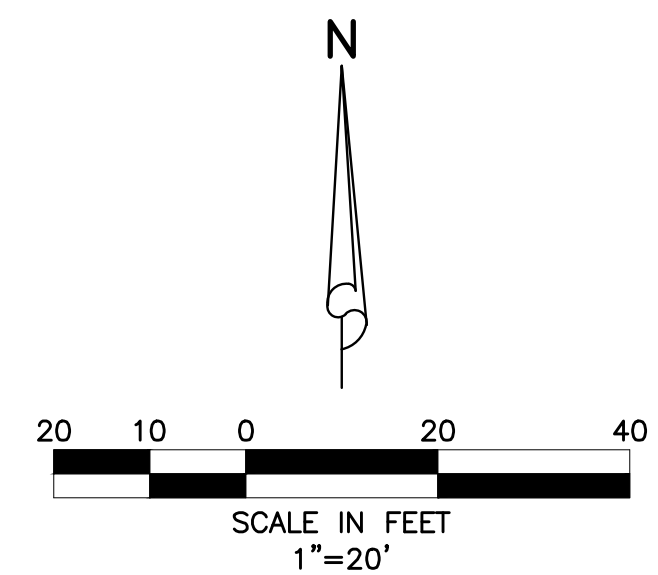


2833 SOUTH CONGRESS AVENUE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
G.B.	C.O.				23-019	23019C01	1	1



LOCATION MAP
NOT TO SCALE



Garbage Truck 40'

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

RED = VEHICLE BODY
 BLUE = FRONT TIRE PATH
 GREEN = REAR TIRE PATH

6/15/2023



2833 SOUTH CONGRESS AVENUE
 SECTION 18, TOWNSHIP 44S., RANGE 43E.
 VILLAGE OF PALM SPRINGS, FLORIDA
 GARBAGE TRUCK AUTOTURN ANALYSIS

REVISIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
23-019	23019AT01	1	1



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

October 12, 2022

Rebecca Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: 2833 S Congress Avenue
Project #: 221003
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 26, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	SWC of Emerson Avenue and Congress Avenue
PCN:	70-43-44-18-03-000-0640/-0650
Access:	One right-in/right-out access driveway connection onto Congress Avenue and one access driveway connection onto Emerson Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	General Retail = 4,416 SF
New Daily Trips:	89
New Peak Hour Trips:	4 (2/2) AM; 11 (6/5) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Congress Avenue for the proposed land use.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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



Rebecca Mulcahy, P.E.
October 12, 2022
Page 2

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

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

Sincerely,

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

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw

ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

p

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\221003 - 2833 S CONGRESS AVENUE.DOCX



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
May 26, 2023***

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 26, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Josh Nichols, LEED AP
Schmidt Nichols
1551 N Flagler Drive, Suite 102
WPB, FL 33431

Dear Josh Nichols, LEED AP:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **November 17, 2022**

Palm Beach County - Village of Palm Springs; SR 807; Sec. # 93006000; MP: 3.30; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; FDOT Ref. Project: FM 449879.1-Geysa Sosa-PEDESTRIAN SAFETY IMPROVEMENT

Request: Right-in only driveway on the west side of SR 807 adjacent to the south property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **2833 S Congress Avenue – 2833 S Congress Avenue**

Property Owner: **2791 S Congress Realty, LLC;** Parcel Size: **0.66 Acres** Development Size: **4,500 SF Retail**

REQUEST APPROVED

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 25 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 proposed driveway shall be channelized and have a maximum width of 16 feet.**
- **The loading area shall not be located in front of the proposed driveway.**

Comments:

***Letter date was revised on 05/26/2023.

- 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,

Carina Harvey
District Access Management Manager

cc: Jerry Dean

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-11-17\5. 93006000 MP 3.3 SR 807_2833 S Congress Avenue\93006 MP 3.3 SR 807_2833 S Congress Avenue_Rev.docx

www.dot.state.fl.us

MATERIALS

- 001

5/8" SMOOTH STUCCO FINISH ON CMU
- 002

DECORATIVE PANELING:
PRODEMA –PALE NATURCLAD–W
- 003

DASH LINE DENOTES SIGN AREA
- 004

DECORATIVE CORRUGATED ALUMINUM PANELING.
PAD–CLAD HIGHLINE B1
- 005

ALUMINUM STORE FRONT. CLEAR GLASS WITH LOW
"E" COATING
FRAME COLOR: SILVER/NATURAL ANODIZED
- 006

1/2" REVEAL
- 007

DECORATIVE PANELING:
PRODEMA –PALE NATURSIDIN–W (4")
- 008

PRE–ENGINEERED ALUMINUM CANOPY
- 009

CONCRETE EYEBROW W 8" STUCCO AND PAINT
- 010

CANVAS AWNING. COLOR: CHARCOAL GRAY
- 011

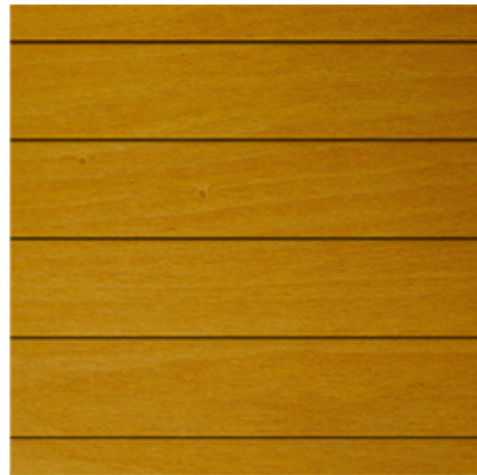
NEW 18"x6" EMERGENCY OVERFLOW SCUPPER
- 012

ROOF ACCESS LADDER
- 013

DUMPSTER ENCLOSURE
- 014

STUCCO CONTROL JOINTS
- 015

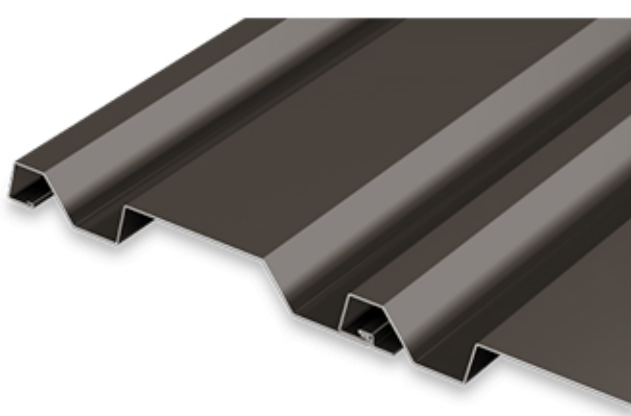
4" RECESS



PRODEMA - PALE NATURSIDIN



PRODEMA - PALE NATURCLAD



PAD -CLAD HIGHLINE B1

COLORS

- A

FIELD: BM "SUPER WHITE" FLAT FINISH
- B

FIELD: BM "KENDALL CHARCOAL"
HC-166 FLAT FINISH

ALL COLOR SELECTIONS BASED ON BENJAMIN MOORE. REFER TO COLOR ELEVATIONS. PROVIDE 3'X3' COLOR SWATCHES ON WALL FOR ARCHITECT AND OWNER REVIEW PRIOR TO FINAL PAINT

GENERAL NOTES

- ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
- REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED.
- EXCEPT FOR SPECIAL CONDITIONS THAT VARY FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIAL ATTACHMENTS, ANCHORAGE, REFERENCE STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION.
- REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
- REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.



BORRERO
ARCHITECTURE

tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2022



2 EAST ELEVATION (PROPOSED)

A3.0 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

A3.0 SCALE: 3/16" = 1'-0"

PROJECT:
SHOPPING CENTER

2833 SOUTH CONGRESS AVENUE,
Palm Springs, FL 33461

Client:
Catalyu Group
3797 S Millary Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

Scale see plans
Project No. 22026
Date 10-26-22

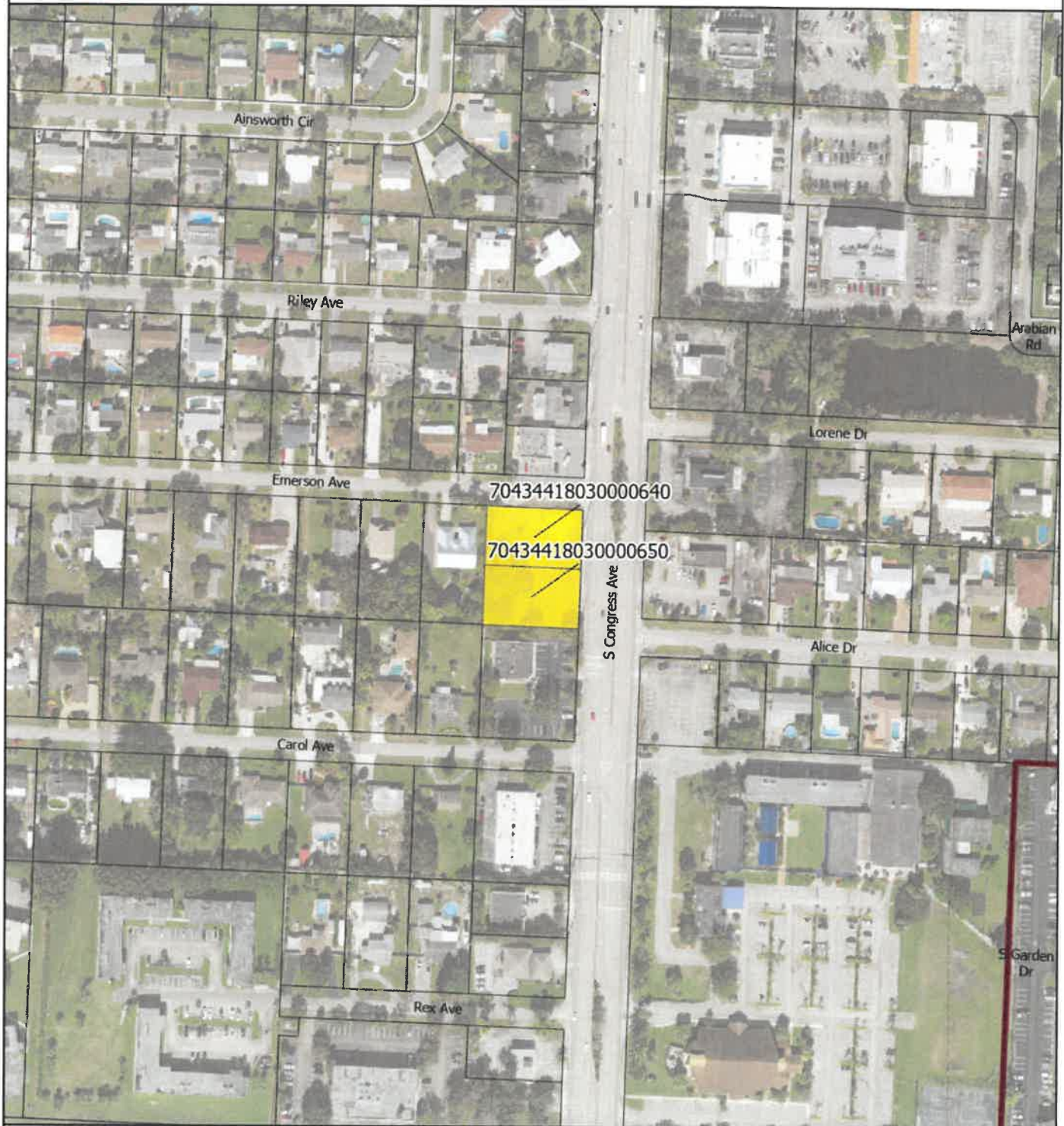
Drafted by: AB
Checked by: AB

Sheet No.
A1.0



VILLAGE OF PALM SPRINGS

Congress Plaza



Legend

- Village Boundary
- Parcels
- Proposal Parcel

Date: 6/22/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet

0 250
Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Congress Plaza



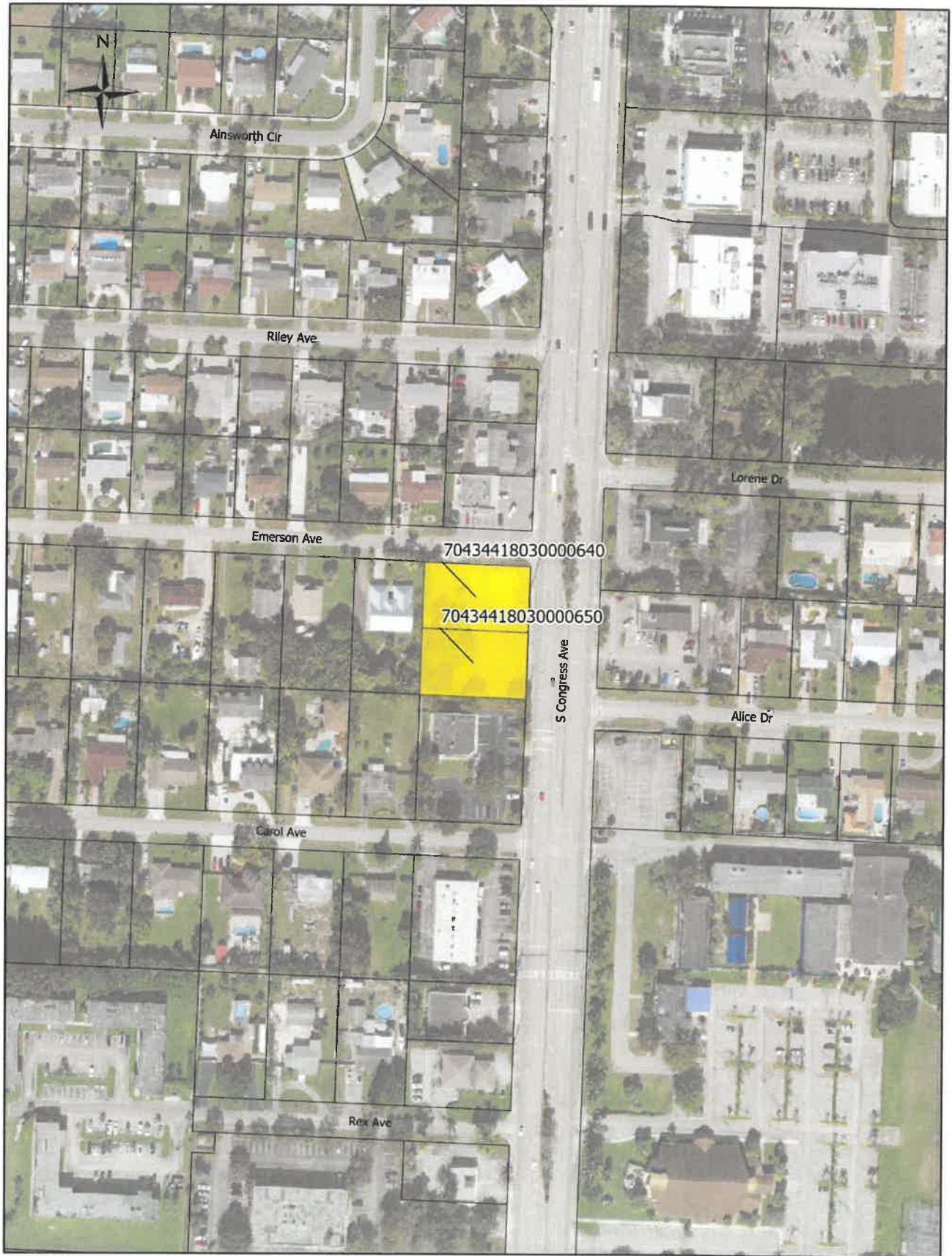
Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 6/22/2023
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: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #6: Site Development Plan (SPR23-06) with Variances (PSV2311 and PSV23-12) – Office and Retail Building – 2833 South Congress Avenue

SUMMARY: Schmidt Nicols, LEED AP, agent for Yuma Hamed, MGR, 2791 S Congress Realty, LLC (“Applicant”), is requesting a Site Development Plan approval (SPR23-06) with two variances (PSV23-11 and PSV23-12) for the construction of a new 4,382 square-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.

The proposed development plan consists of a 4,382 square feet commercial building with a buildout year of 2026. Site access to the site is proposed via an ingress-only driveway connection to Congress Avenue and full access driveway connection to Emerson Road. The property is bounded by a variety of uses between retail, restaurant, convenience stores, and professional offices along Congress Avenue. Properties to the west are generally residential.

Note: The subject property has a Future Land Use designation of Commercial, and it is zoned Commercial General (CG). The property is surrounded on two (2) sides by public rights-of-way; Emerson Road to the north and Congress Avenue to the east.

Currently, the 0.66-acre property is undeveloped. A retail/office building is permitted to use in the Commercial General (CG). The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Congress Avenue corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials, and parapet configurations. The site represents the ideal location for the development of the proposed commercial building, as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development regulations of the existing commercial uses within the surrounding area. The proposed uses provide a transition between the commercial uses along Congress Avenue and the residences along the west side, creating compatibility and cohesion with the surrounding area.

As part of the proposed Site Development Plan, the applicant is requesting two (2) variances which are subject to the Planning and Zoning Board's consideration:

1. **(PSV23-11)** - Request to allow a 10' wide landscaped buffer along the eastern boundary adjacent to South Congress Avenue (provides relief from Section 34-162(b)(5) that requires a 15' wide buffer).
2. **(PSV23-12)** - Request to allow a 27' rear setback along the western boundary adjacent to residential properties (provides relief from Section 34-826(9) that requires a 30' setback).

The Planning, Zoning & Building staff does not object to the proposed Site Development Plan, and Variances requested and recommends conditional approval to facilitate the development project for the property.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property evaluation. Additionally, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

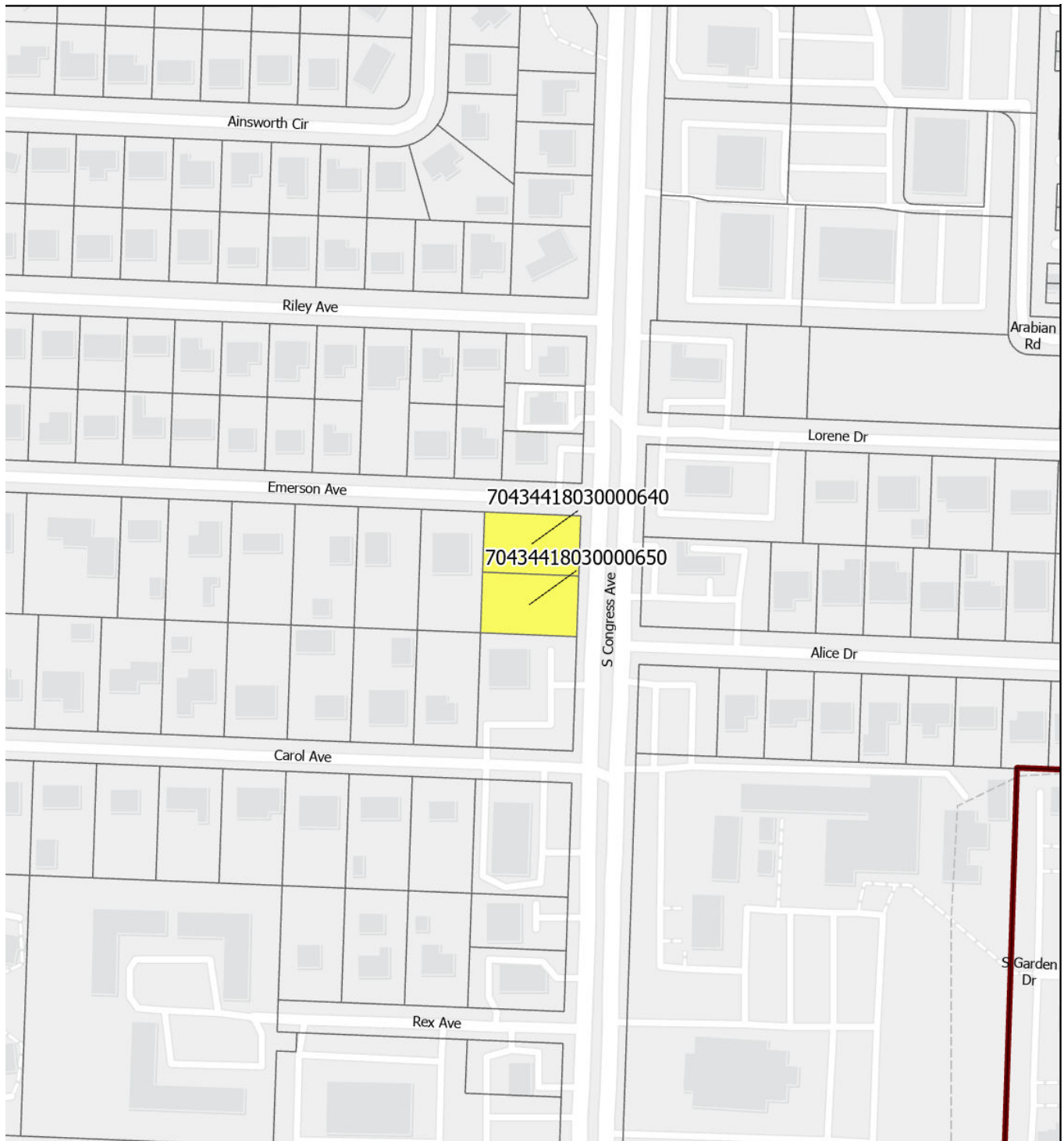
1. Exhibit A Staff Report - Congress Plaza
2. Justification Statement
3. Site Plan-Landscape Plans-Preliminary Civil Plans and Letters
4. Color Rendering
5. Aerial and Location Maps



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan with Variances – Office & Retail Building – 2833 S Congress Ave

Application Summary			
Applicant / Petitioner	Schmidt Nicols, LEED AP	Submittal Date	03/10/2023
Reference Name	2833 S Congress Ave	Case Number	SPR23-06, PSV23-11, PSV23-12
		Parcel Control No.	70-43-44-18-03-000-0640 & 70-43-44-18-03-000-0650
Location	2833 S Congress Avenue	Site Area	± 0.66 acres
P&Z Board	July 11, 2023	Village Council	August 17, 2023
Requests			
Proposed Use(s)	Site Development Plan to construct a new 4,382 square-foot commercial building for office and retail uses.		
Number of Buildings	One (1) one-story building - 4,382 sf		
Variances	PSV23-11 - A Variance relief from Section 34-162(b)(5) to allow a 10' ROW wide landscaped buffer along S Congress Ave instead of the 15' wide buffer required. PSV23-12 - A Variance relief from Section 34-826(9) to allow a 27' rear setback along the western boundary instead of the 30' minimum required adjacent to residential land.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	One space per 200 sf = 22 spaces	22 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (West)	50'	82'	Yes
Rear Yard (East)	30'	27'	*No (Variance PSV23-12 requested)
Side Yard Corner (North)	25'	54'	Yes
Side Yard (South)	15'	26'	Yes
Site Characteristics			
Existing Use	Vacant Lot	Proposed Use	Office/Retail Sales
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Retail	Commercial	Commercial General (CG)
South	Medical Office	Commercial	Commercial General (CG)
East	Auto Sales	Commercial	Commercial General (CG)
West	Residential Single-Family	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed 4,382 square feet Office/Retail use, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-32: Annexation

The property was annexed into the Village of Palm Springs on August 24, 2000 as a vacant parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use. The property has been vacant since it annexed.

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 construct a new Office/Retail building is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

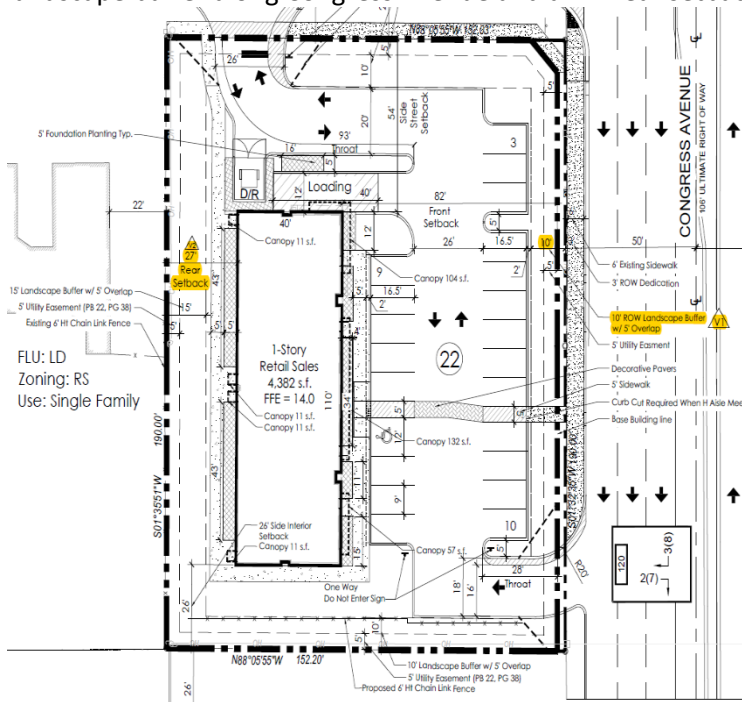
The applicant is seeking the following variances:

- **Variance 1: PSV23-11** - A Variance relief from Section 34-162(b)(5) to allow a 10' ROW wide landscaped buffer along S Congress Ave instead of the 15' wide buffer required.
- **Variance 2: PSV23-12** - A Variance relief from Section 34-826(9) to allow a 27' rear setback along the western boundary instead of the 30' minimum required adjacent to residential land use.

The applicant's full justification is hereto:

- a. That special condition 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.

Variances 1 & 2: The parcel has a unique lot configuration, and while it has frontage on Congress Avenue, the unique configuration directly impacts the lot depth of the parcel. This restricts the ability for the applicant to place the proposed building on the subject site to maximize the existing dimensional constraints of the property. The applicant is providing safe, efficient circulation and traffic flow throughout the site by providing a significant throat distance while appropriately maintaining the proposed parking/loading space on the site. The applicant is also utilizing their best efforts to setback the building 27' from the adjacent single-family residential to the west. Furthermore, the applicant is required to provide a 106' Ultimate Right-of-Way on Congress Avenue in order to be in compliance with the County's Thoroughfare Map and was limited to an ingress-only driveway connection on Congress Avenue in order to obtain FDOT's conceptual driveway approval for access onto Congress Avenue. The Applicant is requesting to reduce the required ROW landscape buffer from 15 feet to 10 feet and the required rear setback from 30' to 27'. The diagram below illustrates the proposed 10' ROW landscape buffer along Congress Avenue and a 27' rear setback.



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

Variances 1 & 2: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variances are created are based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue. Because of this, the proposed variances are required.

c. That 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.

Variances 1 & 2: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

d. That 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.

Variances 1 & 2: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from Congress Avenue. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently undeveloped fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Variances 1 & 2: The granting of the right-of-way landscape buffer variance reduction and rear setback reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue, the applicant is providing the maximum ROW landscape buffer and rear setback due to the existing site constraints.

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

Variances 1 & 2: Granting of the variances will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

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

Variances 1 & 2: The proposed right-of-way landscape buffer variance reduction and rear setback reduction will not be

injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' right-of-way landscape buffer reduction along Congress Avenue and a 3' rear setback reduction. The proposed variances will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

Staff supports the applicant's request based on the existing circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variances requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of S Congress Avenue, on the southwest corner of Emerson Avenue and S Congress Avenue.
- 2) The proposed project is on one of the most important corridors within the Village limits, Congress Avenue. This corridor connects Palm Springs to the northern and southern portions of the County.
- 3) The proposed commercial building is a desirable use within the Commercial General zoning district.
- 4) A mix of different commercial uses exist along S Congress Avenue.
- 5) This project serves as a transition from the Congress Avenue commercial corridor to the residential uses to the west.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) Two variances requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
 - 3) The Congress Avenue driveway shall meet FDOT conditions of approval.
 - 4) Permits from all applicable agencies, including but not limited to Lake Worth Drainage District, FDOT, PBC Fire Rescue, and Village of Palm Springs are required prior to construction.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 30, 2023.
- Public Notification letters were mailed to all property owners within a 300 feet radius of subject property on June 30, 2023.
- Legal advertisement was published in the paper on June 29, 2023.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on March 10, 2023, depicts the following:

- An application submitted for a Site Development Plan with 2 variances for the construction of a new 4,977 square-foot dental office building with a laboratory use.
 1. Site Plan received March 10, 2023 revised and resubmitted on June 16, 2023.

2. Landscape plans received March 10, 2023 revised and resubmitted on June 16, 2023.
3. Preliminary Engineering plans received March 10, 2023 revised and resubmitted on June 16, 2023.
4. Architectural plans dated received March 10, 2023 revised and resubmitted on June 16, 2023.
5. Photometric plan received March 10, 2023 revised and resubmitted on June 16, 2023.
6. Boundary survey.
7. Justification Statement and proposed use.
8. Drainage calculations.
9. Color rendering
10. Color site plan

IX. Recommendation

The applicant is proposing a 4,382 square-foot one-story commercial building for a mix of retail and office uses. This new building will accommodate up to 4 tenant spaces with 1,000 square-foot floor area respectively. The applicant is proposing a site plan with two (2) variances to construct the new building on the narrow 0.66-acre site.

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

Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Development Plan with two variances subject to the following thirty-two (32) conditions below:

1. Build out date of December 31, 2025.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at time of permitting.**
4. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.
5. Overnight parking on the parking lot shall be prohibited.
6. No outdoor storage shall be allowed.
7. Any wall or monument signs shall be in accordance with the Village's Land Development Regulations.
8. A root barrier shall be provided on trees that are within 12' of utility lines.
9. All driveways shall be constructed accordingly with FDOT requirements.
10. Utility easements shall not overlap more than 5' any landscaped buffers.
11. The Civil/Utility plans shall be reviewed and approved by the Village's Engineer and by the Village Utility Department **at time of Civil/Utility Review.**
12. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
13. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
14. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting.**
15. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
16. Irrigation plans shall be provided **at the time of permitting.** Non-potable water shall be used for the irrigation system per Village code.
17. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
18. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.

19. All mechanical equipment's and above-ground infrastructure shall be screened from view.
20. The Applicant may be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
21. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
22. All new electric utilities shall be underground.
23. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
24. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
25. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
26. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
27. Photometrics must be certified by an engineer **prior to CO**.
28. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
29. 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 Planning Zoning and Building Director.
30. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
31. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
32. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement
2833 S Congress Avenue
Village of Palm Springs, Florida
Site Plan Amendment Application and
Variance Application
Original Submittal: March 10, 2023
Resubmittal: June 28, 2023**

Introduction

On behalf of the property owner, 2791 S Congress Realty, LLC (“Owner”), Schmidt Nichols respectfully requests your approval of this 2-part application for a Site Plan Amendment and Variance for the project known as Emerson Retail. The 0.66-acre subject site (0.65-acre per ROW dedication) (PCN 70-43-44-18-03-000-0640, 0650) is located on the west side of Congress Avenue, south of Emerson Road in the Village of Palm Springs, Florida (“subject property”). As discussed with Village staff, the applicant is proposing to unify the two subject lots into one via a Declaration of Unity of Title.

The existing site is currently undeveloped. The proposed plan of development consists of 4,382 s.f. of retail sales with a buildout year of 2026. Site access is proposed via an ingress-only driveway connection to Congress Avenue and full access driveway connection to Emerson Road.

Request

The following is a summary of all the proposed applications:

- **Request 1: Site Plan Amendment Approval** for a proposed 4,382 retail sales building
- **Request 2: Zoning Variance Approval** to allow for a 3’ reduction of the required rear setback from 30’ to 27’ and a 5’ right-of-way landscape buffer reduction along Congress Avenue from 15 feet to 10 feet.

The property is bounded by Emerson Road and retail uses to the north, Congress Avenue and auto sales use to the east, medical office use to the east, and single-family residential to the west. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district. The subject property is surrounded on two (2) sides by public rights-of-way: Emerson Road to the north and Congress Avenue to the east.



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Retail Sales	Commercial	CG
North	Retail, Single Family Residential, & Emerson Road ROW	COM, LD	CG, RS
South	Medical Office	COM	CG
East	Auto Sales	COM	CG
West	Single-Family Residential	LD	RS

JUSTIFICATION:

Developing the site with a retail sales building allows for an efficient use of land and provides flexibility in design to accommodate the surrounding Village of Palms Springs community. The applicant views this location as a transitional area of the Village between the commercial uses along the Congress Avenue corridor. The project takes cues from the modern development along the Congress Avenue corridor, but adjusts it to have a

more domestic character through the use of materials, textures, and commercial elements. Consistent architecture is included on all four sides of the proposed building.

The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Congress Avenue corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials and parapet configurations.

The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

Site Plan

The proposed site plan meets Sec. 34-685 of the Land Development Code. The Applicant is proposing a 4,382 s.f. retail sales building. The site plan is proposing 22 parking spaces, which 22 parking spaces are required for all the uses shown. Additionally, the site plan is proposing one handicap space, which one space is required and the site plan is proposing one 12'x40' loading space to the north of the proposed building as one is required. It should be noted that the proposed use as Retail sales use requires 1 parking space per 200 s.f. Overall, a lot of thought was put into the design of the site plan, architecture and landscape plans to create a new and exciting addition to the Village of Palm Springs.

The site pre-dates many of the current codes and the applicant is proposing a new commercial development on the current undeveloped parcel. The current lot depth is 10' short (proposed 190') from what the 200' lot depth that is currently required. The applicant is updating the site plan to meet the code to the greatest extent possible but they do not meet the minimum 200' as required under current code so this has been added as a non-conformity chart item as indicated below.

EXISTING NONCONFORMITY CHART					
	ARTICLE	REQUIRED	PROPOSED	EXISTING NONCONFORMITY	APPROVAL DATE/RESOLUTION NO.
1	Sec. 34-826	200'	190.00'	To allow an existing nonconformity of a 10' reduction from the code required 200' lot depth	TBD
	CG Property Development Regulations (Lot Depth)				

Request 2: Zoning Variance Request Standards:

ZONING VARIANCE					
	ARTICLE	REQUIRED	PROPOSED	VARIANCE	APPROVAL DATE/RESOLUTION NO.
	Sec. 31-162	15' ROW Landscape Buffer	5' ROW Landscape Buffer	To allow a variance for a 10' reduction of the required 15' ROW landscape buffer	TBD
	Minimum Required Buffers				
	Sec. 34-826	30' Rear Setback	27' Rear Setback	To allow a variance for a 3' reduction of the required 30' Rear Setback	TBD
	CG Property Development Regulations				

VIII. VARIANCE INFORMATION:

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34- 603(f)(1) of the Code. The statement must include comments on each of the following individually:

ZONING VARIANCE SEVEN (7) STANDARDS

A. THAT SPECIAL CONDITION 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.

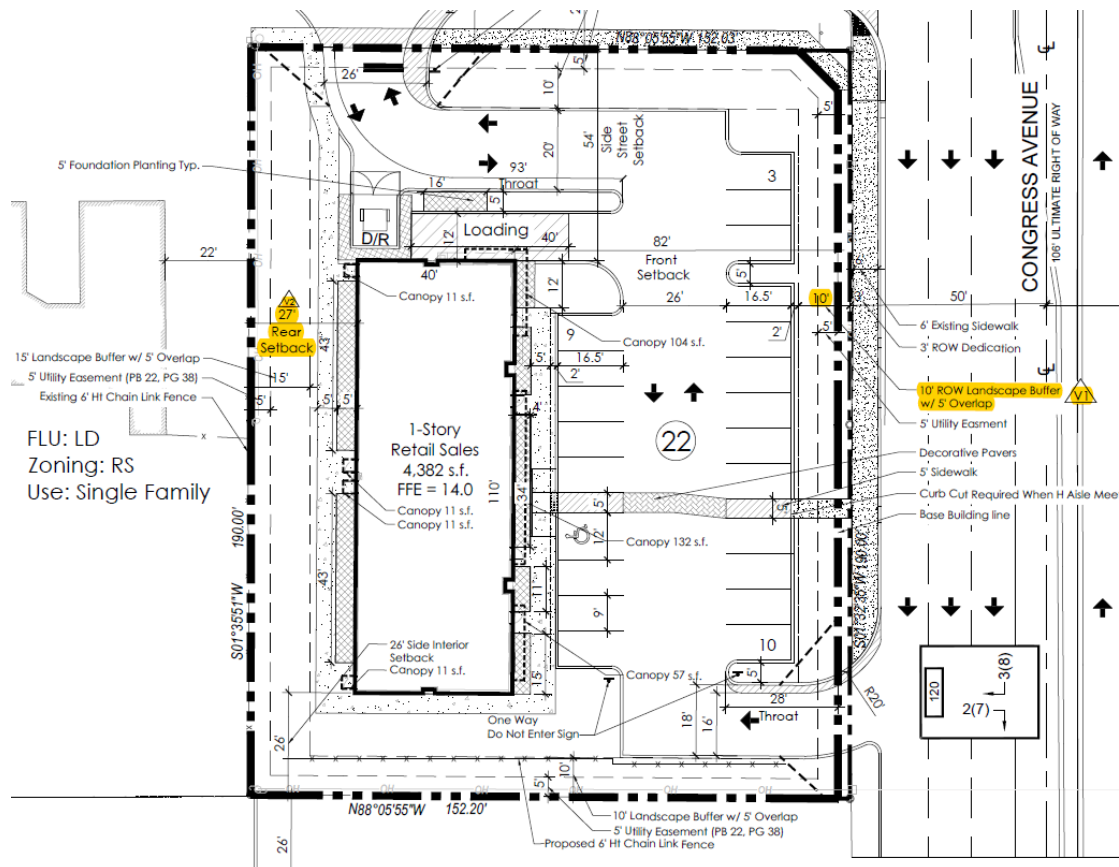
RESPONSE: Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district.

Furthermore,

V1-V2: The parcel has a unique lot configuration, and while it has frontage on Congress Avenue, the unique configuration directly impacts the lot depth of the parcel. This restricts the ability for the applicant to place the proposed building on the subject site to maximize the existing dimensional constraints of the property. The applicant is providing safe, efficient circulation and traffic flow throughout the site by providing a significant throat distance while appropriately maintaining the proposed parking/loading space on the site.

The applicant is also utilizing their best efforts to setback the building 27 feet from the adjacent single-family residential to the west. Furthermore, the applicant is required to provide a 106' Ultimate Right-of-Way on Congress Avenue in order to be in compliance with the County's Thoroughfare Map and was limited to an ingress-only driveway connection on Congress Avenue in order to obtain FDOT's conceptual driveway approval for access onto Congress Avenue. The Applicant is requesting to reduce the required ROW landscape buffer from 15 feet to 10 feet

and the required rear setback from 30 feet to 27 feet. The diagram below illustrates the proposed 10' ROW landscape buffer along Congress Avenue and a 27' rear setback.



B. THAT THE SPECIAL CIRCUMSTANCES AND CONDITIONS DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT:

RESPONSE: There are special circumstances and conditions that apply that are not a result of actions by the applicant.

Furthermore,

V1-V2: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variances are created are based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway

connection on Congress Avenue. Because of this, the proposed variances are required.

C. THAT 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: Granting the variance will not confer any special privilege upon the applicant denied by the Comprehensive Plan and this Code to other parcels of land, buildings or structures in the same zoning district.

Furthermore,

V1-V2: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

D. THAT 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.

RESPONSE: Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship.

Furthermore,

V1-V2: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from Congress Avenue. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently undeveloped fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses.

E. THAT GRANTING THE VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING OR STRUCTURE:

RESPONSE: Granting these variances are the minimum needed for the reasonable use of the property.

Furthermore,

V1-V2: The granting of the right-of-way landscape buffer variance reduction and rear setback reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on the unique configuration of the subject site, which directly impacts the required lot depth of the parcel, maintaining the required 106' Ultimate ROW width on Congress Avenue, and appropriately placing the proposed building on the site based on FDOT's conceptual driveway approval for an ingress-only driveway connection on Congress Avenue, the applicant is providing the maximum ROW landscape buffer and rear setback due to the existing site constraints.

F. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THIS CHAPTER.

RESPONSE: Granting of the requested variances will be consistent with the purposes, goals, objectives and policies of the comprehensive plan and the Village's Land Development Regulations.

Furthermore,

V1-V2: Granting of the variances will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

G. THAT SUCH VARIANCE WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

RESPONSE: Granting of the requested variances will clearly not be injurious to the area involved or otherwise detrimental to the public welfare.

Furthermore,

V1-V2: The proposed right-of-way landscape buffer variance reduction and rear setback reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 5' right-of-way landscape buffer reduction along Congress Avenue and a 3' rear setback reduction. The proposed variances will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

On behalf of the Property Owner, 2791 S Congress Realty, LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of these applications for a Site Plan Amendment and Variance.



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

2833 S Congress Avenue

Palm Springs, Florida

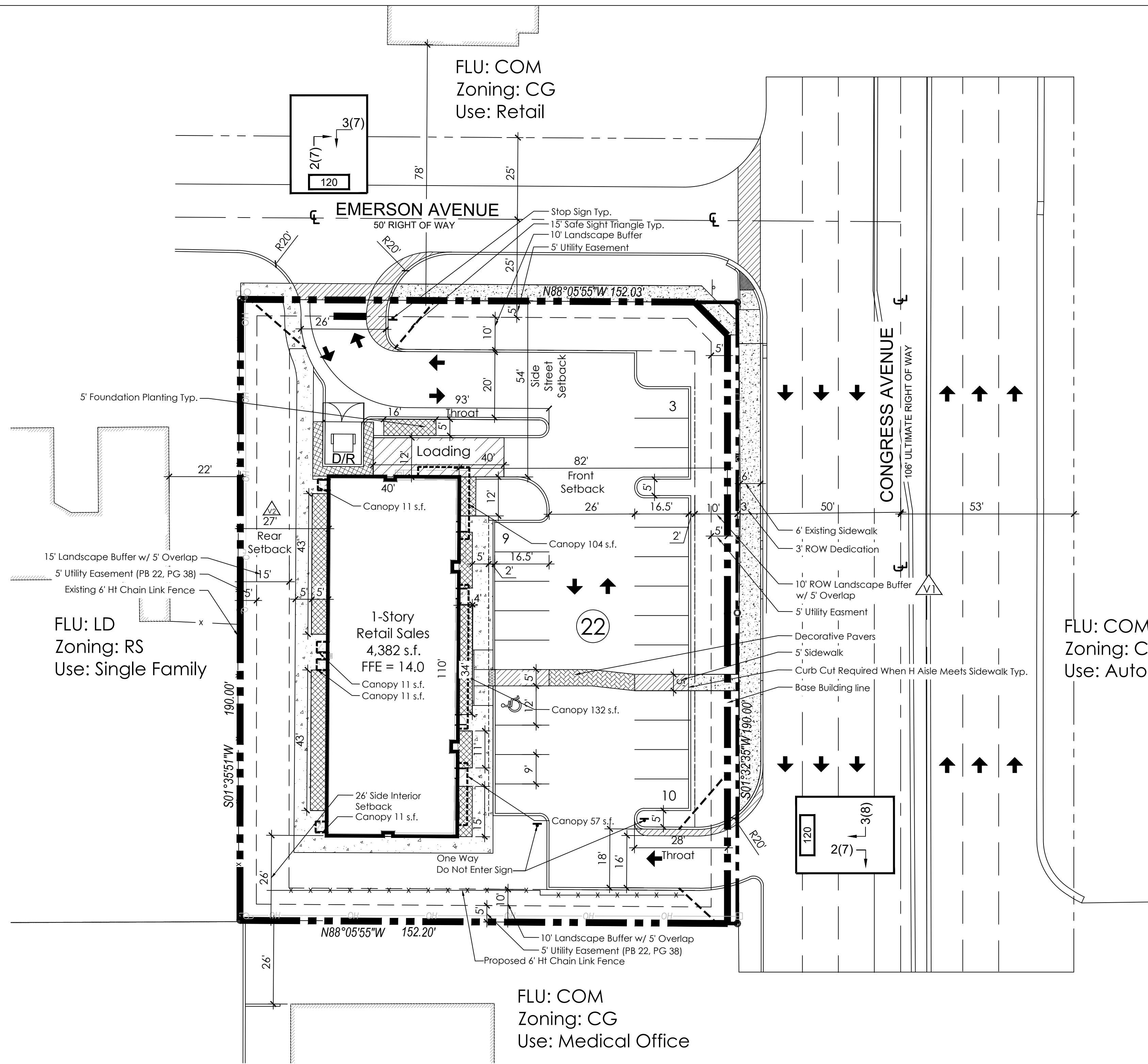
Date: 03/10/23
Scale: 1" = 30'-0"
Design By: JES
Drawn By: MLD
Checked By: JES
File No. 929.05
Job No. 22-53

REVISIONS / SUBMISSIONS

06/16/23 Resubmittal

PRELIMINARY
SITE
PLAN

PSP-1 of 1



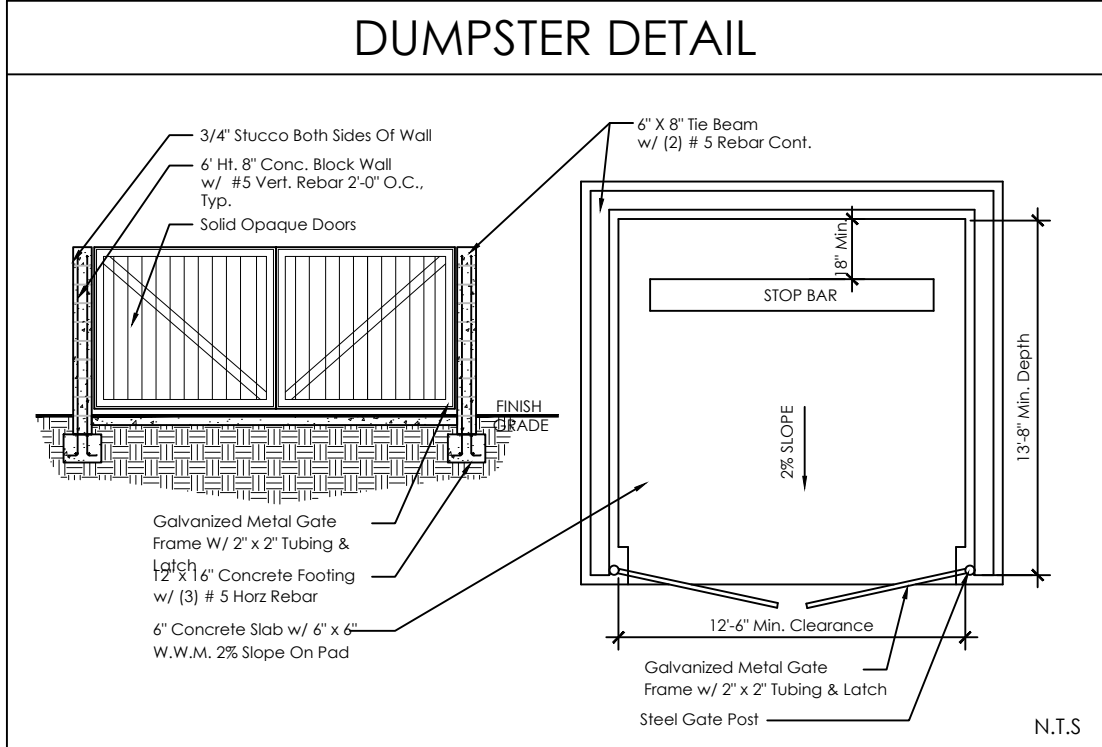
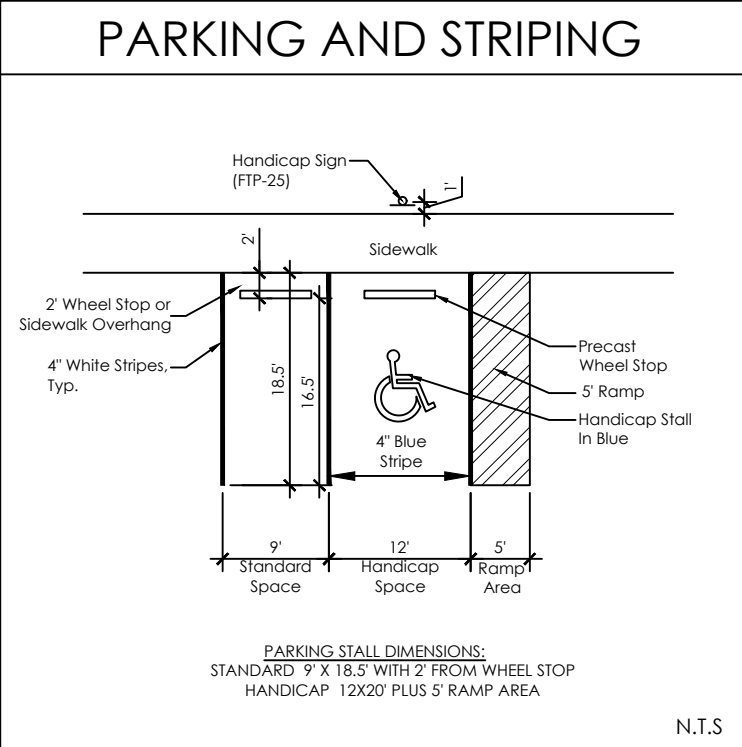
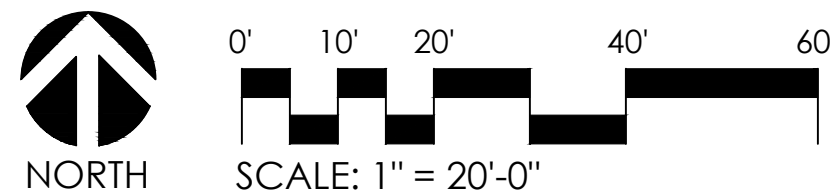
SITE TABULAR DATA	
Application Name	2833 S Congress Avenue
Application Number	2022-
Future Land Use Designation	Commercial (COM)
Zoning District	General Commercial (CG)
Section, Township, Range	18/44/43
Property Control Number	70-43-44-18-03-000-0640, 0650
Existing Use	Vacant
Proposed Use	Retail Sales
Total Gross Site Area	0.66 AC. (28,896 s.f.)
Total Net Site Area	0.65 AC (28,283 s.f.)
Total Gross Floor Area	4,382 s.f.
Retail Sales	4,382 s.f.
Total Floor Area Ratio	0.15
Total Building Coverage (Including Canopies Of 337 s.f.)	16%
Impervious Area	59%
Buildings (4,382 s.f.)	
Pavements/Walks (12,313 s.f.)	
Pervious Area	41%
Open Space (11,588 s.f.)	
Max. Building Height	max. 45
Number of Stories	1
Parking Required	22 SPACES
Retail Sales - 1 Space/200 s.f. @ 4,382 s.f. =	22
Proposed Parking	22 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Loading Required (12' x 40' Min.)	1
Loading Provided	1
Traffic Analysis Zone	302
Concurrency Approval* Retail Sales 4,382 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

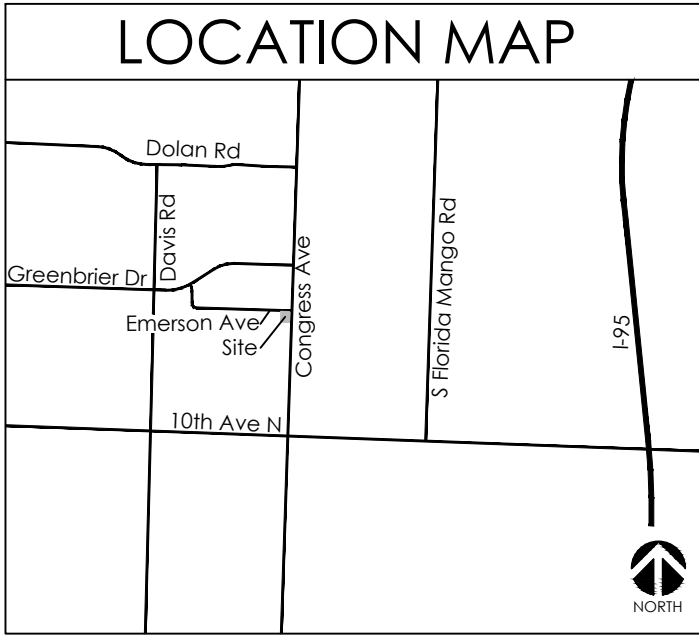
PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN OPEN SPACE	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CG	N/A	100'	100'	200'	0.50	N/A	10%	50'	15'	25'	30'
PROP	CG	0.66 AC.	162.03'	190'	190'	0.15	16%	41%	82'	26'	54'	27'

DEVELOPMENT TEAM	
DEVELOPER:	2791 S CONGRESS REALTY, LLC 3797 S MILITARY TRAIL LAKE WORTH, FL 33463 (861) 719-8040
ARCHITECT:	BORRERO ARCHITECTURE 160 SW 12TH AVENUE, SUITE 101-C DEERFIELD BEACH, FLORIDA 33442 (561) 271-0164
CIVIL ENGINEER:	SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA 33411 (561) 286-9698
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	PM SURVEYING 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33416 (561) 478-7764

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PM SURVEYING. DATED 08/27/2022

LEGAL DESCRIPTION
LOT SIXTY-FIVE (65) AND LOT SIXTY-FOUR (64), OF ADDITION NO. 1 CONGRESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA





DRAWING INDEX

LP-1	Tree Disposition Plan & Index
LP-2	Landscape Plan
LP-3	Landscape Specifications

TREE DISPOSITION CHART

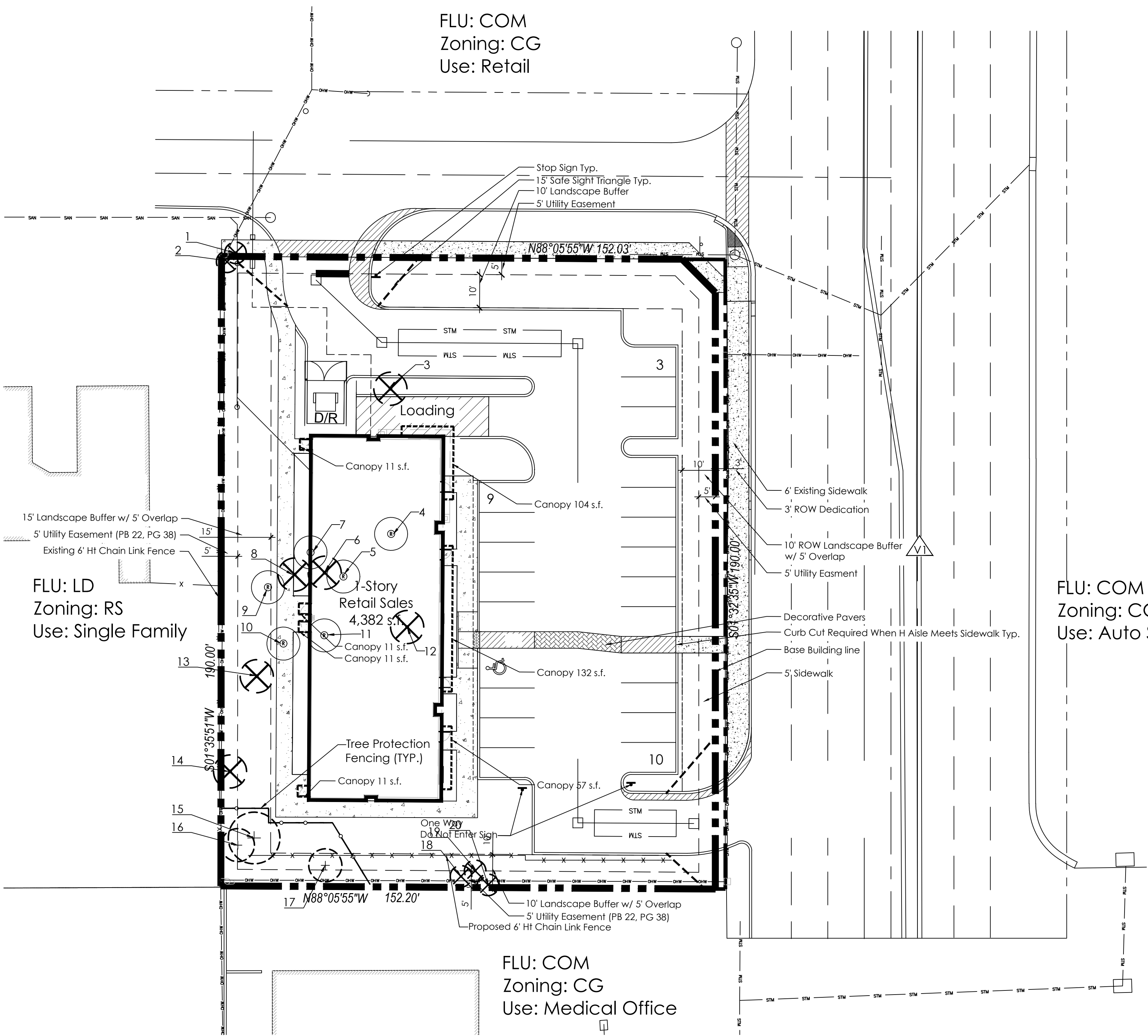
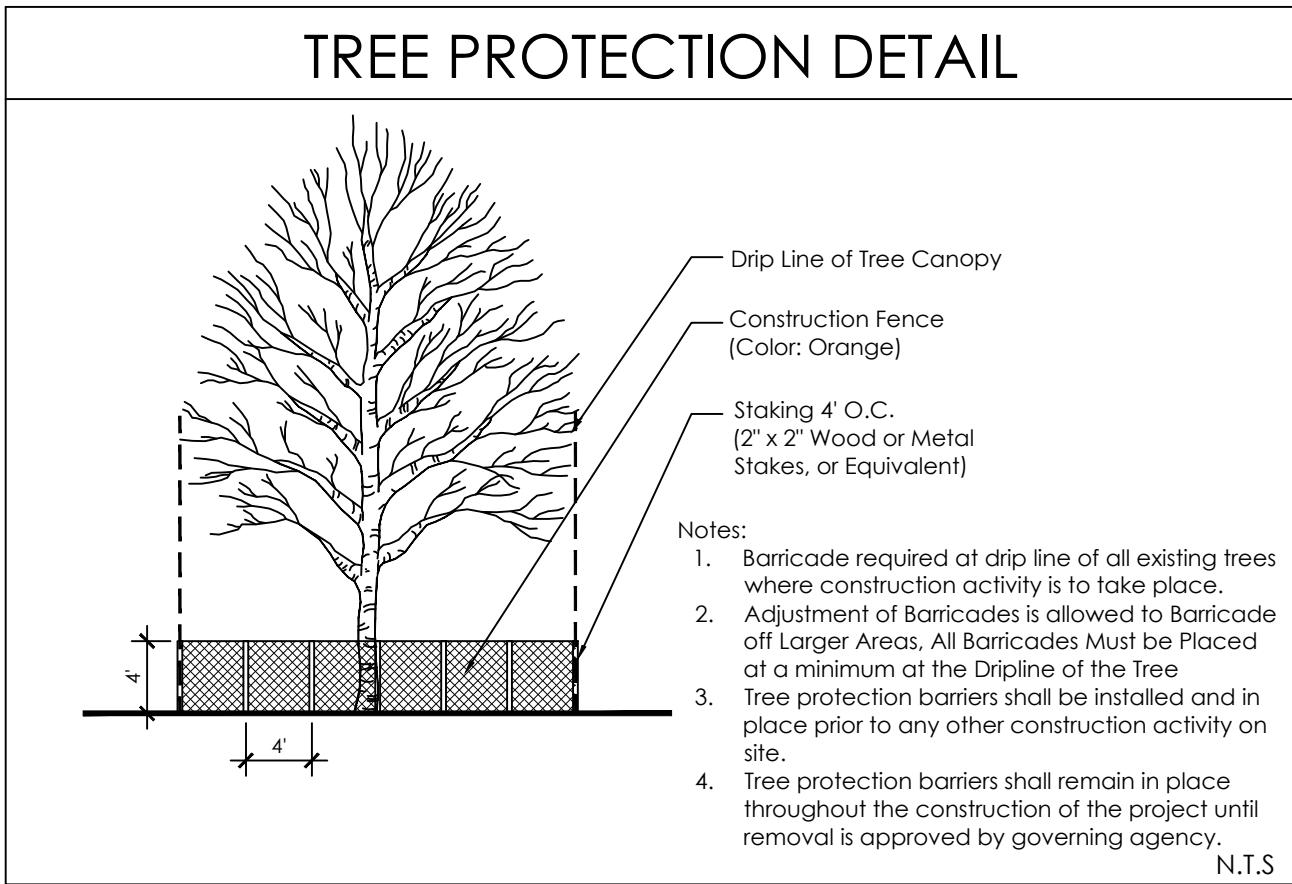
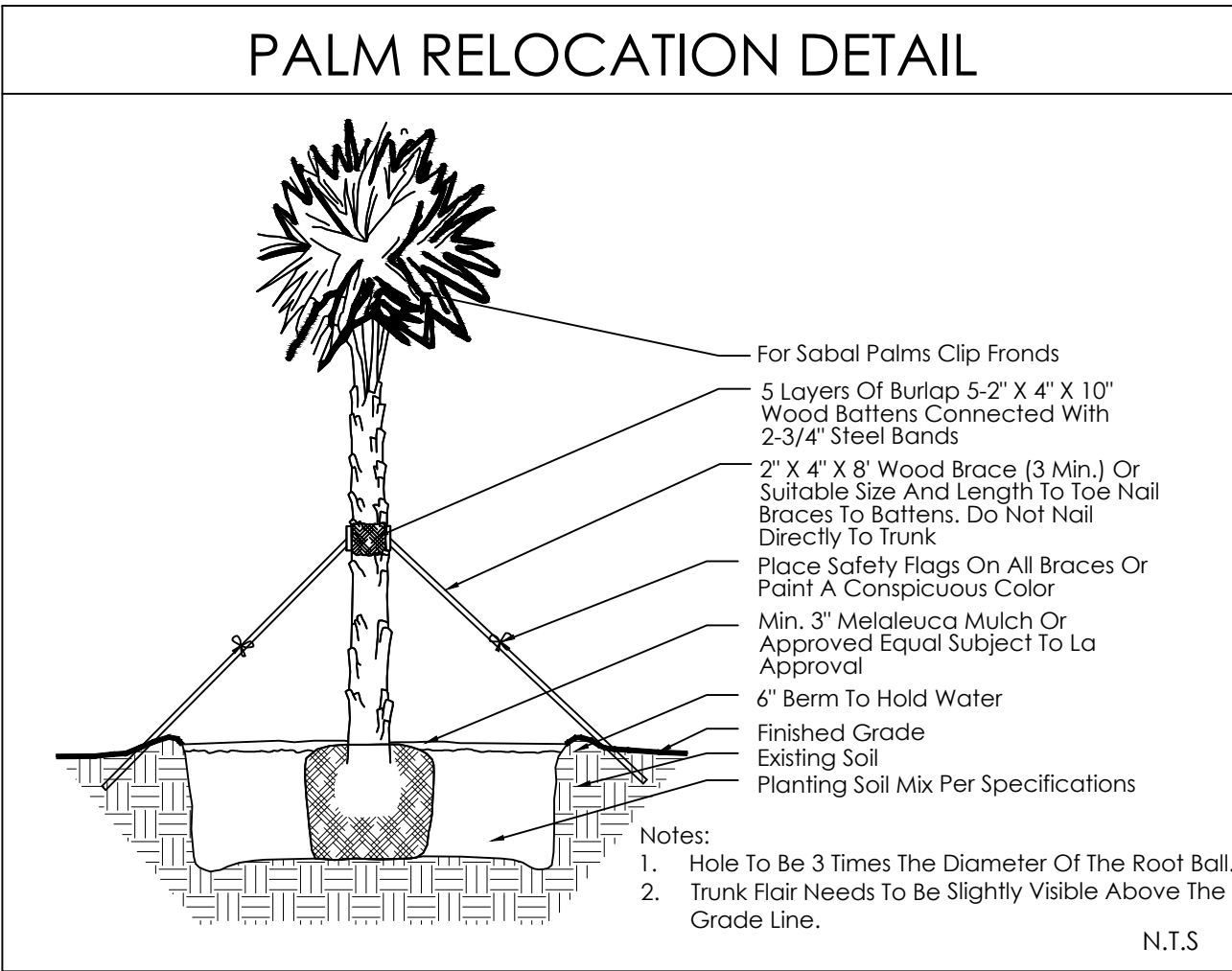
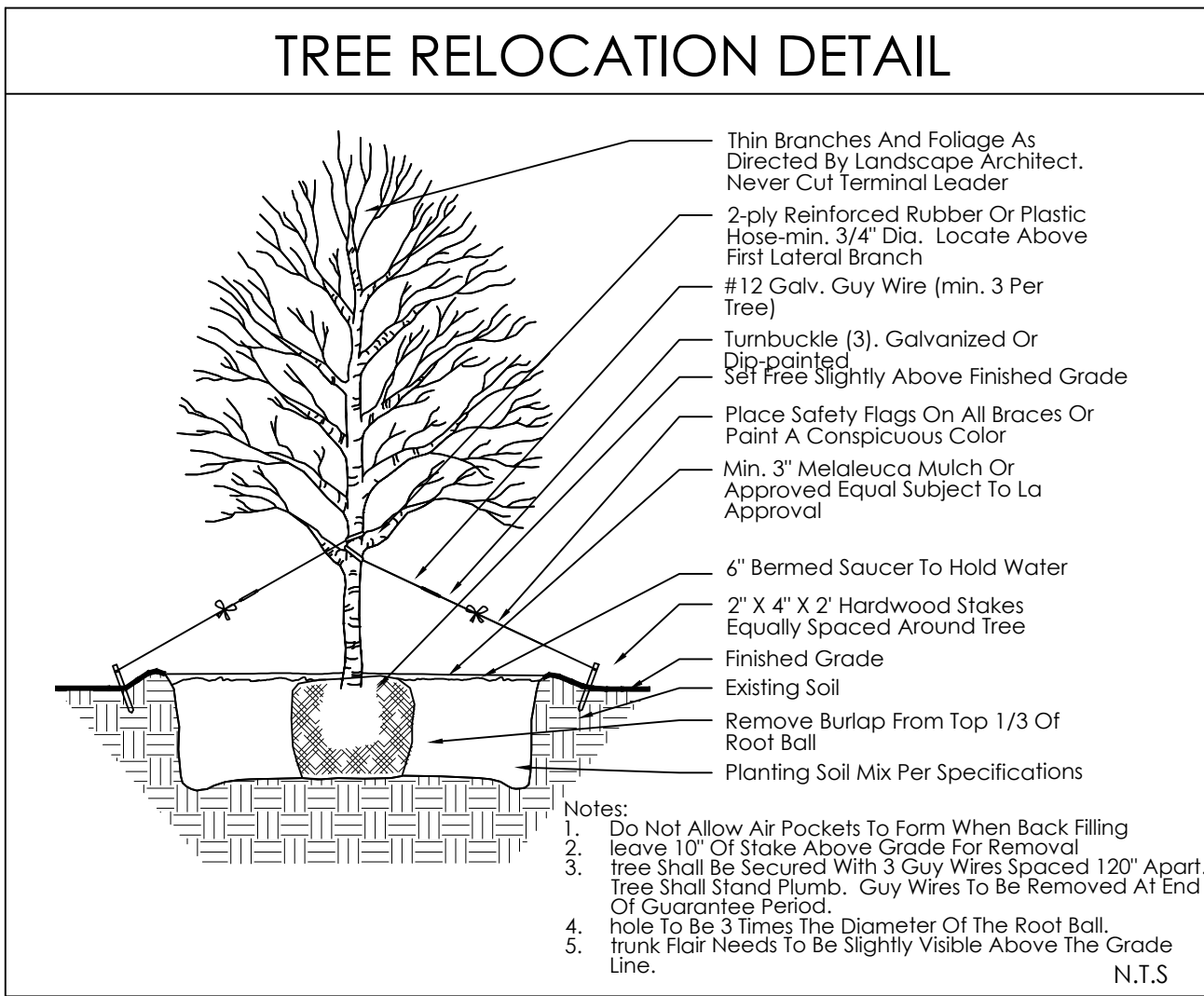
Tree #:	Type:	Size:	Disposition:	Notes:
1	Sabal Palm	10' G.W.	Remove	Sabal palm also has attached Strangler Fig (Remove for FPL 'Right Tree, Right Place)
2	Sabal Palm	3' G.W.	Remove	Sabal palm has an invasive Schefflera attached
3	Sabal Palm	Dead	Remove	Sabal palm is dead
4	Sabal Palm	12' G.W.	Relocate	
5	Sabal Palm	14' G.W.	Relocate	
6	Carrotwood	14" DBH	Remove	Invasive Species
7	Sabal Palm	10' G.W.	Relocate	
8	Acacia	18" DBH	Remove	Invasive Species
9	Sabal Palm	10' G.W.	Relocate	
10	Sabal Palm	8' G.W.	Relocate	
11	Sabal Palm	10' G.W.	Relocate	
12	Mango	34" DBH	Remove	
13	Mango	34" DBH	Remove	
14	Melaleuca	20" DBH	Remove	Invasive Species, Dying
15	Live Oak	28" DBH	Remain	
16	Sabal Palm	14' G.W.	Remain	
17	Sabal Palm	16' G.W.	Remain	
18	Sabal Palm	10' G.W.	Remove	Sabal palm has an invasive Carrotwood attached & is growing into overhead power line
19	Sabal Palm	10' G.W.	Remove	Sabal palm has an invasive Carrotwood attached & is growing into overhead power line
20	Sabal Palm	8' G.W.	Remove	Sabal palm has an invasive Cuban Laurel attached & is growing into overhead power line

NOTE: Existing Trees were verified by Landscape Architect during site visit.



