



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 12, 2023
6:30 PM

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

Peter Braun, Board Member
Kim Gehrman, Board Member
Brenda Browning, Sr. Alternate

ADMINISTRATION

Planning, Zoning, and Building Director, Iramis Cabrera	Village Attorney Christy Goddeau
Planning, Zoning, and Building Planner, Christian Melendez	Deputy Village Clerk Jane R. Worth

Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Brenda Browning, 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 July 11, 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

3. **Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) - St. Peter Coptic Orthodox Church - 3405 Forest Hill Boulevard:** Motion to recommend approval to Village Council of an application from Land Research Management, Inc., agent for St. Peter Coptic Orthodox Church (Owner), for a Site Plan Amendment (SPR23-09) and Special Exception (PSSE23-04), to allow an expansion of the existing building, with construction of a 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General property located at 3405 Forest Hill Boulevard.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner
4. **Planning and Zoning Board Order No. 2023-06 - Parking Variance (PSV23-15) - St. Peter Coptic Orthodox Church - 3405 Forest Hill Boulevard:** Motion to approve Planning and Zoning Board Order No. 2023-06 variance relief from Section 34-1329(2)(a) to allow a total of 181 parking stalls where 189 parking spaces are required, for the property located at 3405 Forest Hill Boulevard.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

OTHER BUSINESS

ADJOURNMENT

**NEXT MEETING
TUESDAY, OCTOBER 10, 2023 @ 6:30 PM**

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

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8419

III. Complaint Procedures:

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

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



Village of Palm Springs

Staff Report

AGENDA DATE: September 12, 2023

DEPARTMENT: Administration

ITEM #2: July 11, 2023, Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. July 11, 2023 Planning and Zoning Advisory Board Meeting Minutes



**PLANNING AND ZONING ADVISORY BOARD MEETING
MINUTES, VILLAGE COUNCIL CHAMBERS
226 CYPRESS LANE, VILLAGE OF PALM SPRINGS, FLORIDA
JULY 11, 2023 AT 6:30 PM**

CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:31 PM.

ROLL CALL:

BOARD MEMBERS: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Peter Braun, and Kim Gehrman

ABSENT: Ralph Lashells

STAFF: Planning, Zoning, and Building Director Iramis Cabrera, Planning, Zoning and Building Planner, Christian Menedez, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane R. Worth

1. **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.**

Deputy Worth asked the Board Members if there was ex part communications. The Board answered there were none. Deputy Worth swore in Ms. Anna Colon, Mr. Juan Samperio and Mr. Josh Nichols

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera informed the Board that Item #7 would be considered after Item #4.

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. 7043-44-18-00-000-7640 submitted by Mr. Juan Samperio, agent for Mery Vigoya, Applicant and Owner.

Staff: Christian Melendez Berrios, PZ&B Planner

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.

Planning, Zoning & Building Planner Christian Melendez stated that Applicant Mery Vigoya requested a variance relief from Section 334-746 to allow a minimum lot width of 50 feet rather than the 65 feet minimum required.

Planner Melendez said the Planning, Zoning, and Building Staff recommend approval of the variance for constructing a single-family home compatible with the surrounding properties.

Mr. Juan Samperio, agent for Mery Vigoya ("Applicant and Owner"), presented the information needed for the requirements and measurements of the lot and setbacks.

The Board had the following remarks: What is the width of the lots on each side of the house? Mr Samperio said 30 feet. Clarification was needed as the Board wanted to know the footage on each side between homes. Mr. Samperio stated one was 65 feet and the other was 50 feet. Director Cabrera confirmed the minimum setback for a single-family home was 65 feet, this lot was 50 feet. That is why the variance was requested.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion for approval of Planning and Zoning Board Order No. 2023-03 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried 4-0.

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-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue. Staff: Iramis Cabrera, PZB Director**

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.

Director Cabrera stated Items #5 and #6 would be presented together but voted individually.

Planner Melendez informed the Board Schmidt Nicols, LEED AP, agent for Yuma Hamed, MGR was requesting a Site Development Plan approval (SPR23-06) with two (2) variances (PSV23-11 and PSV23-12) for the construction of a new 4,382 square-foot office/retail building on the two (2) combined commercial vacant parcels at 2833 South Congress Avenue. The Planning, Zoning, and Building Staff did not object to the variances being requested and recommended approval for the development project.

Mr. Josh Nichols, with Schmidt Nichols Agent for the Applicant Yuma Hamed, MGR, did the presentation by PowerPoint for the Board and attendees of the meeting. He stated this was at the southwest corner of Emerson Road and Congress Avenue. The land use will not be changed; it is currently Commercial Land Use and Commercial General, which is in place presently. There were many conversations with FDOT, and three feet of right of way was dedicated. Mr. Nichols presented the colors and building renderings. Mr. Nichols also addressed the variances being requested, and stated there were no problems with meeting the requests.

Chairman Tieche also commended the current owner on the amazing job he had done on keeping the property in excellent condition.

Chairman Tieche asked the Board for any questions.

1. On the rear/west side, there's no driving back there correct and residents that live next to the proposed building will not be inconvenienced by noise? Mr. Nichols answered there is no driving, and the residents will not be infringed on.
2. Will people have the shell already designed for them? Mr. Nichols stated they would design the inside, but the outside facade has already been designed.
3. Where will the A/C units be placed? Mr. Nichols stated the units for air conditioning would be on the top of the building. A discussion on the turning from Congress into Emerson and from the south heading north. Mr. Nichols discussed that there were two peak-hour morning turns and seven peak-hour night turns.
4. Is there a wall on the west side of the single-family house? Mr. Nichols stated there was not a wall. Director Cabrera stated they could ask for a wall as a requirement. Currently, there is an existing six-foot chain link fence. Is there a hedge on the plans? Mr. Nichols said there is a hedge line there.
5. Architectural Design is very good. There won't be any occupants that will be using lighting that will be distracting. Director Cabrera stated the units are shells and the occupants will have to come in for permitting and build-out requirements. Director Cabrera said that the village code does not allow for lights or flags as advertisements.

Chairman Tieche asked the public or the Board for any additional comments for Planning and Zoning Board Order No. 2023-04. Hearing none, a motion to recommend approval of Planning and Zoning Board Order No. 2023-04 was made by Mr. Hughes and seconded by Mrs. Gehrman with the requirements discussed with staff and to keep the current chain link fence. The motion carried, 4-0.

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-foot office/retail building on the two combined commercial vacant parcels at 2833 South Congress Avenue.

Staff: Christian Melendez Berrios, PZ&B Planner

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.

This Item was discussed and presented at the same time as Item #5.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the Site Development Plan (SPR23-06) was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 4-0.

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: Christian Melendez Berrios, PZ&B Technician

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 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.

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.

Planner Melendez informed the Board, that Anna Colon, agent for AMJ Property Management LLC is constructing 5 additional two (2) story residential dwelling units. Currently, there is an existing single-family home, which is being proposed to be renovated. The proposed development would also include an office totaling 10, 710 square feet.

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.

Ms. Anna Colon, representing Team Architect for AMJ Property Management LLC. The total square acres is 1.05 acres. The proposed project is five (5) units, 2 stories each, and a small office space and is located on Linda Lane and Kirk Road. The site plan required 21 parking spaces and that is provided. The buffer required around the perimeter is met. There are no variance requests. There will be enclosed garages, three (3) bedrooms, and 2.5 bathrooms. Modern style facade. Some of the landscaping exists, and all the landscape buffer is provided by the applicant. Ms. Colon explained the layout of the townhomes on the inside. Each apartment unit will be 2,000 square feet.

Chairman Tieche asked for comments from the Board. The Board's concerns were:

1. Were the garages considered part of the parking space in the 21 spaces provided? Ms. Colon stated yes. One car in the garage, one car in the driveway. The lease agreement will state that the garage must be a parking garage.
2. What is the recourse for the overflow of parking, who is to maintain the congestion, the Police and Code Enforcement? Ms. Colon stated the manager would respond to the excess parking overflow. Director Cabrera confirmed that the parking is definitely in the lease agreement with the tenants.
3. Where are there sidewalks? Ms. Colon answered from Kirk Road, from the street to the back by the bike rack. Director Cabrera informed the Board that Linda Lane is

a County Road and is not a requirement of Palm Beach County. Ms. Colon stated there was an open green space in the back that could be used for recreational space.

Chairman Tieche asked the public or the Board for any additional comments on Item No. 7. Hearing none, a motion to recommend approval of the Site Development Plan (SPR2308) was made by Mr. Braun and seconded by Mrs. Gehrman. The motion carried, 3-1. Mr. Hughes was opposed.

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 variance relief to allow a 10' wide landscaped buffer along the eastern and (PSV23-13) 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: Christian Melendez Berrios, PZ&B Planner

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.

Director Cabrera stated Item #8 and Item #9 would be presented together.

Planner Christian Melendez stated Schmidt Nicols, agent for Caled Hamed, MGR, CAT Realty, LLC was presenting for the Applicant. The property was annexed on December 11, 20214 as a developed property. It was originally a funeral home. The applicant is asking for one (1) variance for a 3-foot-wide landscaped buffer along the western boundary adjacent to Military Trail that requires a 15' wide buffer. The existing commercial structures would accommodate a 4,898 square foot retail space, a 1,400 square foot restaurant, and a 1,877 square foot office use for a total of 8,175 square foot commercial space located at 3772 South Military Trail.

Mr. Josh Nichols, Agent for the Applicant, stated this was originally a funeral home. The improvements that exist go to the Military Trail. FDOT stated the signage and parking were owned by FDOT, and the applicant had to buy back land in the amount of \$80,000. Mr. Nichols presented a PowerPoint to the Board and discussed the project data. The building will have rehab, everything will be updated, and there are drainage issues. The architecture is very similar to the previous presentation, modern structure. While the landscaped buffer looks to be three (3) feet, there is an additional five (5) feet. The staff has evaluated the variances and conditions of approval and the applicant agrees with everything. The homeless situation has also been addressed as Code Enforcement did call and a construction barrier has been installed.

The Board asked why there was not a second floor added. Mr. Nichols stated he was not an engineer, but he did not think structurally it was sound for the second floor. Was the eastern fence along the east chain link? Mr. Nichols stated it was a six (6) foot precast wall. Along the south boundary, there is no wall, it is commercial to commercial.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Planning & Zoning Board Order No. 2023-05 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 4-0.

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: Christian Melendez Berrios, PZ&B Planner

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 (PSSE2303) 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.

This Item was discussed with Item #8.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Site Development Plan Amendment and Special Exception Use (PSSE23-03) was made by Mr. Hughes and seconded by Mr. Braun. The motion carried, 4-0.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:29 PM

ATTEST:

Johnnie Tieche, Chairman

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on **July 11, 2023**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **September 12, 2023**.

Jane R. Worth, Deputy Village Clerk

NEXT REGULAR MEETING: TUESDAY, AUGUST 8, 2023 @ 6:30 PM

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

DRAFT



Village of Palm Springs

Staff Report

AGENDA DATE: September 12, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) - St. Peter Coptic Orthodox Church - 3405 Forest Hill Boulevard

SUMMARY: Land Research Management, Inc. (Applicant), agent for St. Peter Coptic Orthodox Church (Owner), is requesting approval of a Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) to allow an expansion of the existing building, with the construction of an 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General (CG) property located at 3405 Forest Hill Boulevard.

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated by the Commercial General zoning district and Commercial Future Land Use.

The existing 25,681 sq. ft. house of worship is proposed to be expanded and renovated to accommodate a new sanctuary, and the needs of the congregation in terms of interior offices and classrooms for religious education and meetings. The applicant is proposing to demolish 4,872 square feet of the existing building and construct a new 11,478 sq. ft. sanctuary building in its place for a total of 32,287 sq. ft. (net increase of 6,606 sq. ft.). Estimated construction costs are anticipated to be \$4 million.

In addition to the proposed expansion, the driveway connection to Forest Hill Boulevard is being moved further east to provide for additional vehicular stacking and improve the internal traffic circulation.

As part of the proposed Site Plan Amendment, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Advisory Board's consideration and which is subject to a separate item:

1) PSV23-10 - Requesting a variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are required.

Additionally, the applicant is requesting a separate consideration from the Village's Council for the allowance of the building height.

According to Sec. 34-824 (a)(1) - Churches and houses of worship shall not be subject to the height restrictions of the CG district, but the height of such structures shall be subject to determination during the Site Plan approval process at the discretion of the Village Council.

The applicant proposes:

Structure	Height
Existing building	15'4"
Dome at the entry door	19'5"
New building	47'
Bell tower	80'
<u>Note:</u> The maximum height permitted within the Commercial General district is 45'.	

The Planning, Zoning, and Building staff do not object to the proposed Site Plan Amendment, Special Exception Use and Variance requested, and recommend conditional approval to facilitate the redevelopment of the property.

FISCAL IMPACT:

The proposed redevelopment will enhance the area, although as a non-profit, it will not affect the Village's assessed property valuation.

ATTACHMENTS:

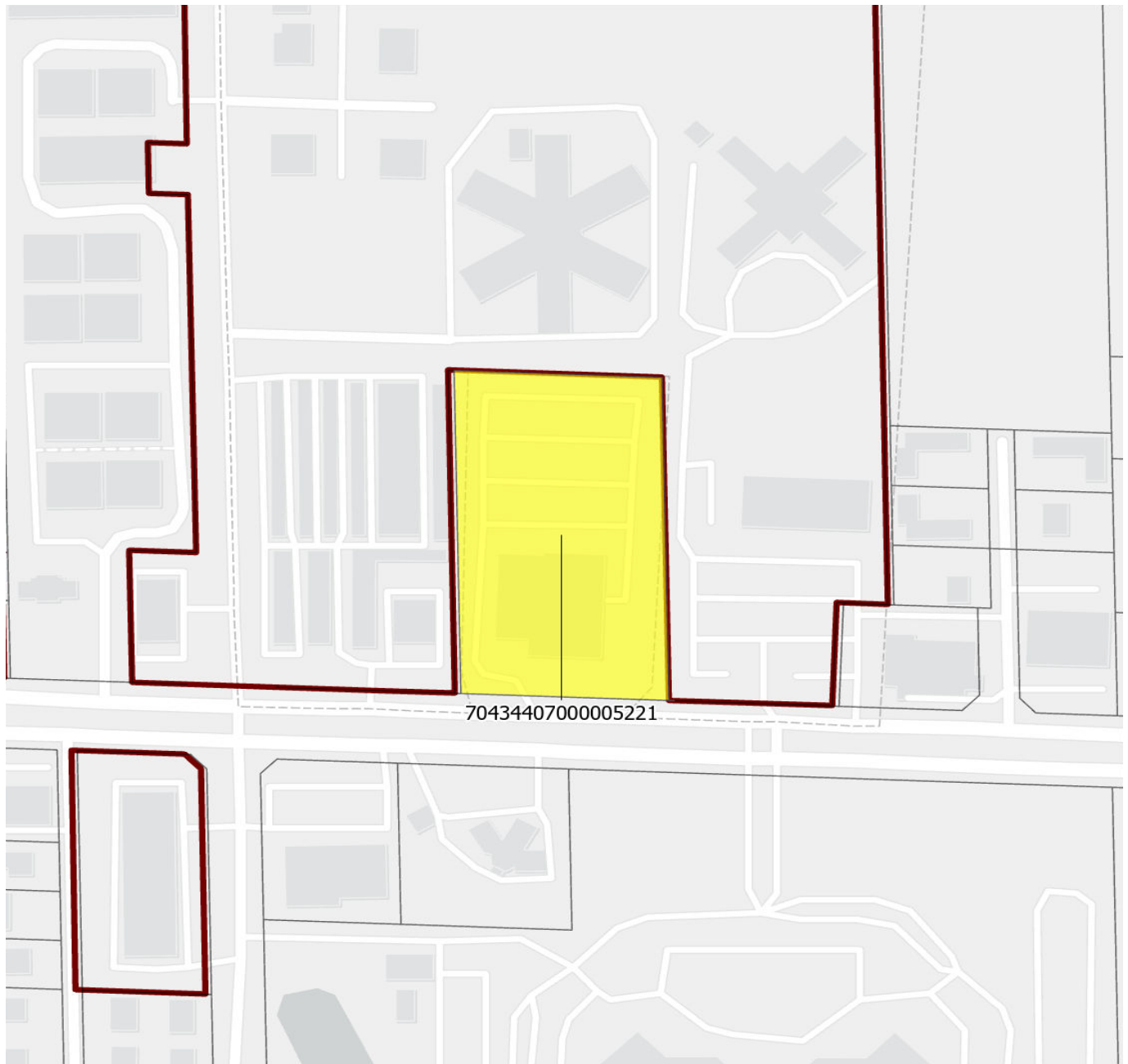
1. Exhibit "A" Staff Report and Conditions of Approval
2. Site Plan, Landscape Plan, Engineering Plans and Letters
3. Project Narrative
4. Colored Rendering
5. Aerial and Location Maps



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment - St. Peter Coptic Orthodox Church – 3405 Forest Hill Boulevard

Application Summary			
Applicant / Petitioner	St. Peter Coptic Orthodox Church	Submittal Date	06/19/2023
Reference Name	St. Peter Coptic Orthodox Church	Case Number	SPR23-09, PSSE23-04, PSV23-15
		Parcel Control No	70-43-44-07-00-000-5221
Location	3405 Forest Hill Boulevard	Site Area	±3.96 acres
P&Z B Meeting	September 12, 2023	Council Meeting	September 27, 2023
Requests			
Proposed Use(s)	Site Plan Amendment for the St. Peter Coptic Orthodox Church, to allow an expansion of the existing building, with the construction of 11,470 square feet sanctuary building for the Commercial General property located at 3405 Forest Hill Boulevard.		
Number of Buildings	1 building structure with a total of 32,287 sf		
Variances	PSV23-15 Requesting a Variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	189 spaces Office use 1/200 SF = 12 spaces School use 1 per Classroom / 1 per Staff = 18 spaces Church 1 / 4 seats = 159 spaces	159 spaces + 22 grass parking = 181 spaces	No** (variance requested)
Site Characteristics			
Existing Use	Church	Proposed Use	Church
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	Residential community	Unincorporated Palm Beach County	Unincorporated Palm Beach County
South	Professional offices & School Board District	Commercial and Governmental	Commercial General (CG) and Government (G)
East	Orphan institution	Unincorporated Palm Beach County	Unincorporated Palm Beach County
West	Self-storage facility	Unincorporated Palm Beach County	Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Plan amendment to allow the expansion of the existing building, with the construction of 11,470 square feet sanctuary building for the Commercial General property located at 3405 Forest Hill Boulevard.			



I. Site History

- **Ordinance No. 2004-33: Annexation**

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated with the Land Development with the Commercial General zoning district and Commercial Future Land Use.

- **Resolution No. 2010-61: Site Plan and Special Exception Use**

On December 16, 2010 the Village Council approved the Special Exception Use and concurrently a Site Plan to allow a 25,681 square feet house of worship.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as a special exception use and is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variance:

- **PSV23-15** Requesting a Variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are 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.**

Response: The church, the only building located on the subject property, is used for religious purposes with the peak parking demand associated with the sanctuary during times services (Masses) are held. No other space within the building is used when services are held (e.g. classrooms, meeting rooms, offices, library, etc.). This practice is part of the religious doctrine of the Coptic faith. Only one (1) Mass is held per day as prescribed by Church rites and congregants attend as a religious family meaning there are no simultaneous uses occurring that compete for parking spaces with the sanctuary use.

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

Response: Church doctrine prescribes that no other activities on the campus can occur while Mass is being held. This doctrine is prescribed by the tenets of the church and steadfastly observed, which ensures that adequate parking will always be available. The requested variance is therefore not a result of actions taken by the church.

- 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: The requested variance to allow a deviation from the strict parking standards of the Village Code which doesn't provide for shared parking as discussed in the site plan application does not confer a special privilege upon the Applicant. Shared parking justification is recognized by other places of worship in the vicinity of St. Peter Coptic Church when schools, multi-purpose buildings and Sunday schools are co-located.

- 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 of the parking standards prescribed in the Village Code would deprive the Applicant of rights commonly enjoyed by other places of worship such as St. Luke Catholic Church, which have co-

located uses as described above and work an unnecessary hardship on the Applicant. Ample parking has been established to justify the variance request.

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

Response: The variance of eight (8) spaces that would be required is the minimum that will make possible the reasonable use of the existing structure and proposed addition.

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

Response: The granting of this variance will be in harmony with the general intent and purpose of this chapter. The general intent and purpose of this chapter is to provide adequate parking for the uses maintained in the building. St. Peter has been holding religious services and gatherings on the premises for the past 12 years without any issues related to adequate parking. It is the applicant's/owner's position that intent and purpose of this chapter has been met by the proposed site plan and reduction of the 8 spaces.

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

Response: The granting of this variance will not be injurious to the area involved or otherwise be detrimental to the public welfare. The applicant has provided adequate parking for the proposed church expansion and no impacts that could otherwise be considered detrimental to the public welfare will exist upon the grant of the variance request.

Staff does not object to the applicant's request based on the intent of the applicant to maximize the use of the property without creating negative impacts to the surrounding properties.

Separate consideration from the Village Council:

Accordingly with Sec. 34-824 (a)(1) - Churches and houses of worship shall not be subject to the height restrictions of the CG district, but the height of such structures shall be subject to determination during the site plan approval process in the discretion of the Village Council.

The applicant proposes:

Structure	Height
Existing building	15'4"
Dome at the entry door	19'5"
New building	47'
Bell tower	80'
<u>Note:</u> the maximum height permitted within Commercial General district is 45'.	

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of Davis Road and the north side of Forest Hill Boulevard.
- 2) The surrounding properties are generally Unincorporated Palm Beach County.
- 3) The School Board District is located to the South.
- 4) A mix of different commercial uses are located along Forest Hill Boulevard.
- 5) The public bus stop is located right in front of the property.
- 6) The proposed facility is permitted as a special exception use within the Commercial General zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) The project meets the Traffic Performance Standards of Palm Beach County.
 - 3) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan by the Village's Council.
 - 4) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBCWUD and Village of Palm Springs are required prior to construction.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on August 31, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on August 29, 2023.
- Legal advertisement was published in the paper on August 31, 2023.
- Staff have not received any inquiries or comments as a result of the notices.

VIII. 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 Amendment Approval and concurrently Special Exception Use with 1 variance for the expansion of the existing place of worship.
 1. Site Plan dated received on August 31, 2022 revised and resubmitted on June 19, 2023.
 2. Landscape plans dated received on August 31, 2022 revised and submitted on June 19, 2023.
 3. Architectural floor plans received on August 31, 2022.
 4. Justification Statement and proposed use.
 5. Traffic equivalency statement.
 6. Parking reduction statement.

IX Recommendation

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated with the Land Development with Commercial Future Land Use and Commercial General zoning district. The property presently supports a single story with 25,681 square feet house of worship approved by the Village council on December 16, 2010.

The Applicant is proposing to demolish 4,872 square feet of the existing building and construct a new 11,478 square feet sanctuary building in its place. The proposed improvements consist in a single structure with a total floor area of 32,287 square feet. The proposed uses within the building will include: a new sanctuary, a kitchen, storage areas, classrooms, and offices to support the overall function of the St. Peter Coptic Orthodox Church.

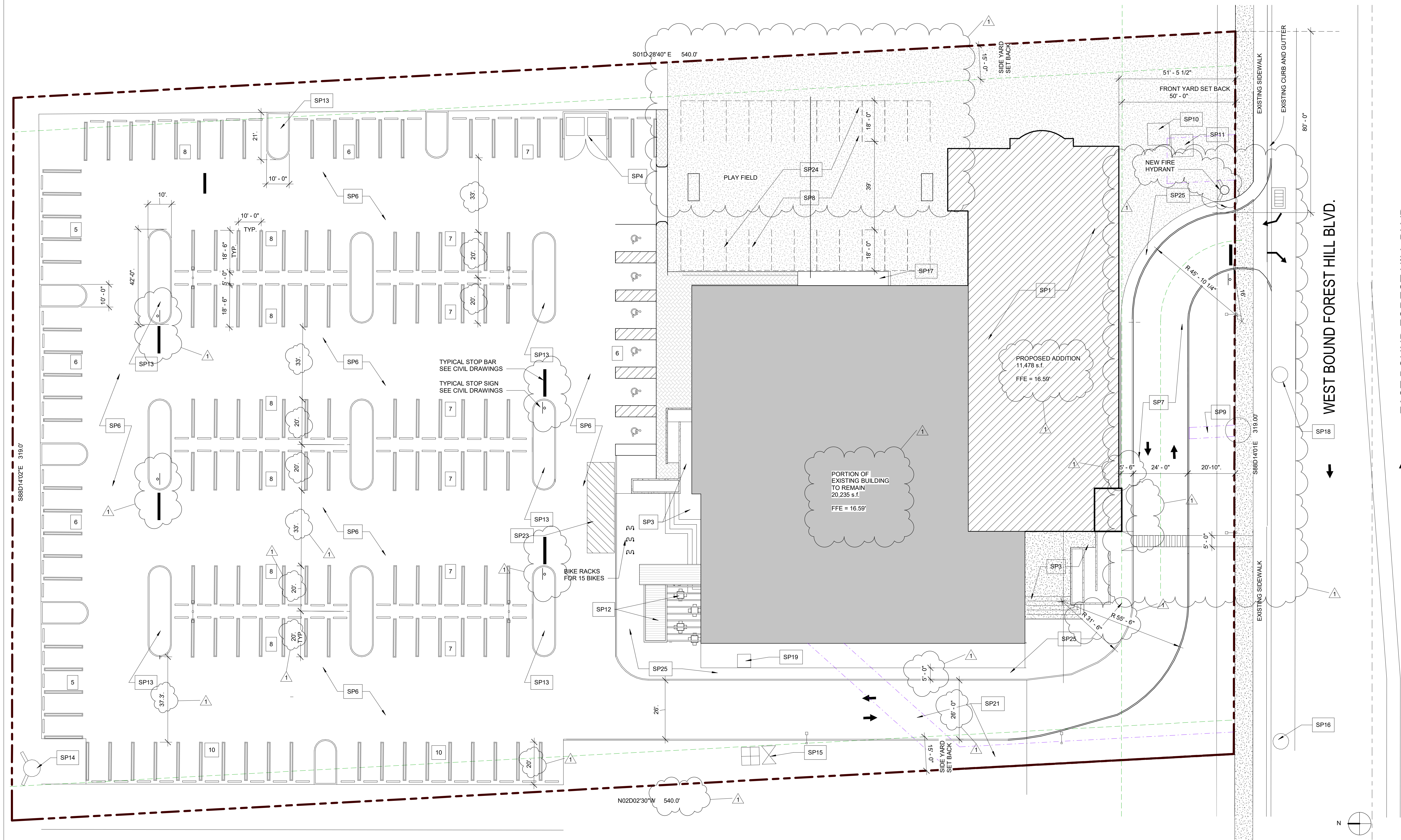
Additionally, Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the land development and zoning regulation and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact the natural system.

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use, the Site Plan Amendment, and the Variance requested, subject to the following thirty-three (33) conditions below:

1. Build out date is **December 31, 2025**.
2. The Site Plan approval is valid within 24 months of Council Approval.
3. The special exception approval shall be implemented within 18 months of Council approval.
4. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
5. The worship sanctuary area shall be limited to 633 seats.
6. In case of any parking issues, as determined by the PZ&B Director and/or Police chief, the property owner may be required to undertake additional measures.
7. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
8. A security plan addressing evacuations and emergency situations shall be provided **at time of permitting**.
9. Comments issued by Palm Beach County Water Utilities shall be addressed **at time Civil – Utility plan review**.
10. The new addition will be required to be protected by a monitored automatic fire sprinkler system per Palm Beach County Fire Rescue department.
11. Any existing or proposed mechanical equipment shall be screened from view.
12. Any existing or proposed utility box shall be wrapped and screened from view **at time of final inspection**.
13. No loitering on the grounds will be permitted.
14. Any special event to be held at the property is subject to Special Event Permit approval by the Village.
15. Permits must be obtained from the Village, PBCWUD and Palm Beach County Fire Department **at time of permitting**.
16. Any future proposed signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
17. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
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, 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. 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. All new electric utilities shall be underground.
24. 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 Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
25. 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.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
29. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
30. 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.

31. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
32. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
33. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



SITE PLAN DATA

PARKING SPACES REQUIRED PER 34-1329
CHURCH SANCTUARY: 6,887 S.F.
1 SPACE PER 4 SEATS (633/4 = 159 SPACES)
REQUIRED (159 SPACES PROVIDED) ADDITIONAL PARKING
SPACE (22) ARE AVAILABLE IN GRASS AREA

OFFICE AREA:
2400 S.F.

EDUCATIONAL AREA SUNDAY SCHOOL CLASSROOMS:
5200 S.F.

RESTROOMS, CIRCULATION, MECHANICAL
ELECTRICAL, MISC. SPACES: 16,200 S.F.

TOTAL SPACES REQUIRED: 159
SPACES PROVIDED: 159

6 ACCESSIBLE SPACES REQUIRED (6) PROVIDED

LANDSCAPING

LANDSCAPE ISLANDS REQUIRED AT PARKING AREA
EVERY 12 SPACES 5'-0" WIDE WITH TREE

20 S.F. OF LANDSCAPED AREA REQUIRED PER EACH SPACE
SEE PROPOSED LANDSCAPE PLANS

ZONING

CURRENTLY ZONED: CG
BUILDING HEIGHT ALLOWED: 45' (APPROVED FOR 60')
MAX GROSS FLOOR AREA: 50% OF TOTAL LOT AREA
PROVIDED FLOOR AREA: 19%

BUILDING DATA

EXISTING BUILDING: 25,681 S.F.
AREA OF EXISTING BUILDING TO BE DEMOLISHED: 4,872 S.F.
PORTION OF EXISTING BUILDING TO REMAIN: 20,809 S.F.
AREA OF NEW ADDITION: 11,478 S.F.
TOTAL BUILDING AREA WITH NEW ADDITION: 32,287 S.F.

SITE DATA

P.C.N. 00-43-44-07-00-000-5221
LOT AREA: 3.96 ACRES, 172,497 S.F.
OPEN SPACE: 20% (10% REQUIRED)
FAR = 18.7%
BUILDING COVERAGE: 18.7%
IMPERVIOUS AREA: 136,377 S.F.
PERVIOUS AREA: 36,120 S.F.

BIKE RACKS PROVIDED FOR (15) BIKES

PROJECT NARRATIVE

THE EXISTING BUILDING IS CURRENTLY A CHURCH AND WILL
REMAIN A CHURCH. A PORTION OF THE EXISTING BUILDING IS
BEING DEMOLISHED AND A NEW SANCTUARY IS BEING ADDED.
THE EXISTING SITE WILL HAVE A NEW PARKING LAYOUT AND NEW
CIVIL STORMWATER MODIFICATIONS TO ADDRESS THE CURRENT
PROBLEMS. THE REMAINDER OF THE INTERIOR OF THE CHURCH
WILL BE REMODELED.

PROPOSED SITE PLAN NOTES

- SP1 PROPOSED SANCTUARY ADDITION
SP2 EXISTING BUILDING TO BE RENOVATED
SP3 NEW PROPOSED ENTRY RAMP AND STEPS
SP4 NEW PROPOSED DUMPSTER ENCLOSURE - SEE DETAILS
SP5 NEW PROPOSED SITE LIGHTING POLES TYP.
SP6 NEW PROPOSED PAVED AREAS AND PARKING LAYOUT
SP7 NEW PROPOSED ENTRANCE DRIVE AND DROP & OFF AREA
SP8 NEW PROPOSED PLAY FIELD

- SP9 FLORIDA POWER AND LIGHT EASEMENT PER ORB 3738 PG. 102
SP10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
SP11 EXISTING SOUTHERN BELL TELEPHONE AND TELEGRAPH
EASEMENT PER PER ORB 4548 PG. 349.
SP12 PROPOSED OUTDOOR SEATING AREA WITH PARTIAL
TRELLIS COVER
SP13 TYPICAL NEW LANDSCAPE PLANTER AREA - COORDINATE WITH
LANDSCAPE DRAWINGS
SP14 EXISTING FIRE HYDRANT TO REMAIN
SP15 WATER MAIN AND VALVE TO REMAIN - COORDINATE WITH CIVIL
DRAWINGS

PROPOSED SITE PLAN 1" = 20'-0" 1

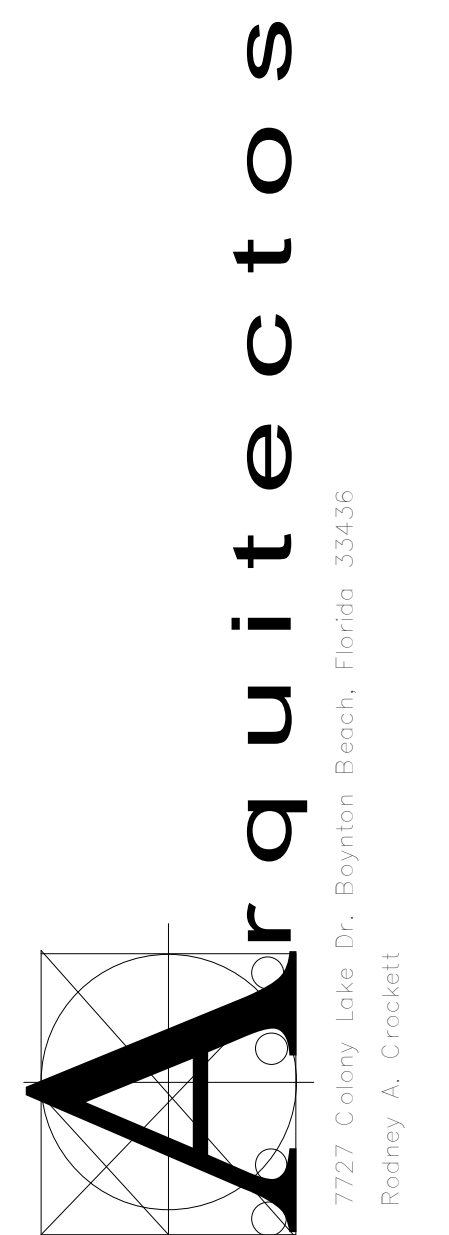
- SP16 EXISTING STORM MANHOLE TO REMAIN - COORDINATE WITH
CIVIL DRAWINGS
SP17 EXISTING A/C'S TO REMAIN
SP18 EXISTING TELEPHONE MANHOLE TO REMAIN
SP19 SANITARY MANHOLE TO REMAIN
SP20 FLORIDA POWER AND LIGHT EASEMENT PER ORB 2336 PG. 1828
SP21 FLORIDA POWER AND LIGHT COMPANY EASEMENT PER ORB 2336
PG. 1828
SP22 PROPOSED SITE LIGHTING - SEE PHOTOMETRIC SHEET
SP23 PROPOSED 12 X 40 LOADING ZONE
SP24 TEMPORARY GRASS PARKING IF NEEDED
SP25 PROPOSED NEW CONCRETE SIDE WALK



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279

11/27/19

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL



4.25.22

4.7.23 Site Plan Review
Comment Responses

PROPOSED SITE PLAN

A1.02

TREE DISPOSITION CHART

TREE NO.	COMMON NAME	BOTANICAL NAME	NATIVE	DBH (INCHES)	CLEAR TRUNK HEIGHT	DISPOSITION	MITIGATION REQD.
001	BLACK OLIVE	BUCIDIA BUCERAS	NO	36"	—	REMAIN	NO
002	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
003	COCONUT PALM	COCOS NUCIFERA	NO	—	20'	REMOVE	NO
004	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
005	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
006	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
007	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	24"	10' C.T.	REMOVE	NO
008	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
009	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMOVE	NO
010	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMOVE	NO
011	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
012	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
013	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
014	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
015	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
016	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
017	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
018	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NO
019	MANGO	MANGO TREE	NO	7"	—	REMAIN	NO
020	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
021	LIVE OAK	QUERCUS VIRGINIANA	YES	24"	—	REMAIN	OFF-SITE
022	LIVE OAK	QUERCUS VIRGINIANA	YES	24"	—	REMAIN	OFF-SITE
023	GUMBO LIMBO	BURSERIA SIMARUBA	YES	6"	—	REMAIN	NONE
024	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
025	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
026	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
027	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
028	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
029	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
030	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
031	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
032	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NONE
033	SCHREFFLERIA	SCHREFFLERIA	NO	8"	—	REMOVE	NONE
034	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NONE
035	GUMBO LIMBO	BURSERIA SIMARUBA	YES	—	18"	REMOVE	NONE
036	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
037	MANGO	MANGO TREE	NO	—	4"	REMAIN	NONE
038	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	—	4"	REMAIN	NONE
039	MANGO	MANGO TREE	NO	—	4"	REMAIN	NONE
040	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
041	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
042	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
043	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	2"	—	REMAIN	NO
044	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
045	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
046	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
047	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
048	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
049	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
050	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
051	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
052	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
053	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
054	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
055	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
056	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
057	FIGUS	FIGUS SP.	YES	OFF SITE	—	REMAIN	NONE
058	GUMBO LIMBO	BURSERIA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
059	GUMBO LIMBO	BURSERIA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
060	GUMBO LIMBO	BURSERIA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
061	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NONE
062	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NONE
063	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
064	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
065	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
066	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
067	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
068	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
069	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
070	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
071	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
072	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
073	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18"	REMOVE	NONE
074	GUMBO LIMBO	BURSERIA SIMARUBA	YES	4"	—	REMOVE	NONE

LEGEND

- EXISTING TREE TO BE REMOVED OR RELOCATED
- EXISTING SABAL PALM TO REMAIN
- EXISTING FOXTAIL PALM TO REMAIN
- EXISTING TREE TO REMAIN
- TREE/PALM #
- TREE/PALM #
- TREE/PALM #
- TREE/PALM #

LANDSCAPE DATA

TOTAL LOT AREA: 171,983.88 S.F. (3.95 ACRES)
TOTAL TREES REQUIRED: 69 TREES (1 PER 2,500 S.F. OF LOT AREA)
TOTAL TREE PROVIDED: 119 TREES

VEHICULAR USE AREAS:
LANDSCAPING REQUIRED: 3,180 S.F. (20 S.F. PER PARKING SPACE (159))
LANDSCAPE PROVIDED: 4,002 S.F.