VEGETATION NOTES

- 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.
- 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.
- A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
- All relocated trees and palms shall be staked and guyed as indicated in the details.
- Hurricane cut all Sabals prior to transplant.
- All transplanted trees must be transplanted using best industry standards.
- Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
- 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.
- 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.
- 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.
- 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.



2833 S Congress Avenue
Village of Palm Springs, Florida

Date: 03/10/23
Scale: As Noted
Design By: SMT
Drawn By: SMT
Checked By: JES
File No: 929.05
Job No: 22-53

REVISIONS / SUBMISSIONS

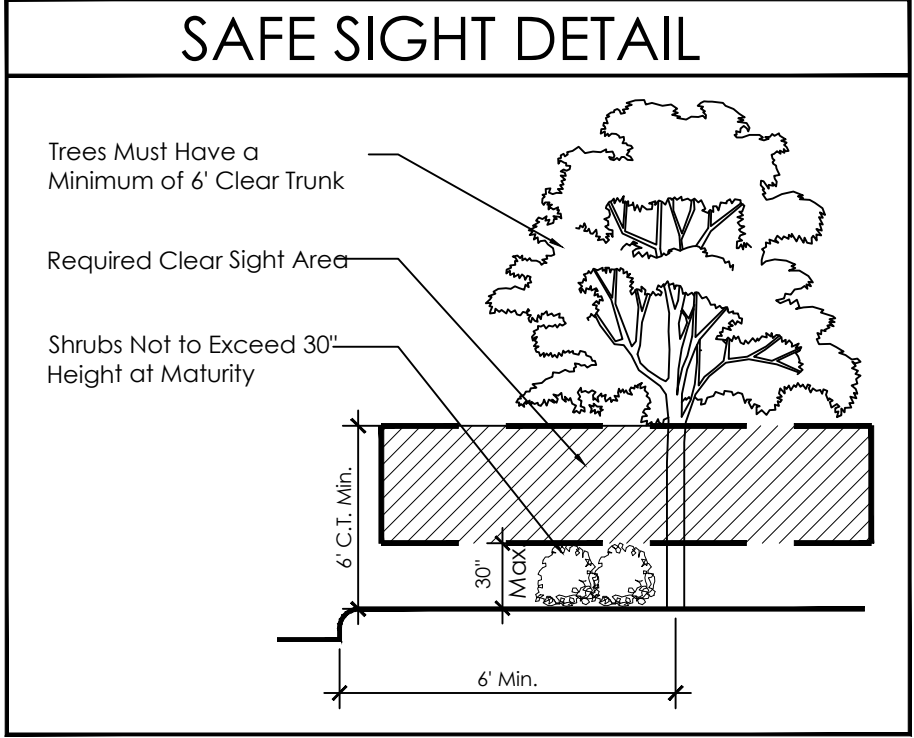
06/16/23: Resubmittal

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

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

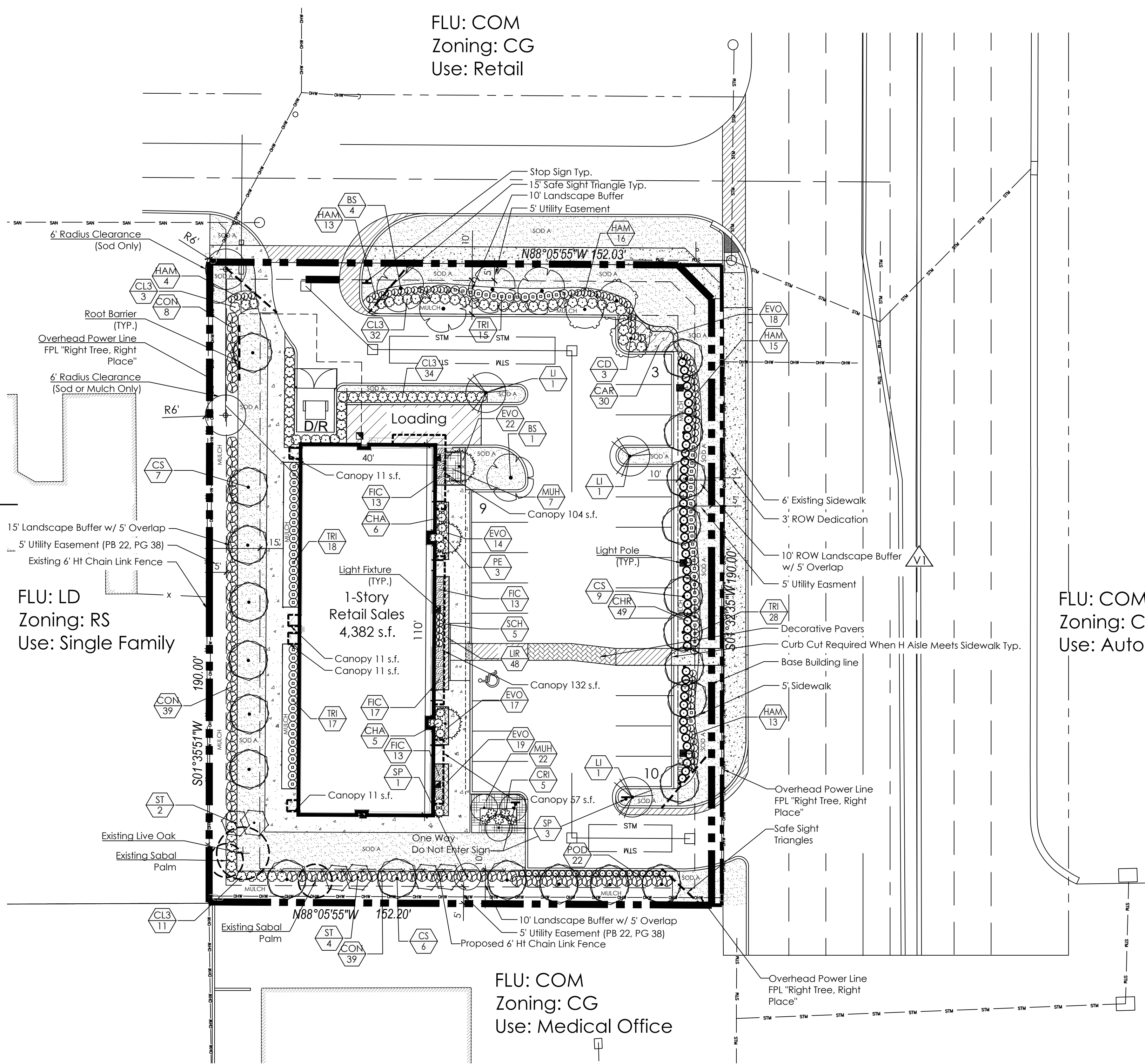
TREE DISPOSITION PLAN & INDEX

LANDSCAPE REQUIREMENTS CHART			
Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 10' Category 6 Land. Buffer along 117 LF (139' - 22' Drive Aisle)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers
South Property Line 10' Category 2 Land. Buffer w/ 5' Overlap along 149 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	8 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	8 Trees -2 Palm Clusters -6 New Trees 3' Ht. Hedge 6' Ht. Fence
East Property Line 10' Type 5 Land. Buffer w/ 5' Overlap along 178 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	9 Trees 3' Ht. Hedge 2 M. Tiers	9 Trees 3' Ht. Hedge 2 M. Tiers
West Property Line 15' Category 3 Land. Buffer w/ 5' Overlap along 175 LF	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	9 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	9 Trees -1 Exist. Oak -1 Palm Cluster -7 New Trees 3' Ht. Hedge 6' Ht. Exist. Fence
Required Trees 28,283 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	12 Trees	Greater than 12 Trees
Required Landscape Area (22 Parking Spaces)	20 SF for each Parking Space	440 SF	Greater than 440 SF
North 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.	40 LF (100%) 1 Tree 5' Width
East Building Foundation Plantings (110 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum	28 LF (25%) 1 Tree/Palm C. 5' Width Min.	90 LF (82%) 1 Palm Cluster 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	11% Palms
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	61% Native Species
VUA/Parking Lot Trees	75% must be Shade Trees	75%	FPL Guidelines Do not Allow



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	BS	5	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CD	3	Coccoloba diversifolia / Pigeon Plum Single Straight Trunk, No Low Crotch	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CS	22	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2" Cal. Min.	12'	5'	5' Min.	Low	Native
	LI	3	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle Single Straight Trunk, Min 5' CT	2" Cal. Min.	12'	6'	5' Min.	Low	Non-Native
	PE	3	Ptychosperma elegans / Alexander Palm Single Trunk, No Scarred Trunks, Matched	N/A	16' O.A.	6'	12' C.T.	Medium	Non-Native
	ST	6	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site	EX.	EX.	EX.	EX.	Low	Native
	SP	4	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Low	Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHA	11	Chamaedorea cataractarum / Cascade Palm Full	36"	36"	36" O.C.	Low	Non-Native	
	CHR	49	Chrysobalanus icaco / Red Tip Cocoplum Full To Base	36"	30"	30" O.C.	Low	Native	
	CL3	80	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	30"	36" O.C.	Low	Native	
	CON	86	Conocarpus erectus / Green Buttonwood Full to Base	36"	30"	36" O.C.	Low	Native	
	CRI	5	Crinum augustum / Green Crinum Lily Full, Matched	36"	36"	36" O.C.	Low	Non-Native	
	HAM	61	Hamelia patens 'Compacta' / Dwarf Firebush Full to Base	24"	18"	24" O.C.	Low	Native	
	POD	22	Podocarpus macrophyllus maki / Maki Podocarpus Full	36"	30"	24" O.C.	Low	Non-Native	
	SCH	5	Schefflera arboricola / Green Schefflera Full, Green Color, no variegation	24"	18"	24" O.C.	Medium	Non-Native	
	TRI	78	Tripsacum floridanum / Dwarf Fakahatchee Grass Full	30"	24"	30" O.C.	Low	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CAR	30	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Full	14"	14"	18" O.C.	Medium	Non-Native	
	MUH	29	Muhlenbergia capillaris / Pink Muhly Full	18"	18"	30" O.C.	Low	Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	EVO	90	Evolvulus glomeratus / Blue Daze Full	10"	10"	12" O.C.	Medium	Non-Native	
	FIC	56	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	LIR	48	Liriope muscari 'Aztec Grass' / 'Aztec Grass' Liriope Full	10"	10"	12" O.C.	Low	Non-Native	
	SOD A	6,232 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	



FLU: LD
Zoning: RS
Use: Single Family

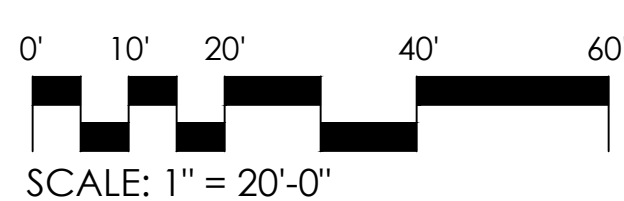
FLU: COM
Zoning: CG
Use: Auto Sales

FLU: COM
Zoning: CG
Use: Medical Office

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 graded 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 PBCE without prior PBCEWUD 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.

EXISTING TREE KEY



**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

**2833 S Congress
Avenue**

Village of Palm Springs, Florida

Date: 03/10/23
Scale: As Noted
Design By: SMT
Drawn By: SMT
Checked By: JES
File No: 929.05
Job No: 22-53

REVISIONS / SUBMISSIONS

06/16/23: Resubmittal

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

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLC P)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010



LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Direct Pole 3" Arm Single, D180 (DPS3) ②	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP)
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)	Direct Pole 7" Arm D180, D90, T90, T120, Quad (DPS7) ②	White Textured (WHT)	Nema 7-Pin Receptacle (PET) Photocell + Receptacle (PCR)
	Type 4 (T4)	48 (48L)	700 (7)	3000K, 80 CRI (30K8) ①		Knuckle Mount (KM)	Smooth White Gloss (SWT)	Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor (FSP-20) ④ 9'-20" Heights (FSP-40) ④ 21'-40" Heights
	Type 5 (T5)	64 (64L)	1050 (1)	3500K, 80 CRI (35K8)		Wall Mount (WM)	Silver (SVR)	Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB)
	Nema 2 24" Narrow Beam (N2)			4000K, 70 CRI (40K7)		Trunnion Mount (TM) ③	Black Textured (BLK)	Round Pole Adaptor 3"- 4" Pole (RPA4) Round Pole Adaptor 5"- 6" Pole (RPA5)
	Nema 3 30" Narrow Beam (N3)			4000K, 80 CRI (40K8) ①		Tennis Arm (TA)	Smooth Black Gloss (SBK)	Rotated Optic Left (ROL) Rotated Optic Right (ROR)
				5000K, 70 CRI (50K7)		Mast Arm (MA)	Graphite Textured (GPH)	Automotive House Side Shield (AHS)
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)	House Side Shield (HSS) ⑤
							Custom (CS)	

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② For Round Pole Specify RPA4 or RPA5
- ③ Standard finish is stainless steel. Can be painted to match fixture
- ④ Universal Voltage 120-277
- ⑤ HSS not applicable with Nema 2 and Nema 3 Optics

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**— When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

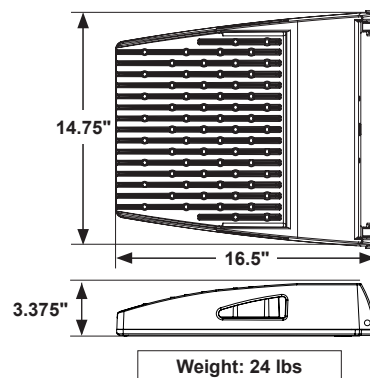
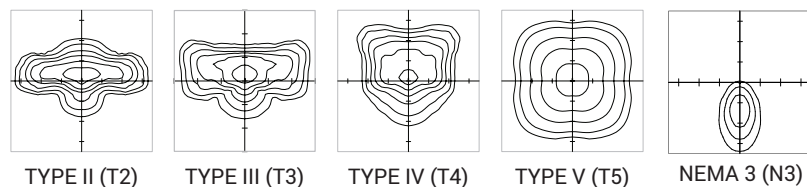
CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

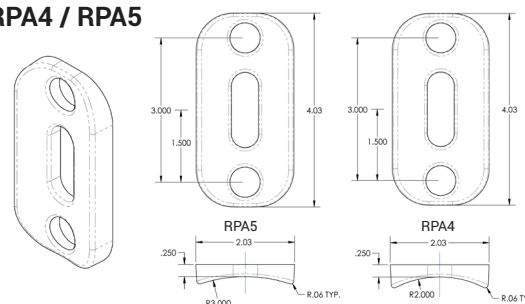
OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

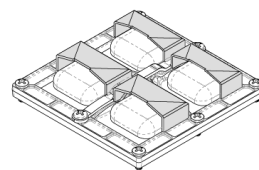
- IES Types



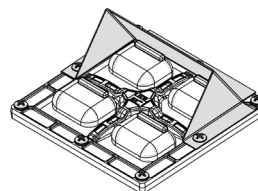
RPA4 / RPA5



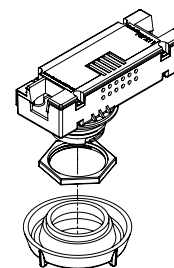
HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

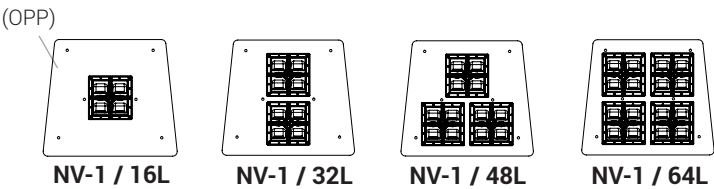
*DLC S= Standard  P= Premium 

BUG RATINGS

PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP3	0.46		0.92			
NV-1-DP7		1.14	1.05	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

Lumen Maintenance Data							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

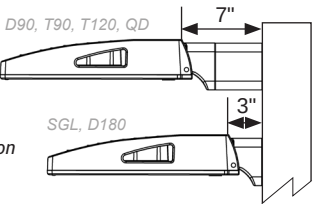
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"	7"

MOUNTING OPTIONS

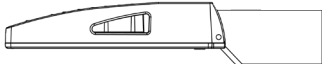
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7".
**Arm lengths may vary depending on configuration*



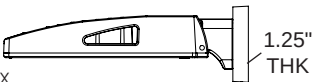
TENNIS ARM (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.
**See Tennis Arm Spec Sheet for details*



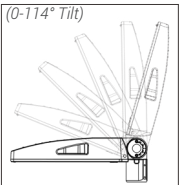
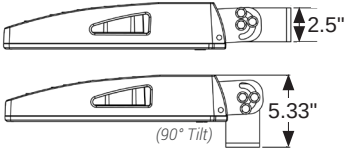
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.
**Unpainted stainless steel is standard*



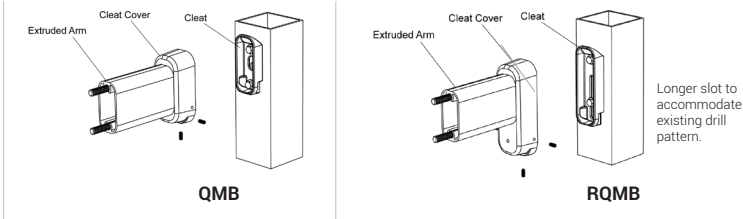
KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Up-tilt of 90 degrees
- Adjustable in 6 degree increments
- 1.5G Vibration Rated per ANSI C136.31-2010

OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty



LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant



LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-211 with Motion Sensor (FSP-8) ④
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VP16)	*8' Heights and below (FSP-20) ④
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30K8) ①			Smooth White Gloss (SWT)	Housing Extension (HE) ②	*9'-20' Heights (FSP-20) ④
			1000 (1A) ⑤	3500K, 80 CRI (35K8)			Silver (SVR)	Surge Protector (20KA)	Nema 7-Pin Receptacle (PET) ③
			1050 (1) ⑥	4000K, 70 CRI (40K7)			Black Textured (BLK)		Button Photo Cell (PC) ④
				4000K, 80 CRI (40K8) ①			Smooth Black Gloss (SBK)		Emergency Battery 4w 516-564 Lumens (EM4) ④ ⑤
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)		Emergency Battery 8w 1032-1128 Lumens (EM8) ④ ⑤
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)		Emergency Battery 18w 2064-2256 Lumens (EM16) ④ ⑤
							Custom (CS)		Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP) ④ ⑤

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② To match EM Extension Box
- ③ Requires Deep Back Box
- ④ Universal Voltage 120-277
- ⑤ All Emergency Battery Options Certified CA Title 20
- ⑥ (1A) 32L only
- ⑦ (1) 16L only

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

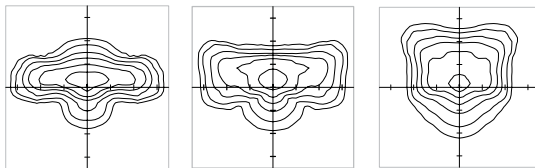
OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**— The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFePO4 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

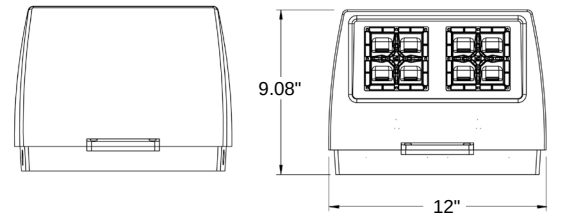
- IES Types



TYPE II (T2)

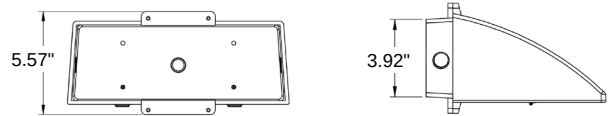
TYPE III (T3)

TYPE IV (T4)



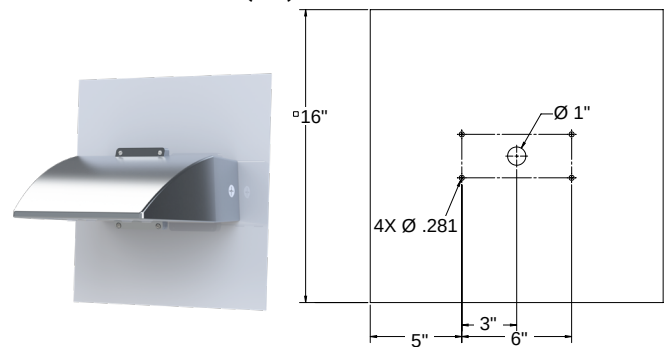
TOP VIEW

BOTTOM VIEW

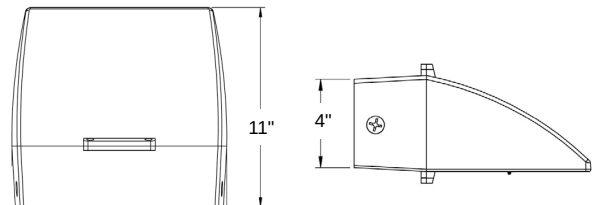


Weight: 9.1 lbs

VANITY PLATE (VP)



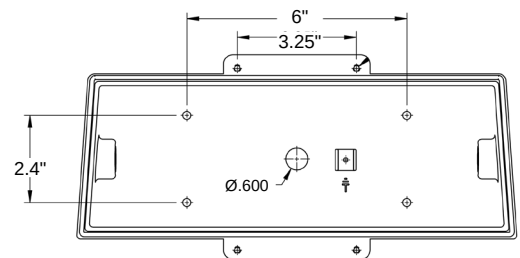
EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

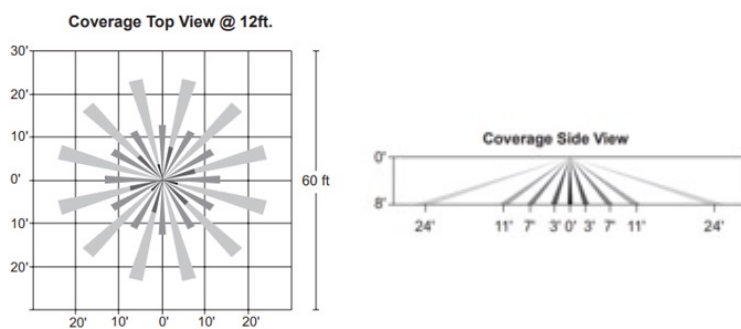
MOTION SENSOR PLACEMENT



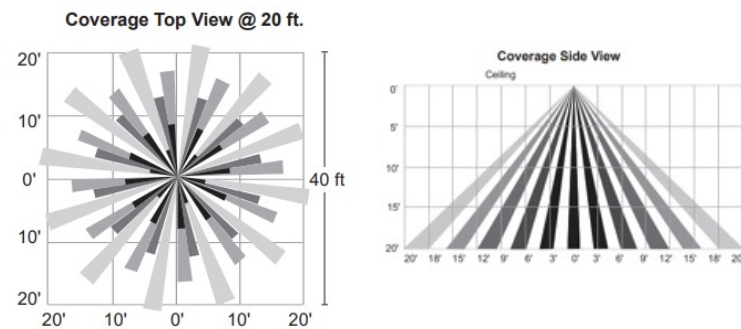
CONTROLS

- **DIMMING CONTROL (FSP)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-8 mounting heights 8 feet and below
 - FSP-20 mounting heights 9-20 feet
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21

**Projected extrapolations per IESNA TM-21



701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nlsighting.com

HIGH PERFORMANCE FULL CUT OFF WALL PACK

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff and non-yellowing
- Dark Sky Compliant

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty



LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 / IP67 Rated
- IK10 Compliant



LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name:

Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options	Options
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Wall Mount (WM)	Bronze Textured (BRZ)	Marine Grade Finish (MGF)	FSP-211 with Motion Sensor (FSP-8) ④
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)		White Textured (WHT)	Vanity Plate 16" SQ (VP16)	*8' Heights and below (FSP-20) ④
	Type 4 (T4)		700 (7)	3000K, 80 CRI (30K8) ①			Smooth White Gloss (SWT)	Housing Extension (HE) ②	*9'-20' Heights (FSP-20) ④
			1000 (1A) ⑤	3500K, 80 CRI (35K8)			Silver (SVR)	Surge Protector (20KA)	Nema 7-Pin Receptacle (PET) ③
			1050 (1) ⑥	4000K, 70 CRI (40K7)			Black Textured (BLK)		Button Photo Cell (PC) ④
				4000K, 80 CRI (40K8) ①			Smooth Black Gloss (SBK)		Emergency Battery 4w 516-564 Lumens (EM4) ④ ⑤
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)		Emergency Battery 8w 1032-1128 Lumens (EM8) ④ ⑤
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)		Emergency Battery 18w 2064-2256 Lumens (EM16) ④ ⑤
							Custom (CS)		Emergency Cold Pk Battery 14w 1806-1974 Lumens (EMCP) ④ ⑤

Notes:

- ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- ② To match EM Extension Box
- ③ Requires Deep Back Box
- ④ Universal Voltage 120-277
- ⑤ All Emergency Battery Options Certified CA Title 20
- ⑥ (1A) 32L only
- ⑦ (1) 16L only

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA is available as an option

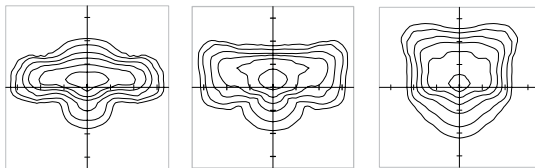
OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the un-sightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**— The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of LiFeP04 batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

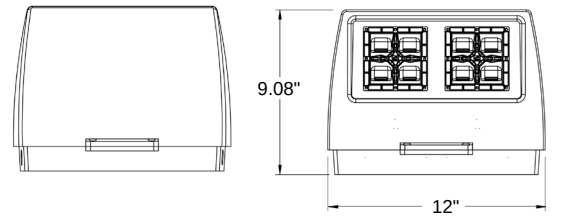
- IES Types



TYPE II (T2)

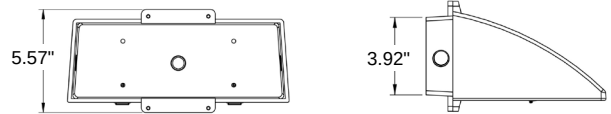
TYPE III (T3)

TYPE IV (T4)



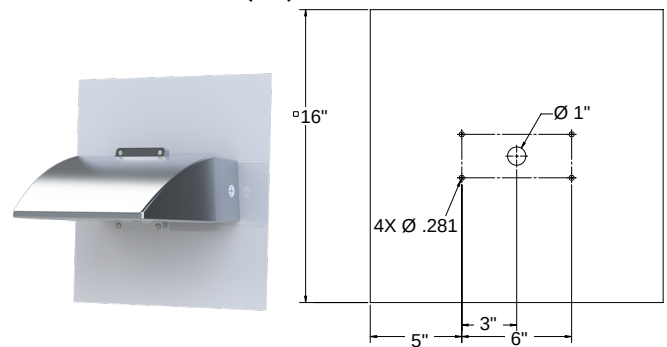
TOP VIEW

BOTTOM VIEW

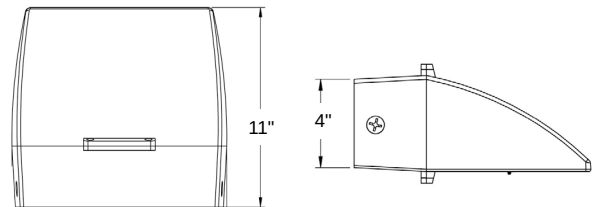


Weight: 9.1 lbs

VANITY PLATE (VP)



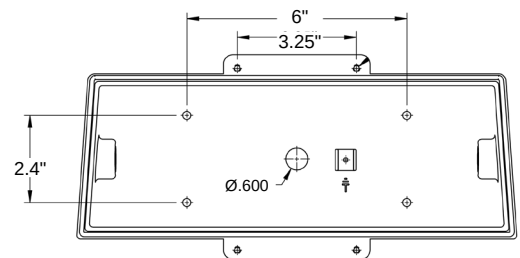
EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

Weight: 13.3 lbs

MOUNTING HOLE



* 3 Conduit access points on either side or center back.

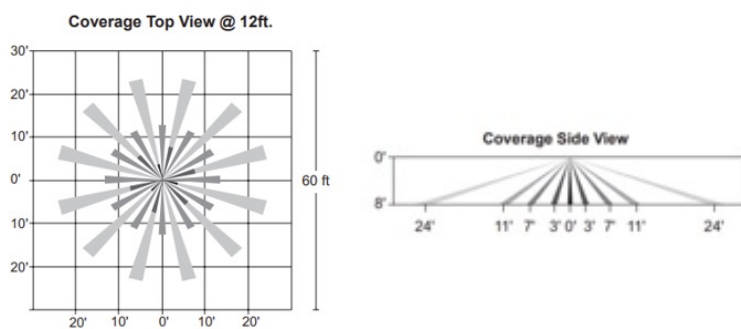
MOTION SENSOR PLACEMENT



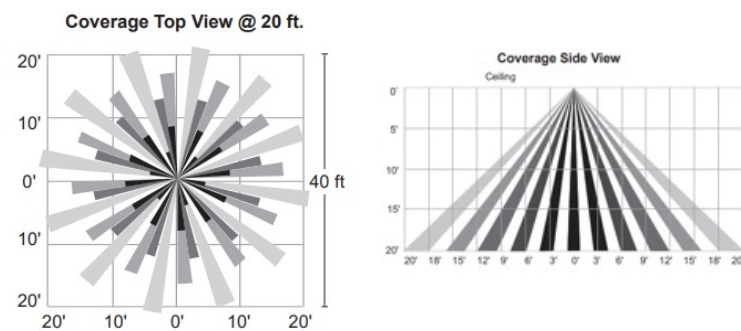
CONTROLS

- **DIMMING CONTROL (FSP)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-8 mounting heights 8 feet and below
 - FSP-20 mounting heights 9-20 feet
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

FSP-8



FSP-20



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W 16L-35-30K7	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K7	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K7	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W 32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W 32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W 32L-1A-50K7	11426	114	11544	115	11426	114	100

BUG RATINGS

PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W 32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W 32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM16-30K7	2080	130	2096	131	2064	129	16
EM16-40K7	2176	136	2192	137	2160	135	16
EM16-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14

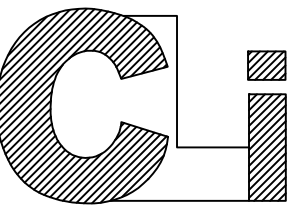
Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			



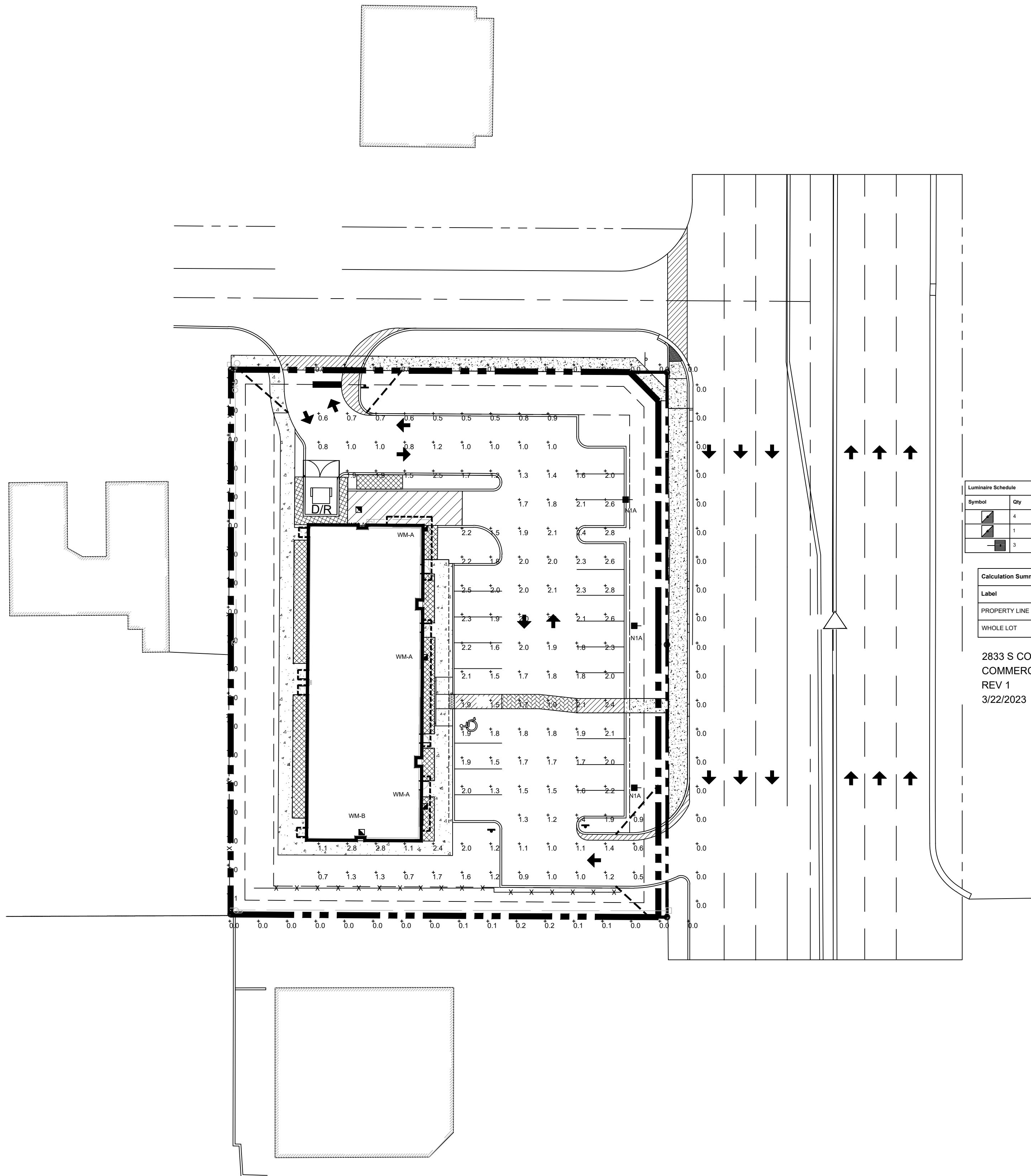
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nlsighting.com



Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
1.	SUBMITTAL	11.09.2022
2.	REVISION	03.22.2023



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	4	WM-A	SINGLE	0.90	NOV-W-TA-16L-7-40K-WM @ 14'	37
	1	WM-B	SINGLE	0.90	NOV-W-TS-16L-35-40K-WM @ 14'	19
	3	N/A	SINGLE	0.90	NOV-S-TA-32L-7-40K-HSS-SINGLE @ 27'	71

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE SPILL	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
WHOLE LOT	Illuminance	Fc	1.63	2.8	0.5	3.26	5.60

2833 S CONGRESS
COMMERCIAL LIGHTING
REV 1
3/22/2023

2833 CONGRESS AVENUE

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
COMMERCIAL LIGHTING INDUSTRIES. DO NOT SCALE DRAWINGS.
ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT
TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

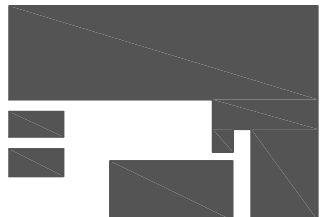
Title

LIGHTING AND
PHOTOMETRIC
PLAN

Scale: 1/2"=1'-0" Date: 03.22.2023
Drawn By: FG Checked By: I.D.
Job No.

Sheet No.

LDE-1

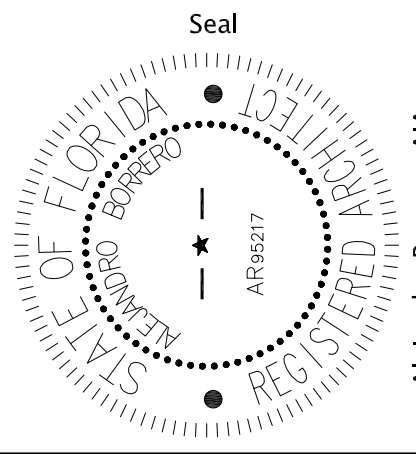


BORRERO
ARCHITECTURE
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2022

PROJECT:
SHOPPING CENTER
2833 SOUTH CONGRESS AVENUE,
Palm Springs, FL 33461

Client:
Catalyu Group
3797 S Military Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED HEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS		

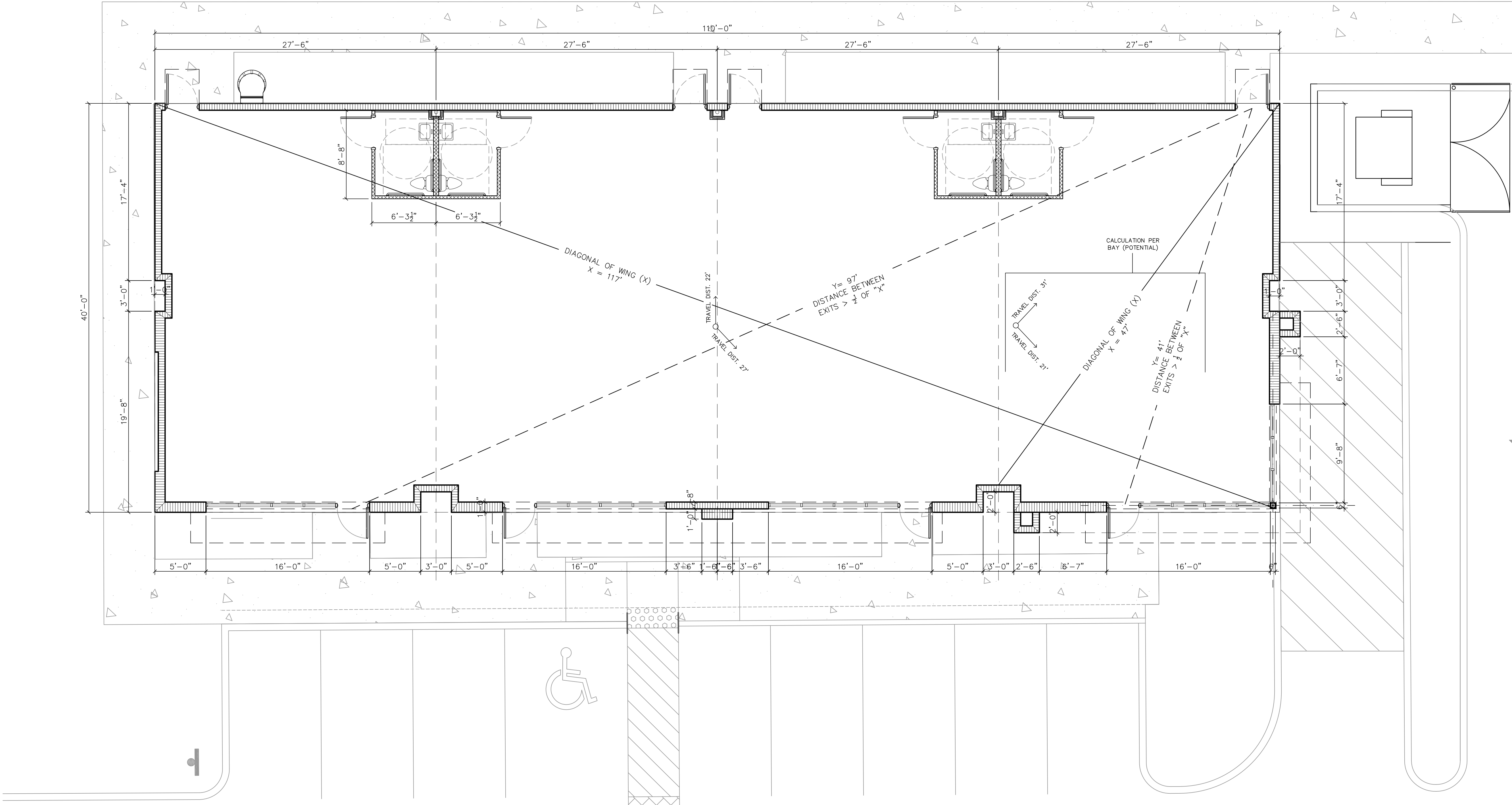
Drawing Title

Scale see plans
Project No. 22026
Date 10-26-22

Drafted by: AB
Checked by: AB

Sheet No.

A1.0



PROJECT INFORMATION

PROJECT LOCATION
2833 SOUTH CONGRESS AVE
PALM SPRINGS, FL 33461

SCOPE OF WORK
- CONSTRUCTION OF NEW SHOPPING CENTER

BUILDING AREA
PROPOSED BUILDING SQUARE FOOTAGE-
±4,382 (1 STORY)

CODE INFORMATION

APPLICABLE CODES AND REGULATIONS

1. FLORIDA BUILDING CODE 2020
2. FLORIDA FIRE PREVENTION CODE 2020
3. FLORIDA ACCESSIBILITY CODE 2020

CONSTRUCTION TYPE
TYPE VB UN-SPRINKLERED (PROPOSED)

OCCUPANCY: B - BUSINESS

LIFE SAFETY

EXIT CONFIGURATION (FBC 1007)
SECTION 1007.1.1

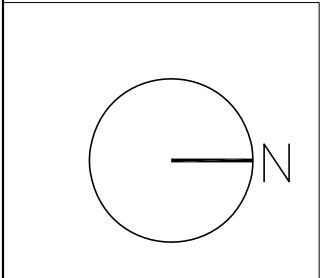
TRAVEL DISTANCE TO EXIT (FBC 1017.2)
ALLOWED = 200 FT ; TBD

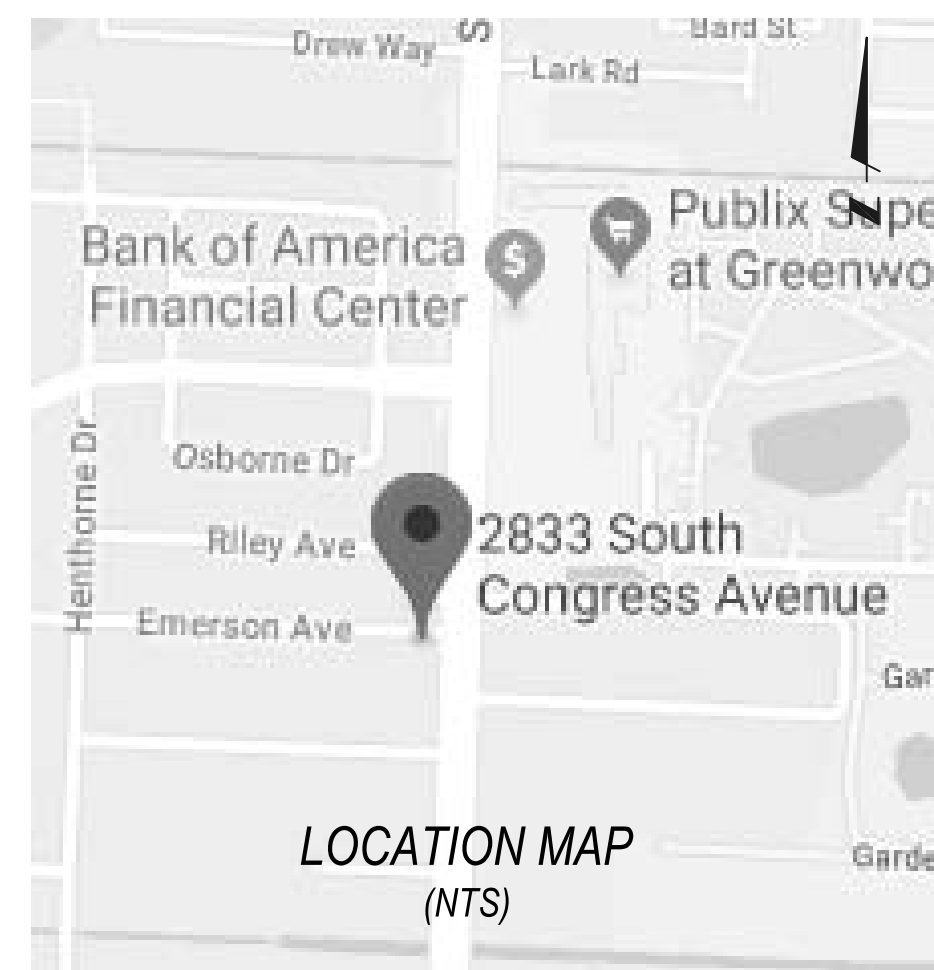
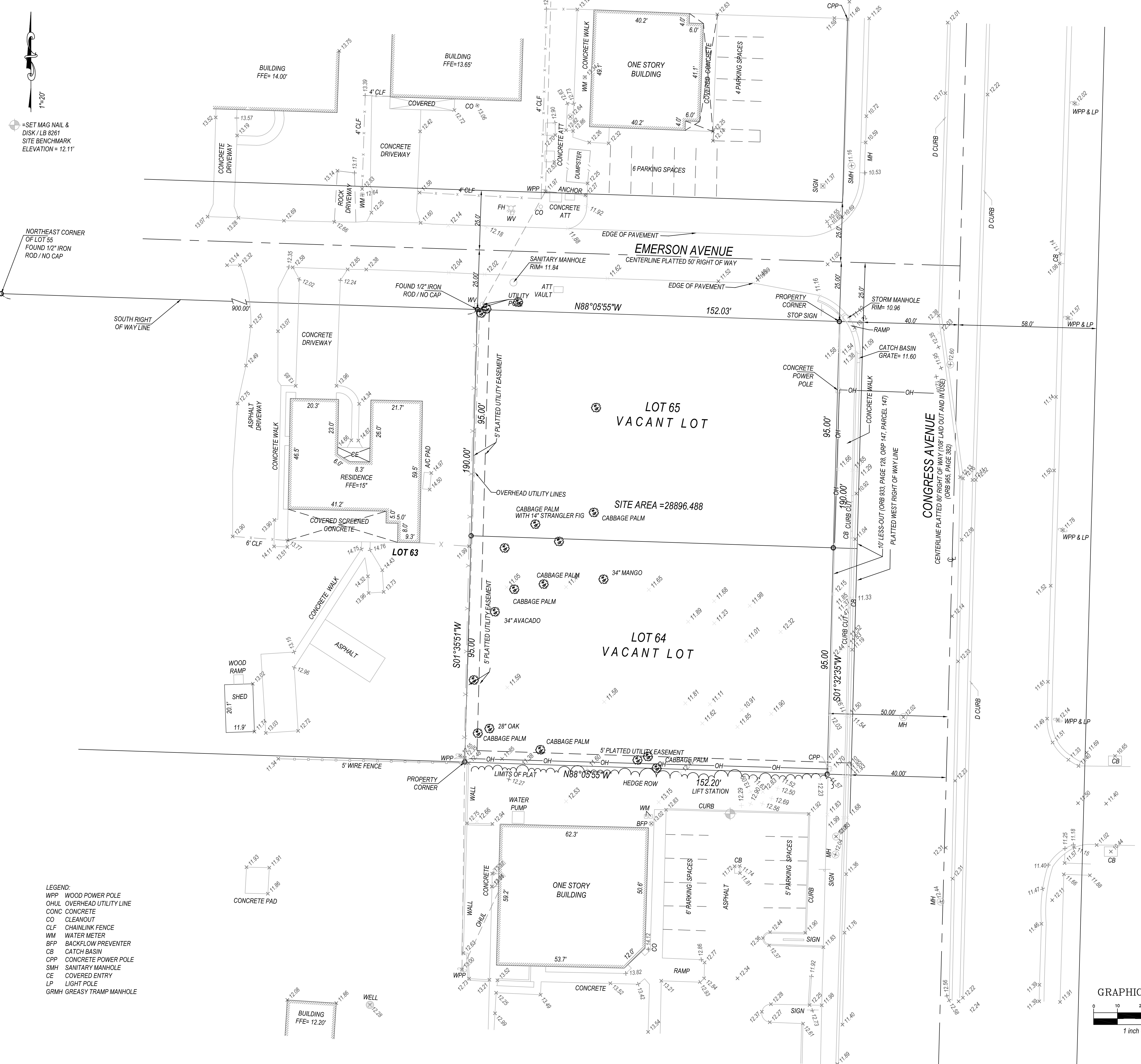
COMMON PATH OF TRAVEL (1006.2.1)
ALLOWED = 75 FT ; PROVIDED= TBD

MAX. DEAD END (FBC 1020.4)
ALLOWED = 20 FT ; ACTUAL = TBD

INDEX

- A2.0 FLOOR PLAN AND GEN LIFE SAFETY INFORMATION.
- A2.1 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS





PROPERTY ADDRESS:
2833 S CONGRESS AVENUE
PALM SPRINGS FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0589F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. 2791 S CONGRESS REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. FLAGLER BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR
3. PERFORMANCE TITLE AND ESCROW, LLC
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOT SIXTY-FIVE(65) AND LOT SIXTY-FOUR (64), OF ADDITION NO. 1 CONGRESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY STATEWIDE LAND TITLE, INC., FILE NUMBER 22-17125, DATED AUGUST 27, 2022 AT 08:00 A.M. WAS PERFORMED BY THIS OFFICE, EXCEPTIONS ARE AS FOLLOWS:
EXCEPTION 1, PLAT BOOK 22, PAGE 38, ALL MATTERS OF PLAT ARE DEPICTED.
EXCEPTION 2, DEED BOOK 1105 PAGE 616, AFFECTS UNPLOTTABLE ITEMS LISTED UNDER "NOTE" ALSO HAVE BEEN DEPICTED, AND VERIFY THE LESSOUT OF THE EAST 10 FEET OF LOTS 64, 65.

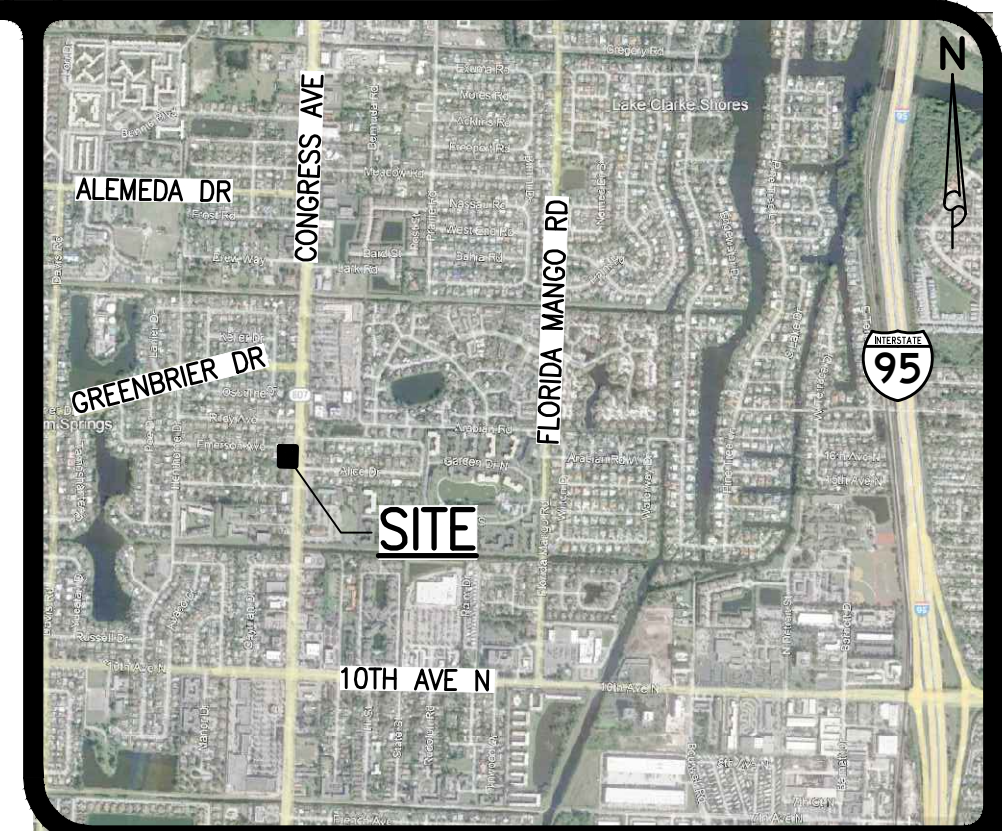
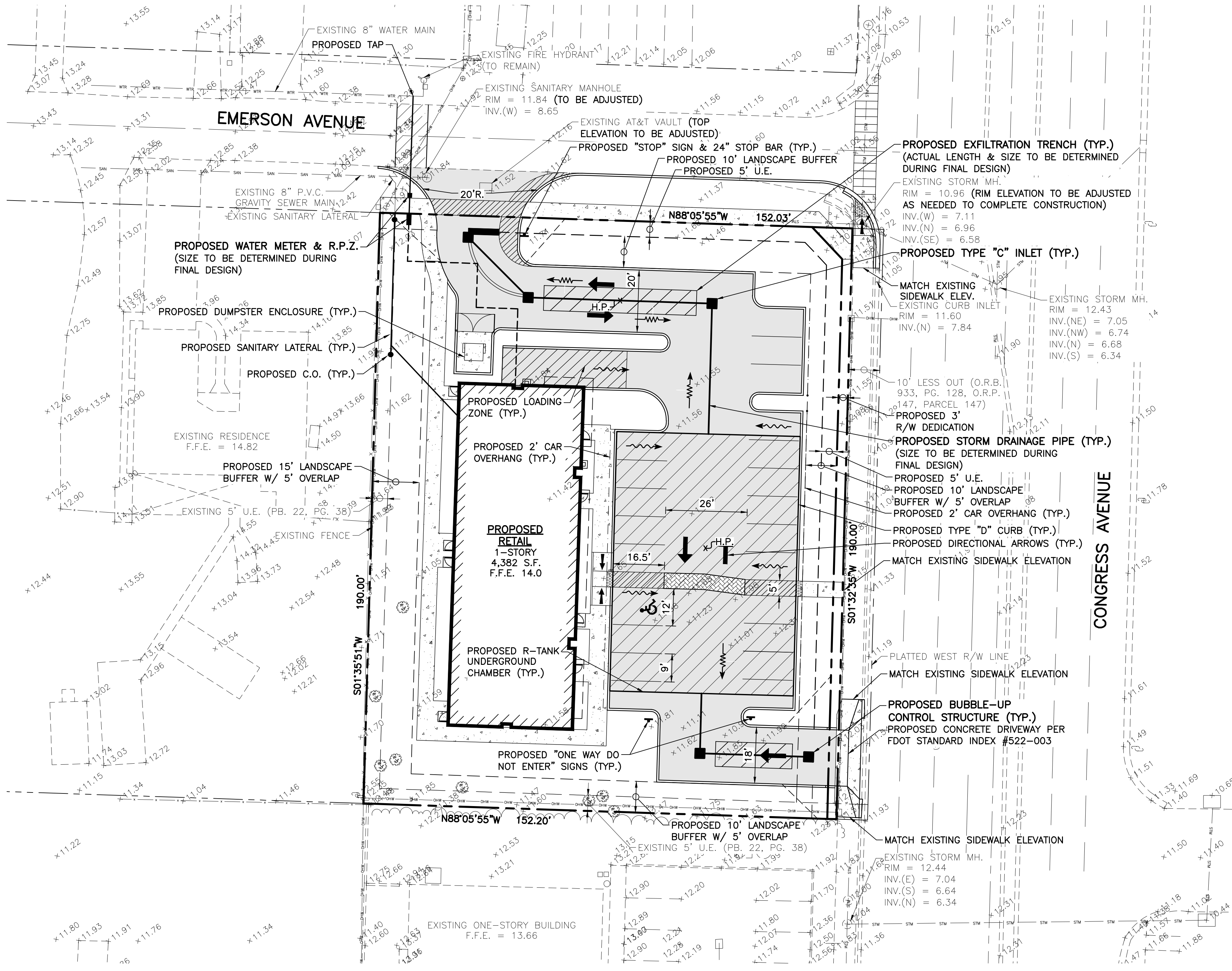
BOUNDARY SURVEY

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

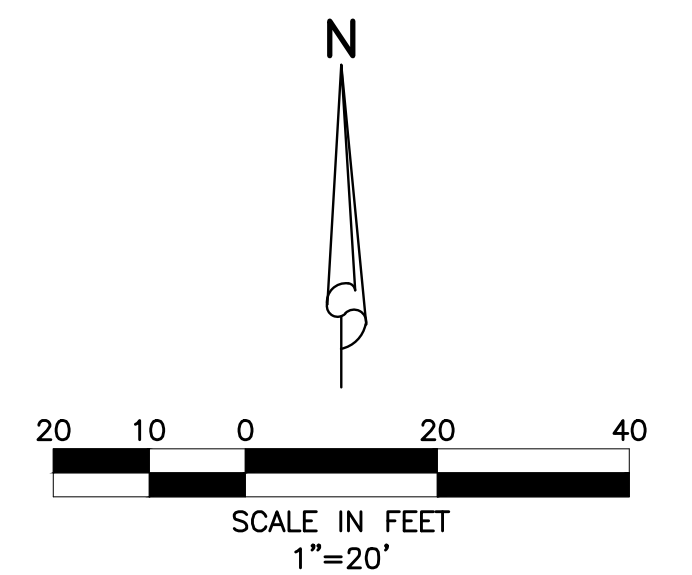


10-3-22	DATE	CD	FIELD	PURPOSE	JOB#
09-20-22	DATE	BB	FIELD	PURPOSE	JOB#
UPDATE ADDITIONAL LOCATION/TOPO	DATE	BB	FIELD	PURPOSE	JOB#
BOUNDARY SURVEY/UPD	DATE	BB	FIELD	PURPOSE	JOB#

10-3-22	DATE	CD	FIELD	PURPOSE	JOB#
09-20-22	DATE	BB	FIELD	PURPOSE	JOB#
UPDATE ADDITIONAL LOCATION/TOPO	DATE	BB	FIELD	PURPOSE	JOB#
BOUNDARY SURVEY/UPD	DATE	BB	FIELD	PURPOSE	JOB#



LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN

- NOTES:
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF PALM SPRINGS AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
 - 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC. (561) 478-7764.

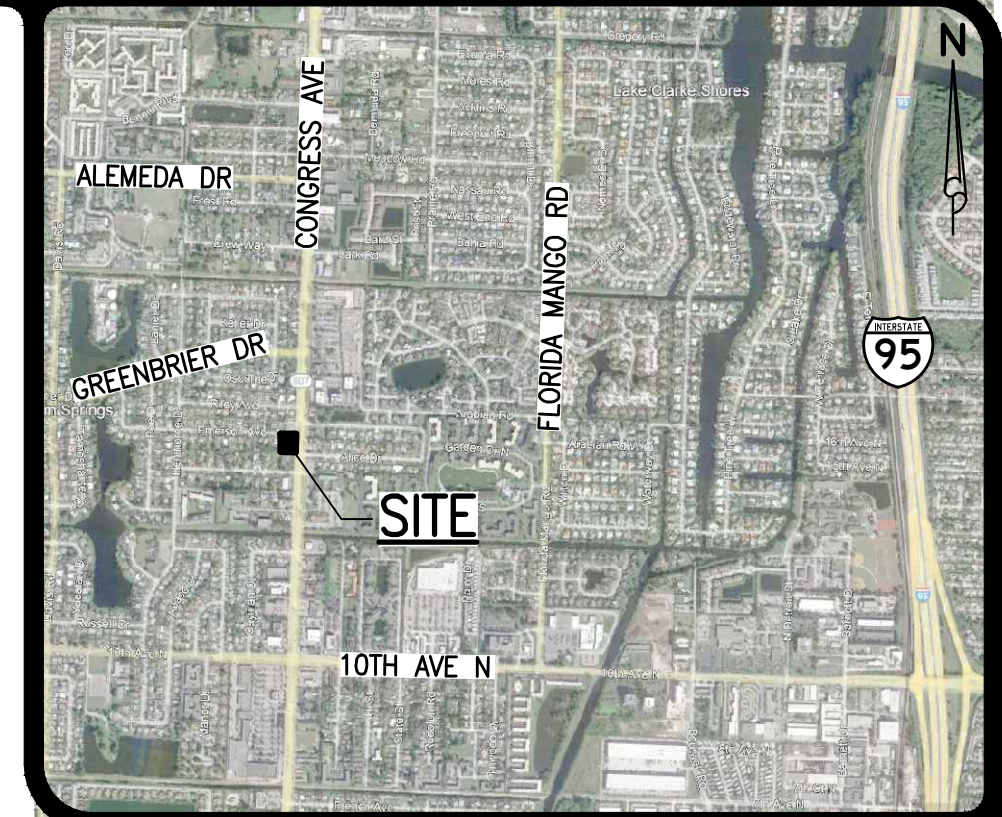
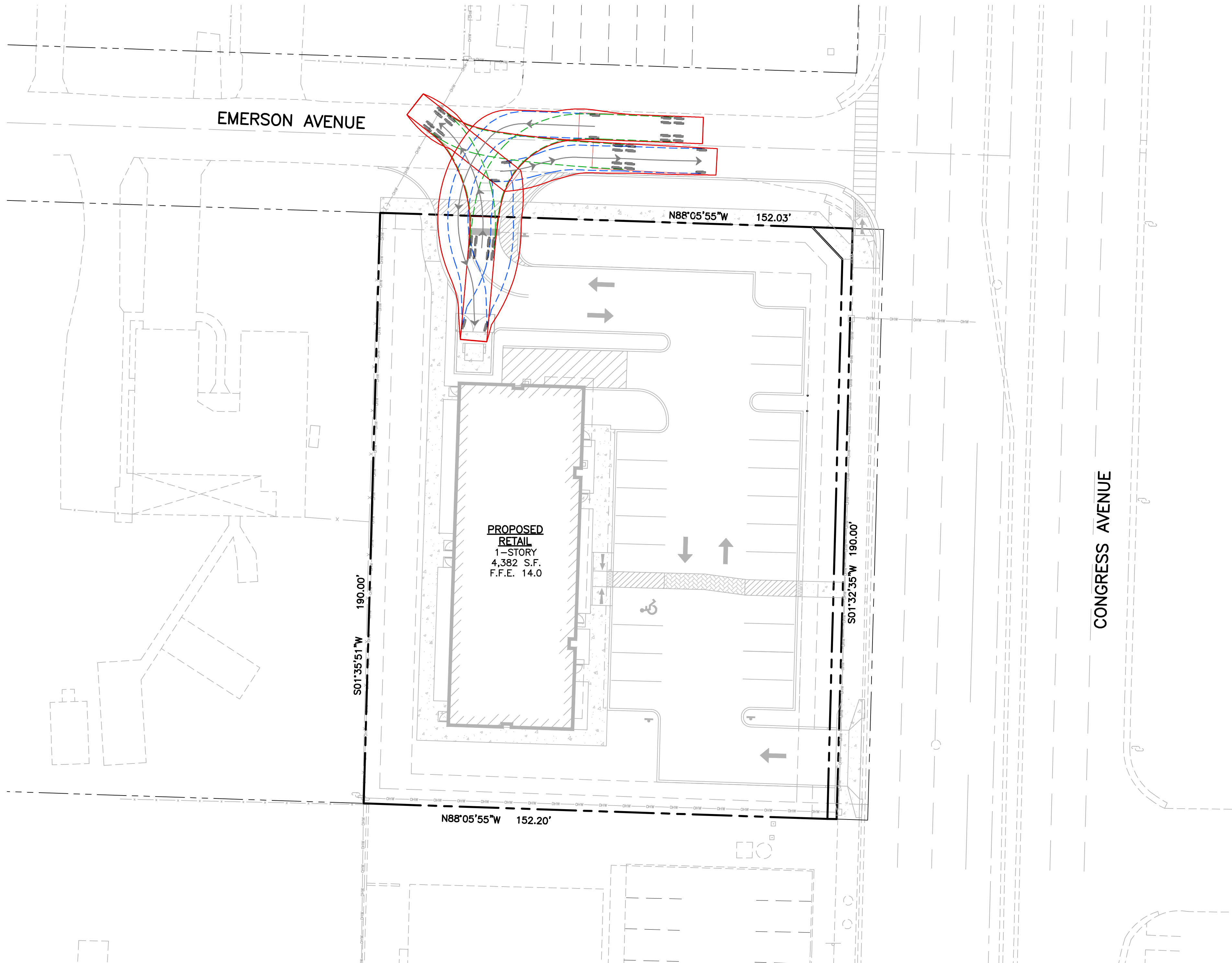
6/15/2023

1.) REVISED PER V.O.P.S. COMMENTS & NEW SITE PLAN, 06/15/23 C.O./D.B.