FOUNDATION PLANTING REQUIREMENTS:
LENGTH OF FACADE FACING STREET: 220 L.F.
REQUIRED FOUNDATION LANDSCAPING: 55 L.F. (25% OF FACADE LENGTH)
PROVIDED FOUNDATION LANDSCAPING: 77.6 L.F.
MIN. WIDTH OF PLANTING AREA: 5'
REQUIRED FOUNDATION TREES: 8 (1 PER 30 L.F. OF FACADE)
PROVIDED FOUNDATION TREES: 8

NATIVE TREES & PALMS PROVIDED: 82.6%
NATIVE SHRUBS & GROUNDCOVERS PROVIDED: 71.4%

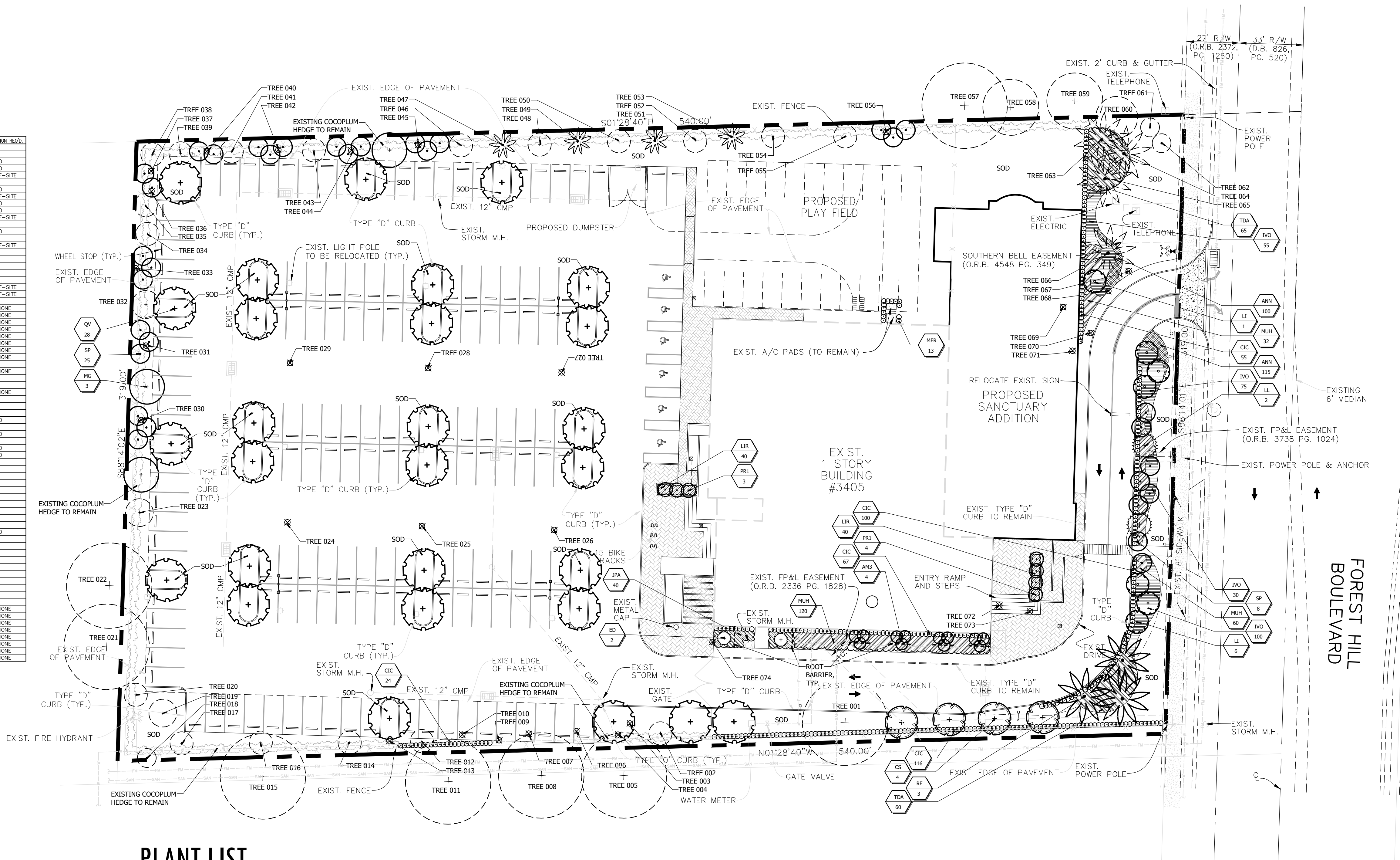
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	MG	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	12' O.A.	5'	FULL & THICK TO GROUND, MATCHED
V	SP	33	SABAL PALMETTO	10-16' C.T.	N/A	FULL & THICK, SLICK, STAGGER HEIGHTS
V	RE	3	ROYSTONEA ELATA	10' G.W.	N/A	FULL & THICK, MATCHED HEIGHTS
V	QV	28	QUERCUS VIRGINIANA	12' O.A.	5'	FULL & THICK, 2.5" CAL.
M	PR1	7	PHOENIX ROEBELENI	6-7' O.A.	N/A	FULL & THICK, SINGLE TRUNK, MATCHED HEIGHTS
M	LI	7	LAGERSTROEMIA INDICA 'MUSKOGEE'	12' O.A.	5'	FULL & THICK, SINGLE TRUNK STANDARD
M	LL	2	LIGUSTRUM JAPONICUM	10' O.A.	10'	FULL & THICK, MULTI-TRUNK SPECIMEN, 4" C.T.
V	CS	4	CONOCARPUS ERECTUS 'SERICEUS'	12' O.A.	5'	FULL & THICK, TREE FORM
M	AM3	4	ADONIDIA MERRILLII	14-16' O.A.	N/A	FULL & THICK, DOUBLE TRUNK, MATCHED HEIGHTS
M	ED	2	ELAEOCARPUS DECIPENS	12' O.A.	5'	FULL & THICK TO GROUND, MATCHED
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
V	CIC	362	CHRYSOBALANUS ICACO	#3, 30" O.A.	24" O.C.	FULL & THICK
V	MUH	212	MUHLENBERGIA CAPILLARIS	#3, 18" O.A.	30" O.C.	FULL & THICK
M	LIR	80	LIRIOPE MUSCARI	#3, 14" O.A.	18" O.C.	FULL & THICK
V	TDA	125	TRIPSACUM DACTYLOIDES	#3, 20" O.A.	36" O.C.	FULL & THICK
V	MFR	13	MYRSINANTHES FRAGRANS	#7, 36" O.A.	24" O.C.	FULL & THICK
M	ANN	215	ANNUALS	6" POTS	12" O.C.	FULL & THICK
V	IVO	160	ILEX VOMITORIA	#3, 14" X 14"	24" O.C.	FULL & THICK
M	JPA	40	JUNIPERUS CHINENSIS 'PARSONII'	#3, 16" SPD.	30" O.C.	FULL & THICK

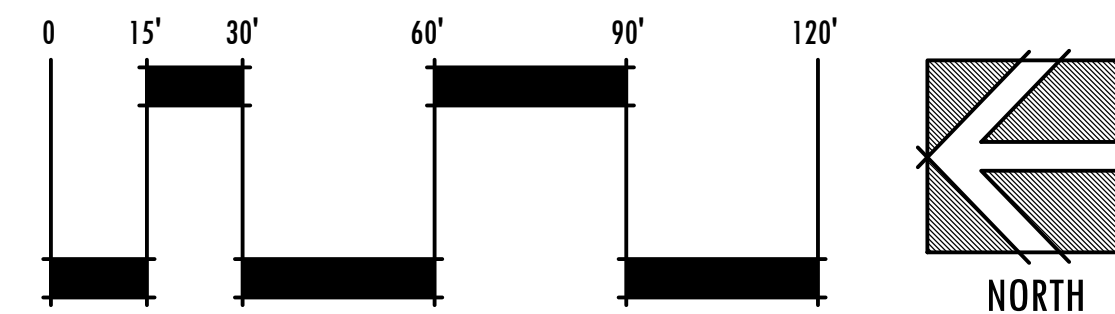
* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

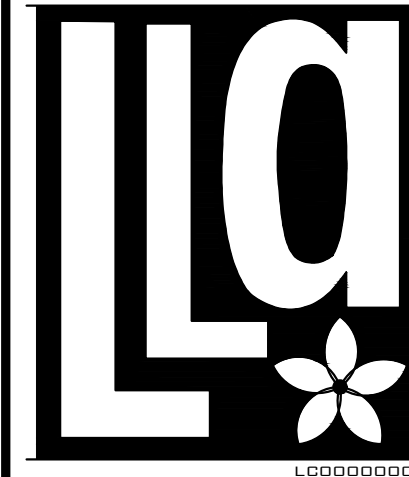
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: POTABLE WATER



Landscape Plan



REFER TO SHEET LP-2 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

St. Peter Coptic Church
3405 Forest Hill Blvd.
Palm Springs, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'

Designed: JML
Drawn: JML
Approved: JML
Date: 9/30/21
Job no.:
Revisions: 3/3/22, 3/6/23, 5/4/23

Sheet No.

LP-1

PRELIMINARY ENGINEERING PLANS
FOR

ST. PETER COPTIC CHURCH
PALM BEACH COUNTY, FLORIDA

DEVELOPER: ST PETER COPTIC CHURCH
3405 FOREST HILL BOULEVARD
WEST PALM BEACH, FL



LOCATION MAP

N.T.S.

SEC. 25 TWP. 40S RGE. 42E

INDEX OF SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	PAVEMENT MARKING, STRIPING & SIGNAGE PLAN
3	PAVING, GRADING AND DRAINAGE PLAN
4	PAVING, GRADING AND DRAINAGE DETAILS

LDi Last Devenport, Inc.

PREPARED BY:

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872
EB 9889

PRELIMINARY ☒
PROGRESS SET ☐
BID SET ☐
PERMIT SET ☐
CONSTRUCTION SET ☐

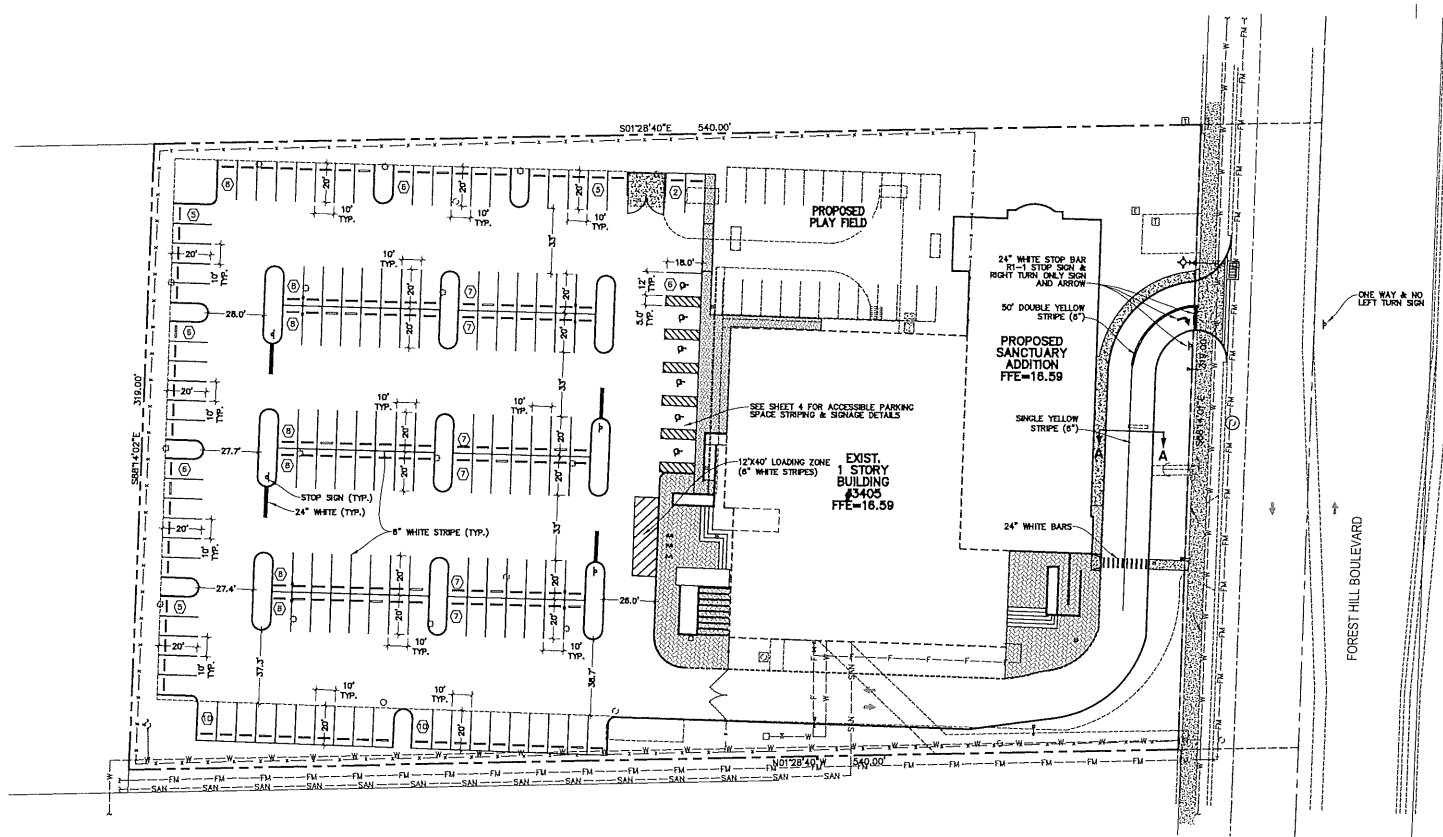
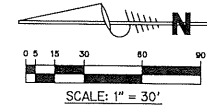
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #58707

17-004 PE

SHEET 1 OF 4

LEGEND:

- ① NUMBER OF PARKING SPACES IN A ROW
- ♿ ACCESSIBLE PARKING STALL (12' X 18')
- DIRECTION OF TRAVEL (NOT A STRIPE)



PRELIMINARY ENGINEERING PLANS
PAVEMENT MARKING, STRIPING & SIGNAGE PLAN
FOR
ST. PETERS COPTIC ORTHODOX CHURCH
3403 Forest Hill Blvd., Palm Springs, FL

REVISIONS	DATE	BY	CHK

EB 9883
LPI
Last Devenport, Inc.
1850 Old Overlook Road, Suite 504
Palm Springs, FL 33486
phone (561) 851-6557 fax (561) 851-3872

SCALE: AS SHOWN
DATE: 4/25/22
DESIGNED BY: KPC
CHECKED BY: RWL
DRAWING FILE: 17-004_PE.dwg

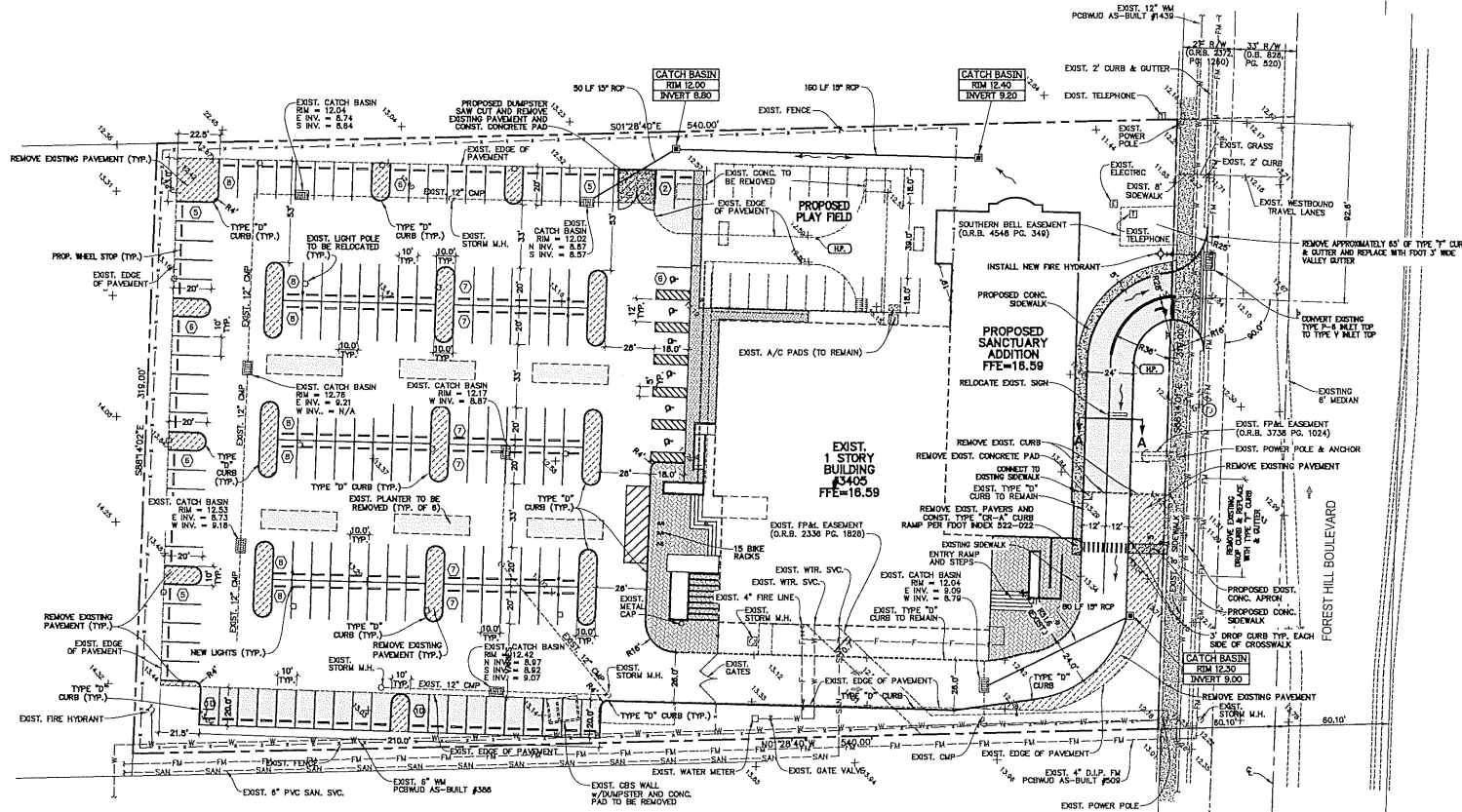
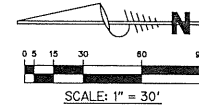
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #36707

17-004 PD

SHEET 2 OF 4

LEGEND:

- EXIST. GRADE
- EXIST. CATCH BASIN
W/ STORM PIPE
- DIRECTION OF FLOW
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING PAVEMENT TO BE REMOVED
- H.P. HIGH POINT



NOTES:

1. EXISTING STORM DRAINAGE INLETS & CULVERTS TO REMAIN
2. ELEVATIONS SHOWN ARE IN NAVD 1988

PRELIMINARY ENGINEERING PLANS
PAVING, GRADING AND DRAINAGE ENGINEERING PLAN
FOR
ST. PETERS COPTIC ORTHODOX CHURCH
3405 Forest Hill Blvd., Palm Springs, FL

REVISIONS	DATE	BY	CK

EB 9889
LDI
Last Devenport, Inc.
1860 Old Greenhorne Road, Suite 504
West Palm Beach, Florida 33411
phone (561) 851-5557 fax (561) 851-9972

SCALE: AS SHOWN
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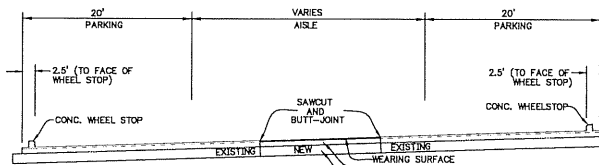
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RONALD W. LAST, P.E.
FLORIDA P.E. #38707

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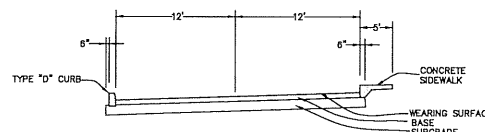
SHEET 3 OF 4

GENERAL NOTES

- THE MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION OF THE EXISTING BUILDING FINISHED FLOOR ELEVATION.
- ALL CHANGES SHALL BE APPROVED IN WRITING BY LAST DEVELOPMENT, INC.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK. ALL MAINTENANCE OF TRAFFIC OPERATIONS SHALL CONFORM TO F.O.D.T. INDEX 800.
- THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- AS-BUILTS - THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
- QUANTITY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF. AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART FOR THE GUARANTEED EQUIPMENT OR MATERIALS DURING THE GUARANTEE PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- CLINCH - WHERE CLINCH OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- SOD - WHERE SOD IS SHOWN, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-100 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR IF BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED STABILIZING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION.
- BASE - APPROVED LOCAL BASE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-100 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION.
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.35 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- PAVEMENT COURSE - SURFACING CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTION THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-21.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O. T-99 SPECIFICATIONS).
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.
- BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN:
 - ALL RUNOFF SHALL BE ROUTED THROUGH THE WATER MANAGEMENT SYSTEM UNLESS THE CONTRACTOR SUBMITS A SEPARATE EROSION CONTROL PLAN.
 - GRADE THE PERIMETER OF THE SITE TO ENSURE THAT RUNOFF DURING CONSTRUCTION DOES NOT FLOW DIRECTLY TO ADJACENT LANDS. PROVIDE SILT FENCES IN CONFORMANCE WITH F.O.D.T. STANDARD INDEX 120, OR EQUIVALENT SEDIMENT CONTROLS, AROUND THE ENTIRE WORK AREA DURING CONSTRUCTION.
 - STABILIZATION IN THE FORM OF A VEGETATIVE BUFFER (SEED AND MULCH, SOD, TREES, ETC.) SHALL BE INSTALLED ON ANY AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED. STABILIZATION SHALL BE IN PLACE WITHIN 14 DAYS OF THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING ACTIVITIES, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, AND THE DATES WHEN EACH STABILIZATION TECHNIQUE IS INITIATED.
 - INSTALL BASEROCK AT THE CONSTRUCTION ENTRANCE TO LIMIT OFF-SITE TRACKING OF SEDIMENTS DURING CONSTRUCTION, AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
 - THE SITE SHALL BE WATERED TO LIMIT DUST POLLUTION AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - FERTILIZERS AND PESTICIDES SHALL BE APPLIED ONLY AT THE RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.
 - THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS OF THE TEMPORARY AND PERMANENT STABILIZATION DEVICES. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE WITHIN 24 HOURS OF A STORM WITH A RAINFALL DEPTH OF 1/2" OR MORE, BUT NOT LESS FREQUENTLY THAN ONCE PER WEEK FOR DEFICIENCIES IN THE STORMWATER POLLUTION PREVENTION TECHNIQUES BEING USED. SHOULD THE STORMWATER POLLUTION PREVENTION TECHNIQUES BE FOUND TO BE INEFFECTIVE OR IN POOR CONDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND, WITHIN 72 HOURS, REPAIR OR REPLACE THEM AS NECESSARY AS DIRECTED BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE EROSION AND SEDIMENT CONTROL DEVICES UNTIL AN AREA IS DETERMINED BY THE ENGINEER TO BE PERMANENTLY STABILIZED AT WHICH TIME THE CONTRACTOR SHALL REMOVE ANY TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - THE CONTRACTOR SHALL REMOVE BUILT-UP SEDIMENT FROM STAKED SILT FENCES, WHEN IT REACHES A HEIGHT OF 1/3 THE HEIGHT OF THE BARRIER OR WHEN WATER FLOW IS IMPEDED. THE CONTRACTOR SHALL INSPECT AND REPAIR ANY TEMPORARY OR PERMANENT SEEDING OR SOODING, AS NEEDED.
 - THE CONTRACTOR SHALL MAINTAIN A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL LOGS AND INSPECTION REPORTS AS MENTIONED IN THE SWPPP ON SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND (RULE 62-621.300(4), F.A.C.) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST ONE WEEK PRIOR TO CONSTRUCTION. A COPY OF THE NOI SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE SHOP DRAWINGS SUBMITTAL.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) OF GENERAL PERMIT COVERAGE (RULE 62-621.300(9), F.A.C.) TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AT THE COMPLETION OF THE PROJECT. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE FINAL DOCUMENTS AND PRIOR TO THE FINAL INSPECTION.

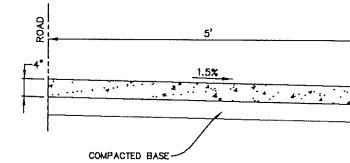


PARKING LOT SECTION
N.T.S.



SECTION 'A-A' - NEW ENTRY DRIVE
N.T.S.

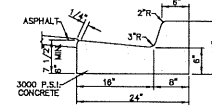
TYPE	PAVING SPECIFICATIONS / SIDEWALKS			
	WEARING SURFACE	BASE	SUBGRADE	SIDEWALKS
PARKING LOT & DRIVES	1" THICK TYPE 5-B ASSE COARSE INSTALLED IN TWO 1/2" LIFTS. TACK COAT REQUIRED WITH MULTIPLE LIFTS (SH = 0.80)	8" THICK LIMBROCK LBR 100 COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY. A.A.S.H.T.O. T-100 (SH = 1.44)	12" THICK COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O.	4" THICK CONCRETE (2500 PSI) WITH 4" COMPACTED BASE.



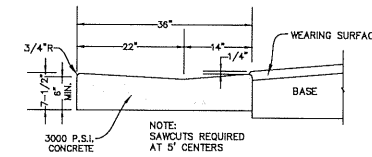
SIDEWALK DETAIL
N.T.S.

- NOTES:
- SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN. 2500 P.S.I. @ 28 DAYS.
 - BASE TO BE A MINIMUM 4 INCHES OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
 - SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
 - MAXIMUM LONGITUDINAL SLOPE IS 1.0%.
 - SIDEWALK THICKNESS TO BE 6" MINIMUM IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.

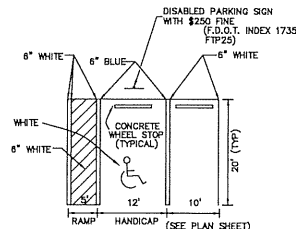
SIDEWALK DETAIL
N.T.S.



TYPE 'F' CURB & GUTTER
N.T.S.



CONCRETE VALLEY GUTTER
N.T.S.



- NOTES:
- ALL STRIPING TO COMPLY WITH PALM BEACH COUNTY REQUIREMENTS AND FDOT INDEX 17346.
 - ALL STRIPING TO BE PAINT, EXCEPT STOP BAR, TO BE THERMOPLASTIC.
 - 2% MAX SLOPE IN ANY DIRECTION FOR HANDICAP STALL PER ADA REQUIREMENTS.

ACCESSIBLE PARKING SPACE STRIPING DETAIL
N.T.S.



\$250 FINE
F.S. 318.14
ACCESSIBLE PARKING SPACE SIGN
N.T.S.

PRELIMINARY ENGINEERING PLANS
PAVING, GRADING AND DRAINAGE DETAILS
For
ST. PETERS COPTIC ORTHODOX CHURCH
3405 Forest Hill Blvd., Palm Springs, FL

REVISIONS	DATE	BY	CHK

EB 9889

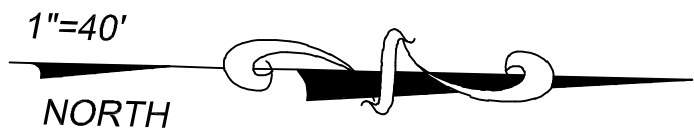
LDI
Last Development, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
Phone 561-855-6587 Fax 561-855-6872

SCALE: AS SHOWN
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4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

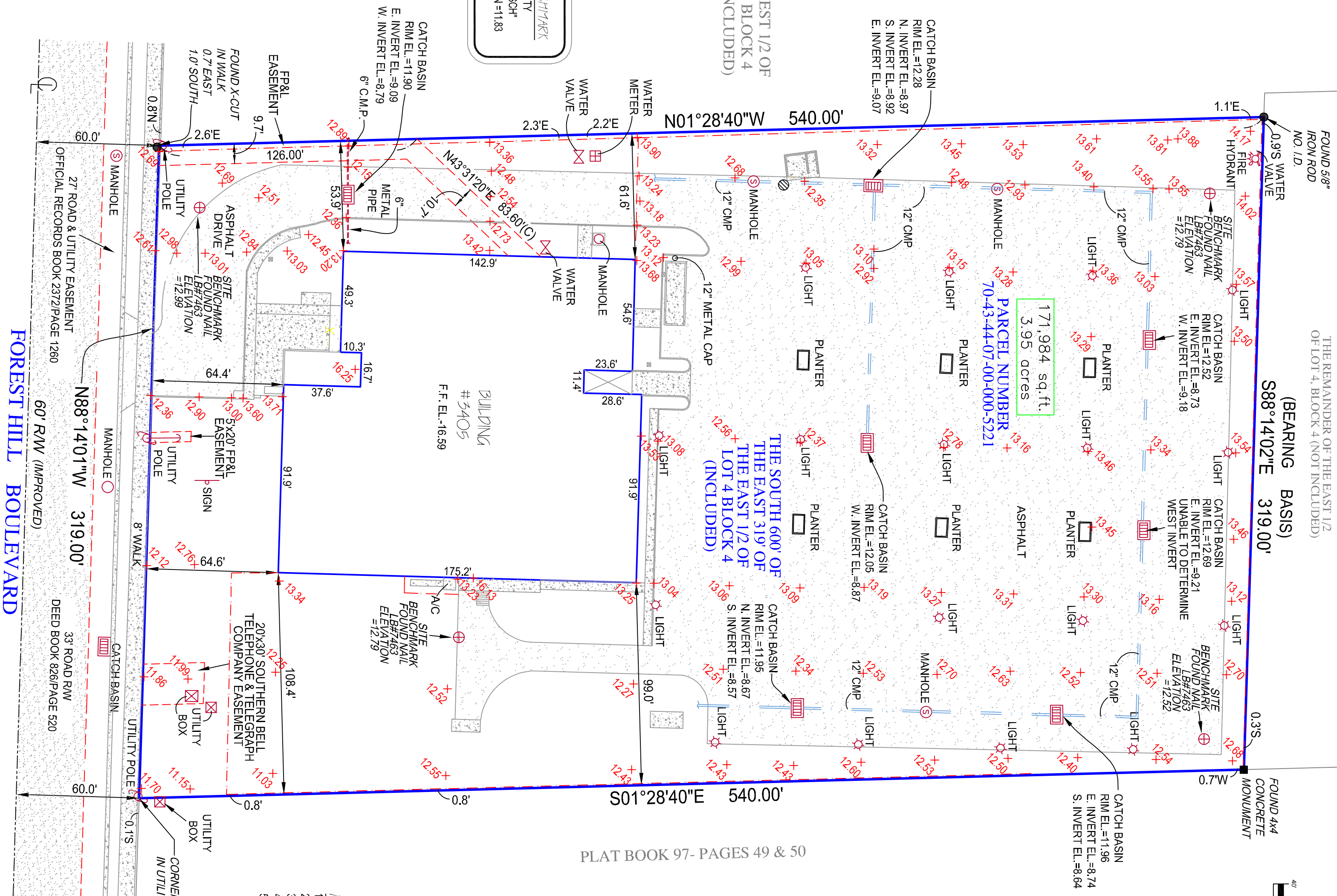
17-004 PD

SHEET 4 OF 4

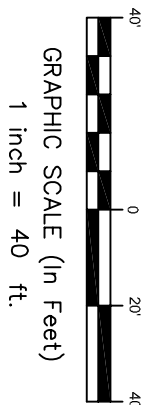


THE WEST 1/2 OF
LOT 4, BLOCK 4
(NOT INCLUDED)

ORIGNATION BENCHMARK
PALM BEACH COUNTY
BENCHMARK "GRETSCH"
N.A.V.D. 1988 ELEVATION = 11.83



PLAT BOOK 97- PAGES 49 & 50



LEGAL DESCRIPTION:

THE SOUTH 600 FEET OF THE EAST 319 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 4, OF PLAT NO. 1 PALM BEACH PLANTATIONS, A SUBDIVISION OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS CONVEYED TO THE COUNTY OF PALM BEACH THE RIGHT OF WAY DEED RECORDED IN DEED BOOK 826, PAGE 520 AND BY THE QUICK CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2372, PAGE 1260 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTROL NUMBER: 70-43-44-07-00-000-5221

FLOOD ZONE: X
COMMUNITY NUMBER: 120102
PANEL: 0588
SUFFIX: F

I have reviewed FIRST AMERICAN TITLE INSURANCE COMPANYS OWNERSHIP AND ENCUMBRANCE REPORT			
File Number: 2140-2762324			
Dated: 10/19/2022			
All policy and title search items have been abstracted and all that apply are shown hereon			
ITEM#	O.R.B.	PG.	STATUS
1	P.B. 10	20	SHOWN HEREON
2	22662	1906	CODE ENFORCEMENT ORDER NOT PLOTTABLE
3	23940	1670	VOLUNTARY STIPULATION NOT PLOTTABLE
4	23940	1674	RELEASE OF LIEN NOT PLOTTABLE

- NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE ASSUMED TO BEAR S88°14'02"E

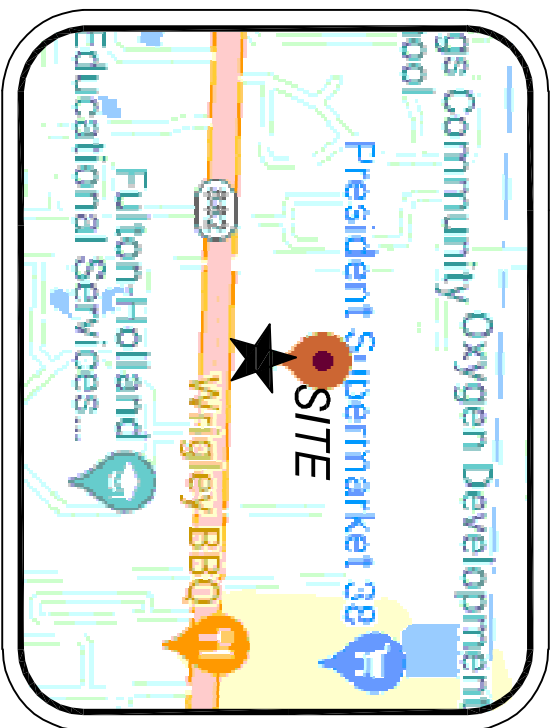
ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
C/L CENTERLINE
C.M.P. CORRUGATED METAL PIPE
I.D. IDENTIFICATION
L.B. LICENSED BUSINESS
P.K. PARKER KYLON NAIL
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY

- REVISIONS:
1. ADD TOPOGRAPHY: 02-24-2020
 2. UPDATE BOUNDARY SURVEY & TOPOGRAPHY: 11-01-2022
 3. ADDED TITLE REVIEW: 04/14/2023
 4. ADD LOT ACREAGE: 06-14-2023

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 05/16/2018
SURVEY #327525

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



LOCATION MAP NOT TO SCALE

TOPOGRAPHICAL SURVEY OF
3405 FOREST HILL BOULEVARD
WEST PALM BEACH, FL 33406

PREPARED FOR
ST PETER COPTIC ORTHODOX CHURCH INC.