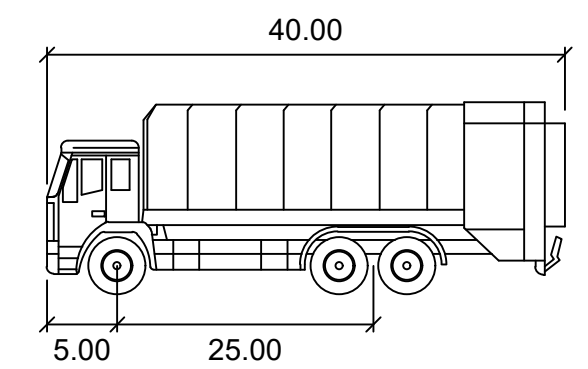
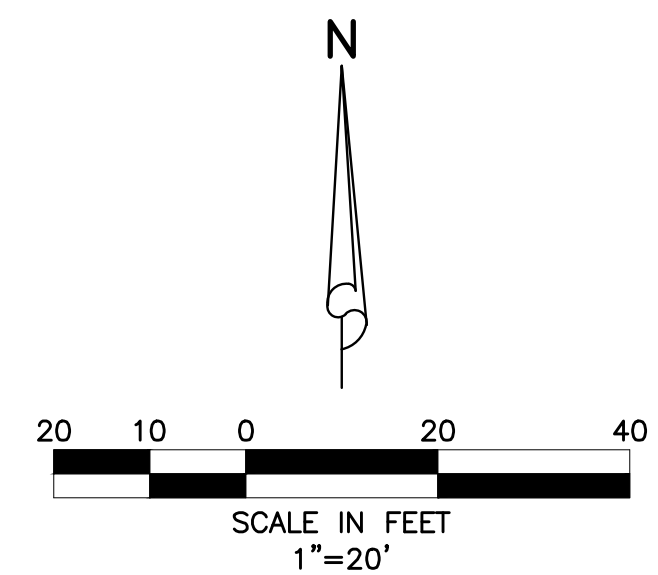


2833 SOUTH CONGRESS AVENUE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
G.B.	C.O.				23-019	23019C01	1	1



LOCATION MAP
NOT TO SCALE



Garbage Truck 40'

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

RED = VEHICLE BODY
BLUE = FRONT TIRE PATH
GREEN = REAR TIRE PATH

6/15/2023

REVISIONS					 SIMMONS & WHITE ENGINEERING PLANNING CONSULTING SINCE 1982 2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848					2833 SOUTH CONGRESS AVENUE SECTION 18, TOWNSHIP 44S., RANGE 43E. VILLAGE OF PALM SPRINGS, FLORIDA GARBAGE TRUCK AUTOTURN ANALYSIS		
					DESIGN G.B.	DRAWN D.B.	CHECKED	APPROVED	DATE	JOB NO. 23-019	DRAWING NO. 23019AT01	SHEET 1 OF 1



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

October 12, 2022

Rebecca Mulcahy, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: 2833 S Congress Avenue
Project #: 221003
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 26, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	SWC of Emerson Avenue and Congress Avenue
PCN:	70-43-44-18-03-000-0640/-0650
Access:	One right-in/right-out access driveway connection onto Congress Avenue and one access driveway connection onto Emerson Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	General Retail = 4,416 SF
New Daily Trips:	89
New Peak Hour Trips:	4 (2/2) AM; 11 (6/5) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Congress Avenue for the proposed land use.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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



Rebecca Mulcahy, P.E.
October 12, 2022
Page 2

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

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

Sincerely,

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

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw

ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

p

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\221003 - 2833 S CONGRESS AVENUE.DOCX



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
May 26, 2023***

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 26, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Josh Nichols, LEED AP
Schmidt Nichols
1551 N Flagler Drive, Suite 102
WPB, FL 33431

Dear Josh Nichols, LEED AP:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **November 17, 2022**

Palm Beach County - Village of Palm Springs; SR 807; Sec. # 93006000; MP: 3.30; Access Class - 5;

Posted Speed - 40; SIS - Influence Area; FDOT Ref. Project: FM 449879.1-Geysa Sosa-PEDESTRIAN SAFETY IMPROVEMENT

Request: Right-in only driveway on the west side of SR 807 adjacent to the south property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **2833 S Congress Avenue – 2833 S Congress Avenue**

Property Owner: **2791 S Congress Realty, LLC**; Parcel Size: **0.66 Acres** Development Size: **4,500 SF Retail**

REQUEST APPROVED

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 25 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 proposed driveway shall be channelized and have a maximum width of 16 feet.**
- **The loading area shall not be located in front of the proposed driveway.**

Comments:

***Letter date was revised on 05/26/2023.

- 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,

Carina Harvey
District Access Management Manager

cc: Jerry Dean

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-11-17\5. 93006000 MP 3.3 SR 807_2833 S Congress Avenue\93006 MP 3.3 SR 807_2833 S Congress Avenue_Rev.docx

www.dot.state.fl.us

MATERIALS

- 001

5/8" SMOOTH STUCCO FINISH ON CMU
- 002

DECORATIVE PANELING:
PRODEMA –PALE NATURCLAD–W
- 003

DASH LINE DENOTES SIGN AREA
- 004

DECORATIVE CORRUGATED ALUMINUM PANELING.
PAD–CLAD HIGHLINE B1
- 005

ALUMINUM STORE FRONT. CLEAR GLASS WITH LOW
"E" COATING
FRAME COLOR: SILVER/NATURAL ANODIZED
- 006

1/2" REVEAL
- 007

DECORATIVE PANELING:
PRODEMA –PALE NATURSIDIN–W (4")
- 008

PRE–ENGINEERED ALUMINUM CANOPY
- 009

CONCRETE EYEBROW W 8" STUCCO AND PAINT
- 010

CANVAS AWNING. COLOR: CHARCOAL GRAY
- 011

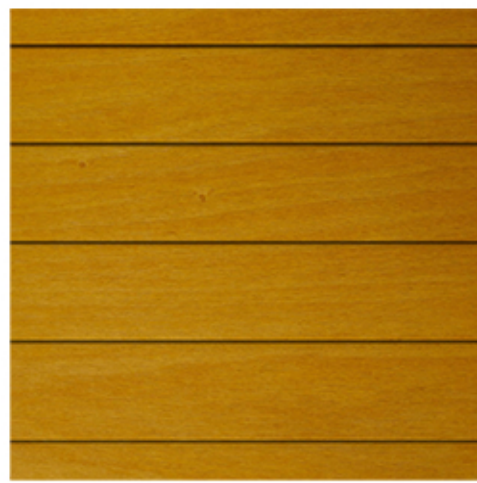
NEW 18"x6" EMERGENCY OVERFLOW SCUPPER
- 012

ROOF ACCESS LADDER
- 013

DUMPSTER ENCLOSURE
- 014

STUCCO CONTROL JOINTS
- 015

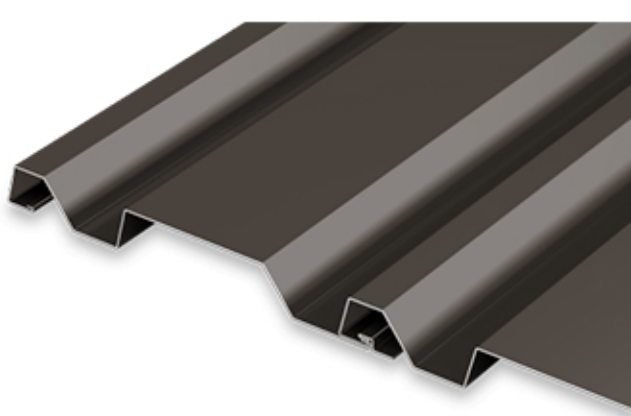
4" RECESS



PRODEMA - PALE NATURSIDIN



PRODEMA - PALE NATURCLAD



PAD -CLAD HIGHLINE B1

COLORS

- A

FIELD: BM "SUPER WHITE" FLAT FINISH
- B

FIELD: BM "KENDALL CHARCOAL"
HC-166 FLAT FINISH

ALL COLOR SELECTIONS BASED ON BENJAMIN MOORE. REFER TO COLOR ELEVATIONS. PROVIDE 3'X3' COLOR SWATCHES ON WALL FOR ARCHITECT AND OWNER REVIEW PRIOR TO FINAL PAINT

GENERAL NOTES

- ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
- REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED.
- EXCEPT FOR SPECIAL CONDITIONS THAT VARY FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIAL ATTACHMENTS, ANCHORAGE, REFERENCE STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION.
- REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
- REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.



BORRERO
ARCHITECTURE

tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2022



2 EAST ELEVATION (PROPOSED)

A3.0 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

A3.0 SCALE: 3/16" = 1'-0"

PROJECT:
SHOPPING CENTER

2833 SOUTH CONGRESS AVENUE,
Palm Springs, FL 33461

Client:
Catalyu Group
3797 S Millary Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

Scale see plans
Project No. 22026
Date 10-26-22

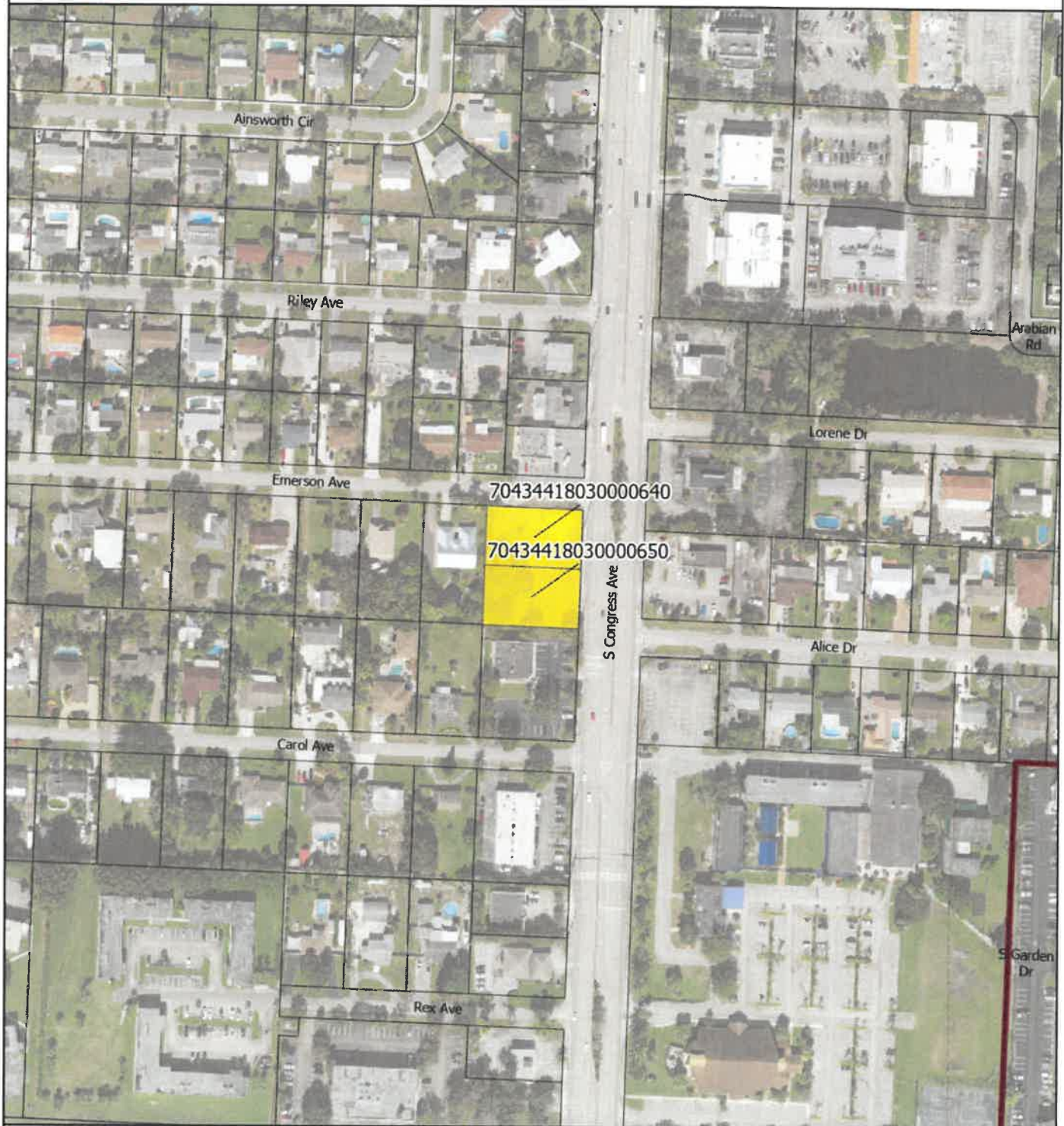
Drafted by: AB
Checked by: AB

Sheet No.
A1.0



VILLAGE OF PALM SPRINGS

Congress Plaza



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 6/22/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet

0 250
Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Congress Plaza



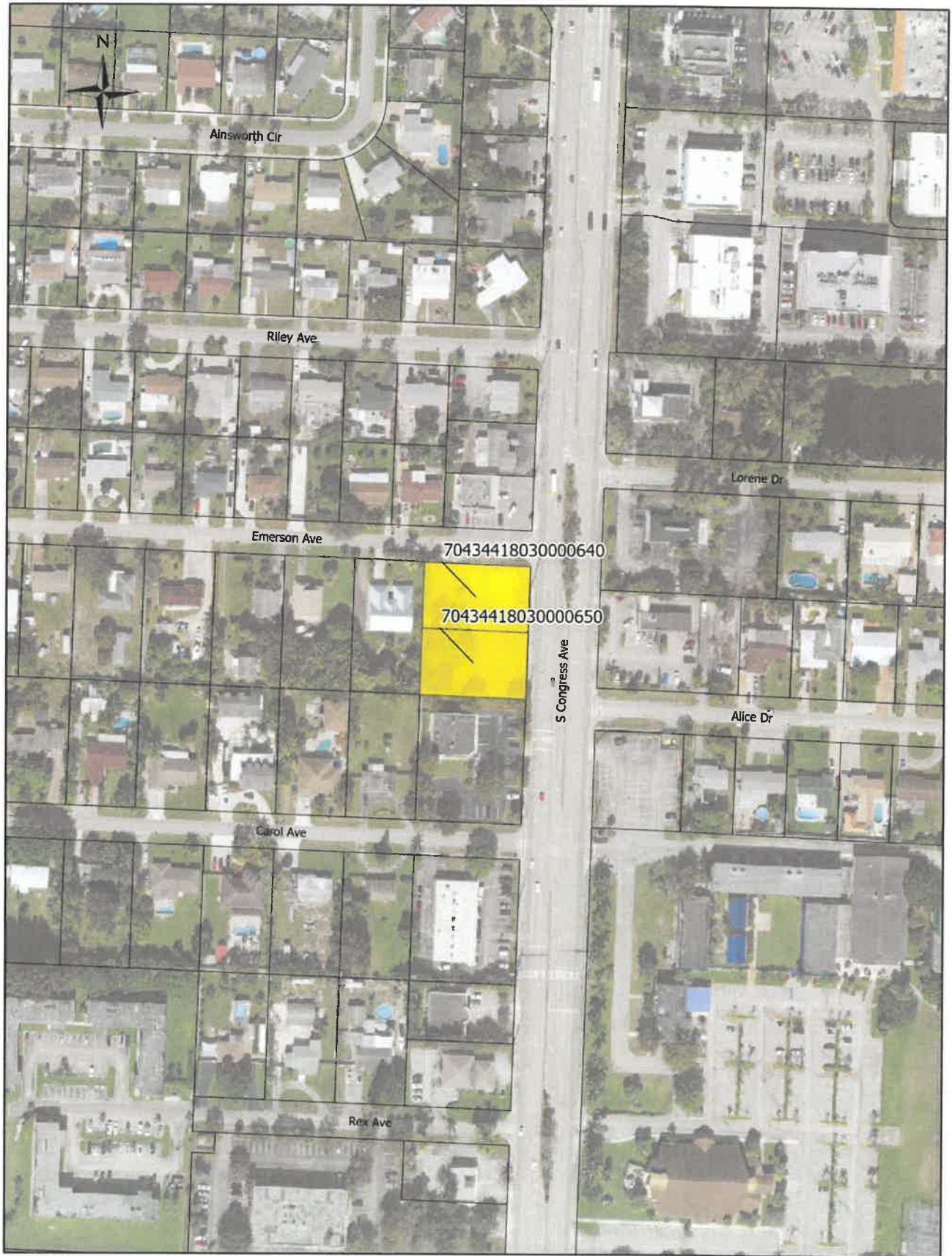
Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 6/22/2023
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: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #7: Residential Multi-Family Site Development Plan (SPR23-08) - 2689 Kirk Road and 4056 Linda Lane

SUMMARY: Ana Colom, agent for AMJ Property Management LLC (“Applicant”), is requesting a Site Development Plan approval (**SPR23-08**) for the combination of the two (2) residential multi-family parcels located at 2689 Kirk Road and 4056 Linda Lane, to allow the construction of five (5) additional residential dwelling units in addition to the existing single-family residence, for a total of six (6) residential dwelling units to be called Townhomes at Linda Lane.

The proposed development constitutes 10,710 square feet of building area, including five (5) residential units and an office. The property is located on the southwest corner of the intersection of Linda Lane and Kirk Road. Each unit will be configured with three bedrooms, 2 and 1/2 bathrooms, and a kitchen. Each unit will have a washer and dryer and a one-car garage with two (2) additional parking spaces within the driveway. The existing residence will remain and will be rented along with the five (5) new units as part of the rental community.

Note: This proposed residential community would have two (2) access driveways along Linda Lane right-of-way.

The Planning & Zoning Staff does not object to the Residential Multi-Family Development Site Plan and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Exhibit A Staff Report - Linda Lane
2. Application project narrative
3. Site Plan, Landscape Plans, Architectural Plans and Letter
4. Color Elevations
5. Aerial and Location Maps



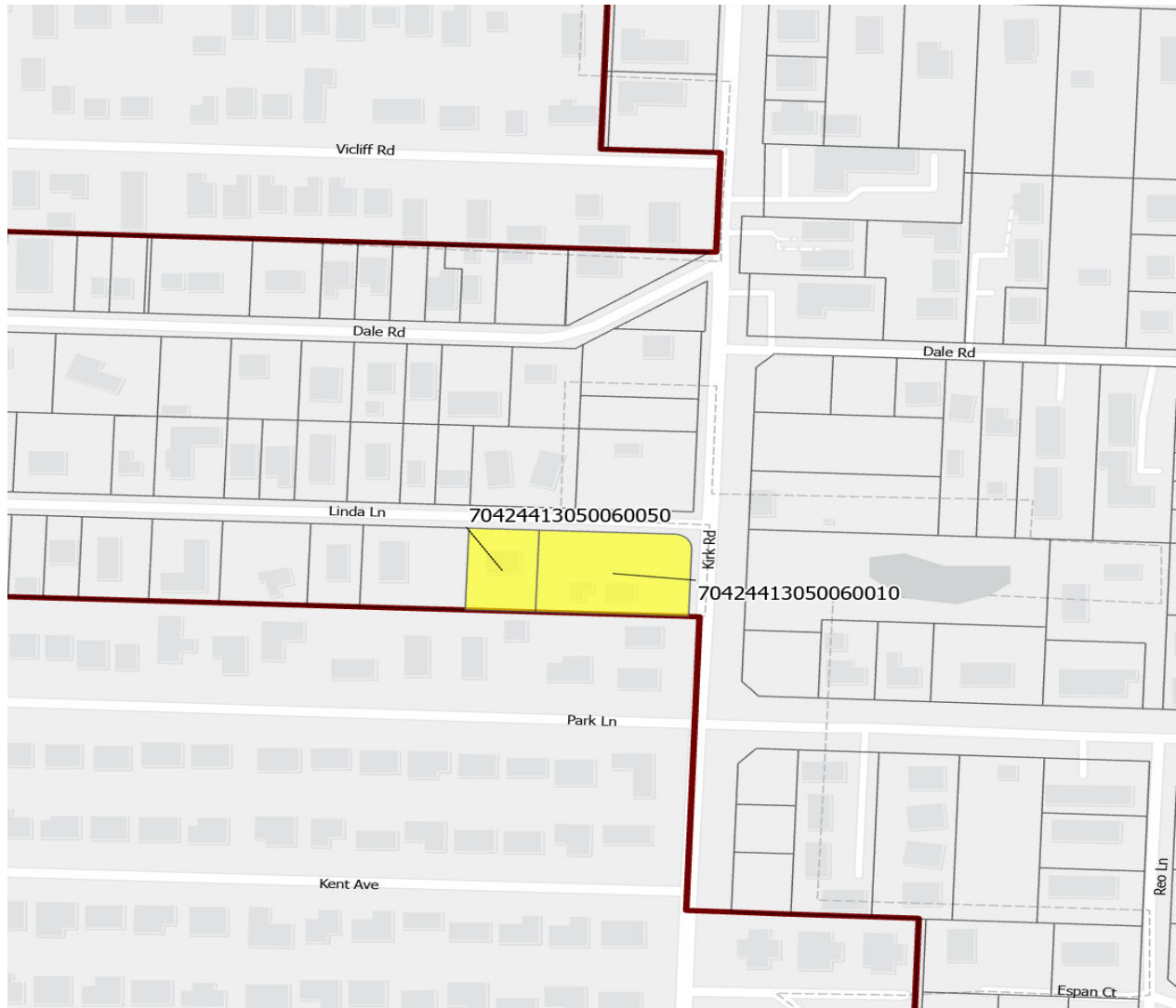
PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Multi-Family Site Development Plan - 2689 Kirk Road and 4056 Linda Lane

Application Summary			
Applicant / Petitioner	Ana Colom	Submittal Date	August 31, 2023
Reference Name	Townhomes at Linda Lane	Case Number	SPR23-08
		Parcel Control No	70-42-44-13-05-006-0010 & 70-42-44-13-05-006-0050
Location	2689 Kirk Road and 4056 Linda Lane	Site Area	±1.05 acres
P&Z Bd	July 11, 2023		
Village Council	August 17, 2023		
Requests			
Proposed Use(s)	Residential Multi-Family Development Site Plan for the construction of 5 two-story residential townhomes units and an office totaling 10,710 square feet. There is an existing single-family residence on the property which is proposed to be renovated. The total number of residential dwelling units will be 6.		
Number of Buildings	2 buildings total 1 two-story townhome building with 5 residential dwelling units and an office: Office – 400 sf, unit # 1 – 2,160 sf, unit # 2 – 2,129 sf, unit # 3 – 2,145 sf, unit # 4 – 2,119 sf, unit # 5 – 2,157 sf 1 existing residential single-family home – 1,688 sf		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Office 1/200 @ 400 = 2 spaces 6 Units @ 2.5/du + 25% = 19 Total = 21	21 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North)	25'	58.2'	Yes
Rear yard (South)	25'	25.8"	Yes
Side interior yard (West)	15'	132" Exiting house 29.4'	Yes
Side corner yard (East)	20'	41.2'	Yes
Site Characteristics			
Existing Use	Existing Single-family & Vacant lot	Proposed Use	Multi-family
Existing Zoning	Residential Multiple-Family (RM)	Future Land Use	Medium Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential Multiple-family & Vacant lot	Medium Density Residential	Residential Multiple-Family (RM)
South	Residential	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Community Park	Low Density Residential	Residential Multiple-Family (RM)
West	Residential Multiple-family home	Medium Density Residential	Residential Multiple-Family (RM)

Recommendation

Planning, Zoning & Building Staff recommends conditional approval of the residential Multi-Family site plan to allow the construction of five dwelling units with an office, finding the applicant's request consistent with density allowances of the Medium-Density land use category and compatibility with surrounding uses.



I. Site History

- Ordinance 2011-01: Annexation

The property was voluntarily annexed into the Village of Palm Springs on January 27, 2011 and designated with the Land Development as Residential Multiple-Family zoning district, and Future Land Use category of Medium Density Residential. At the time of the annexation, the property was developed with a single family residential.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Medium Density Residential and Residential Multiple-Family (RM), respectively. The proposed site plan to construct five additional residential dwelling units with an office is supported by the Medium Density (10 DU/acres). The requested is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

- 1) All surrounding properties are commonly zoned Multiple-Family
- 2) The proposed Site Plan maintains the use of the property as residential.
- 3) The total of 6 dwelling unit is compatible with surrounding properties.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) The property owner shall execute a Unity of Title to combine both properties.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBC Engineering - Roadway Production and Village of Palm Springs are required prior to construction.
 - 4) All of conditions of approval provided by Engenuity Group on June 23, 2023 letter, shall be corrected during the Civil/Utility plan review application.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on June 30, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on June 30, 2023
- Legal advertisement was published in the paper on June 29, 2023
- Staff has not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on August 31, 2022 depicts the following:

- An application submitted for a Site Plan Approval for the construction of 5 additional residential dwelling units within 1 two-story townhome building.
 1. Site Plan dated received August 31, 2022 revised and resubmitted on April 6, 2023.
 2. Landscape plans dated received August 31, 2022 revised and resubmitted on April 6, 2023.
 3. Preliminary Engineering plans dated received August 31, 2022 revised and resubmitted on April 6, 2023.
 4. Architectural plans dated received August 31, 2022 revised and resubmitted on April 6, 2023.
 5. Preliminary Engineering.
 6. Photometric Plans.
 7. Boundary survey.
 8. Project narrative.
 9. Color Rendering
 10. Drainage calculations.

VIII Recommendation

The applicant is requesting a Site Development Plan approval to develop the 1.05 acres multifamily parcel. The property currently has two residential single-family units which one of them will remain and the other one will be demolished. The applicant is proposing to construct five (5) residential dwelling units with and office for a total of 6 residential dwelling units.

Each new unit will be configured with 3 bedrooms, 2 bathrooms and a half, a kitchen, a great room, and each unit will have 1 parking garage plus parking for two cars within the driveway.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the Site Development Plan to allow the construction of the multifamily residential project, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following thirty-five (35) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Site Plan approval is valid within 24 months of Council approval.
2. The Finished Floor Elevation shall be at least 18" above crown of the road.
3. A Utility/Civil plan shall be approved by the Village Engineer and Public Service Department **at time of permitting.**
4. The proposed bike rack shall accommodate at least 7 bikes, one for each unit and one for the office.
5. Garages shall be used for parking only. The standard lease restrictions shall prohibit the conversion of garages into habitable spaces or used as storage.
6. The standard lease restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
7. The legal instruments providing parking restrictions, shall be reviewed and approved by the Village Attorney and PZB Director **prior to issuance of the first building permit.**
8. No parking shall be allowed, under any circumstances, along the drive aisle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
9. The installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
10. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:
11. "NOTICE TO HOMEBUYERS/TENANTS"
12. "school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561) 434-8100 for the most current school assignment(s)".
13. Utility easements shall not overlap more than 5' any landscaped buffers.
14. A root barrier shall be provided on trees that are within 12' of utility lines.
15. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
18. Irrigation plans shall be provided **at the time of permitting.** Non-potable water shall be used for the irrigation system per Village code.
19. Provide permits from all applicable permitting agencies, including but not limited to PBC and Village of Palm Springs **at the time of permitting.**
20. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
21. All mechanical equipment's and above-ground infrastructure shall be screened from view.
22. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such

- additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
23. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
 24. All new electric utilities shall be underground.
 25. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
 26. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
 27. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
 28. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
 29. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
 30. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
 31. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
 32. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 34. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
-
35. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$18,005.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on October 13, 2022.



Village of Palm Springs Planning, Zoning & Building Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 584-8460
www.vpsfl.org

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning, Building & Zoning staff to review the proposed project submittal and processing requirements.

Pre-Application Meeting Date: 02-23-2022.

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | (Site Plan, Landscape Plans, Building Designs) |
| ☐ Rezoning * | ☐ Administrative Special Exception |
| ☐ LDR / Zoning Change (text) | ☒ Site Plan (Minor / Major / PD)* |
| ☐ Plat (Preliminary)* | ☐ Site Plan Amendment * |
| ☐ Plat (Final) | ☐ Special Exception* |
| ☐ Master Sign Plan | ☐ Development Order Amendment* |
| ☐ Temporary License Agreement | ☐ Variance (District Standard)* |
| ☐ Temporary Use Permit | ☐ Variance (Sign)* |
| ☐ Abandonment | ☐ Variance (Hours of Operation)* |
| ☐ Appeal | ☐ Administrative Variance |
| ☐ Utility /Civil Plan | ☐ Deed Restriction / Unity of Title |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 feet radius of affected site with signed affidavit (Application types marked with *).
5. All plans must be submitted no later than 3:00 p.m. 45 days prior to a Planning, Building & Zoning Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Planning, Building & Zoning Department no later than the Wednesday preceding the meeting. Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: TOWNHOUSES AT LINDA LANEProject Address: 2689 KIRK ROAD, PALM SPRINGS, FL
4056 LINDA LANE, PALM SPRINGS, FLLocation of Property: The subject property is located approximately -
mile(s) N, S, E, (W) (circle one) from the intersection of KIRK ROAD & LINDA LANE
& LINDA LANE, on the N, (S) E, W (circle one) side of LINDA LANE (street).Shopping Center / Office Building: —Acreage of Property: 1.05 Building Square Feet: 10,710 (UNITS)Density or FAR: — Plat Name: SEE SURVEY 457.9 (OFFICE)
11,167.9 (NEW CONST.)PCN Number(s): 70-42-44-13-05-006-0010
70-42-44-13-05-006-0050Dimensions of Property: 317.89 X 145.00Palm Springs CRA District, if applicable: N/A

See Section 14 also.

Legal Description: (or attach separate sheet)

SEE SURVEY

Property History, if applicable: Describe previous applications on property

Application #	Request	Action	Resolution / Ordinance #	Approval Date
N/A				

(Approved Variances, Special Exception, Site Plan, etc...) Include previous application numbers and any conditions of approval.

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATIONOwner's Name: AMJ PROPERTY MANAGEMENT LLCOwner's Address: 6901 OKEECHOBEE BLVD. SUITE K3Owner's Email Address: MACAPITALINVESTMENTS@GMAIL.COMOwner's Phone: 561.502.3684 Owner's Fax: —Applicant, if different than Owner: TEAM ARCHITECTURE, INC.Agent: ANA COLOMContact Person: ANA COLOMAgent's Address: 2328 10TH AVE. NORTH, SUITE 200, LAKE WORTH, FL.Agent's Email Address: ACOLOM@TEAMARCHITECTURE.USAgent's Phone: 561.313.9073 Agent's Fax: —*All correspondence will be sent directly to agent unless otherwise instructed.***SECTION 3- LAND USE AND ZONING INFORMATION:****EXISTING**Zoning: RM - RESIDENTIAL ^{MULTI} FAMILYLand Use: MEDIUM DENSITY RES.Use: MULTI FAMILYPlat: SEE SURVEY**PROPOSED**Zoning: RM - RESIDENTIAL ^{MULTI} FAMILYLand Use: MEDIUM DENSITY RES.Use: MULTI FAMILY (6 UNITS)Plat: SEE SURVEY**ADJACENT LAND USE / ZONING / USE(S)**North: RMSouth: RMEast: CGWest: RM

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

Construct 5 new townhouses totaling 10,710 SF of improvements on the southwest corner of the intersection of Linda Lane and Kirk Road. Each townhouse will be 3 bedroom and 2 ½ baths with a one car garage and an outside parking space. An existing residence will remain and will be rented along with the 5 townhouses as part of the rental development. Total building area 12,855.9 (including office and existing residence).

The total area of the property is 45,378 SF (1.05 acres).

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Planning, Building & Zoning Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

Signature of Owner

Date

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____ by _____, 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 _____

Title or rank _____ Serial number _____

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____ by _____, 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 _____

Title or rank _____ Serial number _____



GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Planning, Building & Zoning Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: _____

Requested Village Land Use/Rezoning _____

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 – APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Planning, Building & Zoning Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications _____

Code Section: _____

Required: _____

Request: _____

Details of Variance Request or Appeal:

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-602 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(b)(1) of the Code. The statement must include comments on each of the following individually:

- a. That special condition 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 Planning, Building & Zoning district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That 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 Planning, Building & Zoning district.
- d. That 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 and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SECTION 9 – SPECIAL EXCEPTION ONLY (Site Plan Required Also)

Requested Use: _____

Supplemental Regulations Applicable? ☐ Yes ☐ No

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-607 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the seven (7) criteria and factors as set forth in Section 34-607(b) of the Code. The statement must include comments on each of the following individually:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
- (2) The proposed special exception is consistent with the Planning, Building & Zoning and zoning regulations and all other portions of this Code.
- (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.
- (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.
- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

- (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.

SECTION 10 – SITE PLAN SUBMITTAL REQUIREMENTS

- In original submittal, provide five (5) copies (24"x36") of the following plans listed as they pertain to the project in full sets. Including three (3) sets of all plans shall be signed and sealed original.
 - Provide a Thumb Drive with all submittal materials in pdf format.
 - Site plan packages must include but are not limited to :
 1. Site Plan (see Technical Specifications in Sec. 34-685 of the Code)
 2. Landscape Plan
 - a. Must show all species and sizes (Florida Grade No.1 only)
 - b. Tree survey of existing site
 - c. Irrigation plans desired, but not required until permitting
 3. Building Architectural Plans
 - a. Elevations (label each side according to compass direction)
 - b. Roof plan for screening of mechanical equipment
 - c. Color, Material and Texture Specifications/Schedule
 - d. Building colors shall include paint company name, number, and paint color name (color chips preferred)
 - e. Color Rendering
 - f. Details of site amenities (bike racks, benches, trash receptacles, etc.)
 4. Photometric plan
 - a. Must show spillover at property line
 5. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show proper Parcel ID number
 - d. Needs to have Title Commitment Policy and number referenced,
- OR
- e. Abstract Survey can be used
 6. Tabular data
 7. Dumpster locations (include recycling)
 8. Accessible pedestrian routes from street to building
 9. Truck (garbage, delivery, etc.) turning radii (AutoTurn Analysis)
 10. Fire Hydrant locations

11. Utility Tie-Ins
 12. Adjacent Zoning
 13. Ultimate right-of-ways widths and elevation of adjacent road(s)
 14. Dimensions on buffers, drive isles and driveways and any other pertinent site
 15. Floor Plan
 16. Life Safety Plan, if applicable
 17. Finished Floor Elevation
 18. Sign Plans
 - a. general location plan
 - b. details for each sign, including dimensions and summary of sign face area, all coloring (letter, logo, backing, cabinet, etc)
 - c. master sign plan specifications, if applicable
 19. Paving, Grading and Drainage Plans and Drainage Calculations.
- Copy of FDOT Pre-Approval Letter, as applicable
 - If proposing new residential units, School Capacity Availability Determination

RESUBMITTALS for Technical Review: **Submit a letter identifying each review comment and the revision or response provided**, together with five (5) copies of each revised plan sheet, and thumb drive with .pdf files of revised sheets, reports, narratives, and supporting documents;

PLANNING, BUILDING & ZONING BOARD DISTRIBUTION: At least 20 days prior to LDB hearing, submit ten (10) full sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised per and approved by the technical review agencies.

VILLAGE COUNCIL DISTRIBUTION: At least 20 days prior to the VC hearing, submit five (5) sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised to address LDB recommendations, if required.

NOTE: Copies of any graphics or handouts used at a public hearing must be provided to the recording clerk and made part of the formal record.

NOTE: Representations made at the hearing, verbally or graphically, become part of the record, and are enforceable as part of the development order.



AFFIDAVIT CERTIFYING TO PUBLIC HEARING NOTICE REQUIREMENTS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared who after being sworn, stated the following:

1. That I _____ have prepared/ obtained a complete list (and the required mailing labels) of the owners of real property, together with their mailing addresses, that are within three hundred (300') feet of the subject property, as set forth in the current Official Tax Roll of Palm Beach County.
2. That to the best of my knowledge, said list is complete and accurate.
3. Notice signs were posted on the premises a minimum of 10 days in advance of the public hearing. Attached, are photographs of the signs showing their placement on the property and proximity to the abutting right-of-way.

Signature of Affiant/Applicant

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____ by _____, 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 _____

Title or rank _____ Serial number _____

PUBLIC NOTICE

VILLAGE OF PALM SPRINGS

PLANNING, ZONING & BUILDING

This property is the subject of the following request(s):

- | | |
|--|--|
| ☐ Site Plan | ☐ Planned Development |
| ☐ Special Exception | ☐ Land Use Amendment |
| ☐ Development Order Amendment | ☐ Rezoning |
| ☐ Variance | ☐ Other _____ |

Petition Number: _____

Request: _____

Public hearing date(s) are as follows:

Planning & Zoning Board:

Village Council:

The public hearings indicated above are to be held in:

The Village of Palm Springs Council Chambers, 226 Cypress Lane, Palm Springs.

For Additional Information contact the Palm Springs Planning, Building & Zoning Department: (561) 584-8200 x 3. Interested parties may appear at the public hearing(s) and be heard with respect to the advertised request. Hearing may be postponed without further notice.

In accordance with ADA, documents may be requested in an alternate format. Auxiliary aids or other services will be provided upon request with at least three days' notice prior to hearing. For ADA assistance, please contact the Village Clerk's Office at (561) 584-8430.

Visit our website at: **WWW.VPSFL.ORG**

SECTION 11 – PLANNED DEVELOPMENT (SITE PLAN)

Narrative: See objectives and performance standards in Article IX, and provide a narrative that outlines the proposed project's conformance with these provisions.

Waivers: Requests for waivers shall be submitted in writing and shall address the following criteria:

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Planning, Building & Zoning Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.
- b. The request results from innovative design in which other minimum standards are exceeded.
- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
- f. Economic issues may not be used to justify waivers.
- g. The request is compatible with existing and potential land uses adjacent to the development site.
- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.
- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

SECTION 12 – PLAT ONLY (Site Plan or Subdivision Plan required also)

Plat packages must include but are not limited to:

1. Plat
2. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show property Parcel ID number
 - d. Needs to have Title Commitment Policy and number reference, OR
 - e. Abstract Survey can be used
3. Title Policy

SECTION 13 – ABANDONMENT ONLY

General Description of Area Requested for Abandonment: _____

Recording Information of Area: _____
(attach a copy of instrument)

- ☐ Indemnification and Hold Harmless Agreement executed by the Owner indemnifying the Village and holding the Village harmless from any and all losses, claims, damages and other liabilities resulting from, or arising out of the abandonment of the property. **See attached form of agreement.**
- ☐ Letters of any objection to the abandonment request from all utilities and drainage districts providing service to the property, including but not limited to, Lake Worth Utilities, FP&L, Cable distributor, water and sewer service provider, public gas (if applicable).
- ☐ Evidence of payment of all current taxes on the subject property.



INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification Agreement ("Agreement") is made this ____ day of _____, 20__, by and between the Village of Palm Springs, a municipal corporation organized and existing under the laws of the State of Florida ("Village"), with its principal offices located at 226 Cypress Lane, Palm Springs, FL 33461, and _____, whose address is _____ ("Indemnifying Party")

WITNESSETH

In consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties, and to the fullest extent permitted by laws and regulations, the Indemnifying Party shall indemnify, defend, save and hold harmless, the Village, its officers, elected officials, agents and employees from any and all claims, damages, losses, liabilities and expenses, (direct, indirect and consequential) pertaining to or arising out of the abandonment of the real property which is the subject of this Application for Abandonment.

The Indemnifying Party shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). The Village reserves the right to reasonably approve of the legal counsel selected by the Indemnifying Party to conduct any defense in any such proceedings, and all reasonable costs and fees associated therewith shall be the responsibility of Indemnifying Party.

The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Indemnifying Party under any policy or policies of insurance of the Indemnifying Party or a third party.

This Agreement shall not in any way be construed to create a partnership, association, or any kind of joint venture or undertaking between the parties hereto. The Village specifically reserves all statutory and common law rights and immunities, and nothing herein is intended to limit or waive the same, including but not limited to, the procedural and substantive provisions of Section 768.28, Fla. Stat., and Section 95.11, Fla. Stat., as amended from time to time.

The Indemnifying Party's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in

the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to the Indemnifying Party. The Indemnifying Party's inability to evaluate liability or its evaluation of liability, shall not excuse the Indemnifying Party's duty to defend and indemnify within 7 days after such notice is given by the Village by registered mail. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by the Indemnifying Party. The Indemnifying Party shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Indemnifying Party of a claim shall not release the Indemnifying Party of the above duty to defend and indemnify.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

INDEMNIFYING PARTY

By: _____
Indemnifying Party

Printed Name of Indemnifying Party

VILLAGE OF PALM SPRINGS

By: _____

ATTEST

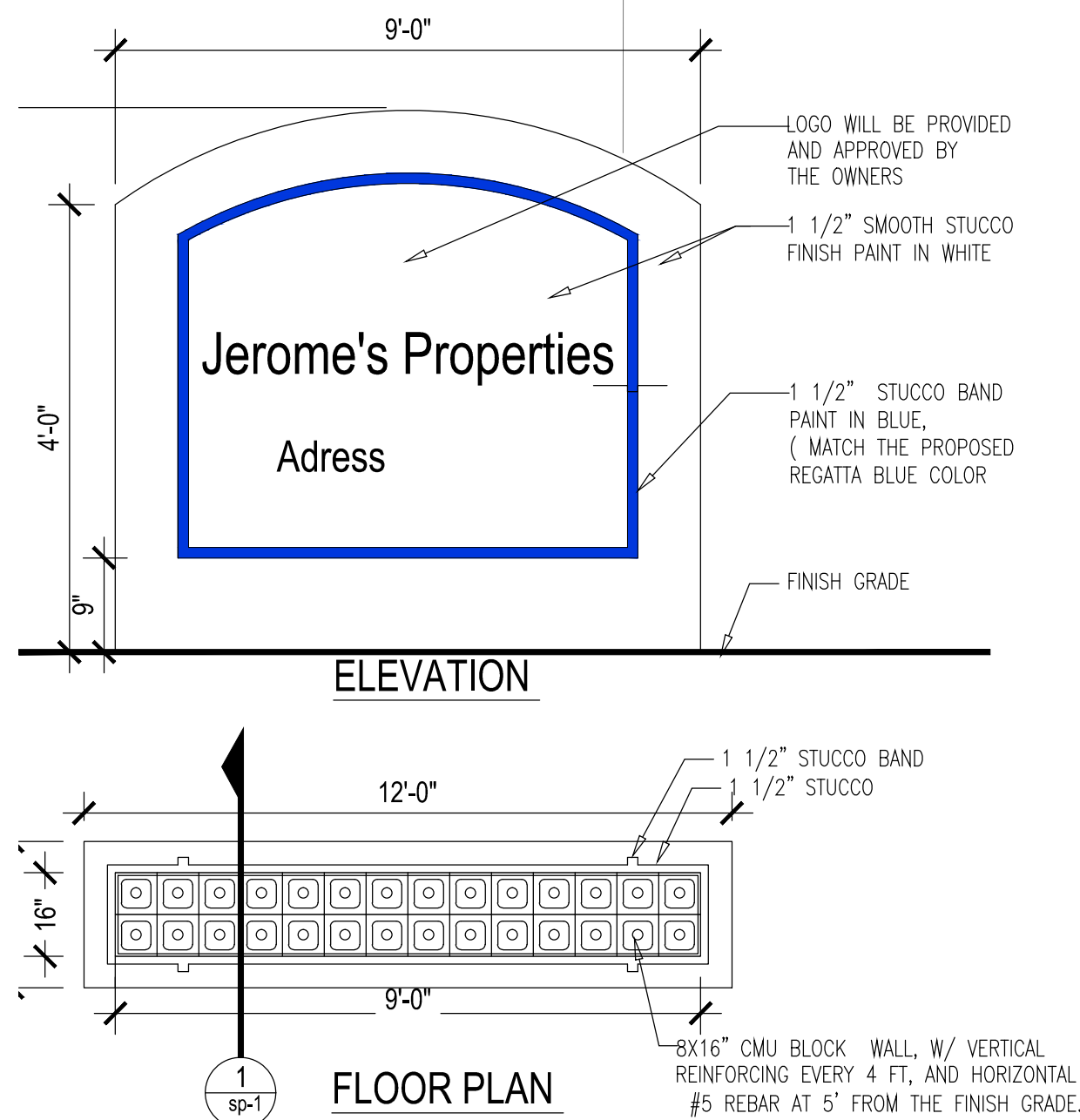
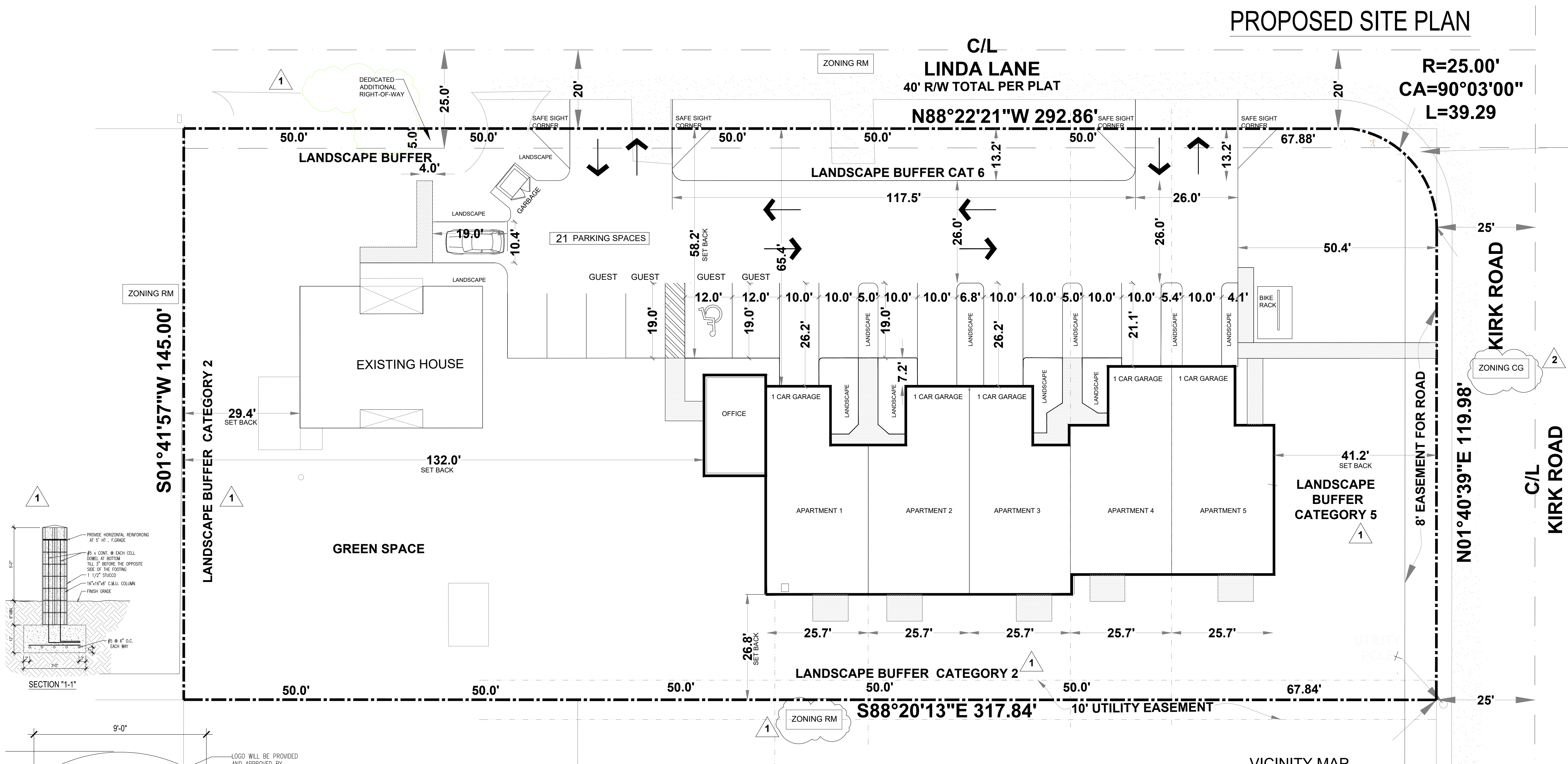
KIMBERLY M. WYNN, VILLAGE CLERK

**SECTION 14 – CONSISTENCY WITH PALM SPRINGS CRA
COMMUNITY REDEVELOPMENT PLAN**

CRA District: _____

ATTACH NARRATIVE AS ADDITIONAL PAGE(s) to address the following:

- 1) Detailed Description of Proposal's Consistency with Five (5) Key Goals of CRA
- 2) Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District
- 3) Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA

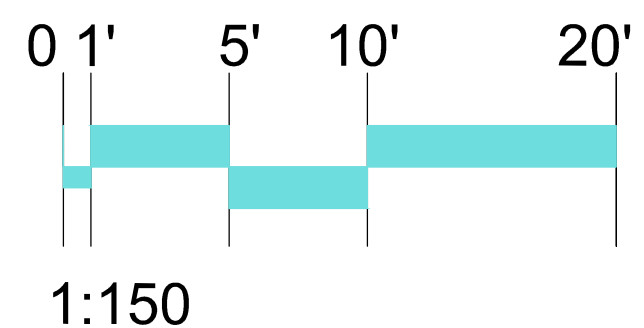
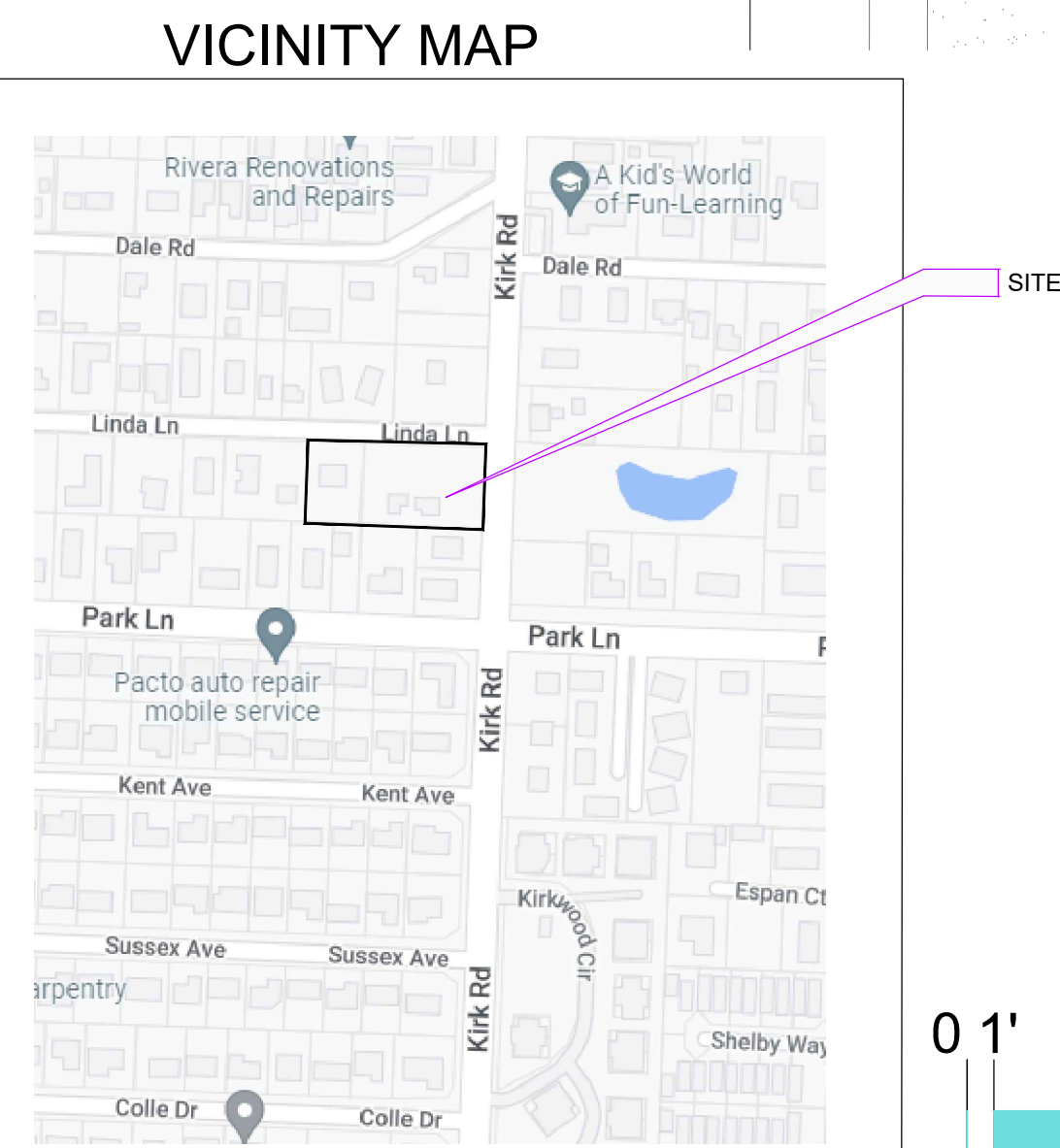


SIGN ELEVATION AND PLAN

SURROUNDING EXISTING LAND USE, FUTURE LAND USE, ZONING DISTRICT				
DIRECTION	EXISTING LAND USE		FUTURE LAND USE	ZONING DISTRICT
NORTH	RM		MEDIUM DENSITY RESIDENTIAL	RM
SOUTH	RM	1	MULTIFAMILY MEDIUM DENSITY	RM
EAST	RM	2	MEDIUM DENSITY RESIDENTIAL	RM
WEST	RM		RESIDENTIAL MULTIFAMILY	RM
PROPOSED SITE DATA		TOTAL SITE AREA ACRES 1.05 45378.0 SQ.FT		
PROPERTY CONTROL NUMBER		70-42-44-13-05-006-0010		
AREA	SQUARE FOOTAGE	ACRES	PERCENTAGE	TOTAL
BUILDING LOT COVERAGE (FOOTPRINT NEW BUILDING & EXISTING RESIDENT.)	8,244.1 SQ.FT	0.20	18%	39.0%
SITE IMPERVIOUS AREA	9,484.40 SQ.FT	0.22	21%	
SITE PERVIOUS (LANDSCAPE)	27,649.50 SQ.FT	0.63	61%	61%
SITE TOTAL AREA	45378.0 SQ.FT	1.05	100%	100%
GROSS FLOOR AREA	8,244.1 SQ.FT	0.20	18.17%	

1

SITE PARKING	
MINIMUM NUMBER OF PARKING	
REQUIRED 2.5 PARKING SPACES FOR UNIT + 25%	
5 UNITS X2.5 = 12.5	
1 EXISTING X2.5= 2.5	
TOTAL 15 PARKING + 25%=18.75 REQUIRED 19 SPACES	
PROVIDED 19 SPACES 4 SPACES DEDICATED TO GUEST PARKINGS	
OFFICE PARKING REQ. : 1 SPACE EVERY 200 SQ.FT	
REQ. 2 PROVIDED 2	
TOTAL PROJECT PARKING REQ. 21 PROVIDED 21	
SET BACK	
FRONT 58.2' (NORTH)	
REAR 26.8' (SOUTH)	
SIDE 132' WEST	
SIDE 41.2' (EAST)	
AREAS CALCULATION	
OFFICE	400.0 SQ.FT
APARTMENT #1	2160.0 SQ.FT
APARTMENT #2	2129.0 SQ.FT
APARTMENT #3	2145.0 SQ.FT
APARTMENT #4	2119.0 SQ.FT
APARTMENT #5	2157.0 SQ.FT
TOTAL BUILDING= 10,710 (NEW APARTMENTS) + 400 = 11,110 SQ.FT	
EXISTING RESIDENCE = 1688 SQ.FT	
TOTAL DEVELOPMENT OF 6 UNITS + OFFICE= 12,798.0 SQ.FT	



team architecture
incorporated
3328 10th. Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: AUGUST, 2022
Sheet Number

L-



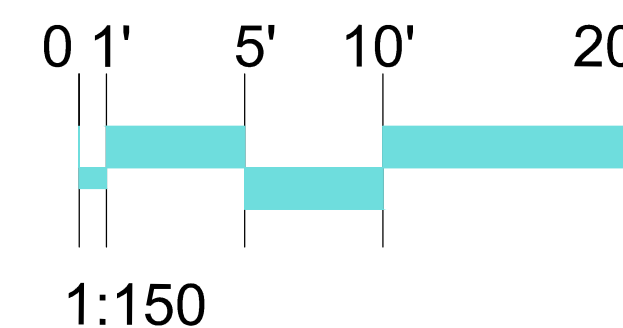
TO REMOVE
TO REMOVE
TO REMOVE
TO REMOVE

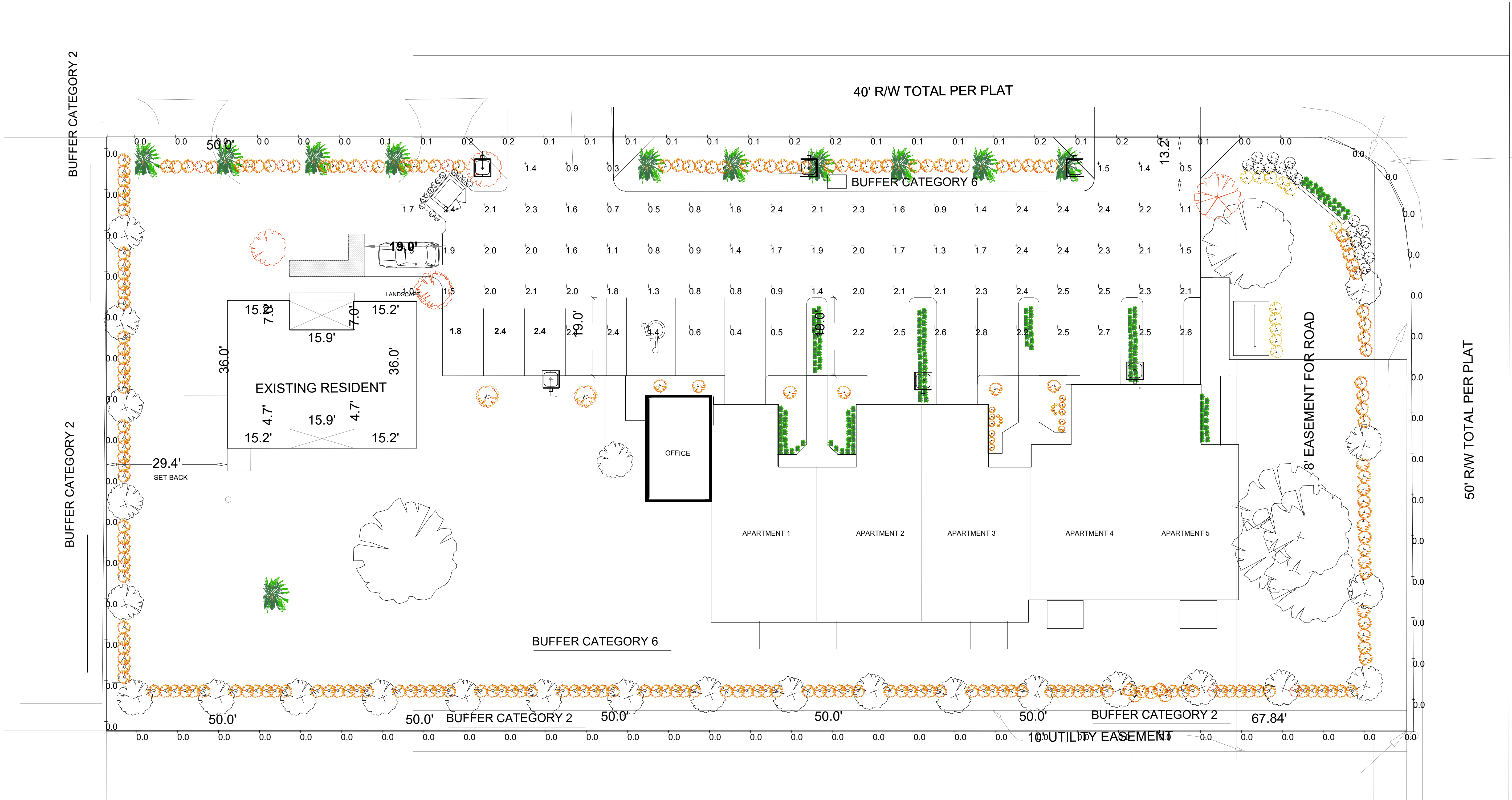
TOTAL TREE HAS BEN REMOVE	-----34 TREES
TOTAL EXISTING TREE TO REMAIN	-----10 TREES
TOTAL NEW TREES	-----35 TREES
TOTAL NEW PALMS	----- 10 TREES

TOTAL TREES	-----	45 TREES
TOTAL NEW PALMS	-----	10 TREES
TOTAL TREES & PALMS	-----	55 TREES

PROPOSED LANDSCAPE PLAN

G.C WILL BE COORDINATE ON SITE AT THE TIME OF LANDSCAPE PLANTING
CIVIL PLANS ARE NOT IN CONFLICT WITH THE LANDSCAPE .
REFER TO ROOT BARRIER DETAIL ON SHEET L-2

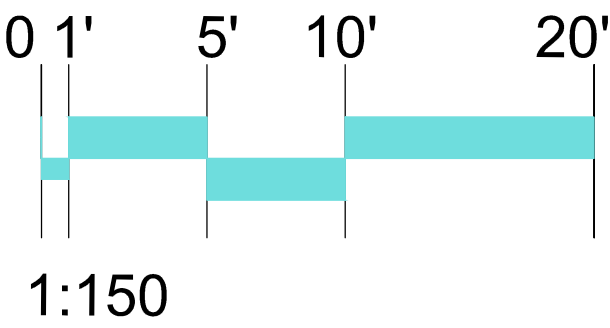




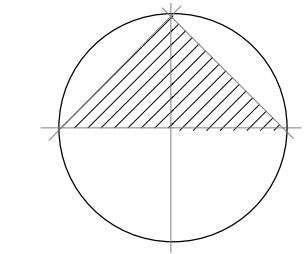
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	6	SA	Single	N.A.	0.900	ANTHEM AHQM-LED-06L-SIL-FT-40-70CRI-IL POLE MTD - 15' A.G.	41

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ENTRIES & PARKING	Illuminance	Fc	1.74	2.8	0.3	5.80	9.33	
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.	

PHOTOMETRIC PLAN



- Revisions:
- 1 REV 3 5-19-23
 - 2 REV 2 12-28-22
 - 3 REV 3 2-22-22

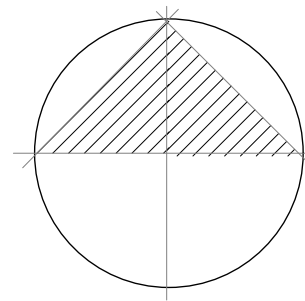


NEW TOWNHOMES AT LINDA LANE
"Jerome's Properties"
2689 KIRK ROAD
Palm Springs FL. 33406

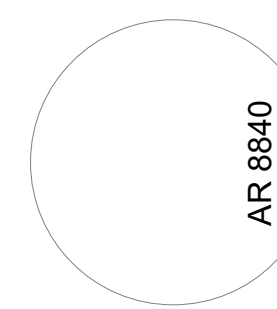
team architecture
i n c o r p o r a t e d
2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840
FERNANDO R. PRIETO
Check By: FP
Design By: AC
Drawn By: AC
Date: AUGUST, 2022
Sheet Number

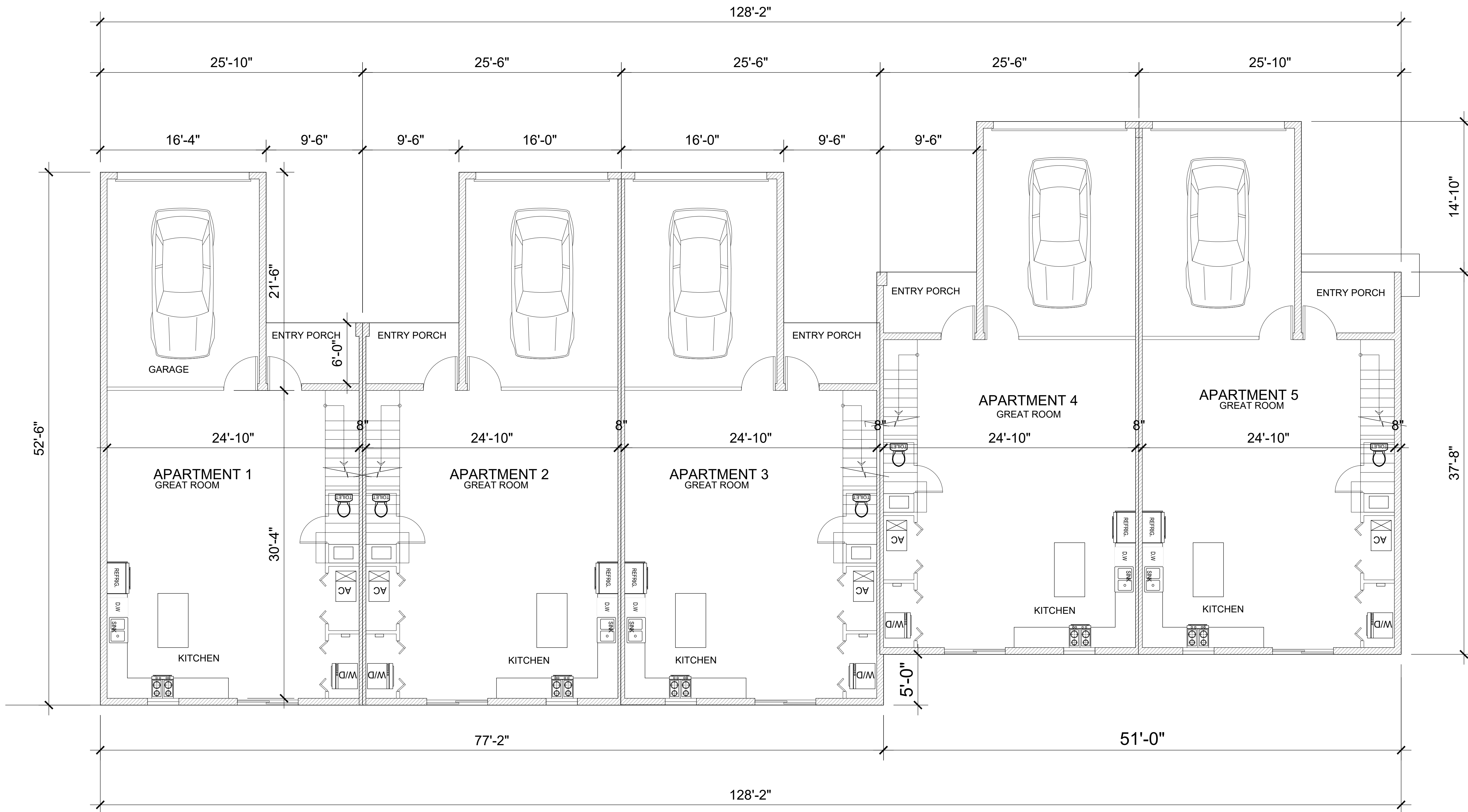
PH-1



NEW TOWNHOMES AT LINDA LANE
"Jerome's Properties"
2689 KIRK ROAD
Palm Springs FL. 33406



FERNANDO R. PRIETO

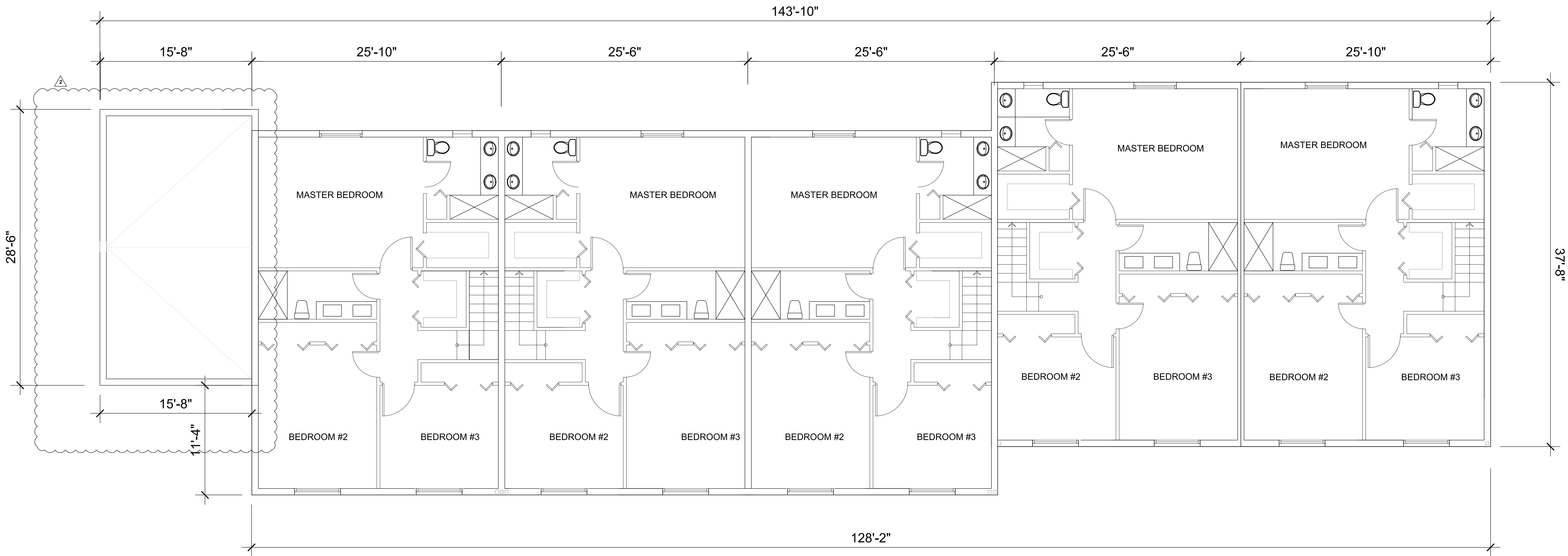


OFFICE	457.9 SQ.FT
APARTMENT #1	2160.0 SQ.FT
APARTMENT #2	2129.0 SQ.FT
APARTMENT #3	2145.0 SQ.FT
APARTMENT #4	2119.0 SQ.FT
APARTMENT #5	2157.0 SQ.FT

TOTAL BUILDING= 10,710 SQ.FT (NEW APARTMENTS) + 457.9 SQ.FT= 11,167.9 SQ.FT
EXISTING RESIDENCE = 1688 SQ.FT
TOTAL DEVELOPMENT OF 6 UNITS + OFFICE= 12855.9 SQ.FT

PROPOSED GROUND FLOOR

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



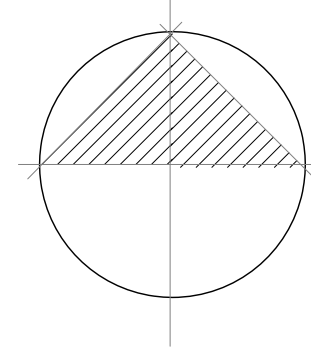
OFFICE	457.9 SQ.FT
APARTMENT #1	2160.0 SQ.FT
APARTMENT #2	2129.0 SQ.FT
APARTMENT #3	2145.0 SQ.FT
APARTMENT #4	2119.0 SQ.FT
APARTMENT #5	2157.0 SQ.FT

TOTAL BUILDING= 10,710 SQ.FT (NEW APARTMENTS) + 457.9 SQ.FT= 11,167.9 SQ.FT
EXISTING RESIDENCE = 1688 SQ.FT
TOTAL DEVELOPMENT OF 6 UNITS + OFFICE= 12855.9 SQ.FT

PROPOSED SECOND FLOOR

SCALE: 1'-0"= 3/16"

Revisions:
REV 1 10-14-22
REV 2 12-28-22



NEW TOWNHOMES AT LINDA LANE
"Jerome's Properties "
2689 KIRK ROAD
Palm Springs FL 33406

team architecture

incorporated

2328 10th Avenue North, Suite 200
Lake Worth, Florida 33461
(561) 855-2688

AR 8840

FERNANDO R. PRIETO

Check By: FP
Design By: AC
Drawn By: AC
Date: AUGUST, 2022
Sheet Number

A1.1

THIS DRAWING IS THE PROPERTY OF TEAM ARCHITECTURE INCORPORATED AND IS COPYRIGHTED. THERE SHALL BE NO USE OR COPYING OF THIS DOCUMENT WITHOUT AUTHORIZATION FROM TEAM ARCHITECTURE INCORPORATED.