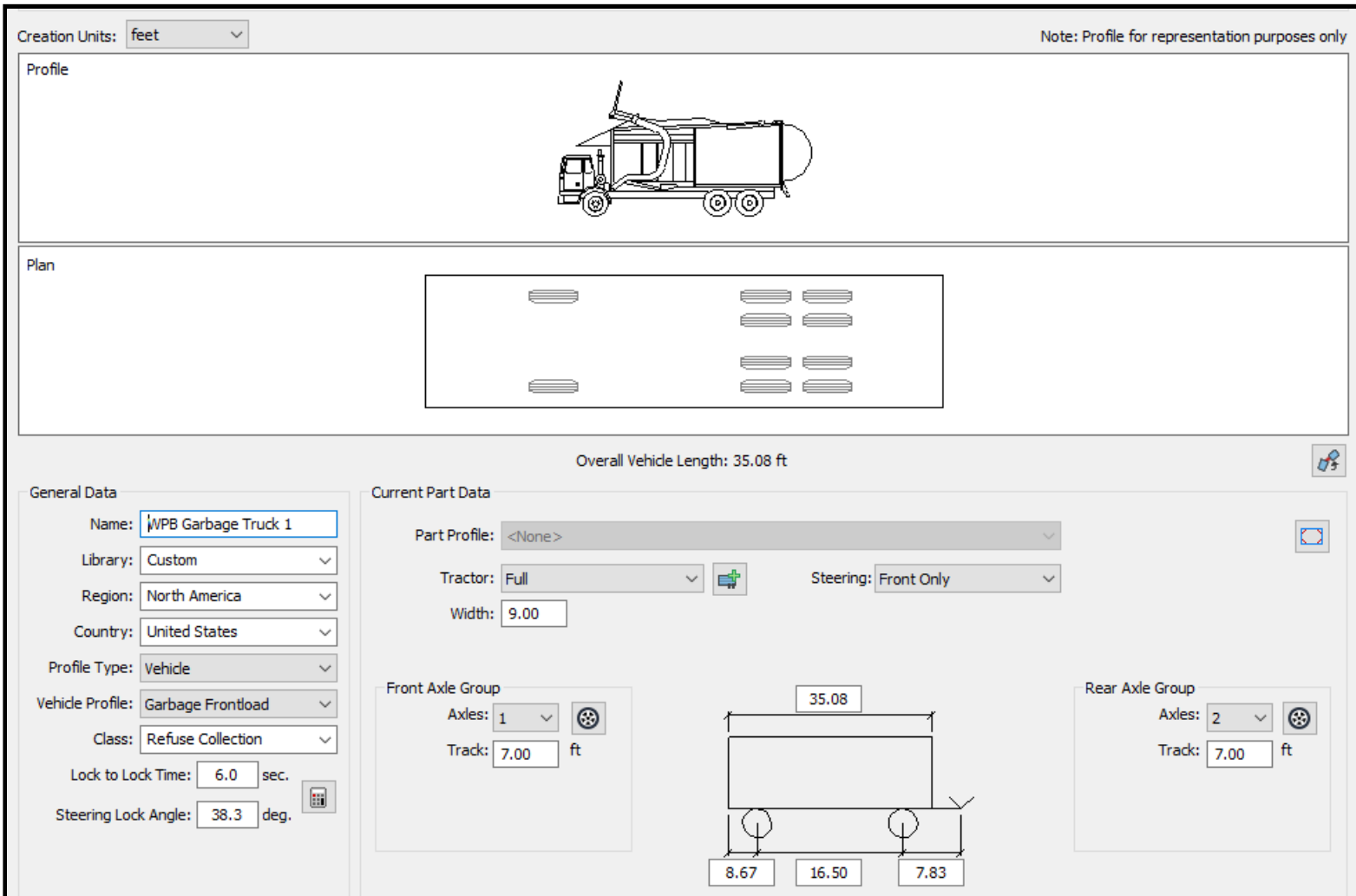
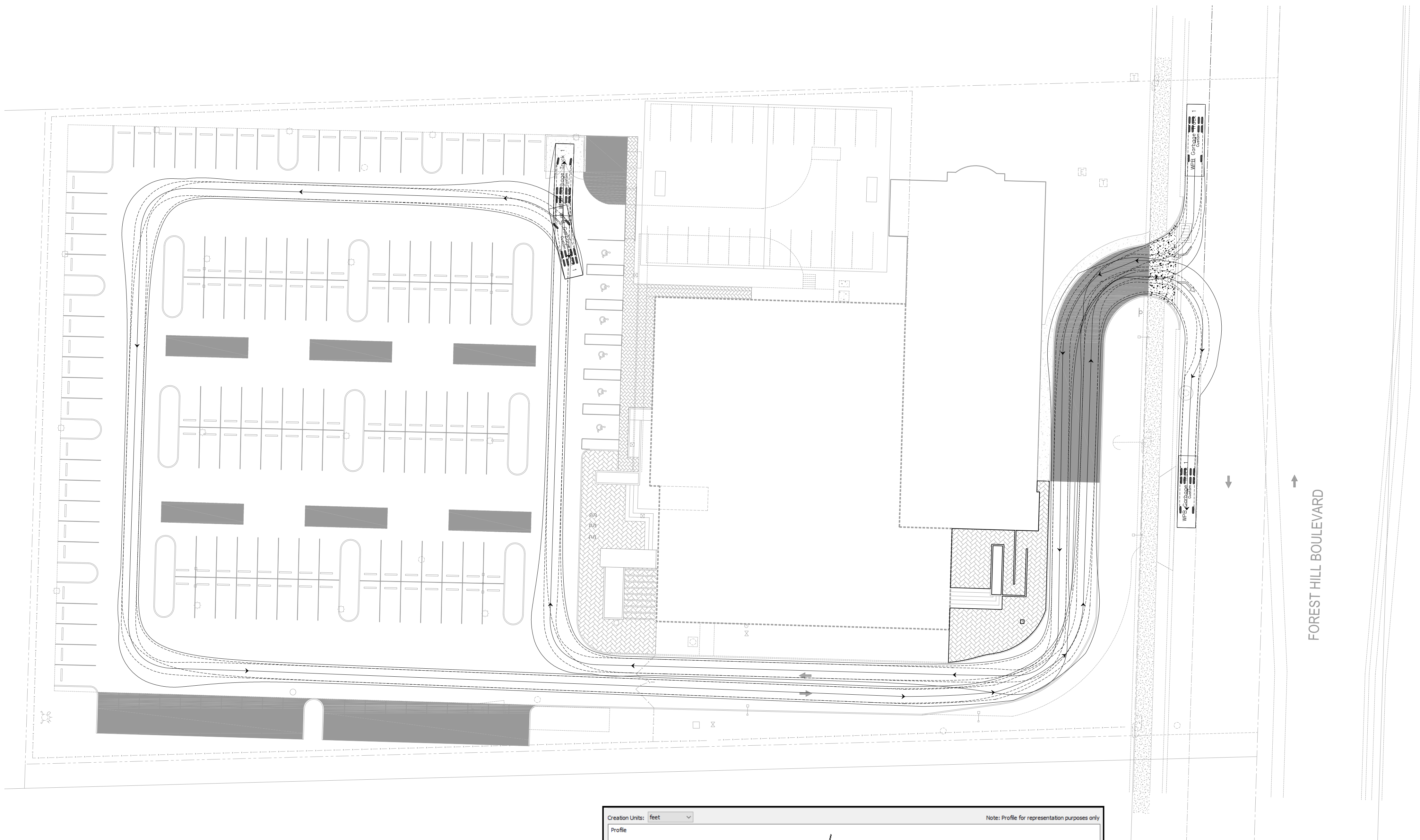
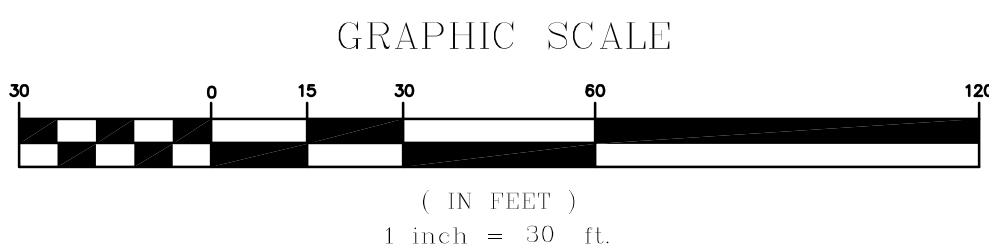
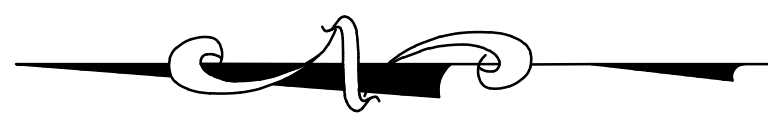


WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

Project	C-18436	Scale	1" = 40'
Date	07/07/2021		
Scale	1" = 40'		



AUTOTURN EXHIBIT
FOR
ST. PETER COPTIC ORTHODOX CHURCH
PALM SPRINGS, FLORIDA

REVISIONS	DATE	BY	CK

EB 9889

LPI Last Devenport, Inc.
1860 Old Okesechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=30'

DATE: 12/28/22

DESIGNED BY:SG

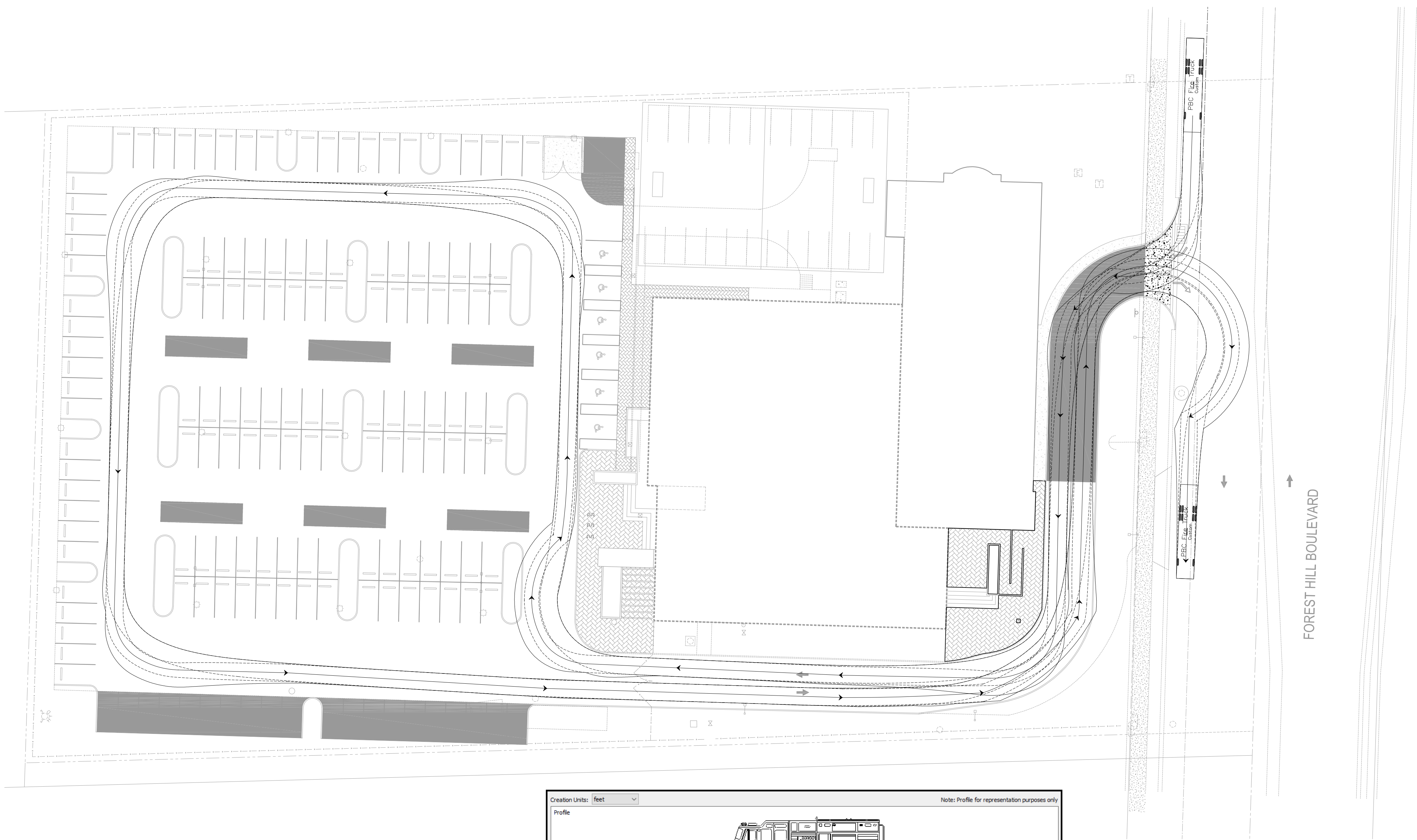
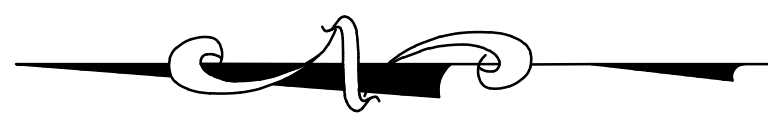
CHECKED BY:SG

DRAWING FILE:
22-006-AT

12/28/22
SCOTT M. GINTERT, P.E.
FLORIDA P.E. #84228

22-006 AT

SHEET 1 OF 2



Creation Units: feet Note: Profile for representation purposes only

Profile

Plan

Overall Vehicle Length: 46.00 ft

General Data

Name: PBC Fire Truck

Library: Custom

Region: North America

Country: United States

Profile Type: Vehicle

Vehicle Profile: Fire Truck-Pumper 2

Class: Fire Truck - Pumper

Lock to Lock Time: 6.0 sec

Steering Lock Angle: 37.8 deg

Current Part Data

Part Profile: [Home]

Tractor: Full

Width: 8.50

Steering: Front Only

Front Axle Group

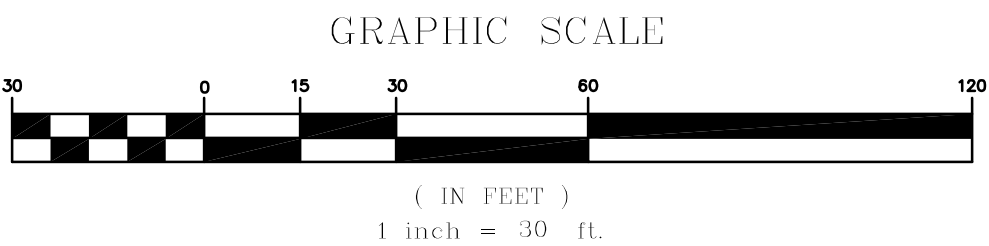
Axles: 1

Track: 8.50 ft

Rear Axle Group

Axles: 2

Track: 8.50 ft



AUTOTURN EXHIBIT
FOR
ST. PETER COPTIC ORTHODOX CHURCH
PALM SPRINGS, FLORIDA

REVISIONS	DATE	BY	CK

EB 9889

LPI Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=30'

DATE: 12/28/22

DESIGNED BY:SG

CHECKED BY:SG

DRAWING FILE:
22-006-AT

12/28/22
SCOTT M. GINTERT, P.E.
FLORIDA P.E. #84228

22-006 AT

SHEET 2 OF 2



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
September 29, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 29, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Ron Last
Last Devenport, Inc.
1860 Old Okeechobee Rd, Suite 504

Dear Ron Last:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **September 29, 2022**
Palm Beach County - Palm Springs; SR 882; Sec. # 93016000; MP: 6.70; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 447001.1-Ronald Wallace-LIGHTING

Request: Relocate existing right-in/right-out driveway on the north side of SR 822/Forest Hill Boulevard to a location approximately 80 feet west of east property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **St Peters Coptic Orthodox Church – 3405 Forest Hill Blvd, Palm Springs**
Property Owner: **St. Peter Coptic Orthodox Church Inc.;** Parcel Size: **3.950 Acres**
Development Size: **25,681 SF Existing Church, additional 6,606 SF for a total of 32,287 SF Church**

WE APPROVE YOUR REQUEST

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

Conditions:

- A minimum driveway length of 100 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.
- A minimum distance of 130 feet, as measured from the ultimate right-of-way line to the proposed drop-off location shall be provided.
- The proposed relocation of the driveway will require relocation of the existing SR 882 school crossing pavement markings and signs. The applicant shall work with the Traffic Operations Office to determine if the existing school crossing markings and signs are warranted and in need of adjusting.

Comments:

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

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

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

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-09-29\6. 93016000 MP 6.7 SR 882_St Peters Coptic Orthodox Church\93016 MP 6.7 SR 882_St Peters Coptic Orthodox Church.docx

www.dot.state.fl.us

St. Peters Coptic Orthodox Church

Village of Palm Springs, FL

Traffic Impact Statement



Prepared For:
Aiman Sadek
St. Peters Coptic Orthodox Church

July 2022



St. Peters Coptic Orthodox Church Palm Springs, Florida

Traffic Impact Statement

July 2022

Prepared for:

***Aiman Sadek
St. Peters Coptic Orthodox Church***

Prepared by:

Masoud Atefi & Associates Inc.
1263 SE Illusion Isle Way
Stuart, Florida 34997
Phone: (561) 329-9490

This item has been electronically signed and sealed by Ali Atefi, P.E. on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ali Atefi, P.E.
Florida Registration Number 43854
15912 Stable Run Dr.
Spring Hill, Florida 34610

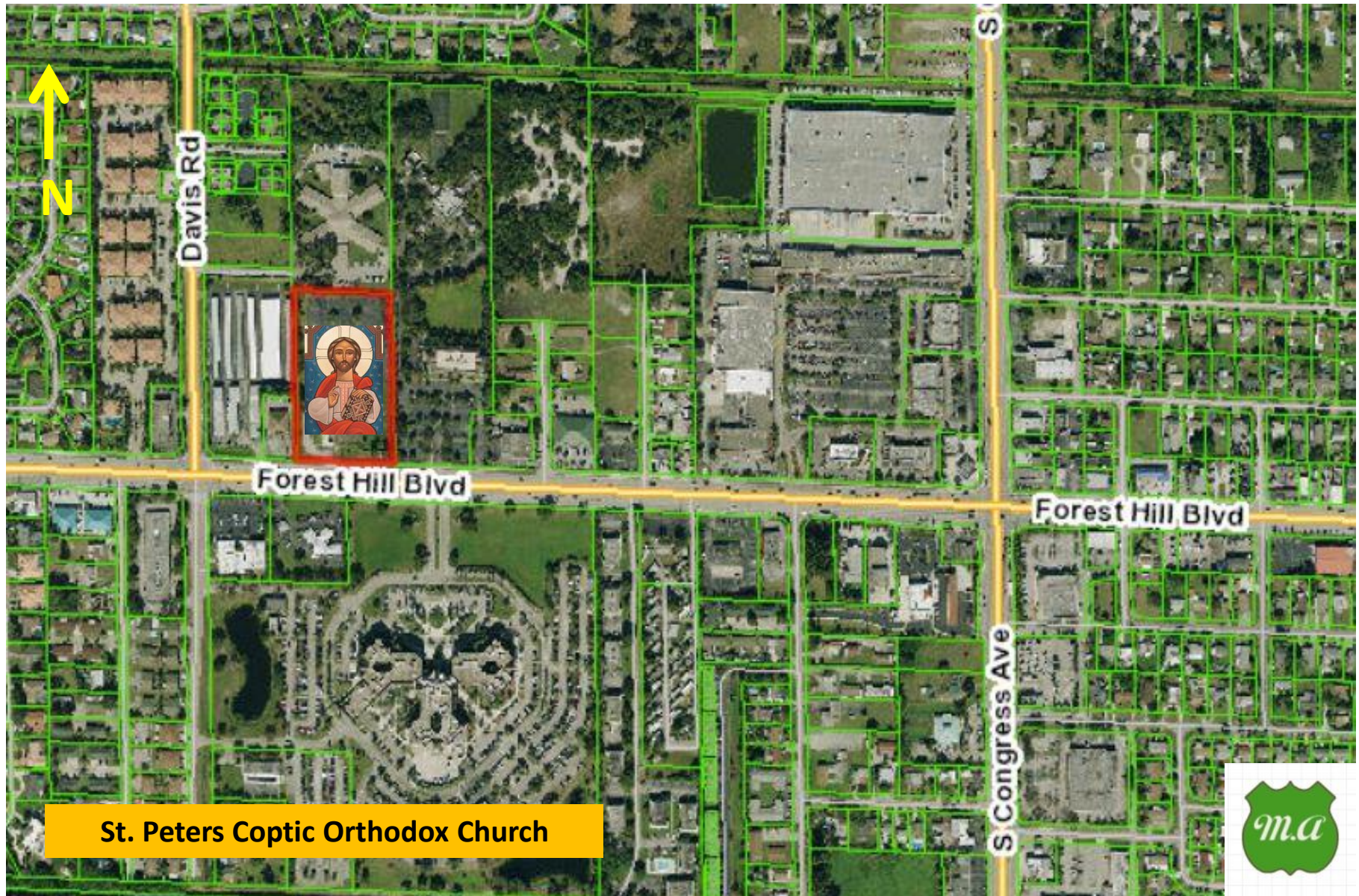
INTRODUCTION

Masoud Atefi & Associates have been retained to prepare a Traffic Impact Statement in accordance with *Article 12, Traffic Performance Standards (TPS) of the Palm Beach County (PBC) Unified Land Development Code, Supplement No. 11 (October 2011)*, and *City of Palm Springs requirements* for the proposed church expansion project on a 3.96 acres parcel at 3405 Forest Hill Boulevard. The project site is located on the north side of Forest Hill Boulevard, west of Congress Avenue, just east of Davis Road in the Village of Palms Springs. See Figure-1 below for an aerial illustrating general location of the site.

Existing and currently operating on the site is a 20,175 SF church built in Year 1974. The project involves expansion of the existing church by 11,478 SF, for a total of 31,653 SF church. The site parcel control number (PCN) is: 70-43-44-07-00-000-5221. See the report Appendix for the County PAPA report for the parcel. Also in the Appendix find the site plan for the proposed church expansion.

The estimated build-out for the project is anticipated to be end of year 2025.

Figure 1 – Project Site Location



St. Peter's Coptic Orthodox Church



TRAFFIC GENERATION

The trip generation analysis for this project was conducted using the trip generation information published by Palm Beach County Engineering Traffic Division (*Trip Generation Rates – June 9, 2022*), and provided in the *ITE Trip Generation Manual, 11th Edition*. See the report Appendix for the latest County Trip Generation rates. Based on the trip generation rates and the applicable pass-by rate, new Weekday, AM and PM peak hour trips to be generated by the proposed St. Peters Coptic Orthodox Church were estimated and tabulated as shown in Table-1. Also indicated on the table are new daily and peak hour trips expected to be generated on Sundays. Sunday trips had to be estimated for driveway peak utilization analysis.

The results of the traffic generation analysis indicate upon completion, the proposed church is expected to generate 84 new daily trips, 3 new AM peak hour trip and 6 new PM peak hour trips on typical Weekdays. Furthermore, based on the results of trip generation analysis, the proposed church is expected to generate 344 new daily and 112 new peak hour trips on Sundays.

Based on the results of the Trip Generation analysis for typical Weekdays, the expansion project is considered insignificant traffic generator, therefore no further traffic impact analysis or TPS related tests would be required, and the project meets Palm Beach County TPS requirements.

Table 1 - Trip Generation Summary
St. Peters Coptic Orthodox Church

Land Uses	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<u>Existing - Weekdays</u>								
Church	20,175 SF	153	4	2	6	4	6	10
Pass By (5%)		(8)	(0)	(0)	(0)	(0)	(1)	(1)
Church Weekdays Sub-Total		145	4	2	6	4	5	9
<u>Proposed - Weekdays</u>								
Church	31,653 SF	241	6	4	10	7	9	16
Pass By (5%)		(12)	(1)	(0)	(1)	(0)	(1)	(1)
Church Weekdays Sub-Total		229	5	4	9	7	8	15
<u>Existing - Sundays</u>								
Church	20,175 SF	634	100	109	209			
Pass By (5%)		(32)	(5)	(5)	(10)			
Church Sundays Sub-Total		602	96	103	199			
<u>Proposed - Sundays</u>								
Church	31,653 SF	996	157	171	328	1	1	2
Pass By (5%)		(50)	(8)	(9)	(17)	0	0	0
Church Sundays Sub-Total		946	150	161	311	1	1	2
New New Trips - Weekdays		84	1	2	3	3	3	6
New New Trips - Sundays		344	53	58	112	0	0	0
Driveway Volumes - Weekdays		241	6	4	10	7	9	16
Driveway Volumes - Sundays**		996	157	171	328	7	9	16

Compiled by: Masoud Atefi & Associates, Inc. (July 2022).

Source: Palm Beach County Trip Generation Rates (June 9, 2022)

TG Rates	<u>Daily</u>	<u>AM</u>	<u>PM</u>	<u>In</u> <u>Am</u>	<u>In</u> <u>PM</u>
Church - Weekdays	7.6	0.32	0.49	62%	44%
Church - Sundays	31.46	10.36	N/A	48%	N/A

* Peak Hour of Generator

** Entering at 10 am, Exiting at 12 noon.

Pass-By

Church: 5%

SITE DRIVEWAY CONDITIONS

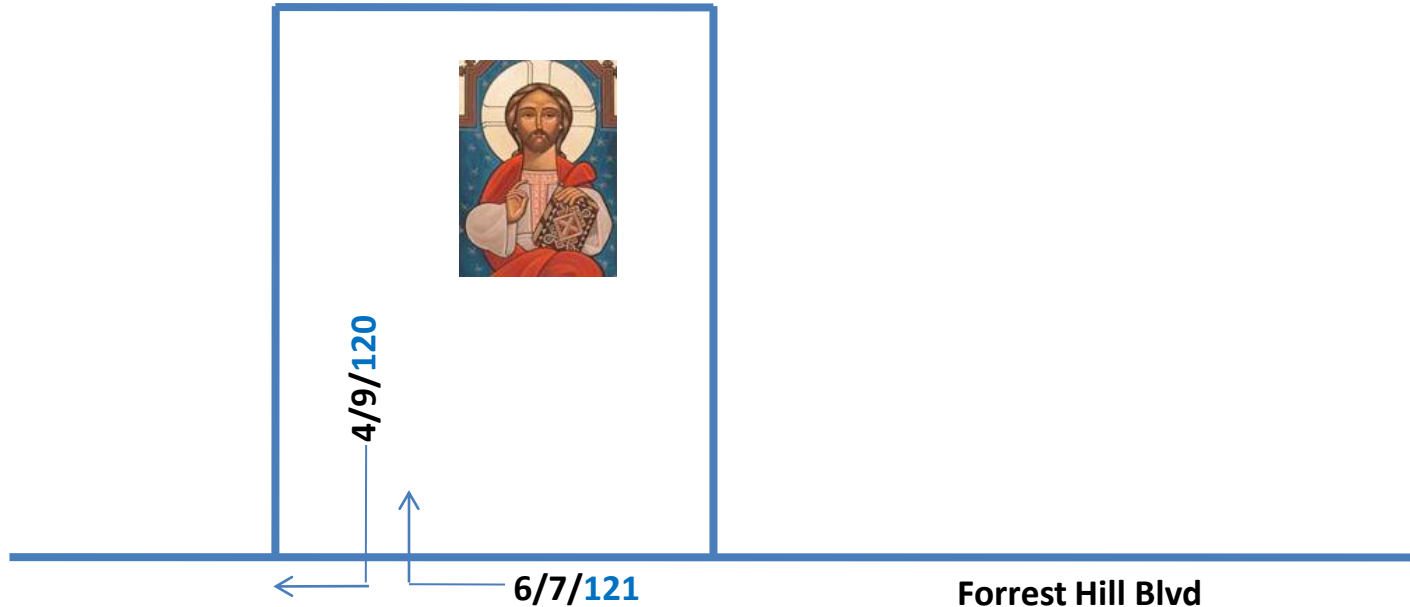
The site is currently served by a right-in/right-out driveway on Forest Hill Boulevard. The current driveway operation is expected to remain in effect after completion of the proposed expansion. Using the forecasted project driveway trip generation information presented in Table-1, Daily, AM and PM peak hour volumes on typical weekdays were estimated and illustrated on Figure-2 (next page). Based on the projected weekday peak hour volumes no additional improvements or provision of exclusive turn-lanes are required at the site access driveway. However, since the church peak hour of operation occurs on Sunday mid-day (10 am – 12 pm), a review/analysis of the driveway operations on Sundays during the church sermon opening (10 am) and closing times (12 noon) was also conducted.

Figure-3 (next pages) provides an illustration of mid-day peak hour peak season directional traffic on Forest Hill Boulevard and at the project driveway on a typical Sunday. Note that the church sermons on Sundays occurs from about 10 am to about 12 pm, hence most of the ingress traffic occurs at a 30 minutes period before and about 10 am, while majority of egress trips occur at a 30 minutes period after and around 12 noon.

In order to obtain Year 2022 Sunday mid-day peak hour peak season directional data on Forest Hill Boulevard, the following information (presented in the report Appendix) was used:

- Intersection TMC data at Congress Ave/Forest Hill Blvd. – PB County 2/11/2021.
- FDOT Peak Season Adjustment factors.
- FDOT Hourly Continuous Counts – Following 2 Permanent Count Stations:
 - Southern Boulevard – Station #0101
 - SR-7 - Station # 0099

**Figure 2 – Weekday Peak Hour Traffic at the Site Access Driveway
AM/PM/Daily**

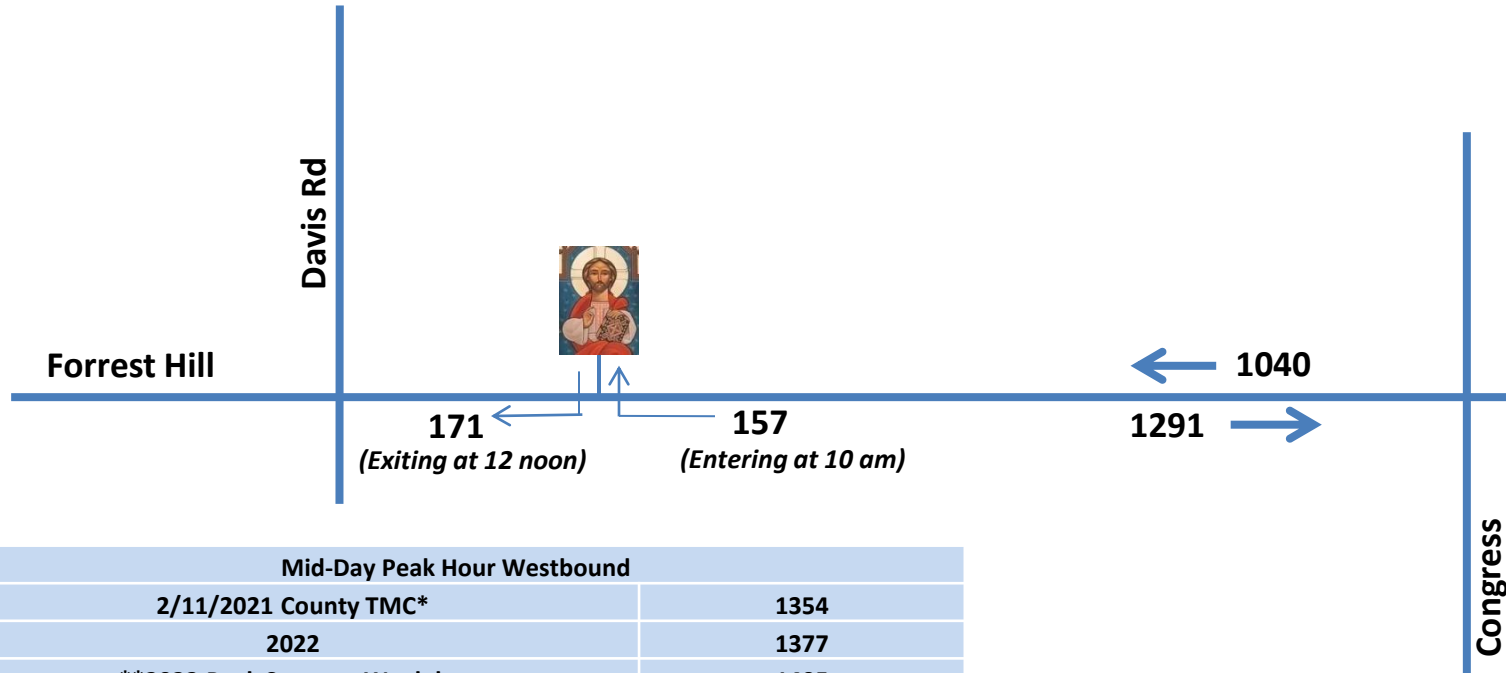


St. Peters Coptic Orthodox Church





Figure 3 – Sunday Mid-Day Peak Hour/Peak Season Traffic on Forrest Hill Boulevard in Close Vicinity of the Site



Mid-Day Peak Hour Westbound	
2/11/2021 County TMC*	1354
2022	1377
**2022 Peak Season - Weekday	1405
***Peak Season 2022 - Sunday	1040
Mid-Day Peak Hour Eastbound	
2/11/2021 County TMC*	1694
2022	1711
**2022 Peak Season - Weekday	1745
***Peak Season 2022 - Sunday	1291
*County TMC data from Forrest Hill/Congress Ave	
Intersection was used.	
** FDOT PSF=1.02 - See Appendix	
*** Using Sunday Conversion Factor using FDOT permanent	
count station data.	



St. Peters Coptic Orthodox Church

Furthermore, the process of determining and analyzing Sunday traffic operations at the church access driveway required development of a “Sunday/Weekday” traffic ratio which was used to convert weekday directional data (derived from intersection mid-day TMC data at Forest Hill/Congress intersection) to Sunday directional data. Sunday to Weekday traffic ratios were determined using two nearest FDOT Hourly Continuous Permanent Count stations on Southern Boulevard and SR-7. Table-2 (below) indicates the directional Sunday/Weekday ratios for each count station and provides an average rate for the two stations combined. As indicated on the table average Sunday traffic in this area is about 74% of regular traffic on Weekdays.

Average Sunday/Weekday Traffic Rate				
FDOT Perm Count Station	Direction	Weekday	Sunday	Sunday Rate
#0101 - Southern W SR7	EB	39636	31108	0.78
	WB	40265	31551	0.78
#0099 - SR7 N SR806	NB	12833	7652	0.60
	SB	12460	7450	0.60
Total		105194	77761	0.74

The driveway peak hour analysis was conducted using Synchro 11 software for un-signalized intersections. Results of the analysis (presented in the report Appendix) showed no serious delays or long queues at the driveway. However, to ensure safe and orderly operations at the site access driveway, we do make the following two suggestions:

- 1- Improve traffic control devices at the driveway (i.e. standard size and height Stop Sign).
- 2- Upon observation of traffic conflicts or long queues, hire off-duty police officers to control traffic operations during the church closing period.

Project Summary

St. Peters Coptic Orthodox Church

Municipality:	Village of Palm Springs
Location:	North side of Forest Hill Boulevard, just east of Davis Road.
PCN #:	70-43-44-07-00-000-5221.
Existing Uses:	20,175 SF Church – Currently Operational.
Proposed Uses:	Addition of 11,478 SF Church – Total 31,653 SF
New Daily Trips:	84
New PH Trips:	3 AM and 6 PM
Build-out:	End of Year 2025

Prepared By:

Masoud Atefi & Associates
1263 SE Illusion Isle Way
Stuart, FL 34997
(561)329-9490
matefi@comcast.net
www.masoudatefi.com



Appendix

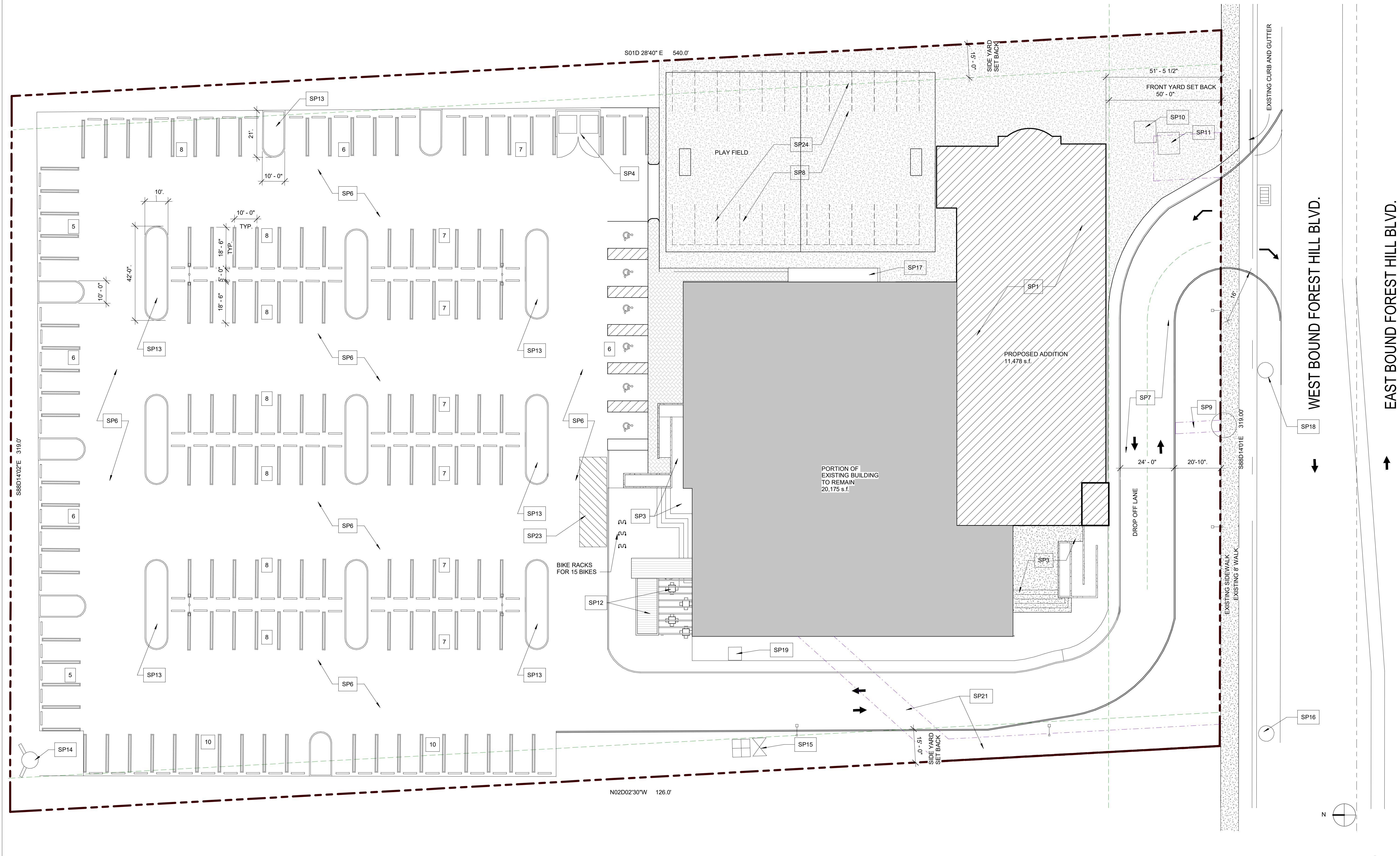
Location Address 3405 FOREST HILL BLVD**Municipality** PALM SPRINGS**Parcel Control Number** 70-43-44-07-00-000-5221**Subdivision****Official Records Book** 23832**Page** 1811**Sale Date** APR-2010**Legal Description** 7-44-43, S 600 FT OF E 319 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 (LESS S 60 FT RD R/W)**Owners**ST PETER COPTIC ORTHODOX
CHURCH INC**Mailing address**3405 FOREST HILL BLVD
WEST PALM BEACH FL 33406 5814

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2010	\$2,100,000	23832 / 01811	WARRANTY DEED	ST PETER COPTIC ORTHODOX CHURCH INC
NOV-2005	\$1,900,000	19660 / 00300	WARRANTY DEED	PEOPLE WITHOUT WALLS CHURCH INC
SEP-2003	\$1,300,000	15826 / 00142	WARRANTY DEED	PRIME DEVELOPMENT CORP INC
SEP-2000	\$1,070,216	12103 / 01285	WARRANTY DEED	AT&T WIRELESS SERVICES OF FLORIDA INC
NOV-1983	\$100	04132 / 00767	QUIT CLAIM	

Exemption Applicant/Owner	Year	Detail
ST PETER COPTIC ORTHODOX CHURCH INC	2019	FULL: RELIGIOUS ORGANIZATIONS

Number of Units 0	*Total Square Feet 23927	Acres 3.9609
Use Code 7100 - RELIGIOUS	Zoning CG - Commercial General (70-PALM SPRINGS)	

Tax Year	2019 P	2018	2017
Improvement Value	\$1,469,217	\$1,479,765	\$1,423,499
Land Value	\$1,421,705	\$1,380,296	\$1,104,237
Total Market Value	\$2,890,922	\$2,860,061	\$2,527,736



SITE PLAN DATA

PARKING SPACES REQUIRED : PER 34-1329

CHURCH SANCTUARY: 6,887 S.F.
1 SPACE PER 4 SEATS (633/4 = 159 SPACES)
REQUIRED

OFFICE AREA:
2400S.F.

EDUCATIONAL AREA SUNDAY SCHOOL CLASSROOMS:
5200 S.F.

RESTROOMS, CIRCULATION, MECHANICAL
ELECTRICAL, MISC. SPACES: 16,200 S.F.

TOTAL SPACES REQUIRED: 159
SPACES PROVIDED: 159

6 ACCESSIBLE SPACES REQUIRED (6) PROVIDED

LANDSCAPING

LANDSCAPE ISLANDS REQUIRED AT PARKING AREA
EVERY 12 SPACES 5'-0" WIDE WITH TREE

20 S.F. OF LANDSCAPED AREA REQUIRED PER EACH SPACE
SEE PROPOSED LANDSCAPE PLANS

ZONING

CURRENTLY ZONED: CG
BUILDING HEIGHT ALLOWED : 45' (APPROVED FOR 60')
MAX GROSS FLOOR AREA: 50% OF TOTAL LOT AREA
PROVIDED FLOOR AREA : 19%

BUILDING DATA:

EXISTING BUILDING: 25,681 S.F.
AREA OF EXISTING BUILDING TO BE DEMOLISHED: 4,872 S.F.
PORTION OF EXISTING BUILDING TO REMAIN: 20,809 S.F.
AREA OF NEW ADDITION: 11,478 S.F.
TOTAL BUILDING AREA WITH NEW ADDITION: 32,287 S.F.

SITE DATA

P.C.N. 00-43-44-07-00-000-5221
LOT AREA: 3.96 ACRES, 172,497 S.F.
OPEN SPACE: 20% (10% REQUIRED)
FAR = 18.7%
BUILDING COVERAGE: 18.7%
IMPERVIOUS AREA: 136,377 S.F.
PERVIOUS AREA: 36,120 S.F.

BIKE RACKS PROVIDED FOR (15) BIKES

PROJECT NARRATIVE

THE EXISTING BUILDING IS CURRENTLY A CHURCH AND WILL
REMAIN A CHURCH. A PORTION OF THE EXISTING BUILDING IS
BEING DEMOLISHED AND A NEW SANCTUARY IS BEING ADDED.
THE EXISTING SITE WILL HAVE A NEW PARKING LAYOUT AND NEW
CIVIL STORMWATER MODIFICATIONS TO ADDRESS THE CURRENT
PROBLEMS. THE REMAINDER OF THE INTERIOR OF THE CHURCH
WILL BE REMODELED.

PROPOSED SITE PLAN NOTES

SP1 PROPOSED SANCTUARY ADDITION

SP2 EXISTING BUILDING TO BE RENOVATED

SP3 NEW PROPOSED ENTRY RAMP AND STEPS

SP4 NEW PROPOSED DUMPSTER ENCLOSURE - SEE DETAILS

SP5 NEW PROPOSED SITE LIGHTING POLES TYP.

SP6 NEW PROPOSED PAVED AREAS AND PARKING LAYOUT

SP7 NEW PROPOSED ENTRANCE DRIVE AND DROP & OFF AREA

SP8 NEW PROPOSED PLAY FIELD

SP9 FLORIDA POWER AND LIGHT EASEMENT PER ORB 3738 PG. 102

SP10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN

SP11 EXISTING SOUTHERN BELL TELEPHONE AND TELEGRAPH
EASEMENT PER PER ORB 4548 PG. 349.

SP12 PROPOSED OUTDOOR SEATING AREA WITH PARTIAL
TRELLIS COVER

SP13 TYPICAL NEW LANDSCAPE PLANTER AREA - COORDINATE WITH
LANDSCAPE DRAWINGS

SP14 EXISTING FIRE HYDRANT TO REMAIN

SP15 WATER MAIN AND VALVE TO REMAIN - COORDINATE WITH CIVIL
DRAWINGS

SP16 EXISTING STORM MANHOLE TO REMAIN - COORDINATE WITH
CIVIL DRAWINGS

SP17 EXISTING A/C'S TO REMAIN

SP18 EXISTING TELEPHONE MANHOLE TO REMAIN

SP19 SANITARY MANHOLE TO REMAIN

SP20 FLORIDA POWER AND LIGHT EASEMENT PER ORB 2336 PG. 1828

SP21 FLORIDA POWER AND LIGHT COMPANY EASEMENT PER ORB 2336
PG. 1828

SP22 PROPOSED SITE LIGHTING - SEE PHOTOMETRIC SHEET

SP23 PROPOSED 12 X 40 LOADING ZONE

SP24 TEMPORARY GRASS PARKING IF NEEDED

PROPOSED SITE PLAN

1" = 20'-0"

1



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279

11/27/19

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL

Arquitectos
7727 Colony Lake Dr., Boynton Beach, Florida 33436
Rodney A. Crockett

4/25/22

PROPOSED SITE PLAN

A1.02

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

- a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))
- b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split
- c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.
- d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)
- e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- f) Use PM rates
- g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.
- h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/13/2022: Updated with ITE TG

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
50220	Flavor Pict Rd	Hagen Ranch Rd	11/7/2018	11:00 AM	0	49	328	59	0	142	346	15	0	27	34	52	0	70	35	118	1275
50220	Flavor Pict Rd	Hagen Ranch Rd	11/7/2018	4:00 PM	0	72	385	83	2	148	346	6	0	37	39	56	0	73	54	181	1482
50240	Flavor Pict Rd	Jog Rd	4/21/2021	7:45 AM	0	47	482	41	0	101	1238	35	0	72	129	84	0	78	128	50	2485
50240	Flavor Pict Rd	Jog Rd	4/21/2021	12:30 PM	2	70	618	88	1	68	748	63	1	66	161	95	0	61	180	51	2273
50240	Flavor Pict Rd	Jog Rd	4/21/2021	4:30 PM	0	114	1182	87	0	93	616	43	1	69	179	75	1	74	162	100	2796
50240	Flavor Pict Rd	Jog Rd	11/29/2018	7:45 AM	0	44	587	43	1	80	1920	40	0	60	175	131	0	65	148	45	3339
50240	Flavor Pict Rd	Jog Rd	11/29/2018	1:00 PM	1	95	741	55	1	40	747	31	0	37	110	79	1	51	109	31	2129
50240	Flavor Pict Rd	Jog Rd	11/29/2018	4:30 PM	1	152	1410	94	0	77	932	48	0	73	161	60	2	110	287	68	3475
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	7:30 AM	4	82	783	42	1	126	1913	91	0	138	55	243	0	69	60	131	3738
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	12:00 PM	2	128	959	70	0	72	818	119	0	156	66	151	0	72	83	86	2782
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	4:45 PM	1	209	1814	65	2	130	825	139	0	130	87	100	0	73	105	98	3778
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	7:30 AM	7	107	836	48	0	123	1816	91	0	113	67	203	0	61	45	146	3663
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	12:00 PM	1	142	935	47	3	77	872	99	0	156	100	150	0	69	69	94	2814
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	4:45 PM	3	226	1937	46	1	128	860	145	0	139	101	99	0	69	100	156	4010
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	7:30 AM	53	0	1164	71	1	105	1852	0	0	0	0	0	9	240	0	101	3596
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	12:15 PM	27	0	1067	63	4	64	1281	0	0	0	0	0	2	117	0	49	2674
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	4:45 PM	55	0	1625	113	11	125	1508	0	0	0	0	0	5	158	0	103	3703
33500	Forest Hill Bl	Congress Ave	2/11/2021	7:30 AM	14	265	1000	298	12	225	761	118	12	410	1689	385	1	218	737	85	6230
33500	Forest Hill Bl	Congress Ave	2/11/2021	12:00 PM	24	312	820	222	20	157	524	148	12	238	1114	335	7	231	894	119	5177

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	1.01	1.05
2	01/03/2021 - 01/09/2021	1.05	1.09
3	01/10/2021 - 01/16/2021	1.10	1.15
4	01/17/2021 - 01/23/2021	1.08	1.13
5	01/24/2021 - 01/30/2021	1.06	1.10
6	01/31/2021 - 02/06/2021	1.04	1.08
7	02/07/2021 - 02/13/2021	1.02 ..	1.06
8	02/14/2021 - 02/20/2021	1.00	1.04
9	02/21/2021 - 02/27/2021	0.99	1.03
10	02/28/2021 - 03/06/2021	0.98	1.02
11	03/07/2021 - 03/13/2021	0.97	1.01
*12	03/14/2021 - 03/20/2021	0.96	1.00
*13	03/21/2021 - 03/27/2021	0.96	1.00
*14	03/28/2021 - 04/03/2021	0.96	1.00
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.96	1.00
*18	04/25/2021 - 05/01/2021	0.96	1.00
*19	05/02/2021 - 05/08/2021	0.96	1.00
*20	05/09/2021 - 05/15/2021	0.96	1.00
*21	05/16/2021 - 05/22/2021	0.96	1.00
*22	05/23/2021 - 05/29/2021	0.97	1.01
*23	05/30/2021 - 06/05/2021	0.97	1.01
*24	06/06/2021 - 06/12/2021	0.97	1.01
25	06/13/2021 - 06/19/2021	0.98	1.02
26	06/20/2021 - 06/26/2021	0.99	1.03
27	06/27/2021 - 07/03/2021	1.00	1.04
28	07/04/2021 - 07/10/2021	1.01	1.05
29	07/11/2021 - 07/17/2021	1.03	1.07
30	07/18/2021 - 07/24/2021	1.03	1.07
31	07/25/2021 - 07/31/2021	1.02	1.06
32	08/01/2021 - 08/07/2021	1.02	1.06
33	08/08/2021 - 08/14/2021	1.02	1.06
34	08/15/2021 - 08/21/2021	1.02	1.06
35	08/22/2021 - 08/28/2021	1.03	1.07
36	08/29/2021 - 09/04/2021	1.03	1.07
37	09/05/2021 - 09/11/2021	1.04	1.08
38	09/12/2021 - 09/18/2021	1.05	1.09
39	09/19/2021 - 09/25/2021	1.03	1.07
40	09/26/2021 - 10/02/2021	1.02	1.06
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	1.00	1.04
44	10/24/2021 - 10/30/2021	1.00	1.04
45	10/31/2021 - 11/06/2021	1.01	1.05
46	11/07/2021 - 11/13/2021	1.01	1.05
47	11/14/2021 - 11/20/2021	1.01	1.05
48	11/21/2021 - 11/27/2021	1.01	1.05
49	11/28/2021 - 12/04/2021	1.01	1.05
50	12/05/2021 - 12/11/2021	1.01	1.05
51	12/12/2021 - 12/18/2021	1.01	1.05
52	12/19/2021 - 12/25/2021	1.05	1.09
53	12/26/2021 - 12/31/2021	1.10	1.15

* PEAK SEASON

08-MAR-2022 12:36:27

830UPD

4_9301_PKSEASON.TXT

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0101 DIRECTION: E LANE: 0
DESCRIPTION: SR80/SOUTHERN BLV, 1 MI W OF SR7/US441, PALM BCH CO.
LOCATION: COUNTY 93 SECTION 120 SUBSECTION 000 MILEPOST 10.879 ROUTES: US-98 US-441 SR-80

DY D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1 W	137	109	75	102	310	733	2219	3586	2988	2494	2301	2498	2479	2387	2626	2679	2860	3030	2417	1523	1079	797	466	273	40168N
2 R	159	92	91	123	288	764	1872	2718	3069	2512	2393	2432	2458	2405	2671	2716	2811	2955	2367	1591	1116	723	493	335	39154N
3 F	172	104	85	95	269	728	2192	3529	2873	2474	2445	2469	2611	2623	2903	2757	2922	3008	2515	1916	1382	1049	769	490	42380N
4 A	264	163	103	111	173	386	886	1474	1771	2107	2597	2751	2700	2700	2673	2668	2647	2774	2316	1783	1347	1061	814	569	36838N
5 S	290	214	134	101	122	257	554	766	1245	1745	2213	2523	2539	2474	2535	2511	2486	2444	1890	1281	977	692	458	287	30738N
6 M	170	88	83	129	296	773	2206	3611	2923	2350	2351	2370	2475	2310	2773	2562	2583	2714	2092	1401	992	637	439	235	38563N
7 T	152	100	71	115	295	769	2299	3749	2917	2530	2363	2410	2502	2330	2739	2746	2850	2960	2358	1550	1030	720	514	291	40360N
8 W	138	86	67	116	275	776	2309	3685	2974	2561	2452	2448	2391	2447	2721	2641	2710	2933	2371	1605	1122	775	504	320	40427N
9 R	139	102	81	107	291	754	2224	3580	3020	2460	2446	2349	2511	2525	2747	2720	2825	3024	2372	1674	1114	765	544	362	40736N
10 F	159	111	100	112	274	651	2110	3533	2924	2523	2495	2625	2571	2605	2738	2870	2875	2947	2623	1942	1394	1046	763	536	42527N
11 A	245	184	126	136	195	341	829	1405	1887	2255	2764	2871	2830	2859	2947	2850	2819	2776	2518	1810	1222	1006	843	664	38382N
12 S	382	223	153	140	150	277	479	743	1276	1752	2441	2628	2814	2695	2739	2722	2600	2489	2143	1343	1083	664	508	331	32775N
13 M	166	100	75	106	288	757	2187	3571	2905	2442	2372	2579	2586	2520	2733	2659	2870	2943	2320	1521	1062	721	452	287	40222N
14 T	144	104	92	98	297	801	2242	3755	3024	2536	2323	2425	2381	2407	2633	2704	2733	2946	2335	1526	1124	726	477	296	40129N
15 W	151	104	74	111	296	782	2257	3550	2912	2545	2512	2574	2525	2472	2630	2803	2870	2867	2390	1607	1039	724	509	309	40613N
16 R	150	101	79	112	272	754	2236	3695	2945	2588	2592	2564	2417	2476	2650	2940	2969	3058	2579	1743	1266	817	586	379	41968N
17 F	196	119	77	112	285	754	2124	3437	2878	2593	2609	2786	2641	2734	2952	2967	2977	2992	2688	1975	1344	1074	844	638	43796A
18 A	329	201	146	115	160	373	804	1374	1845	2326	2788	2942	3048	2950	2862	2720	2788	2852	2630	1845	1337	1029	871	662	38997N
19 S	432	297	171	115	146	260	489	815	1275	1883	2447	2654	2663	2597	2606	2555	2344	2519	2020	1418	1055	773	503	355	32392A
20 M	183	108	88	101	256	721	2099	3341	2884	2661	2553	2672	2898	2802	2893	2922	2932	2922	2423	1636	1178	776	514	334	41897N
21 T	203	98	66	103	253	751	2014	3409	2869	2748	2681	2664	2707	2690	2830	2805	3063	3023	2465	1712	1211	776	555	320	42016A
22 W	182	127	80	115	257	682	2008	3246	2823	2656	2716	2858	2929	2803	2994	2961	2998	2961	2619	1876	1285	880	592	395	43043A
23 R	228	126	77	117	267	617	1535	2355	2441	2584	2906	2987	3203	3100	2986	3173	3003	3021	2546	1917	1442	982	739	516	42868A
24 F	278	171	109	105	184	329	750	1316	1693	2297	2606	2834	2886	2721	2538	2575	2296	2186	1622	1328	1202	991	816	670	34503A
25 A	524	356	185	99	90	153	253	321	493	744	968	1136	1369	1455	1493	1440	1419	1494	1534	1340	1180	1014	748	574	20382H
26 S	338	191	96	97	137	222	432	619	1044	1454	1984	2363	2526	2450	2476	2258	2182	2095	1842	1300	904	687	512	317	28526N
27 M	213	107	86	93	224	575	1377	1968	2125	2089	2394	2536	2632	2647	2565	2672	2725	2581	2087	1369	919	612	482	329	35407A
28 T	159	114	79	94	244	588	1440	2221	2216	2253	2345	2524	2586	2589	2594	2637	2555	2635	2099	1420	1023	705	439	311	35870A
29 W	147	119	83	86	246	599	1433	2083	2240	2257	2223	2456	2661	2521	2564	2661	2682	2655	2275	1441	945	668	475	370	35890A
30 R	157	131	83	98	221	564	1348	1952	2087	2313	2482	2617	2748	2801	2817	2825	2711	2639	2260	1710	1101	749	551	435	37400A
31 F	208	141	87	98	163	342	773	1178	1656	1997	2340	2592	2841	2738	2573	2407	2236	2125	1696	1213	993	820	682	451	32350A

WEEKDAY AVERAGE = 39636* SATURDAY AVERAGE = 33650 SUNDAY AVERAGE = 31108* NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 1171317
MONTHLY AVERAGE = 37563

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0101 DIRECTION: W LANE: 0
DESCRIPTION: SR80/SOUTHERN BLV, 1 MI W OF SR7/US441, PALM BCH CO.
LOCATION: COUNTY 93 SECTION 120 SUBSECTION 000 MILEPOST 10.879 ROUTES: US-98 US-441 SR-80

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	W	289	166	93	100	166	582	1670	2236	2264	2143	2211	2279	2385	2582	2695	3037	3366	3666	3089	2108	1577	1031	725	492	40952N
2	R	276	170	103	121	201	564	1633	2289	2215	2139	2204	2234	2434	2600	2759	3055	3323	3552	3003	2149	1509	1192	838	486	41049N
3	F	305	156	115	114	196	540	1584	2239	2136	2058	2287	2475	2531	2698	2874	3253	3323	3535	2944	2201	1667	1239	976	745	42191N
4	A	469	312	252	152	188	382	930	1140	1520	1889	2347	2531	2665	2910	2821	2924	2915	2843	2352	1800	1607	1279	1020	835	38083A
5	S	473	295	180	146	130	259	511	756	1076	1535	1975	2398	2587	2720	2602	2547	2442	2495	2044	1548	1193	909	582	391	31794N
6	M	251	146	108	121	206	626	1510	2079	2145	2074	2098	2369	2410	2659	2660	2811	2817	3343	2779	2045	1351	951	614	432	38605N
7	T	263	136	89	84	162	589	1664	2282	2195	2079	2213	2372	2324	2598	2740	3055	3433	3560	3094	2077	1514	1105	738	454	40820N
8	W	277	133	90	90	176	633	1699	2260	2233	2159	2202	2341	2350	2482	2707	3048	3409	3570	3049	2157	1579	1129	804	512	41089N
9	R	300	134	128	91	203	594	1572	2173	2272	2007	2197	2347	2516	2641	2705	3054	3355	3489	2891	2107	1665	1170	999	564	41174A
10	F	327	211	113	117	154	564	1544	2210	2235	2138	2310	2462	2638	2859	2940	3065	3137	3371	2965	2400	1764	1398	1101	812	42835A
11	A	486	309	212	151	174	375	849	1209	1542	2158	2539	2668	2918	3038	2846	2976	2997	2837	2450	1981	1617	1314	1080	868	39594N
12	S	562	330	223	193	154	241	510	681	1063	1581	2217	2534	2747	2751	2705	2749	2627	2506	2098	1607	1240	908	702	472	33401N
13	M	263	168	112	117	190	556	1577	2214	2276	2009	2216	2363	2584	2671	2800	3003	3311	3543	3144	2190	1497	1061	685	464	41014N
14	T	258	130	114	82	190	608	1611	2294	2237	2207	2222	2318	2376	2437	2638	3083	3346	3502	2976	2193	1546	1146	779	505	40798N
15	W	288	148	87	106	183	607	1650	2275	2296	2138	2320	2304	2521	2678	2703	3010	3268	3409	3052	2208	1609	1162	827	559	41408N
16	R	343	177	114	117	206	574	1583	2189	2217	2216	2300	2441	2632	2678	2865	3071	3404	3637	2998	2322	1706	1291	930	632	42643A
17	F	398	211	123	132	194	534	1550	2214	2259	2197	2394	2475	2793	2916	3063	3203	3233	3394	3018	2387	1820	1467	1127	957	44059A
18	A	578	387	249	176	188	351	802	1190	1589	2037	2553	2842	2885	2934	3078	2918	3019	2944	2605	1973	1636	1339	1123	943	40339A
19	S	634	435	229	194	157	246	469	671	1017	1565	2021	2400	2254	2891	2763	2452	2665	2445	2142	1680	1409	1013	785	493	33030A
20	M	308	186	120	122	196	548	1526	2113	2174	2171	2461	2486	2852	2919	2878	3122	3447	3630	3119	2235	1535	1130	807	541	42626N
21	T	344	170	113	93	164	528	1554	2190	2197	2292	2429	2526	2719	2776	2822	3117	3421	3617	3116	2315	1649	1248	850	556	42806A
22	W	309	191	119	112	143	552	1537	2190	2097	2194	2551	2678	2843	2871	3023	3134	3439	3502	3015	2359	1709	1332	1058	647	43605N
23	R	395	194	117	104	163	438	1121	1636	1832	2241	2479	2799	2909	3088	3255	3220	3281	3289	3002	2437	1851	1507	1088	754	43200A
24	F	501	274	149	143	126	267	590	1018	1503	2054	2389	2658	2898	2873	2857	2823	2672	2510	2196	1695	1301	1100	901	678	36176A
25	A	463	310	168	127	112	110	262	414	591	796	1092	1246	1551	1606	1715	1631	1440	1293	1219	994	1014	804	680	462	20100H
26	S	311	231	118	108	139	226	386	537	835	1230	1771	2115	2448	2376	2420	2197	2108	2053	1869	1403	1096	884	680	438	27979N
27	M	306	183	125	125	189	416	1000	1375	1461	1785	2129	2415	2586	2676	2696	2784	2942	3030	2508	1606	1326	859	669	481	35672N
28	T	279	198	130	104	144	451	1071	1610	1734	1926	2185	2439	2501	2631	2502	2708	2975	3107	2405	1857	1310	988	726	479	36460A
29	W	313	186	111	102	166	448	1113	1533	1654	2045	2167	2293	2427	2785	2589	2841	3048	3041	2448	1813	1363	951	802	542	36781N
30	R	322	152	106	92	167	384	1123	1468	1704	1919	2364	2485	2591	2747	2702	2820	2967	3084	2526	1988	1453	1046	867	579	37656A
31	F	438	276	169	133	156	273	628	971	1270	1891	2199	2471	2600	2736	2681	2696	2531	2366	2052	1513	1204	896	657	495	33302A

WEEKDAY AVERAGE = 40265. SATURDAY AVERAGE = 34529 SUNDAY AVERAGE = 31551. NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 1191241
MONTHLY AVERAGE = 38201

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0099 DIRECTION: N LANE: 0
DESCRIPTION: SR-7/US-441, 0.7 MI NORTH OF SR-806, PALM BEACH CO.
LOCATION: COUNTY 93 SECTION 210 SUBSECTION 000 MILEPOST 9.385 ROUTES: US-441 SR-7

DY D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1 W	75	36	27	45	46	121	455	708	836	673	687	602	737	739	836	1231	1366	1610	1024	550	430	312	203	131	13480N
2 R	69	51	29	30	48	119	483	788	836	707	645	621	720	720	859	1276	1502	1588	1011	511	388	308	248	131	13688N
3 F	79	50	33	35	53	107	422	712	796	665	665	675	754	771	882	1267	1510	1550	1055	621	438	352	256	224	13972N
4 A	127	81	69	50	65	98	220	409	497	534	576	680	664	697	703	793	807	710	619	467	380	345	301	282	10174N
5 S	136	91	59	56	55	60	158	228	273	376	478	527	585	579	546	555	508	565	456	388	338	247	164	140	7568N
6 M	71	30	20	38	55	126	433	812	993	692	633	597	676	706	847	1139	1471	1535	1036	473	311	265	165	133	13257N
7 T	64	37	27	35	43	111	458	759	901	695	642	646	741	747	899	1233	1380	1628	1026	518	424	308	233	116	13671N
8 W	79	35	25	36	49	125	476	784	847	667	630	616	665	792	845	1203	1449	1697	1122	552	429	306	233	146	13808N
9 R	64	33	29	31	55	128	487	778	818	747	678	642	704	674	815	1139	1511	1672	1187	570	421	312	238	141	13874N
10 F	94	45	32	28	59	114	422	730	759	674	652	648	736	719	902	1404	1636	1710	1209	595	426	399	278	221	14492N
11 A	143	82	60	46	64	97	241	385	431	594	659	668	763	745	783	777	767	790	579	444	342	339	332	225	10356N
12 S	148	122	62	53	41	56	125	227	282	400	547	623	617	633	635	567	554	564	488	377	319	221	187	144	7992N
13 M	67	33	29	40	56	116	474	709	800	658	642	648	764	732	853	1214	1372	1503	931	509	386	267	206	135	13144N
14 T	79	31	31	33	55	130	454	756	797	668	577	650	668	680	789	1204	1466	1597	985	559	408	349	229	143	13338N
15 W	80	37	43	39	51	130	453	748	734	676	642	672	785	741	840	1225	1536	1687	1135	571	412	336	216	146	13935N
16 R	81	34	42	40	70	127	431	746	959	860	671	658	726	759	876	1221	1492	1600	1079	541	415	374	305	149	14256N
17 F	120	56	39	43	44	125	437	702	745	564	693	756	858	832	1010	1368	1678	1792	1472	800	460	404	327	370	15695A
18 A	148	82	67	50	50	76	221	395	519	532	697	749	743	813	729	853	804	778	626	422	420	333	292	343	10742N
19 S	183	97	72	61	50	63	142	221	279	372	513	541	584	615	581	600	557	543	485	385	353	283	174	165	7919N
20 M	86	55	31	41	54	125	437	676	752	621	627	712	771	749	841	1192	1370	1416	949	423	358	272	225	184	12967A
21 T	89	52	38	36	62	135	421	736	735	674	601	701	820	774	849	1113	1314	1428	849	482	350	298	241	177	12975N
22 W	93	59	32	35	58	123	406	705	701	600	699	762	834	819	946	1151	1321	1362	871	515	365	328	262	191	13238N
23 R	97	58	42	48	60	119	327	528	642	641	723	748	850	855	1074	1081	1248	1114	753	482	350	314	295	197	12646A
24 F	105	68	33	27	51	88	187	324	407	460	609	609	658	703	683	755	687	596	556	443	387	333	323	256	9348A
25 A	200	132	78	42	28	42	77	129	170	253	311	368	411	493	524	536	460	419	419	409	397	284	236	161	6579H
26 S	109	54	33	32	40	53	118	174	208	362	514	512	531	713	516	547	502	482	416	332	285	241	215	141	7130N
27 M	91	61	28	28	51	80	323	545	622	647	705	730	744	758	861	941	1064	1029	629	404	305	253	185	166	11250A
28 T	92	48	29	37	44	87	371	533	547	566	680	684	703	689	744	995	1115	1060	702	450	307	197	189	123	10992A
29 W	68	45	29	38	48	94	343	540	578	586	698	693	706	794	816	969	1167	1049	689	459	335	285	244	148	11421A
30 R	79	42	42	28	49	87	331	504	543	524	662	685	756	848	899	1021	1125	1009	652	437	324	261	232	143	11283A
31 F	96	49	34	35	53	81	212	349	399	507	623	651	697	639	692	640	656	604	476	377	288	221	193	130	8702A

WEEKDAY AVERAGE = 12833 SATURDAY AVERAGE = 9463 SUNDAY AVERAGE = 7652 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 363892
MONTHLY AVERAGE = 11612

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0099 DIRECTION: S LANE: 0
DESCRIPTION: SR-7/US-441, 0.7 MI NORTH OF SR-806, PALM BEACH CO.
LOCATION: COUNTY 93 SECTION 210 SUBSECTION 000 MILEPOST 9.385 ROUTES: US-441 SR-7

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	W	37	25	19	34	75	271	875	1610	1632	957	710	661	712	701	723	819	900	988	715	367	293	178	125	63	13490N
2	R	31	32	19	30	83	269	927	1554	1508	923	687	709	671	700	725	808	843	987	702	404	294	215	130	92	13343N
3	F	38	41	30	39	75	235	889	1466	1450	829	676	640	717	651	794	819	893	1027	765	502	331	249	208	152	13516N
4	A	73	32	33	39	62	136	381	620	658	606	591	646	657	697	672	629	577	719	548	379	340	244	230	170	9739N
5	S	113	49	34	42	45	79	200	246	325	407	508	477	543	503	563	558	582	552	471	352	277	181	122	62	7291N
6	M	43	18	29	26	91	284	827	1637	1790	943	668	593	645	560	649	834	886	926	562	365	248	153	115	80	12972N
7	T	29	32	27	31	68	262	915	1621	1572	868	679	651	715	702	749	769	861	963	717	378	273	213	160	74	13329N
8	W	55	28	27	38	66	238	947	1616	1549	925	703	661	646	611	748	827	926	1039	717	378	264	208	197	71	13485N
9	R	53	22	33	43	75	308	875	1595	1568	930	683	670	784	706	764	830	933	1018	756	392	312	194	242	153	13939A
10	F	67	38	34	30	87	251	859	1493	1383	855	664	657	729	676	773	846	778	932	823	491	306	263	210	135	13380N
11	A	95	54	34	56	56	131	384	570	601	600	605	667	697	657	649	688	712	708	611	418	321	253	240	153	9960N
12	S	103	63	44	32	45	89	175	236	324	444	496	608	661	620	590	572	609	542	525	327	317	200	162	94	7878N
13	M	49	22	34	29	88	264	868	1617	1535	896	670	690	725	665	689	774	821	914	622	387	241	202	117	69	12988N
14	T	47	27	33	31	76	250	910	1624	1582	939	743	713	736	730	749	734	918	1000	627	378	287	231	140	62	13567N
15	W	47	26	31	44	89	251	906	1601	1569	874	664	639	696	637	786	902	866	964	695	397	296	233	169	89	13471N
16	R	44	23	28	41	89	273	921	1714	1734	910	775	674	690	671	702	790	900	1017	801	459	298	243	167	100	14064N
17	F	41	33	23	46	69	233	853	1371	1398	823	775	724	757	687	740	859	1010	1247	930	525	321	256	218	157	14096N
18	A	99	57	35	52	63	129	407	539	616	640	631	685	722	769	747	769	690	721	604	410	313	276	263	229	10466N
19	S	114	81	61	32	48	89	171	231	325	456	459	552	560	549	533	612	592	546	488	357	296	223	147	89	7611N
20	M	60	31	26	23	76	275	807	1452	1295	832	653	710	740	685	736	780	891	1001	683	373	267	201	127	107	12831A
21	T	54	37	32	30	74	250	833	1369	1401	833	701	691	714	675	663	756	813	809	568	392	298	185	175	95	12448N
22	W	50	36	26	30	70	217	757	1310	1335	792	733	683	867	796	788	825	860	927	716	447	306	225	170	118	13084A
23	R	55	47	40	38	87	235	596	1074	1032	776	701	761	780	757	783	827	892	848	614	402	318	239	189	108	12199A
24	F	59	50	31	23	52	148	304	479	552	526	536	615	644	607	609	645	611	570	524	348	312	271	288	197	9001A
25	A	123	128	48	36	24	43	111	132	154	223	283	363	394	440	509	511	454	482	433	385	380	324	252	127	6359H
26	S	108	52	18	26	41	80	155	217	266	358	438	529	558	544	629	588	515	509	456	298	267	158	124	86	7020A
27	M	55	23	20	27	74	192	597	933	905	612	624	666	705	664	647	725	728	754	548	297	232	154	158	85	10425A
28	T	48	32	28	40	60	203	580	1039	983	680	627	683	696	654	668	692	769	790	557	335	281	151	158	88	10842A
29	W	47	29	19	58	58	200	635	1021	987	747	681	715	710	638	676	764	773	748	608	339	254	192	138	86	11123A
30	R	38	38	27	51	54	237	563	921	895	665	602	632	693	655	716	742	749	758	534	338	277	177	137	75	10574A
31	F	60	35	31	25	58	142	326	528	567	540	555	654	631	603	584	572	519	513	512	331	256	188	142	113	8485A

=====

WEEKDAY AVERAGE = 12460• SATURDAY AVERAGE = 9131 SUNDAY AVERAGE = 7450• NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 352976

MONTHLY AVERAGE = 11269

4:

Intersection

Int Delay, s/veh 2.9

Movement EBL EBT WBT WBR SBL SBRLane Configurations 

Traffic Vol, veh/h 0 1291 1040 157 0 171

Future Vol, veh/h 0 1291 1040 157 0 171

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - - 0

Veh in Median Storage, # - 0 0 - 0 -

Grade, % - 0 0 - 0 -

Peak Hour Factor 92 92 92 92 60 60

Heavy Vehicles, % 2 2 2 2 0 0

Mvmt Flow 0 1403 1130 171 0 285

Major/Minor Major1 Major2 Minor2

Conflicting Flow All - 0 - 0 - 651

Stage 1 - - - - -

Stage 2 - - - - -

Critical Hdwy - - - - - 6.9

Critical Hdwy Stg 1 - - - - -

Critical Hdwy Stg 2 - - - - -

Follow-up Hdwy - - - - - 3.3

Pot Cap-1 Maneuver 0 - - - 0 416

Stage 1 0 - - - 0 -

Stage 2 0 - - - 0 -

Platoon blocked, % - - - - -

Mov Cap-1 Maneuver - - - - - 416

Mov Cap-2 Maneuver - - - - -

Stage 1 - - - - -

Stage 2 - - - - -

Approach EB WB SB

HCM Control Delay, s 0 0 30.5

HCM LOS D

Minor Lane/Major Mvmt EBT WBT WBR SBLn1

Capacity (veh/h) - - - 416

HCM Lane V/C Ratio - - - 0.685

HCM Control Delay (s) - - - 30.5

HCM Lane LOS - - - D

HCM 95th %tile Q(veh) - - - 5



August 17, 2022

Ali Atefi, P.E.
Masoud Atefi & Associates, Inc.
1263 SE Illusion Isle Way
Stuart, FL 34997

**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**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

**RE: St. Peters Coptic Orthodox Church
Project #: 220802
Traffic Performance Standards (TPS) Review**

Dear Mr. Atefi:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 23, 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:	North side of Forest Hill Blvd, about 400 feet east of Davis Rd
PCN:	70-43-44-07-00-000-5221
Access:	One right-in/right-out access driveway connection onto Forest Hill Blvd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Church = 20,175 SF
Proposed Uses:	Expand existing church for a total of 31,653 SF Church
New Daily Trips:	84
New Peak Hour Trips:	3 (1/2) AM; 6 (3/3) 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 Forest Hill Blvd for the proposed driveway modifications.

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.

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Affirmative Action Employer"



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Ali Atefi, P.E.
August 17, 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, appearing 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

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220802 - ST. PETERS COPTIC ORTHODOX CHURCH.DOCX

July 10, 2023

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

From: Tara Bamber, PE 

**Re: St. Peter Coptic Church at 3405 Forest Hill Blvd.
Site Plan Approval Letter
Engenuity Group Project No. 6001.118**

We have reviewed the following received on 6-21-23:

1. Preliminary Engineering Plans, 4 sheets, dated 4-14-23, by Last Devenport, Inc.
2. Site Plan, 1 sheet, revised 4-7-23, by My Arquitectos, LLC.
3. Landscape Plans, 2 sheets (LP-1-LP-2), revised 5-4-23, by Litterick Landscape Architecture.
4. Autoturn Exhibit, 2 sheets, dated 12-28-22, by Last Devenport, Inc.
5. Survey, 1 sheet, dated 7-7-21, by Compass Surveying.
6. Water Management Calcs, 10 sheets, dated 5-23-23, by Last Devenport, Inc.
7. FDOT Approval Letter, 1 sheet, dated 9-23-22, by FDOT.
8. Architect Comment Responses, 8 sheets, dated 3-28-23, by My Arquitectos, LLC.

We recommend Site Plan approval with the following conditions:

1. Provide Water Management Calculations including pre-development vs. post-development water quality calculations.
2. Provide permits from applicable agencies including, but not limited to, FDOT, etc.
3. Additional comments may be asked at time of Civil permit review.

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

**Cc: Lisa Tropepe, PE
Chris Melendez**



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

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley

Date: 6/29/2023

2nd Submittal

RE: St. Peter Coptic Orthodox Church – 3405 Forest Hill Boulevard
Site Plan - Special Exception

Attached are:

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

COPIES	DATE	DESCRIPTION
1	6/30/23	Site Plan Package

Transmitted:

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

REMARKS:

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

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

CONCUR WITH STAFF RECOMMENDATIONS

Signed: _____

Date: 8/7/23



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 Kevin McGinley 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.

Kevin McGinley
Signature of Affiant/Applicant

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2023 by Kevin McGinley, 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 *Julie B. Hershman*

Name of officer taking acknowledgement--typed, printed or stamped Julie B. Hershman

Title or rank _____ Serial number _____



JULIE B. HERSHMAN
Commission # HH 363836
Expires March 10, 2027



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**ST. PETER COPTIC OTHODOX CHURCH
SPECIAL EXCEPTION STANDARDS
PROPOSED USE AND STATEMENT OF USE JUSTIFICATION**

Request

Applicant is petitioning the Village of Palm Springs to allow an expansion of a previously approved house of worship, (St. Peter Coptic Orthodox Church) that was approved in December 2010, pursuant to Resolution No. 2010-61. The request to modify the special exception and site plan in the CG Zoning District is in accordance with Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

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

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of the Village. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

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

Response: The requested expansion of the special exception and site plan meets all applicable property development regulations and all other provisions of the code specific to places of worship in the CG District. Minor changes are proposed to the existing parking lot serving the church, with a total of 158 parking spaces being provided. The church has been operating on the subject property for over 10 years without any parking issues. The congregation consists of approximately 120 families with services (Masses) held in the Coptic language. Proposed building height is addressed below.

The church will operate in a manner which does not compete for available parking. There will be only one service conducted in the sanctuary on any given day in accordance with the Coptic Creed; thus, there will be no overlap in service times or other functions and utilization of building space. While services are being held, no other church facilities will be used.

Building Height

Several features of the new building, including the arch at the entry way (47 ft), the roof (47 ft), the dome at the altar (60 ft) and the bell tower (80 ft) exceed the 45 ft height limit of the CG District. While these features require approval by the City Council during the site plan approval process, the justification for same is steeped in established religious traditions of the Coptic Orthodox Church and respects the architectural traditions and cultural heritage of the Coptic Church.

1. Architectural Tradition and Symbolism:

Coptic church architecture is characterized by its grandeur and distinctive elements. The inclusion of a bell tower and dome aligns with centuries-old architectural traditions that have been central to Coptic churches worldwide. The bell tower serves as a visual marker, announcing the presence of the church to the community and allowing the faithful to be called to worship. The dome, on the other hand, symbolizes the celestial realm and represents the connection between heaven and earth.

2. Preservation of Cultural Heritage:

The Coptic community takes immense pride in the preservation of its cultural heritage. Requesting a height that is in line with traditional Coptic church architecture, ensures the continuity of the Coptic rich history and allow future generations to connect with their roots. The proposed height respects the architectural style and proportions that have been faithfully maintained in Coptic churches for centuries, fostering a sense of cultural identity and belonging.