June 23, 2023

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

From: Tara Bamber, PE 

**Re: 2689 Kirk Rd. Multi-Family
Site Plan Approval Letter
Engenuity Group Project No. 6001.126**

We have received the following through email on 6-12-23:

1. Landscape Plans, 1 sheet (L-1), revised 5-19-23, by Team Architecture, Inc.

We recommend Site Plan approval with the following conditions:

1. On the Landscape Plan, the Royal Palm in conflict with the drainage pipe shall be relocated.
2. Provide drainage calculations including pre-vs-post water quantity and compensating storage per SFWMD C-51 Basin rule.
3. Verify the office will or won't need water and sewer connections and how it will be provided.
4. Provide detail for overflow to the Linda Lane drainage system. Site shall hold pre-vs-post water quantity and allow exfiltration trench to hold calculated volume.
5. Provide all necessary details using the updated Village details and specifications (CAD files are available) for water and sewer work.
6. Provide permits from applicable agencies including, but not limited to, PBC Land Development, PBC Fire Rescue, etc.
7. Additional comments shall be asked at time of Civil Plan review.

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

**Cc: Lisa Tropepe, PE
Ed Horton**



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

JOSEPH M. SANCHES
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/13/2022		
	SCAD No.	22101301D – D. O.		
	FLU /Rezoning/D.O. No.	202201532 – Village of Palm Springs		
	PCN No. / Address	70-42-44-13-05-006-0010/2689 Kirk Road		
	Development Name	Jerome’s Properties		
	Owner/Agent Name	Aniel Jerome / Ana I. Colom		
	SAC No.	189		
	Proposed Unit No. & Type	5 Apartment Units with 1 Existing Single-Family Unit		
Impact Review		C.O. Taylor/Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	148	123	-624
	Utilization Percentage	90%	93%	120%
School District Staff’s Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impact. In order to address the school capacity deficiency generated by this proposed development at the District High school level, the property owner shall contribute \$18,005.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 10/19/2022 to 10/18/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 10/18/2023 or this determination will expire automatically on 10/18/2023.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

October 19, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZB Interim Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

September 27, 2022

Ms. Ana Colom
Team Architecture, Inc.
1217 S. Flagler Drive
West Palm Beach, FL 33401

**Re: Linda Lane Townhomes - #PTC22-088
Concurrency Statement**

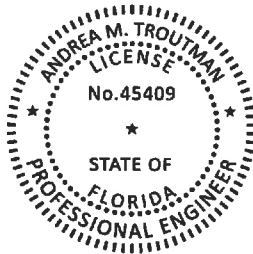
Dear Ms. Colom:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located in the southwest quadrant of the intersection of Kirk Road and Linda Lane in the Village of Palm Springs as shown on **Attachment 1**. Existing on site is one single family home. It is proposed to add five townhomes. Proposed access is to Linda Lane. The Parcel Control Numbers (PCNs) are 70-42-44-13-05-006-0010 and -0050. Buildout of this project is estimated to be 2025.

Attachments 2A through 2C provide the Daily and Peak Hour trip generation comparison between the existing and proposed uses. The maximum net new peak hour trip generation is 3 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. Additionally, per Article 12.D.2.A and B, because the project generates fewer than 100 peak hour trips, County review is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2022.09.27
10:35:43 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/27/22 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

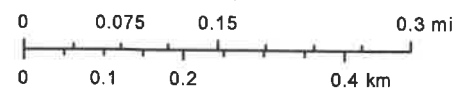
Attachment 1 Project Location



September 26, 2022

Linda Lane Townhomes

1:9,028



Attachment 2A
Linda Lane Townhomes
Trip Generation - Existing Use

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Resid. Single Family	210	1 DU	10 / DU	50%	10
TOTAL					10

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Resid. Single Family	210	1 DU	0.70 / DU	26%	-	1	1
TOTAL					-	1	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Resid. Single Family	210	1 DU	0.94 / DU	63%	1	-	1
TOTAL					1	-	1

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2B
Linda Lane Townhomes
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Resid. Single Family	210	1 DU	10 / DU	50%	10
Resid. Multi Family LR	220	5 DUs	6.74 / DU	50%	34
TOTAL					44

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Resid. Single Family	210	1 DU	0.70 / DU	26%	-	1	1
Resid. Multi Family LR	220	5 DUs	0.40 / DU	24%	-	2	2
TOTAL					-	3	3

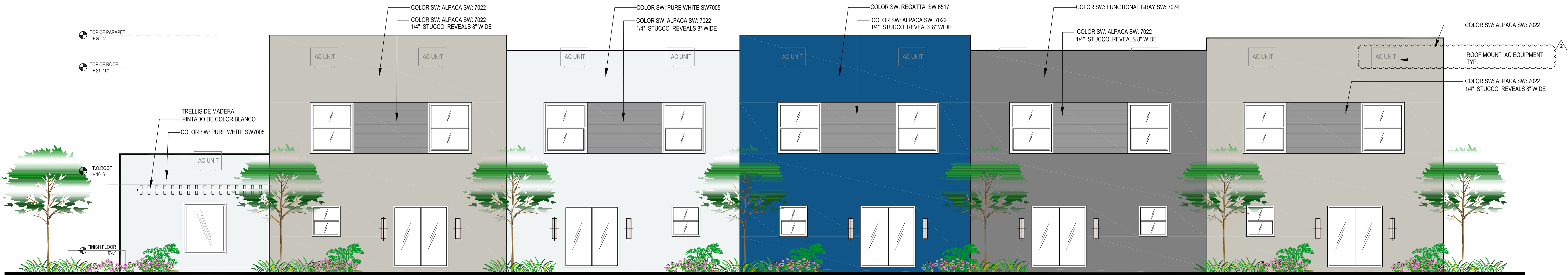
PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Resid. Single Family	210	1 DU	0.94 / DU	63%	1	-	1
Resid. Multi Family LR	220	5 DUs	0.51 / DU	63%	2	1	3
TOTAL					3	1	4

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2C
Linda Lane Townhomes
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	10	-	1	1	1	-	1
Proposed Uses	44	-	3	3	3	1	4
Net New Trips:	34	-	2	2	2	1	3



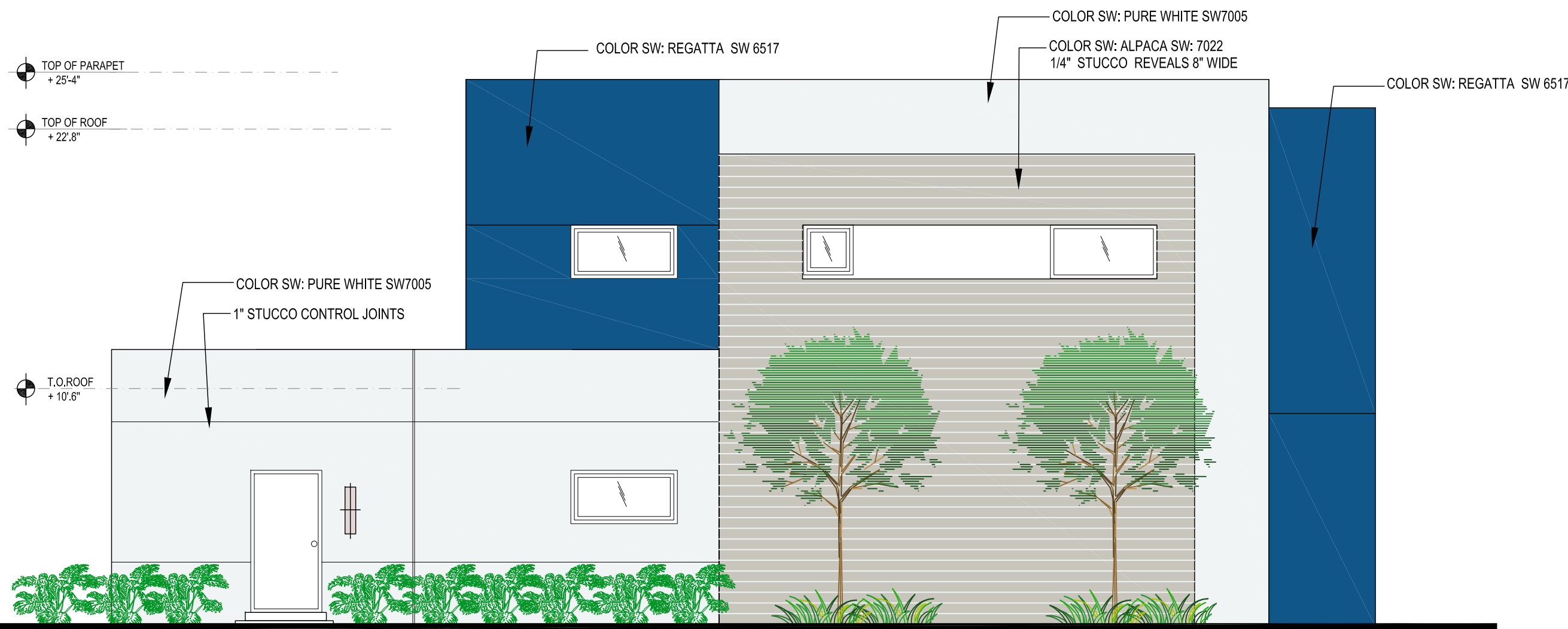
PROPOSED 5 UNITS TOWNHOUSES SOUTH ELEVATION

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



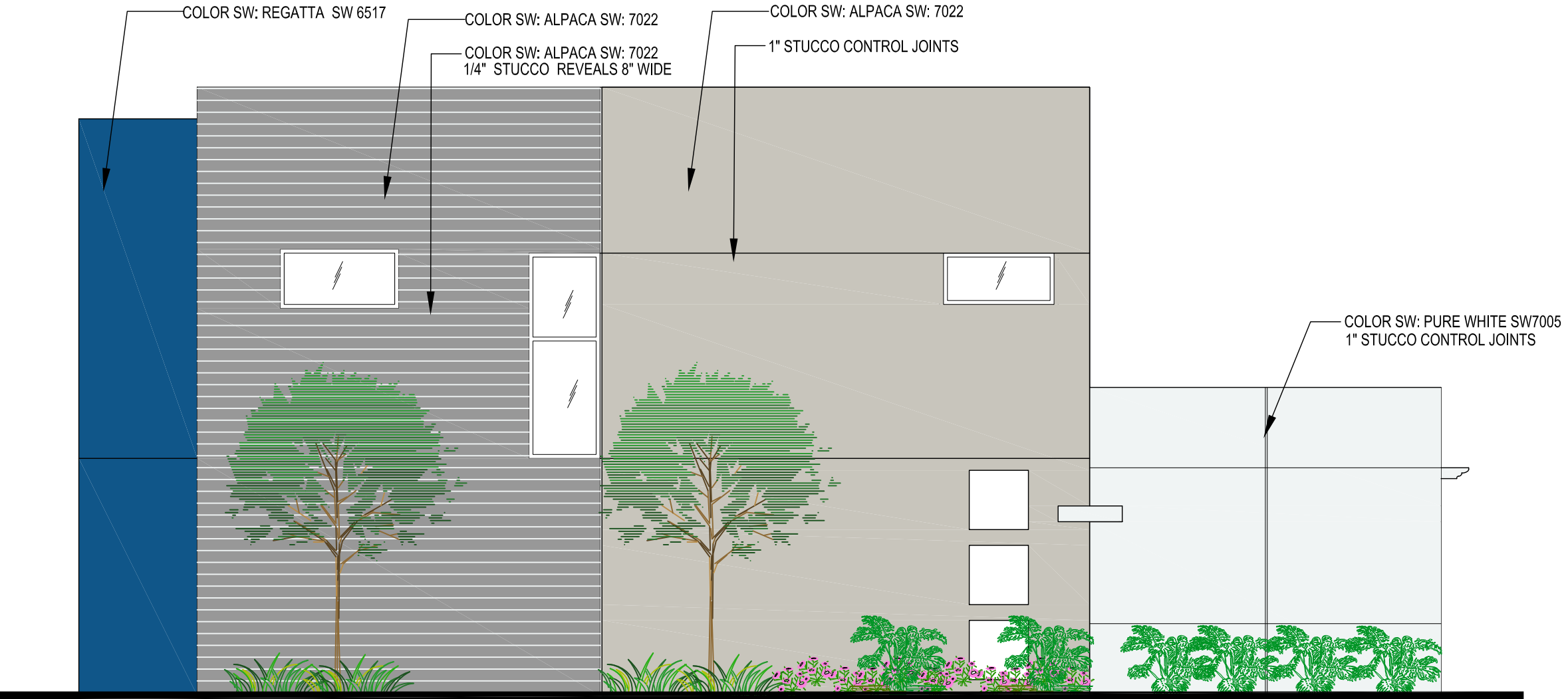
PROPOSED 5 UNITS TOWNHOUSES NORTH ELEVATION

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



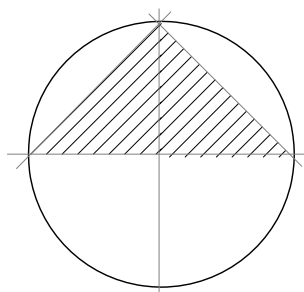
PROPOSED 5 UNITS TOWNHOUSES WEST ELEVATION

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



PROPOSED 5 UNITS TOWNHOUSES EST ELEVATION

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



NEW TOWNHOMES AT LINDA LANE
"Jerome's Properties"
2689 KIRK ROAD
Palm Springs FL 33406



VILLAGE OF PALM SPRINGS

Townhomes



Legend

- Village Boundary
- Parcels
- Proposal Parcel

Date: 6/26/2023

When Printed on 8 1/2" x 11"
1 inch equals 250 feet

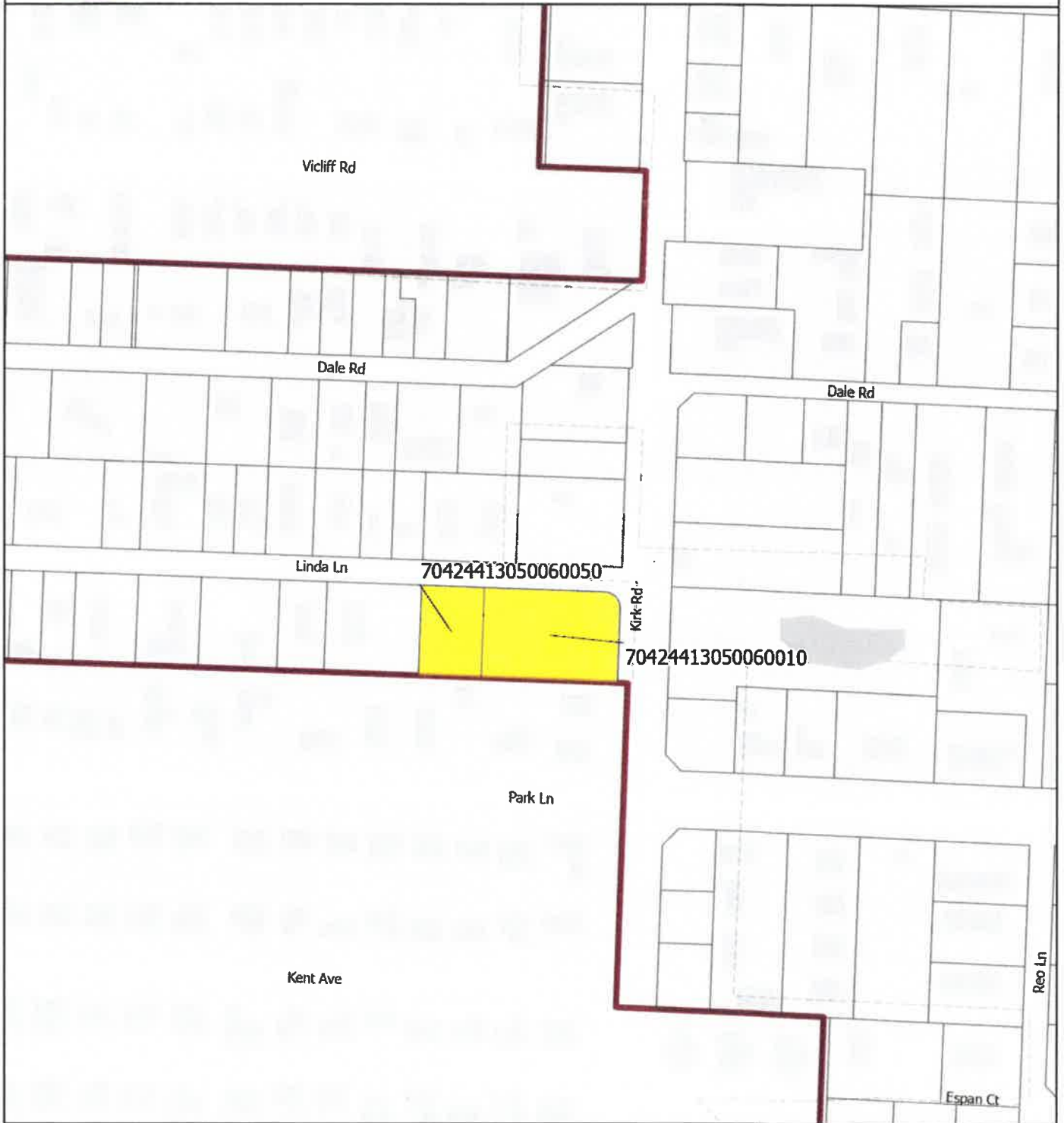
0 250
Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Townhomes



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

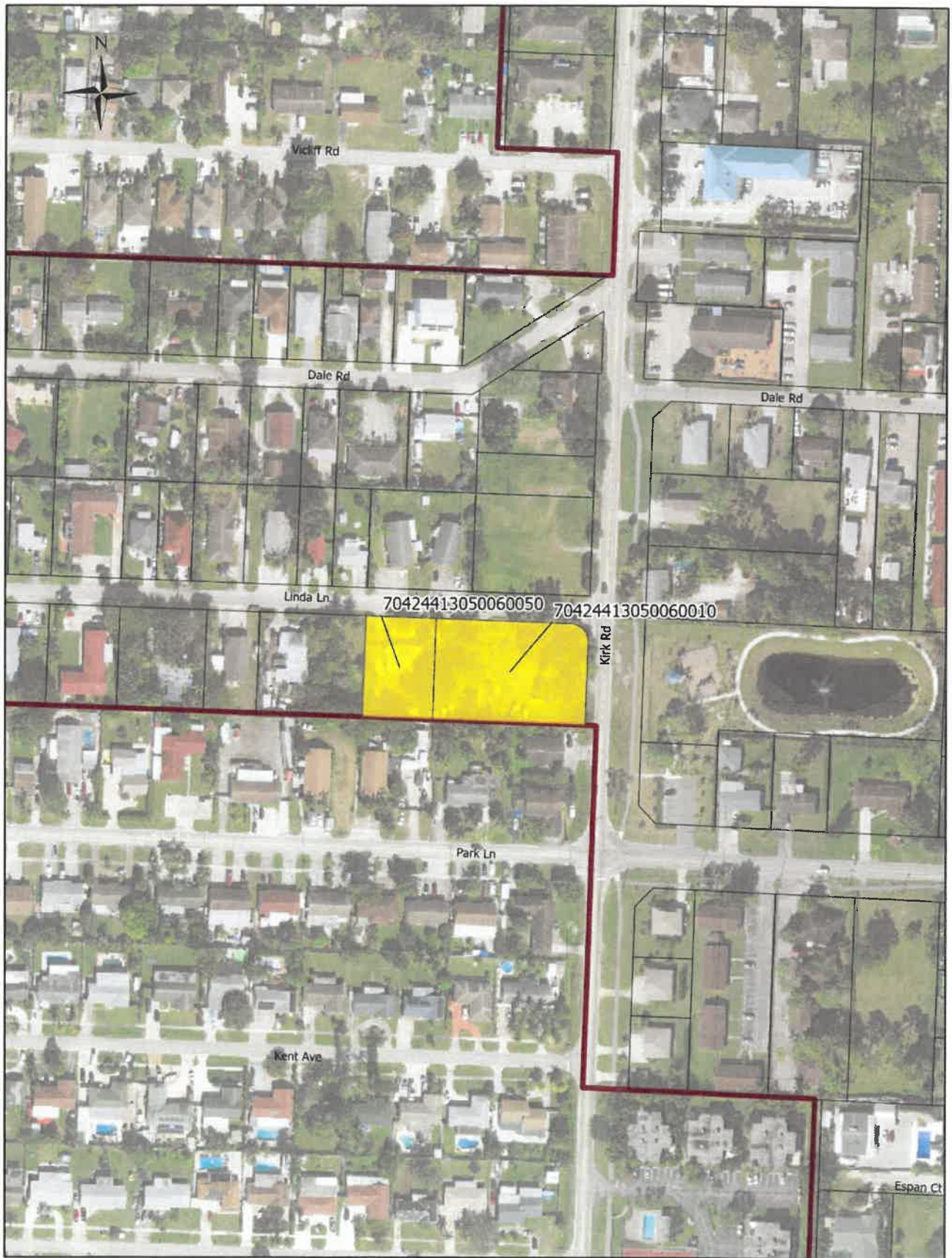
Date: 6/26/2023

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: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #8: Planning & Zoning Board Order No. 2023-05 - Landscape Buffer Width Variance (PSV23-13) - Lakewood Plaza - 3772 South Military Trail

SUMMARY: Schmidt Nichols, Agent for the owner, Caled Hamed, MGR, CAT Realty, LLC, is requesting a Site Plan Amendment (SPR23-07) and Special Exception use (PSSE23-03) approval to allow the renovation of the existing commercial structure to accommodate a 4,898 square foot retail space, a 1,400 square foot restaurant and 1,877 square foot office use for a total of 8,175 square foot commercial space within the property located at 3772 South Military Trail.

Note: The property was annexed into the Village of Palm Springs on December 11, 2014, as a developed parcel, and while it was part of Palm Beach County, the property was used as a Funeral Home. The property has been vacant since the annexation took place.

A Site Plan Amendment is being requested to enable the applicant to convert the existing building into retail sales, a restaurant, and professional offices. The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Military Trail corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials, and parapet configurations. The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion with the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

As part of the proposed site plan, the applicant requests one (1) variance that is subject to the Planning and Zoning Board's consideration:

1. **(PSV23-13)** - Request to allow a 3' wide landscape buffer along the western boundary adjacent to Military Trail (provides relief from Section 34-162(b)(5) that requires a 15' wide buffer).

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the redevelopment project proposed for the property.

FISCAL IMPACT:

The proposed project will enhance the Village's assessed property valuation.

ATTACHMENTS:

1. Planning and Zoning Board Order No. 2023-05 - Landscape Buffer Width Variance (PSV23-13)
- Lakewood Plaza - 3772 South Military Trail
2. Exhibit "A" Staff Report
3. Justification Statement
4. Site Plan-Landscape Plans-Preliminary Civil Plans and Letters 1
5. Color Elevation
6. Aerial Map and Location Map



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

**PZ&B Order 2023-05
(PSV23-13)**

**CALED HAMED, MGR
CAT REALTY, LLC
3772 SOUTH MILITARY TRAIL
PALM SPRINGS, FL 33406**

PCN: 70-42-44-24-31-007-0010

Applicant(s)

FINAL ORDER

THIS MATTER came before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on **July 11, 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 **PSV23-13**.
2. The above Applicant(s) is the owner of the property legally described as: **GREENLAND PL 3 LT 1 (LESS N 20 FT LAKEWOOD RD & W 50 FT S MILITARY TRL R/WS), LTS 2 THRU 7 (LESS W 50 FT S MILITARY TRL R/W), LTS 8 THRU 14 & LTS 15 THRU 21 (LESS N 20 FT LAKEWOOD RD R/W) BLK 7 & N 1/2 OF 30 FT ABND HELEN ST LYG S OF & ADJ TO)**
3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida as set forth below:
 1. **(PSV23-13)** – Variance relief from Section 34-162(b)(5) to allow a 3' wide landscape buffer along the western boundary adjacent to Military Trail (Section 34-162(b)(5) requires a 15' wide buffer).
4. The Village's Land Development Code Section 34-603(b)(1) 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.
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 a variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variance **PSV23-13** has met the requirements of Section 34-603(b)(1) Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 11th day of July 2023.

ATTEST:

Jane Worth, Deputy Village Clerk

Richard Hughes, Vice Chairman
Planning and Zoning Board

Copies furnished to:

Caled Hamed, MGR, CAT Realty, LLC, 3772 South Military Trail, Palm Springs, FL 33461

Schmidt Nicols, LEED AP, 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

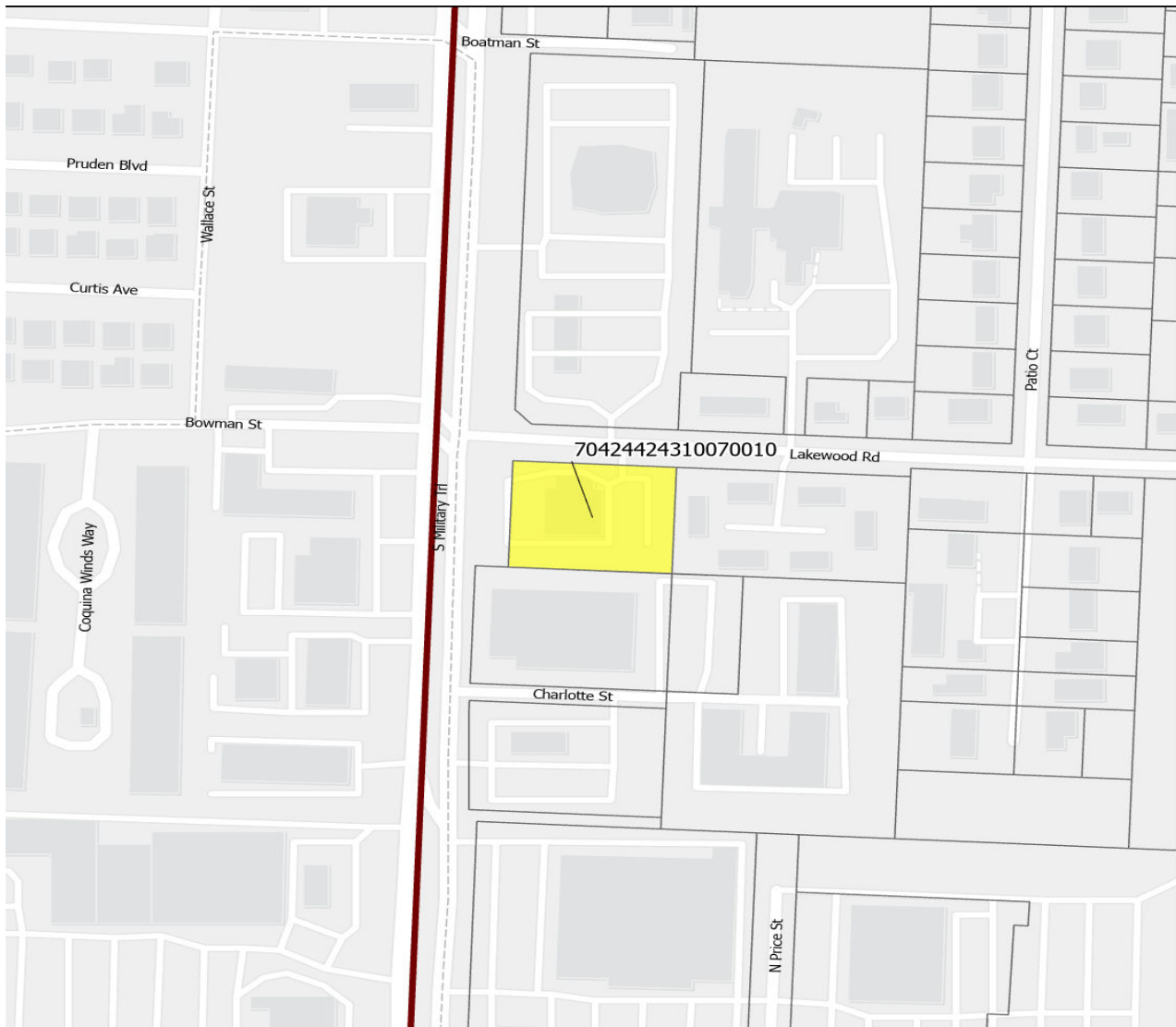
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Plan and Special Exception Use with one Variance – Lakewood Plaza – Retail, Office and Restaurant Building – 3772 South Military Trail

Application Summary			
Applicant / Petitioner	Schmidt Nicols, LEED AP	Submittal Date	03/10/2023
Reference Name	Lakewood Plaza	Case Number	SPR23-07, PSSE23-03 & PSV23-13
		Parcel Control No.	70-42-44-24-31-007-0010
Location	3772 South Military Trail	Site Area	± 0.99 acres
P&Z Board	July 11, 2023	Village Council	August 17, 2023
Requests			
Proposed Use(s)	Site Plan and Special Exception Use to convert the existing old funeral home building into a mix of uses consisting on 4,898 sf retail sales, 1,400 sf restaurant, and 1,877 sf professional office.		
Number of Buildings	One (1) one-story building – 8,175 square feet		
Variances	PSV23-13 - A Variance relief from Section 34-162(b)(5) to allow a 3' wide landscaped buffer along South Military Trail instead of the 15' wide buffer required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	Retail Sales - 1 Space/200 sf @ 4,898 sf = 24 Restaurant - 1 Space/100 sf @ 1,400 sf = 14 Office - 1 Space/200 sf @ 1,877 sf = 9	47 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (West)	50'	66'	Yes
Rear Yard (East)	20'	103'	Yes
Side Yard Corner (North)	25'	27'	Yes
Side Yard (South)	15'	57'	Yes
Site Characteristics			
Existing Use	Vacant building Previously use - Funeral Home	Proposed Use	Office/Retail and Restaurant
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Financial Institution	Commercial	Commercial General (CG)
South	Bellsouth Telecommunications	Commercial	Commercial General (CG)
East	Residential Multifamily	Commercial	Commercial General (CG)
West	Retail	Unknown Incorporated to the City of Greenacres	Unknown Incorporated to the City of Greenacres
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed 8,175 square feet office, retail and restaurant use, as depicted on the proposed site development plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-31: Annexation

The property was annexed into the Village of Palm Springs on December 11, 20014 as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use. The property was use as a Funeral Home while it was in Palm Beach County but has been vacant since the annexation took place.

II. Comprehensive Plan Consistency

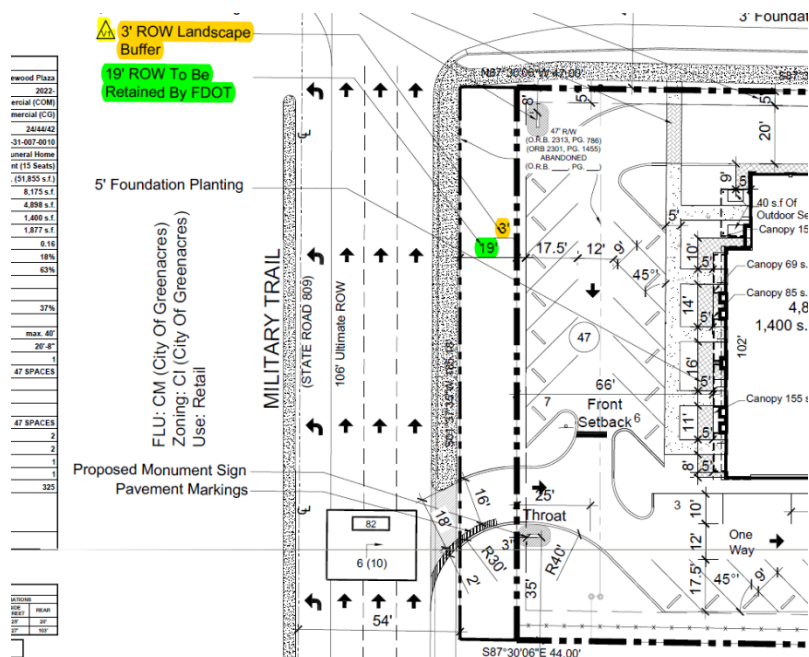
The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to convert the existing building into a mix of office, retail and restaurant use is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variance:

- The applicant's full justification is hereto:

- The special conditions and circumstances are due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. From the applicant's initial submittal with Village staff, the applicant had to significantly redesign the site plan in order to accommodate FDOT's requests, while maintaining the code required parking. The proposed revisions consisted of the loss of 5 parking spaces from 52 Spaces to 47 Spaces, significant driveway circulation changes, consisting of going from a two-way drive aisle to a one-way drive aisle and from 90-degree parking spaces to angled 45-degree parking spaces to the north side of the building and western portion of the site, and parallel spaces to the south of the building. Therefore, the applicant is required to dedicate 19' of right-of-way to FDOT for future transit to be in compliance with the Long Range Transportation Plan (see below in "green"), which provides the applicant with 3' to provide the proposed right-of-way landscape buffer along Military Trail (see below in "yellow"). The Applicant is requesting to reduce the required right-of-way landscape buffer from 15' to 3'. The applicant is proposing to plant the required trees on center with the required spacing in compliance with Village code along with one row of shrubs within the 3' right-of-way landscape buffer and triangular sawtooth area along the west side of the angled spaces along the west property line. The diagram below illustrates the proposed 3' right-of-way landscape buffer as well as the triangular sawtooth area that has been added to extend the landscape buffer area.





The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variance is required is based on that FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. Because of this, the proposed right-of-way landscape buffer reduction is required.

- c. That 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.

The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

- d. That 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.

Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from N Military Trail. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently underutilized as funeral home fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses. If the applicant was able to purchase the full 47' strip of right-of-way as surplus from FDOT, then this variance would not have been required and the applicant would have been able to utilize the existing 5' landscape buffer as an existing nonconformity.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The granting of a right-of-way landscape buffer reduction variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. The granting of the right-of-way landscape buffer variance reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on that FDOT is requiring 19 feet of the overall 47' strip of right-of-way for future transit, the applicant is providing the maximum ROW landscape buffer due to the existing site constraints. The applicant is proposing to plant the required trees along with one row of hedges within the 3' right-of-way landscape buffer and sawtooth area along the west side of the angled spaces along the west property line.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Granting of the variance will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

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

The proposed right-of-way landscape buffer variance reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 12' right-of-way landscape buffer reduction along Military Trail. The proposed variance will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

Staff supports the applicant's request based on the existing circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) The proposed project is located at the southeast corner of South Military Trail and Lakewood Road.
- 2) The proposed facility is a desirable use within the Commercial General zoning district.
- 3) A mix of different commercial uses exist along South Military Trail.
- 4) This project serves as a transition from the Military Trail commercial corridor to the residential uses to the east.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) One variance requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
 - 3) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 4) The plans shall meet FDOT requirements.
 - 5) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, FDOT, and Village of Palm Springs are required prior to construction.
 - 6) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 30, 2023.
- Public Notification letters were mailed to all property owners within a 300 feet radius of subject property on June 30, 2023.
- Legal advertisement was published in the paper on June 30, 2023.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on April 27, 2020, depicts the following:

- An application submitted for a Site Plan, Special Exception use and 1 variance for the redevelopment of the existing commercial building to be converted into a mix of retail, office and restaurant uses.
 1. Site Plan received April 27, 2020 revised and resubmitted on June 16, 2023.
 2. Landscape plans received April 27, 2020 revised and resubmitted on June 16, 2023.
 3. Preliminary Engineering plans received April 27, 2020 revised and resubmitted on May 18, 2023.
 4. Architectural plans dated received April 27, 2020 revised and resubmitted on March 31, 2023.
 5. Photometric plan received April 27, 2020 revised and resubmitted on March 31, 2023.
 6. Boundary survey.
 7. Justification Statement and proposed use.
 8. Drainage calculations.
 9. Color rendering

IX. Recommendation

The applicant is requesting a site development plan amendment and special exception use to allow the reconfiguration of the site and concurrently, change the use of the property from a funeral home to 1,400 sf restaurant, 4,898 sf retail sales and 1,877 sf office space for a total of 8,175 sf commercial space.

Additionally, the applicant is requesting a landscape buffer variance to allow the reduction of the required 15' right-of-way buffer along Military Trail to 3' wide due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of the Military Trail Boulevard corridor.

Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Development Plan with one variance subject to the following thirty-five (35) conditions below:

1. Build out date of December 31, 2026.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. The special exception approval shall be implemented within 18 months of Council approval.
4. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at time of permitting**.
5. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.
6. Overnight parking on the parking lot shall be prohibited.
7. Details of the proposed outdoor seating area shall be submitted to the Village **at time of permitting**. Plans shall be approved by the Village's Public Safety and PZB Departments.
8. Outdoor tables and chairs shall be removed each night from the outdoor patio area and secured within the restaurant.
9. No outdoor storage shall be allowed unless is screened from view.
10. Monument signs and wall signs shall be in accordance with the Village's Land Development Regulations.
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. The main driveway along Military Trail shall be constructed accordingly with FDOT requirements.
13. Utility easements shall not overlap more than 5' any landscaped buffers.
14. Conditions listed on the conditional approval letter issued by Engenuity Group on April 17, 2023 shall be addressed **at time of Civil/Utility Review**.
15. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
18. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
19. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
20. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
21. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.

22. All mechanical equipment's and above-ground infrastructure shall be screened from view.
23. The Applicant may be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
24. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
25. All new electric utilities shall be underground.
26. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
27. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
28. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
29. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
30. Photometrics must be certified by an engineer **prior to CO**.
31. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
32. 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 Planning Zoning and Building Director.
33. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
34. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
35. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement
Lakewood Plaza
Village of Palm Springs, Florida
Special Exception & Site Plan Amendment Applications
Variance Application
Original Submittal: April 23, 2022
Resubmittal: October 7, 2022
Resubmittal: January 27, 2023
Resubmittal: March 31, 2023
Resubmittal: June 15, 2023
Resubmittal: June 27, 2023**

Introduction

On behalf of the property owner, CAT Realty LLC (“Owner”), Schmidt Nichols respectfully requests your approval of this 2-part application for a Special Exception use, Site Plan Amendment, and Variance for the project known as Lakewood Plaza. The 0.99-acre subject site (PCN 70-42-44-24-31-007-0010) is located at the southeast corner of S Military Trail and Lakewood Road in the Village of Palm Springs, Florida (“subject property”). The applicant has confirmed with FDOT that FDOT owns the 47’ strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28’ of the overall 47’ right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development, thereby amending the 0.99-acres to 1.11-acres.

The existing site is currently developed and includes a building onsite has been vacant for more than five years. The proposed plan of development consists of 4,898 s.f. of retail sales, 1,400 s.f. restaurant (15 seats), and a 1,877 s.f. professional office building with a buildout year of 2026. Site access is proposed via a ingress-only driveway connection to Military Trail and full access driveway connection to Lakewood Road.

Request

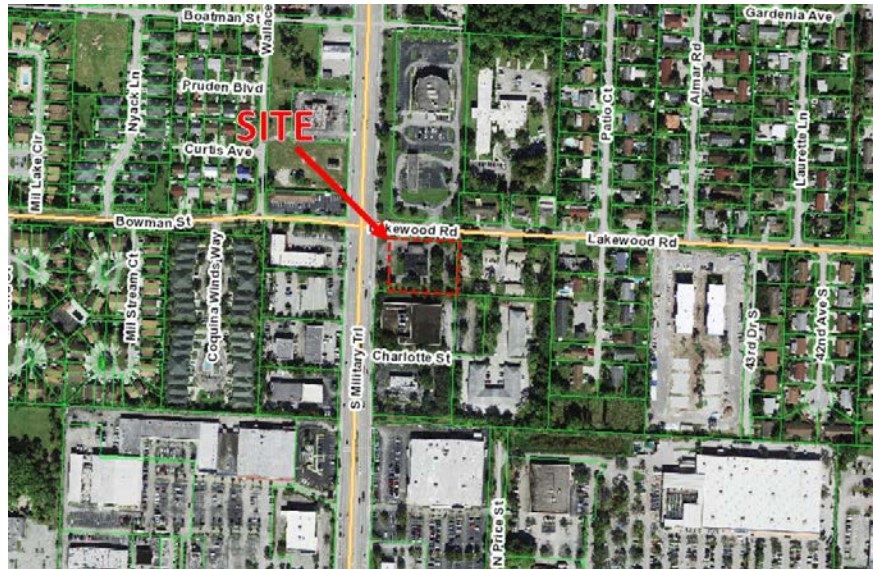
Special Exceptions are necessary to allow this particular use in this location, as long as it meets the criteria outlined below. The Site Plan application ensures the development is consistent with the Land Development Code. There will be more details regarding the Special Exception and Site Plan below.

The following is a summary of all the proposed applications:

- **Request 1: Special Exception Use Approval** to allow a Restaurant use (15 seats) in a Commercial General (CG) zoning district and reconfiguration of the site plan

- **Request 2: Site Plan Amendment Approval** for the proposed change of use and reconfiguration of the site plan to add 1,992 s.f. of building square footage to the existing funeral home for a proposed 8,175 retail sales/restaurant/professional office building
- **Request 3: Zoning Variance Approval** to allow for a 12' reduction of the required 15' right-of-way landscape buffer along Military Trail to a 3' right-of-way landscape buffer

The property is bounded by Military Trail and retail uses to the west, Lakewood Road and Bank of America to the north, condominiums to the east, and utilities to the south. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district. The subject property is surrounded on two (2) sides by public rights-of-way: Military Trail to the west and Lakewood Road to the north.



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Restaurant (15 Seats), Retail Sales, Office	Commercial	CG
North	Financial Institution (Bank of America) & Lakewood Road ROW	COM	CG

South	Utilities (Bellsouth Communications Inc.)	COM	CG
East	Condominium	COM	CG
West	Retail & Military Trail ROW	CM (City of Greenacres)	CI (City of Greenacres)

JUSTIFICATION:

Developing the site with a retail sales/restaurant/professional office building allows for an efficient use of land and provides flexibility in design to accommodate the surrounding Village of Palms Springs community. The applicant views this location as a transitional area of the Village between the commercial uses along the Military Trail corridor. The project takes cues from the modern development along the Military Trail corridor, but adjusts it to have a more domestic character through the use of materials, textures, and commercial elements. Consistent architecture is included on all four sides of the proposed building.

The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Military Trail corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials and parapet configurations.

The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

Site Plan

The proposed site plan meets Sec. 34-685 of the Land Development Code. The Applicant is repurposing the existing funeral home structure and subsequently requesting the use change for a proposed 8,175 s.f. building, consisting of 4,898 s.f. retail sales, 1,877 s.f. professional office, and 1,400 s.f. restaurant (15 Seats). The site plan is proposing 47 parking spaces, which 47 parking spaces are required for all the uses shown. Additionally, the site plan is proposing two handicap spaces, which two spaces are required and the site plan is proposing one 12'x40' loading space to the south of the existing building as one is required. It should be noted that the proposed use as Retail sales and Professional Office requires 1 parking space per 200 s.f and the proposed use as Restaurant requires 1 space per 100 s.f. Overall, a lot of thought was put into the design of the site plan,

architecture and landscape plans to create a new and exciting addition to the Village of Palm Springs.

Request 1: Special Exception Request Standards:

As required by Section 34-606(b) please find responses to the applicable criteria and standards below for an application requesting Special Exception approval. The Applicant is proposing one (1) Special Exception use: Restaurant (15 Seats). The following responses apply:

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

Response: The proposed use as a restaurant (15 seats) and retail sales is in compliance with the goals, objectives, and policies of the Village's comprehensive plan. The subject property is located in the Commercial Land Use designation, along an arterial (Military Trail) and the proposed use as a restaurant (15 seats) and retail sales is highly compatible. Below are objectives and policies that are relevant to the proposed uses:

Future Land Use Element:

Objective B: "Commercial development shall be developed with an intensity and consistency established in the Future Land Use Map and oriented to primarily serve the needs of the residents while maintaining the integrity of residential areas".

Policy B.2: "Limit commercial development to areas with direct access to collector and arterial streets if it is consistent with the Village's residential character and the Future Land Use Map."

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

Response: The proposed use as a restaurant (15 seats) and retail sales is consistent with all of the Land Development and Zoning Regulations, as well as all other portions of the code.

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 proposed use as a restaurant (15 seats) and retail sales is compatible with the Land Development character and uses of existing and future surrounding properties, specifically the west as these properties

contain similar commercial uses. The amount of traffic generation by the site meets the adopted Traffic Performance Standards (TPS).

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: Establishment of this particular special exception use will not create a concentration of a use nor will it be a proliferation of the same or similar use. In fact, the Applicant feels that developing a restaurant (15 seats) and retail sales not found anywhere in this area may spark redevelopment. This proposed redevelopment will enhance and contribute to the needs of the Village of Palm Springs.

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 number of persons anticipated onsite either working or using the property as a result of this use will not be detrimental to the surrounding properties to the west as they have similar type commercial uses.

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

Response: The degree of noise and other nuisance factors have been mitigated through the design of the site plan as well as by the placement of buildings and additional setbacks.

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

Response: Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed use. Based on the new peak hour trip generation of 22 PM peak hour trips, the radius of development influence is one-half mile. The trip distribution is provided on Attachment 3A. The peak hour directional trip assignments are shown on Attachment 3B. The maximum percent impact on the study area roadways is 0.18%. The project impact is below 1% of the adopted LOS D service volume and does not significantly impact any roadway links or intersections, therefore the requirements of Test 1 are met. The

project does not have any Test 2 impacts. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

6. That the proposed special exception use:

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

Response: The development of these special exception uses will not reduce the amount of light or air to adjacent properties.

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

Response: The development of this special exception use will not adversely affect the property values in adjacent areas. The Applicant feels that the development of this property will have a positive effect to the adjacent properties and encourage new business, as well as new residents to the Village.

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

Response: The development of this property will not be a deterrent to the existing, future or proposed redevelopment of surrounding properties. The existing building has been abandoned for several years and this adaptive reuse of the building will seek further investment along the corridor.

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

Response: The development of these special exception uses does not negatively impact the natural systems or public facilities, including parks and open spaces.

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

Response: The design and development of this special exception use on the site will provide pedestrian amenities, such as sidewalks that surround the proposed building and a trash receptacle at the southeasternmost corner of the site for employees and customers.

The site pre-dates many of the current codes and the applicant is proposing to maintain the existing building and upgrade the parking for operational purposes. Similarly, the landscape buffer along Lakewood Road as well as the south property

line lines were previously approved and provide for approximately 5' of planting area. These areas are to be updated to meet the code to the greatest extent possible but they do not meet the minimum 10' as required under current code so this too has been added as a non-conformity chart item as indicated below.

EXISTING NONCONFORMITY CHART				
	CODE SECTION	REQUIRED	EXISTING	NONCONFORMITY
1	Sec. 34-162	10' landscape buffer (North property line)	5' landscape buffer (North property line)	Allow a 5' landscape buffer along the north property line
	Required Buffers			
2	Sec. 34-164	5' Foundation Planting	3' Foundation Planting (North Building Facade)	Allow 3' Foundation Planting along the north building façade
	Required foundation plantings			

Request 2: Zoning Variance Request Standards:

ZONING VARIANCE CHART				
	CODE SECTION	REQUIRED	EXISTING	VARIANCE
1	Sec. 34-162	15' landscape buffer (Military Trail)	3' landscape buffer (Military Trail)	To allow for a 12' reduction of the required landscape buffer along Military Trail
	Required Buffers			

VIII. VARIANCE INFORMATION:

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34- 603(f)(1) of the Code. The statement must include comments on each of the following individually:

ZONING VARIANCE SEVEN (7) STANDARDS

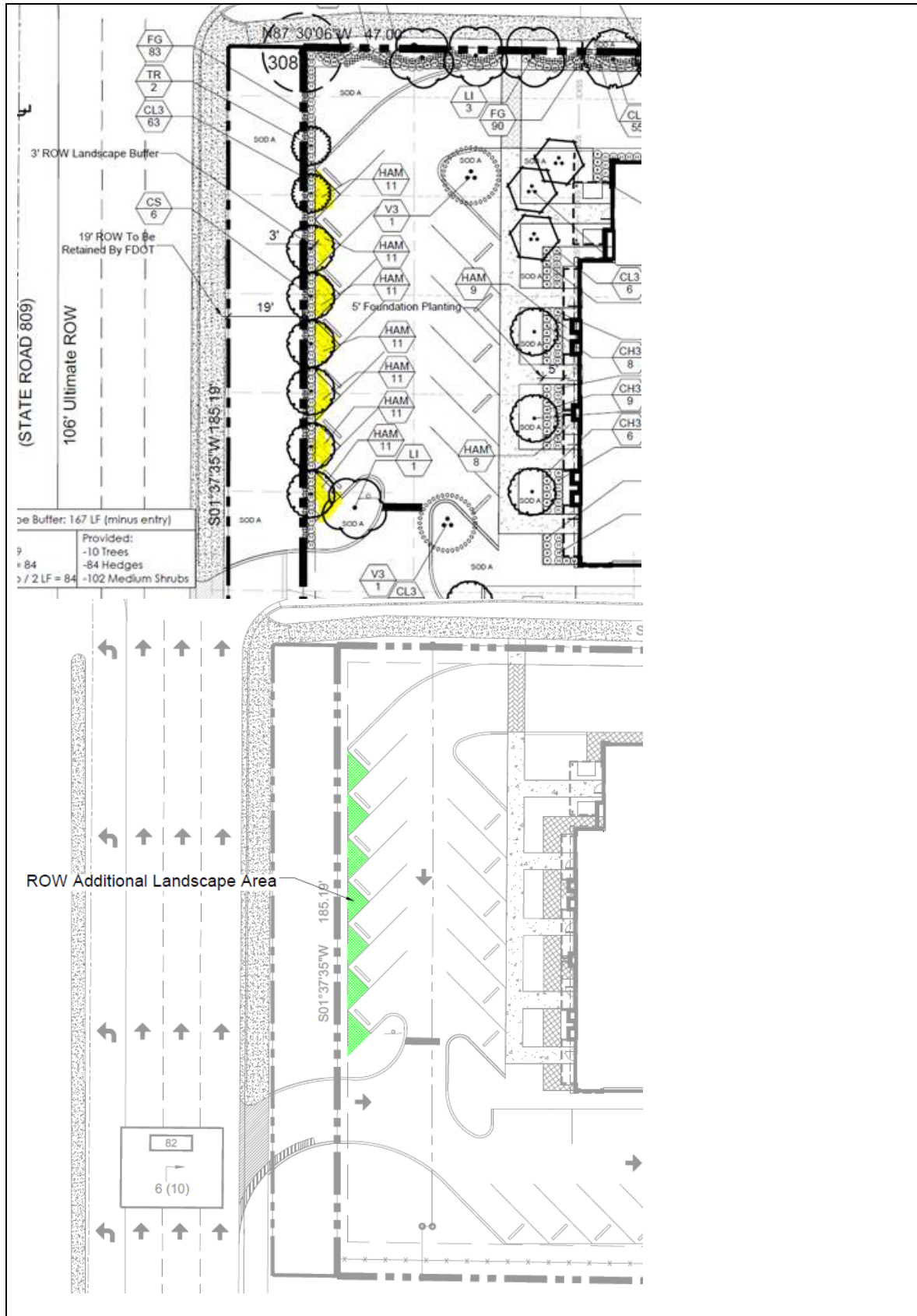
A. THAT SPECIAL CONDITION AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE, OR BUILDING INVOLVED, AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES, OR BUILDINGS IN THE SAME LAND DEVELOPMENT DISTRICT.

RESPONSE: Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district.

Furthermore,

V1: The special conditions and circumstances are due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28 feet of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. From the applicant's initial submittal with Village staff, the applicant had to significantly redesign the site plan in order to accommodate





B. THAT THE SPECIAL CIRCUMSTANCES AND CONDITIONS DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT:

RESPONSE: There are special circumstances and conditions that apply that are not a result of actions by the applicant.

Furthermore,

V1: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variance is required is based on that FDOT has agreed to provide 28 feet of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. Because of this, the proposed right-of-way landscape buffer reduction is required.

C. THAT 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: Granting the variance will not confer any special privilege upon the applicant denied by the Comprehensive Plan and this Code to other parcels of land, buildings or structures in the same zoning district.

Furthermore,

V1: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

D. THAT 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.

RESPONSE: Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship.

Furthermore,

V1: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from N Military Trail. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently underutilized as funeral home fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses. If the applicant was able to purchase the full 47' strip of right-of-way as surplus from FDOT, then this variance would not have been required and the applicant would have been able to utilize the existing 5' landscape buffer as an existing nonconformity.

E. THAT GRANTING THE VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING OR STRUCTURE:

RESPONSE: Granting these variances are the minimum needed for the reasonable use of the property.

Furthermore,

V1: The granting of a right-of-way landscape buffer reduction variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. The granting of the right-of-way landscape buffer variance reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on that FDOT is requiring 19 feet of the overall 47' strip of right-of-way for future transit, the applicant is providing the maximum ROW landscape buffer due to the existing site constraints. The applicant is proposing to plant the required trees along with one row of hedges within the 3' right-of-way landscape buffer and sawtooth area along the west side of the angled spaces along the west property line.

F. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THIS CHAPTER.

RESPONSE: Granting of the requested variances will be consistent with the purposes, goals, objectives and policies of the comprehensive plan and the Village's Land Development Regulations.

Furthermore,

V1: Granting of the variance will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

G. THAT SUCH VARIANCE WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

RESPONSE: Granting of the requested variances will clearly not be injurious to the area involved or otherwise detrimental to the public welfare.

Furthermore,

V1: The proposed right-of-way landscape buffer variance reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 12' right-of-way landscape buffer reduction along Military Trail. The proposed variance will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

On behalf of the Property Owner, CAT Center LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of these applications for a Site Plan Amendment, a Special Exception use, and Variance.



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

Lakewood Plaza

Date: 04/23/20
Scale: 1" = 20'-0"
Design By: JN
Drawn By: AH
Checked By: JN
File No. 929.03
Job No. 19-54

10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

Site Plan

PSP-1 of

LOCATION MAP

The map shows a grid of roads. S Military Trl runs vertically on the left. LakeWood Rd runs horizontally across the middle. Lake Worth Rd runs horizontally below LakeWood Rd. Kille Rd runs vertically on the right. A shaded rectangular area is located at the intersection of S Military Trl and LakeWood Rd, with the word 'SITE' written next to it. A north arrow is located in the bottom right corner of the map.

SITE TABULAR DATA	
Application Name	Lakewood Plaza
Application Number	2022-
Future Land Use Designation	Commercial (COM)
Zoning District	General Commercial (CG)
Section, Township, Range	24/44/42
Property Control Number	70-42-44-24-31-007-0010
Existing Use	Federal Home
Proposed Use	Retail Sales, Office, Restaurant (15 Seats)
Total Gross Site Area	1.11 AC. (48,336 s.f.)
Total Gross Floor Area	8,175 s.f.
Retail Sales	4,898 s.f.
Restaurant (15 Seats)	1,400 s.f.
Office	1,877 s.f.
Total Floor Area Ratio	0.17
Total Building Coverage (including canopy of 1,451 s.f.)	20%
Impervious Area	63%
Buildings (8,175 s.f.)	
Pavements/Walks (24,698 s.f.)	
Pervious Area	37%
Open Space (18,321 s.f.)	
Max. Building Height	max. 40'
Existing Building Height	20'-8"
Number of Stories	1
Parking Required	47 SPACES
Retail Sales - 1 Space/200 s.f. @ 4,898 s.f. = 24	
Restaurant - 1 Space/100 s.f. @ 1,400 s.f. = 14	
Office - 1 Space/200 s.f. @ 1,877 s.f. = 9	
Proposed Parking	47 SPACES
Handicap Spaces Required	2
Handicap Spaces Proposed	2
Loading Required (12' x 40' Min.)	1
Loading Provided	1
Traffic Analysis Zone	325
Concurrency Approval* Retail Sales 4,898 s.f. Restaurant (15 Seats) 1,400 s.f. Office 1,877 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

DEVELOPMENT TEAM	
DEVELOPER:	CAT CENTER LLC WEST PALM BEACH, FL 33409 3819 WESTGATE AVENUE, SUITE 8 (561) 719-5040
ARCHITECT:	BORRERO ARCHITECTURE 160 SW 12TH AVENUE, SUITE 101-C DEERFIELD BEACH, FL 33442 (561) 271-0164
CIVIL ENGINEER:	McLEOD, MCCARTHY & ASSOCIATES P.A. 1655 PALM BEACH LAKE BLVD WEST PALM BEACH, FLORIDA 33407 (561) 689-9500
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA 33411 (561) 296-6698
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FL 33460 LAKE WORTH, FL 33460

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY MILLER SURVEYING. DATED 08/12/19	

PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN OPEN SPACE	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTER	SIDE STREET	REAR
CODE	CG	N/A	100'	100'	200'	0.50	N/A	10%	55'	15'	25'	20'
PROB	CG	11.4 AC	195.19'	195.19'	260.94'	0.37	20%	37%	66'	53'	27'	10'

Proposed Monument Sign
Pavement Markings

FLU: COM
Zoning: CG
Use: Financial Institution
(Bank Of America)

3' Foundation Planting

(Bellsouth

3,336 SQUARE FEET (1.10

LEGAL DESCRIPTION

ALL OF BLOCK 7, LESS THE NORTH 20 FEET THEREOF, AND LESS THE WEST 22 FEET THEREOF, PLAT III GREENLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE NORTH HALF OF THE 30 FOOT RIGHT-OF-WAY LYING BETWEEN BLOCKS 7 AND 8, BOUNDED ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF BLOCK 7, BOUNDED ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF BLOCK 7, LESS THE WEST 22 FEET THEREOF, PLAT II GREENLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 48,336 SQUARE FEET (1.1096 ACRES).

EXISTING NONCONFORMITY CHART				
	CODE SECTION	REQUIRED	EXISTING	NONCONFORMITY
1	Sec. 34-162	10' landscape buffer (North property line)	5' landscape buffer (North property line)	Allow a 5' landscape buffer along the north property line
	Required Buffers			
2	Sec. 34-164	5' Foundation Planting	3' Foundation Planting (North Building Facade)	Allow 3' Foundation Planting along the north building facade
	Required landscaping plantings			

ZONING VARIANCE CHART				
	CODE SECTION	REQUIRED	EXISTING	VARIANCE
	Sec. 34-162			
	Required Buffers	15' landscape buffer (Military Trail)	3' landscape buffer (Military Trail)	To allow for a 12' reduction of the required landscape buffer along Military Trail

Diagram illustrating the dimensions and components of a parking stall:

- Handicap Sign (FTP-25)**: Located on the left side of the stall.
- Standard Space**: 9' wide.
- Handicap Space**: 12' wide.
- Ramp Area**: 5' wide.
- 2 Wheel Stop or Sidewalk Overhang**: Indicated on the left side.
- 4" White Stripes Type**: Indicated on the left side.
- 14' 0"**: Total width of the standard and handicap spaces.
- 18' 0"**: Total width including the ramp area.
- Sidewalk**: Located to the left of the standard space.
- Precast Wheel Stop**: Located at the end of the handicap space.
- 2" Ramp**: Located between the handicap space and the ramp area.
- Handicap Stall in Blue**: Indicated by a blue shaded area.
- 4" Blue Stripes**: Located on the right side of the handicap space.

Monument Sign Detail

The drawing consists of three views of a monument sign: a front/rear view, a side view, and a plan view. The front/rear view shows a square sign with a width of 17 feet, mounted on a rectangular base. The side view shows the sign's height as 'H' and its thickness as 'T', also mounted on a base. The plan view shows the sign's footprint as a rounded rectangle with a width of 3 feet. A list of notes specifies the maximum number of signs per site (2), maximum height (7 feet), maximum square footage per sign face (120), and the requirement for 3 feet of foundation planting. The ground level is indicated by a line labeled 'GRADE'.

Notes:

- Max 2 Signs Per Site
- Max Ht. 7'
- Max 120 Square Feet of Sign Face (Per. Sign)
- 3' Foundation Planting

Front/Rear View

Side View

Plan View

GRADE

DUMPSTER DETAIL

3/4" Stucco Both Sides Of Wall

6" H. 4" Conc. Block Wall
w/ #5 Vert. Rebar 2'-0" O.C. Typ.

Solid Opaline Doors

6" X 8" Tie Beam
w/ (2) #5 Rebar Cont.

16" Min.

STOP BAR

13'-0" Min. Depth

2x8 SLAB

12'-0" Min. Clearance

Galvanized Metal Gate Frame
w/ 2" x 2" Tubing & Latch

Galvanized Metal Gate Frame
w/ 2" x 2" Tubing & Latch

Steel Gate Post

12" x 16" Concrete Footing w/
(3) #5 Horz Rebar

6" Concrete Slab w/ 6" x 6"

W.W.M. 2" Slope On Pad

FINISH GRADE

N.T.

N.T.5



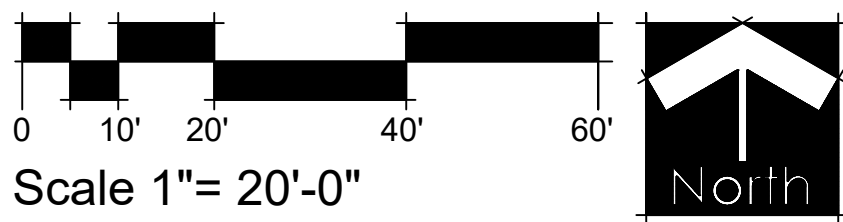
FLU: CM (City Of Greenacres)
Zoning: CI (City Of Greenacres)
Use: Retail

ROW Additional Landscape Area

FLU: COM
Zoning: CG
Use: Financial Institution
(Bank Of America)

FLU: COM
Zoning: CG
Use: Condominium

FLU: COM
Zoning: CG
Use: Utilities
(Bellsouth Telecommunications Inc.)



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

Lakewood Plaza

Palm Springs, Florida

Date:	04/23/20
Scale:	1" = 20'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	929.03
Job No.	19-54

REVISIONS / SUBMISSIONS

10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

ROW
LANDSCAPE
EXHIBIT



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

Lakewood Plaza

Date: 04/23/20
Scale: 1" = 20'-0"
Design By: MD
Drawn By: AM
Checked By: MD
File No. 929.03
Job No. 19-54

10/06/22 - Resubmittal

01/27/23 - Resubmittal

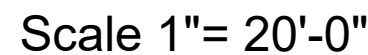
03/31/23 - Resubmittal

05/19/23 - Resubmittal

Landscape Plan

LP-1 of 3

SOD NOTES:
-All areas labeled "Sod A" to be St. Augustine Sod.
-All areas labeled "Sod B" to be Bahia Sod.

[illegible]



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

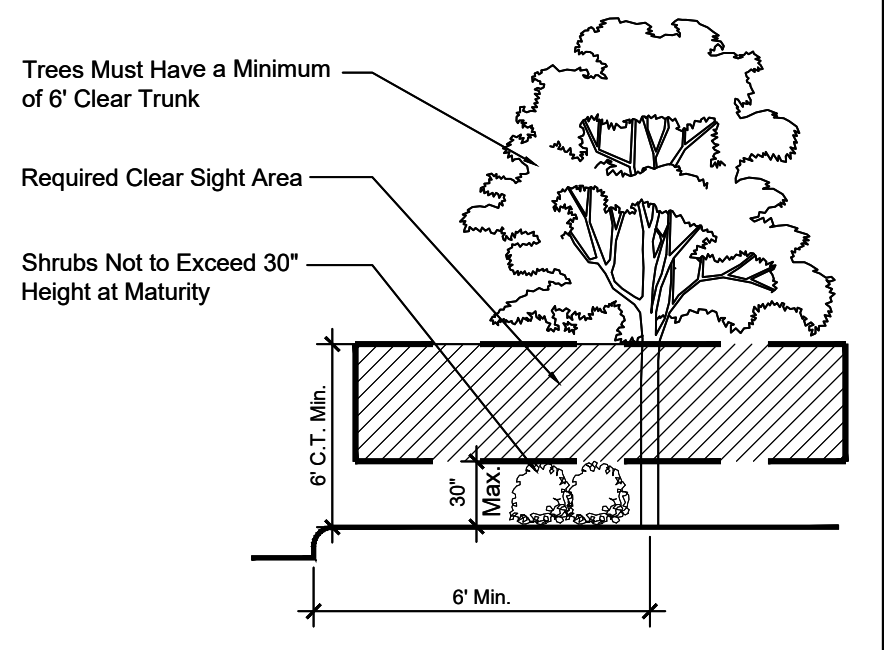
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Lakewood Plaza
Palm Springs, Florida

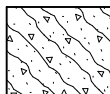
LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- 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 a 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 PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters 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.