3. Aesthetics and Visual Harmony:

The proposed height of the bell tower and dome has been carefully considered to ensure visual harmony with the surrounding landscape and architectural context. By incorporating the height elements of traditional Coptic churches, the design will complement the existing built environment, enhancing the area's visual appeal. St. Peter Coptic Church has also taken into account factors such as setbacks, sightlines, and architectural integration to ensure that the height does not impose any negative impact on neighboring properties or obstruct any crucial views.

4. Community Engagement and Spiritual Gathering:

The bell tower and dome hold more than mere architectural significance; they serve as integral components of community engagement and spiritual gathering. The height of the bell tower is a visual reminder of the sound of the church bells that used to resonate throughout the traditional Coptic neighborhoods, marking significant religious occasions. The dome, with its elevated position, creates a sense of awe and reverence, elevating the spiritual experience for congregants and visitors alike.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception expansion and site plan revisions to a previously-approved house of worship include the utilization and conversion of the existing building with construction of additional building square footage and an increase in intensity of the use, building height, mass and traffic impacts. These revisions are addressed through the proposed design and traffic analysis submitted with this request. The location of the house of worship along the commercial corridor of Forest Hill Boulevard west of South Congress Avenue are deemed consistent with the design and mass of other building along this corridor, most notably the Palm Beach County School District Administrative complex located directly across the street. Existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter will remain. No adverse impacts to the commercial corridor along Forest Hill Boulevard or the neighboring institutional development to the north of the subject property are anticipated to be associated with the request.

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a 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: St Peter Coptic Orthodox Church is the only house of worship located along the Forest Hill Boulevard corridor within the Village of Palm Springs. A concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the 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 uses, and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed church will be used primarily on Sunday mornings 8am – 11am. Wednesday and Saturday services (8am-11am and 6:30pm – 9:30pm, respectively) will also be held but are typically less well attended. Administrative church offices will be open weekly and staffed by church employees and volunteers. The church will operate in a manner consistent with the surrounding commercial and institutional uses in terms of odors, noise and visual effects. No residential development is located in proximity to the subject property. The traffic analysis and Palm Beach County review that accompany this request identify the proposed expansion as having an insignificant traffic impact which does not warrant any road improvements; however, the church is proposing to realign the driveway connection to Forest Hill Boulevard further east in order to provide more vehicular stacking on the subject property.

6. That the proposed special exception uses:

- a. **Do not significantly reduce light and air to adjacent properties.**
- b. **Do not adversely affect property values in the adjacent areas.**
- c. **Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. **Do 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 bicycling parking.**

Response: The proposed expansion will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

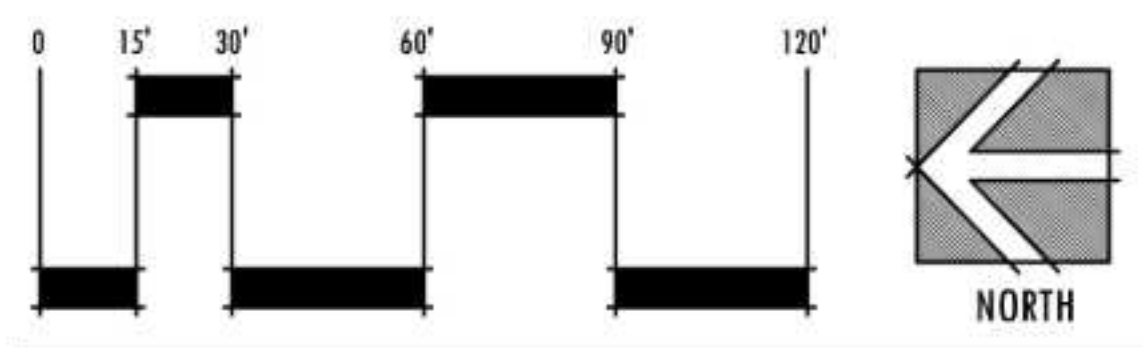
7. The proposed use would enhance and/or promote redevelopment of the village, fulfill redevelopment objectives, and/or have a positive economic impact on the village, including creating new jobs, economic growth and provide needed community-serving (neighborhood retail and commercial) uses and businesses.

Response: The proposed expansion of the existing place of worship provides for the redevelopment of a building constructed nearly 50 years ago and which served as Southern Bell and AT&T's offices and service center prior to its sale in 2003. While the proposed improvements will have a positive impact on the community, direct economic or employment benefits to the Village will be minimal. Providing religious opportunities to the community, however, furthers the objectives of the Village related to providing community-serving uses.



Rendered Site Plan

Scale: 1" = 30'-0"



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279
08/30/23

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL

Architectos
7727 Colony Lake Dr., Baynton Beach, Florida 33436
Rodney A. Crockett

8.30.23

Rendered Site Plan

A1.01



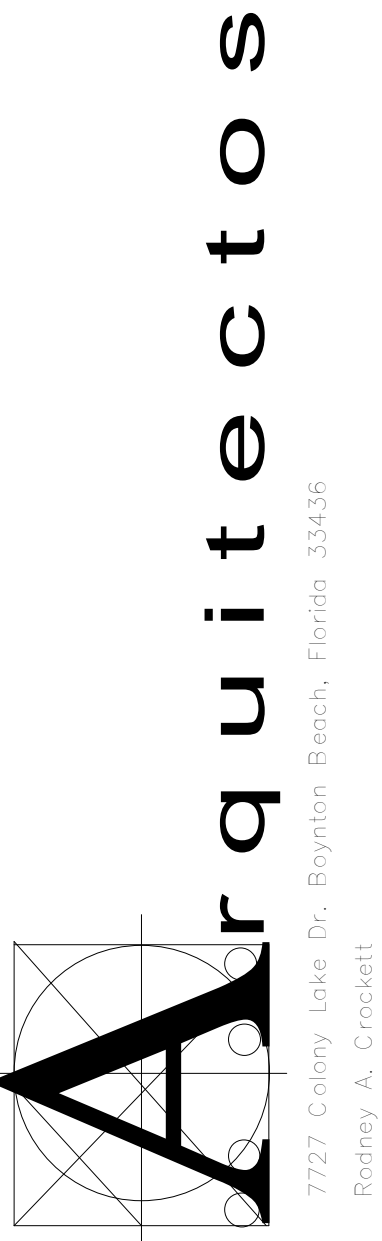
COLOR SCHEDULE

MARK	COLOR	MANUFACTURER	REMARKS
PT-1	WHITE GALLERY (HGSW 4002)	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH
PT-2	SABLE (SW 6083)	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH
PT-3	GOLD LEAF		MANUFACTURER CUSTOM COLOR



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279
04/02/23

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL



4.25.22

4.7.23 Site Plan Review
Comment Responses

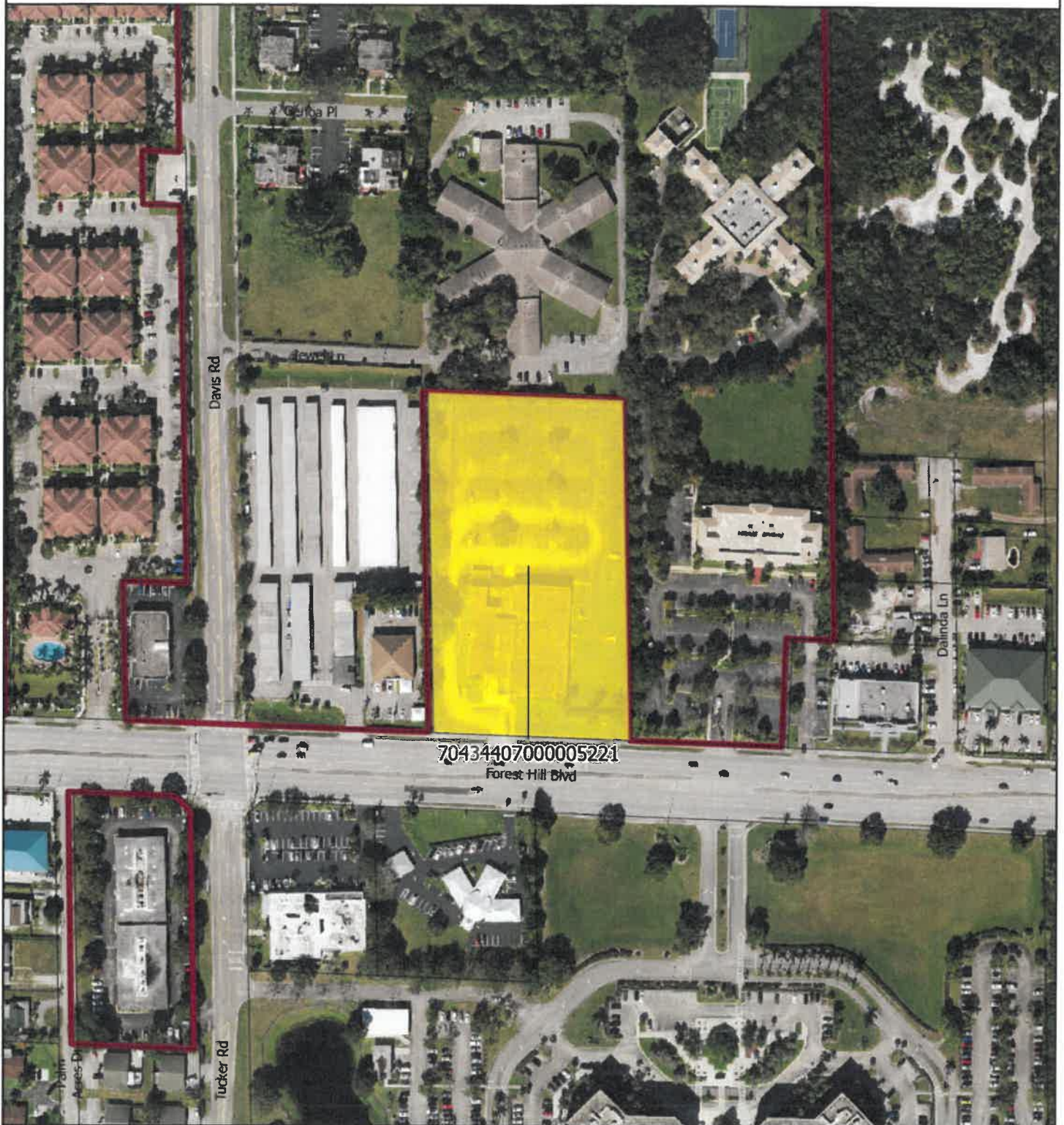
PERSPECTIVES

A2.09



VILLAGE OF PALM SPRINGS

3405 Forest Hill Blvd



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 8/24/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250
Feet

 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

3405 Forest Hill Blvd



70434407000005221

Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 8/24/2023
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: September 12, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Planning and Zoning Board Order No. 2023-06 - Parking Variance (PSV23-15) - St Peter Coptic Orthodox Church

SUMMARY: Land Research Management, Inc (Applicant), agent for St. Peter Coptic Orthodox Church (Owner), is requesting approval of a Site Plan Amendment (SPR23-09) and Special Exception Use (PSSE23-04) to allow an expansion of the existing building, with the construction of an 11,478 square feet sanctuary in addition to the existing building for a total of 31,287 square feet of the Commercial General (CG) property located at 3405 Forest Hill Boulevard.

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated by the Land Development to the Commercial General Zoning District and Commercial Future Land Use.

The existing 25,681 sq. ft. house of worship is proposed to be expanded and renovated to accommodate a new sanctuary, and the needs of the congregation in terms of interior offices and classrooms for religious education and meetings. The applicant is proposing to demolish 4,872 square feet of the existing building and construct a new 11,478 sq. ft. sanctuary building in its place for a total of 32,287 sq. ft. (net increase of 6,606 sq. ft.). Estimated construction costs are anticipated to be \$4 million.

In addition to the proposed expansion, the driveway connection to Forest Hill Boulevard is being moved further east to provide for additional vehicular stacking and improve the internal traffic circulation.

As part of the proposed Site Plan Amendment, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Board's consideration:

1) PSV23-15 - Requesting a variance relief from Section 34-1329(2)(a) to allow a total of 181 parking stalls where 189 parking spaces are required.

The Planning, Zoning, and Building staff do not object to the proposed Variance requested and recommend conditional approval to facilitate the redevelopment of the property.

FISCAL IMPACT:

The proposed redevelopment will enhance the area, although as a non-profit, it will not affect the Village's assessed property valuation.

ATTACHMENTS:

1. Planning and Zoning Board Order 2023-06 - (PSV23-15) - 3405 Forest Hill Boulevard
2. Exhibit "A" Staff Report and Conditions of Approval

3. Site Plan, Landscape Plan, Engineering Plans and Letters
4. Project Narrative
5. Variance Justification Statement
6. Colored Rendering
7. Aerial and Location Maps



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

PZ&B Order No. 2023-06 (PSV23-15)

**ST. PETER COPTIC ORTHODOX CHURCH
3405 FOREST HILL BOULEVARD
WEST PALM BEACH, FL 33406**

PCN: 70-43-44-07-00-000-5221

Applicant(s)

FINAL ORDER

THIS MATTER came before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on **September 12, 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 **PSV23-15**.
2. The above Applicant(s) is the owner of the property legally described as: **7-44-43, S 600 FT OF E 319 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 (LESS S 60 FT RD R/W)**
3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida as set forth below:
 1. **(PSV23-15)** - Variance relief from Section 34-1329(2)(a) of the Village of Palm Springs Land Development Regulations to allow a total of 181 parking stalls where 189 parking spaces are 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 **PSV23-15** has met the requirements of Section 34-603(b)(1) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.
-

DONE AND ORDERED in Palm Springs, Florida this 12th day of September 2023.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Advisory Board

Copies furnished to:

St. Peter Coptic Orthodox Church, 3405 Forest Hill Boulevard, West Palm Beach, FL 33406

Land Research Management, Inc., 2240 Palm Beach Lakes Boulevard, Suite 103, West Palm Beach, FL 33409

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

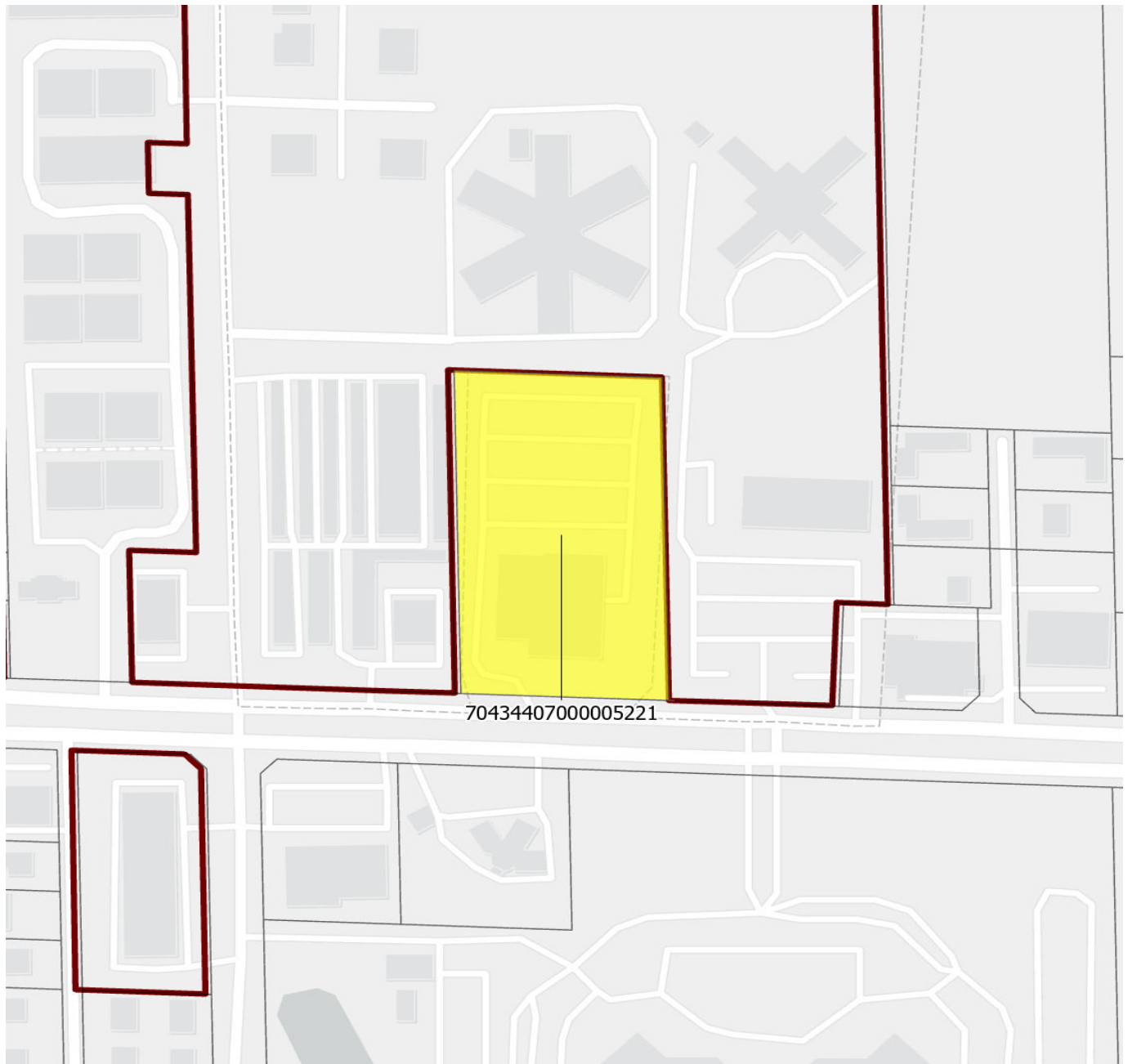
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment - St. Peter Coptic Orthodox Church – 3405 Forest Hill Boulevard

Application Summary			
Applicant / Petitioner	St. Peter Coptic Orthodox Church	Submittal Date	06/19/2023
Reference Name	St. Peter Coptic Orthodox Church	Case Number	SPR23-09, PSSE23-04, PSV23-15
		Parcel Control No	70-43-44-07-00-000-5221
Location	3405 Forest Hill Boulevard	Site Area	±3.96 acres
P&Z B Meeting	September 12, 2023	Council Meeting	September 27, 2023
Requests			
Proposed Use(s)	Site Plan Amendment for the St. Peter Coptic Orthodox Church, to allow an expansion of the existing building, with the construction of 11,470 square feet sanctuary building for the Commercial General property located at 3405 Forest Hill Boulevard.		
Number of Buildings	1 building structure with a total of 32,287 sf		
Variances	PSV23-15 Requesting a Variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	189 spaces Office use 1/200 SF = 12 spaces School use 1 per Classroom / 1 per Staff = 18 spaces Church 1 / 4 seats = 159 spaces	159 spaces + 22 grass parking = 181 spaces	No** (variance requested)
Site Characteristics			
Existing Use	Church	Proposed Use	Church
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	Residential community	Unincorporated Palm Beach County	Unincorporated Palm Beach County
South	Professional offices & School Board District	Commercial and Governmental	Commercial General (CG) and Government (G)
East	Orphan institution	Unincorporated Palm Beach County	Unincorporated Palm Beach County
West	Self-storage facility	Unincorporated Palm Beach County	Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Plan amendment to allow the expansion of the existing building, with the construction of 11,470 square feet sanctuary building for the Commercial General property located at 3405 Forest Hill Boulevard.			



I. Site History

- **Ordinance No. 2004-33: Annexation**

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated with the Land Development with the Commercial General zoning district and Commercial Future Land Use.

- **Resolution No. 2010-61: Site Plan and Special Exception Use**

On December 16, 2010 the Village Council approved the Special Exception Use and concurrently a Site Plan to allow a 25,681 square feet house of worship.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as a special exception use and is generally consistent with goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variance:

- **PSV23-15** Requesting a Variance relief from Section 34-1329 (2) (a) to allow a total of 181 parking stalls where 189 parking spaces are 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.**

Response: The church, the only building located on the subject property, is used for religious purposes with the peak parking demand associated with the sanctuary during times services (Masses) are held. No other space within the building is used when services are held (e.g. classrooms, meeting rooms, offices, library, etc.). This practice is part of the religious doctrine of the Coptic faith. Only one (1) Mass is held per day as prescribed by Church rites and congregants attend as a religious family meaning there are no simultaneous uses occurring that compete for parking spaces with the sanctuary use.

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

Response: Church doctrine prescribes that no other activities on the campus can occur while Mass is being held. This doctrine is prescribed by the tenets of the church and steadfastly observed, which ensures that adequate parking will always be available. The requested variance is therefore not a result of actions taken by the church.

- 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: The requested variance to allow a deviation from the strict parking standards of the Village Code which doesn't provide for shared parking as discussed in the site plan application does not confer a special privilege upon the Applicant. Shared parking justification is recognized by other places of worship in the vicinity of St. Peter Coptic Church when schools, multi-purpose buildings and Sunday schools are co-located.

- 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 of the parking standards prescribed in the Village Code would deprive the Applicant of rights commonly enjoyed by other places of worship such as St. Luke Catholic Church, which have co-

located uses as described above and work an unnecessary hardship on the Applicant. Ample parking has been established to justify the variance request.

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

Response: The variance of eight (8) spaces that would be required is the minimum that will make possible the reasonable use of the existing structure and proposed addition.

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

Response: The granting of this variance will be in harmony with the general intent and purpose of this chapter. The general intent and purpose of this chapter is to provide adequate parking for the uses maintained in the building. St. Peter has been holding religious services and gatherings on the premises for the past 12 years without any issues related to adequate parking. It is the applicant's/owner's position that intent and purpose of this chapter has been met by the proposed site plan and reduction of the 8 spaces.

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

Response: The granting of this variance will not be injurious to the area involved or otherwise be detrimental to the public welfare. The applicant has provided adequate parking for the proposed church expansion and no impacts that could otherwise be considered detrimental to the public welfare will exist upon the grant of the variance request.

Staff does not object to the applicant's request based on the intent of the applicant to maximize the use of the property without creating negative impacts to the surrounding properties.

Separate consideration from the Village Council:

Accordingly with Sec. 34-824 (a)(1) - Churches and houses of worship shall not be subject to the height restrictions of the CG district, but the height of such structures shall be subject to determination during the site plan approval process in the discretion of the Village Council.

The applicant proposes:

Structure	Height
Existing building	15'4"
Dome at the entry door	19'5"
New building	47'
Bell tower	80'
<u>Note:</u> the maximum height permitted within Commercial General district is 45'.	

IV. Neighborhood Compatibility

- 1) The proposed project is located on the east side of Davis Road and the north side of Forest Hill Boulevard.
- 2) The surrounding properties are generally Unincorporated Palm Beach County.
- 3) The School Board District is located to the South.
- 4) A mix of different commercial uses are located along Forest Hill Boulevard.
- 5) The public bus stop is located right in front of the property.
- 6) The proposed facility is permitted as a special exception use within the Commercial General zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) The project meets the Traffic Performance Standards of Palm Beach County.
 - 3) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan by the Village's Council.
 - 4) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBCWUD and Village of Palm Springs are required prior to construction.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on August 31, 2023.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on August 29, 2023.
- Legal advertisement was published in the paper on August 31, 2023.
- Staff have not received any inquiries or comments as a result of the notices.

VIII. 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 Amendment Approval and concurrently Special Exception Use with 1 variance for the expansion of the existing place of worship.
 1. Site Plan dated received on August 31, 2022 revised and resubmitted on June 19, 2023.
 2. Landscape plans dated received on August 31, 2022 revised and submitted on June 19, 2023.
 3. Architectural floor plans received on August 31, 2022.
 4. Justification Statement and proposed use.
 5. Traffic equivalency statement.
 6. Parking reduction statement.

IX Recommendation

The property was annexed into the Village of Palm Springs on August 12, 2004, and designated with the Land Development with Commercial Future Land Use and Commercial General zoning district. The property presently supports a single story with 25,681 square feet house of worship approved by the Village council on December 16, 2010.

The Applicant is proposing to demolish 4,872 square feet of the existing building and construct a new 11,478 square feet sanctuary building in its place. The proposed improvements consist in a single structure with a total floor area of 32,287 square feet. The proposed uses within the building will include: a new sanctuary, a kitchen, storage areas, classrooms, and offices to support the overall function of the St. Peter Coptic Orthodox Church.

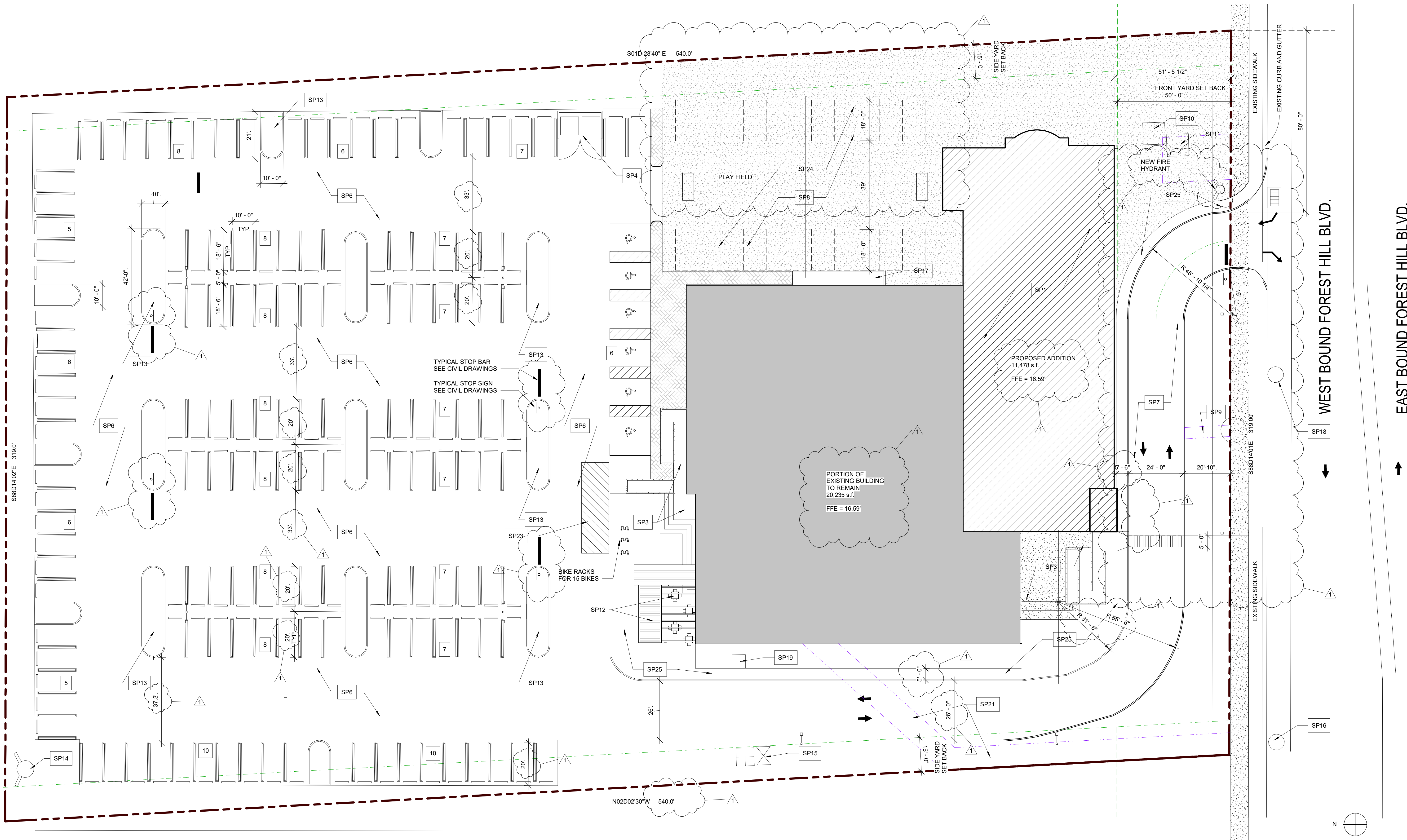
Additionally, Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the land development and zoning regulation and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact the natural system.

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use, the Site Plan Amendment, and the Variance requested, subject to the following thirty-three (33) conditions below:

1. Build out date is **December 31, 2025**.
2. The Site Plan approval is valid within 24 months of Council Approval.
3. The special exception approval shall be implemented within 18 months of Council approval.
4. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
5. The worship sanctuary area shall be limited to 633 seats.
6. In case of any parking issues, as determined by the PZ&B Director and/or Police chief, the property owner may be required to undertake additional measures.
7. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
8. A security plan addressing evacuations and emergency situations shall be provided **at time of permitting**.
9. Comments issued by Palm Beach County Water Utilities shall be addressed **at time Civil – Utility plan review**.
10. The new addition will be required to be protected by a monitored automatic fire sprinkler system per Palm Beach County Fire Rescue department.
11. Any existing or proposed mechanical equipment shall be screened from view.
12. Any existing or proposed utility box shall be wrapped and screened from view **at time of final inspection**.
13. No loitering on the grounds will be permitted.
14. Any special event to be held at the property is subject to Special Event Permit approval by the Village.
15. Permits must be obtained from the Village, PBCWUD and Palm Beach County Fire Department **at time of permitting**.
16. Any future proposed signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
17. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
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, 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. 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. All new electric utilities shall be underground.
24. 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 Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
25. 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.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
29. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
30. 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.

31. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
32. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
33. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



SITE PLAN DATA

PARKING SPACES REQUIRED PER 34-1329
CHURCH SANCTUARY: 6,887 S.F.
1 SPACE PER 4 SEATS (633/4 = 159 SPACES)
REQUIRED (159 SPACES PROVIDED) ADDITIONAL PARKING
SPACE (22) ARE AVAILABLE IN GRASS AREA

OFFICE AREA:
2400 S.F.

EDUCATIONAL AREA SUNDAY SCHOOL CLASSROOMS:
5200 S.F.

RESTROOMS, CIRCULATION, MECHANICAL
ELECTRICAL, MISC. SPACES: 16,200 S.F.

TOTAL SPACES REQUIRED: 159
SPACES PROVIDED: 159

6 ACCESSIBLE SPACES REQUIRED (6) PROVIDED

LANDSCAPING

LANDSCAPE ISLANDS REQUIRED AT PARKING AREA
EVERY 12 SPACES 5'-0" WIDE WITH TREE

20 S.F. OF LANDSCAPED AREA REQUIRED PER EACH SPACE
SEE PROPOSED LANDSCAPE PLANS

ZONING

CURRENTLY ZONED: CG
BUILDING HEIGHT ALLOWED: 45' (APPROVED FOR 60')
MAX GROSS FLOOR AREA: 50% OF TOTAL LOT AREA
PROVIDED FLOOR AREA: 19%

BUILDING DATA:

EXISTING BUILDING: 25,681 S.F.
AREA OF EXISTING BUILDING TO BE DEMOLISHED: 4,872 S.F.
PORTION OF EXISTING BUILDING TO REMAIN: 20,809 S.F.
AREA OF NEW ADDITION: 11,478 S.F.
TOTAL BUILDING AREA WITH NEW ADDITION: 32,287 S.F.

SITE DATA

P.C.N. 00-43-44-07-00-000-5221
LOT AREA: 3.96 ACRES, 172,497 S.F.
OPEN SPACE: 20% (10% REQUIRED)
FAR = 18.7%
BUILDING COVERAGE: 18.7%
IMPERVIOUS AREA: 136,377 S.F.
PERVIOUS AREA: 36,120 S.F.

BIKE RACKS PROVIDED FOR (15) BIKES

PROJECT NARRATIVE

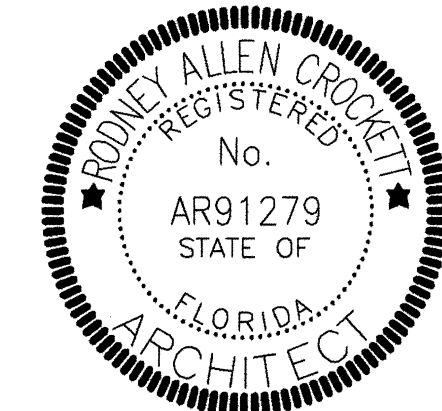
THE EXISTING BUILDING IS CURRENTLY A CHURCH AND WILL
REMAIN A CHURCH. A PORTION OF THE EXISTING BUILDING IS
BEING DEMOLISHED AND A NEW SANCTUARY IS BEING ADDED.
THE EXISTING SITE WILL HAVE A NEW PARKING LAYOUT AND NEW
CIVIL STORMWATER MODIFICATIONS TO ADDRESS THE CURRENT
PROBLEMS. THE REMAINDER OF THE INTERIOR OF THE CHURCH
WILL BE REMODELED.

PROPOSED SITE PLAN NOTES

- SP1 PROPOSED SANCTUARY ADDITION
SP2 EXISTING BUILDING TO BE RENOVATED
SP3 NEW PROPOSED ENTRY RAMP AND STEPS
SP4 NEW PROPOSED DUMPSTER ENCLOSURE - SEE DETAILS
SP5 NEW PROPOSED SITE LIGHTING POLES TYP.
SP6 NEW PROPOSED PAVED AREAS AND PARKING LAYOUT
SP7 NEW PROPOSED ENTRANCE DRIVE AND DROP & OFF AREA
SP8 NEW PROPOSED PLAY FIELD

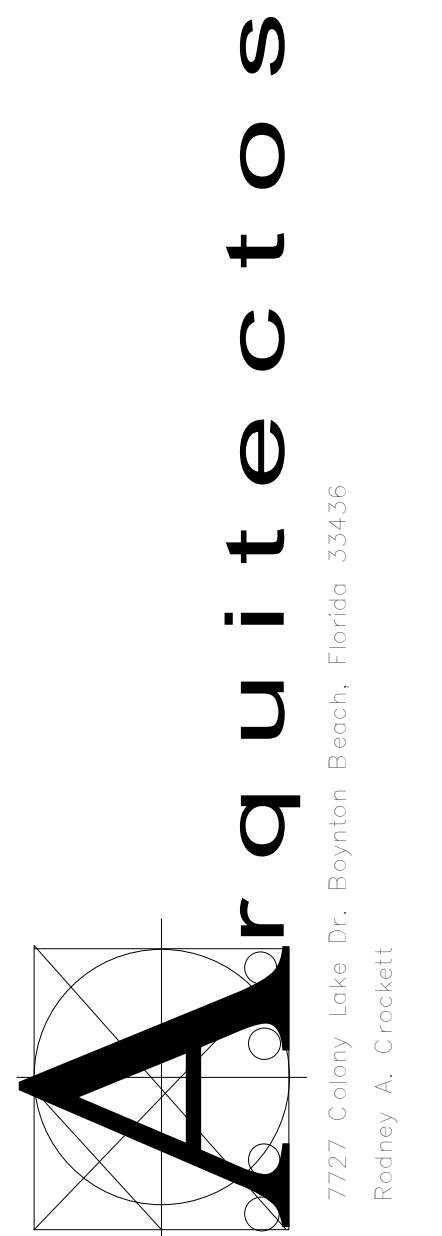
- SP9 FLORIDA POWER AND LIGHT EASEMENT PER ORB 3738 PG. 102
SP10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
SP11 EXISTING SOUTHERN BELL TELEPHONE AND TELEGRAPH
EASEMENT PER PER ORB 4548 PG. 349.
SP12 PROPOSED OUTDOOR SEATING AREA WITH PARTIAL
TRELLIS COVER
SP13 TYPICAL NEW LANDSCAPE PLANTER AREA - COORDINATE WITH
LANDSCAPE DRAWINGS
SP14 EXISTING FIRE HYDRANT TO REMAIN
SP15 WATER MAIN AND VALVE TO REMAIN - COORDINATE WITH CIVIL
DRAWINGS

- PROPOSED SITE PLAN** 1" = 20'-0" 1
- SP16 EXISTING STORM MANHOLE TO REMAIN - COORDINATE WITH
CIVIL DRAWINGS
SP17 EXISTING A/C'S TO REMAIN
SP18 EXISTING TELEPHONE MANHOLE TO REMAIN
SP19 SANITARY MANHOLE TO REMAIN
SP20 FLORIDA POWER AND LIGHT EASEMENT PER ORB 2336 PG. 1828
SP21 FLORIDA POWER AND LIGHT COMPANY EASEMENT PER ORB 2336
PG. 1828
SP22 PROPOSED SITE LIGHTING - SEE PHOTOMETRIC SHEET
SP23 PROPOSED 12 X 40 LOADING ZONE
SP24 TEMPORARY GRASS PARKING IF NEEDED
SP25 PROPOSED NEW CONCRETE SIDE WALK



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279
11/27/19

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL



4.25.22

4.7.23 Site Plan Review
Comment Responses

PROPOSED SITE PLAN

A1.02

TREE DISPOSITION CHART

TREE NO.	COMMON NAME	BOTANICAL NAME	NATIVE	DBH (INCHES)	CLEAR TRUNK HEIGHT	DISPOSITION	MITIGATION REQD.
001	BLACK OLIVE	BUCIDIA BUCERAS	NO	36"	—	REMAIN	NO
002	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
003	COCONUT PALM	COCOS NUCIFERA	NO	—	20'	REMOVE	NO
004	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
005	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
006	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
007	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	24"	10' C.T.	REMOVE	NO
008	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
009	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMOVE	NO
010	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMOVE	NO
011	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
012	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
013	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
014	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
015	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMAIN	OFF-SITE
016	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
017	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
018	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NO
019	MANGO	MANGO TREE	NO	7"	—	REMAIN	NO
020	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
021	LIVE OAK	QUERCUS VIRGINIANA	YES	24"	—	REMAIN	OFF-SITE
022	LIVE OAK	QUERCUS VIRGINIANA	YES	24"	—	REMAIN	OFF-SITE
023	GUMBO LIMBO	BURSERA SIMARUBA	YES	6"	—	REMAIN	NONE
024	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
025	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
026	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
027	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
028	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
029	BLACK OLIVE	BUCIDIA BUCERAS	NO	24"	—	REMOVE	NONE
030	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMAIN	NONE
031	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
032	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NONE
033	SCHREFFLERIA	SCHREFFLERIA	NO	8"	—	REMOVE	NONE
034	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NONE
035	GUMBO LIMBO	BURSERA SIMARUBA	YES	—	18'	REMAIN	NONE
036	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
037	MANGO	MANGO TREE	NO	—	4"	REMAIN	NONE
038	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	—	4"	REMAIN	NONE
039	MANGO	MANGO TREE	NO	—	4"	REMAIN	NONE
040	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
041	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
042	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
043	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	2"	—	REMAIN	NO
044	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
045	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
046	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
047	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
048	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
049	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
050	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
051	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
052	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
053	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	8-10' C.T.	REMAIN	NO
054	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
055	MAGNOLIA	MAGNOLIA GRANDIFLORA	YES	4"	—	REMAIN	NO
056	FOXTAIL PALM	WOODYETIA BIFURCATA	NO	—	STUMP	REMOVE	NO
057	FIGUS	FIGUS SP.	YES	OFF SITE	—	REMAIN	NONE
058	GUMBO LIMBO	BURSERA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
059	GUMBO LIMBO	BURSERA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
060	GUMBO LIMBO	BURSERA SIMARUBA	YES	OFF SITE	—	REMAIN	NONE
061	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NONE
062	CABBAGE PALM	SABAL PALMETTO	YES	—	20-30'	REMAIN	NONE
063	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
064	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
065	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
066	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
067	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
068	ROYAL PALM	ROYSTONEA ELATA	YES	—	25'	REMAIN	NONE
069	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMAIN	NONE
070	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
071	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
072	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
073	QUEEN PALM	SYAGRUS ROMANOFFIANA	NO	—	18'	REMOVE	NONE
074	GUMBO LIMBO	BURSERA SIMARUBA	YES	4"	—	REMOVE	NONE

LEGEND

- EXISTING TREE TO BE REMOVED OR RELOCATED
- EXISTING SABAL PALM TO REMAIN
- EXISTING FOXTAIL PALM TO REMAIN
- EXISTING TREE TO REMAIN
- TREE/PALM #
- TREE/PALM #
- TREE/PALM #
- TREE/PALM #

LANDSCAPE DATA

TOTAL LOT AREA: 171,983.88 S.F. (3.95 ACRES)
TOTAL TREES REQUIRED: 69 TREES (1 PER 2,500 S.F. OF LOT AREA)
TOTAL TREE PROVIDED: 119 TREES

VEHICULAR USE AREAS:
LANDSCAPING REQUIRED: 3,180 S.F. (20 S.F. PER PARKING SPACE (159))
LANDSCAPE PROVIDED: 4,002 S.F.

FOUNDATION PLANTING REQUIREMENTS:
LENGTH OF FACADE FACING STREET: 220 L.F.
REQUIRED FOUNDATION LANDSCAPING: 55 L.F. (25% OF FACADE LENGTH)
PROVIDED FOUNDATION LANDSCAPING: 77.6 L.F.
MIN. WIDTH OF PLANTING AREA: 5'
REQUIRED FOUNDATION TREES: 8 (1 PER 30 L.F. OF FACADE)
PROVIDED FOUNDATION TREES: 8

NATIVE TREES & PALMS PROVIDED: 82.6%
NATIVE SHRUBS & GROUNDCOVERS PROVIDED: 71.4%

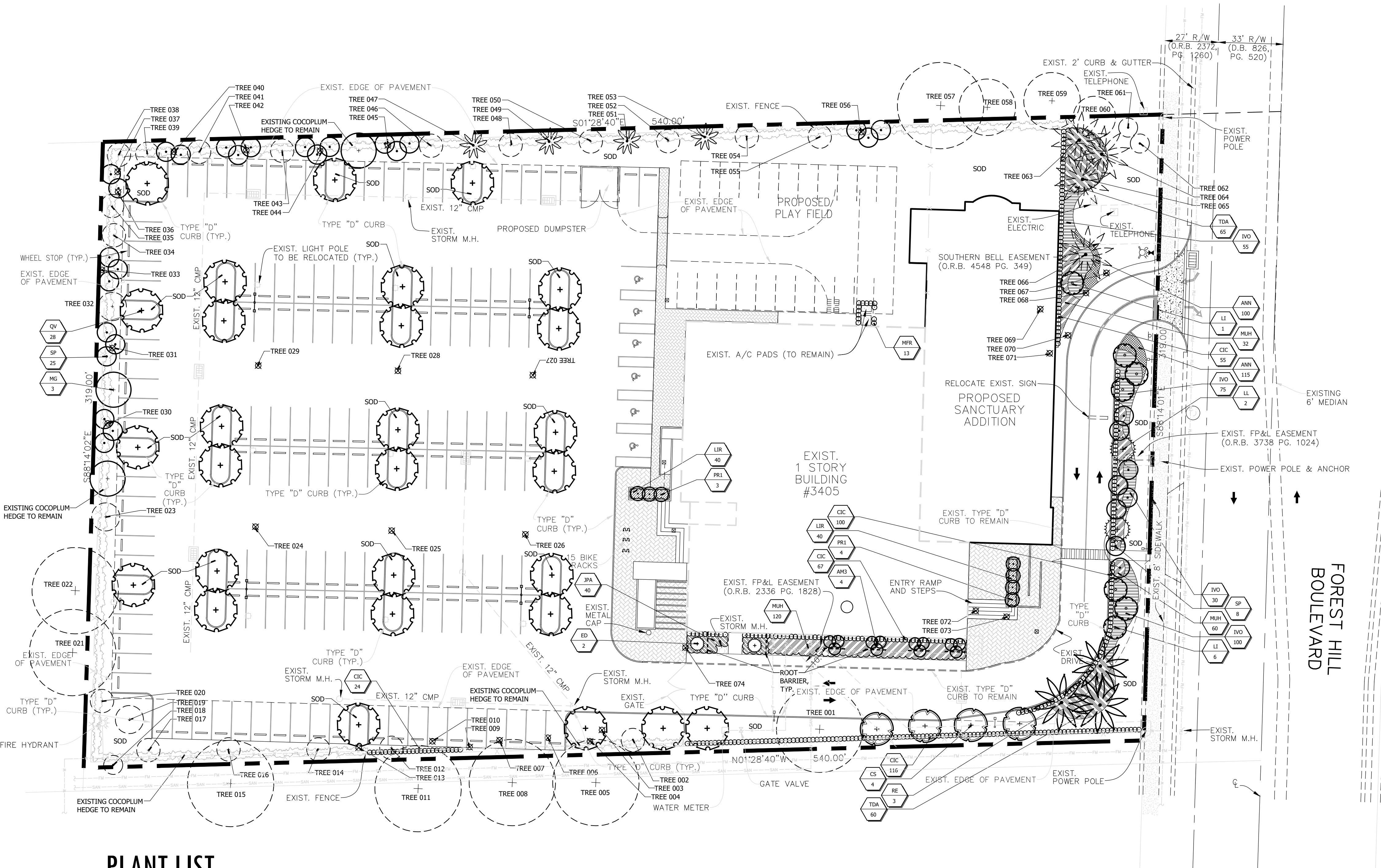
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
M	MG	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	12' O.A.	5'	FULL & THICK TO GROUND, MATCHED
V	SP	33	SABAL PALMETTO	10-16' C.T.	N/A	FULL & THICK, SLICK, STAGGER HEIGHTS
V	RE	3	ROYSTONEA ELATA	10' G.W.	N/A	FULL & THICK, MATCHED HEIGHTS
V	QV	28	QUERCUS VIRGINIANA	12' O.A.	5'	FULL & THICK, 2.5" CAL.
M	PR1	7	PHOENIX ROEBELENI	6-7' O.A.	N/A	FULL & THICK, SINGLE TRUNK, MATCHED HEIGHTS
M	LI	7	LAGERSTROEMIA INDICA 'MUSKOGEE'	12' O.A.	5'	FULL & THICK, SINGLE TRUNK STANDARD
M	LL	2	LIGUSTRUM JAPONICUM	10' O.A.	10'	FULL & THICK, MULTI-TRUNK SPECIMEN, 4" C.T.
V	CS	4	CONOCARPUS ERECTUS 'SERICEUS'	12' O.A.	5'	FULL & THICK, TREE FORM
M	AM3	4	ADONIDIA MERRILLII	14-16' O.A.	N/A	FULL & THICK, DOUBLE TRUNK, MATCHED HEIGHTS
M	ED	2	ELAEOCARPUS DECIPENS	12' O.A.	5'	FULL & THICK TO GROUND, MATCHED
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
V	CIC	362	CHRYSOBALANUS ICACO	#3, 30" O.A.	24" O.C.	FULL & THICK
V	MUH	212	MUHLENBERGIA CAPILLARIS	#3, 18" O.A.	30" O.C.	FULL & THICK
M	LIR	80	LIRIOPE MUSCARI	#3, 14" O.A.	18" O.C.	FULL & THICK
V	TDA	125	TRIPSACUM DACTYLOIDES	#3, 20" O.A.	36" O.C.	FULL & THICK
V	MFR	13	MYRCIANTHES FRAGRANS	#7, 36" O.A.	24" O.C.	FULL & THICK
M	ANN	215	ANNUALS	6" POTS	12" O.C.	FULL & THICK
V	IVO	160	ILEX VOMITORIA	#3, 14" X 14"	24" O.C.	FULL & THICK
M	JPA	40	JUNIPERUS CHINENSIS 'PARSONII'	#3, 16" SPD.	30" O.C.	FULL & THICK

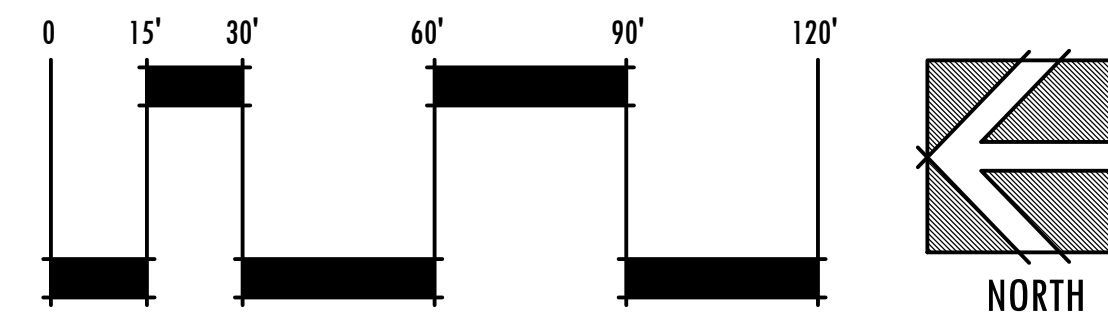
* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

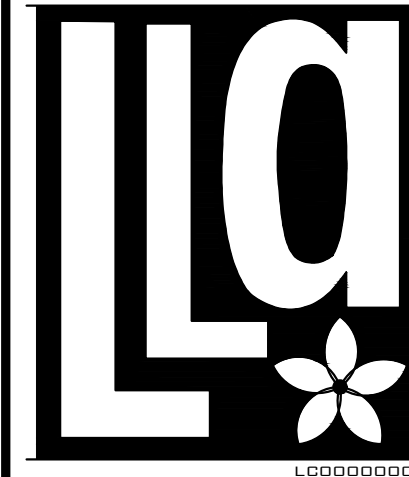
IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
IRRIGATION WATER SOURCE: POTABLE WATER



Landscape Plan



REFER TO SHEET LP-2 FOR LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

St. Peter Coptic Church
3405 Forest Hill Blvd.
Palm Springs, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'

Designed: JML
Drawn: JML
Approved: JML
Date: 9/30/21
Job no.:
Revisions: 3/3/22
3/6/23
5/4/23

Sheet No.

LP-1

PRELIMINARY ENGINEERING PLANS
FOR

ST. PETER COPTIC CHURCH
PALM BEACH COUNTY, FLORIDA

DEVELOPER: ST PETER COPTIC CHURCH
3405 FOREST HILL BOULEVARD
WEST PALM BEACH, FL



LOCATION MAP

N.T.S.

SEC. 25 TWP. 40S RGE. 42E

INDEX OF SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	PAVEMENT MARKING, STRIPING & SIGNAGE PLAN
3	PAVING, GRADING AND DRAINAGE PLAN
4	PAVING, GRADING AND DRAINAGE DETAILS

LDi Last Devenport, Inc.

PREPARED BY:

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872
EB 9889

PRELIMINARY ☒
PROGRESS SET ☐
BID SET ☐
PERMIT SET ☐
CONSTRUCTION SET ☐

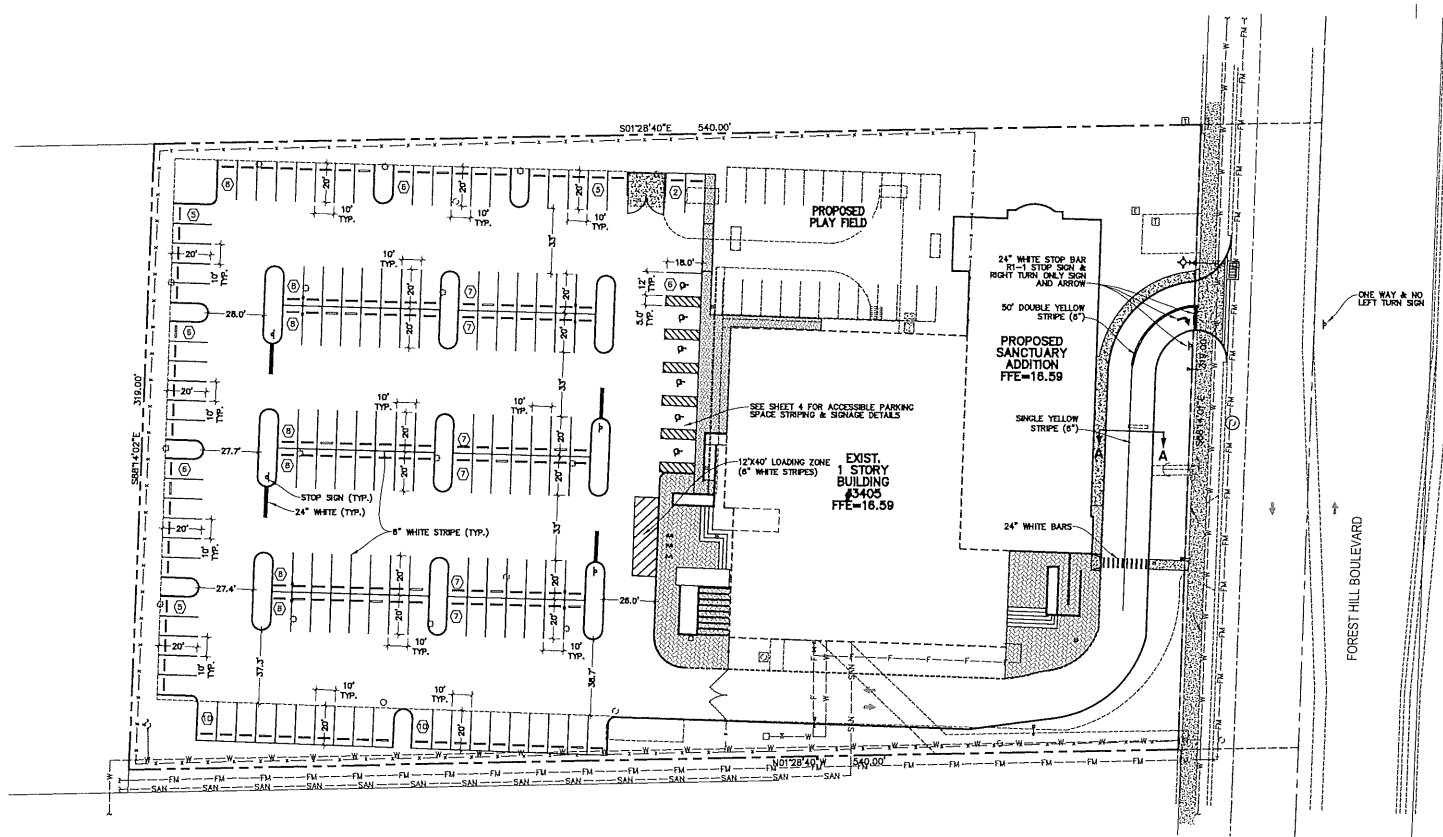
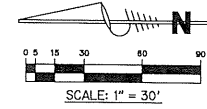
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #58707

17-004 PE

SHEET 1 OF 4

LEGEND:

- ① NUMBER OF PARKING SPACES IN A ROW
- ♿ ACCESSIBLE PARKING STALL (12' X 18')
- DIRECTION OF TRAVEL (NOT A STRIPE)



PRELIMINARY ENGINEERING PLANS
PAVEMENT MARKING, STRIPING & SIGNAGE PLAN
FOR
ST. PETERS COPTIC ORTHODOX CHURCH
3405 Forest Hill Blvd., Palm Springs, FL

REVISIONS	DATE	BY	CHK

EB 9889
LPI
Last Devenport, Inc.
1850 Old Overachieve Road, Suite 504
Palm Springs, FL 33486
phone (561) 851-6557 fax (561) 851-3872

SCALE: AS SHOWN
DATE: 4/25/22
DESIGNED BY: KPC
CHECKED BY: RWL
DRAWING FILE: 17-004_PE.dwg

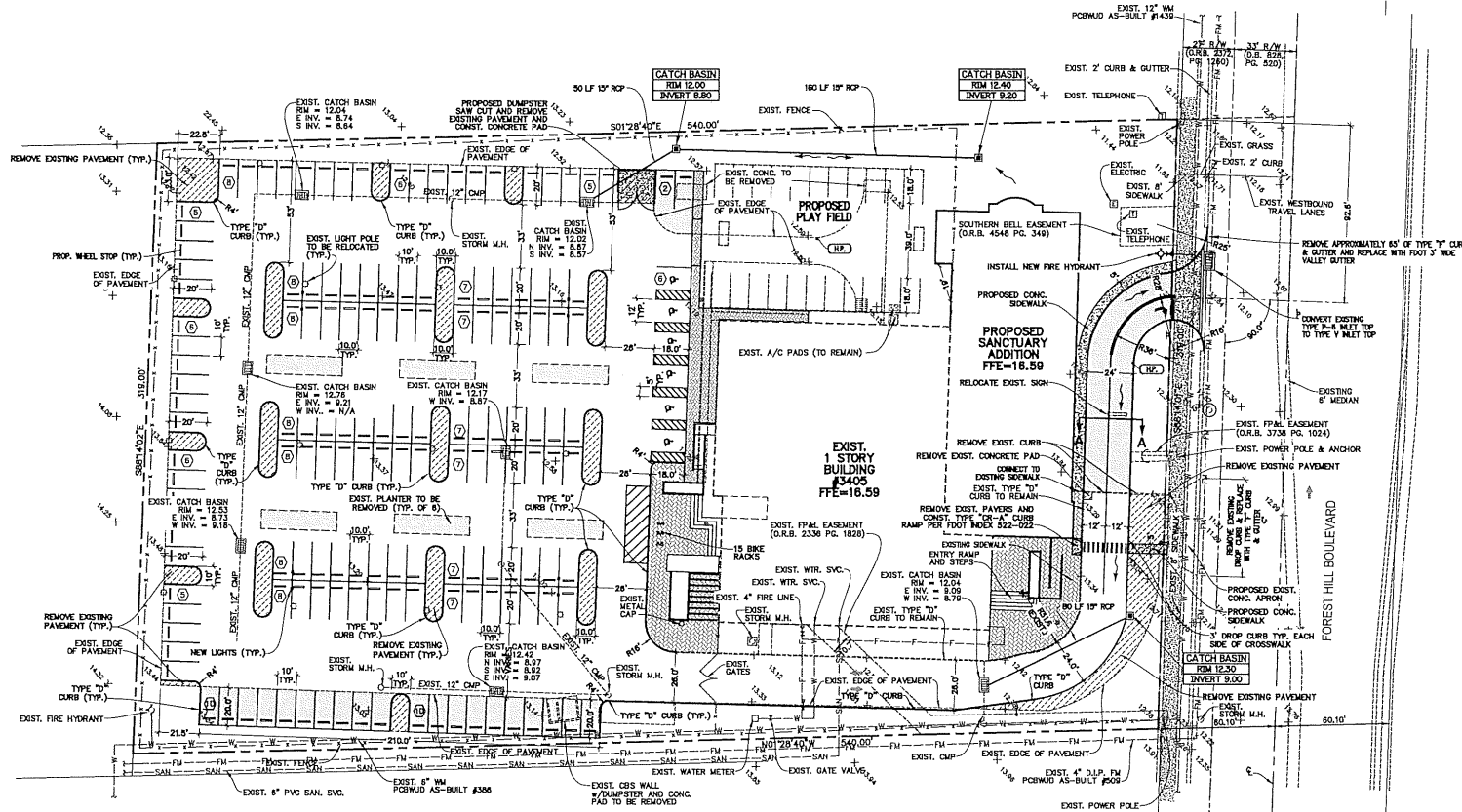
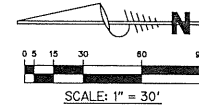
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #36707

17-004 PD

SHEET 2 OF 4

LEGEND:

- EXIST. GRADE
- EXIST. CATCH BASIN
W/ STORM PIPE
- DIRECTION OF FLOW
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING PAVEMENT TO BE REMOVED
- H.P. HIGH POINT



NOTES

1. EXISTING STORM DRAINAGE INLETS & CULVERTS TO REMAIN
2. ELEVATIONS SHOWN ARE IN NAVD 1988

PRELIMINARY ENGINEERING PLANS
PAVING, GRADING AND DRAINAGE ENGINEERING PLAN
FOR
ST. PETERS COPTIC ORTHODOX CHURCH
3405 Forest Hill Blvd., Palm Springs, FL

REVISIONS	DATE	BY	CK

EB 9889
LDI
Last Devenport, Inc.
1860 Old Greenhouse Road, Suite 504
West Palm Beach, FL 33411
phone (561) 851-8567 fax (561) 851-9972

SCALE: AS SHOWN
DATE: 4/25/22
DESIGNED BY: KPC
CHECKED BY: RWL
DRAWING FILE:
17-004_PE.dwg

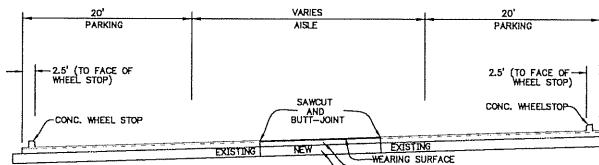
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-004 PD

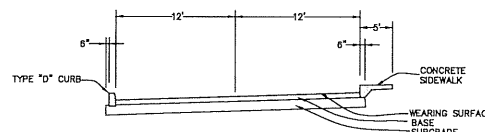
SHEET 3 OF 4

GENERAL NOTES

- THE MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION OF THE EXISTING BUILDING FINISHED FLOOR ELEVATION.
- ALL CHANGES SHALL BE APPROVED IN WRITING BY LAST DEVELOPMENT, INC.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK. ALL MAINTENANCE OF TRAFFIC OPERATIONS SHALL CONFORM TO F.O.D.T. INDEX 800.
- THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- AS-BUILTS - THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
- QUANTITY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF. AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS DURING THE GUARANTEE PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1984.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- CLINCH - WHERE CLINCH OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- SOD - WHERE SOD IS SHOWN, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-100 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR IF BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED STABILIZING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION.
- BASE - APPROVED LOCAL BASE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-100 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION.
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.35 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- PAVEMENT COURSE - SURFACING CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTION THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-21.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O. T-99 SPECIFICATIONS).
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.
- BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN:
 - ALL RUNOFF SHALL BE ROUTED THROUGH THE WATER MANAGEMENT SYSTEM UNLESS THE CONTRACTOR SUBMITS A SEPARATE EROSION CONTROL PLAN.
 - GRADE THE PERIMETER OF THE SITE TO ENSURE THAT RUNOFF DURING CONSTRUCTION DOES NOT FLOW DIRECTLY TO ADJACENT LANDS. PROVIDE SILT FENCES IN CONFORMANCE WITH F.O.D.T. STANDARD INDEX 120, OR EQUIVALENT SEDIMENT CONTROLS, AROUND THE ENTIRE WORK AREA DURING CONSTRUCTION.
 - STABILIZATION IN THE FORM OF A VEGETATIVE BUFFER (SEED AND MULCH, SOD, TREES, ETC.) SHALL BE INSTALLED ON ANY AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED. STABILIZATION SHALL BE IN PLACE WITHIN 14 DAYS OF THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE DATES OF ALL MAJOR GRADING ACTIVITIES, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, AND THE DATES WHEN EACH STABILIZATION TECHNIQUE IS INITIATED.
 - INSTALL BASEROCK AT THE CONSTRUCTION ENTRANCE TO LIMIT OFF-SITE TRACKING OF SEDIMENTS DURING CONSTRUCTION, AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
 - THE SITE SHALL BE WATERED TO LIMIT DUST POLLUTION AS NEEDED OR AS DIRECTED BY THE ENGINEER.
 - FERTILIZERS AND PESTICIDES SHALL BE APPLIED ONLY AT THE RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.
 - THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS OF THE TEMPORARY AND PERMANENT STABILIZATION DEVICES. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE WITHIN 24 HOURS OF A STORM WITH A RAINFALL DEPTH OF 1/2" OR MORE, BUT NOT LESS FREQUENTLY THAN ONCE PER WEEK FOR DEFICIENCIES IN THE STORMWATER POLLUTION PREVENTION TECHNIQUES BEING USED. SHOULD THE STORMWATER POLLUTION PREVENTION TECHNIQUES BE FOUND TO BE INEFFECTIVE OR IN POOR CONDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND, WITHIN 72 HOURS, REPAIR OR REPLACE THEM AS NECESSARY AS DIRECTED BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE EROSION AND SEDIMENT CONTROL DEVICES UNTIL AN AREA IS DETERMINED BY THE ENGINEER TO BE PERMANENTLY STABILIZED AT WHICH TIME THE CONTRACTOR SHALL REMOVE ANY TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - THE CONTRACTOR SHALL REMOVE BUILT-UP SEDIMENT FROM STAKED SILT FENCES, WHEN IT REACHES A HEIGHT OF 1/3 THE HEIGHT OF THE BARRIER OR WHEN WATER FLOW IS IMPEDED. THE CONTRACTOR SHALL INSPECT AND REPAIR ANY TEMPORARY OR PERMANENT SEEDING OR SOODING, AS NEEDED.
 - THE CONTRACTOR SHALL MAINTAIN A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL LOGS AND INSPECTION REPORTS AS MENTIONED IN THE SWPPP ON SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND (RULE 62-621.300(4), F.A.C.) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST ONE WEEK PRIOR TO CONSTRUCTION. A COPY OF THE NOI SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE SHOP DRAWINGS SUBMITTAL.
 - THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) OF GENERAL PERMIT COVERAGE (RULE 62-621.300(9), F.A.C.) TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AT THE COMPLETION OF THE PROJECT. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER AND LOCAL AGENCIES WITH THE FINAL DOCUMENTS AND PRIOR TO THE FINAL INSPECTION.

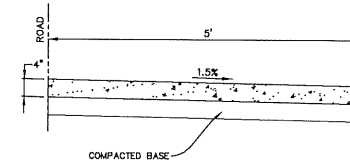


PARKING LOT SECTION
N.T.S.



SECTION 'A-A' - NEW ENTRY DRIVE
N.T.S.

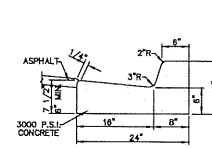
TYPE	PAVING SPECIFICATIONS / SIDEWALKS			
	WEARING SURFACE	BASE	SUBGRADE	SIDEWALKS
PARKING LOT & DRIVES	1" THICK TYPE 5-B ASSE COARSE INSTALLED IN TWO 1/2" LIFTS. TACK COAT REQUIRED WITH MULTIPLE LIFTS (SH = 0.80)	8" THICK LIMBROCK LBR 100 COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY. A.A.S.H.T.O. T-100 (SH = 1.44)	12" THICK COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O.	4" THICK CONCRETE (2500 PSI) WITH 4" COMPACTED BASE.



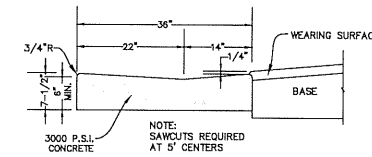
SIDEWALK DETAIL
N.T.S.

- NOTES:
- SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN. 2500 P.S.I. @ 28 DAYS.
 - BASE TO BE A MINIMUM 4 INCHES OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED, FULL WIDTH.
 - SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
 - MAXIMUM LONGITUDINAL SLOPE IS 1.0%.
 - SIDEWALK THICKNESS TO BE 6" MINIMUM IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.

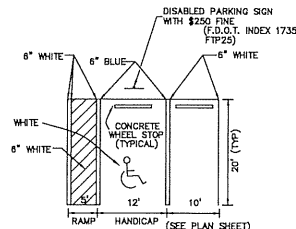
SIDEWALK DETAIL
N.T.S.



TYPE 'F' CURB & GUTTER
N.T.S.



CONCRETE VALLEY GUTTER
N.T.S.



- NOTES:
- ALL STRIPING TO COMPLY WITH PALM BEACH COUNTY REQUIREMENTS AND FDOT INDEX 17346.
 - ALL STRIPING TO BE PAINT, EXCEPT STOP BAR, TO BE THERMOPLASTIC.
 - 2% MAX SLOPE IN ANY DIRECTION FOR HANDICAP STALL PER ADA REQUIREMENTS.

ACCESSIBLE PARKING SPACE STRIPING DETAIL
N.T.S.



ACCESSIBLE PARKING SPACE STRIPING DETAIL
N.T.S.

PRELIMINARY ENGINEERING PLANS
PAVING, GRADING AND DRAINAGE DETAILS
FOR
ST. PETERS COPTIC ORTHODOX CHURCH
3405 Forest Hill Blvd., Palm Springs, FL

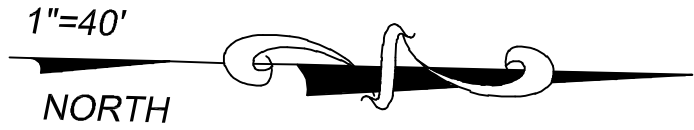
REVISIONS	DATE	BY	CHK

ED 9889
Last Development, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
Phone 561-935-6587 Fax 561-935-6872

SCALE: AS SHOWN
DATE: 4/25/22
DESIGNED BY: KPC
CHECKED BY: RWL
DRAWING FILE:
17-004_PE.dwg

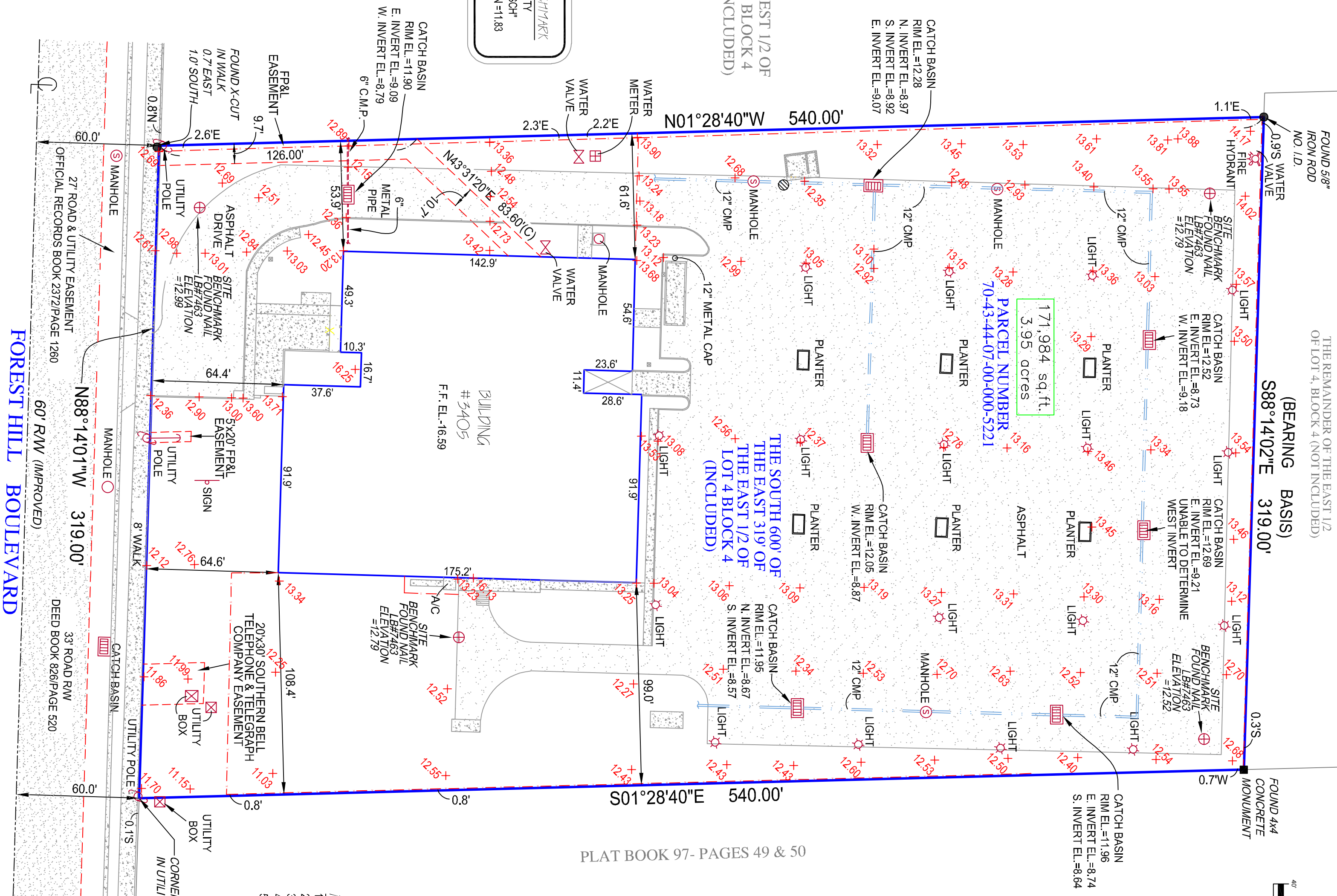
4/14/2023
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-004 PD
SHEET 4 OF 4

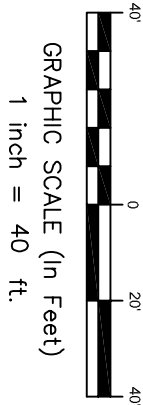


THE WEST 1/2 OF
LOT 4, BLOCK 4
(NOT INCLUDED)

ORIGNATION BENCHMARK
PALM BEACH COUNTY
BENCHMARK "GRETSCH"
N.A.V.D. 1988 ELEVATION = 11.83



PLAT BOOK 97- PAGES 49 & 50



LEGAL DESCRIPTION:

THE SOUTH 600 FEET OF THE EAST 319 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 4, OF PLAT NO. 1 PALM BEACH PLANTATIONS, A SUBDIVISION OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS CONVEYED TO THE COUNTY OF PALM BEACH THE RIGHT OF WAY DEED RECORDED IN DEED BOOK 826, PAGE 520 AND BY THE QUICK CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2372, PAGE 1260 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTROL NUMBER: 70-43-44-07-00-000-5221

FLOOD ZONE: X
COMMUNITY NUMBER: 120102
PANEL: 0588
SUFFIX: F

I have reviewed FIRST AMERICAN TITLE INSURANCE COMPANYS OWNERSHIP AND ENCUMBRANCE REPORT			
File Number: 2140-2762324			
Dated: 10/19/2022			
All policy and title search items have been abstracted and all that apply are shown hereon			
ITEM#	O.R.B.	PG.	STATUS
1	P.B. 10	20	SHOWN HEREON
2	22662	1906	CODE ENFORCEMENT ORDER NOT PLOTTABLE
3	23940	1670	VOLUNTARY STIPULATION NOT PLOTTABLE
4	23940	1674	RELEASE OF LIEN NOT PLOTTABLE

- NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE ASSUMED TO BEAR S88°14'02"E

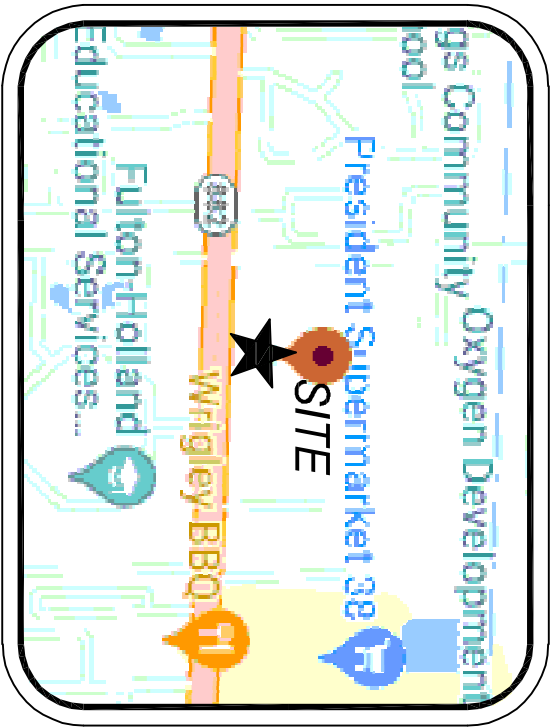
ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
C/L CENTERLINE
C.M.P. CORRUGATED METAL PIPE
I.D. IDENTIFICATION
L.B. LICENSED BUSINESS
P.K. PARKER KYLON NAIL
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY

- REVISIONS:
1. ADD TOPOGRAPHY: 02-24-2020
 2. UPDATE BOUNDARY SURVEY & TOPOGRAPHY: 11-01-2022
 3. ADDED TITLE REVIEW: 04/14/2023
 4. ADD LOT ACREAGE: 06-14-2023

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 05/16/2018
SURVEY #327525

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



LOCATION MAP NOT TO SCALE

TOPOGRAPHICAL SURVEY OF
3405 FOREST HILL BOULEVARD
WEST PALM BEACH, FL 33406

PREPARED FOR
ST PETER COPTIC ORTHODOX CHURCH INC.