SAFE SIGHT DETAIL



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	CL	3	Clusia rosea / Autograph Tree Standard Form, Matched	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CS	25	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12'	6'	5' Min.	Low	Native
	IC	8	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	12'	6'	5' Min.	Low	Native
	LI	14	Lagerstroemia indica 'Tuscarora' / Tuscarora Crape Myrtle Single Straight Trunk, Matched	2.5" Cal.	12' Min.	6'	5' Min.	Low	Non-Native
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	AT	3	Adonidia merrillii / Transplanted Christmas Palm Transplanted from on Site, Use Best Industry Standards and Provide Irrigation to Trees	EX.	EX.	EX.	EX.	Low	Non-Native
	ST	3	Sabal palmetto / Transplanted Cabbage Palm *+ Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.	EX.	EX.	Low	Native
	SP	5	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Low	Native
	TR	3	Thrinax radiata / Florida Thatch Palm Matched	N/A	8' CT	8'	8' CT	Low	Native
	V3	2	Veitchia montgomeryana / Montgomery Palm 'Triple Trunk' Triple Trunk, No Scarred Trunks, Matched	N/A	10' CT	15'	10' CT	Low	Non-Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CH3	37	Chrysobalanus icaco / Coco Plum Full To Base, Large Shrubs	30"	18"	24" O.C.	Low	Native	
	CL3	504	Clusia guttifera / Small-Leaf Clusia Full to Base, Large Shrubs	30"	18"	24" O.C.	Low	Native	
	FG	585	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	14"	18"	18" O.C.	Low	Non-Native	
	MYF	25	Myrcianthes fragrans / Simpson's Stopper Full to Base	30"	18"	24" O.C.	Low	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HAM	94	Hamelia patens / Firebush Full	30"	18"	24" O.C.	Low	Native	

SOD NOTES:
-All areas labeled "Sod A" to be St. Augustine Sod.
-All areas labeled "Sod B" to be Bahia Sod.

Date: 04/23/20
Scale: NTS
Design By: MD
Drawn By: AM
Checked By: MD
File No. 929.03
Job No. 19-54

REVISIONS / SUBMISSIONS

10/06/22 - Resubmittal	
01/27/23 - Resubmittal	
03/31/23 - Resubmittal	
05/19/23 - Resubmittal	

Landscape
Notes



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

Lakewood Plaza

10/06/22 - Resubmittal

01/27/23 - Resubmittal

03/31/23 - Resubmittal

05/19/23 - Resubmittal

Tree Disposition Plan

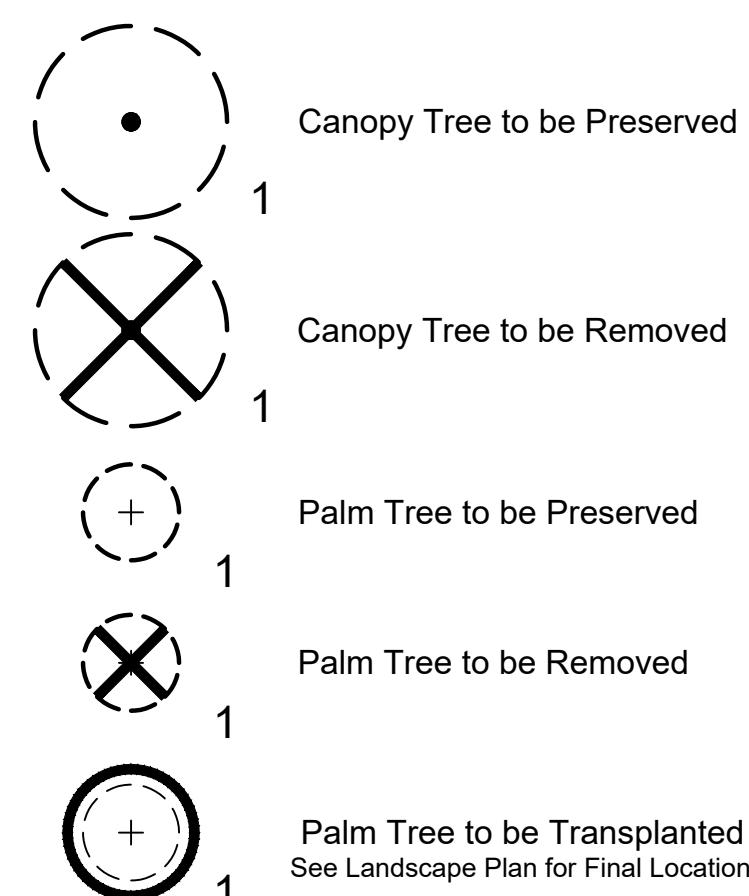


Know what's below
Call before you dig

TD-1 of



TREE KEY



TREE SUMMARY

Category	Total Trees
Preserved Trees	7
Removed Trees	9
Transplanted Trees	6

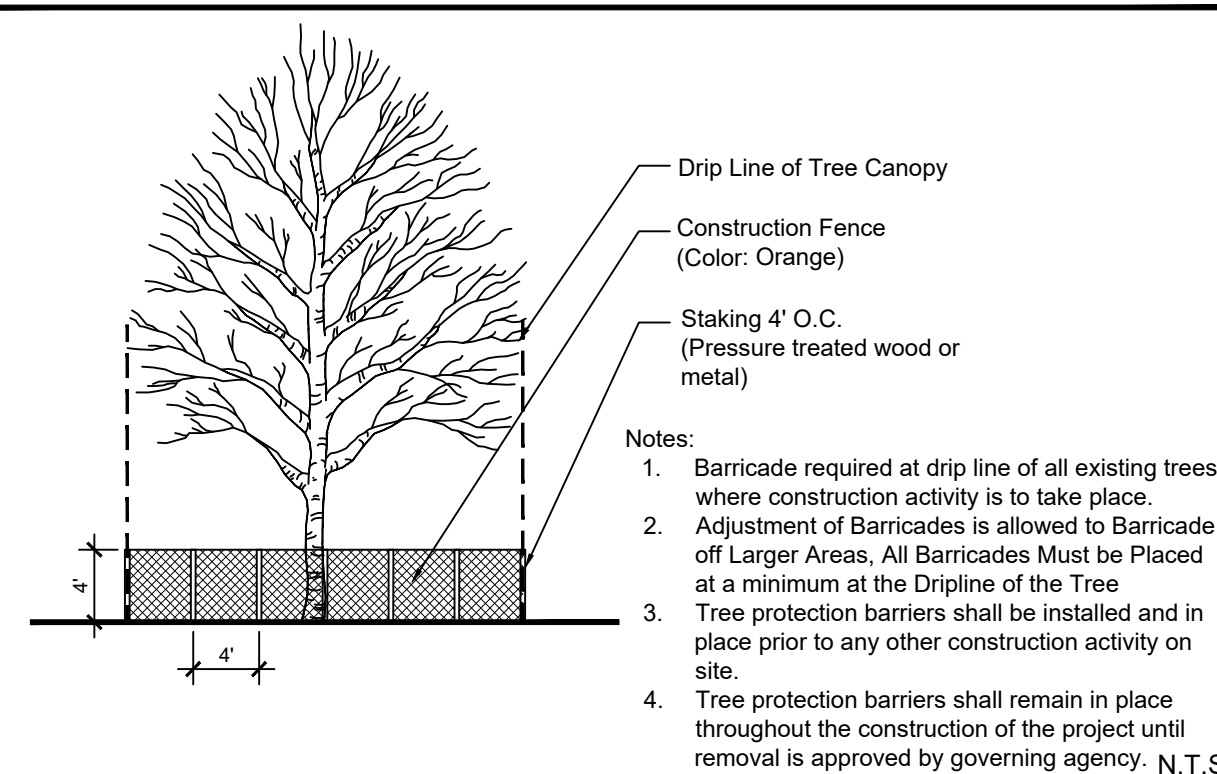
VEGETATION NOTES

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 the 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 survival.

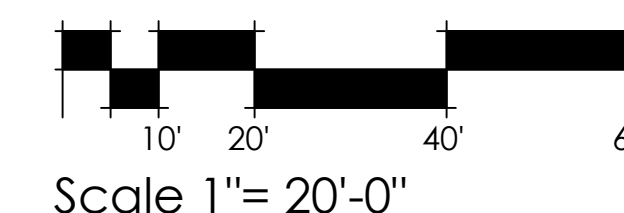
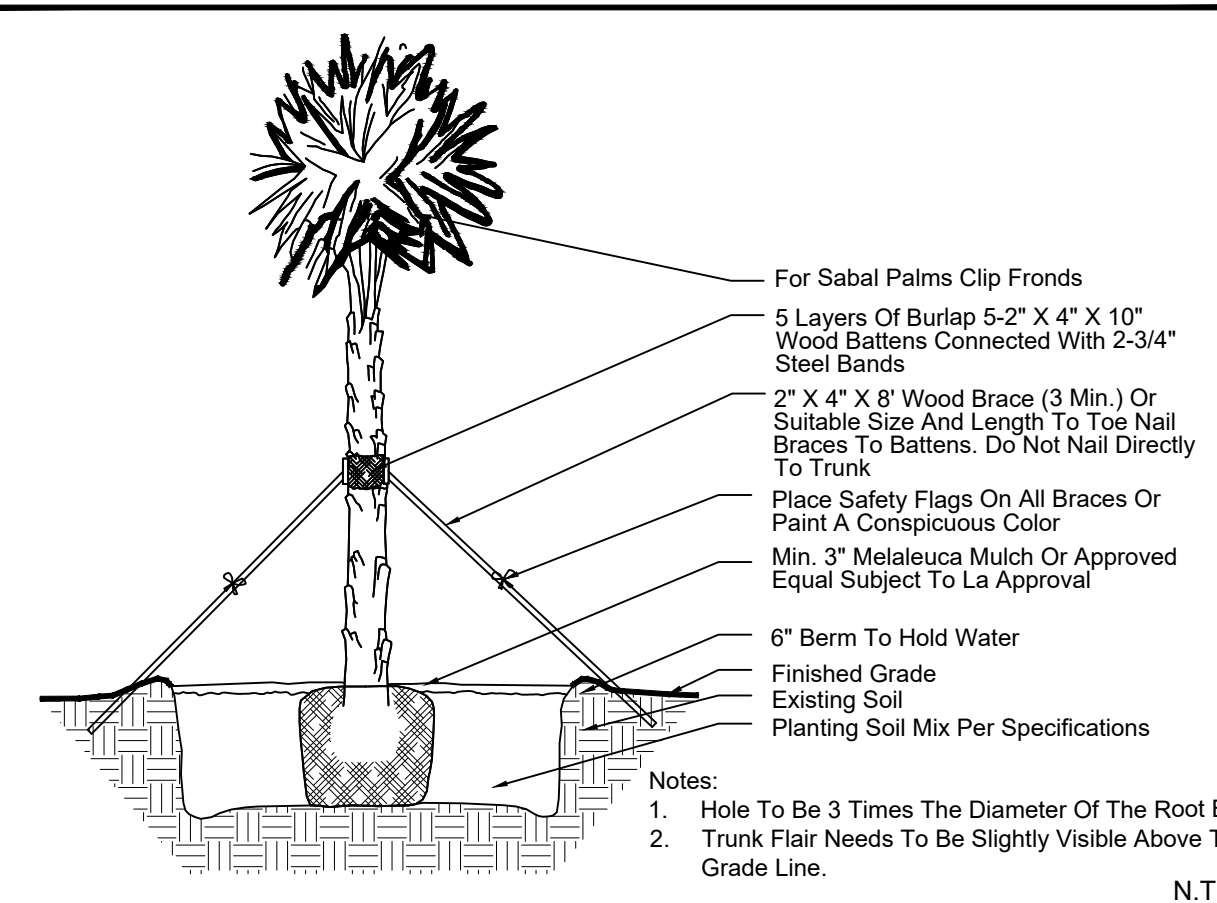
TREE TABULAR

TAG	COMMON NAME	BOTANICAL NAME	DBH	DISPOSITION
305	Mahogany	Swietenia mahogani	24"	Preserve
306	Mahogany	Swietenia mahogani	30"	Preserve
307	Mahogany	Swietenia mahogani	24"	Preserve
308	Mahogany	Swietenia mahogani	36"	Preserve
309	Sabal Palm	Sabal palmetto	3' CT	Remove
310	Mahogany	Swietenia mahogani	24"	Preserve
311	Mahogany	Swietenia mahogani	4"	Preserve
312	Ear Leaf Acacia	Acacia auriculiformis	2"	Remove, Invasive
313	Sabal Palm	Sabal palmetto	12' CT	Transplant
314	Sabal Palm	Sabal palmetto	12' CT	Transplant
315	Sabal Palm	Sabal palmetto	6' CT	Transplant
316	Mahogany	Swietenia mahogani	4"	Remove
319	Sabal Palm	Sabal palmetto	NA	Off-Site
320	Sabal Palm	Sabal palmetto	NA	Off-Site
322	Sabal Palm	Sabal palmetto	12' CT	Preserve
323	Mahogany	Swietenia mahogani	48"	Remove, Damaged, Ro
324	Mahogany	Swietenia mahogani	30"	Remove
325	Mahogany	Swietenia mahogani	24"	Remove
326	Mahogany	Swietenia mahogani	30"	Remove
327	Mahogany	Swietenia mahogani	30"	Remove
328	Live Oak	Quercus virginiana	4"	Remove
329	Triple Adonidia Palm	Veitchia merillii	12' OA	Transplant
330	Triple Adonidia Palm	Veitchia merillii	12' OA	Transplant
331	Triple Adonidia Palm	Veitchia merillii	12' OA	Transplant

TREE PROTECTION DETAIL



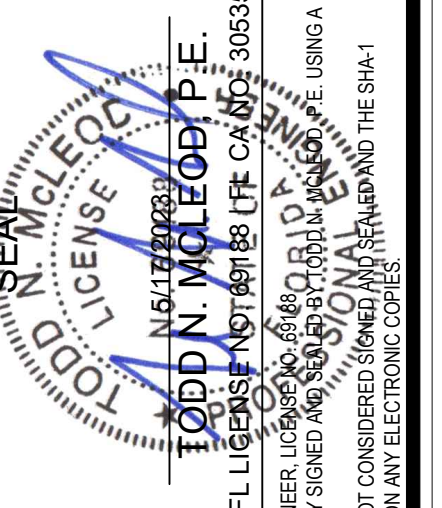
PALM TRANSPLANT DETAIL





McLeod • McCarthy
& Associates, P.A.
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



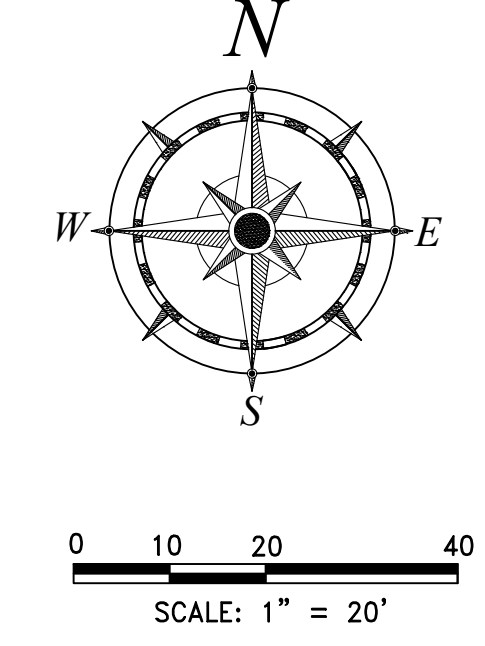
FIELD: P. Saffold
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #19-055

NO.	DATE	REVISIONS
5	5/17/2023	DDA REV PER NEW SITEPLAN
4	3/29/2023	R/W REV PER FOOT SURPLUS LETTER
3	3/29/2023	UTILITY EASEMENT ADDED
2	9/20/2022	REV PER NEW SITE PLAN
1	4/14/20	REV PER NEW SITE PLAN

ENGINEERING
PRELIMINARY CONCEPT PLAN
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

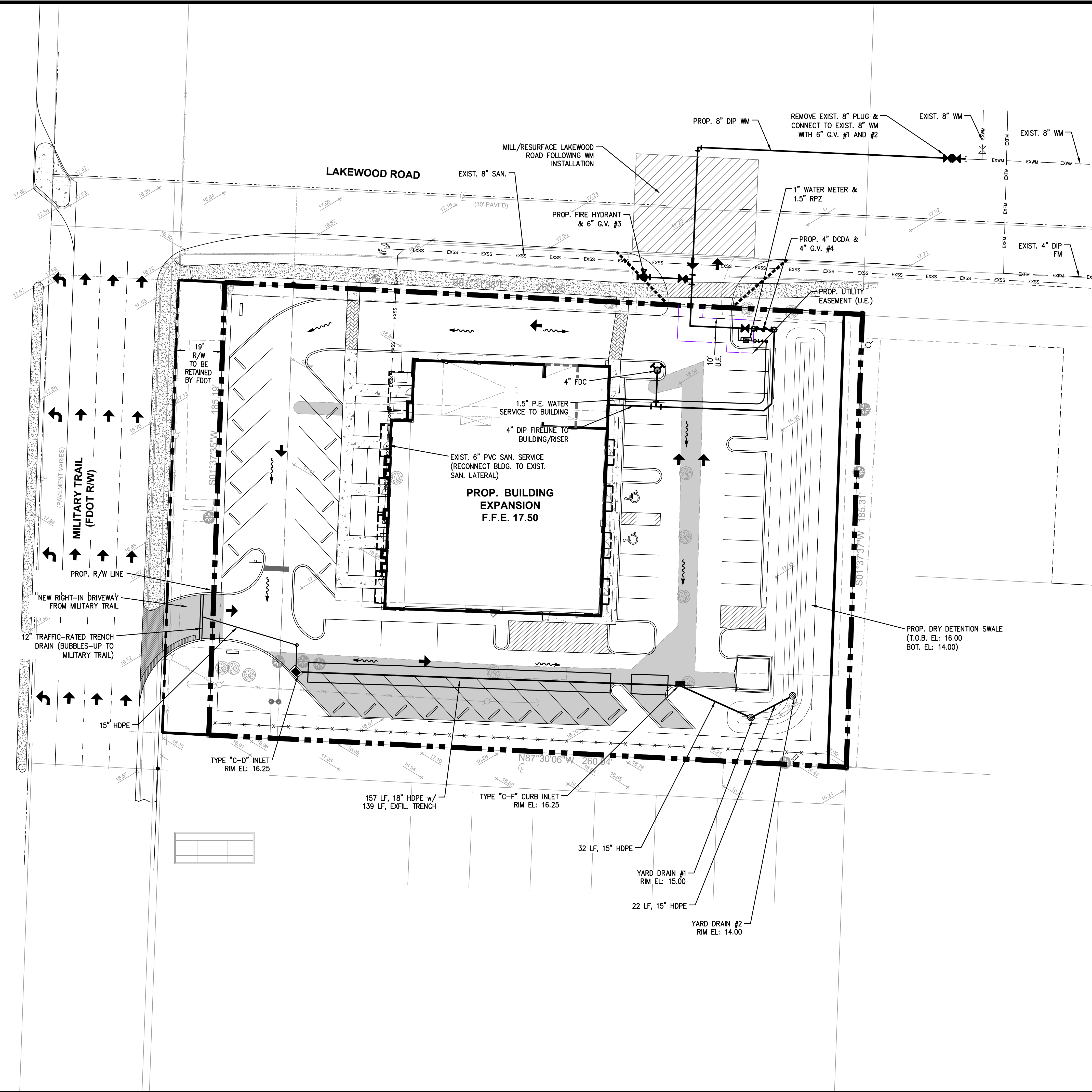
SHEET
C1.1
OF 3



- LEGEND
- PROP. SIGN
 - SURFACE FLOW ARROW
 - PROP. ASPHALT PAVEMENT
 - PROP. CONCRETE PAVEMENT
 - PAVEMENT RESTORATION
 - PROPOSED ELEVATION
 - EXIST. ELEVATION
 - RWL
 - RAIN WATER LEADER

- NOTES:
- EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY MILLER SURVEYING SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
 - ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
 - CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 - WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
 - MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
 - ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
 - REFER TO SITE PLAN PREPARED BY SCHMIDT-NICHOLS FOR ADDITIONAL SITE REQUIREMENTS.
 - ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
 - ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
 - ALL EXFILTRATION TRENCH SHALL BE VENTED TO NEAREST INLET.
 - EXIST. PAVEMENT AREAS WILL BE OVERLAID/OVERBUILT TO ACHIEVE SHEET FLOW PATTERNS SHOWN IN ADJACENT PLAN.

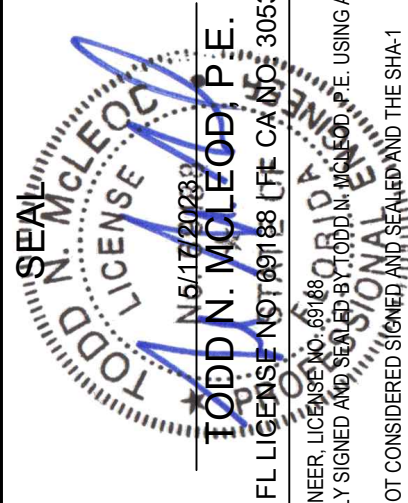
- ACCESSIBILITY NOTES:
- ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
 - DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.





**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



FIELD:
DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #19-055

REVISIONS

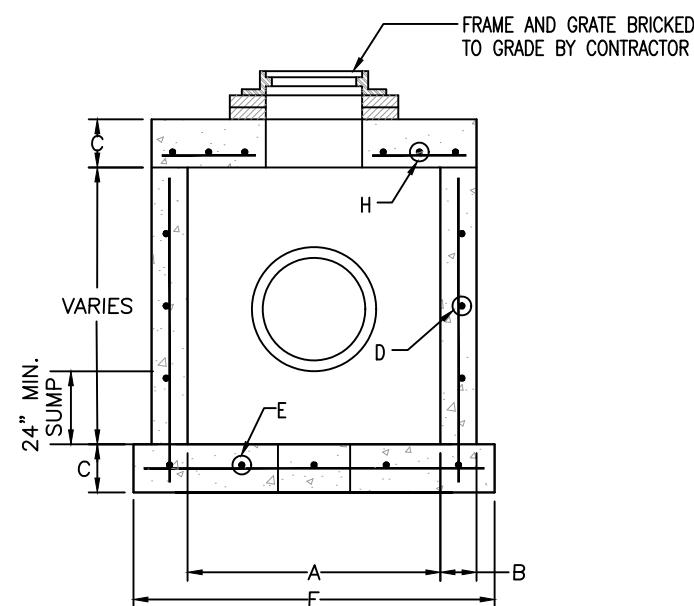
DATE

NO.

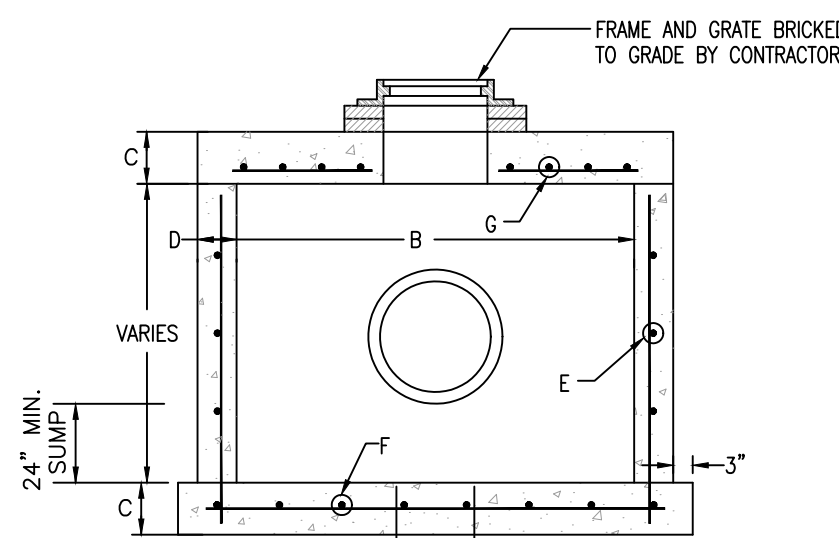
PRELIMINARY ENGINEERING DETAILS
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

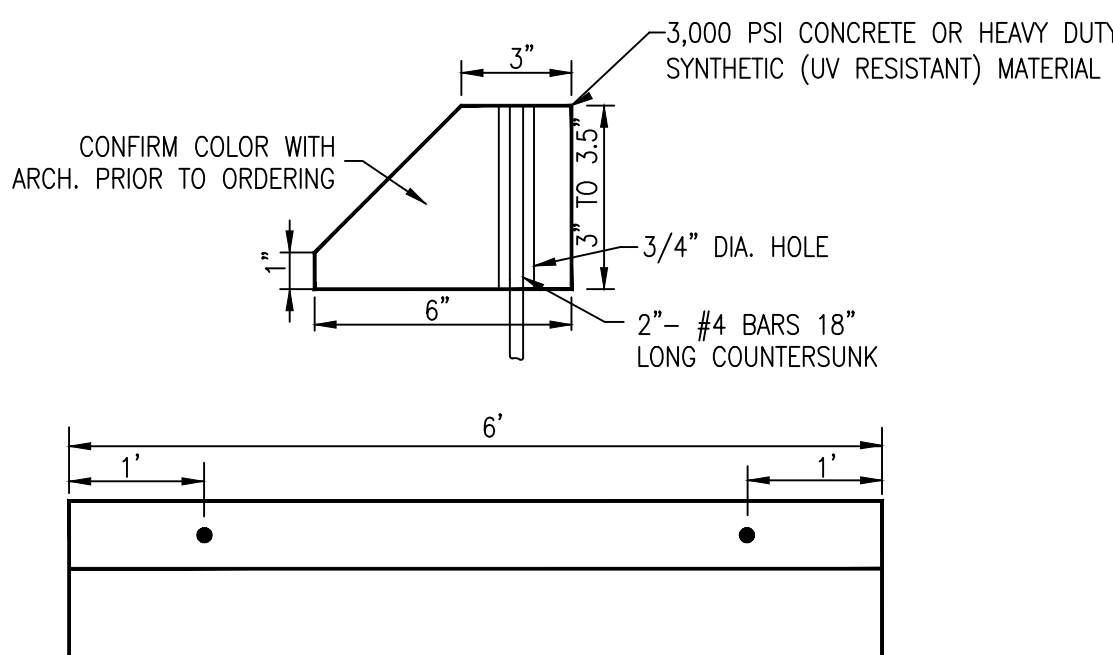
SHEET
C2.1
OF 3



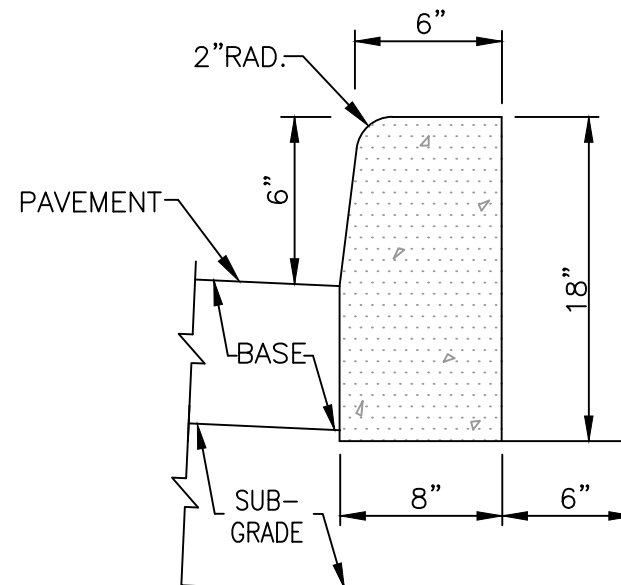
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



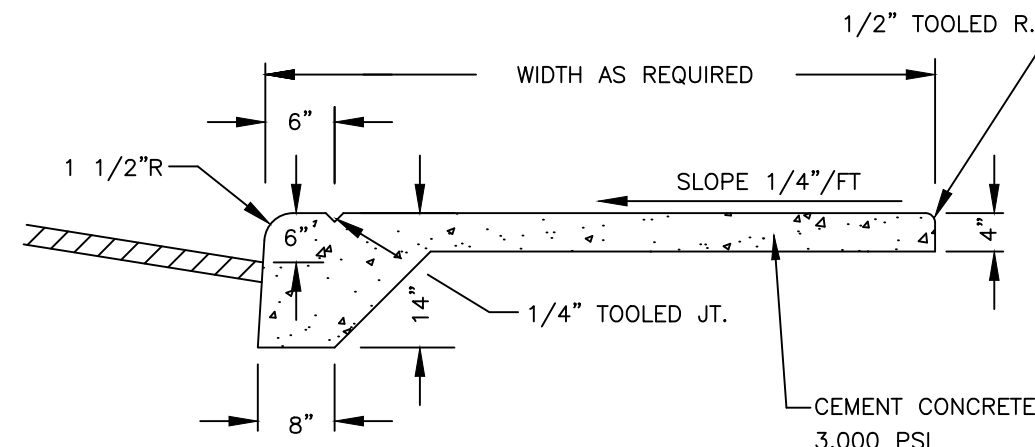
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



LOW PROFILE WHEEL STOP DETAIL
N.T.S.

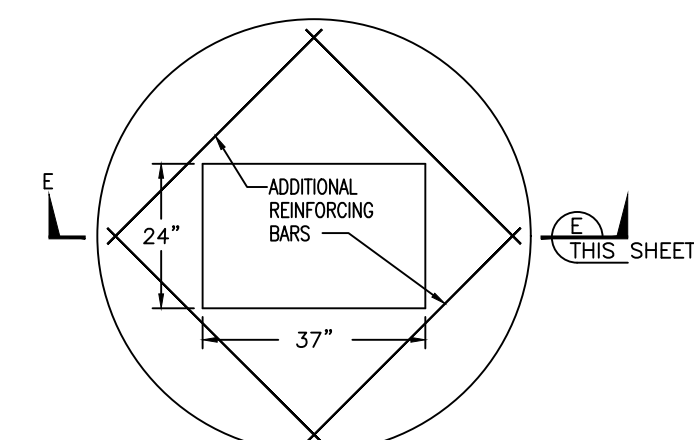


TYPE "D" CURB
N.T.S.

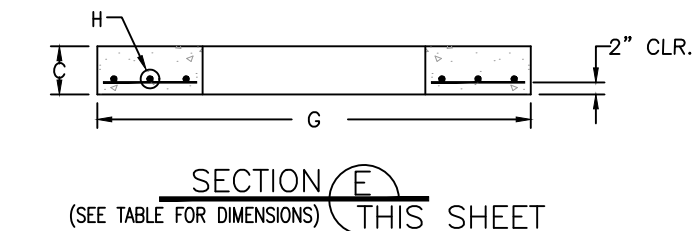


- NOTES:
1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
 2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

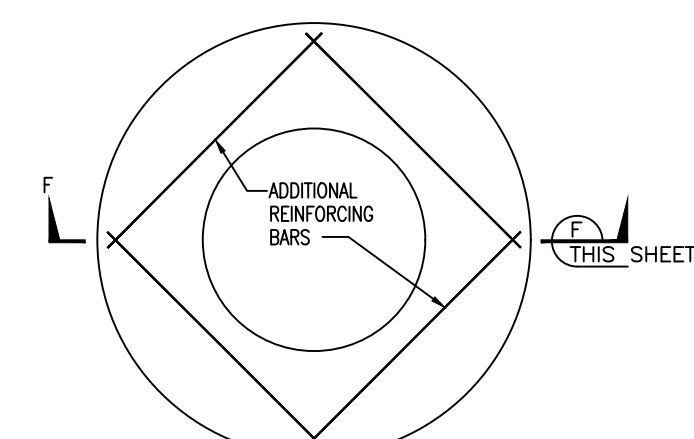
MONOLITHIC CURB
AND SIDEWALK SECTION
N.T.S.



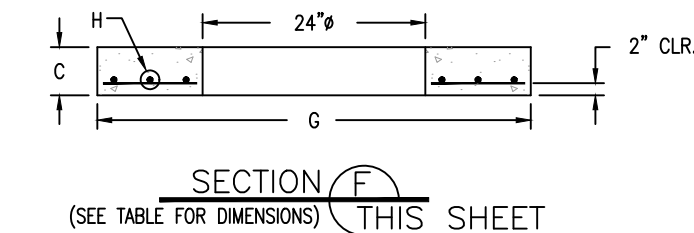
TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET



TOP SLAB FOR MANHOLE



SECTION F
(SEE TABLE FOR DIMENSIONS) THIS SHEET

A	B	C	D	E*	F	G	H*
				C.C.E.W.			C.C.E.W.
3'-6"	4"	6"	ASTM C-478	#4 @ 12"	4'-8"	4'-2"	#4 @ 6"
3'-6"	6"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-6"	#4 @ 6"
4'-6"	6"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 6"
4'-6"	8"	8"	ASTM C-478	#4 @ 12"	6'-4"	5'-4"	#4 @ 6"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-4"	6'-4"	#5 @ 6"
6'-0"	6"	8"	ASTM C-478	#5 @ 6"	8'-0"	7'-0"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-4"	7'-4"	#5 @ 6"
7'-0"	8"	8"	ASTM C-478	#5 @ 6"	9'-4"	8'-4"	#5 @ 6"
8'-0"	10"	10"	ASTM C-478	#5 @ 6"	10'-8"	9'-8"	#6 @ 6"
10'-0"	12"	12"	ASTM C-478	#5 @ 6"	12'-0"	12'-0"	#6 @ 6"

INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

CIRCULAR CATCH BASIN (ON-SITE)

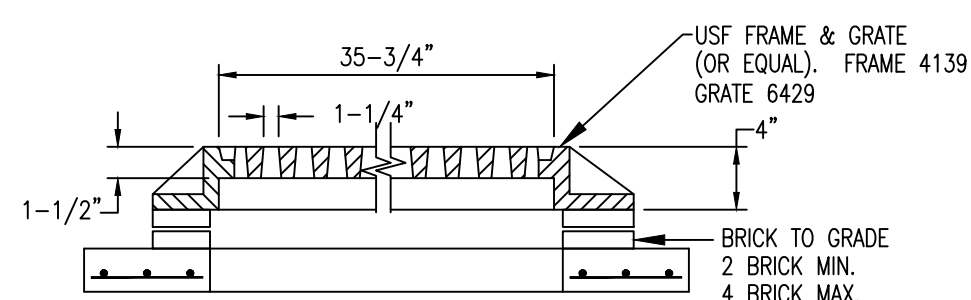
A	B	C	D	E*	F*	G*
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	8"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12" V	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12" V	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12" V	#6 @ 6"	#7 @ 6"
3'-0"	4'-6"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
3'-6"	8'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
4'-0"	8'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
5'-0"	7'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
6'-0"	8'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
6'-0"	12'-0"	8"	8"	#4 @ 6" H	#6 @ 12"	#6 @ 6"

INLET NOTES

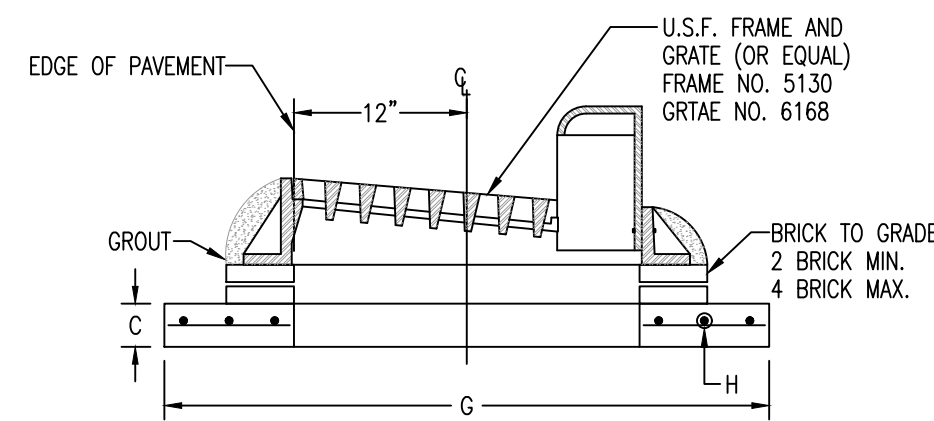
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

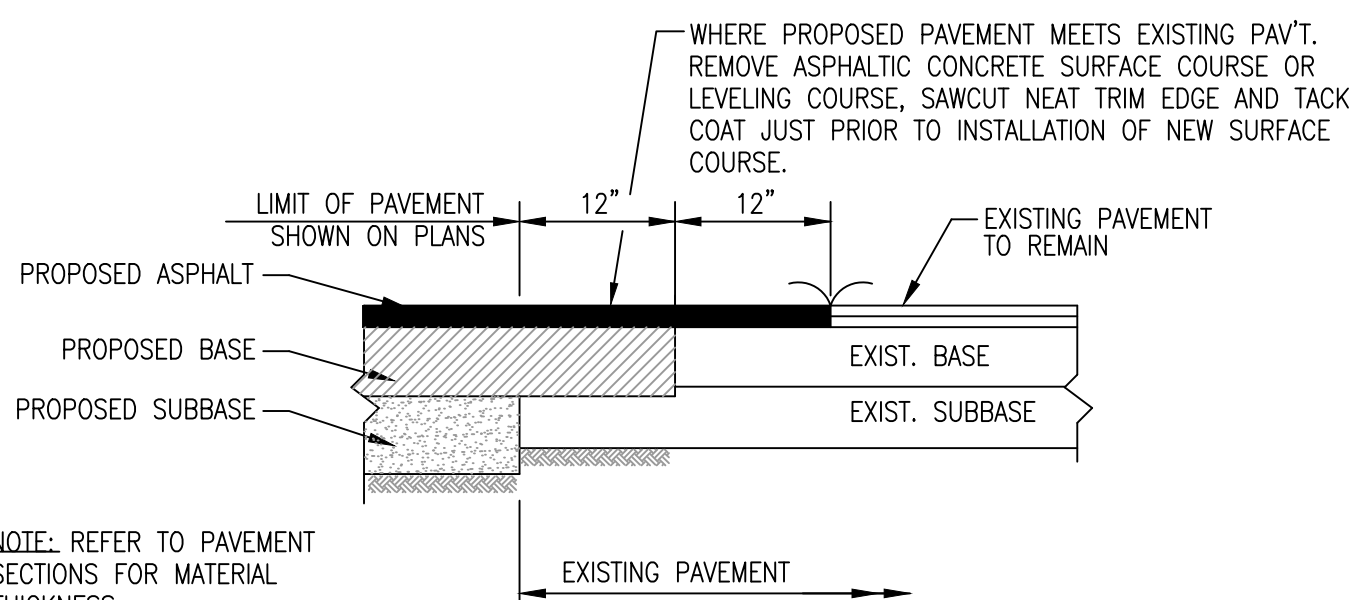
RECTANGULAR CATCH BASIN (ON-SITE)



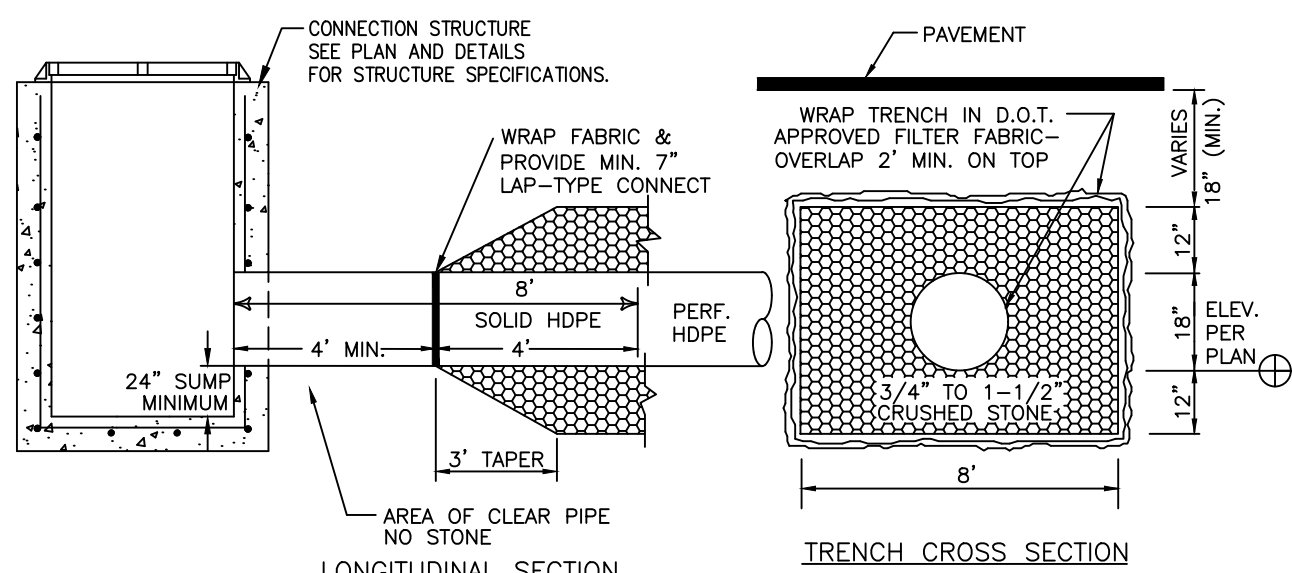
ON-SITE INLET FRAME & GRATE
(TYPE "C-D" INLET)



TYPE 'F' CURB & GUTTER TOP (TYPE 'C-F' INLET)
GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION

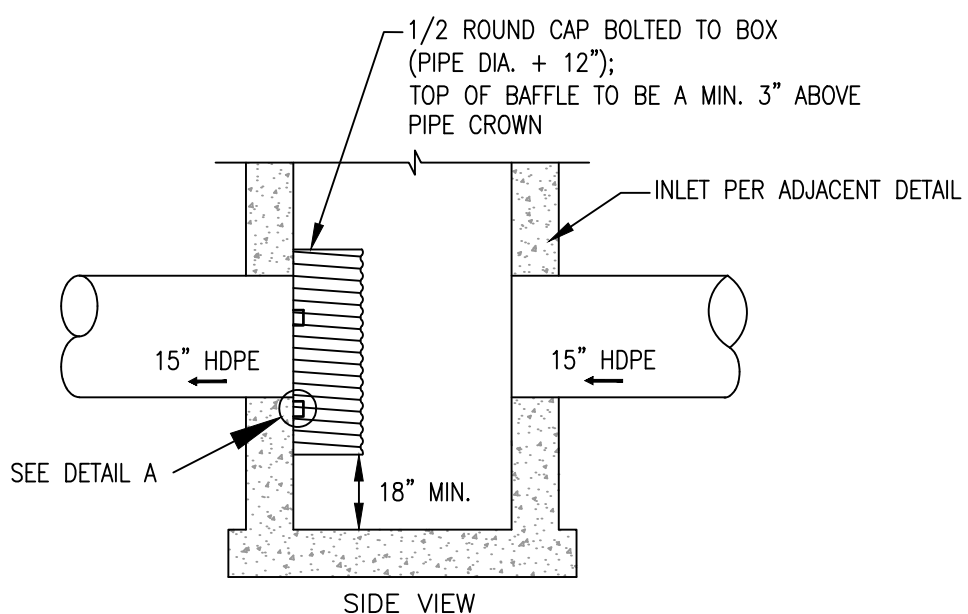


PAVEMENT MATCHING DETAIL
N.T.S.



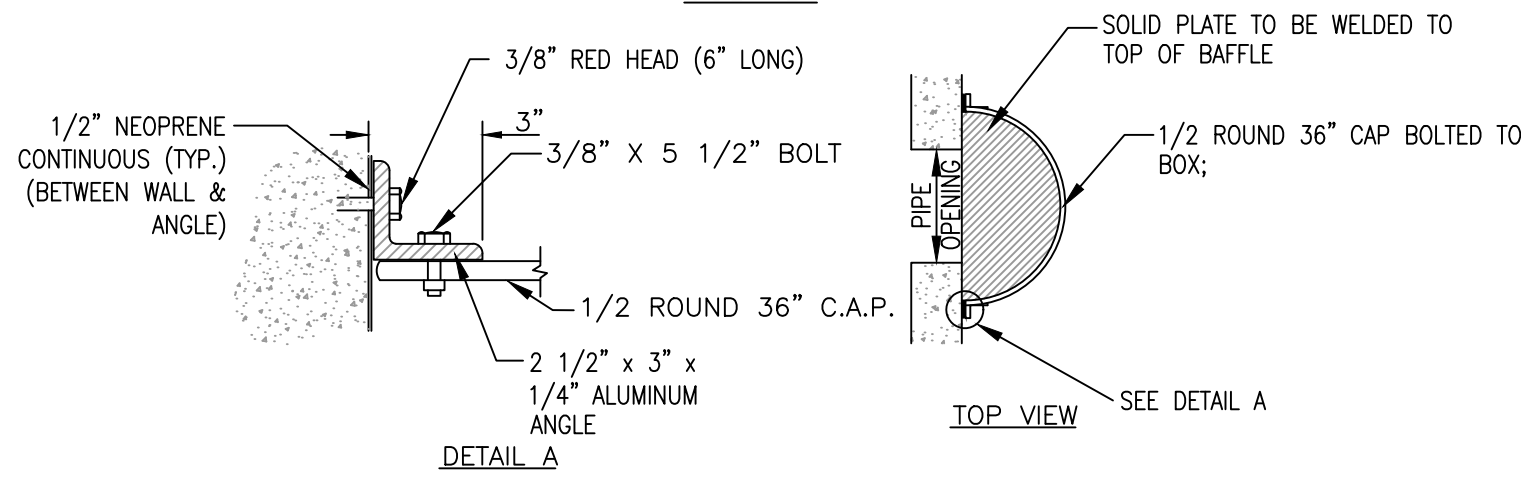
- NOTES:
- 1. COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.

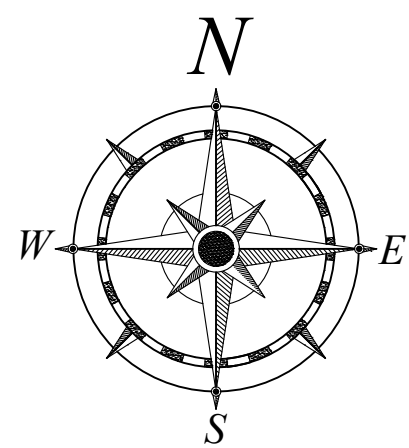
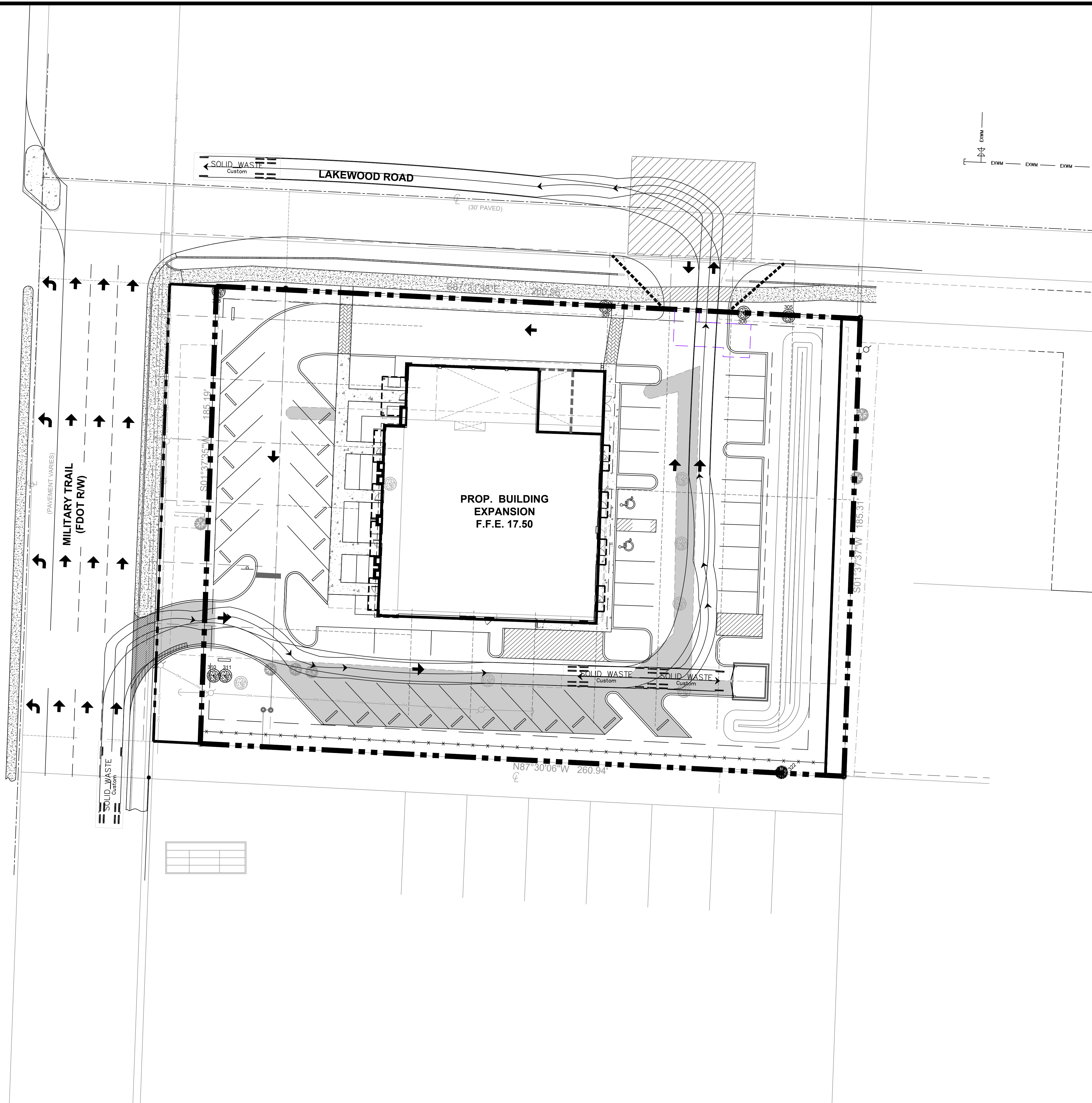


- NOTE: EACH END OF EXFILTRATION TRENCH TO BE VENTED TO NEAREST INLET.

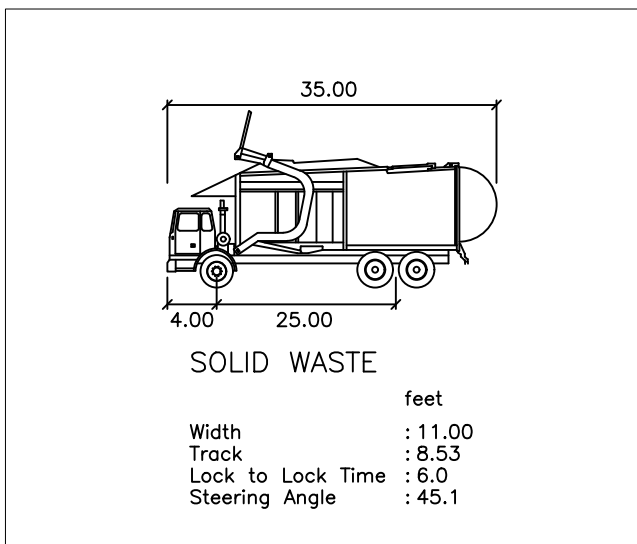
EXFILTRATION TRENCH
VENTING DETAIL
NTS



POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.



0 10 20 40
SCALE: 1" = 20'



DESIGN VEHICLE DIMENSIONS
(ALL DIMENSIONS SHOWN IN FEET)
N.T.S.



**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



FIELD: DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #19-055
TODD N. McLEOD, P.E.
FL LICENSE NOTARY PUBLIC CA 605 30635
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ENGINEER USING A
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE THE SHA-1
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE	REVISIONS

AUTOTURN EXHIBIT
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

SHEET
EX1
OF 3



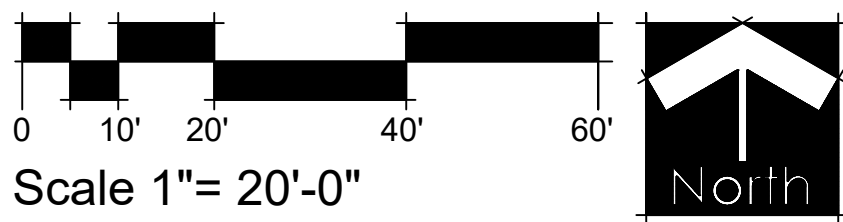
FLU: CM (City Of Greenacres)
Zoning: CI (City Of Greenacres)
Use: Retail

ROW Additional Landscape Area

FLU: COM
Zoning: CG
Use: Financial Institution
(Bank Of America)

FLU: COM
Zoning: CG
Use: Utilities
(Bellsouth Telecommunications Inc.)

FLU: COM
Zoning: CG
Use: Condominium



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

Lakewood Plaza

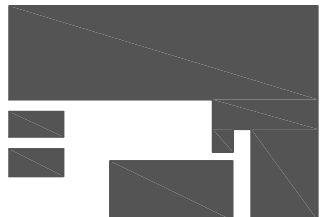
Palm Springs, Florida

Date:	04/23/20
Scale:	1" = 20'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	929.03
Job No.	19-54

REVISIONS / SUBMISSIONS

10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

ROW
LANDSCAPE
EXHIBIT



BORRERO
ARCHITECTURE
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

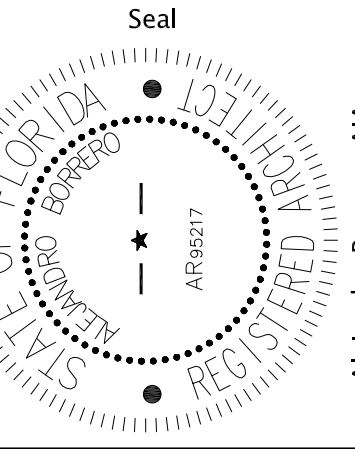
Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2023

PROJECT:
LAKEWOOD PLAZA

3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Catalyu Group
3797 S Military Trail
Lake Worth FL 33463

Seal



Alejandro Borrero, AIA

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

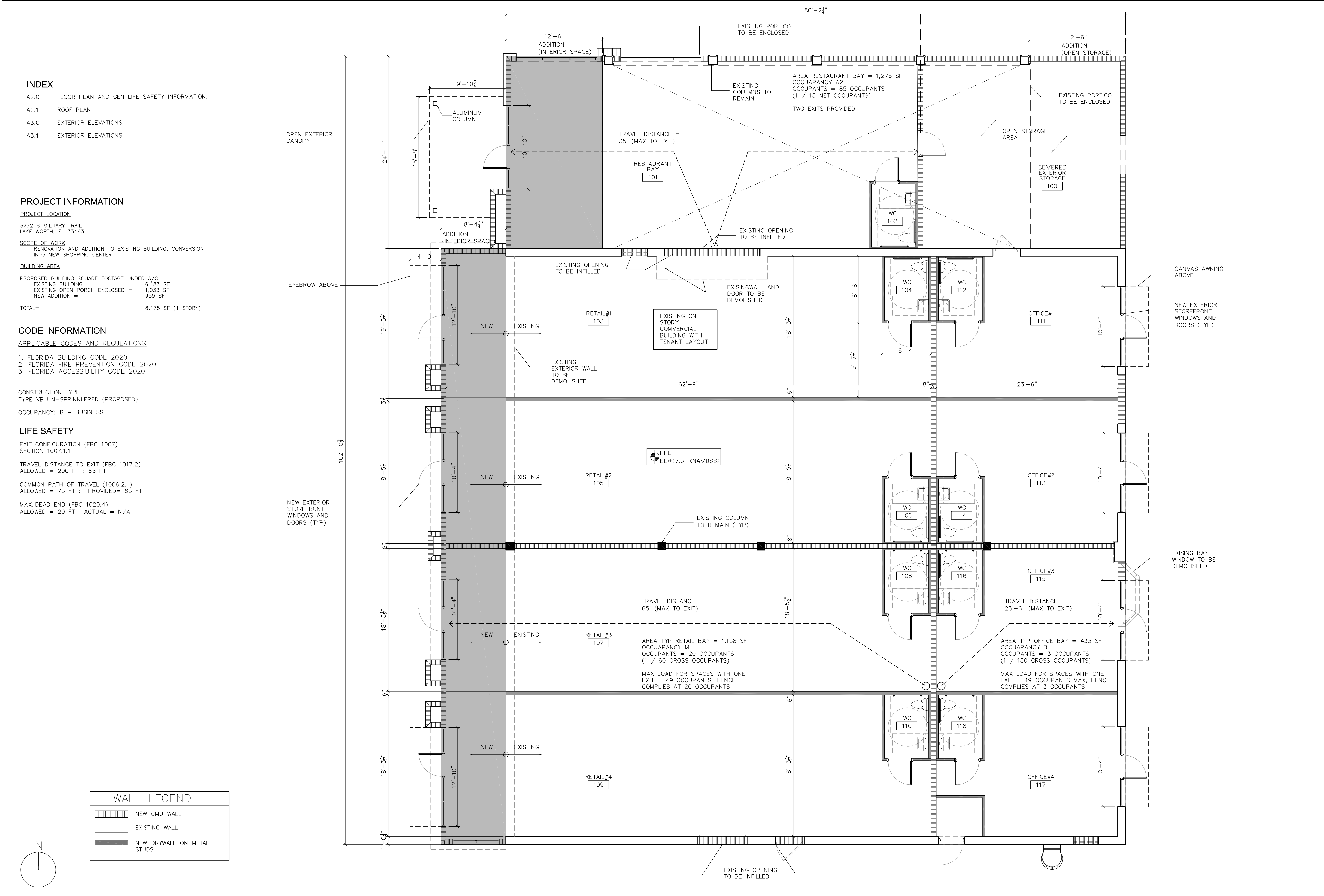
Drawing Title

Scale see plans
Project No. 22036
Date 01-03-23

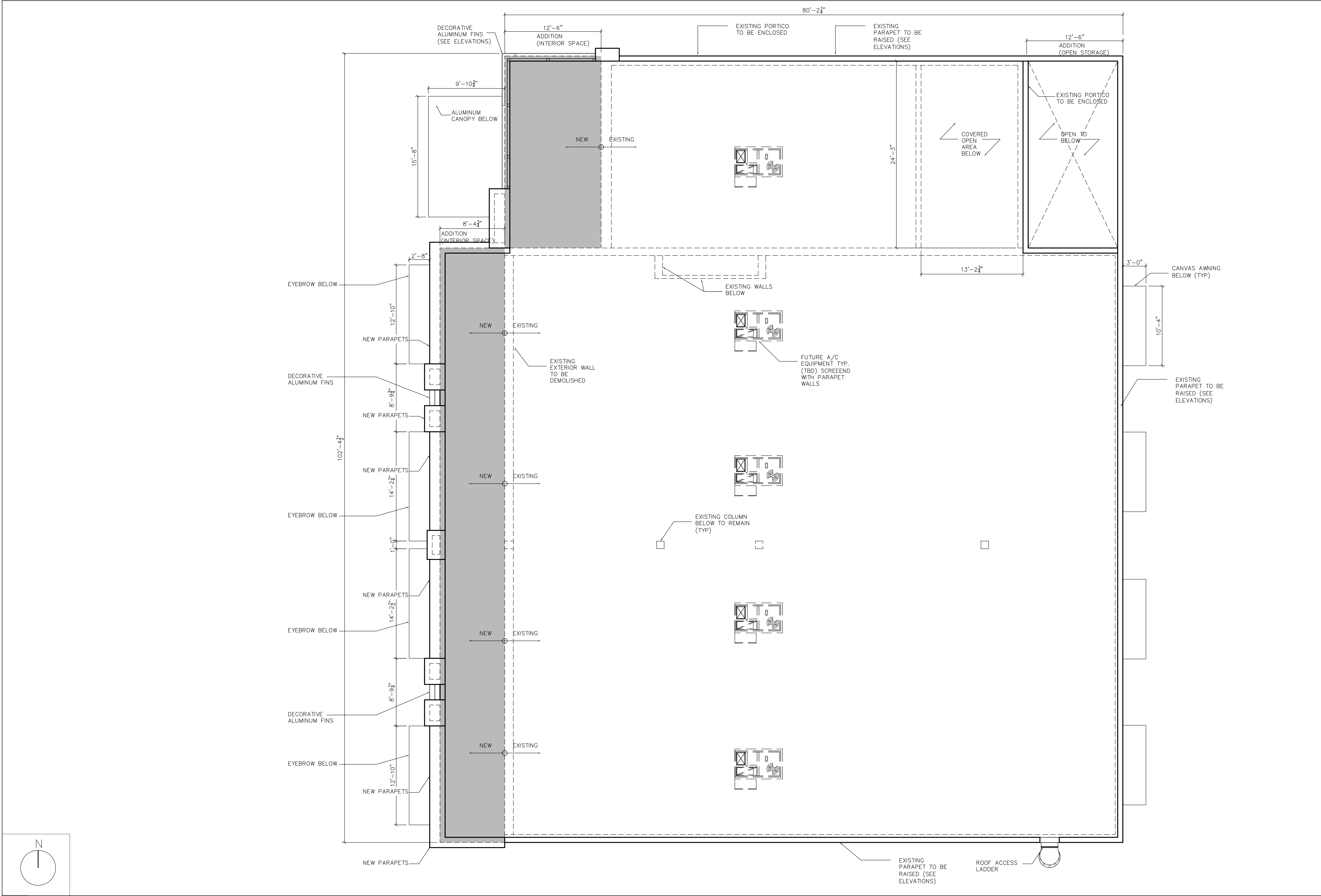
Drafted by: AB
Checked by: AB

Sheet No.

A2.0

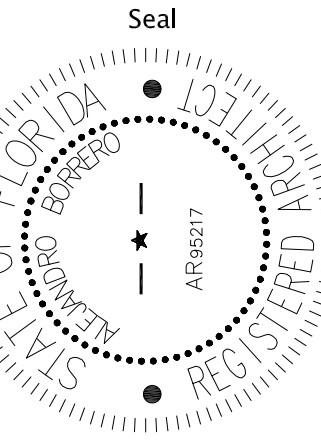


A2.0



BORRERO
ARCHITECTURE
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653
Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2023

PROJECT:
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL,
Lake Worth, FL 33463
Client:
Catalyu Group
3797 S Military Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

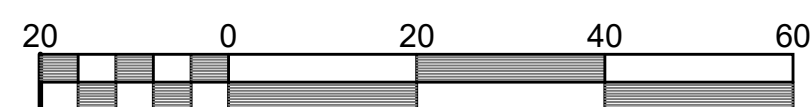
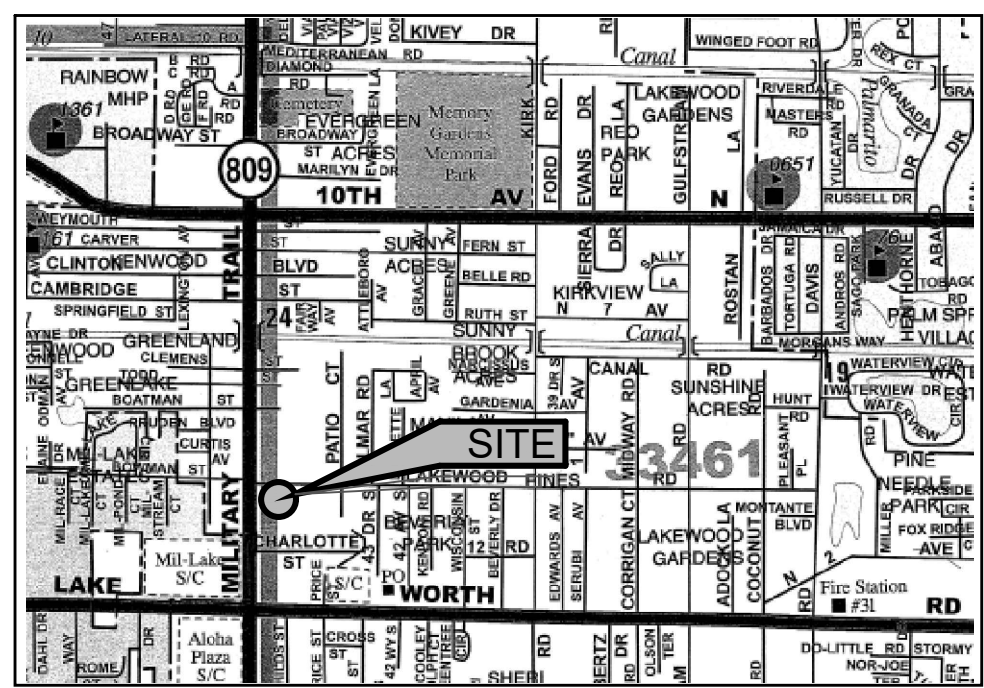
REVISIONS

Drawing Title

Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

Sheet No.
A2.1



Scale 1" = 20'

- TREE LEGEND:
- CABBAGE PALM TREE
 - MAHOGANY TREE
 - SLASH PINE TREE

SURVEYOR'S NOTES ON TITLE REPORT:

BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

- Plat of PLAT III, GREENLAND, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**
- Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in that certain Deed recorded in Deed Book 646, Page 303, of the Public Records of Palm Beach County, Florida. **Information not furnished to this office. Not plotted.**
- Palm Beach County Removal Agreement, recorded in Official Records Book 2346, Page 1494, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Standard Developers Agreement, recorded in Official Records Book 6187, Page 530, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Agreement, not plottable.**
- Easement in favor of Florida Power & Light Company, recorded in Official Records Book 9554, Page 1550, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Restrictions contained in that certain deed recorded in Official Records Book 17937, Page 1257, of the Public Records of Palm Beach County, Florida. **Affects the subject property, blanket restrictions, not plottable.**

NOTE:

- Deed, recorded in Official Records Book 1011, Page 12, of the Public Records of Palm Beach County, Florida. **Not furnished to this office. Not plotted.**
- Right-of-Way Deed, recorded in Official Records Book 1561, Page 431, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Quit Claim Deed, recorded in Official Records Book 2301, Page 1455, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Right-of-Way Deed, recorded in Official Records Book 2313, Page 786, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Resolution R-75-53, recorded in Official Records Book 2389, Page 56, and in O. R. Book 2396, Page 1706, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**

SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Property Information Report, by Statewide Land Title, Inc.; SLTI File No.: 22-17139; dated November 1, 2022; See "Surveyor's Notes On Title Report". The legal description shown hereon, does not match the title search description. The 47' r/w in ORB 2313, pg 786 is included in the survey legal description per client's request for future abandonment.
- Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - existing elevation (NAVD 88 typical).
- Area of subject property = 51,855 square feet (1,190 acres).
- No underground improvements located.
- Bearings shown hereon are Grid bearings. The centerline of Military Trail is the basis of bearing having a bearing of N.01°37'35"E.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CLC	CONCRETE	PL	PLAT	P.I.	POINT OF INTERSECTION	AP	ASPHALT PAVEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	R	RADIUS	P.O.C.	POINT OF COMMENCEMENT	CP	CONCRETE PLATWORK
CONC. MON.	CONCRETE MONUMENT	A	CENTRAL DELTA ANGLE	P.O.B.	POINT OF BEGINNING	CB	CONCRETE CURB
CONC.	CONCRETE	CH.B.	CHORD BEARING	R.W.	RIGHT OF WAY	CF	CONCRETE FLOOR
D.E.	DEVELOPMENT EASEMENT	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	W.F.	WOOD FENCE	CBP	CONCRETE BRICK PLATWORK
U.E.	UTILITY EASEMENT	O.B.	OFFICIAL RECORD BOOK	M.F.	METAL FENCE	W.P.P.	WOOD POWER POLE
P.F.	FINISHED FLOOR ELEVATION	P.B.	PLAT BOOK	C.	CENTRELINE	W.M.	WATER METER
EL.	ELEVATION	P.C.	POINT OF CURVATURE	E.	EASEMENT	P.H.	PREFORMANT
BN	BEARING	P.T.	POINT OF TANGENCY	C.	COVERED	C.B.	CATCH BASIN
(D)	DEED	P.R.C.	POINT OF REVERSE CURVATURE	O.L.	OVERHEAD LINES	S.M.	SEWAGE MANHOLE
M.	MEASURED	P.C.C.	POINT OF COMPOUND CURVATURE	L.T.	LOT LINE		

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 11/09/2022

MILLER LAND SURVEYING

1121 LAKE AVENUE

LAKE WORTH, FLORIDA 33460

PHONE: (561) 586-2669 - FAX: (561) 582-0151

www.millersurveying.com

e-mail: orders@millersurveying.com

REF: B5526

PREV: Y2018

JOB NO: Y221181

JOB NO: Y221288

DATE: 11/09/2022

L - 2141 - B

REVISIONS:
12/15/2022 boundary and description
01/26/23 add title search update

CERTIFIED TO: CAT Realty, LLC, a Florida limited liability company; Statewide Land Title, Inc.;
PROPERTY ADDRESS: 3772 S Military Tr., Lake Worth, FL 33463
FLOOD ZONE: X (FIRM 120223 - 12099C0776F 10/05/2017)
PROPERTY CONTROL NUMBER: 70-42-44-24-31-007-0010
DESCRIPTION (SEE SURVEYOR'S NOTE NO. 1):
All of Block 7, LESS the North 20 feet thereof, and LESS the West 3 feet thereof, Plat III Greenland, according to the Plat thereof, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida.

AND

The North 15 feet of the 30 foot Right-of-Way lying between Blocks 7 and 8, LESS the West 3 feet thereof, Plat III Greenland, according to the Plat thereof, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida.

Containing 51,855 square feet (1,190 acres).

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authorized electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y221181



January 27, 2020
Revised April 8, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

Re: Tapatia Market Palm Springs - #PTC19-083

Dear Mr. Bari:

The purpose of this letter is to provide a traffic study for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). The proposed project is located on the southeast corner of Lakewood Drive and Military Trail in the Village of Palm Springs, as shown on Attachment 1. The proposed project consists of 7,660 SF of retail use and a 500 SF high turnover restaurant. The existing building onsite has been vacant for more than five years. A Buildout year of 2022 is requested. The PCN for the site is 70-42-44-24-31-007-0010.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Based on the net increase in peak hour trips of 30 PM peak hour trips, the radius of development influence is one-half mile. Attachment 3A provides the project traffic assignment on a map of the area. The maximum percent impact on the study area roadways is 0.23% as shown on Attachment 3B. The project impact is below 1% of the adopted LOS D service volume, representing an insignificant impact to area roadways. Therefore, the proposed project is in compliance with the Palm Beach County Traffic Performance Standards.

Projected driveway volumes have been provided on Attachment 4 for the proposed project. No additional turn lanes are required. If you have any questions, please do not hesitate to contact this office.

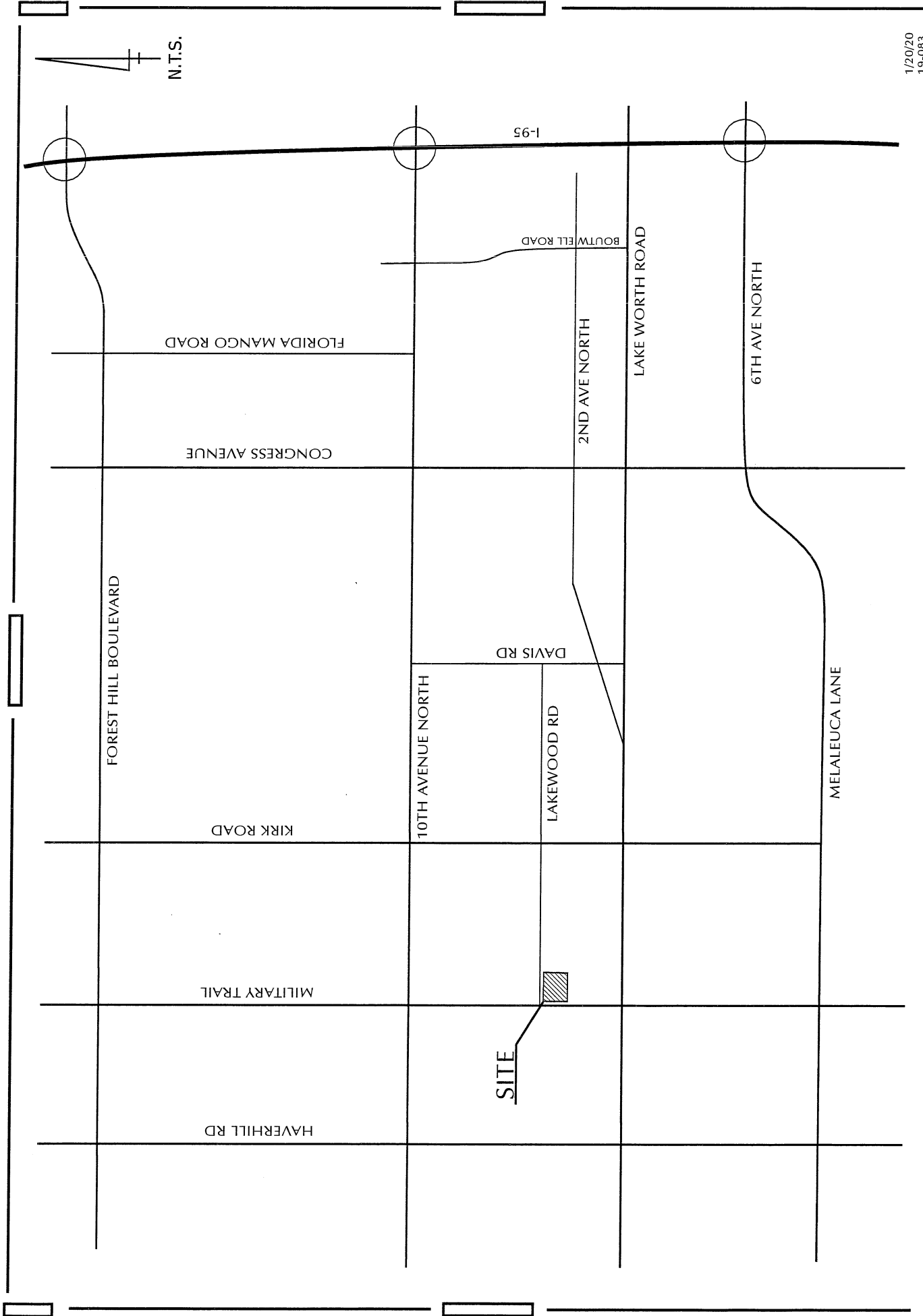
Sincerely,

Linda Riccardi

Linda Riccardi, P.E.
Florida Registration #45359

Attachments

This item has been electronically signed and sealed by Linda Riccardi, P.E. on 4/8/20 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Attachment 2
Tapatia Market Palm Springs
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Retail	820	7,660 SF	125.61 /1,000 SF	962	6	0.6%	956	593	62%	363
High Turnover Restaurant	932	500 SF	112.18 /1,000 SF	56	6	10%	50	22	43%	28
TOTALS		8,160 SF		1,018	12		1,006	615		391

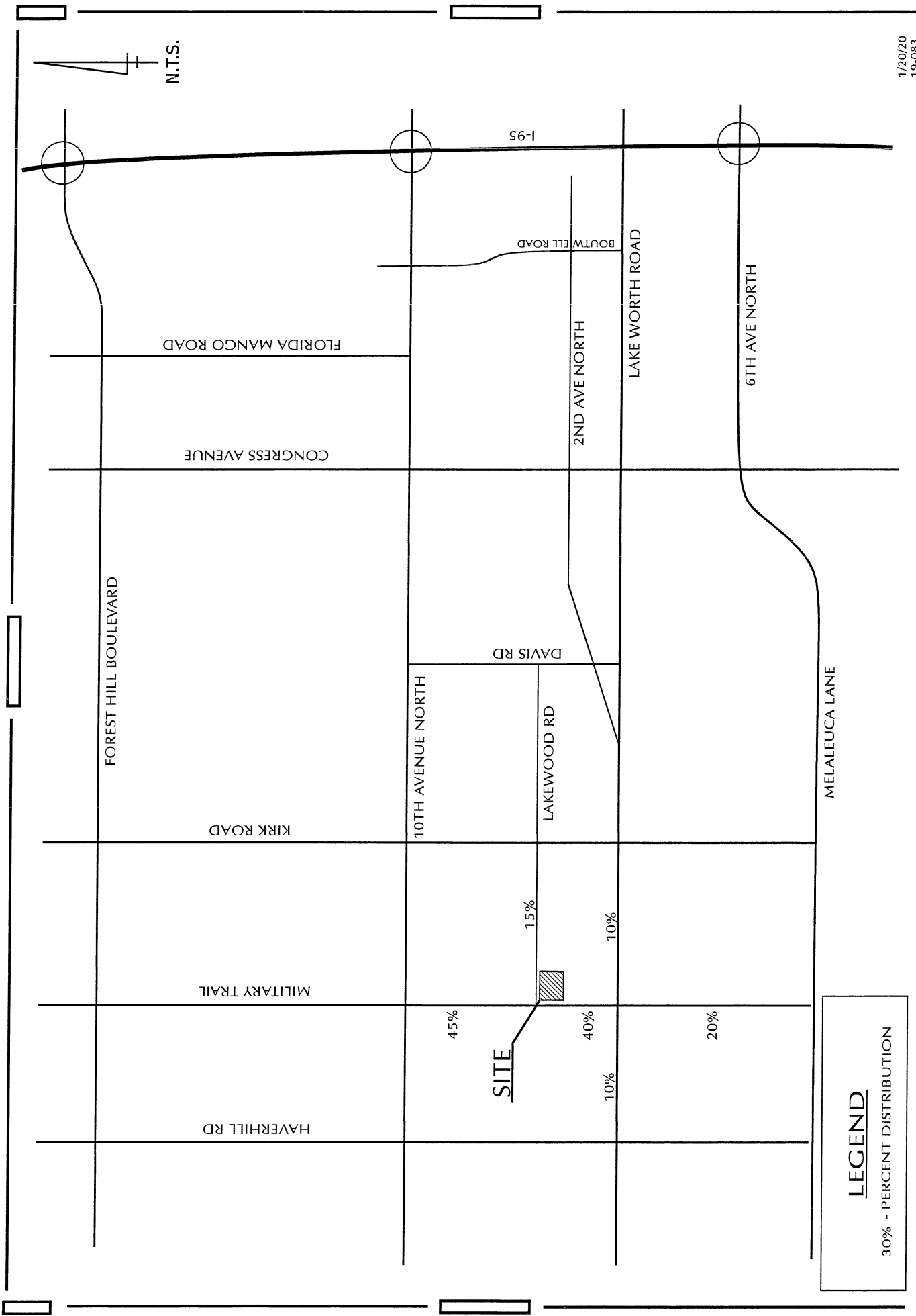
AM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Retail	820	7,660 SF	0.94 /1,000 SF (62/38)	4	3	7	1	10%	4	2	6	4	62%	2	-	2
High Turnover Restaurant	932	500 SF	9.94 /1,000 SF (55/45)	3	2	5	1	10%	2	2	4	2	43%	1	1	2
TOTALS		8,160 SF		7	5	12	2		6	4	10	6		3	1	4

PM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Retail	820	7,660 SF	9.9 /1,000 SF (48/52)	36	40	76	1	1%	37	38	75	47	62%	14	14	28
High Turnover Restaurant	932	500 SF	9.77 /1,000 SF (62/38)	3	2	5	1	10%	2	2	4	2	43%	1	1	2
TOTALS		8,160 SF		39	42	81	2		39	40	79	49		15	15	30

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.



1/20/20
19-083

PTC

**ATTACHMENT 3A
PROJECT TRAFFIC DISTRIBUTION**

**TAPATIA MARKET
PALM SPRINGS**

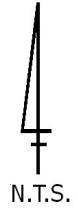
LEGEND

30% - PERCENT DISTRIBUTION

Attachment 3B
Tapatia Market Palm Springs
Project Traffic Assignment

Roadway	Link	Existing Lanes	Road Class	Dir.	AM Peak Hour		Peak Hour Directional Trips	Total Project Impact	LOS D Service Volume	Signif. Impact?
					3	Inbound				
					1	Outbound				
					% Dist					
Military Trail	10th Avenue North to Lakewood Rd	6LD	I	NB	45%		0	0.02%	2940	No
	10th Avenue North to Lakewood Rd	6LD	I	SB	45%		1	0.05%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	NB	40%		1	0.04%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	SB	40%		0	0.01%	2940	No
Lake Worth Road	Haverhill Rd to Military Trail	6LD	I	EB	10%		0	0.01%	2940	No
	Haverhill Rd to Military Trail	6LD	I	WB	10%		0	0.00%	2940	No
	Military Trail to Kirk Road	6LD	II	EB	10%		0	0.00%	2680	No
	Military Trail to Kirk Road	6LD	II	WB	10%		0	0.01%	2680	No

Roadway	Link	Existing Lanes	Road Class	Dir.	PM Peak Hour		Total Project Impact	LOS D Service Volume	Signif. Impact?	
					15	Inbound				Peak Hour Directional Trips
					15	Outbound				
					% Dist					
Military Trail	10th Avenue North to Lakewood Rd	6LD	I	NB	45%		7	0.23%	2940	No
	10th Avenue North to Lakewood Rd	6LD	I	SB	45%		7	0.23%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	NB	40%		6	0.20%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	SB	40%		6	0.20%	2940	No
Lake Worth Road	Haverhill Rd to Military Trail	6LD	I	EB	10%		2	0.05%	2940	No
	Haverhill Rd to Military Trail	6LD	I	WB	10%		2	0.05%	2940	No
	Military Trail to Kirk Road	6LD	II	EB	10%		2	0.06%	2680	No
	Military Trail to Kirk Road	6LD	II	WB	10%		2	0.06%	2680	No



MILITARY TRAIL

LAKEWOOD ROAD

SITE

814

192

2 (15)

3 (18)

1 (6)

3 (34)
1 (6)

LEGEND

4 - AM PEAK HOUR
(17) - PM PEAK HOUR
466 - ADT

4/8/20
19-083

TAPATIA MARKET
PALM SPRINGS

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC



February 1, 2023

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Lakewood Plaza
Project #: 221006
Traffic Performance Standards (TPS) Review – Revised**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised January 23, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	SEC of Lakewood Road and Military Trail
PCN:	70-42-44-24-31-007-0010
Access:	One right-in-only access driveway connection onto Military Trail and one full access driveway connection onto Lakewood Road <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	General Retail = 4,898 SF General Office = 1,877 SF High Turnover Sit-Down Rest. = 1,400 SF
New Daily Trips:	196
New Peak Hour Trips:	14 (8/6) AM; 22 (12/10) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Military Trail for the proposed land uses.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity
Affirmative Action Employer"



Andrea M. Troutman, P.E.
February 1, 2023
Page 2

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

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

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

Sincerely,

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

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

April 17, 2023

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

From: Tara Bamber, PE 

**Re: Lakewood Plaza at 3772 Military Tr
Site Plan Approval Letter
Engenuity Group Project No. 6001.137**

We reviewed the following which we received through WeTransfer on 3-31-23:

1. Civil Plans, 3 sheets (C1.1, C2.1, EX1), revised 03-29-23, by McLeod, McCarthy & Associates, P.A.
2. Site Plan, 1 sheet (PSP-1), revised 03-31-23, by Schmidt Nichols
3. Landscape Plans, 4 sheets (LI-1 to LP1-LP3), revised 03-31-2023, by Schmidt Nichols
4. FDOT Approval Letter, 1 sheet, dated 12-22-2022, by FDOT
5. FDOT Surplus Letter, 1 sheet, dated 02-21-2023, by FDOT
6. FDOT Surplus Area Sketch, 3 sheets, revised 03-27-2023, by Miller Land Surveying
7. Drainage Calculations, 9 sheets, revised 03-29-2023, by McLeod, McCarthy & Associates, P.A.
8. Justification Statement, 11 sheets, revised 03-31-2023, by Schmidt Nichols
9. Response to Comments Letter, 2 sheets, dated 03-31-23, by Schmidt Nichols
10. Boundary Survey, 1 sheet, revised 03-14-23, by Miller Land Surveying.
11. VPS Unified Development Application, 12 sheets, dated 10-17-2022

We recommend Site Plan approval with the following conditions:

1. Provide updated Village details and specifications (CAD files are available) for the water and sewer work.
2. Provide permits from applicable agencies including, but not limited to, PBC Fire Rescue, FDOT, etc.
3. Additional comments may be asked at time of Civil/Utility permit review.

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

Cc: Lisa Tropepe, PE
Chris Melendez
Ed Horton

RE: 3772 S Military Trail - Lakewood Plaza - 4th Submittal

MI

Margie Illsley <millsley@lwdd.net>

To:

- Christian Melendez Berrios
Mon 4/17/2023 8:46 AM

Good Morning,

This project is located on the South Side of Lake Worth Drainage District's (LWDD) L-11 Canal is not Adjacent. COMMENT

LWDD has no objection to the certification of this project. COMMENT

Thank you,

Margie Illsley



Margie Illsley | Right-of-Way Specialist

Lake Worth Drainage District | 13081 S. Military Trail | Delray Beach, FL 33484

Main Number– 561.498.5363 | Toll Free 1.844.306.5933 | Fax – 561.495.9694

www.lwdd.net |



Please consider the environment before printing this email.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
December 22, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 22, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Josh Nichols, LEED AP
Schmidt Nichols
1551 N Flagler Drive, Suite 102
WPB, FL 33401

Dear Josh Nichols, LEED AP:

RE: Pre-application Review for **Category C**, Pre-application Meeting Date: **December 22, 2022**
Palm Beach County - Village of Palm Springs; SR 809; Sec. # 93070000; MP: 20.60; Access Class - 5;
Posted Speed - 40; SIS - No; FDOT Ref. Project:

Request: In-only driveway on the east side of SR 809 approximately 35 feet north of the south property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **Lakewood Plaza – 3772 S Military Trail, Lake Worth, FL 33463**
Property Owner: **CAT Realty LLC**; Parcel Size: **1.19 Acres**
Development Size: **4,759 SF Retail, 1,400 SF Restaurant (15 Seats), 1,877 SF Office**

REQUEST APPROVED

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed in-only driveway shall be channelized and have a maximum width of 18 feet (16 feet with pavement markings).
- All site plan features such as parking spaces and drive isles shall be located outside of FDOT right-of-way.
- The existing directional median opening island at SR 809 and South of Lakewood Road shall be modified to discourage illegal westbound to southbound left turn movements from South of Lakewood Road.

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: Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-12-22\4. 93070000 MP 20.6 SR 809_Lakewood Plaza\93070 MP 20.6 SR 809_Lakewood Plaza.docx

www.dot.state.fl.us

Lakewood Plaza - 3772 S Military Trail

WR

Wesley Jolin R. <WJolin@pbcgov.org>

To:

- Christian Melendez Berrios;
- Iramis Cabrera

Wed 4/5/2023 1:02 PM

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

No fire rescue site comments. Plans are being routed back to Palm Springs. Thank you.

Wesley Jolin, IAAI-CFI®

Fire Safety Specialist

Palm Beach County Fire Rescue

wjolin@pbcgov.org

561.233.2695

2300 North Jog Road: Suite 1E-40

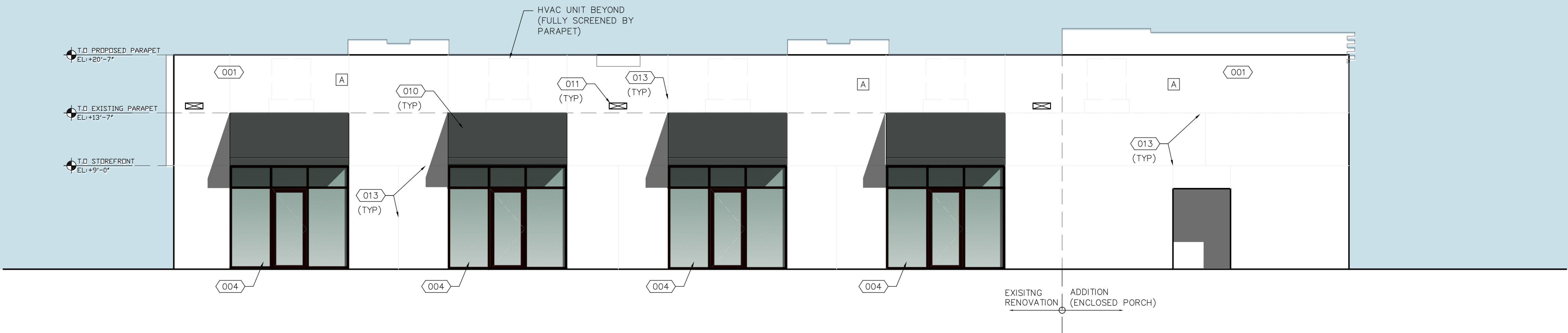
West Palm Beach FL 33411

HIPAA NOTE: This email conforms to the rules and regulations of the **HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)**. This email may contain HIPAA protected health information, which may include, but is not limited to, patient name, address, billing information, examination or treatment information, or other personal identifiers. All such information must remain confidential, and may only be viewed and utilized by those legally authorized. If such message is received in error, please notify the sender and delete the original. Any other use is strictly prohibited.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

MATERIALS			COLORS	GENERAL NOTES
001 5/8" SMOOTH STUCCO FINISH ON CMU 002 1/8" STUCCO REVEALS @ 6" C.C 003 DASH LINE DENOTES SIGN AREA (BY OTHERS) 004 ALUMINUM STORE FRONT. CLEAR GLASS WITH LOW "E" COATING FRAME COLOR: Bronze 005 IMPACT RESISTANT METAL DOOR PAINTED COLOR "D" 006 PRE-ENGINEERED ALUMINUM CANOPY (BY OTHERS) 007 DECORATIVE ALUMINUM GRILLE 008 PRE-ENGINEERED ALUMINUM CANOPY 009 CONCRETE EYEBROW W 3/8" STUCCO AND PAINT 010 CANVAS AWNING. COLOR: CHARCOAL GRAY 011 NEW 18"x6" EMERGENCY OVERFLOW SCUPPER 012 ROOF ACCESS LADDER 013 STUCCO CONTROL JOINT 014 SIMULATED WOOD COMPOSITE. RESYSTA OR SIMILAR	A FIELD: BM 'SUPER WHITE' FLAT FINISH B FIELD: BM 'KENDALL CHARCOAL' HC-166 FLAT FINISH C FIELD: BM 'STEEL WOOL' 2120 FLAT FINISH ALL COLOR SELECTIONS BASED ON BENJAMIN MOORE. REFER TO COLOR ELEVATIONS. PROVIDE 3"X3" COLOR SWATCHES ON WALL FOR ARCHITECT AND OWNER REVIEW PRIOR TO FINAL PAINT	1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED. 2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH. 3. REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED. 4. EXCEPT FOR SPECIAL CONDITIONS THAT VARY FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIAL ATTACHMENTS, ANCHORAGE, REFERENCE STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION. 5. REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION. 6. REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.		

NOTE: REMOVE ALL EXISTING BRICK VENEER PRIOR TO APLYING STUCCO. PATCH CRACKS AND PRIME



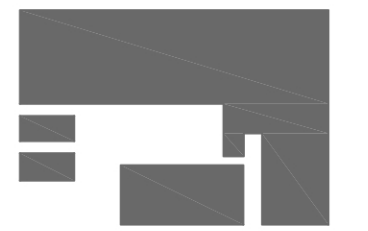
2 EAST ELEVATION

A3.1 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

A3.1 SCALE: 3/16" = 1'-0"



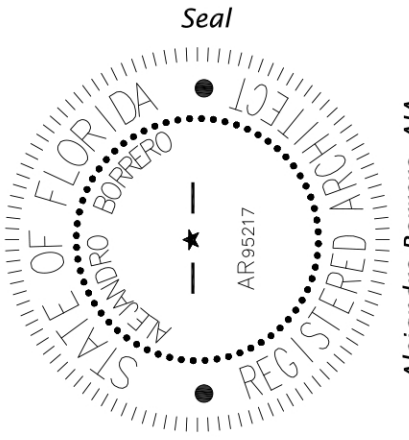
BORRERO
ARCHITECTURE

tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered Architect
AA26002653

Email: alejandra@borreroarch.com
Copyright Borrero Architecture, Inc - 2023

PROJECT:
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Carrico Group
3772 S. Military Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

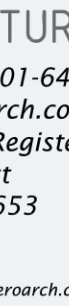
Sheet No.

A3.1

Architectural elevation drawing of a building facade. The drawing shows a series of storefronts with glass doors and windows, topped with parapets and decorative grilles. The drawing includes various callouts for materials (e.g., 001, 003, 007, 009, 014), dimensions (e.g., 7'-0", 9'-0"), and levels (e.g., T.O. NEW PARAPET EL+21'-0", T.O. EXISTING PARAPET EL+13'-7", T.O. STOREFRONT EL+9'-0"). A note indicates "HVAC UNIT BEYOND (FULLY SCREENED BY PARAPET)".

A3.0	SCALE: 3/16" = 1'-0"
------	----------------------

Architectural elevation drawing of a building facade. The drawing shows a wooden-textured main wall, a white upper section, and a dark grey vertical element. Key features include a proposed parapet at EL+18'-8", an existing parapet at EL+13'-7", and a storefront at EL+9'-0". Callouts 001 through 014 identify various materials and components. A section line A-A is indicated. The drawing is divided into "EXISTING RENOVATION" and "ADDITION" areas.

 BORRERO ARCHITECTURE tel: 561-271-01-64 www.borreroarch.com State of Florida Registered Architect AA26002653 Email: alejandrob@borreroarch.com Copyright Borrero Architecture, Inc - 2023																																																																																																						
PROJECT: LAKewood PLAZA 3772 S. MILITARY TRAIL, Lake Worth, FL 33463	Client: Cesru Group 3797 S Military Trail Lake Worth FL 33463	<i>Seal</i>  <i>Alejandro Borrero, AIA</i>																																																																																																				
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.																																																																																																						
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> </tbody> </table>																																																																																																					
<i>Drawing Title</i>																																																																																																						
<i>Scale</i> <i>Project No.</i> <i>Date</i>	see plans 22036 01-03-23																																																																																																					
<i>Drafted by:</i> <i>Checked by:</i>		AB AB																																																																																																				
<i>Sheet No.</i>																																																																																																						
A3.0																																																																																																						



VILLAGE OF PALM SPRINGS

Lakewood Plaza



Legend

- Parcels
- Village Boundary
- Proposal Parcel

Date: 6/22/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet

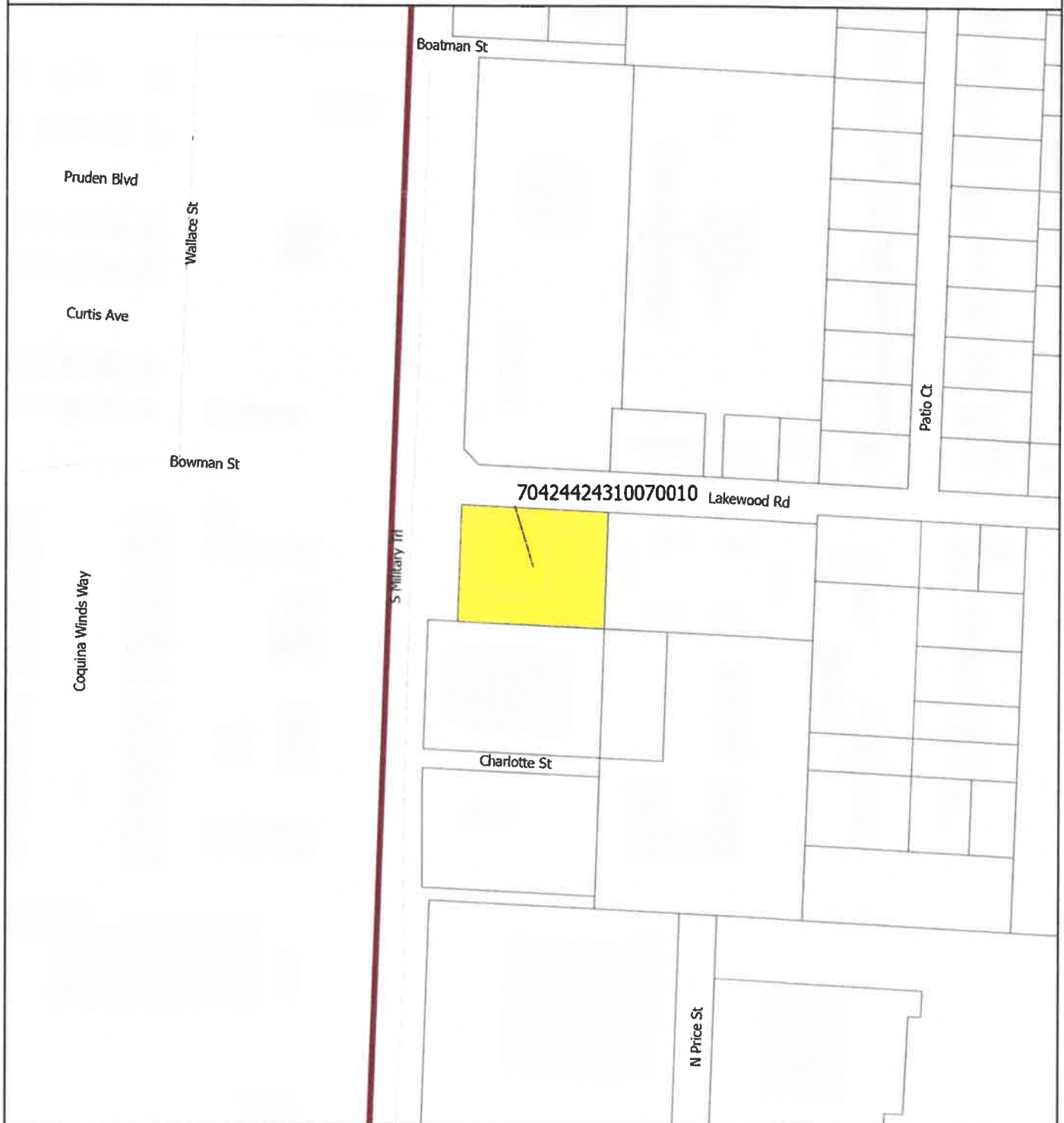
0 250
Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Lakewood Plaza



Legend

-  Parcels
-  Village Boundary
-  Proposal Parcel

Date: 6/22/2023

When Printed on 8 1/2" x 11"
1 inch equals 250 feet

0 250
Feet

 Florida Technical Consultants



Pruden Blvd

Wallace St

Curtis Ave

Bowman St

Boatman St

70424424310070010 Lakewood Rd

S Military Tr

Charlotte St

N Price St

Patio Ct



Village of Palm Springs

Staff Report

AGENDA DATE: July 11, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #9: Site Development Plan Amendment (SPR23-07) and Special Exception Use (PSSE23-03)
- Lakewood Plaza - 3772 South Military Trail

SUMMARY: Schmidt Nichols, Agent for the owner, Caled Hamed, MGR, CAT Realty, LLC, is requesting a Site Development Plan Amendment (SPR23-07) and Special Exception use (PSSE23-03) approval to allow the renovation of the existing commercial structure to accommodate a 4,898 square foot retail space, a 1,400 square foot restaurant and 1,877 square foot office use for a total of 8,175 square foot commercial space within the property located at 3772 South Military Trail.

Note: The property was annexed into the Village of Palm Springs on December 11, 2014, as a developed parcel. Before the annexation, the property was used as a funeral home while it was within Palm Beach County, but has been vacant since the annexation took place.

A Site Plan Amendment is requested to enable the applicant to convert the existing building into retail sales, restaurants, and professional offices. The proposed building is designed in a contemporary style with varied facades to be generally compatible with the structures along the Military Trail corridor. The elevations are broken into several stepped planes incorporating differences in height, materials, and parapet configurations. The site represents the ideal location for the development of the proposed commercial building, as the proposed development is compatible and consistent with the area's existing character. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the current commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate use transition, creating compatibility and cohesion with the surrounding area.

As part of the proposed Development Plan, the applicant is requesting one (1) variance:

1. (PSV23-13) - Request to allow a 3' wide landscaped buffer along the western boundary adjacent to Military Trail (provides relief from Section 34-162(b)(5) that requires a 15' wide buffer).

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the redevelopment project proposed for the property.

FISCAL IMPACT:

The proposed project will enhance the village's assessed property valuation. Additionally, the new project may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Exhibit "A" Staff Report

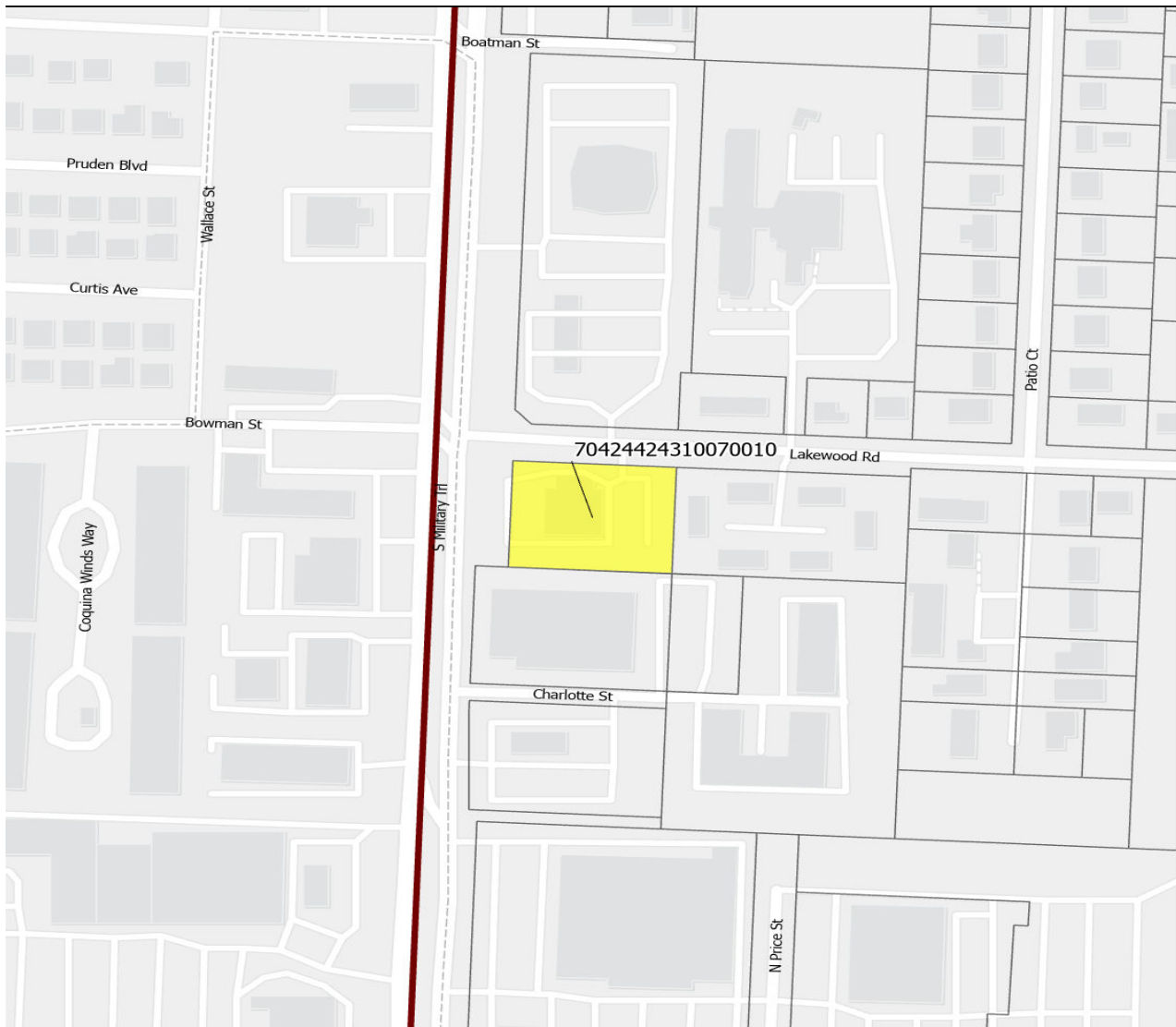
2. Justification Statement
3. Site Plan, Landscape Plans, Preliminary Civil Plans and Letters
4. Color Elevation
5. Aerial Map and Location Map



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Plan and Special Exception Use with one Variance – Lakewood Plaza – Retail, Office and Restaurant Building – 3772 South Military Trail

Application Summary			
Applicant / Petitioner	Schmidt Nicols, LEED AP	Submittal Date	03/10/2023
Reference Name	Lakewood Plaza	Case Number	SPR23-07, PSSE23-03 & PSV23-13
		Parcel Control No.	70-42-44-24-31-007-0010
Location	3772 South Military Trail	Site Area	± 0.99 acres
P&Z Board	July 11, 2023	Village Council	August 17, 2023
Requests			
Proposed Use(s)	Site Plan and Special Exception Use to convert the existing old funeral home building into a mix of uses consisting on 4,898 sf retail sales, 1,400 sf restaurant, and 1,877 sf professional office.		
Number of Buildings	One (1) one-story building – 8,175 square feet		
Variances	PSV23-13 - A Variance relief from Section 34-162(b)(5) to allow a 3' wide landscaped buffer along South Military Trail instead of the 15' wide buffer required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	Retail Sales - 1 Space/200 sf @ 4,898 sf = 24 Restaurant - 1 Space/100 sf @ 1,400 sf = 14 Office - 1 Space/200 sf @ 1,877 sf = 9	47 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (West)	50'	66'	Yes
Rear Yard (East)	20'	103'	Yes
Side Yard Corner (North)	25'	27'	Yes
Side Yard (South)	15'	57'	Yes
Site Characteristics			
Existing Use	Vacant building Previously use - Funeral Home	Proposed Use	Office/Retail and Restaurant
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Financial Institution	Commercial	Commercial General (CG)
South	Bellsouth Telecommunications	Commercial	Commercial General (CG)
East	Residential Multifamily	Commercial	Commercial General (CG)
West	Retail	Unknown Incorporated to the City of Greenacres	Unknown Incorporated to the City of Greenacres
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed 8,175 square feet office, retail and restaurant use, as depicted on the proposed site development plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2004-31: Annexation

The property was annexed into the Village of Palm Springs on December 11, 20014 as a developed parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use. The property was use as a Funeral Home while it was in Palm Beach County but has been vacant since the annexation took place.

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 convert the existing building into a mix of office, retail and restaurant use is consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

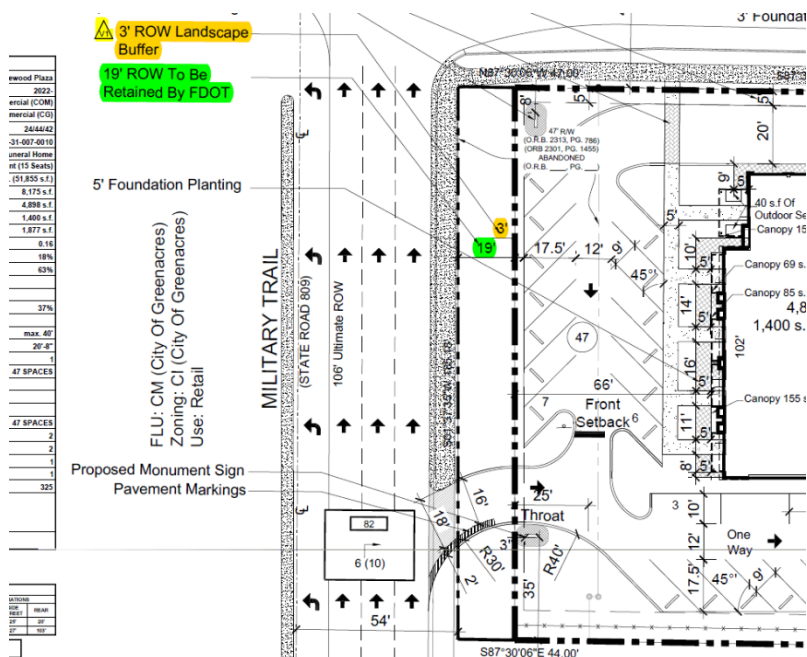
The applicant is seeking the following variance:

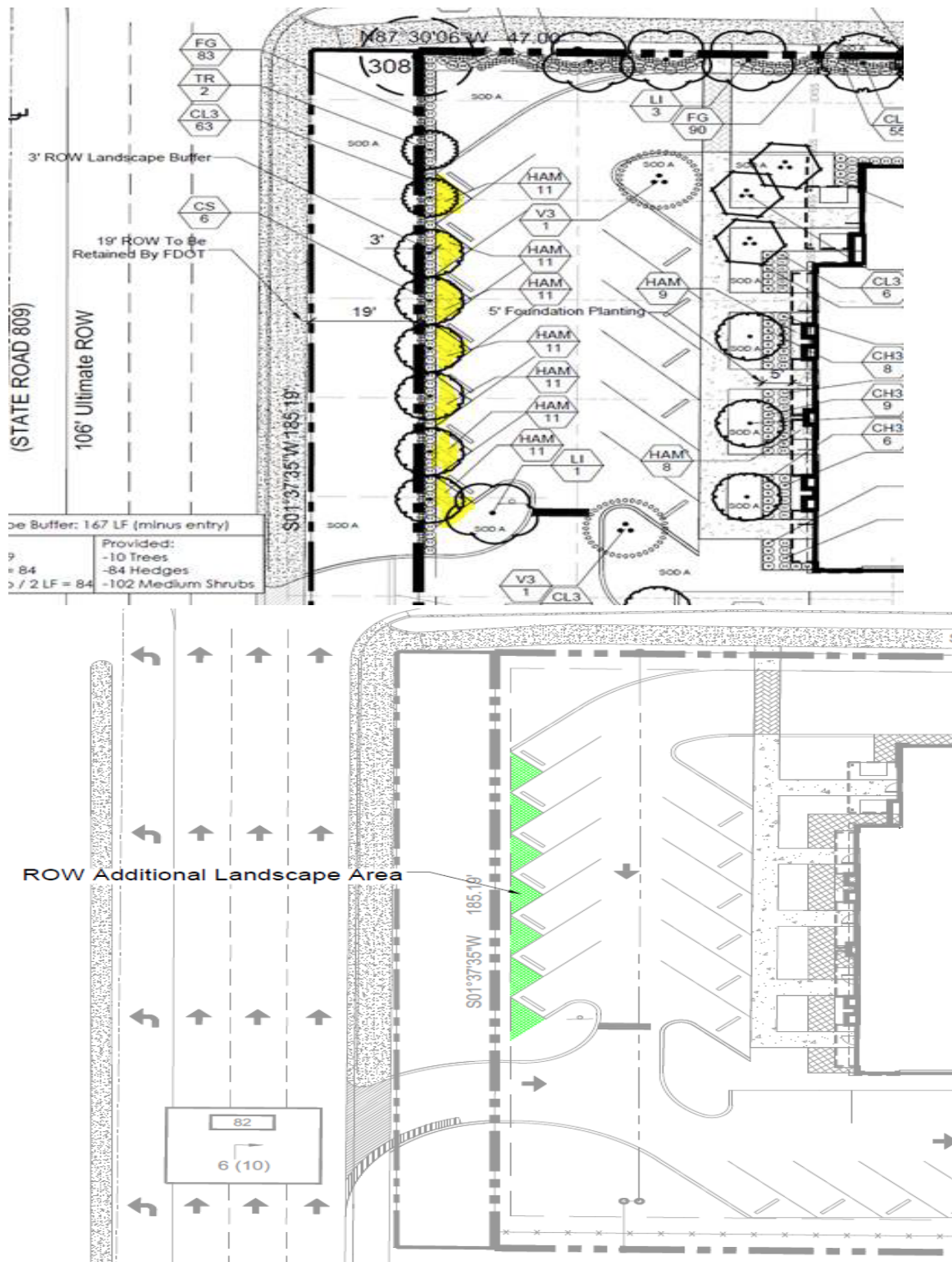
- **Variance 1: PSV23-13** - A Variance relief from Section 34-162(b)(5) to allow a 3' wide landscaped buffer along South Military Trail instead of the 15' wide buffer required.

The applicant's full justification is hereto:

- a. That special condition 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.

The special conditions and circumstances are due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. From the applicant's initial submittal with Village staff, the applicant had to significantly redesign the site plan in order to accommodate FDOT's requests, while maintaining the code required parking. The proposed revisions consisted of the loss of 5 parking spaces from 52 Spaces to 47 Spaces, significant driveway circulation changes, consisting of going from a two-way drive aisle to a one-way drive aisle and from 90-degree parking spaces to angled 45-degree parking spaces to the north side of the building and western portion of the site, and parallel spaces to the south of the building. Therefore, the applicant is required to dedicate 19' of right-of-way to FDOT for future transit to be in compliance with the Long Range Transportation Plan (see below in "green"), which provides the applicant with 3' to provide the proposed right-of-way landscape buffer along Military Trail (see below in "yellow"). The Applicant is requesting to reduce the required right-of-way landscape buffer from 15' to 3'. The applicant is proposing to plant the required trees on center with the required spacing in compliance with Village code along with one row of shrubs within the 3' right-of-way landscape buffer and triangular sawtooth area along the west side of the angled spaces along the west property line. The diagram below illustrates the proposed 3' right-of-way landscape buffer as well as the triangular sawtooth area that has been added to extend the landscape buffer area.





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

The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variance is required is based on that FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. Because of this, the proposed right-of-way landscape buffer reduction is required.

- c. **That 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.**

The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

- d. **That 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.**

Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from N Military Trail. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently underutilized as funeral home fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses. If the applicant was able to purchase the full 47' strip of right-of-way as surplus from FDOT, then this variance would not have been required and the applicant would have been able to utilize the existing 5' landscape buffer as an existing nonconformity.

- e. **That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The granting of a right-of-way landscape buffer reduction variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. The granting of the right-of-way landscape buffer variance reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on that FDOT is requiring 19 feet of the overall 47' strip of right-of-way for future transit, the applicant is providing the maximum ROW landscape buffer due to the existing site constraints. The applicant is proposing to plant the required trees along with one row of hedges within the 3' right-of-way landscape buffer and sawtooth area along the west side of the angled spaces along the west property line.

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

Granting of the variance will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

- g. **That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The proposed right-of-way landscape buffer variance reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 12' right-of-way landscape buffer reduction along Military Trail. The proposed variance will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

Staff supports the applicant's request based on the existing circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any privilege that is denied to other lands and will make possible the reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

- 1) The proposed project is located at the southeast corner of South Military Trail and Lakewood Road.
- 2) The proposed facility is a desirable use within the Commercial General zoning district.
- 3) A mix of different commercial uses exist along South Military Trail.
- 4) This project serves as a transition from the Military Trail commercial corridor to the residential uses to the east.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) The proposed project plan generally meets required site development regulations.
 - 2) One variance requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
 - 3) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 4) The plans shall meet FDOT requirements.
 - 5) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, FDOT, and Village of Palm Springs are required prior to construction.
 - 6) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on June 30, 2023.
- Public Notification letters were mailed to all property owners within a 300 feet radius of subject property on June 30, 2023.
- Legal advertisement was published in the paper on June 30, 2023.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on April 27, 2020, depicts the following:

- An application submitted for a Site Plan, Special Exception use and 1 variance for the redevelopment of the existing commercial building to be converted into a mix of retail, office and restaurant uses.
 1. Site Plan received April 27, 2020 revised and resubmitted on June 16, 2023.
 2. Landscape plans received April 27, 2020 revised and resubmitted on June 16, 2023.
 3. Preliminary Engineering plans received April 27, 2020 revised and resubmitted on May 18, 2023.
 4. Architectural plans dated received April 27, 2020 revised and resubmitted on March 31, 2023.
 5. Photometric plan received April 27, 2020 revised and resubmitted on March 31, 2023.
 6. Boundary survey.
 7. Justification Statement and proposed use.
 8. Drainage calculations.
 9. Color rendering

IX. Recommendation

The applicant is requesting a site development plan amendment and special exception use to allow the reconfiguration of the site and concurrently, change the use of the property from a funeral home to 1,400 sf restaurant, 4,898 sf retail sales and 1,877 sf office space for a total of 8,175 sf commercial space.

Additionally, the applicant is requesting a landscape buffer variance to allow the reduction of the required 15' right-of-way buffer along Military Trail to 3' wide due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28' of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of the Military Trail Boulevard corridor.

Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Development Plan with one variance subject to the following thirty-five (35) conditions below:

1. Build out date of December 31, 2026.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. The special exception approval shall be implemented within 18 months of Council approval.
4. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at time of permitting**.
5. The commercial business(s) hours of operations shall be in accordance with the Village hour of operations regulations.
6. Overnight parking on the parking lot shall be prohibited.
7. Details of the proposed outdoor seating area shall be submitted to the Village **at time of permitting**. Plans shall be approved by the Village's Public Safety and PZB Departments.
8. Outdoor tables and chairs shall be removed each night from the outdoor patio area and secured within the restaurant.
9. No outdoor storage shall be allowed unless is screened from view.
10. Monument signs and wall signs shall be in accordance with the Village's Land Development Regulations.
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. The main driveway along Military Trail shall be constructed accordingly with FDOT requirements.
13. Utility easements shall not overlap more than 5' any landscaped buffers.
14. Conditions listed on the conditional approval letter issued by Engenuity Group on April 17, 2023 shall be addressed **at time of Civil/Utility Review**.
15. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with an appropriate design for the existing/proposed location.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
18. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
19. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
20. Provide permits from all applicable permitting agencies, including but not limited to, FDOT, PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
21. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.

22. All mechanical equipment's and above-ground infrastructure shall be screened from view.
23. The Applicant may be required to undertake additional security measures, based on the number of complaints, or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
24. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
25. All new electric utilities shall be underground.
26. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
27. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
28. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
29. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
30. Photometrics must be certified by an engineer **prior to CO**.
31. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
32. 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 Planning Zoning and Building Director.
33. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
34. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
35. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

**Justification Statement
Lakewood Plaza
Village of Palm Springs, Florida
Special Exception & Site Plan Amendment Applications
Variance Application
Original Submittal: April 23, 2022
Resubmittal: October 7, 2022
Resubmittal: January 27, 2023
Resubmittal: March 31, 2023
Resubmittal: June 15, 2023
Resubmittal: June 27, 2023**

Introduction

On behalf of the property owner, CAT Realty LLC (“Owner”), Schmidt Nichols respectfully requests your approval of this 2-part application for a Special Exception use, Site Plan Amendment, and Variance for the project known as Lakewood Plaza. The 0.99-acre subject site (PCN 70-42-44-24-31-007-0010) is located at the southeast corner of S Military Trail and Lakewood Road in the Village of Palm Springs, Florida (“subject property”). The applicant has confirmed with FDOT that FDOT owns the 47’ strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28’ of the overall 47’ right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development, thereby amending the 0.99-acres to 1.11-acres.

The existing site is currently developed and includes a building onsite has been vacant for more than five years. The proposed plan of development consists of 4,898 s.f. of retail sales, 1,400 s.f. restaurant (15 seats), and a 1,877 s.f. professional office building with a buildout year of 2026. Site access is proposed via a ingress-only driveway connection to Military Trail and full access driveway connection to Lakewood Road.

Request

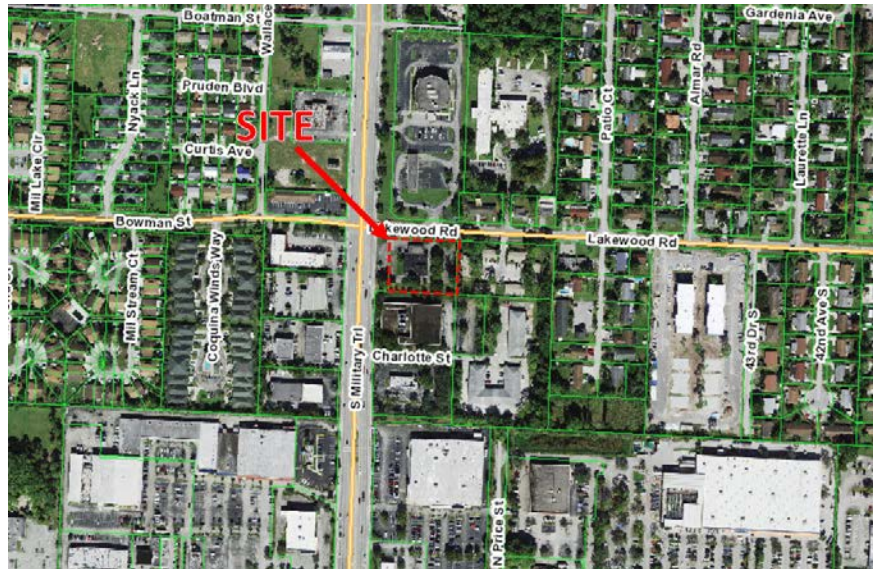
Special Exceptions are necessary to allow this particular use in this location, as long as it meets the criteria outlined below. The Site Plan application ensures the development is consistent with the Land Development Code. There will be more details regarding the Special Exception and Site Plan below.

The following is a summary of all the proposed applications:

- **Request 1: Special Exception Use Approval** to allow a Restaurant use (15 seats) in a Commercial General (CG) zoning district and reconfiguration of the site plan

- **Request 2: Site Plan Amendment Approval** for the proposed change of use and reconfiguration of the site plan to add 1,992 s.f. of building square footage to the existing funeral home for a proposed 8,175 retail sales/restaurant/professional office building
- **Request 3: Zoning Variance Approval** to allow for a 12' reduction of the required 15' right-of-way landscape buffer along Military Trail to a 3' right-of-way landscape buffer

The property is bounded by Military Trail and retail uses to the west, Lakewood Road and Bank of America to the north, condominiums to the east, and utilities to the south. Currently, the subject property supports a Future Land Use Atlas designation of Commercial and is within the Commercial General (CG) zoning district. The subject property is surrounded on two (2) sides by public rights-of-way: Military Trail to the west and Lakewood Road to the north.



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Restaurant (15 Seats), Retail Sales, Office	Commercial	CG
North	Financial Institution (Bank of America) & Lakewood Road ROW	COM	CG

South	Utilities (Bellsouth Communications Inc.)	COM	CG
East	Condominium	COM	CG
West	Retail & Military Trail ROW	CM (City of Greenacres)	CI (City of Greenacres)

JUSTIFICATION:

Developing the site with a retail sales/restaurant/professional office building allows for an efficient use of land and provides flexibility in design to accommodate the surrounding Village of Palms Springs community. The applicant views this location as a transitional area of the Village between the commercial uses along the Military Trail corridor. The project takes cues from the modern development along the Military Trail corridor, but adjusts it to have a more domestic character through the use of materials, textures, and commercial elements. Consistent architecture is included on all four sides of the proposed building.

The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the Military Trail corridor. The elevations are broken into several stepped planes that incorporate differences in height, materials and parapet configurations.

The site represents the ideal location for the development of the proposed commercial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

Site Plan

The proposed site plan meets Sec. 34-685 of the Land Development Code. The Applicant is repurposing the existing funeral home structure and subsequently requesting the use change for a proposed 8,175 s.f. building, consisting of 4,898 s.f. retail sales, 1,877 s.f. professional office, and 1,400 s.f. restaurant (15 Seats). The site plan is proposing 47 parking spaces, which 47 parking spaces are required for all the uses shown. Additionally, the site plan is proposing two handicap spaces, which two spaces are required and the site plan is proposing one 12'x40' loading space to the south of the existing building as one is required. It should be noted that the proposed use as Retail sales and Professional Office requires 1 parking space per 200 s.f and the proposed use as Restaurant requires 1 space per 100 s.f. Overall, a lot of thought was put into the design of the site plan,

architecture and landscape plans to create a new and exciting addition to the Village of Palm Springs.

Request 1: Special Exception Request Standards:

As required by Section 34-606(b) please find responses to the applicable criteria and standards below for an application requesting Special Exception approval. The Applicant is proposing one (1) Special Exception use: Restaurant (15 Seats). The following responses apply:

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

Response: The proposed use as a restaurant (15 seats) and retail sales is in compliance with the goals, objectives, and policies of the Village's comprehensive plan. The subject property is located in the Commercial Land Use designation, along an arterial (Military Trail) and the proposed use as a restaurant (15 seats) and retail sales is highly compatible. Below are objectives and policies that are relevant to the proposed uses:

Future Land Use Element:

Objective B: "Commercial development shall be developed with an intensity and consistency established in the Future Land Use Map and oriented to primarily serve the needs of the residents while maintaining the integrity of residential areas".

Policy B.2: "Limit commercial development to areas with direct access to collector and arterial streets if it is consistent with the Village's residential character and the Future Land Use Map."

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

Response: The proposed use as a restaurant (15 seats) and retail sales is consistent with all of the Land Development and Zoning Regulations, as well as all other portions of the code.

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 proposed use as a restaurant (15 seats) and retail sales is compatible with the Land Development character and uses of existing and future surrounding properties, specifically the west as these properties

contain similar commercial uses. The amount of traffic generation by the site meets the adopted Traffic Performance Standards (TPS).

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: Establishment of this particular special exception use will not create a concentration of a use nor will it be a proliferation of the same or similar use. In fact, the Applicant feels that developing a restaurant (15 seats) and retail sales not found anywhere in this area may spark redevelopment. This proposed redevelopment will enhance and contribute to the needs of the Village of Palm Springs.

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 number of persons anticipated onsite either working or using the property as a result of this use will not be detrimental to the surrounding properties to the west as they have similar type commercial uses.

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

Response: The degree of noise and other nuisance factors have been mitigated through the design of the site plan as well as by the placement of buildings and additional setbacks.

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

Response: Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed use. Based on the new peak hour trip generation of 22 PM peak hour trips, the radius of development influence is one-half mile. The trip distribution is provided on Attachment 3A. The peak hour directional trip assignments are shown on Attachment 3B. The maximum percent impact on the study area roadways is 0.18%. The project impact is below 1% of the adopted LOS D service volume and does not significantly impact any roadway links or intersections, therefore the requirements of Test 1 are met. The

project does not have any Test 2 impacts. Therefore, the proposed project is in compliance with the Countywide Traffic Performance Standards.

6. That the proposed special exception use:

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

Response: The development of these special exception uses will not reduce the amount of light or air to adjacent properties.

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

Response: The development of this special exception use will not adversely affect the property values in adjacent areas. The Applicant feels that the development of this property will have a positive effect to the adjacent properties and encourage new business, as well as new residents to the Village.

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

Response: The development of this property will not be a deterrent to the existing, future or proposed redevelopment of surrounding properties. The existing building has been abandoned for several years and this adaptive reuse of the building will seek further investment along the corridor.

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

Response: The development of these special exception uses does not negatively impact the natural systems or public facilities, including parks and open spaces.

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

Response: The design and development of this special exception use on the site will provide pedestrian amenities, such as sidewalks that surround the proposed building and a trash receptacle at the southeasternmost corner of the site for employees and customers.

The site pre-dates many of the current codes and the applicant is proposing to maintain the existing building and upgrade the parking for operational purposes. Similarly, the landscape buffer along Lakewood Road as well as the south property

line lines were previously approved and provide for approximately 5' of planting area. These areas are to be updated to meet the code to the greatest extent possible but they do not meet the minimum 10' as required under current code so this too has been added as a non-conformity chart item as indicated below.

EXISTING NONCONFORMITY CHART				
	CODE SECTION	REQUIRED	EXISTING	NONCONFORMITY
1	Sec. 34-162	10' landscape buffer (North property line)	5' landscape buffer (North property line)	Allow a 5' landscape buffer along the north property line
	Required Buffers			
2	Sec. 34-164	5' Foundation Planting	3' Foundation Planting (North Building Facade)	Allow 3' Foundation Planting along the north building façade
	Required foundation plantings			

Request 2: Zoning Variance Request Standards:

ZONING VARIANCE CHART				
	CODE SECTION	REQUIRED	EXISTING	VARIANCE
1	Sec. 34-162	15' landscape buffer (Military Trail)	3' landscape buffer (Military Trail)	To allow for a 12' reduction of the required landscape buffer along Military Trail
	Required Buffers			

VIII. VARIANCE INFORMATION:

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34- 603(f)(1) of the Code. The statement must include comments on each of the following individually:

ZONING VARIANCE SEVEN (7) STANDARDS

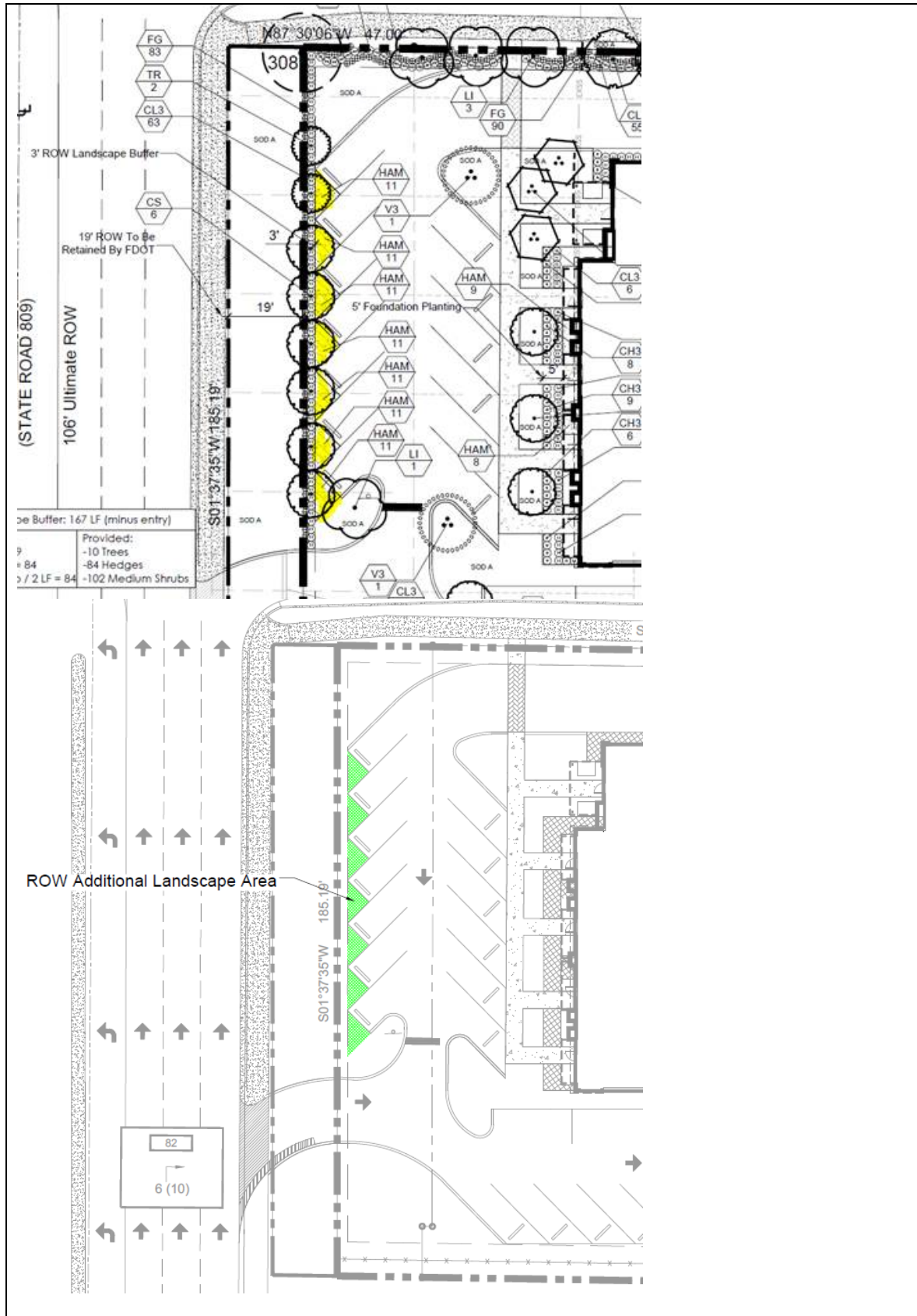
A. THAT SPECIAL CONDITION AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE, OR BUILDING INVOLVED, AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES, OR BUILDINGS IN THE SAME LAND DEVELOPMENT DISTRICT.

RESPONSE: Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district.

Furthermore,

V1: The special conditions and circumstances are due to that FDOT owns the 47' strip of right-of-way (0.20 acres) along Military Trail and FDOT has agreed to provide 28 feet of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. From the applicant's initial submittal with Village staff, the applicant had to significantly redesign the site plan in order to accommodate





B. THAT THE SPECIAL CIRCUMSTANCES AND CONDITIONS DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT:

RESPONSE: There are special circumstances and conditions that apply that are not a result of actions by the applicant.

Furthermore,

V1: The Applicant has presented the special circumstances and conditions that justify the variance. The conditions by which the variance is required is based on that FDOT has agreed to provide 28 feet of the overall 47' right-of-way to the property owner as surplus land to correct the encroachment and to further assist the property owner in his proposed development. Because of this, the proposed right-of-way landscape buffer reduction is required.

C. THAT 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: Granting the variance will not confer any special privilege upon the applicant denied by the Comprehensive Plan and this Code to other parcels of land, buildings or structures in the same zoning district.

Furthermore,

V1: The granting of the variance would not confer upon the Applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district. The proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

D. THAT 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.

RESPONSE: Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary and undue hardship.

Furthermore,

V1: Literal interpretation and enforcement of the terms and provisions of this code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. The literal interpretation of the Code would require the proposed commercial development to maintain a 15' right-of-way landscape buffer from N Military Trail. A 15' right-of-way landscape buffer eliminates the ability to efficiently place the proposed building on the subject site and work within the limitations of the property. The subject site is currently underutilized as funeral home fronting on a 6-lane highway. The proposed commercial development would better serve the site and remain consistent with the impact and intensity of the surrounding uses. If the applicant was able to purchase the full 47' strip of right-of-way as surplus from FDOT, then this variance would not have been required and the applicant would have been able to utilize the existing 5' landscape buffer as an existing nonconformity.

E. THAT GRANTING THE VARIANCE IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING OR STRUCTURE:

RESPONSE: Granting these variances are the minimum needed for the reasonable use of the property.

Furthermore,

V1: The granting of a right-of-way landscape buffer reduction variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. The granting of the right-of-way landscape buffer variance reduction is the minimum needed to make reasonable use of the property for the proposed commercial development. Based on that FDOT is requiring 19 feet of the overall 47' strip of right-of-way for future transit, the applicant is providing the maximum ROW landscape buffer due to the existing site constraints. The applicant is proposing to plant the required trees along with one row of hedges within the 3' right-of-way landscape buffer and sawtooth area along the west side of the angled spaces along the west property line.

F. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THIS CHAPTER.