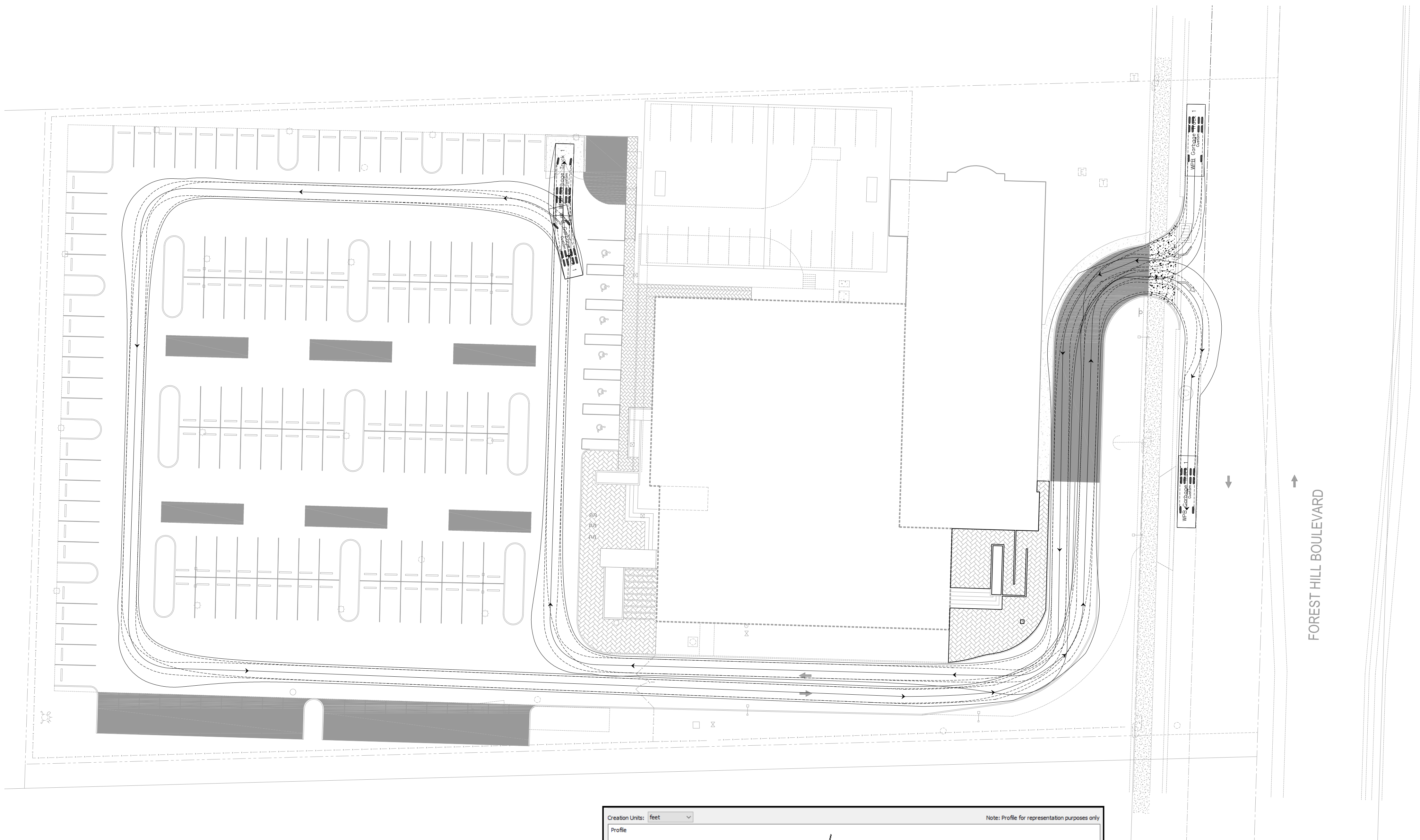
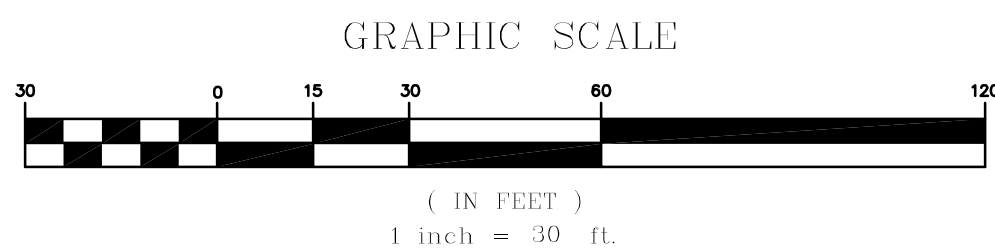
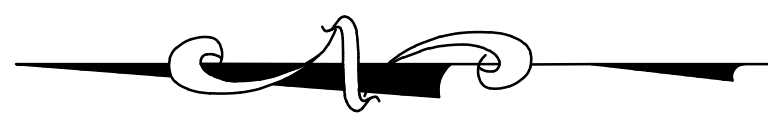


WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

Project	C-18436	Scale	1" = 40'
Date	07/07/2021		
Scale	1" = 40'		



Creation Units: feet

Note: Profile for representation purposes only

Profile

Plan

Overall Vehicle Length: 35.08 ft

General Data

Name: WPB Garbage Truck 1

Library: Custom

Region: North America

Country: United States

Profile Type: Vehicle

Vehicle Profile: Garbage Frontload

Class: Refuse Collection

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 38.3 deg.

Current Part Data

Part Profile: <clone>

Tractor: Full

Width: 9.00

Steering: Front Only

Front Axle Group

Axles: 1

Tracks: 7.00 ft

Rear Axle Group

Axles: 2

Tracks: 7.00 ft

AUTOTURN EXHIBIT
FOR
ST. PETER COPTIC ORTHODOX CHURCH
PALM SPRINGS, FLORIDA

REVISIONS	DATE	BY	CK

EB 9889

LPI Last Devenport, Inc.
1860 Old Okesechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6561 fax (561) 683-0872

SCALE: 1"=30'

DATE: 12/28/22

DESIGNED BY:SG

CHECKED BY:SG

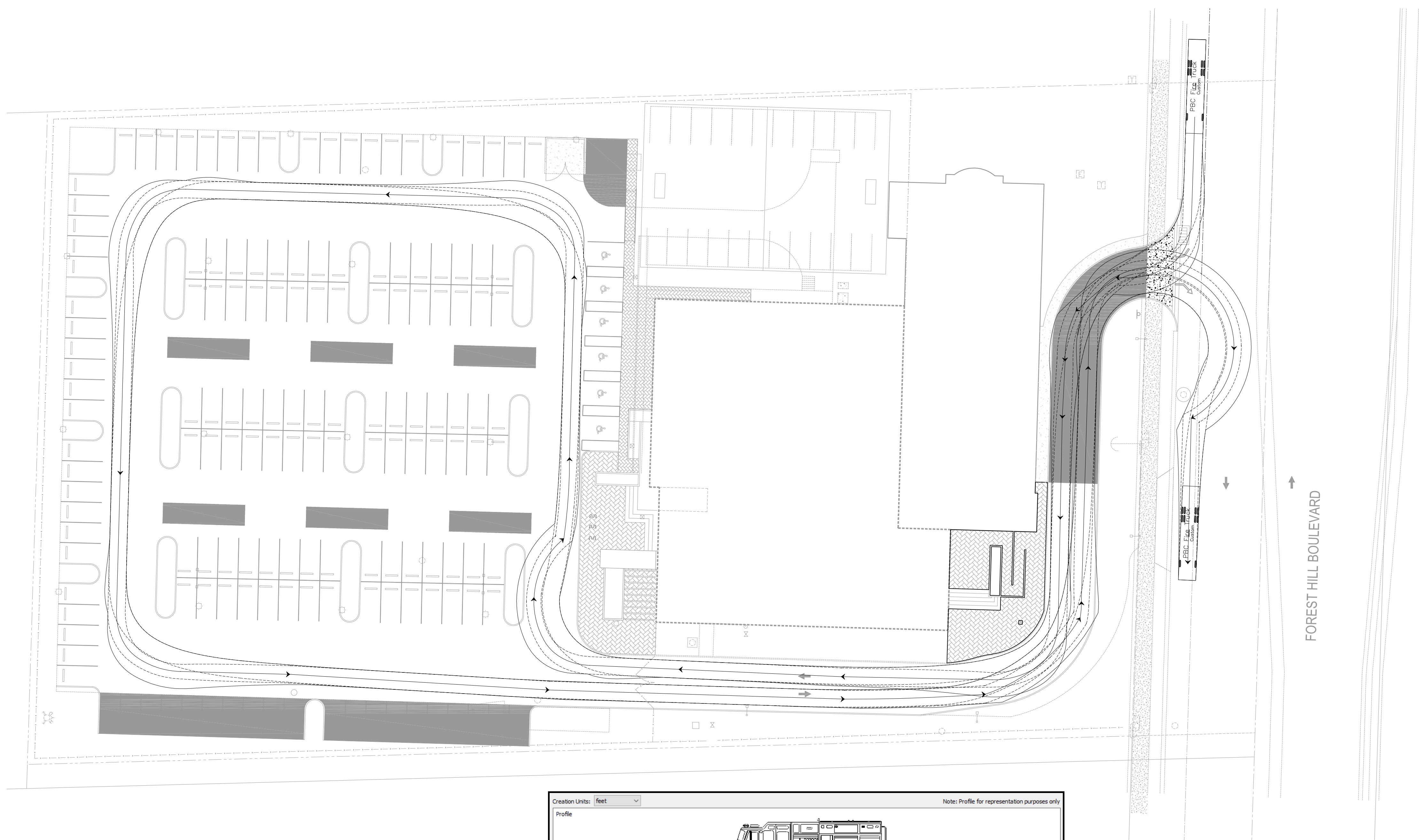
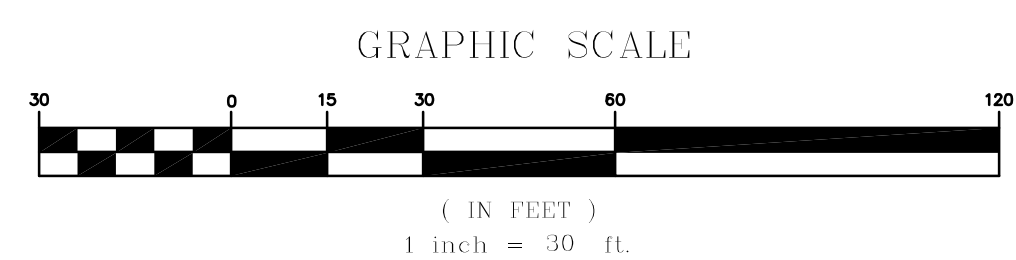
DRAWING FILE:
22-006-AT

12/28/22
SCOTT M. GINTERT, P.E.
FLORIDA P.E. #84228

22-006 AT

SHEET 1 OF 2





Creation Units:
Feet

Note: Profile for representation purposes only

Profile

Plan

General Data

Name: PBC Fire Truck
Library: Custom
Region: North America
Country: United States
Profile Type: Vehicle
Vehicle Profile: Fire Truck Pumper 2
Class: Fire Truck - Pumper
Lock to Lock Time: 6.0 sec.
Steering Lock Angle: 37.8 deg.

Overall Vehicle Length: 46.00 ft

Part Profile: <none>

Tractor: Full
Steering: Front Only
Width: 8.50

Front Axle Group

Axles: 1
Tracks: 8.50 ft

Rear Axle Group

Axles: 2
Tracks: 8.50 ft



AUTOTURN EXHIBIT
FOR
ST. PETER COPTIC ORTHODOX CHURCH
PALM SPRINGS, FLORIDA

LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: 1"=30'
DATE: 12/28/22
DESIGNED BY:SG
CHECKED BY:SG
DRAWING FILE: 22-006-AT

12/28/22
SCOTT M. GINTERT, P.E.
FLORIDA P.E. #84228

22-006	AT
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SHEET 2 OF 2



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
September 29, 2022

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 29, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Ron Last
Last Devenport, Inc.
1860 Old Okeechobee Rd, Suite 504

Dear Ron Last:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **September 29, 2022**
Palm Beach County - Palm Springs; SR 882; Sec. # 93016000; MP: 6.70; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 447001.1-Ronald Wallace-LIGHTING

Request: Relocate existing right-in/right-out driveway on the north side of SR 822/Forest Hill Boulevard to a location approximately 80 feet west of east property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **St Peters Coptic Orthodox Church – 3405 Forest Hill Blvd, Palm Springs**
Property Owner: **St. Peter Coptic Orthodox Church Inc.;** Parcel Size: **3.950 Acres**
Development Size: **25,681 SF Existing Church, additional 6,606 SF for a total of 32,287 SF Church**

WE APPROVE YOUR REQUEST

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

Conditions:

- A minimum driveway length of 100 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.
- A minimum distance of 130 feet, as measured from the ultimate right-of-way line to the proposed drop-off location shall be provided.
- The proposed relocation of the driveway will require relocation of the existing SR 882 school crossing pavement markings and signs. The applicant shall work with the Traffic Operations Office to determine if the existing school crossing markings and signs are warranted and in need of adjusting.

Comments:

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

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

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

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-09-29\6. 93016000 MP 6.7 SR 882_St Peters Coptic Orthodox Church\93016 MP 6.7 SR 882_St Peters Coptic Orthodox Church.docx

www.dot.state.fl.us

St. Peters Coptic Orthodox Church

Village of Palm Springs, FL

Traffic Impact Statement



Prepared For:
Aiman Sadek
St. Peters Coptic Orthodox Church

July 2022



St. Peters Coptic Orthodox Church Palm Springs, Florida

Traffic Impact Statement

July 2022

Prepared for:

***Aiman Sadek
St. Peters Coptic Orthodox Church***

Prepared by:

Masoud Atefi & Associates Inc.
1263 SE Illusion Isle Way
Stuart, Florida 34997
Phone: (561) 329-9490

This item has been electronically signed and sealed by Ali Atefi, P.E. on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ali Atefi, P.E.
Florida Registration Number 43854
15912 Stable Run Dr.
Spring Hill, Florida 34610

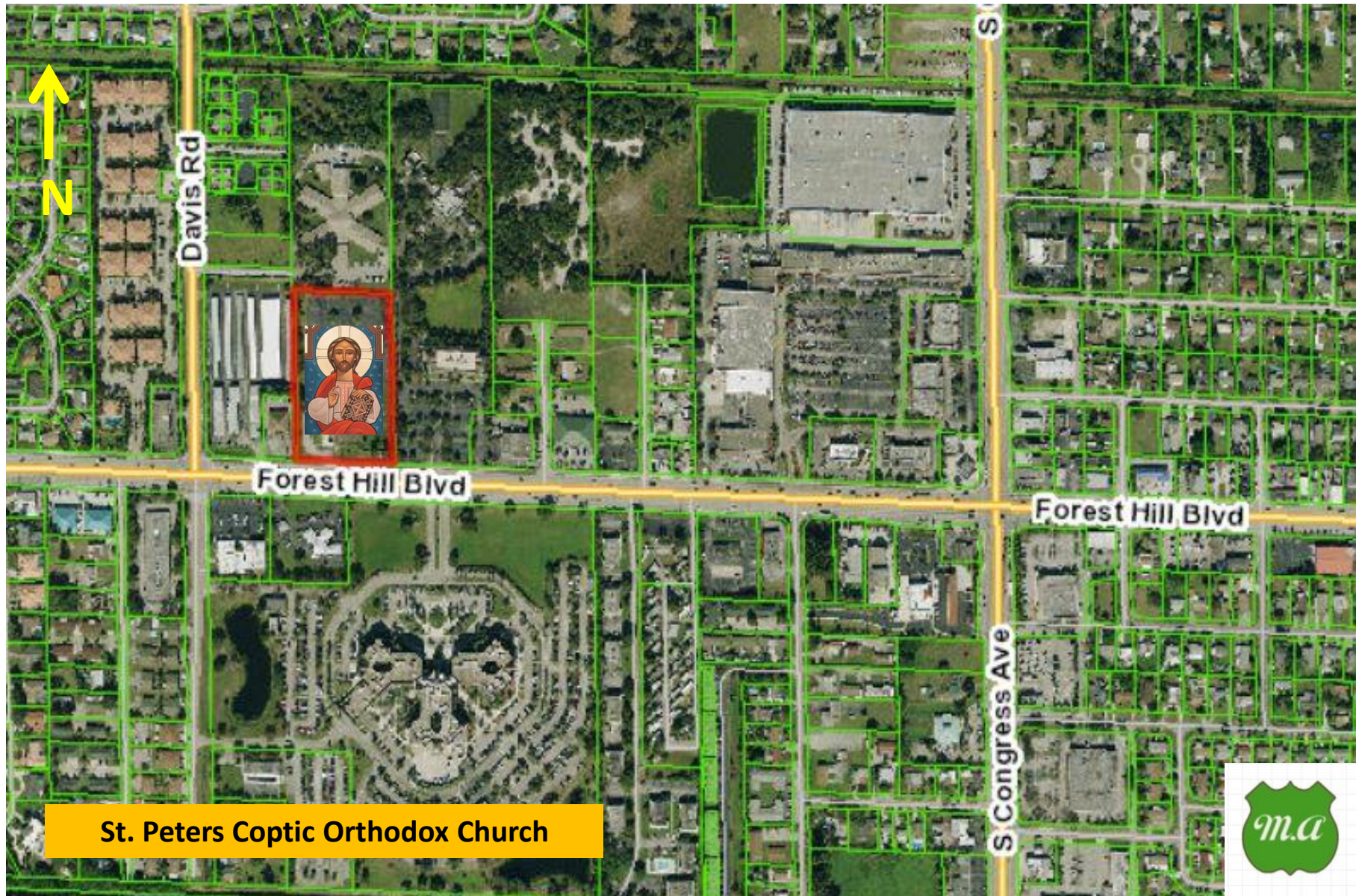
INTRODUCTION

Masoud Atefi & Associates have been retained to prepare a Traffic Impact Statement in accordance with *Article 12, Traffic Performance Standards (TPS) of the Palm Beach County (PBC) Unified Land Development Code, Supplement No. 11 (October 2011)*, and *City of Palm Springs requirements* for the proposed church expansion project on a 3.96 acres parcel at 3405 Forest Hill Boulevard. The project site is located on the north side of Forest Hill Boulevard, west of Congress Avenue, just east of Davis Road in the Village of Palms Springs. See Figure-1 below for an aerial illustrating general location of the site.

Existing and currently operating on the site is a 20,175 SF church built in Year 1974. The project involves expansion of the existing church by 11,478 SF, for a total of 31,653 SF church. The site parcel control number (PCN) is: 70-43-44-07-00-000-5221. See the report Appendix for the County PAPA report for the parcel. Also in the Appendix find the site plan for the proposed church expansion.

The estimated build-out for the project is anticipated to be end of year 2025.

Figure 1 – Project Site Location



St. Peter's Coptic Orthodox Church



TRAFFIC GENERATION

The trip generation analysis for this project was conducted using the trip generation information published by Palm Beach County Engineering Traffic Division (*Trip Generation Rates – June 9, 2022*), and provided in the *ITE Trip Generation Manual, 11th Edition*. See the report Appendix for the latest County Trip Generation rates. Based on the trip generation rates and the applicable pass-by rate, new Weekday, AM and PM peak hour trips to be generated by the proposed St. Peters Coptic Orthodox Church were estimated and tabulated as shown in Table-1. Also indicated on the table are new daily and peak hour trips expected to be generated on Sundays. Sunday trips had to be estimated for driveway peak utilization analysis.

The results of the traffic generation analysis indicate upon completion, the proposed church is expected to generate 84 new daily trips, 3 new AM peak hour trip and 6 new PM peak hour trips on typical Weekdays. Furthermore, based on the results of trip generation analysis, the proposed church is expected to generate 344 new daily and 112 new peak hour trips on Sundays.

Based on the results of the Trip Generation analysis for typical Weekdays, the expansion project is considered insignificant traffic generator, therefore no further traffic impact analysis or TPS related tests would be required, and the project meets Palm Beach County TPS requirements.

Table 1 - Trip Generation Summary
St. Peters Coptic Orthodox Church

Land Uses	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<u>Existing - Weekdays</u>								
Church	20,175 SF	153	4	2	6	4	6	10
Pass By (5%)		(8)	(0)	(0)	(0)	(0)	(1)	(1)
Church Weekdays Sub-Total		145	4	2	6	4	5	9
<u>Proposed - Weekdays</u>								
Church	31,653 SF	241	6	4	10	7	9	16
Pass By (5%)		(12)	(1)	(0)	(1)	(0)	(1)	(1)
Church Weekdays Sub-Total		229	5	4	9	7	8	15
<u>Existing - Sundays</u>								
Church	20,175 SF	634	100	109	209			
Pass By (5%)		(32)	(5)	(5)	(10)			
Church Sundays Sub-Total		602	96	103	199			
<u>Proposed - Sundays</u>								
Church	31,653 SF	996	157	171	328	1	1	2
Pass By (5%)		(50)	(8)	(9)	(17)	0	0	0
Church Sundays Sub-Total		946	150	161	311	1	1	2
New New Trips - Weekdays		84	1	2	3	3	3	6
New New Trips - Sundays		344	53	58	112	0	0	0
Driveway Volumes - Weekdays		241	6	4	10	7	9	16
Driveway Volumes - Sundays**		996	157	171	328	7	9	16

Compiled by: Masoud Atefi & Associates, Inc. (July 2022).

Source: Palm Beach County Trip Generation Rates (June 9, 2022)

TG Rates	<u>Daily</u>	<u>AM</u>	<u>PM</u>	<u>In</u> <u>Am</u>	<u>In</u> <u>PM</u>
Church - Weekdays	7.6	0.32	0.49	62%	44%
Church - Sundays	31.46	10.36	N/A	48%	N/A

* Peak Hour of Generator

** Entering at 10 am, Exiting at 12 noon.

Pass-By

Church: 5%

SITE DRIVEWAY CONDITIONS

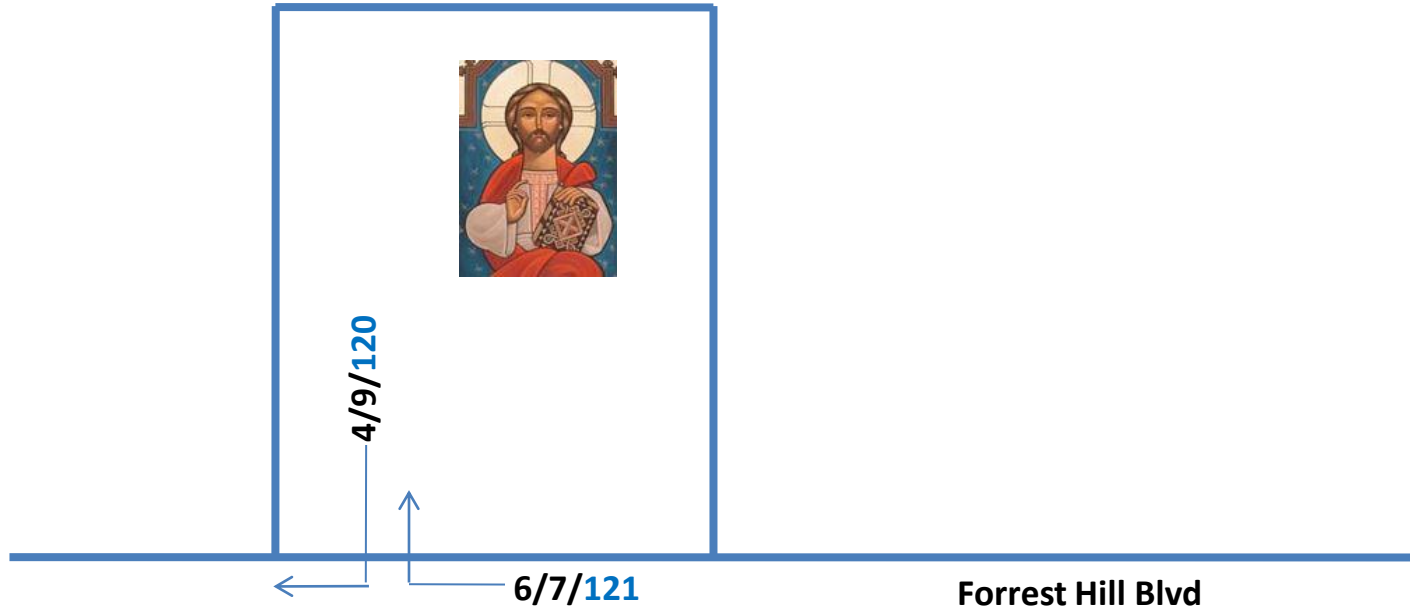
The site is currently served by a right-in/right-out driveway on Forest Hill Boulevard. The current driveway operation is expected to remain in effect after completion of the proposed expansion. Using the forecasted project driveway trip generation information presented in Table-1, Daily, AM and PM peak hour volumes on typical weekdays were estimated and illustrated on Figure-2 (next page). Based on the projected weekday peak hour volumes no additional improvements or provision of exclusive turn-lanes are required at the site access driveway. However, since the church peak hour of operation occurs on Sunday mid-day (10 am – 12 pm), a review/analysis of the driveway operations on Sundays during the church sermon opening (10 am) and closing times (12 noon) was also conducted.

Figure-3 (next pages) provides an illustration of mid-day peak hour peak season directional traffic on Forest Hill Boulevard and at the project driveway on a typical Sunday. Note that the church sermons on Sundays occurs from about 10 am to about 12 pm, hence most of the ingress traffic occurs at a 30 minutes period before and about 10 am, while majority of egress trips occur at a 30 minutes period after and around 12 noon.

In order to obtain Year 2022 Sunday mid-day peak hour peak season directional data on Forest Hill Boulevard, the following information (presented in the report Appendix) was used:

- Intersection TMC data at Congress Ave/Forest Hill Blvd. – PB County 2/11/2021.
- FDOT Peak Season Adjustment factors.
- FDOT Hourly Continuous Counts – Following 2 Permanent Count Stations:
 - Southern Boulevard – Station #0101
 - SR-7 - Station # 0099

**Figure 2 – Weekday Peak Hour Traffic at the Site Access Driveway
AM/PM/Daily**

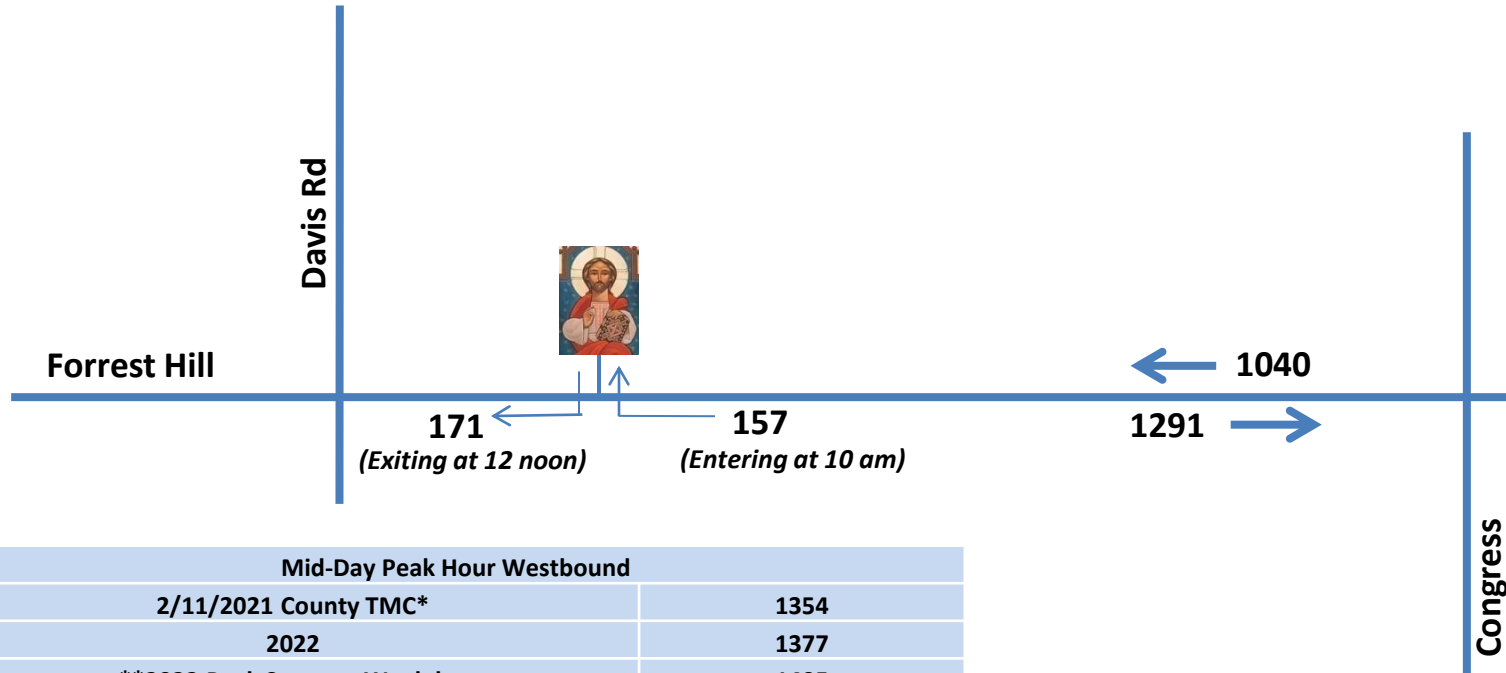


St. Peters Coptic Orthodox Church





Figure 3 – Sunday Mid-Day Peak Hour/Peak Season Traffic on Forrest Hill Boulevard in Close Vicinity of the Site



Mid-Day Peak Hour Westbound	
2/11/2021 County TMC*	1354
2022	1377
**2022 Peak Season - Weekday	1405
***Peak Season 2022 - Sunday	1040
Mid-Day Peak Hour Eastbound	
2/11/2021 County TMC*	1694
2022	1711
**2022 Peak Season - Weekday	1745
***Peak Season 2022 - Sunday	1291
*County TMC data from Forrest Hill/Congress Ave	
Intersection was used.	
** FDOT PSF=1.02 - See Appendix	
*** Using Sunday Conversion Factor using FDOT permanent	
count station data.	



St. Peters Coptic Orthodox Church

Furthermore, the process of determining and analyzing Sunday traffic operations at the church access driveway required development of a “Sunday/Weekday” traffic ratio which was used to convert weekday directional data (derived from intersection mid-day TMC data at Forest Hill/Congress intersection) to Sunday directional data. Sunday to Weekday traffic ratios were determined using two nearest FDOT Hourly Continuous Permanent Count stations on Southern Boulevard and SR-7. Table-2 (below) indicates the directional Sunday/Weekday ratios for each count station and provides an average rate for the two stations combined. As indicated on the table average Sunday traffic in this area is about 74% of regular traffic on Weekdays.

Average Sunday/Weekday Traffic Rate				
FDOT Perm Count Station	Direction	Weekday	Sunday	Sunday Rate
#0101 - Southern W SR7	EB	39636	31108	0.78
	WB	40265	31551	0.78
#0099 - SR7 N SR806	NB	12833	7652	0.60
	SB	12460	7450	0.60
Total		105194	77761	0.74

The driveway peak hour analysis was conducted using Synchro 11 software for un-signalized intersections. Results of the analysis (presented in the report Appendix) showed no serious delays or long queues at the driveway. However, to ensure safe and orderly operations at the site access driveway, we do make the following two suggestions:

- 1- Improve traffic control devices at the driveway (i.e. standard size and height Stop Sign).
- 2- Upon observation of traffic conflicts or long queues, hire off-duty police officers to control traffic operations during the church closing period.

Project Summary

St. Peters Coptic Orthodox Church

Municipality:	Village of Palm Springs
Location:	North side of Forest Hill Boulevard, just east of Davis Road.
PCN #:	70-43-44-07-00-000-5221.
Existing Uses:	20,175 SF Church – Currently Operational.
Proposed Uses:	Addition of 11,478 SF Church – Total 31,653 SF
New Daily Trips:	84
New PH Trips:	3 AM and 6 PM
Build-out:	End of Year 2025

Prepared By:

Masoud Atefi & Associates
1263 SE Illusion Isle Way
Stuart, FL 34997
(561)329-9490
matefi@comcast.net
www.masoudatefi.com



Appendix

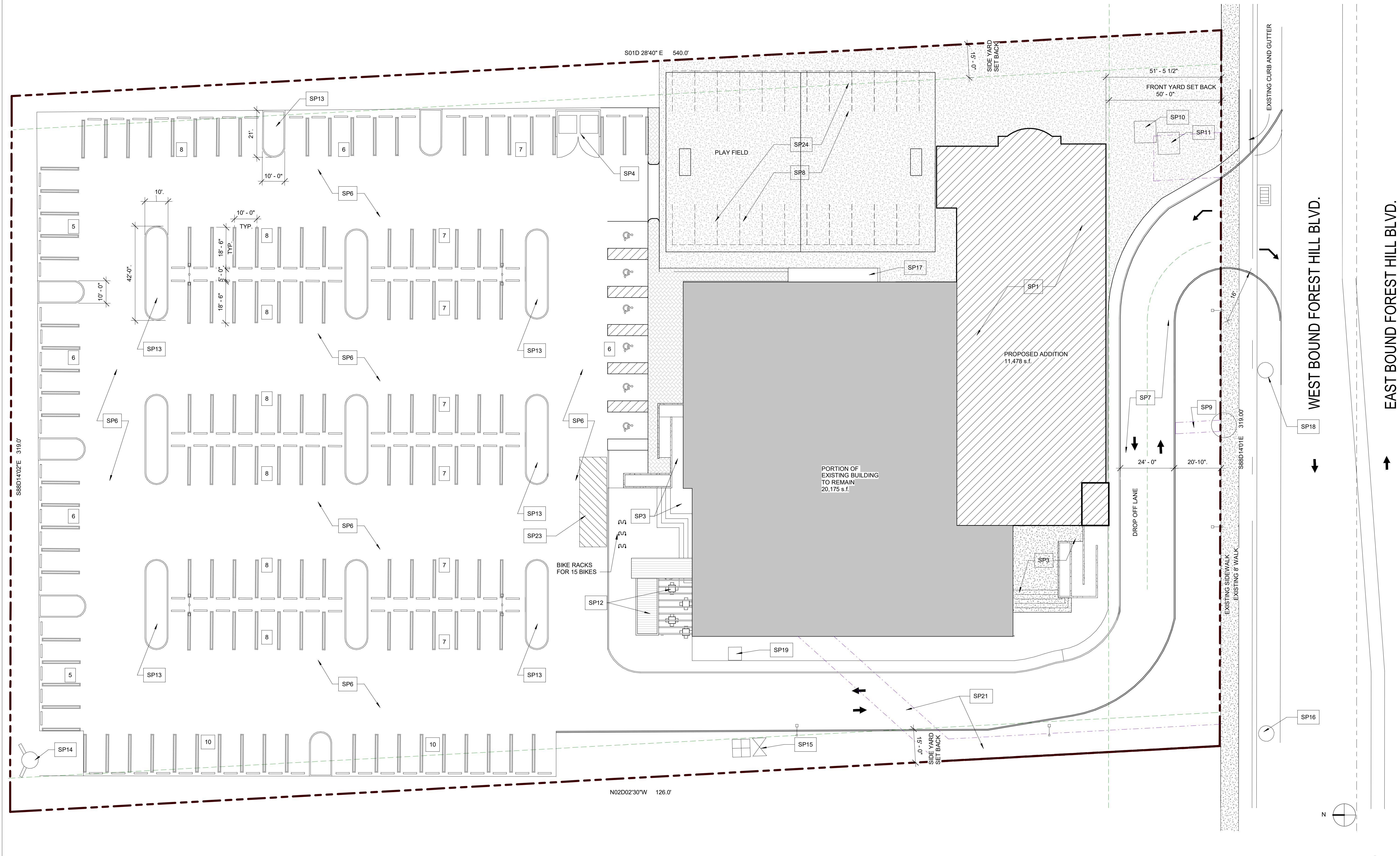
Location Address 3405 FOREST HILL BLVD**Municipality** PALM SPRINGS**Parcel Control Number** 70-43-44-07-00-000-5221**Subdivision****Official Records Book** 23832**Page** 1811**Sale Date** APR-2010**Legal Description** 7-44-43, S 600 FT OF E 319 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 (LESS S 60 FT RD R/W)**Owners**ST PETER COPTIC ORTHODOX
CHURCH INC**Mailing address**3405 FOREST HILL BLVD
WEST PALM BEACH FL 33406 5814

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2010	\$2,100,000	23832 / 01811	WARRANTY DEED	ST PETER COPTIC ORTHODOX CHURCH INC
NOV-2005	\$1,900,000	19660 / 00300	WARRANTY DEED	PEOPLE WITHOUT WALLS CHURCH INC
SEP-2003	\$1,300,000	15826 / 00142	WARRANTY DEED	PRIME DEVELOPMENT CORP INC
SEP-2000	\$1,070,216	12103 / 01285	WARRANTY DEED	AT&T WIRELESS SERVICES OF FLORIDA INC
NOV-1983	\$100	04132 / 00767	QUIT CLAIM	

Exemption Applicant/Owner	Year	Detail
ST PETER COPTIC ORTHODOX CHURCH INC	2019	FULL: RELIGIOUS ORGANIZATIONS

Number of Units 0	*Total Square Feet 23927	Acres 3.9609
Use Code 7100 - RELIGIOUS	Zoning CG - Commercial General (70-PALM SPRINGS)	

Tax Year	2019 P	2018	2017
Improvement Value	\$1,469,217	\$1,479,765	\$1,423,499
Land Value	\$1,421,705	\$1,380,296	\$1,104,237
Total Market Value	\$2,890,922	\$2,860,061	\$2,527,736



SITE PLAN DATA

PARKING SPACES REQUIRED : PER 34-1329

CHURCH SANCTUARY: 6,887 S.F.
1 SPACE PER 4 SEATS (633/4 = 159 SPACES)
REQUIRED

OFFICE AREA:
2400S.F.

EDUCATIONAL AREA SUNDAY SCHOOL CLASSROOMS:
5200 S.F.

RESTROOMS, CIRCULATION, MECHANICAL
ELECTRICAL, MISC. SPACES: 16,200 S.F.

TOTAL SPACES REQUIRED: 159
SPACES PROVIDED: 159

6 ACCESSIBLE SPACES REQUIRED (6) PROVIDED

LANDSCAPING

LANDSCAPE ISLANDS REQUIRED AT PARKING AREA
EVERY 12 SPACES 5'-0" WIDE WITH TREE

20 S.F. OF LANDSCAPED AREA REQUIRED PER EACH SPACE
SEE PROPOSED LANDSCAPE PLANS

ZONING

CURRENTLY ZONED: CG
BUILDING HEIGHT ALLOWED : 45' (APPROVED FOR 60')
MAX GROSS FLOOR AREA: 50% OF TOTAL LOT AREA
PROVIDED FLOOR AREA : 19%

BUILDING DATA:

EXISTING BUILDING: 25,681 S.F.
AREA OF EXISTING BUILDING TO BE DEMOLISHED: 4,872 S.F.
PORTION OF EXISTING BUILDING TO REMAIN: 20,809 S.F.
AREA OF NEW ADDITION: 11,478 S.F.
TOTAL BUILDING AREA WITH NEW ADDITION: 32,287 S.F.

SITE DATA

P.C.N. 00-43-44-07-00-000-5221
LOT AREA: 3.96 ACRES, 172,497 S.F.
OPEN SPACE: 20% (10% REQUIRED)
FAR = 18.7%
BUILDING COVERAGE: 18.7%
IMPERVIOUS AREA: 136,377 S.F.
PERVIOUS AREA: 36,120 S.F.