RESPONSE: Granting of the requested variances will be consistent with the purposes, goals, objectives and policies of the comprehensive plan and the Village's Land Development Regulations.

Furthermore,

V1: Granting of the variance will be consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this code. The variance request is consistent with the harmony and general intent of the Village's Land Development Regulations.

G. THAT SUCH VARIANCE WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

RESPONSE: Granting of the requested variances will clearly not be injurious to the area involved or otherwise detrimental to the public welfare.

Furthermore,

V1: The proposed right-of-way landscape buffer variance reduction will not be injurious to the area involved or detrimental to the public welfare as the applicant is requesting to allow for a 12' right-of-way landscape buffer reduction along Military Trail. The proposed variance will not be injurious to the surrounding properties as the proposed variance would be expected to be granted on similar properties with adjacent properties supporting the same uses.

On behalf of the Property Owner, CAT Center LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of these applications for a Site Plan Amendment, a Special Exception use, and Variance.

LOCATION MAP

Map showing the location of the site (indicated by a grey square) at the intersection of Lake Worth Rd and S Military Trl. Other roads shown include Bowman St and Kirk Rd. A north arrow is present in the bottom right corner.

SITE TABULAR DATA	
Application Name	Lakewood Plaza
Application Number	2022-
Future Land Use Designation	Commercial (COM)
Zoning District	General Commercial (CG)
Section, Township, Range	24/44/42
Property Control Number	70-42-44-24-31-007-0010
Existing Use	Funeral Home
Proposed Use	Retail Sales, Office, Restaurant (15 Seats)
Total Gross Site Area	1.11 AC. (48,336 s.f.)
Total Gross Floor Area	8,175 s.f.
Retail Sales	4,898 s.f.
Restaurant (15 Seats)	1,400 s.f.
Office	1,877 s.f.
Total Floor Area Ratio	0.17
Total Building Coverage (including canopy of 1,451 s.f.)	20%
Impervious Area	63%
Buildings (8,175 s.f.)	
Pavements/Walks (24,698 s.f.)	
Pervious Area	37%
Open Space (18,321 s.f.)	
Max. Building Height	max. 40'
Existing Building Height	20'-8"
Number of Stories	1
Parking Required	47 SPACES
Retail Sales - 1 Space/200 s.f. @ 4,898 s.f. = 24	
Restaurant - 1 Space/100 s.f. @ 1,400 s.f. = 14	
Office - 1 Space/200 s.f. @ 1,877 s.f. = 9	
Proposed Parking	47 SPACES
Handicap Spaces Required	2
Handicap Spaces Proposed	2
Loading Required (12' x 40' Min.)	1
Loading Provided	1
Traffic Analysis Zone	325
Concurrency Approval* Retail Sales 4,898 s.f. Restaurant (15 Seats) 1,400 s.f. Office 1,877 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN OPEN SPACE	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CG	N/A	100'	100'	200'	0.50	N/A	10%	50'	15'	25'	20'
PROP	CG	1.11 AC.	185.19'	185.19'	260.96'	0.17	20%	37%	66'	57'	28'	103'

DEVELOPMENT TEAM	
DEVELOPER:	CAT CENTER LLC
	WEST PALM BEACH, FL 33409
	3819 WESTGATE AVENUE, SUITE 8
	(561) 719-5040
ARCHITECT:	BORRERO ARCHITECTURE
	160 SW 12TH AVENUE, SUITE 101-C
	DEERFIELD BEACH, FL 33442
	(561) 271-0164
CIVIL ENGINEER:	McLEOD, MCCARTHY & ASSOCIATES P.A.
	1655 PALM BEACH LAKE BLVD
	WEST PALM BEACH, FLORIDA 33407
	(561) 689-9500
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC
	2005 VISTA PARKWAY, SUITE 111
	WEST PALM BEACH, FLORIDA 33411
	(561) 296-9698
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	MILLER LAND SURVEYING
	1121 LAKE AVENUE
	LAKE WORTH, FL 33460
	LAKE WORTH, FL 33460

NOTES
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY MILLER SURVEYING. DATED 08/12/19

1 5' Landscape Buffer
Decorative Pavers Typ.
Proposed Monument Sign
2 3' ROW Landscape Buffer
19' ROW To Be Retained By FDOT

FLU: CM (City Of Greenacres)
Zoning: CI (City Of Greenacres)
Use: Retail

Proposed Monument Sign Pavement Markings

[illegible]

FLU: COM
Zoning: CG
Use: Utilities
(Bellsouth Telecommunications Inc.)

LEGAL DESCRIPTION

ALL OF BLOCK 7, LESS THE NORTH 20 FEET THEREOF, AND LESS THE WEST 22 FEET THEREOF, PLAT III GREENLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE NORTH HALF OF THE 30 FOOT RIGHT-OF-WAY LYING BETWEEN BLOCKS 7 AND 8, BOUNDED ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF BLOCK 7, BOUNDED ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF BLOCK 7, LESS THE WEST 22 FEET THEREOF, PLAT III GREENLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 48,336 SQUARE FEET (1.1096 ACRES).

EXISTING NONCONFORMITY CHART				
	CODE SECTION	REQUIRED	EXISTING	NONCONFORMITY
1	Sec. 34-162 Required Buffers	10' landscape buffer (North property line)	5' landscape buffer (North property line)	Allow a 5' landscape buffer along the north property line
2	Sec. 34-164 Required foundation plantings	5' Foundation Planting	3' Foundation Planting (North Building Facade)	Allow 3' Foundation Planting along the north building façade

ZONING VARIANCE CHART				
	CODE SECTION	REQUIRED	EXISTING	VARIANCE
	Sec. 34-162			
	Required Buffers	15' landscape buffer (Military Trail)	3' landscape buffer (Military Trail)	To allow for a 12' reduction of the required landscape buffer along Military Trail

Diagram illustrating the dimensions and components of a standard parking stall:

- Handicap Sign (FTP-25):** Mounted on a post 5' high, located on the sidewalk.
- Sidewalk:** The area adjacent to the parking stall.
- Wheel Stop or Sidewalk Overhang:** Located at the front of the stall.
- 4" White Stripes, Typ.:** Standard markings on the stall.
- 18.5' x 11.5':** Dimensions of the stall area.
- 9' Standard Space:** The width of the stall.
- 12' Handicap Space:** The width of the stall.
- 5' Ramp Area:** The area adjacent to the stall.
- 4" Blue Stripe:** A marking on the side of the stall.
- Recast Wheel Stop:** A marking on the side of the stall.
- 5' Ramp:** A marking on the side of the stall.
- Handicap Stall in Blue:** A marking on the side of the stall.

PARKING STALL DIMENSIONS
 STANDARD 9'X11.5'
 HANDICAP 12'X18.5' PLUS 5' RAMP AREA

N.T.S

Monument Sign Detail

Notes:

- Max 2 Signs Per Site
- Max Ht. 7'
- Max 120 Square Feet of Sign Face (Per. Sign)
- 3' Foundation Planting

Front/Rear View: Shows a square sign face with a width of 17' mounted on a rectangular base. The word "Signage" is centered on the face.

Side View: Shows the sign face with a height of 7' and a width of 3'. It is mounted on a base that sits on the **GRADE**. The sign face is divided into three vertical sections.

Plan View: Shows the sign face with a width of 3' and a height of 7'. It is mounted on a base that sits on the **GRADE**. The sign face is divided into three vertical sections.

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

Lakewood Plaza

Palm Springs, Florida

Date: 04/23/20
Scale: 1" = 20'-0"
Design By: JN
Drawn By: AH
Checked By: JN
File No. 929.03
Job No. 19-54

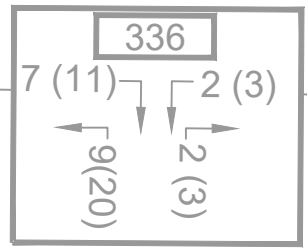
10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

Site Plan

PSP-1 of 1



FLU: COM
Zoning: CG
Use: Financial Institution
(Bank Of America)



FLU: CM (City Of Greenacres)
Zoning: CI (City Of Greenacres)
Use: Retail

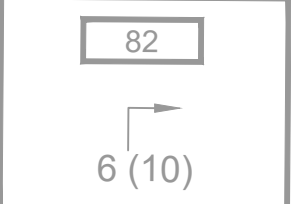
ROW Additional Landscape Area

S01°37'35"W 185.16'

S87°31'38"E 260.96'

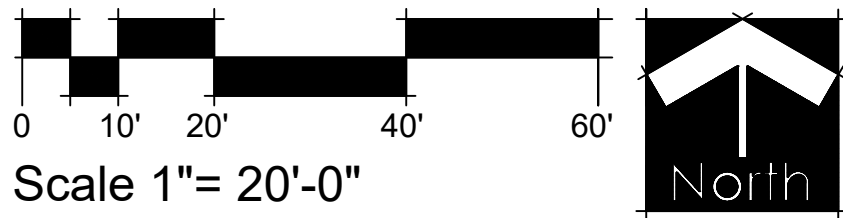
S01°37'37"W 185.31'

FLU: COM
Zoning: CG
Use: Condominium



FLU: COM
Zoning: CG
Use: Utilities
(Bellsouth Telecommunications Inc.)

N87°30'06"W 260.94'



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

Lakewood Plaza

Palm Springs, Florida

Date:	04/23/20
Scale:	1" = 20'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	929.03
Job No.	19-54

REVISIONS / SUBMISSIONS

10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

ROW
LANDSCAPE
EXHIBIT



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

Lakewood Plaza

Palm Springs, Florida

Date: 04/23/20
Scale: 1" = 20'-0"
Design By: MD
Drawn By: AM
Checked By: MD
File No. 929.03
Job No. 19-54

REVISIONS / SUBMISSIONS

10/06/22 - Resubmittal
01/27/23 - Resubmittal
03/31/23 - Resubmittal
05/19/23 - Resubmittal

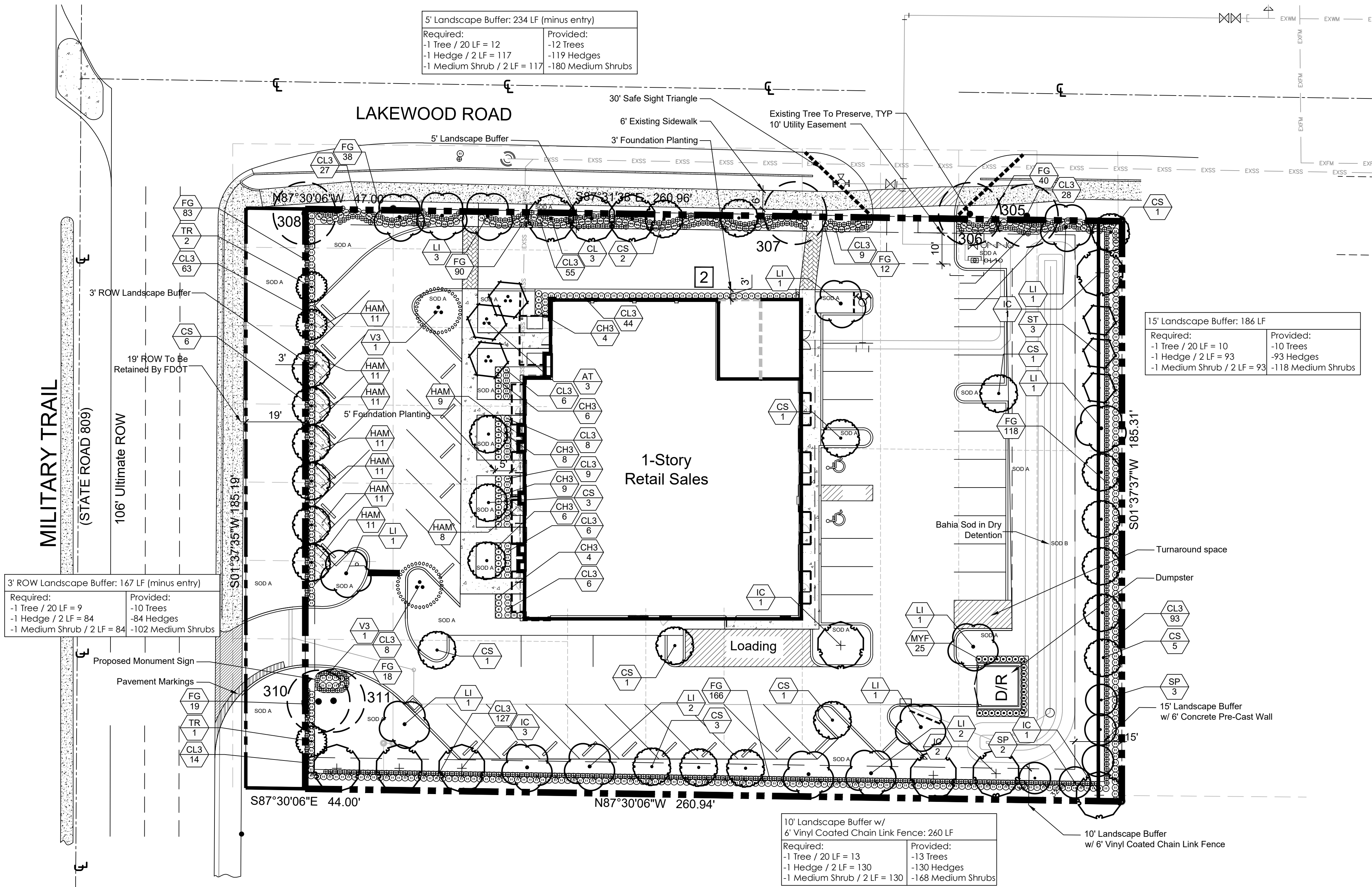
Landscape
Plan

LP-1 of 3

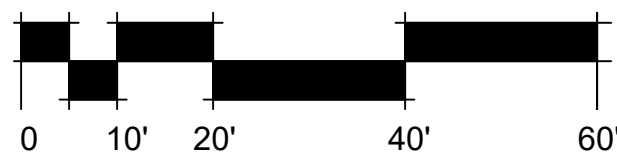
PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT
CL	3	3	Clusia rosea / Autograph Tree Standard Form, Matched	2.5" Cal.	12'
CS	25	25	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12'
IC	8	8	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	12'
LI	14	14	Lagerstroemia indica 'Tuscarora' / Tuscarora Crape Myrtle Single Straight Trunk, Matched	2.5" Cal.	12' Min.
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT
AT	3	3	Adonidia merrillii / Transplanted Christmas Palm Transplanted from On Site, Use Best Industry Standards and Provide Irrigation to Trees	EX.	EX.
ST	3	3	Sabal palmetto / Transplanted Cabbage Palm ** Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.
SP	5	5	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT
TR	3	3	Thrinax radiata / Florida Thatch Palm Matched	N/A	8' CT
V3	2	2	Veitchia montgomeryana / Montgomery Palm 'Triple Trunk' Triple Trunk, No Scarred Trunks, Matched	N/A	10' CT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD
CH3	37	37	Chrysobalanus icaco / Coco Plum Full To Base, Large Shrubs	30"	18"
CL3	504	504	Clusia guttifer / Small-Leaf Clusia Full to Base, Large Shrubs	30"	18"
FG	585	585	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	14"	18"
MYF	25	25	Myrcianthes fragrans / Simpson's Stopper Full to Base	30"	18"
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD
HAM	94	94	Hamelia patens / Firebush Full	30"	18"

SOD NOTES:
-All areas labeled "Sod A" to be St. Augustine Sod.
-All areas labeled "Sod B" to be Bahia Sod.



Know what's below.
Call before you dig.



Scale 1"= 20'-0"



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

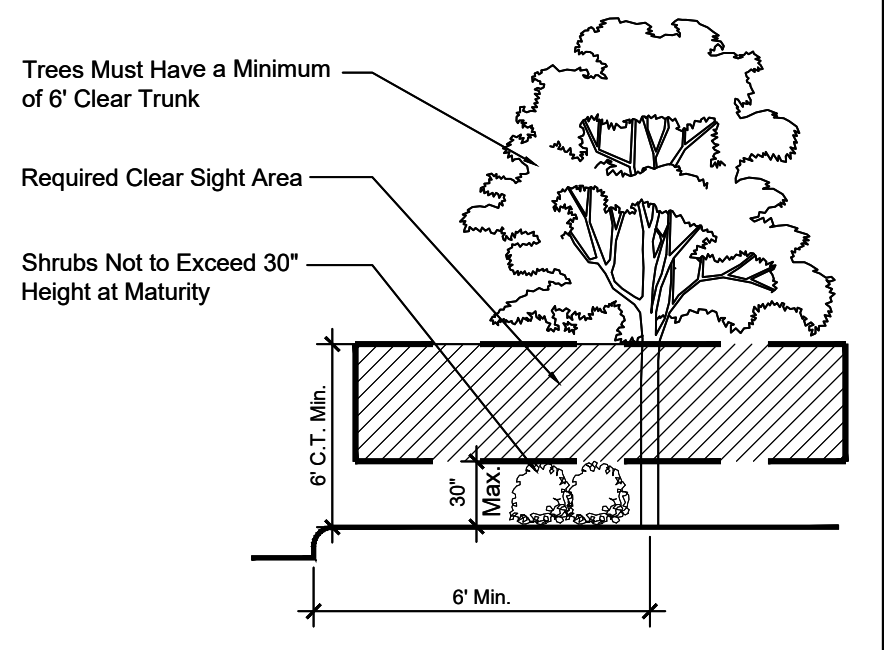
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Lakewood Plaza
Palm Springs, Florida

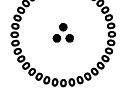
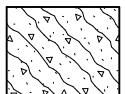
LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- 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 a 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 PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters 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.

SAFE SIGHT DETAIL



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	CL	3	Clusia rosea / Autograph Tree Standard Form, Matched	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CS	25	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12'	6'	5' Min.	Low	Native
	IC	8	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	12'	6'	5' Min.	Low	Native
	LI	14	Lagerstroemia indica 'Tuscarora' / Tuscarora Crape Myrtle Single Straight Trunk, Matched	2.5" Cal.	12' Min.	6'	5' Min.	Low	Non-Native
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	AT	3	Adonidia merrillii / Transplanted Christmas Palm Transplanted from on Site, Use Best Industry Standards and Provide Irrigation to Trees	EX.	EX.	EX.	EX.	Low	Non-Native
	ST	3	Sabal palmetto / Transplanted Cabbage Palm *+ Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.	EX.	EX.	Low	Native
	SP	5	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Low	Native
	TR	3	Thrinax radiata / Florida Thatch Palm Matched	N/A	8' CT	8'	8' CT	Low	Native
	V3	2	Veitchia montgomeryana / Montgomery Palm 'Triple Trunk' Triple Trunk, No Scarred Trunks, Matched	N/A	10' CT	15'	10' CT	Low	Non-Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CH3	37	Chrysobalanus icaco / Coco Plum Full To Base, Large Shrubs	30"	18"	24" O.C.	Low	Native	
	CL3	504	Clusia guttifera / Small-Leaf Clusia Full to Base, Large Shrubs	30"	18"	24" O.C.	Low	Native	
	FG	585	Ficus microcarpa 'Green Island' / Green Island Indian Laurel Fig	14"	18"	18" O.C.	Low	Non-Native	
	MYF	25	Myrcianthes fragrans / Simpson's Stopper Full to Base	30"	18"	24" O.C.	Low	Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HAM	94	Hamelia patens / Firebush Full	30"	18"	24" O.C.	Low	Native	

SOD NOTES:
-All areas labeled "Sod A" to be St. Augustine Sod.
-All areas labeled "Sod B" to be Bahia Sod.

Date: 04/23/20
Scale: NTS
Design By: MD
Drawn By: AM
Checked By: MD
File No. 929.03
Job No. 19-54

REVISIONS / SUBMISSIONS

10/06/22 - Resubmittal	
01/27/23 - Resubmittal	
03/31/23 - Resubmittal	
05/19/23 - Resubmittal	

Landscape
Notes



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

Lakewood Plaza

10/06/22 - Resubmittal

01/27/23 - Resubmittal

03/31/23 - Resubmittal

05/19/23 - Resubmittal

Tree Disposition Plan

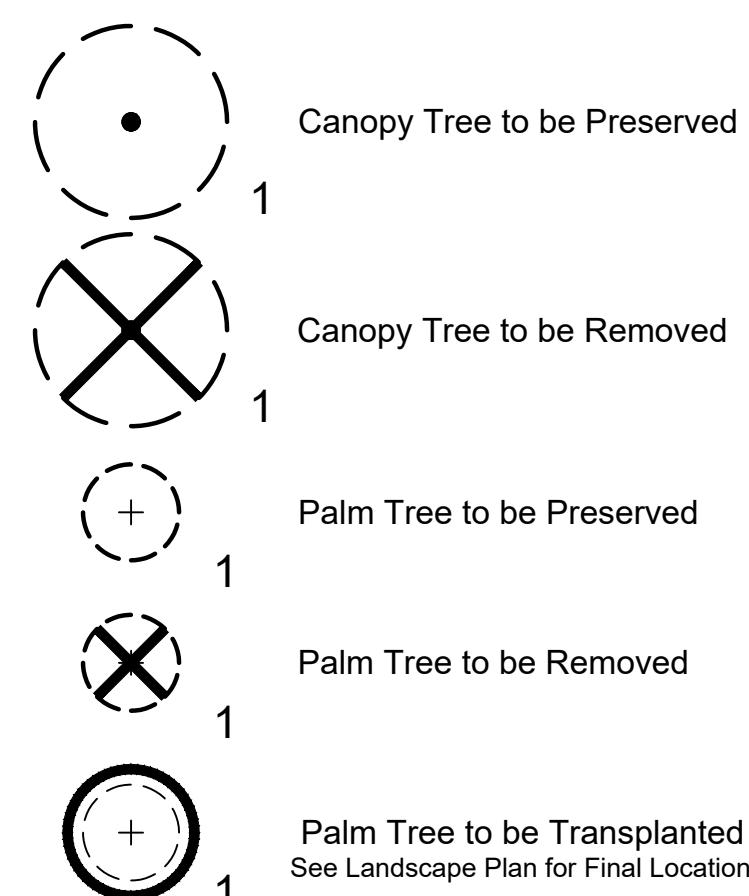


811
Know what's below
Call before you dig

TD-1 of



TREE KEY



TREE SUMMARY

Category	Total Trees
Preserved Trees	7
Removed Trees	9
Transplanted Trees	6

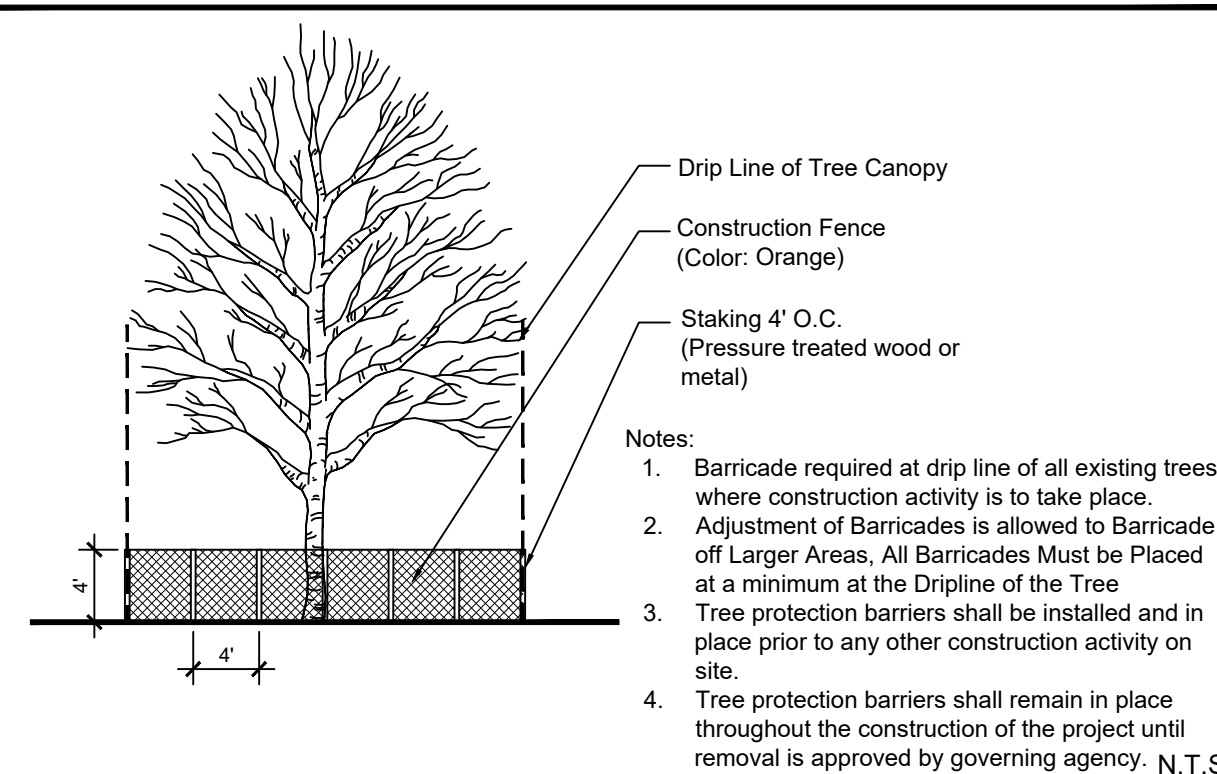
VEGETATION NOTES

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 the 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 survival.

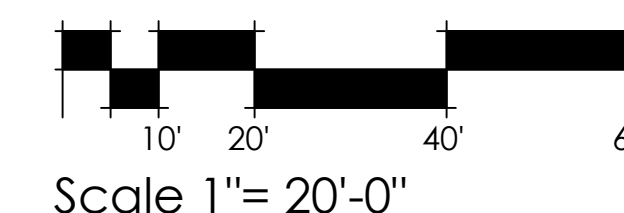
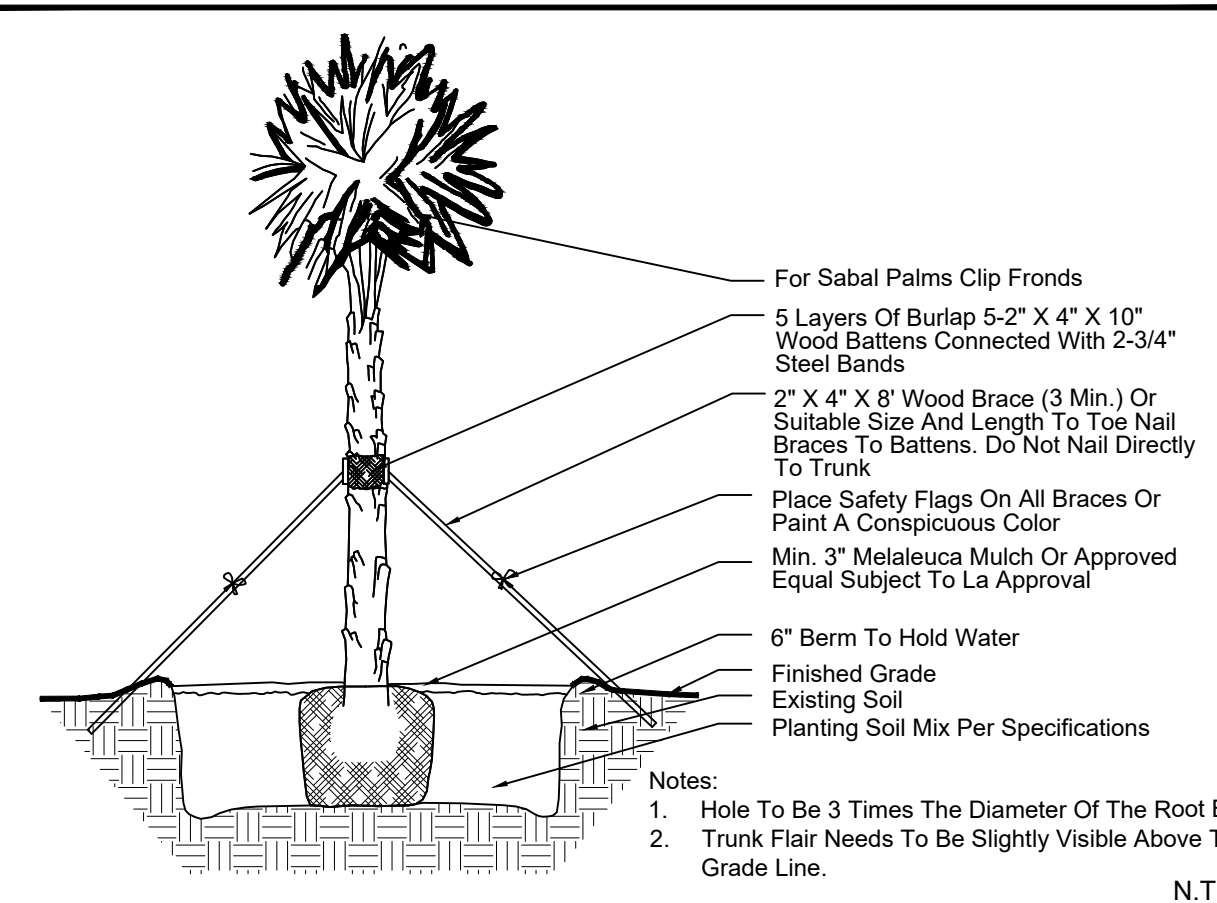
TREE TABULAR

TAG	COMMON NAME	BOTANICAL NAME	DBH	DISPOSITION
305	Mahogany	Swietenia mahogani	24"	Presene
306	Mahogany	Swietenia mahogani	30"	Presene
307	Mahogany	Swietenia mahogani	24"	Presene
308	Mahogany	Swietenia mahogani	36"	Presene
309	Sabal Palm	Sabal palmetto	3" CT	Remove
310	Mahogany	Swietenia mahogani	24"	Presene
311	Mahogany	Swietenia mahogani	4"	Presene
312	Ear Leaf Acacia	Acacia auriculiformis	2"	Remove, Invasive
313	Sabal Palm	Sabal palmetto	12" CT	Transplant
314	Sabal Palm	Sabal palmetto	12" CT	Transplant
315	Sabal Palm	Sabal palmetto	6" CT	Transplant
316	Mahogany	Swietenia mahogani	4"	Remove
319	Sabal Palm	Sabal palmetto	NA	Off-Site
320	Sabal Palm	Sabal palmetto	NA	Off-Site
322	Sabal Palm	Sabal palmetto	12" CT	Presene
323	Mahogany	Swietenia mahogani	48"	Remove, Damaged, Ro
324	Mahogany	Swietenia mahogani	30"	Remove
325	Mahogany	Swietenia mahogani	24"	Remove
326	Mahogany	Swietenia mahogani	30"	Remove
327	Mahogany	Swietenia mahogani	30"	Remove
328	Live Oak	Quercus virginiana	4"	Remove
329	Triple Adonidia Palm	Veitchia merillii	12" OA	Transplant
330	Triple Adonidia Palm	Veitchia merillii	12" OA	Transplant
331	Triple Adonidia Palm	Veitchia merillii	12" OA	Transplant

TREE PROTECTION DETAIL



PALM TRANSPLANT DETAIL





No.	Issue	Date
1.	SUBMITTAL	10.27.2022

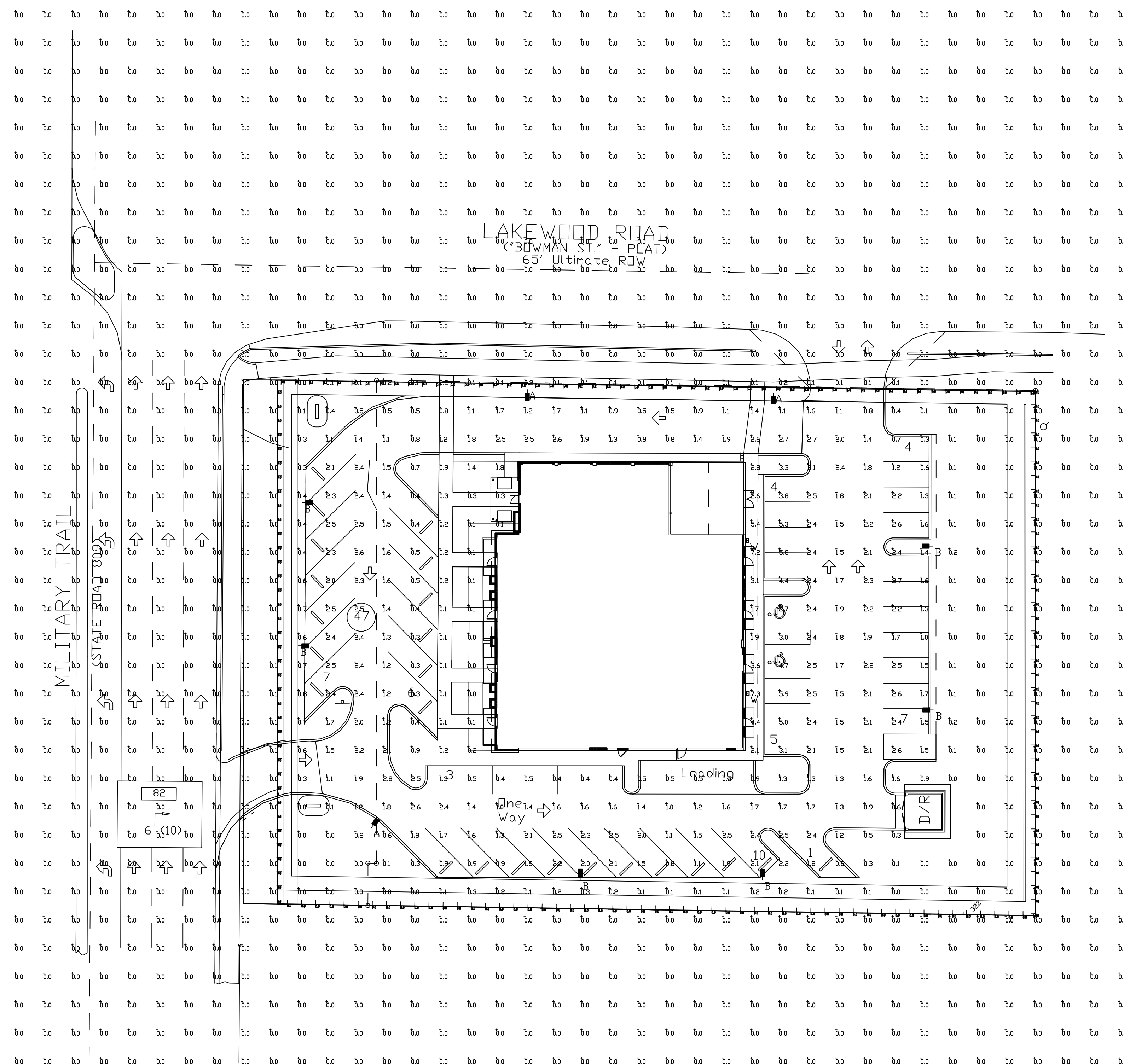
[illegible]

LAKEWOOD PLAZA
TAPATIA PALM SPRINGS

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS.
ALL MEASUREMENTS MUST BE CHECKED ON SITE BY
THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT
TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

LIGHTING AND
PHOTOMETRIC
PLAN

Scale	Date
1/2"=1'-0"	10.27.2022
Drawn By	Checked By
FG	I.D.
Job No.	
Sheet No.	
LDE-1	



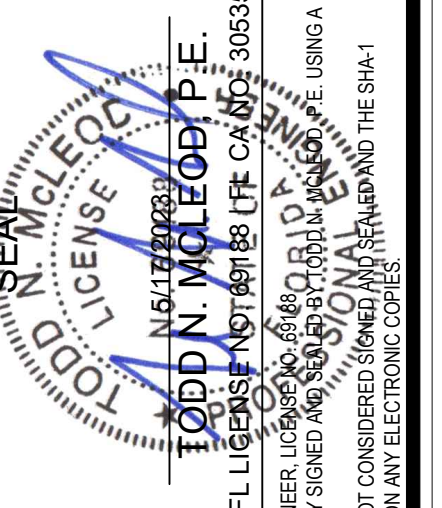
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE AT GRADE	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
SITE CALCS AT GRADE	Illuminance	Fc	0.32	7.3	0.0	N.A.	N.A.
VERTICAL PL AT 6' ABOVE GRADE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	1.76	5.9	0.3	5.87	19.67

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	3	A	Single	MRS-LED-06L-SIL-3-50-70CRI-IL	18'	0.950	0.950	4259	41	B0-U0-G1
	6	B	Single	MRS-LED-06L-SIL-F-T-50-70CRI-IL	18'	0.950	0.950	3982	41	B0-U0-G1
	2	W	Single	XWS-LED-08L-SIL-F-T-50-70CRI	12'	1.000	0.950	8207	61	B2-U0-G2



McLeod • McCarthy
& Associates, P.A.
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



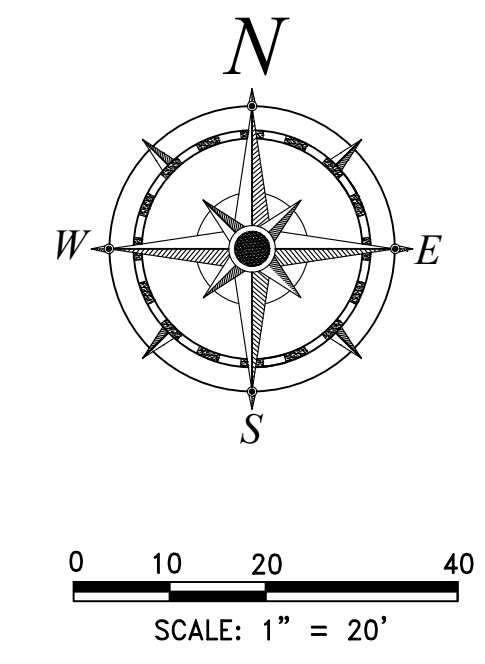
FIELD: P. Saffold
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #19-055

NO.	DATE	REVISIONS
5	5/17/2023	DDA REV PER NEW SITE PLAN
4	3/29/2023	R/W REV PER FOOT SURPLUS LETTER
3	3/29/2023	UTILITY EASEMENT ADDED
2	9/20/2022	REV PER NEW SITE PLAN
1	4/14/20	REV PER NEW SITE PLAN

ENGINEERING
PRELIMINARY CONCEPT PLAN
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

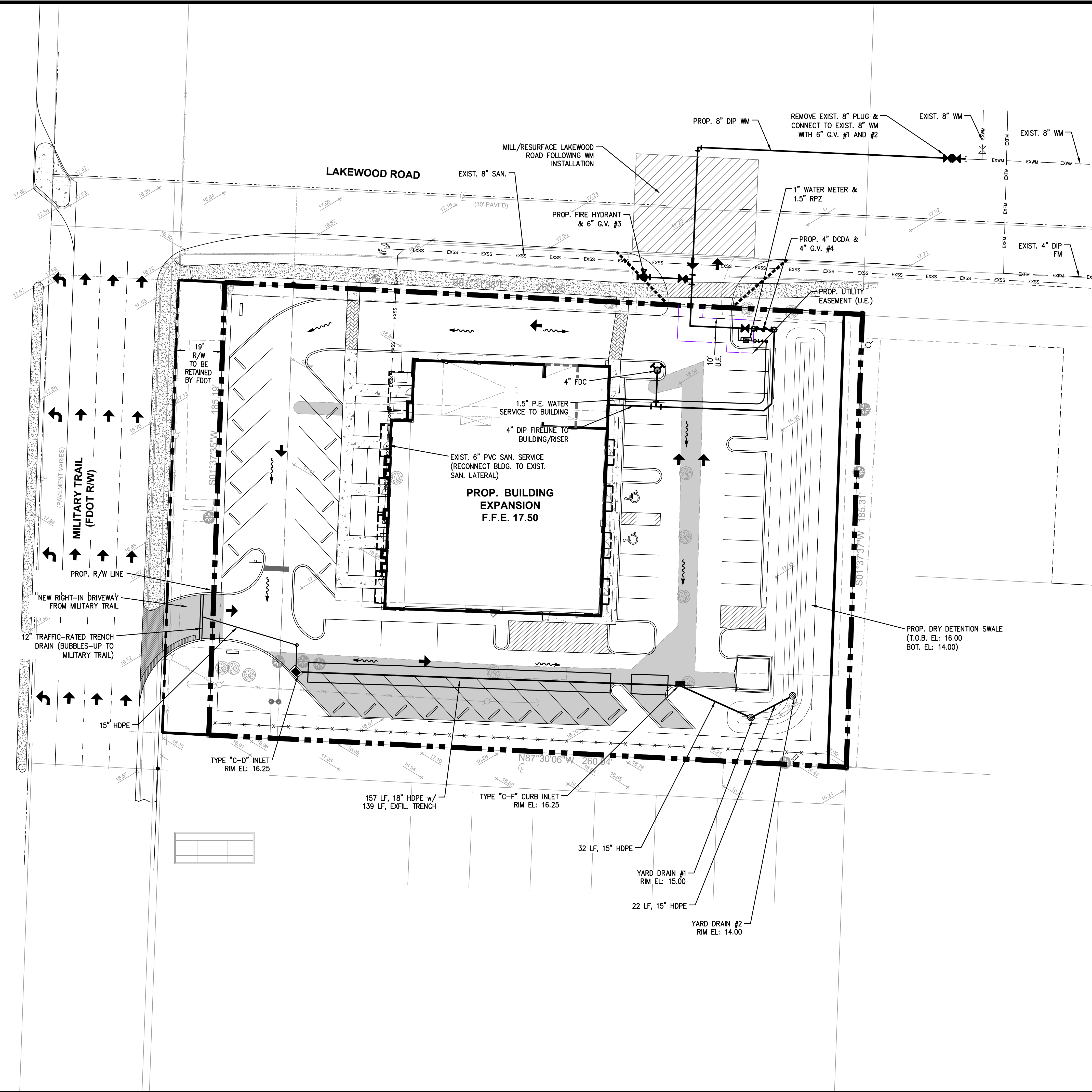
SHEET
C1.1
OF 3



- LEGEND
- PROP. SIGN
 - SURFACE FLOW ARROW
 - PROP. ASPHALT PAVEMENT
 - PROP. CONCRETE PAVEMENT
 - PAVEMENT RESTORATION
 - PROPOSED ELEVATION
 - EXIST. ELEVATION
 - RWL
 - RAIN WATER LEADER

- NOTES:
- EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY MILLER SURVEYING SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
 - ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
 - CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 - WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
 - MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
 - ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
 - REFER TO SITE PLAN PREPARED BY SCHMIDT-NICHOLS FOR ADDITIONAL SITE REQUIREMENTS.
 - ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
 - ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
 - ALL EXFILTRATION TRENCH SHALL BE VENTED TO NEAREST INLET.
 - EXIST. PAVEMENT AREAS WILL BE OVERLAID/OVERBUILT TO ACHIEVE SHEET FLOW PATTERNS SHOWN IN ADJACENT PLAN.

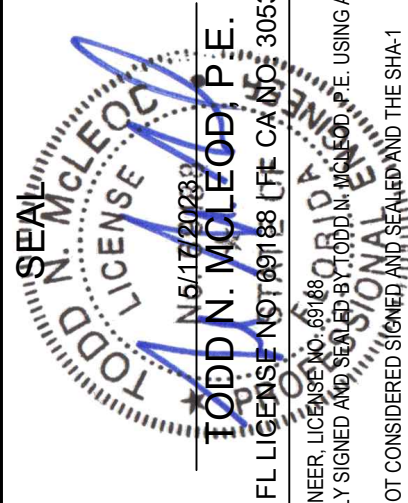
- ACCESSIBILITY NOTES:
- ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY.
 - CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
 - DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.





**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



FIELD:
DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #19-055

REVISIONS

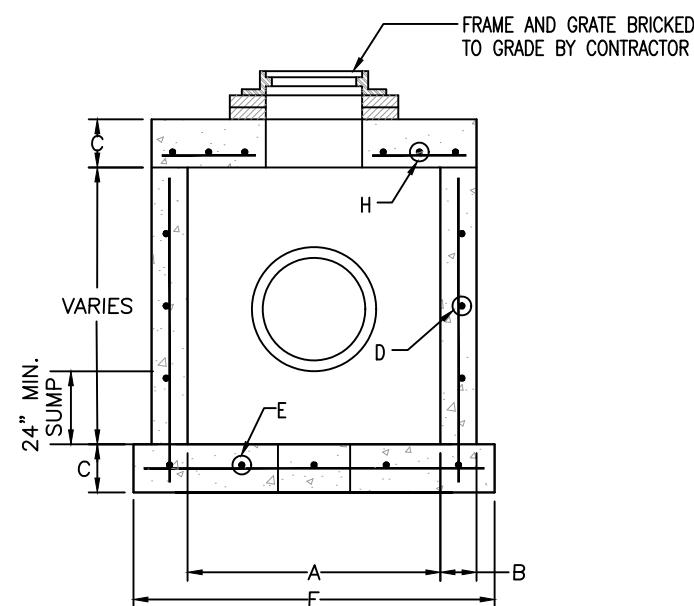
DATE

NO.

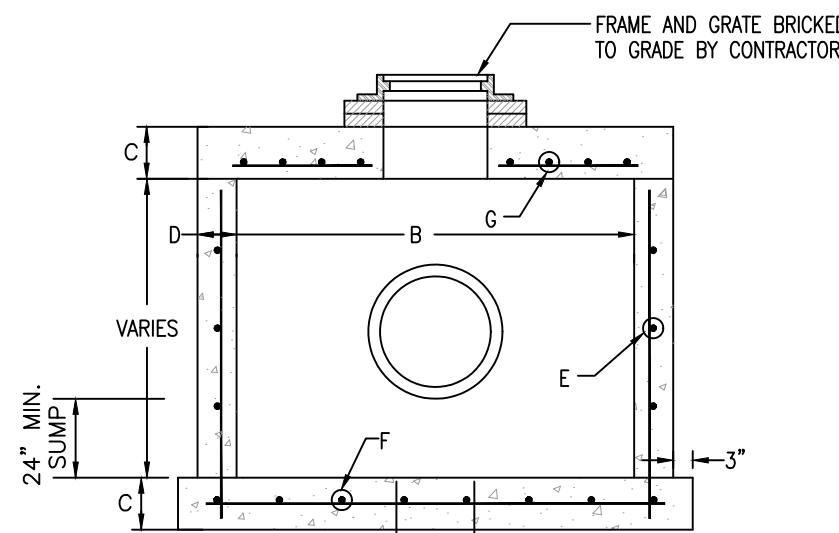
PRELIMINARY ENGINEERING DETAILS
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

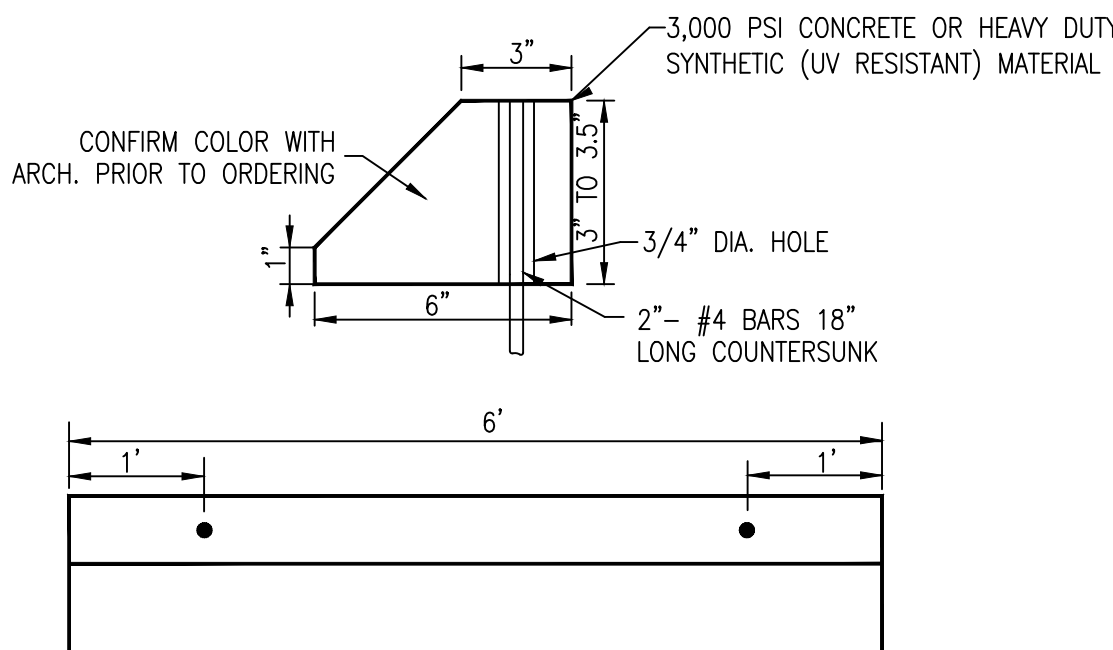
SHEET
C2.1
OF 3



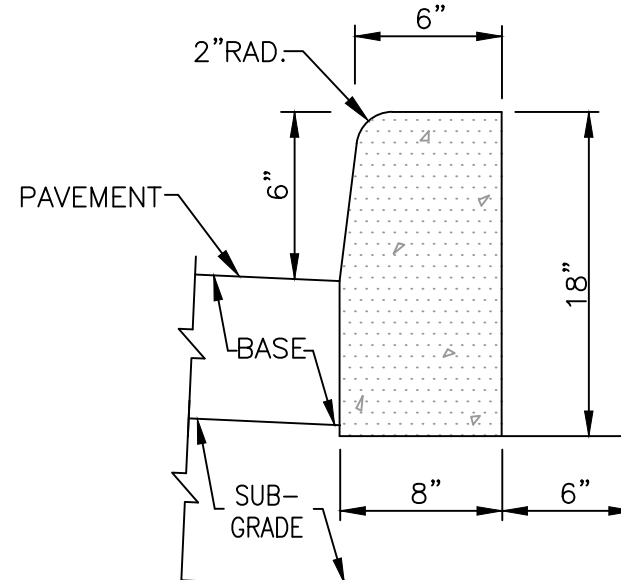
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



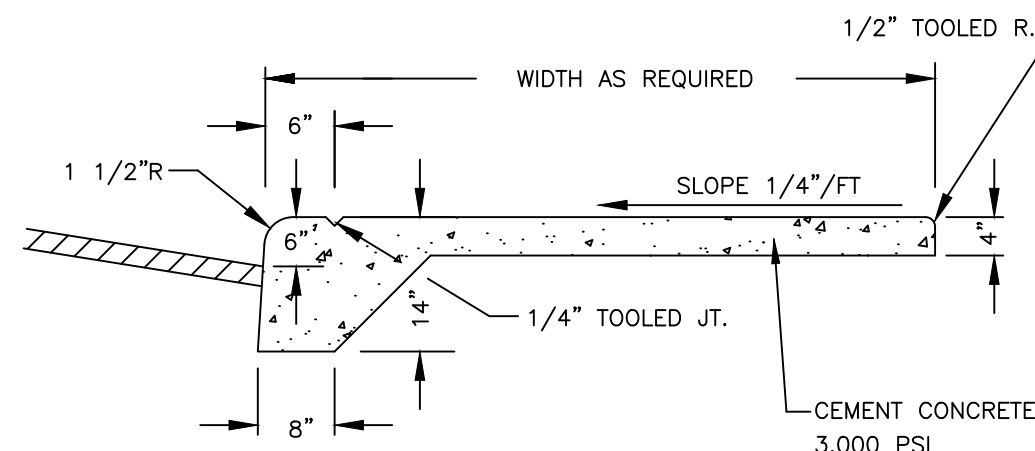
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



LOW PROFILE WHEEL STOP DETAIL
N.T.S.

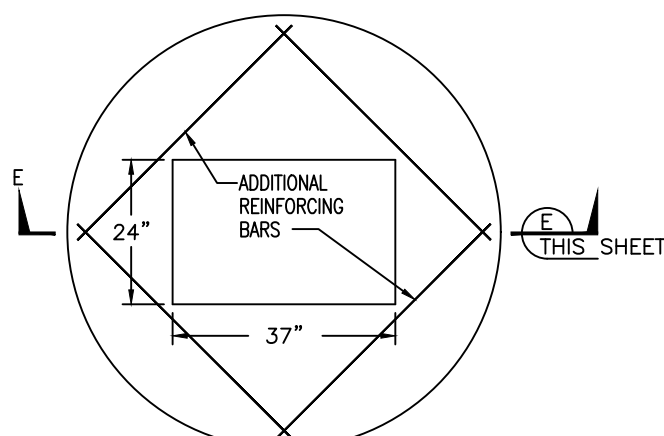


TYPE "D" CURB
N.T.S.

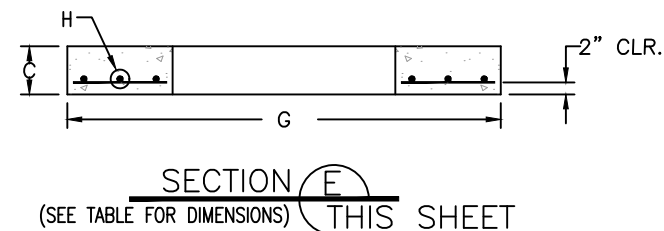


- NOTES:
1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
 2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

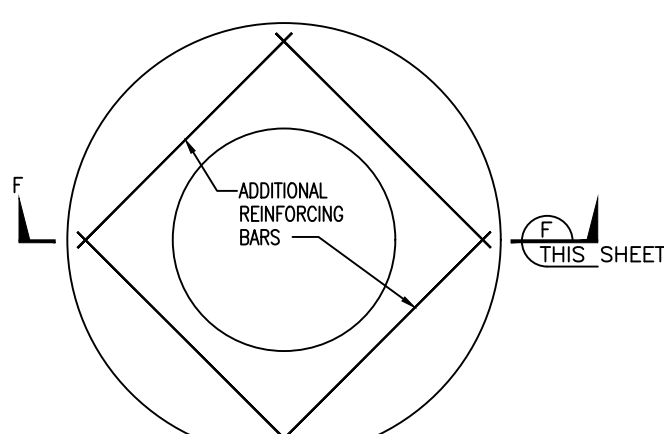
**MONOLITHIC CURB
AND SIDEWALK SECTION**
N.T.S.



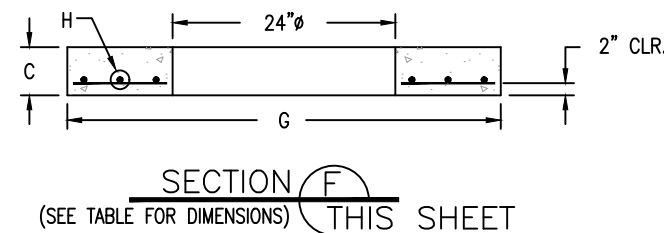
TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET



TOP SLAB FOR MANHOLE



SECTION F
(SEE TABLE FOR DIMENSIONS) THIS SHEET

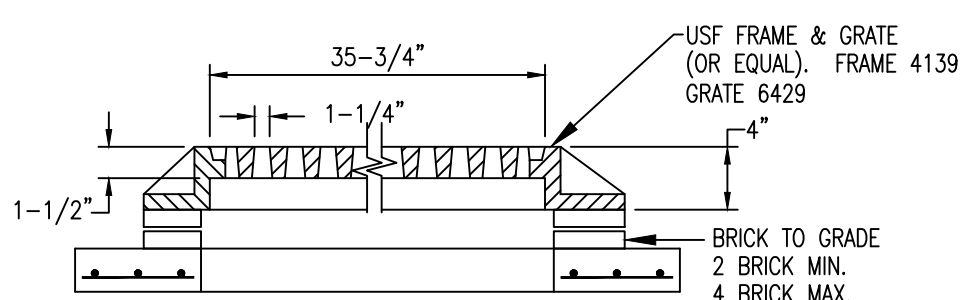
A	B	C	D	E*	F	G	H*
				C.C.E.W.			C.C.E.W.
3'-6"	4"	8"	ASTM C-478	#4 @ 12"	4'-8"	4'-2"	#4 @ 6"
3'-6"	6"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-6"	#4 @ 6"
4'-0"	6"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 6"
4'-0"	8"	8"	ASTM C-478	#4 @ 12"	6'-4"	5'-4"	#4 @ 6"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-4"	6'-4"	#5 @ 6"
6'-0"	6"	8"	ASTM C-478	#5 @ 6"	8'-0"	7'-0"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-4"	7'-4"	#5 @ 6"
7'-0"	8"	8"	ASTM C-478	#5 @ 6"	9'-4"	8'-4"	#5 @ 6"
8'-0"	10"	10"	ASTM C-478	#5 @ 6"	10'-8"	9'-8"	#5 @ 6"
10'-0"	12"	12"	ASTM C-478	#5 @ 6"	12'-0"	12'-0"	#5 @ 6"

INLET NOTES

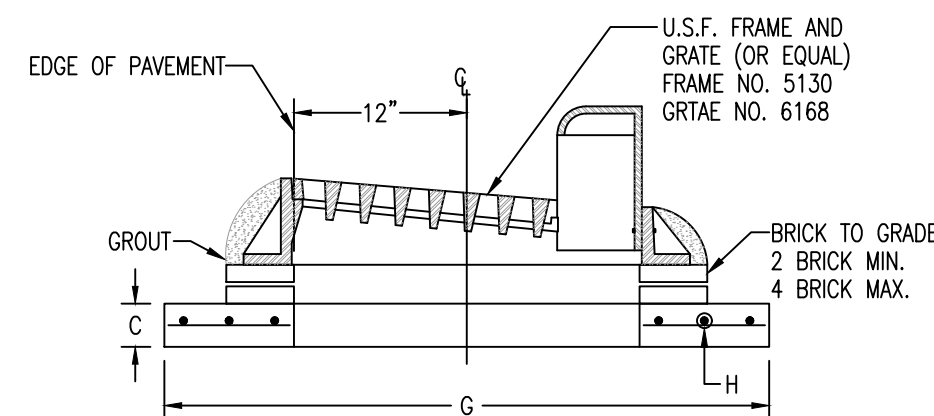
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

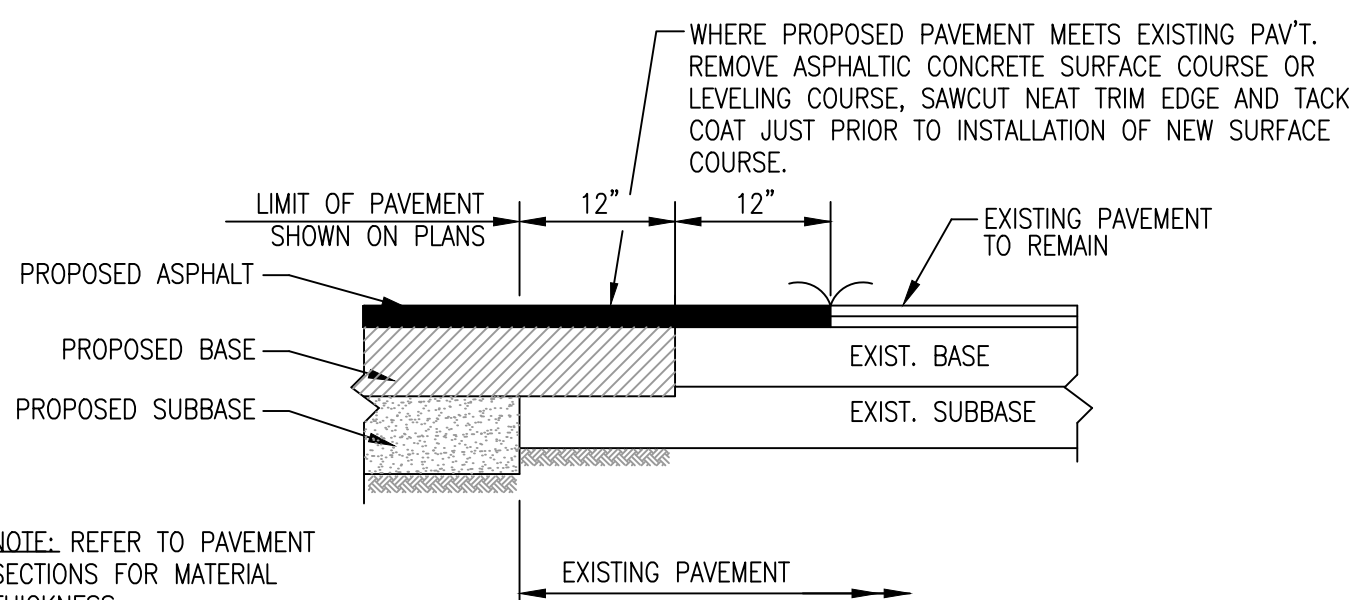
CIRCULAR CATCH BASIN (ON-SITE)



ON-SITE INLET FRAME & GRATE
(TYPE "C-D" INLET)

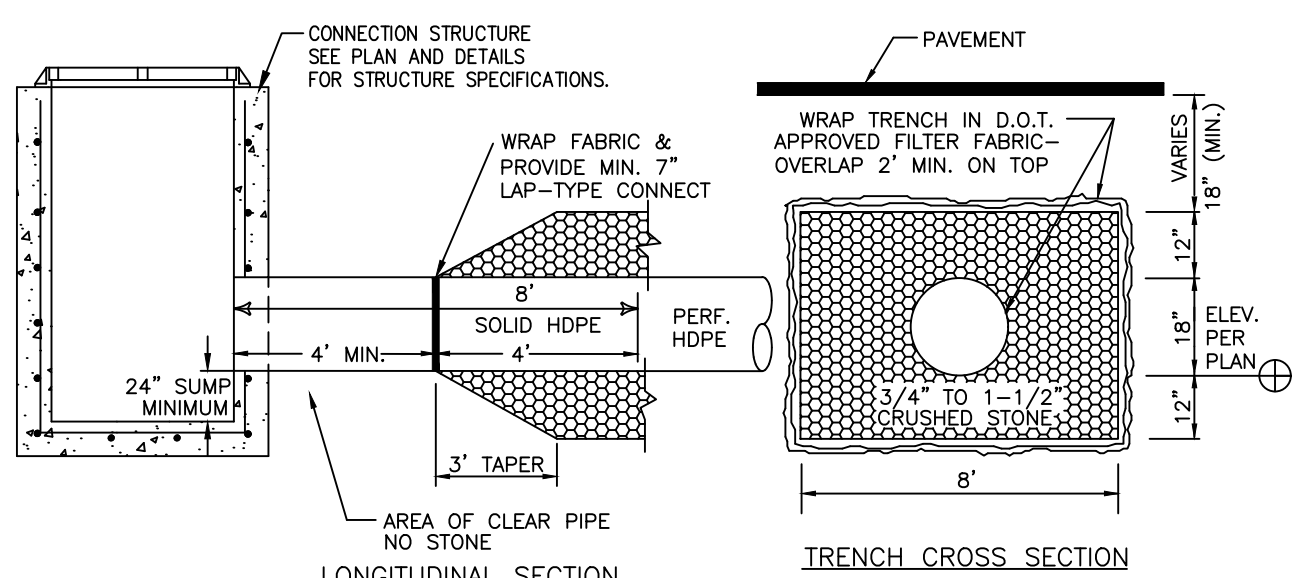


TYPE 'F' CURB & GUTTER TOP (TYPE 'C-F' INLET)
GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION



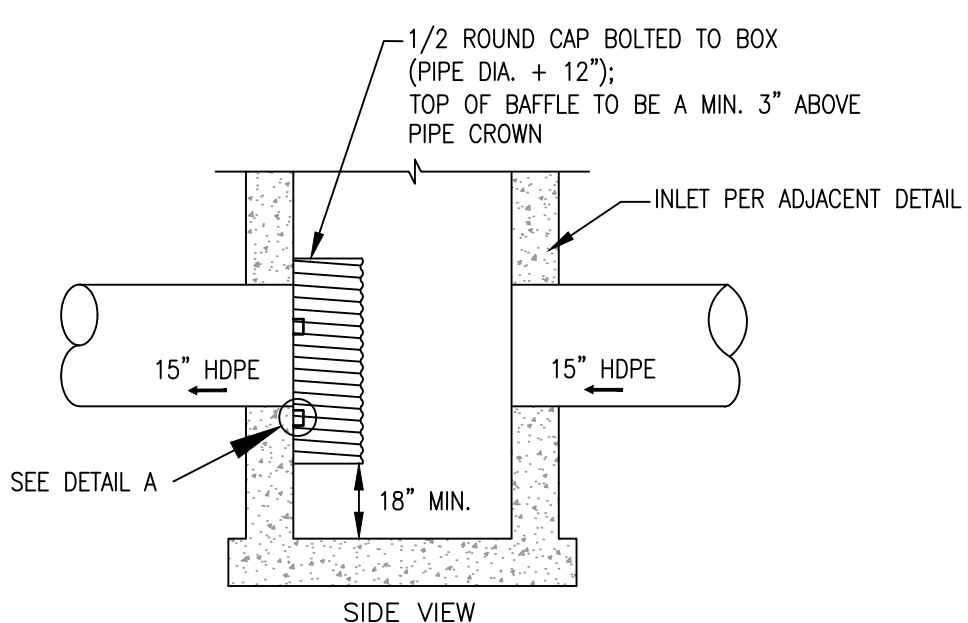
NOTE: REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

PAVEMENT MATCHING DETAIL
N.T.S.



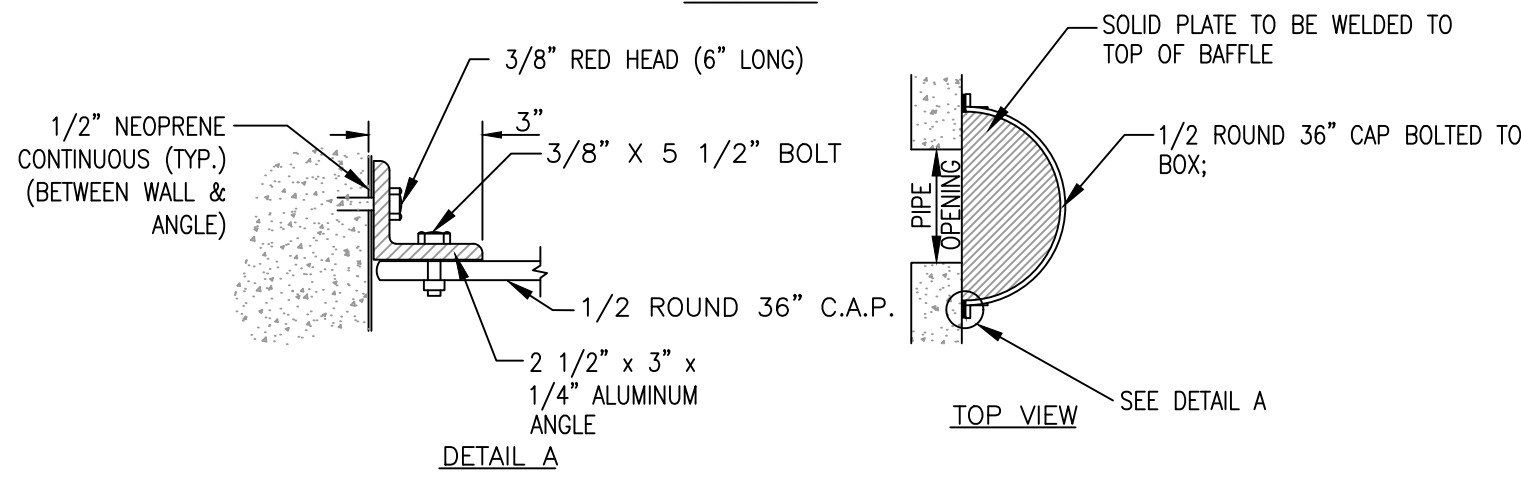
NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.



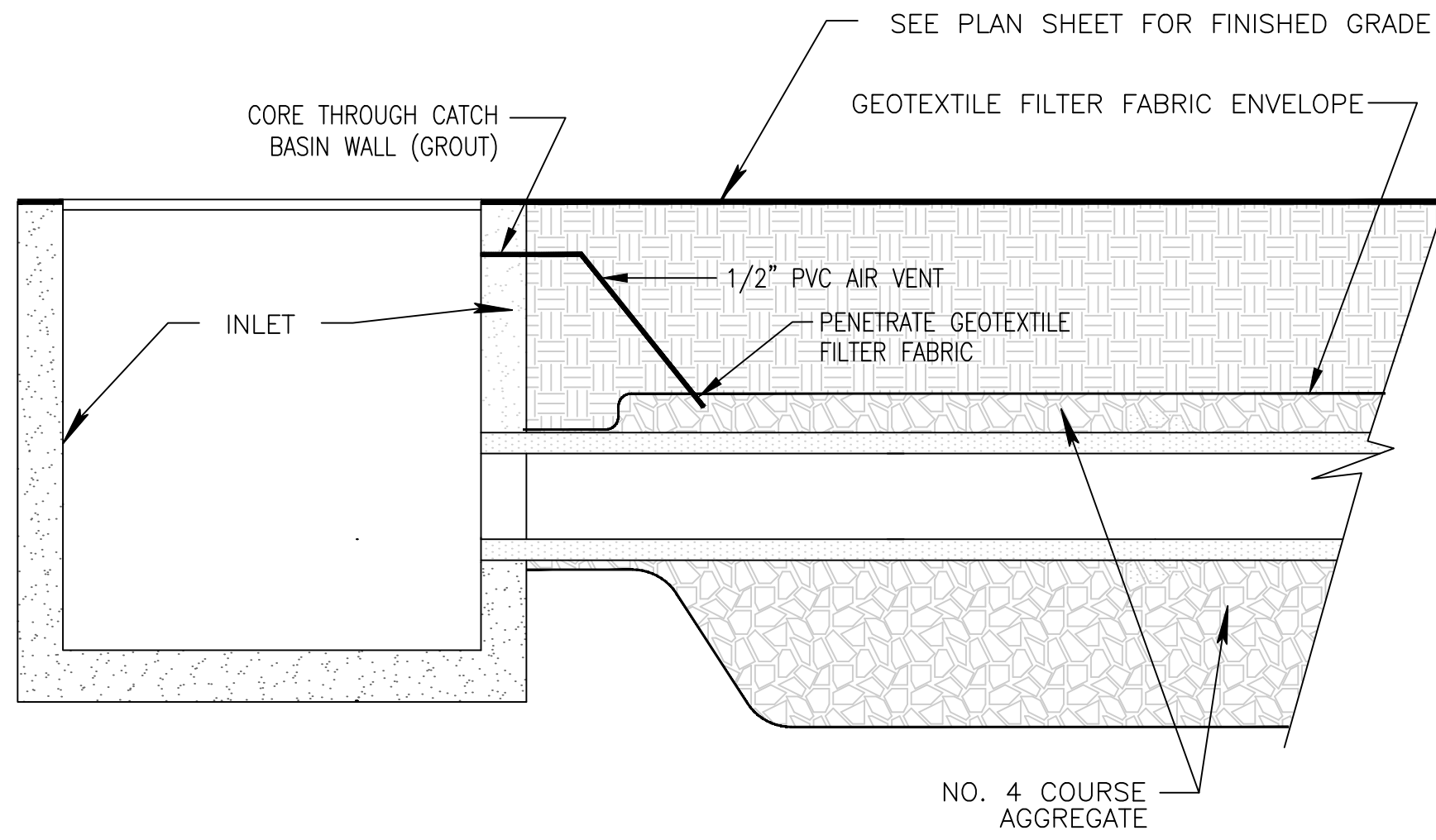
NOTE: EACH END OF EXFILTRATION TRENCH TO BE VENTED TO NEAREST INLET.

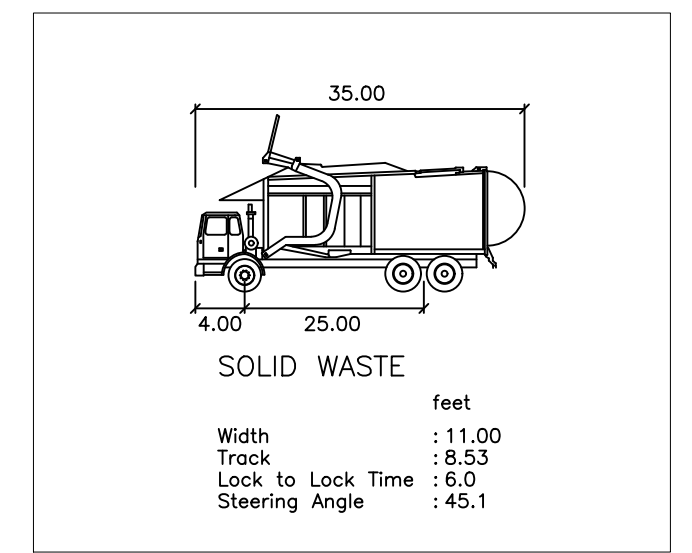
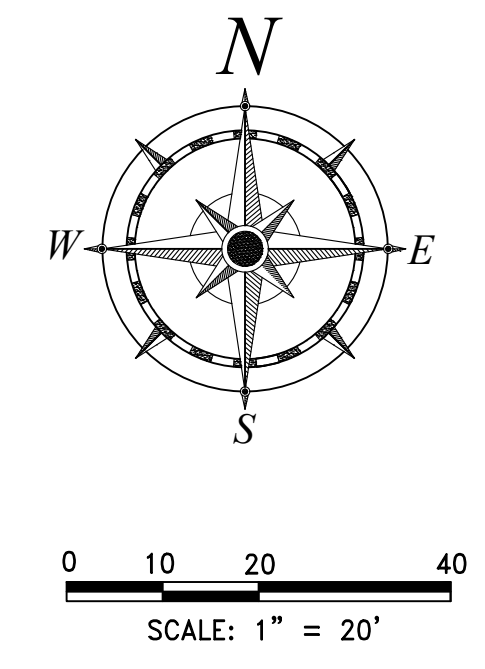
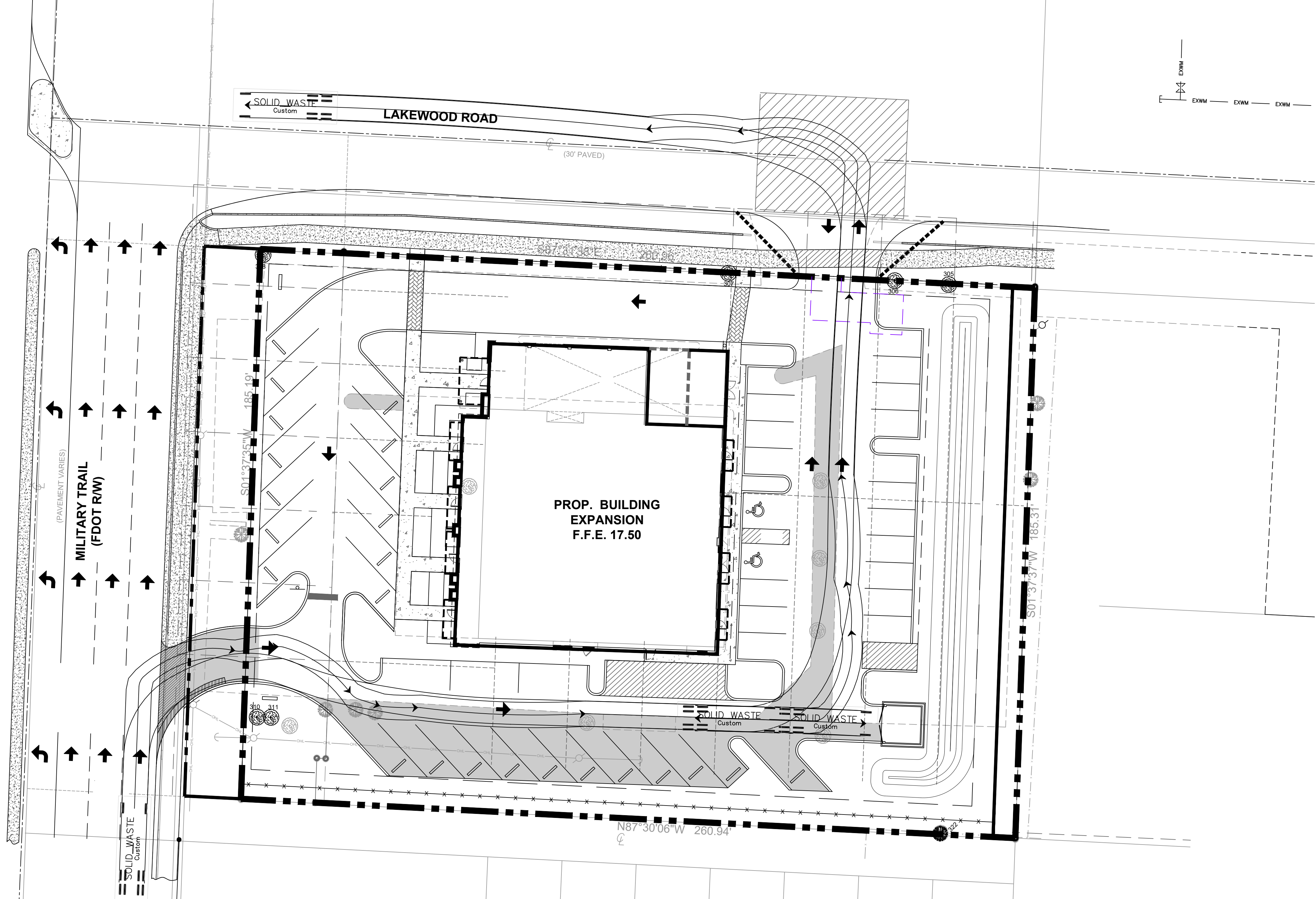
**EXFILTRATION TRENCH
VENTING DETAIL**
NTS



NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.



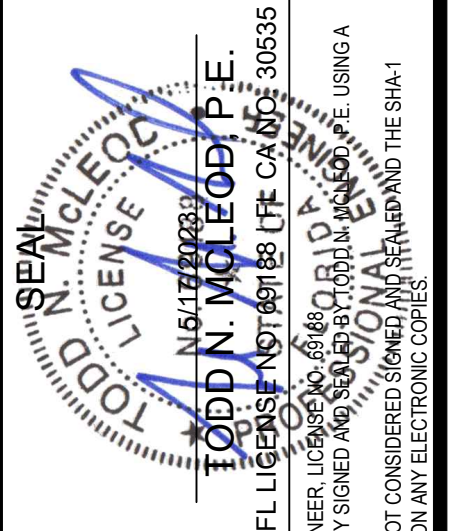


DESIGN VEHICLE DIMENSIONS
(ALL DIMENSIONS SHOWN IN FEET)
N.T.S.



**McLeod • McCarthy
& Associates, P.A.**
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



FIELD: DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #19-055
TODD N. McLEOD, P.E., LICENSE NO. 10000, STATE OF FLORIDA
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ENGINEER USING A
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID AND THE SHA-1
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE	REVISIONS

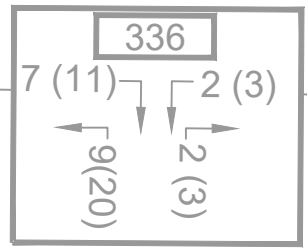
AUTOTURN EXHIBIT
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL
PALM SPRINGS, FLORIDA

SCALE: AS SHOWN
DATE: 2/25/2020

SHEET
EX1
OF 3



FLU: COM
Zoning: CG
Use: Financial Institution
(Bank Of America)



FLU: CM (City Of Greenacres)
Zoning: CI (City Of Greenacres)
Use: Retail

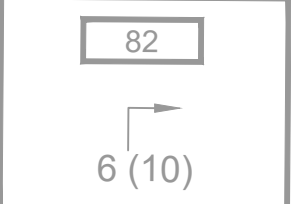
ROW Additional Landscape Area

S01°37'35"W 185.16'

S87°31'38"E 260.96'

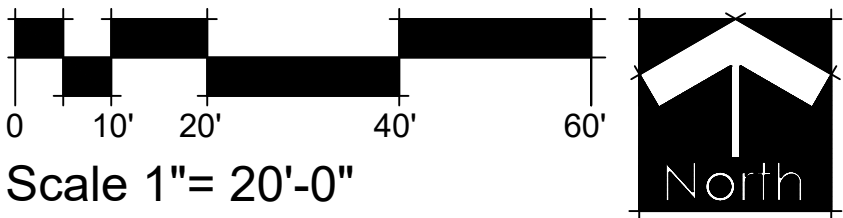
S01°37'37"W 185.31'

FLU: COM
Zoning: CG
Use: Condominium



FLU: COM
Zoning: CG
Use: Utilities
(Bellsouth Telecommunications Inc.)

N87°30'06"W 260.94'



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

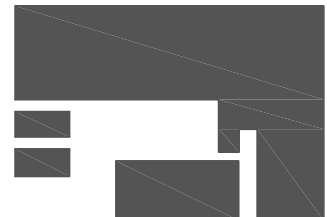
Lakewood Plaza

Palm Springs, Florida

Date:	04/23/20
Scale:	1" = 20'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	929.03
Job No.	19-54

REVISIONS / SUBMISSIONS	
10/06/22	Resubmittal
01/27/23	Resubmittal
03/31/23	Resubmittal
05/19/23	Resubmittal

ROW
LANDSCAPE
EXHIBIT



BORRERO
ARCHITECTURE
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

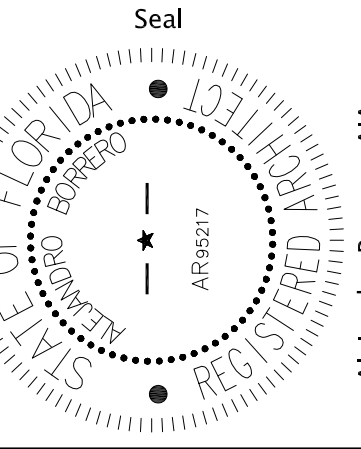
Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2023

PROJECT:
LAKEWOOD PLAZA

3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Catalyu Group
3797 S Military Trail
Lake Worth FL 33463

Seal



Alejandro Borrero, AIA

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

Sheet No.

A2.0

- INDEX**
- A2.0 FLOOR PLAN AND GEN LIFE SAFETY INFORMATION.
 - A2.1 ROOF PLAN
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 EXTERIOR ELEVATIONS

PROJECT INFORMATION

PROJECT LOCATION
3772 S MILITARY TRAIL
LAKE WORTH, FL 33463

SCOPE OF WORK
- RENOVATION AND ADDITION TO EXISTING BUILDING, CONVERSION INTO NEW SHOPPING CENTER

BUILDING AREA
PROPOSED BUILDING SQUARE FOOTAGE UNDER A/C
EXISTING BUILDING = 6,183 SF
EXISTING OPEN PORCH ENCLOSED = 1,033 SF
NEW ADDITION = 959 SF

TOTAL= 8,175 SF (1 STORY)

CODE INFORMATION

- APPLICABLE CODES AND REGULATIONS
1. FLORIDA BUILDING CODE 2020
 2. FLORIDA FIRE PREVENTION CODE 2020
 3. FLORIDA ACCESSIBILITY CODE 2020

CONSTRUCTION TYPE
TYPE VB UN-SPRINKLERED (PROPOSED)

OCCUPANCY: B - BUSINESS

LIFE SAFETY

EXIT CONFIGURATION (FBC 1007)
SECTION 1007.1.1

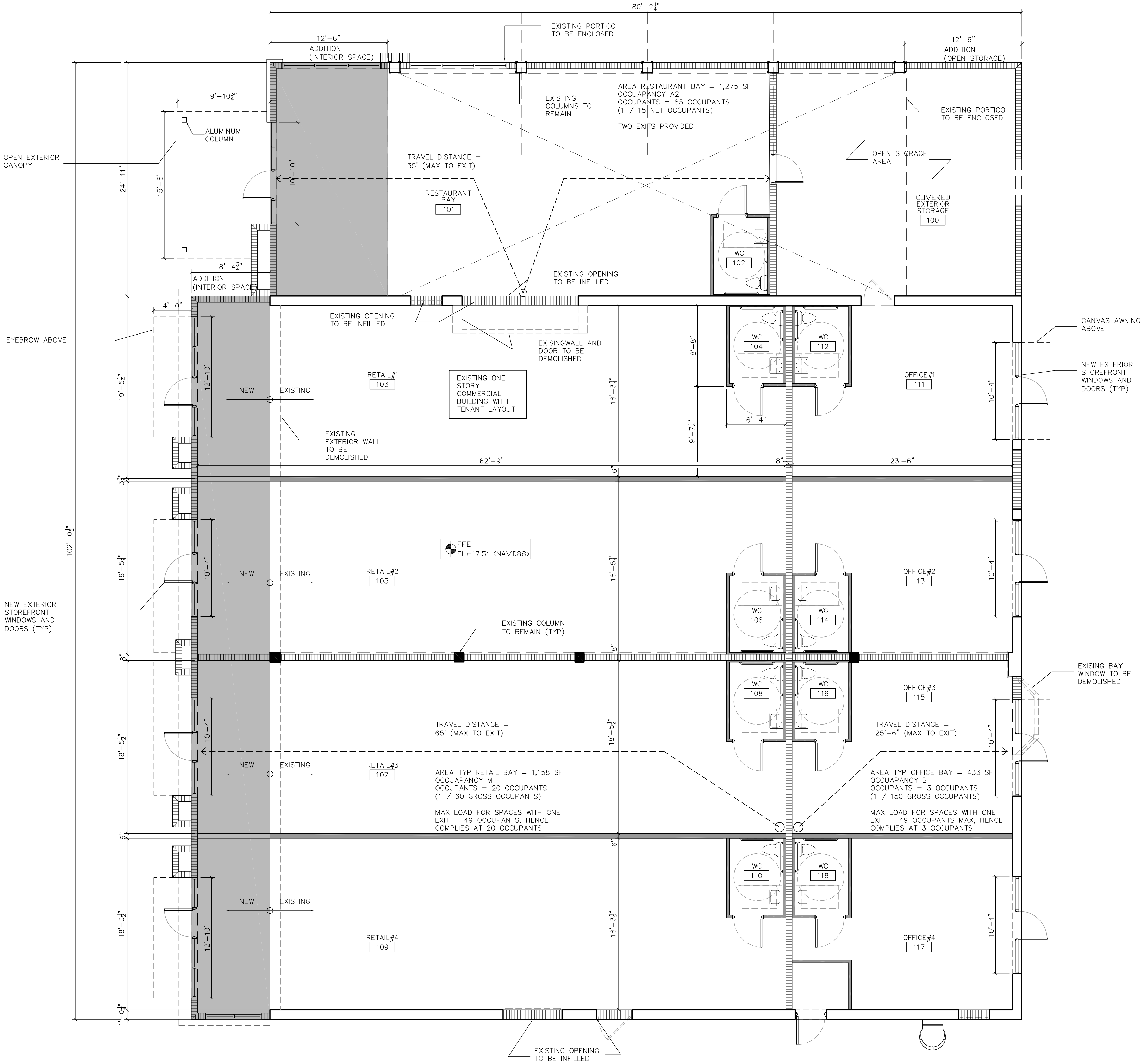
TRAVEL DISTANCE TO EXIT (FBC 1017.2)
ALLOWED = 200 FT ; 65 FT

COMMON PATH OF TRAVEL (1006.2.1)
ALLOWED = 75 FT ; PROVIDED= 65 FT

MAX. DEAD END (FBC 1020.4)
ALLOWED = 20 FT ; ACTUAL = N/A

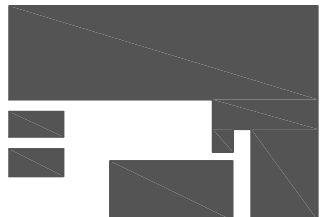
WALL LEGEND

-  NEW CMU WALL
-  EXISTING WALL
-  NEW DRYWALL ON METAL STUDS



1 FIRST FLOOR PLAN

A2.0 SCALE: 3/16" = 1'-0"



BORRERO
ARCHITECTURE
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

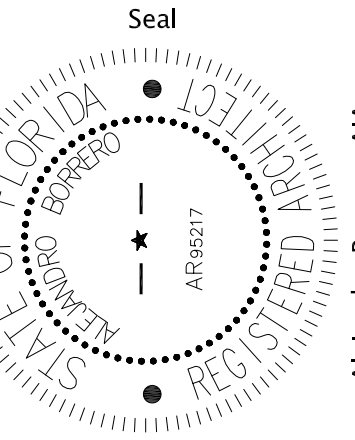
Email: alejandro@borreroarch.com
Copyright Borrero Architecture, Inc. - 2023

PROJECT:
LAKEWOOD PLAZA

3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Catalyu Group
3797 S Military Trail
Lake Worth FL 33463

Seal



Alejandro Borrero, AIA

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS		
	DATE	DESCRIPTION

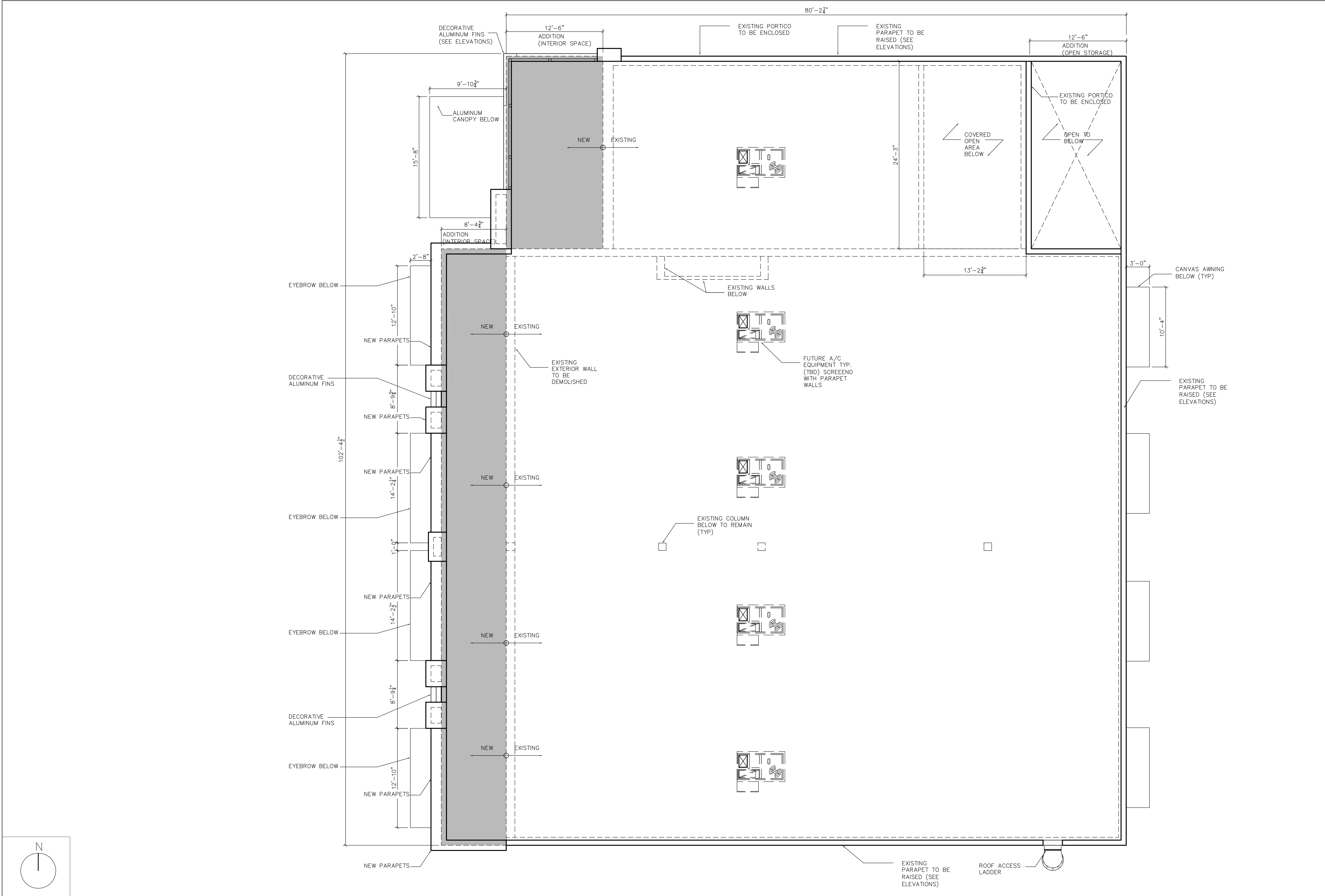
Drawing Title

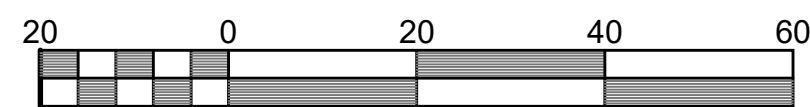
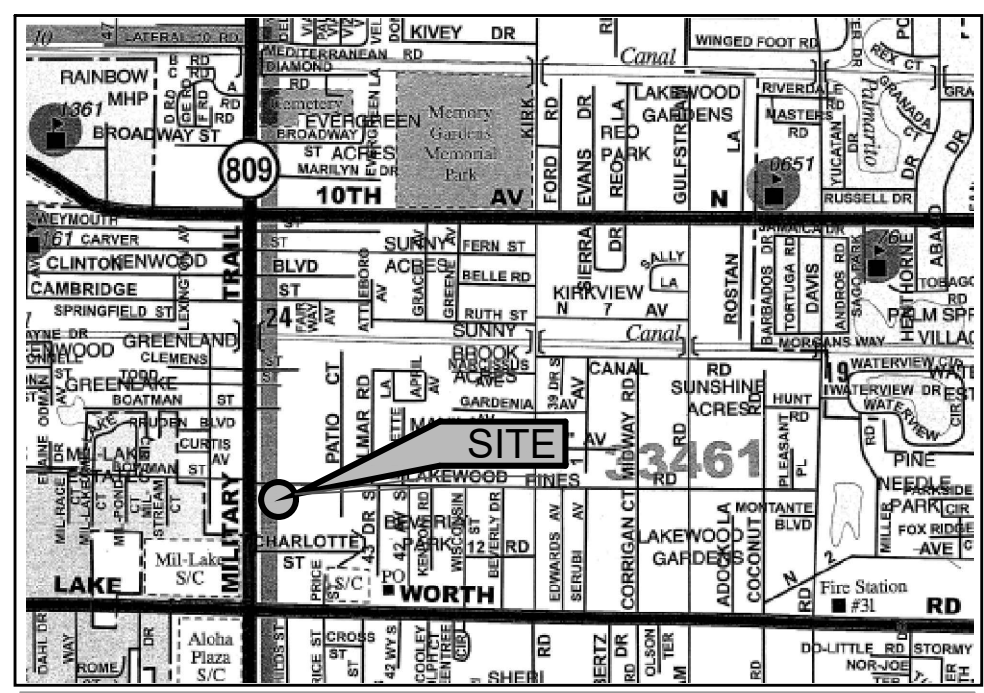
Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

Sheet No.

A2.1





Scale 1" = 20'

- TREE LEGEND:
- CABBAGE PALM TREE
 - MAHOGANY TREE
 - SLASH PINE TREE

SURVEYOR'S NOTES ON TITLE REPORT:

BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

- Plat of PLAT III, GREENLAND, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**
- Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in that certain Deed recorded in Deed Book 646, Page 303, of the Public Records of Palm Beach County, Florida. **Information not furnished to this office. Not plotted.**
- Palm Beach County Removal Agreement, recorded in Official Records Book 2346, Page 1494, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Standard Developers Agreement, recorded in Official Records Book 6187, Page 530, of the Public Records of Palm Beach County, Florida. **Affects the subject property. Agreement, not plottable.**
- Easement in favor of Florida Power & Light Company, recorded in Official Records Book 9554, Page 1550, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Restrictions contained in that certain deed recorded in Official Records Book 17937, Page 1257, of the Public Records of Palm Beach County, Florida. **Affects the subject property, blanket restrictions, not plottable.**

NOTE:

- Deed, recorded in Official Records Book 1011, Page 12, of the Public Records of Palm Beach County, Florida. **Not furnished to this office. Not plotted.**
- Right-of-Way Deed, recorded in Official Records Book 1561, Page 431, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Quit Claim Deed, recorded in Official Records Book 2301, Page 1455, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Right-of-Way Deed, recorded in Official Records Book 2313, Page 786, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**
- Resolution R-75-53, recorded in Official Records Book 2389, Page 56, and in O. R. Book 2396, Page 1706, of the Public Records of Palm Beach County, Florida. **Affects the subject property and is plotted hereon.**

SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Property Information Report, by Statewide Land Title, Inc.; SLTI File No.: 22-17139; dated November 1, 2022; See "Surveyor's Notes On Title Report". The legal description shown hereon, does not match the title search description. The 47' r/w in ORB 2313, pg 786 is included in the survey legal description per client's request for future abandonment.
- Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - existing elevation (NAVD 88 typical).
- Area of subject property = 51,855 square feet (1.190 acres).
- No underground improvements located.
- Bearings shown hereon are Grid bearings. The centerline of Military Trail is the basis of bearing having a bearing of N.01°37'35"E.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CLC	CONCRETE	PL	PLAT	P.I.	POINT OF INTERSECTION	AP	ASPHALT PAVEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	R	RADIUS	P.O.C.	POINT OF COMMENCEMENT	CP	CONCRETE PLATWORK
CONC. MON.	CONCRETE MONUMENT	A	CENTRAL DELTA ANGLE	P.O.B.	POINT OF BEGINNING	CB	CONCRETE BRICK PLATWORK
CONC.	CONCRETE	CH.B.	CHORD BEARING	R.W.	RIGHT OF WAY	WF	WOOD FENCE
D.E.	DRAINAGE EASEMENT	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	W.F.	WOOD FENCE	MF	METAL FENCE
U.E.	UTILITY EASEMENT	O.B.	OFFICIAL RECORD BOOK	CE	CENTRELINE	ES	EASEMENT
FF.E.	FISHED FLOOR ELEVATION	P.B.	PLAT BOOK	CC	COMPOUND CURVATURE	OV	OVERHEAD LINES
EL.	ELEVATION	P.C.	POINT OF CURVATURE	OT	OVERHEAD TOWER	LT	LOT LINE
BR.	BEARING REFERENCE	P.T.	POINT OF TANGENCY	OT	OVERHEAD TOWER		
(D)	DEED	P.C.C.	POINT OF COMPOUND CURVATURE				
ME	MEASURED						

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 11/09/2022

MILLER LAND SURVEYING

1121 LAKE AVENUE

LAKE WORTH, FLORIDA 33460

PHONE: (561) 586-2669 - FAX: (561) 582-0151

WWW.MILLERSURVEYING.COM

e-mail: orders@millersurveying.com

REVISIONS:

12/15/2022	boundary and description
01/26/23	add title search update

CERTIFIED TO: CAT Realty, LLC, a Florida limited liability company; Statewide Land Title, Inc.;
PROPERTY ADDRESS: 3772 S Military Tr., Lake Worth, FL 33463
FLOOD ZONE: X (FIRM 120223 - 12099C0776F 10/05/2017)
PROPERTY CONTROL NUMBER: 70-42-44-24-31-007-0010
DESCRIPTION (SEE SURVEYOR'S NOTE NO. 1):
All of Block 7, LESS the North 20 feet thereof, and LESS the West 3 feet thereof, Plat III Greenland, according to the Plat thereof, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida.

AND

The North 15 feet of the 30 foot Right-of-Way lying between Blocks 7 and 8, LESS the West 3 feet thereof, Plat III Greenland, according to the Plat thereof, as recorded in Plat Book 4, Page 5, of the Public Records of Palm Beach County, Florida.

Containing 51,855 square feet (1.190 acres).

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authorized electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y221181

REF: B5526

PREV. Y2018

JOB NO'S Y221181

JOB NO. Y221288

L - 2141 - B



January 27, 2020
Revised April 8, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

Re: Tapatia Market Palm Springs - #PTC19-083

Dear Mr. Bari:

The purpose of this letter is to provide a traffic study for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). The proposed project is located on the southeast corner of Lakewood Drive and Military Trail in the Village of Palm Springs, as shown on Attachment 1. The proposed project consists of 7,660 SF of retail use and a 500 SF high turnover restaurant. The existing building onsite has been vacant for more than five years. A Buildout year of 2022 is requested. The PCN for the site is 70-42-44-24-31-007-0010.

Attachment 2 provides the daily, AM and PM peak hour trip generation for the proposed project. Based on the net increase in peak hour trips of 30 PM peak hour trips, the radius of development influence is one-half mile. Attachment 3A provides the project traffic assignment on a map of the area. The maximum percent impact on the study area roadways is 0.23% as shown on Attachment 3B. The project impact is below 1% of the adopted LOS D service volume, representing an insignificant impact to area roadways. Therefore, the proposed project is in compliance with the Palm Beach County Traffic Performance Standards.

Projected driveway volumes have been provided on Attachment 4 for the proposed project. No additional turn lanes are required. If you have any questions, please do not hesitate to contact this office.

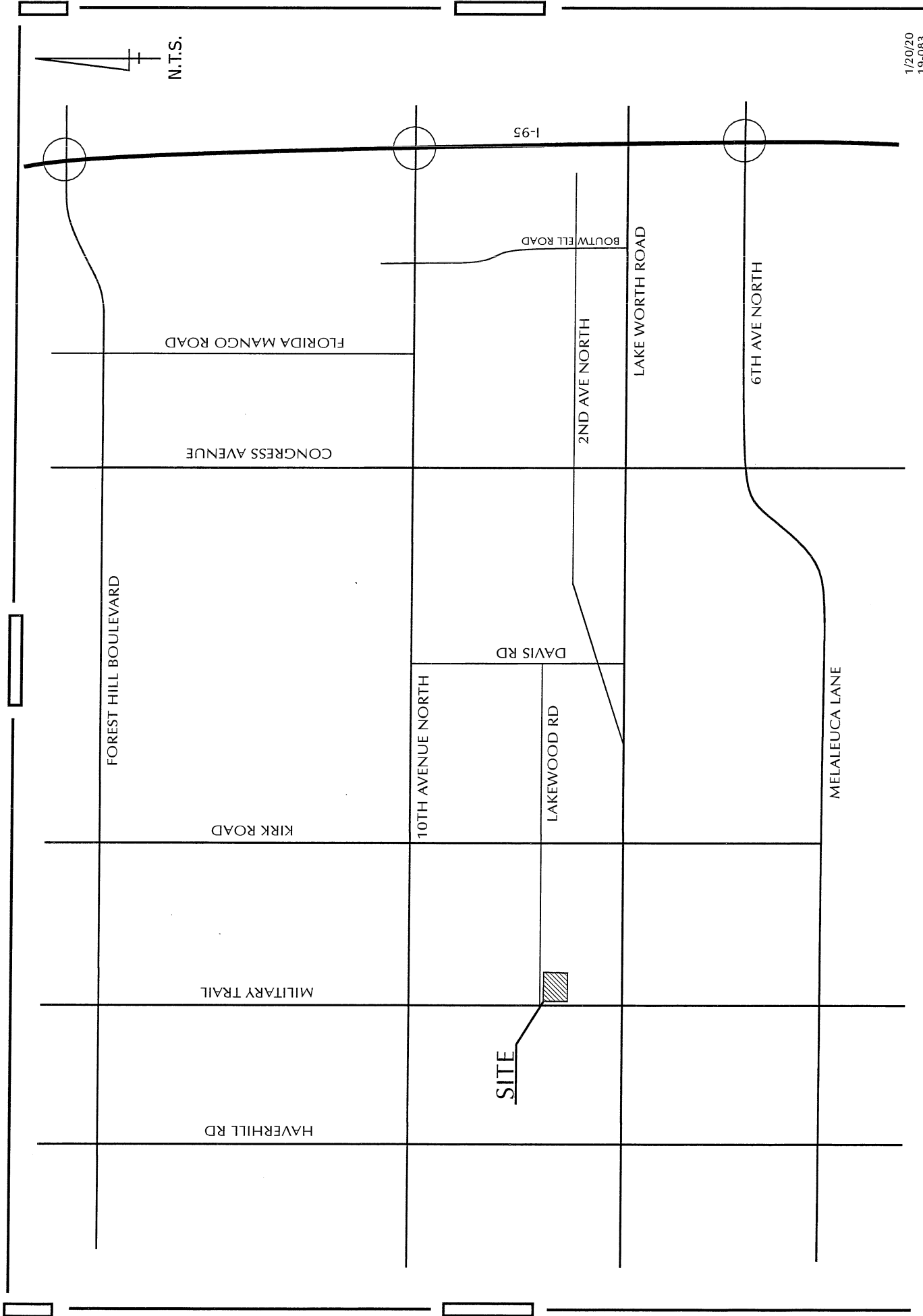
Sincerely,

Linda Riccardi

Linda Riccardi, P.E.
Florida Registration #45359

Attachments

This item has been electronically signed and sealed by Linda Riccardi, P.E. on 4/8/20 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1/20/20
19-083

TAPATIA MARKET
PALM SPRINGS

ATTACHMENT 1
PROJECT LOCATION

PTC

Attachment 2
Tapatia Market Palm Springs
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New External Trips
Retail	820	7,660 SF	125.61 /1,000 SF	962	6	0.6%	956	593	62%	363
High Turnover Restaurant	932	500 SF	112.18 /1,000 SF	56	6	10%	50	22	43%	28
TOTALS		8,160 SF		1,018	12		1,006	615		391

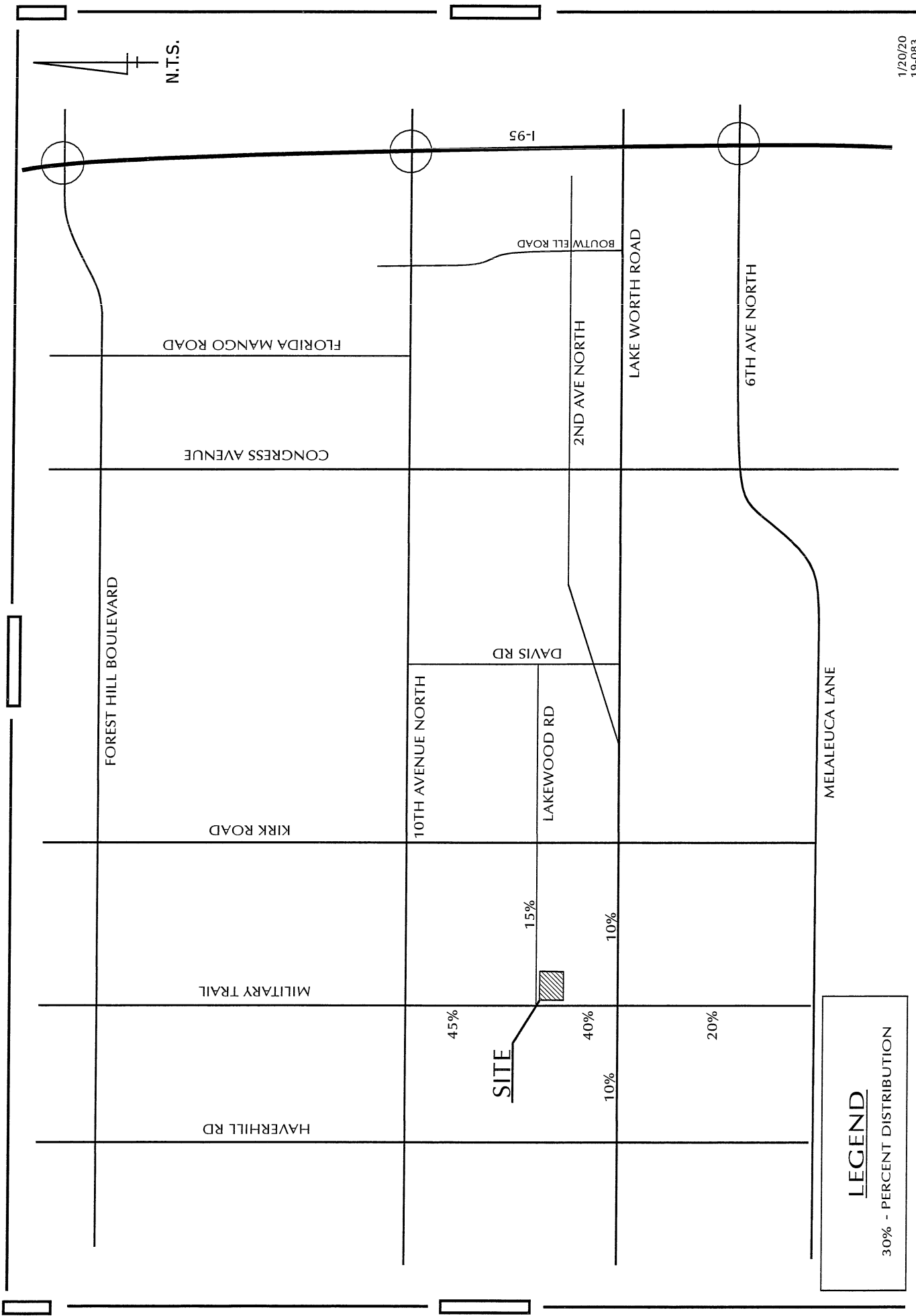
AM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Retail	820	7,660 SF	0.94 /1,000 SF (62/38)	4	3	7	1	10%	4	2	6	4	62%	2	-	2
High Turnover Restaurant	932	500 SF	9.94 /1,000 SF (55/45)	3	2	5	1	10%	2	2	4	2	43%	1	1	2
TOTALS		8,160 SF		7	5	12	2		6	4	10	6		3	1	4

PM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
				In	Out	Trips			In	Out	Trips			In	Out	Trips
Retail	820	7,660 SF	9.9 /1,000 SF (48/52)	36	40	76	1	1%	37	38	75	47	62%	14	14	28
High Turnover Restaurant	932	500 SF	9.77 /1,000 SF (62/38)	3	2	5	1	10%	2	2	4	2	43%	1	1	2
TOTALS		8,160 SF		39	42	81	2		39	40	79	49		15	15	30

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.



1/20/20
19-083

LEGEND

30% - PERCENT DISTRIBUTION

**TAPATIA MARKET
PALM SPRINGS**

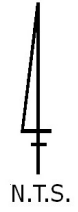
**ATTACHMENT 3A
PROJECT TRAFFIC DISTRIBUTION**

PTC

Attachment 3B
Tapatia Market Palm Springs
Project Traffic Assignment

Roadway	Link	Existing Lanes	Road Class	Dir.	AM Peak Hour		Peak Hour Directional Trips	Total Project Impact	LOS D Service Volume	Signif. Impact?
					3	Inbound				
					1	Outbound				
					% Dist					
Military Trail	10th Avenue North to Lakewood Rd	6LD	I	NB	45%		0	0.02%	2940	No
	10th Avenue North to Lakewood Rd	6LD	I	SB	45%		1	0.05%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	NB	40%		1	0.04%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	SB	40%		0	0.01%	2940	No
Lake Worth Road	Haverhill Rd to Military Trail	6LD	I	EB	10%		0	0.01%	2940	No
	Haverhill Rd to Military Trail	6LD	I	WB	10%		0	0.00%	2940	No
	Military Trail to Kirk Road	6LD	II	EB	10%		0	0.00%	2680	No
	Military Trail to Kirk Road	6LD	II	WB	10%		0	0.01%	2680	No

Roadway	Link	Existing Lanes	Road Class	Dir.	PM Peak Hour		Total Project Impact	LOS D Service Volume	Signif. Impact?	
					15	Inbound				Peak Hour Directional Trips
					15	Outbound				
					% Dist					
Military Trail	10th Avenue North to Lakewood Rd	6LD	I	NB	45%		7	0.23%	2940	No
	10th Avenue North to Lakewood Rd	6LD	I	SB	45%		7	0.23%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	NB	40%		6	0.20%	2940	No
	Lakewood Rd to Lake Worth Road	6LD	I	SB	40%		6	0.20%	2940	No
Lake Worth Road	Haverhill Rd to Military Trail	6LD	I	EB	10%		2	0.05%	2940	No
	Haverhill Rd to Military Trail	6LD	I	WB	10%		2	0.05%	2940	No
	Military Trail to Kirk Road	6LD	II	EB	10%		2	0.06%	2680	No
	Military Trail to Kirk Road	6LD	II	WB	10%		2	0.06%	2680	No



MILITARY TRAIL

LAKEWOOD ROAD

SITE

814

192

2 (15)

3 (18)

1 (6)

3 (34)

1 (6)

LEGEND

4 - AM PEAK HOUR
(17) - PM PEAK HOUR
466 - ADT

4/8/20
19-083

TAPATIA MARKET
PALM SPRINGS

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC



February 1, 2023

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Lakewood Plaza
Project #: 221006
Traffic Performance Standards (TPS) Review – Revised**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised January 23, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	SEC of Lakewood Road and Military Trail
PCN:	70-42-44-24-31-007-0010
Access:	One right-in-only access driveway connection onto Military Trail and one full access driveway connection onto Lakewood Road <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	General Retail = 4,898 SF General Office = 1,877 SF High Turnover Sit-Down Rest. = 1,400 SF
New Daily Trips:	196
New Peak Hour Trips:	14 (8/6) AM; 22 (12/10) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the TPS of Palm Beach County.

Please note an FDOT conceptual driveway pre-approval letter must be provided for the access connection onto Military Trail for the proposed land uses.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity
Affirmative Action Employer"



Andrea M. Troutman, P.E.
February 1, 2023
Page 2

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

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

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

Sincerely,

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

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:

Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

April 17, 2023

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

From: Tara Bamber, PE 

**Re: Lakewood Plaza at 3772 Military Tr
Site Plan Approval Letter
Engenuity Group Project No. 6001.137**

We reviewed the following which we received through WeTransfer on 3-31-23:

1. Civil Plans, 3 sheets (C1.1, C2.1, EX1), revised 03-29-23, by McLeod, McCarthy & Associates, P.A.
2. Site Plan, 1 sheet (PSP-1), revised 03-31-23, by Schmidt Nichols
3. Landscape Plans, 4 sheets (LI-1 to LP1-LP3), revised 03-31-2023, by Schmidt Nichols
4. FDOT Approval Letter, 1 sheet, dated 12-22-2022, by FDOT
5. FDOT Surplus Letter, 1 sheet, dated 02-21-2023, by FDOT
6. FDOT Surplus Area Sketch, 3 sheets, revised 03-27-2023, by Miller Land Surveying
7. Drainage Calculations, 9 sheets, revised 03-29-2023, by McLeod, McCarthy & Associates, P.A.
8. Justification Statement, 11 sheets, revised 03-31-2023, by Schmidt Nichols
9. Response to Comments Letter, 2 sheets, dated 03-31-23, by Schmidt Nichols
10. Boundary Survey, 1 sheet, revised 03-14-23, by Miller Land Surveying.
11. VPS Unified Development Application, 12 sheets, dated 10-17-2022

We recommend Site Plan approval with the following conditions:

1. Provide updated Village details and specifications (CAD files are available) for the water and sewer work.
2. Provide permits from applicable agencies including, but not limited to, PBC Fire Rescue, FDOT, etc.
3. Additional comments may be asked at time of Civil/Utility permit review.

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

Cc: Lisa Tropepe, PE
Chris Melendez
Ed Horton

RE: 3772 S Military Trail - Lakewood Plaza - 4th Submittal

MI

Margie Illsley <millsley@lwdd.net>

To:

- Christian Melendez Berrios
Mon 4/17/2023 8:46 AM

Good Morning,

This project is located on the South Side of Lake Worth Drainage District's (LWDD) L-11 Canal is not Adjacent. COMMENT

LWDD has no objection to the certification of this project. COMMENT

Thank you,

Margie Illsley



Margie Illsley | Right-of-Way Specialist

Lake Worth Drainage District | 13081 S. Military Trail | Delray Beach, FL 33484

Main Number– 561.498.5363 | Toll Free 1.844.306.5933 | Fax – 561.495.9694

www.lwdd.net |



Please consider the environment before printing this email.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
December 22, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – December 22, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Josh Nichols, LEED AP
Schmidt Nichols
1551 N Flagler Drive, Suite 102
WPB, FL 33401

Dear Josh Nichols, LEED AP:

RE: Pre-application Review for **Category C**, Pre-application Meeting Date: **December 22, 2022**
Palm Beach County - Village of Palm Springs; SR 809; Sec. # 93070000; MP: 20.60; Access Class - 5;
Posted Speed - 40; SIS - No; FDOT Ref. Project:

Request: In-only driveway on the east side of SR 809 approximately 35 feet north of the south property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **Lakewood Plaza – 3772 S Military Trail, Lake Worth, FL 33463**
Property Owner: **CAT Realty LLC**; Parcel Size: **1.19 Acres**
Development Size: **4,759 SF Retail, 1,400 SF Restaurant (15 Seats), 1,877 SF Office**

REQUEST APPROVED

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is installed a minimum driveway length of 100 feet is required.
- The proposed in-only driveway shall be channelized and have a maximum width of 18 feet (16 feet with pavement markings).
- All site plan features such as parking spaces and drive isles shall be located outside of FDOT right-of-way.
- The existing directional median opening island at SR 809 and South of Lakewood Road shall be modified to discourage illegal westbound to southbound left turn movements from South of Lakewood Road.

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: Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-12-22\4. 93070000 MP 20.6 SR 809_Lakewood Plaza\93070 MP 20.6 SR 809_Lakewood Plaza.docx

www.dot.state.fl.us

Lakewood Plaza - 3772 S Military Trail

WR

Wesley Jolin R. <WJolin@pbcgov.org>

To:

- Christian Melendez Berrios;
- Iramis Cabrera

Wed 4/5/2023 1:02 PM

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

No fire rescue site comments. Plans are being routed back to Palm Springs. Thank you.

Wesley Jolin, IAAI-CFI®

Fire Safety Specialist

Palm Beach County Fire Rescue

wjolin@pbcgov.org

561.233.2695

2300 North Jog Road: Suite 1E-40

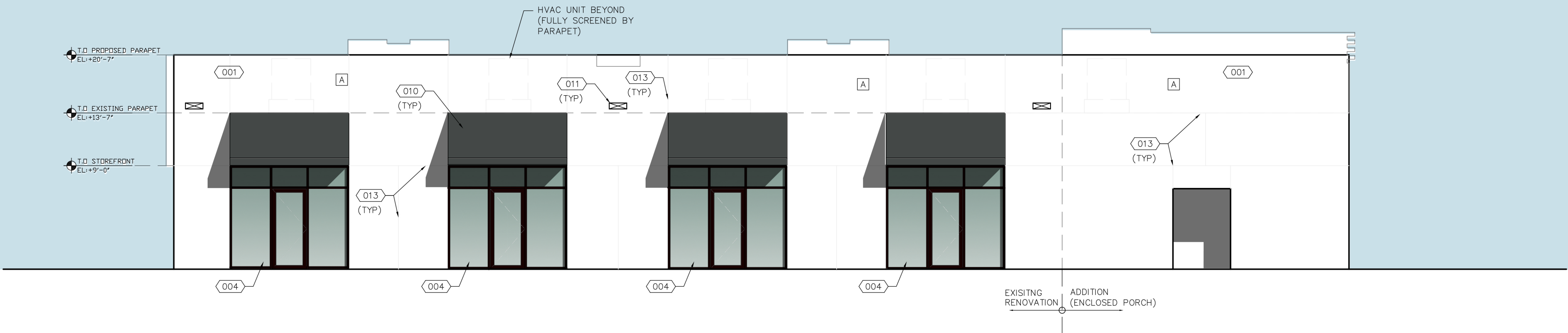
West Palm Beach FL 33411

HIPAA NOTE: This email conforms to the rules and regulations of the **HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)**. This email may contain HIPAA protected health information, which may include, but is not limited to, patient name, address, billing information, examination or treatment information, or other personal identifiers. All such information must remain confidential, and may only be viewed and utilized by those legally authorized. If such message is received in error, please notify the sender and delete the original. Any other use is strictly prohibited.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

MATERIALS			COLORS	GENERAL NOTES
001 5/8" SMOOTH STUCCO FINISH ON CMU 002 1/8" STUCCO REVEALS @ 6" C.C 003 DASH LINE DENOTES SIGN AREA (BY OTHERS) 004 ALUMINUM STORE FRONT. CLEAR GLASS WITH LOW "E" COATING FRAME COLOR: Bronze 005 IMPACT RESISTANT METAL DOOR PAINTED COLOR "D" 006 PRE-ENGINEERED ALUMINUM CANOPY (BY OTHERS) 007 DECORATIVE ALUMINUM GRILLE 008 PRE-ENGINEERED ALUMINUM CANOPY 009 CONCRETE EYEBROW W 3/8" STUCCO AND PAINT 010 CANVAS AWNING. COLOR: CHARCOAL GRAY 011 NEW 18"x6" EMERGENCY OVERFLOW SCUPPER 012 ROOF ACCESS LADDER 013 STUCCO CONTROL JOINT 014 SIMULATED WOOD COMPOSITE. RESYSTA OR SIMILAR	A FIELD: BM 'SUPER WHITE' FLAT FINISH B FIELD: BM 'KENDALL CHARCOAL' HC-166 FLAT FINISH C FIELD: BM 'STEEL WOOL' 2120 FLAT FINISH ALL COLOR SELECTIONS BASED ON BENJAMIN MOORE. REFER TO COLOR ELEVATIONS. PROVIDE 3"X3" COLOR SWATCHES ON WALL FOR ARCHITECT AND OWNER REVIEW PRIOR TO FINAL PAINT	1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED. 2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH. 3. REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED. 4. EXCEPT FOR SPECIAL CONDITIONS THAT VARY FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIAL ATTACHMENTS, ANCHORAGE, REFERENCE STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION. 5. REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION. 6. REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.		

NOTE: REMOVE ALL EXISTING BRICK VENEER PRIOR TO APLYING STUCCO. PATCH CRACKS AND PRIME



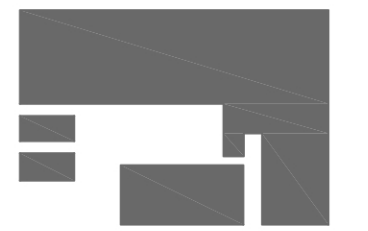
2 EAST ELEVATION

A3.1 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

A3.1 SCALE: 3/16" = 1'-0"



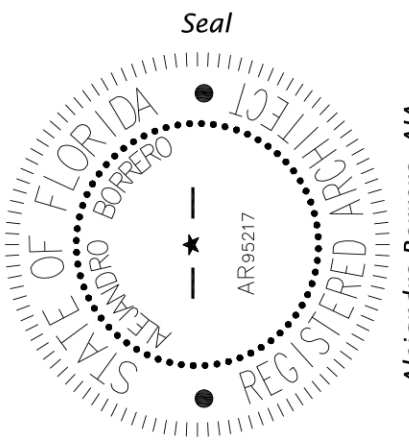
BORRERO
ARCHITECTURE

tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered Architect
AA26002653

Email: alejandra@borreroarch.com
Copyright Borrero Architecture, Inc - 2023

PROJECT:
LAKEWOOD PLAZA
3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Carrico Group
3772 S. Military Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

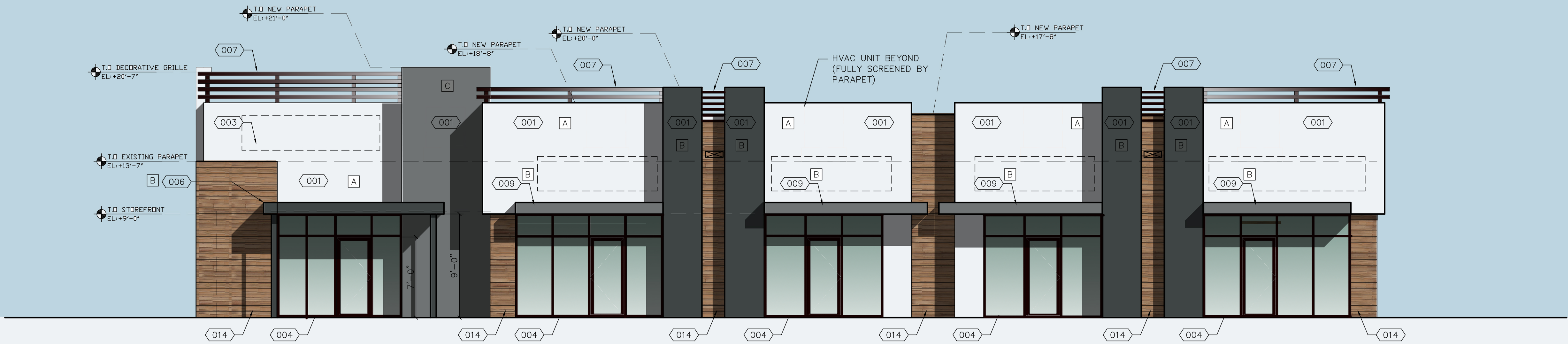
Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

Sheet No.

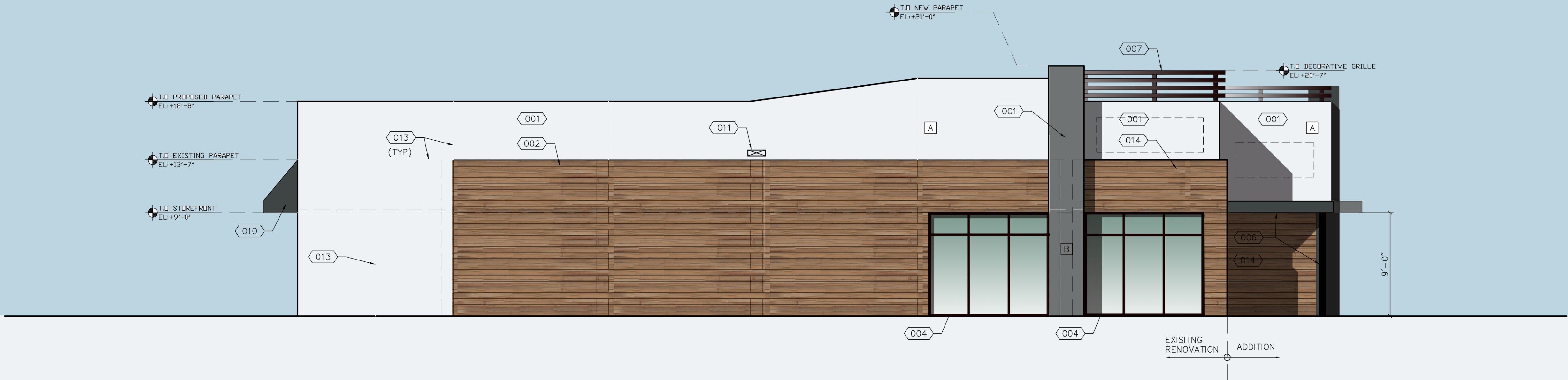
A3.1

MATERIALS	COLORS	GENERAL NOTES
001 5/8" SMOOTH STUCCO FINISH ON CMU 002 3/8" STUCCO REVEALS @ 6" C.C 003 DASH LINE DENOTES SIGN AREA (BY OTHERS) 004 ALUMINUM STORE FRONT. CLEAR GLASS WITH LOW "E" COATING FRAME COLOR: BRONZE 005 IMPACT RESISTANT METAL DOOR PAINTED COLOR "D" 006 PRE-ENGINEERED ALUMINUM CANOPY (BY OTHERS) 007 DECORATIVE ALUMINUM GRILLE. COLOR: BRONZE 008 PRE-ENGINEERED ALUMINUM CANOPY 009 CONCRETE EYEBROW W 3/8" STUCCO AND PAINT 010 CANVAS AWNING. COLOR: CHARCOAL GRAY 011 NEW 18"x6" EMERGENCY OVERFLOW SCUPPER 012 ROOF ACCESS LADDER 013 STUCCO CONTROL JOINT 014 SIMULATED WOOD COMPOSITE. RESYSTA OR SIMILAR	A FIELD: BM "SUPER WHITE" FLAT FINISH B FIELD: BM "KENDALL CHARCOAL" HC-166 FLAT FINISH C FIELD: BM "STEEL WOOL" 2120 FLAT FINISH ALL COLOR SELECTIONS BASED ON BENJAMIN MOORE. REFER TO COLOR ELEVATIONS. PROVIDE 3'X3' COLOR SWATCHES ON WALL FOR ARCHITECT AND OWNER REVIEW PRIOR TO FINAL PAINT	1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED. 2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH. 3. REFER TO GRAPHIC SYMBOLS LEGEND FOR TYPICAL AND CONVENTIONAL MATERIAL DELINEATION. THESE MATERIALS MAY NOT BE NOTED. 4. EXCEPT FOR SPECIAL CONDITIONS THAT VARY FROM THE TYPICAL, REFER TO THE PROJECT SPECIFICATIONS FOR INFORMATION RELATED TO MATERIAL ATTACHMENTS, ANCHORAGE, REFERENCE STANDARDS, AND OTHER RELEVANT INSTALLATION INFORMATION. 5. REFER TO THE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION. 6. REFER TO PARTITION TYPE SCHEDULE FOR INTERIOR PARTITION CONSTRUCTION AND RELATED NOTES.



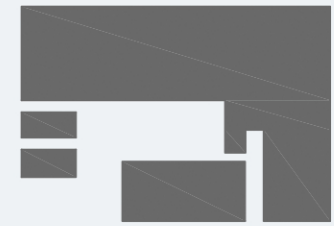
2 WEST ELEVATION

A3.0 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

A3.0 SCALE: 3/16" = 1'-0"



BORRERO
ARCHITECTURE

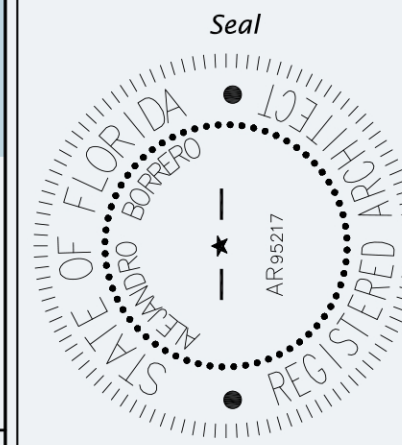
tel: 561-271-01-64
www.borreroarch.com
State of Florida Registered
Architect
AA26002653

Email: aljandrob@borreroarch.com
Copyright Borrero Architecture, Inc. - 2023

PROJECT:
LAKEWOOD PLAZA

3772 S. MILITARY TRAIL,
Lake Worth, FL 33463

Client:
Catalyst Group
3797 S Military Trail
Lake Worth FL 33463



THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF BORRERO ARCHITECTURE, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF BORRERO ARCHITECTURE, INC.

REVISIONS

Drawing Title

Scale see plans
Project No. 22036
Date 01-03-23

Drafted by: AB
Checked by: AB

Sheet No.

A3.0



VILLAGE OF PALM SPRINGS

Lakewood Plaza



Legend

- Parcels
- Village Boundary
- Proposal Parcel

Date: 6/22/2023
When Printed on 8 1/2" x 11"
1 inch equals 250 feet

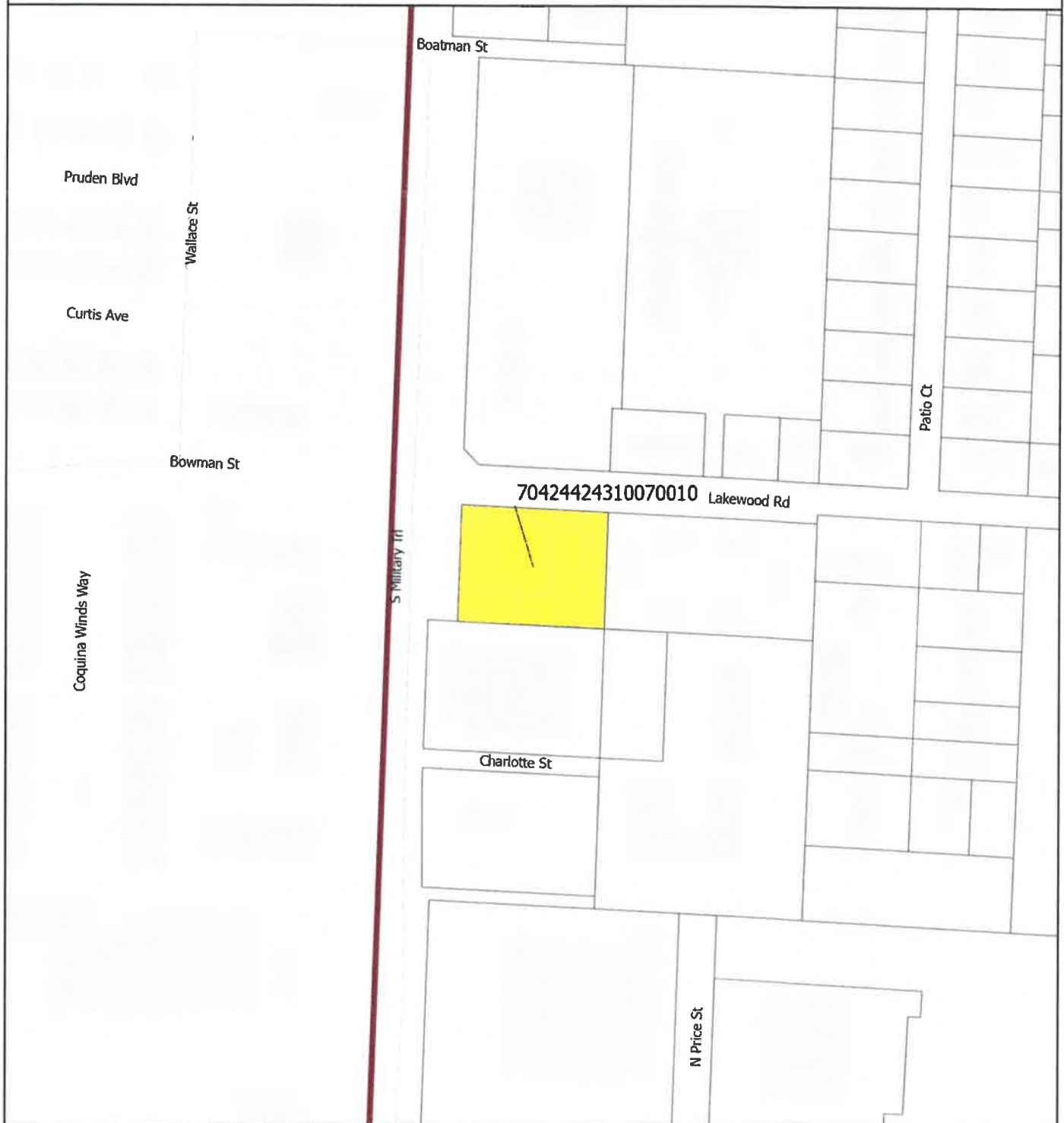
0 250
Feet

Florida Technical Consultants



VILLAGE OF PALM SPRINGS

Lakewood Plaza



Legend

-  Parcels
-  Village Boundary
-  Proposal Parcel

Date: 6/22/2023

When Printed on 8 1/2" x 11"
1 inch equals 250 feet

0 250
Feet

 Florida Technical Consultants



Pruden Blvd

Wallace St

Curtis Ave

Bowman St

Boatman St

70424424310070010 Lakewood Rd

Patio Ct

S Military Tr

Charlotte St

N Price St