BIKE RACKS PROVIDED FOR (15) BIKES

PROJECT NARRATIVE

THE EXISTING BUILDING IS CURRENTLY A CHURCH AND WILL
REMAIN A CHURCH. A PORTION OF THE EXISTING BUILDING IS
BEING DEMOLISHED AND A NEW SANCTUARY IS BEING ADDED.
THE EXISTING SITE WILL HAVE A NEW PARKING LAYOUT AND NEW
CIVIL STORMWATER MODIFICATIONS TO ADDRESS THE CURRENT
PROBLEMS. THE REMAINDER OF THE INTERIOR OF THE CHURCH
WILL BE REMODELED.

PROPOSED SITE PLAN NOTES

SP1 PROPOSED SANCTUARY ADDITION

SP2 EXISTING BUILDING TO BE RENOVATED

SP3 NEW PROPOSED ENTRY RAMP AND STEPS

SP4 NEW PROPOSED DUMPSTER ENCLOSURE - SEE DETAILS

SP5 NEW PROPOSED SITE LIGHTING POLES TYP.

SP6 NEW PROPOSED PAVED AREAS AND PARKING LAYOUT

SP7 NEW PROPOSED ENTRANCE DRIVE AND DROP & OFF AREA

SP8 NEW PROPOSED PLAY FIELD

SP9 FLORIDA POWER AND LIGHT EASEMENT PER ORB 3738 PG. 102

SP10 EXISTING ELECTRICAL TRANSFORMER TO REMAIN

SP11 EXISTING SOUTHERN BELL TELEPHONE AND TELEGRAPH
EASEMENT PER PER ORB 4548 PG. 349.

SP12 PROPOSED OUTDOOR SEATING AREA WITH PARTIAL
TRELLIS COVER

SP13 TYPICAL NEW LANDSCAPE PLANTER AREA - COORDINATE WITH
LANDSCAPE DRAWINGS

SP14 EXISTING FIRE HYDRANT TO REMAIN

SP15 WATER MAIN AND VALVE TO REMAIN - COORDINATE WITH CIVIL
DRAWINGS

SP16 EXISTING STORM MANHOLE TO REMAIN - COORDINATE WITH
CIVIL DRAWINGS

SP17 EXISTING A/C'S TO REMAIN

SP18 EXISTING TELEPHONE MANHOLE TO REMAIN

SP19 SANITARY MANHOLE TO REMAIN

SP20 FLORIDA POWER AND LIGHT EASEMENT PER ORB 2336 PG. 1828

SP21 FLORIDA POWER AND LIGHT COMPANY EASEMENT PER ORB 2336
PG. 1828

SP22 PROPOSED SITE LIGHTING - SEE PHOTOMETRIC SHEET

SP23 PROPOSED 12 X 40 LOADING ZONE

SP24 TEMPORARY GRASS PARKING IF NEEDED

PROPOSED SITE PLAN

1" = 20'-0" 1



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279

11/27/19

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL

Architectos
7727 Colony Lake Dr., Boynton Beach, Florida 33436
Rodney A. Crockett

PROPOSED SITE PLAN

A1.02

4/25/22

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\ln(T) = 0.87 \ln(X) + 3.05$	10%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/13/2022: Updated with ITE TG

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
50220	Flavor Pict Rd	Hagen Ranch Rd	11/7/2018	11:00 AM	0	49	328	59	0	142	346	15	0	27	34	52	0	70	35	118	1275
50220	Flavor Pict Rd	Hagen Ranch Rd	11/7/2018	4:00 PM	0	72	385	83	2	148	346	6	0	37	39	56	0	73	54	181	1482
50240	Flavor Pict Rd	Jog Rd	4/21/2021	7:45 AM	0	47	482	41	0	101	1238	35	0	72	129	84	0	78	128	50	2485
50240	Flavor Pict Rd	Jog Rd	4/21/2021	12:30 PM	2	70	618	88	1	68	748	63	1	66	161	95	0	61	180	51	2273
50240	Flavor Pict Rd	Jog Rd	4/21/2021	4:30 PM	0	114	1182	87	0	93	616	43	1	69	179	75	1	74	162	100	2796
50240	Flavor Pict Rd	Jog Rd	11/29/2018	7:45 AM	0	44	587	43	1	80	1920	40	0	60	175	131	0	65	148	45	3339
50240	Flavor Pict Rd	Jog Rd	11/29/2018	1:00 PM	1	95	741	55	1	40	747	31	0	37	110	79	1	51	109	31	2129
50240	Flavor Pict Rd	Jog Rd	11/29/2018	4:30 PM	1	152	1410	94	0	77	932	48	0	73	161	60	2	110	287	68	3475
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	7:30 AM	4	82	783	42	1	126	1913	91	0	138	55	243	0	69	60	131	3738
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	12:00 PM	2	128	959	70	0	72	818	119	0	156	66	151	0	72	83	86	2782
50260	Flavor Pict Rd/Coconut Ln	Military Tr	2/13/2019	4:45 PM	1	209	1814	65	2	130	825	139	0	130	87	100	0	73	105	98	3778
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	7:30 AM	7	107	836	48	0	123	1816	91	0	113	67	203	0	61	45	146	3663
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	12:00 PM	1	142	935	47	3	77	872	99	0	156	100	150	0	69	69	94	2814
50260	Flavor Pict Rd/Coconut Ln	Military Tr	12/12/2017	4:45 PM	3	226	1937	46	1	128	860	145	0	139	101	99	0	69	100	156	4010
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	7:30 AM	53	0	1164	71	1	105	1852	0	0	0	0	0	9	240	0	101	3596
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	12:15 PM	27	0	1067	63	4	64	1281	0	0	0	0	0	2	117	0	49	2674
12500	Florida Bl	Alt A1A/SR 811	9/13/2016	4:45 PM	55	0	1625	113	11	125	1508	0	0	0	0	0	5	158	0	103	3703
33500	Forest Hill Bl	Congress Ave	2/11/2021	7:30 AM	14	265	1000	298	12	225	761	118	12	410	1689	385	1	218	737	85	6230
33500	Forest Hill Bl	Congress Ave	2/11/2021	12:00 PM	24	312	820	222	20	157	524	148	12	238	1114	335	7	231	894	119	5177

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2021 - 01/02/2021	1.01	1.05
2	01/03/2021 - 01/09/2021	1.05	1.09
3	01/10/2021 - 01/16/2021	1.10	1.15
4	01/17/2021 - 01/23/2021	1.08	1.13
5	01/24/2021 - 01/30/2021	1.06	1.10
6	01/31/2021 - 02/06/2021	1.04	1.08
7	02/07/2021 - 02/13/2021	1.02 ..	1.06
8	02/14/2021 - 02/20/2021	1.00	1.04
9	02/21/2021 - 02/27/2021	0.99	1.03
10	02/28/2021 - 03/06/2021	0.98	1.02
11	03/07/2021 - 03/13/2021	0.97	1.01
*12	03/14/2021 - 03/20/2021	0.96	1.00
*13	03/21/2021 - 03/27/2021	0.96	1.00
*14	03/28/2021 - 04/03/2021	0.96	1.00
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.96	1.00
*18	04/25/2021 - 05/01/2021	0.96	1.00
*19	05/02/2021 - 05/08/2021	0.96	1.00
*20	05/09/2021 - 05/15/2021	0.96	1.00
*21	05/16/2021 - 05/22/2021	0.96	1.00
*22	05/23/2021 - 05/29/2021	0.97	1.01
*23	05/30/2021 - 06/05/2021	0.97	1.01
*24	06/06/2021 - 06/12/2021	0.97	1.01
25	06/13/2021 - 06/19/2021	0.98	1.02
26	06/20/2021 - 06/26/2021	0.99	1.03
27	06/27/2021 - 07/03/2021	1.00	1.04
28	07/04/2021 - 07/10/2021	1.01	1.05
29	07/11/2021 - 07/17/2021	1.03	1.07
30	07/18/2021 - 07/24/2021	1.03	1.07
31	07/25/2021 - 07/31/2021	1.02	1.06
32	08/01/2021 - 08/07/2021	1.02	1.06
33	08/08/2021 - 08/14/2021	1.02	1.06
34	08/15/2021 - 08/21/2021	1.02	1.06
35	08/22/2021 - 08/28/2021	1.03	1.07
36	08/29/2021 - 09/04/2021	1.03	1.07
37	09/05/2021 - 09/11/2021	1.04	1.08
38	09/12/2021 - 09/18/2021	1.05	1.09
39	09/19/2021 - 09/25/2021	1.03	1.07
40	09/26/2021 - 10/02/2021	1.02	1.06
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	1.00	1.04
44	10/24/2021 - 10/30/2021	1.00	1.04
45	10/31/2021 - 11/06/2021	1.01	1.05
46	11/07/2021 - 11/13/2021	1.01	1.05
47	11/14/2021 - 11/20/2021	1.01	1.05
48	11/21/2021 - 11/27/2021	1.01	1.05
49	11/28/2021 - 12/04/2021	1.01	1.05
50	12/05/2021 - 12/11/2021	1.01	1.05
51	12/12/2021 - 12/18/2021	1.01	1.05
52	12/19/2021 - 12/25/2021	1.05	1.09
53	12/26/2021 - 12/31/2021	1.10	1.15

* PEAK SEASON

08-MAR-2022 12:36:27

830UPD

4_9301_PKSEASON.TXT

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0101 DIRECTION: E LANE: 0
DESCRIPTION: SR80/SOUTHERN BLV, 1 MI W OF SR7/US441, PALM BCH CO.
LOCATION: COUNTY 93 SECTION 120 SUBSECTION 000 MILEPOST 10.879 ROUTES: US-98 US-441 SR-80

DY D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1 W	137	109	75	102	310	733	2219	3586	2988	2494	2301	2498	2479	2387	2626	2679	2860	3030	2417	1523	1079	797	466	273	40168N
2 R	159	92	91	123	288	764	1872	2718	3069	2512	2393	2432	2458	2405	2671	2716	2811	2955	2367	1591	1116	723	493	335	39154N
3 F	172	104	85	95	269	728	2192	3529	2873	2474	2445	2469	2611	2623	2903	2757	2922	3008	2515	1916	1382	1049	769	490	42380N
4 A	264	163	103	111	173	386	886	1474	1771	2107	2597	2751	2700	2700	2673	2668	2647	2774	2316	1783	1347	1061	814	569	36838N
5 S	290	214	134	101	122	257	554	766	1245	1745	2213	2523	2539	2474	2535	2511	2486	2444	1890	1281	977	692	458	287	30738N
6 M	170	88	83	129	296	773	2206	3611	2923	2350	2351	2370	2475	2310	2773	2562	2583	2714	2092	1401	992	637	439	235	38563N
7 T	152	100	71	115	295	769	2299	3749	2917	2530	2363	2410	2502	2330	2739	2746	2850	2960	2358	1550	1030	720	514	291	40360N
8 W	138	86	67	116	275	776	2309	3685	2974	2561	2452	2448	2391	2447	2721	2641	2710	2933	2371	1605	1122	775	504	320	40427N
9 R	139	102	81	107	291	754	2224	3580	3020	2460	2446	2349	2511	2525	2747	2720	2825	3024	2372	1674	1114	765	544	362	40736N
10 F	159	111	100	112	274	651	2110	3533	2924	2523	2495	2625	2571	2605	2738	2870	2875	2947	2623	1942	1394	1046	763	536	42527N
11 A	245	184	126	136	195	341	829	1405	1887	2255	2764	2871	2830	2859	2947	2850	2819	2776	2518	1810	1222	1006	843	664	38382N
12 S	382	223	153	140	150	277	479	743	1276	1752	2441	2628	2814	2695	2739	2722	2600	2489	2143	1343	1083	664	508	331	32775N
13 M	166	100	75	106	288	757	2187	3571	2905	2442	2372	2579	2586	2520	2733	2659	2870	2943	2320	1521	1062	721	452	287	40222N
14 T	144	104	92	98	297	801	2242	3755	3024	2536	2323	2425	2381	2407	2633	2704	2733	2946	2335	1526	1124	726	477	296	40129N
15 W	151	104	74	111	296	782	2257	3550	2912	2545	2512	2574	2525	2472	2630	2803	2870	2867	2390	1607	1039	724	509	309	40613N
16 R	150	101	79	112	272	754	2236	3695	2945	2588	2592	2564	2417	2476	2650	2940	2969	3058	2579	1743	1266	817	586	379	41968N
17 F	196	119	77	112	285	754	2124	3437	2878	2593	2609	2786	2641	2734	2952	2967	2977	2992	2688	1975	1344	1074	844	638	43796A
18 A	329	201	146	115	160	373	804	1374	1845	2326	2788	2942	3048	2950	2862	2720	2788	2852	2630	1845	1337	1029	871	662	38997N
19 S	432	297	171	115	146	260	489	815	1275	1883	2447	2654	2663	2597	2606	2555	2344	2519	2020	1418	1055	773	503	355	32392A
20 M	183	108	88	101	256	721	2099	3341	2884	2661	2553	2672	2898	2802	2893	2922	2932	2922	2423	1636	1178	776	514	334	41897N
21 T	203	98	66	103	253	751	2014	3409	2869	2748	2681	2664	2707	2690	2830	2805	3063	3023	2465	1712	1211	776	555	320	42016A
22 W	182	127	80	115	257	682	2008	3246	2823	2656	2716	2858	2929	2803	2994	2961	2998	2961	2619	1876	1285	880	592	395	43043A
23 R	228	126	77	117	267	617	1535	2355	2441	2584	2906	2987	3203	3100	2986	3173	3003	3021	2546	1917	1442	982	739	516	42868A
24 F	278	171	109	105	184	329	750	1316	1693	2297	2606	2834	2886	2721	2538	2575	2296	2186	1622	1328	1202	991	816	670	34503A
25 A	524	356	185	99	90	153	253	321	493	744	968	1136	1369	1455	1493	1440	1419	1494	1534	1340	1180	1014	748	574	20382H
26 S	338	191	96	97	137	222	432	619	1044	1454	1984	2363	2526	2450	2476	2258	2182	2095	1842	1300	904	687	512	317	28526N
27 M	213	107	86	93	224	575	1377	1968	2125	2089	2394	2536	2632	2647	2565	2672	2725	2581	2087	1369	919	612	482	329	35407A
28 T	159	114	79	94	244	588	1440	2221	2216	2253	2345	2524	2586	2589	2594	2637	2555	2635	2099	1420	1023	705	439	311	35870A
29 W	147	119	83	86	246	599	1433	2083	2240	2257	2223	2456	2661	2521	2564	2661	2682	2655	2275	1441	945	668	475	370	35890A
30 R	157	131	83	98	221	564	1348	1952	2087	2313	2482	2617	2748	2801	2817	2825	2711	2639	2260	1710	1101	749	551	435	37400A
31 F	208	141	87	98	163	342	773	1178	1656	1997	2340	2592	2841	2738	2573	2407	2236	2125	1696	1213	993	820	682	451	32350A

WEEKDAY AVERAGE = 39636* SATURDAY AVERAGE = 33650 SUNDAY AVERAGE = 31108* NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 1171317
MONTHLY AVERAGE = 37563

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0101 DIRECTION: W LANE: 0
DESCRIPTION: SR80/SOUTHERN BLV, 1 MI W OF SR7/US441, PALM BCH CO.
LOCATION: COUNTY 93 SECTION 120 SUBSECTION 000 MILEPOST 10.879 ROUTES: US-98 US-441 SR-80

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	W	289	166	93	100	166	582	1670	2236	2264	2143	2211	2279	2385	2582	2695	3037	3366	3666	3089	2108	1577	1031	725	492	40952N
2	R	276	170	103	121	201	564	1633	2289	2215	2139	2204	2234	2434	2600	2759	3055	3323	3552	3003	2149	1509	1192	838	486	41049N
3	F	305	156	115	114	196	540	1584	2239	2136	2058	2287	2475	2531	2698	2874	3253	3323	3535	2944	2201	1667	1239	976	745	42191N
4	A	469	312	252	152	188	382	930	1140	1520	1889	2347	2531	2665	2910	2821	2924	2915	2843	2352	1800	1607	1279	1020	835	38083A
5	S	473	295	180	146	130	259	511	756	1076	1535	1975	2398	2587	2720	2602	2547	2442	2495	2044	1548	1193	909	582	391	31794N
6	M	251	146	108	121	206	626	1510	2079	2145	2074	2098	2369	2410	2659	2660	2811	2817	3343	2779	2045	1351	951	614	432	38605N
7	T	263	136	89	84	162	589	1664	2282	2195	2079	2213	2372	2324	2598	2740	3055	3433	3560	3094	2077	1514	1105	738	454	40820N
8	W	277	133	90	90	176	633	1699	2260	2233	2159	2202	2341	2350	2482	2707	3048	3409	3570	3049	2157	1579	1129	804	512	41089N
9	R	300	134	128	91	203	594	1572	2173	2272	2007	2197	2347	2516	2641	2705	3054	3355	3489	2891	2107	1665	1170	999	564	41174A
10	F	327	211	113	117	154	564	1544	2210	2235	2138	2310	2462	2638	2859	2940	3065	3137	3371	2965	2400	1764	1398	1101	812	42835A
11	A	486	309	212	151	174	375	849	1209	1542	2158	2539	2668	2918	3038	2846	2976	2997	2837	2450	1981	1617	1314	1080	868	39594N
12	S	562	330	223	193	154	241	510	681	1063	1581	2217	2534	2747	2751	2705	2749	2627	2506	2098	1607	1240	908	702	472	33401N
13	M	263	168	112	117	190	556	1577	2214	2276	2009	2216	2363	2584	2671	2800	3003	3311	3543	3144	2190	1497	1061	685	464	41014N
14	T	258	130	114	82	190	608	1611	2294	2237	2207	2222	2318	2376	2437	2638	3083	3346	3502	2976	2193	1546	1146	779	505	40798N
15	W	288	148	87	106	183	607	1650	2275	2296	2138	2320	2304	2521	2678	2703	3010	3268	3409	3052	2208	1609	1162	827	559	41408N
16	R	343	177	114	117	206	574	1583	2189	2217	2216	2300	2441	2632	2678	2865	3071	3404	3637	2998	2322	1706	1291	930	632	42643A
17	F	398	211	123	132	194	534	1550	2214	2259	2197	2394	2475	2793	2916	3063	3203	3233	3394	3018	2387	1820	1467	1127	957	44059A
18	A	578	387	249	176	188	351	802	1190	1589	2037	2553	2842	2885	2934	3078	2918	3019	2944	2605	1973	1636	1339	1123	943	40339A
19	S	634	435	229	194	157	246	469	671	1017	1565	2021	2400	2254	2891	2763	2452	2665	2445	2142	1680	1409	1013	785	493	33030A
20	M	308	186	120	122	196	548	1526	2113	2174	2171	2461	2486	2852	2919	2878	3122	3447	3630	3119	2235	1535	1130	807	541	42626N
21	T	344	170	113	93	164	528	1554	2190	2197	2292	2429	2526	2719	2776	2822	3117	3421	3617	3116	2315	1649	1248	850	556	42806A
22	W	309	191	119	112	143	552	1537	2190	2097	2194	2551	2678	2843	2871	3023	3134	3439	3502	3015	2359	1709	1332	1058	647	43605N
23	R	395	194	117	104	163	438	1121	1636	1832	2241	2479	2799	2909	3088	3255	3220	3281	3289	3002	2437	1851	1507	1088	754	43200A
24	F	501	274	149	143	126	267	590	1018	1503	2054	2389	2658	2898	2873	2857	2823	2672	2510	2196	1695	1301	1100	901	678	36176A
25	A	463	310	168	127	112	110	262	414	591	796	1092	1246	1551	1606	1715	1631	1440	1293	1219	994	1014	804	680	462	20100H
26	S	311	231	118	108	139	226	386	537	835	1230	1771	2115	2448	2376	2420	2197	2108	2053	1869	1403	1096	884	680	438	27979N
27	M	306	183	125	125	189	416	1000	1375	1461	1785	2129	2415	2586	2676	2696	2784	2942	3030	2508	1606	1326	859	669	481	35672N
28	T	279	198	130	104	144	451	1071	1610	1734	1926	2185	2439	2501	2631	2502	2708	2975	3107	2405	1857	1310	988	726	479	36460A
29	W	313	186	111	102	166	448	1113	1533	1654	2045	2167	2293	2427	2785	2589	2841	3048	3041	2448	1813	1363	951	802	542	36781N
30	R	322	152	106	92	167	384	1123	1468	1704	1919	2364	2485	2591	2747	2702	2820	2967	3084	2526	1988	1453	1046	867	579	37656A
31	F	438	276	169	133	156	273	628	971	1270	1891	2199	2471	2600	2736	2681	2696	2531	2366	2052	1513	1204	896	657	495	33302A

WEEKDAY AVERAGE = 40265. SATURDAY AVERAGE = 34529 SUNDAY AVERAGE = 31551. NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 1191241
MONTHLY AVERAGE = 38201

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0099 DIRECTION: N LANE: 0
DESCRIPTION: SR-7/US-441, 0.7 MI NORTH OF SR-806, PALM BEACH CO.
LOCATION: COUNTY 93 SECTION 210 SUBSECTION 000 MILEPOST 9.385 ROUTES: US-441 SR-7

DY D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1 W	75	36	27	45	46	121	455	708	836	673	687	602	737	739	836	1231	1366	1610	1024	550	430	312	203	131	13480N
2 R	69	51	29	30	48	119	483	788	836	707	645	621	720	720	859	1276	1502	1588	1011	511	388	308	248	131	13688N
3 F	79	50	33	35	53	107	422	712	796	665	665	675	754	771	882	1267	1510	1550	1055	621	438	352	256	224	13972N
4 A	127	81	69	50	65	98	220	409	497	534	576	680	664	697	703	793	807	710	619	467	380	345	301	282	10174N
5 S	136	91	59	56	55	60	158	228	273	376	478	527	585	579	546	555	508	565	456	388	338	247	164	140	7568N
6 M	71	30	20	38	55	126	433	812	993	692	633	597	676	706	847	1139	1471	1535	1036	473	311	265	165	133	13257N
7 T	64	37	27	35	43	111	458	759	901	695	642	646	741	747	899	1233	1380	1628	1026	518	424	308	233	116	13671N
8 W	79	35	25	36	49	125	476	784	847	667	630	616	665	792	845	1203	1449	1697	1122	552	429	306	233	146	13808N
9 R	64	33	29	31	55	128	487	778	818	747	678	642	704	674	815	1139	1511	1672	1187	570	421	312	238	141	13874N
10 F	94	45	32	28	59	114	422	730	759	674	652	648	736	719	902	1404	1636	1710	1209	595	426	399	278	221	14492N
11 A	143	82	60	46	64	97	241	385	431	594	659	668	763	745	783	777	767	790	579	444	342	339	332	225	10356N
12 S	148	122	62	53	41	56	125	227	282	400	547	623	617	633	635	567	554	564	488	377	319	221	187	144	7992N
13 M	67	33	29	40	56	116	474	709	800	658	642	648	764	732	853	1214	1372	1503	931	509	386	267	206	135	13144N
14 T	79	31	31	33	55	130	454	756	797	668	577	650	668	680	789	1204	1466	1597	985	559	408	349	229	143	13338N
15 W	80	37	43	39	51	130	453	748	734	676	642	672	785	741	840	1225	1536	1687	1135	571	412	336	216	146	13935N
16 R	81	34	42	40	70	127	431	746	959	860	671	658	726	759	876	1221	1492	1600	1079	541	415	374	305	149	14256N
17 F	120	56	39	43	44	125	437	702	745	564	693	756	858	832	1010	1368	1678	1792	1472	800	460	404	327	370	15695A
18 A	148	82	67	50	50	76	221	395	519	532	697	749	743	813	729	853	804	778	626	422	420	333	292	343	10742N
19 S	183	97	72	61	50	63	142	221	279	372	513	541	584	615	581	600	557	543	485	385	353	283	174	165	7919N
20 M	86	55	31	41	54	125	437	676	752	621	627	712	771	749	841	1192	1370	1416	949	423	358	272	225	184	12967A
21 T	89	52	38	36	62	135	421	736	735	674	601	701	820	774	849	1113	1314	1428	849	482	350	298	241	177	12975N
22 W	93	59	32	35	58	123	406	705	701	600	699	762	834	819	946	1151	1321	1362	871	515	365	328	262	191	13238N
23 R	97	58	42	48	60	119	327	528	642	641	723	748	850	855	1074	1081	1248	1114	753	482	350	314	295	197	12646A
24 F	105	68	33	27	51	88	187	324	407	460	609	609	658	703	683	755	687	596	556	443	387	333	323	256	9348A
25 A	200	132	78	42	28	42	77	129	170	253	311	368	411	493	524	536	460	419	419	409	397	284	236	161	6579H
26 S	109	54	33	32	40	53	118	174	208	362	514	512	531	713	516	547	502	482	416	332	285	241	215	141	7130N
27 M	91	61	28	28	51	80	323	545	622	647	705	730	744	758	861	941	1064	1029	629	404	305	253	185	166	11250A
28 T	92	48	29	37	44	87	371	533	547	566	680	684	703	689	744	995	1115	1060	702	450	307	197	189	123	10992A
29 W	68	45	29	38	48	94	343	540	578	586	698	693	706	794	816	969	1167	1049	689	459	335	285	244	148	11421A
30 R	79	42	42	28	49	87	331	504	543	524	662	685	756	848	899	1021	1125	1009	652	437	324	261	232	143	11283A
31 F	96	49	34	35	53	81	212	349	399	507	623	651	697	639	692	640	656	604	476	377	288	221	193	130	8702A

WEEKDAY AVERAGE = 12833 SATURDAY AVERAGE = 9463 SUNDAY AVERAGE = 7652 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 363892
MONTHLY AVERAGE = 11612

DATE 05/10/22

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2021

COUNTY NAME: PALM BEACH STATION: 0099 DIRECTION: S LANE: 0
DESCRIPTION: SR-7/US-441, 0.7 MI NORTH OF SR-806, PALM BEACH CO.
LOCATION: COUNTY 93 SECTION 210 SUBSECTION 000 MILEPOST 9.385 ROUTES: US-441 SR-7

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	W	37	25	19	34	75	271	875	1610	1632	957	710	661	712	701	723	819	900	988	715	367	293	178	125	63	13490N
2	R	31	32	19	30	83	269	927	1554	1508	923	687	709	671	700	725	808	843	987	702	404	294	215	130	92	13343N
3	F	38	41	30	39	75	235	889	1466	1450	829	676	640	717	651	794	819	893	1027	765	502	331	249	208	152	13516N
4	A	73	32	33	39	62	136	381	620	658	606	591	646	657	697	672	629	577	719	548	379	340	244	230	170	9739N
5	S	113	49	34	42	45	79	200	246	325	407	508	477	543	503	563	558	582	552	471	352	277	181	122	62	7291N
6	M	43	18	29	26	91	284	827	1637	1790	943	668	593	645	560	649	834	886	926	562	365	248	153	115	80	12972N
7	T	29	32	27	31	68	262	915	1621	1572	868	679	651	715	702	749	769	861	963	717	378	273	213	160	74	13329N
8	W	55	28	27	38	66	238	947	1616	1549	925	703	661	646	611	748	827	926	1039	717	378	264	208	197	71	13485N
9	R	53	22	33	43	75	308	875	1595	1568	930	683	670	784	706	764	830	933	1018	756	392	312	194	242	153	13939A
10	F	67	38	34	30	87	251	859	1493	1383	855	664	657	729	676	773	846	778	932	823	491	306	263	210	135	13380N
11	A	95	54	34	56	56	131	384	570	601	600	605	667	697	657	649	688	712	708	611	418	321	253	240	153	9960N
12	S	103	63	44	32	45	89	175	236	324	444	496	608	661	620	590	572	609	542	525	327	317	200	162	94	7878N
13	M	49	22	34	29	88	264	868	1617	1535	896	670	690	725	665	689	774	821	914	622	387	241	202	117	69	12988N
14	T	47	27	33	31	76	250	910	1624	1582	939	743	713	736	730	749	734	918	1000	627	378	287	231	140	62	13567N
15	W	47	26	31	44	89	251	906	1601	1569	874	664	639	696	637	786	902	866	964	695	397	296	233	169	89	13471N
16	R	44	23	28	41	89	273	921	1714	1734	910	775	674	690	671	702	790	900	1017	801	459	298	243	167	100	14064N
17	F	41	33	23	46	69	233	853	1371	1398	823	775	724	757	687	740	859	1010	1247	930	525	321	256	218	157	14096N
18	A	99	57	35	52	63	129	407	539	616	640	631	685	722	769	747	769	690	721	604	410	313	276	263	229	10466N
19	S	114	81	61	32	48	89	171	231	325	456	459	552	560	549	533	612	592	546	488	357	296	223	147	89	7611N
20	M	60	31	26	23	76	275	807	1452	1295	832	653	710	740	685	736	780	891	1001	683	373	267	201	127	107	12831A
21	T	54	37	32	30	74	250	833	1369	1401	833	701	691	714	675	663	756	813	809	568	392	298	185	175	95	12448N
22	W	50	36	26	30	70	217	757	1310	1335	792	733	683	867	796	788	825	860	927	716	447	306	225	170	118	13084A
23	R	55	47	40	38	87	235	596	1074	1032	776	701	761	780	757	783	827	892	848	614	402	318	239	189	108	12199A
24	F	59	50	31	23	52	148	304	479	552	526	536	615	644	607	609	645	611	570	524	348	312	271	288	197	9001A
25	A	123	128	48	36	24	43	111	132	154	223	283	363	394	440	509	511	454	482	433	385	380	324	252	127	6359H
26	S	108	52	18	26	41	80	155	217	266	358	438	529	558	544	629	588	515	509	456	298	267	158	124	86	7020A
27	M	55	23	20	27	74	192	597	933	905	612	624	666	705	664	647	725	728	754	548	297	232	154	158	85	10425A
28	T	48	32	28	40	60	203	580	1039	983	680	627	683	696	654	668	692	769	790	557	335	281	151	158	88	10842A
29	W	47	29	19	58	58	200	635	1021	987	747	681	715	710	638	676	764	773	748	608	339	254	192	138	86	11123A
30	R	38	38	27	51	54	237	563	921	895	665	602	632	693	655	716	742	749	758	534	338	277	177	137	75	10574A
31	F	60	35	31	25	58	142	326	528	567	540	555	654	631	603	584	572	519	513	512	331	256	188	142	113	8485A

=====

WEEKDAY AVERAGE = 12460• SATURDAY AVERAGE = 9131 SUNDAY AVERAGE = 7450• NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 352976

MONTHLY AVERAGE = 11269

4:

Intersection

Int Delay, s/veh 2.9

Movement EBL EBT WBT WBR SBL SBRLane Configurations 

Traffic Vol, veh/h 0 1291 1040 157 0 171

Future Vol, veh/h 0 1291 1040 157 0 171

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Free Free Free Free Stop Stop

RT Channelized - None - None - None

Storage Length - - - - - 0

Veh in Median Storage, # - 0 0 - 0 -

Grade, % - 0 0 - 0 -

Peak Hour Factor 92 92 92 92 60 60

Heavy Vehicles, % 2 2 2 2 0 0

Mvmt Flow 0 1403 1130 171 0 285

Major/Minor Major1 Major2 Minor2

Conflicting Flow All - 0 - 0 - 651

Stage 1 - - - - -

Stage 2 - - - - -

Critical Hdwy - - - - - 6.9

Critical Hdwy Stg 1 - - - - -

Critical Hdwy Stg 2 - - - - -

Follow-up Hdwy - - - - - 3.3

Pot Cap-1 Maneuver 0 - - - 0 416

Stage 1 0 - - - 0 -

Stage 2 0 - - - 0 -

Platoon blocked, % - - - -

Mov Cap-1 Maneuver - - - - - 416

Mov Cap-2 Maneuver - - - - -

Stage 1 - - - - -

Stage 2 - - - - -

Approach EB WB SB

HCM Control Delay, s 0 0 30.5

HCM LOS D

Minor Lane/Major Mvmt EBT WBT WBR SBLn1

Capacity (veh/h) - - - 416

HCM Lane V/C Ratio - - - 0.685

HCM Control Delay (s) - - - 30.5

HCM Lane LOS - - - D

HCM 95th %tile Q(veh) - - - 5



August 17, 2022

Ali Atefi, P.E.
Masoud Atefi & Associates, Inc.
1263 SE Illusion Isle Way
Stuart, FL 34997

**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**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

**RE: St. Peters Coptic Orthodox Church
Project #: 220802
Traffic Performance Standards (TPS) Review**

Dear Mr. Atefi:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 23, 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:	North side of Forest Hill Blvd, about 400 feet east of Davis Rd
PCN:	70-43-44-07-00-000-5221
Access:	One right-in/right-out access driveway connection onto Forest Hill Blvd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Church = 20,175 SF
Proposed Uses:	Expand existing church for a total of 31,653 SF Church
New Daily Trips:	84
New Peak Hour Trips:	3 (1/2) AM; 6 (3/3) 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 Forest Hill Blvd for the proposed driveway modifications.

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.

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Affirmative Action Employer"



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and recycled paper



Ali Atefi, P.E.
August 17, 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, appearing to read "Hanane Akif", is written over a faint, larger signature.

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

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220802 - ST. PETERS COPTIC ORTHODOX CHURCH.DOCX

July 10, 2023

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

From: Tara Bamber, PE 

**Re: St. Peter Coptic Church at 3405 Forest Hill Blvd.
Site Plan Approval Letter
Engenuity Group Project No. 6001.118**

We have reviewed the following received on 6-21-23:

1. Preliminary Engineering Plans, 4 sheets, dated 4-14-23, by Last Devenport, Inc.
2. Site Plan, 1 sheet, revised 4-7-23, by My Arquitectos, LLC.
3. Landscape Plans, 2 sheets (LP-1-LP-2), revised 5-4-23, by Litterick Landscape Architecture.
4. Autoturn Exhibit, 2 sheets, dated 12-28-22, by Last Devenport, Inc.
5. Survey, 1 sheet, dated 7-7-21, by Compass Surveying.
6. Water Management Calcs, 10 sheets, dated 5-23-23, by Last Devenport, Inc.
7. FDOT Approval Letter, 1 sheet, dated 9-23-22, by FDOT.
8. Architect Comment Responses, 8 sheets, dated 3-28-23, by My Arquitectos, LLC.

We recommend Site Plan approval with the following conditions:

1. Provide Water Management Calculations including pre-development vs. post-development water quality calculations.
2. Provide permits from applicable agencies including, but not limited to, FDOT, etc.
3. Additional comments may be asked at time of Civil permit review.

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

**Cc: Lisa Tropepe, PE
Chris Melendez**



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

LETTER OF TRANSMITTAL

To: David Harden
PD - Tom Ceccarelli / Frank Castro
Fire Department – Jolin Wesley

Date: 6/29/2023

2nd Submittal

RE: St. Peter Coptic Orthodox Church – 3405 Forest Hill Boulevard
Site Plan - Special Exception

Attached are:

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

COPIES	DATE	DESCRIPTION
1	6/30/23	Site Plan Package

Transmitted:

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

REMARKS:

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

Thank you for your assistance.

COMMENTS/SUGGESTIONS:

CONCUR WITH STAFF RECOMMENDATIONS

Signed: _____

Date: 8/7/23



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 Kevin McGinley 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.

Kevin McGinley
Signature of Affiant/Applicant

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2023 by Kevin McGinley, 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 *Julie B. Hershman*

Name of officer taking acknowledgement--typed, printed or stamped Julie B. Hershman

Title or rank _____ Serial number _____



JULIE B. HERSHMAN
Commission # HH 363836
Expires March 10, 2027



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**ST. PETER COPTIC OTHODOX CHURCH
SPECIAL EXCEPTION STANDARDS
PROPOSED USE AND STATEMENT OF USE JUSTIFICATION**

Request

Applicant is petitioning the Village of Palm Springs to allow an expansion of a previously approved house of worship, (St. Peter Coptic Orthodox Church) that was approved in December 2010, pursuant to Resolution No. 2010-61. The request to modify the special exception and site plan in the CG Zoning District is in accordance with Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

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

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of the Village. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

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

Response: The requested expansion of the special exception and site plan meets all applicable property development regulations and all other provisions of the code specific to places of worship in the CG District. Minor changes are proposed to the existing parking lot serving the church, with a total of 158 parking spaces being provided. The church has been operating on the subject property for over 10 years without any parking issues. The congregation consists of approximately 120 families with services (Masses) held in the Coptic language. Proposed building height is addressed below.

The church will operate in a manner which does not compete for available parking. There will be only one service conducted in the sanctuary on any given day in accordance with the Coptic Creed; thus, there will be no overlap in service times or other functions and utilization of building space. While services are being held, no other church facilities will be used.

Building Height

Several features of the new building, including the arch at the entry way (47 ft), the roof (47 ft), the dome at the altar (60 ft) and the bell tower (80 ft) exceed the 45 ft height limit of the CG District. While these features require approval by the City Council during the site plan approval process, the justification for same is steeped in established religious traditions of the Coptic Orthodox Church and respects the architectural traditions and cultural heritage of the Coptic Church.

1. Architectural Tradition and Symbolism:

Coptic church architecture is characterized by its grandeur and distinctive elements. The inclusion of a bell tower and dome aligns with centuries-old architectural traditions that have been central to Coptic churches worldwide. The bell tower serves as a visual marker, announcing the presence of the church to the community and allowing the faithful to be called to worship. The dome, on the other hand, symbolizes the celestial realm and represents the connection between heaven and earth.

2. Preservation of Cultural Heritage:

The Coptic community takes immense pride in the preservation of its cultural heritage. Requesting a height that is in line with traditional Coptic church architecture, ensures the continuity of the Coptic rich history and allow future generations to connect with their roots. The proposed height respects the architectural style and proportions that have been faithfully maintained in Coptic churches for centuries, fostering a sense of cultural identity and belonging.

3. Aesthetics and Visual Harmony:

The proposed height of the bell tower and dome has been carefully considered to ensure visual harmony with the surrounding landscape and architectural context. By incorporating the height elements of traditional Coptic churches, the design will complement the existing built environment, enhancing the area's visual appeal. St. Peter Coptic Church has also taken into account factors such as setbacks, sightlines, and architectural integration to ensure that the height does not impose any negative impact on neighboring properties or obstruct any crucial views.

4. Community Engagement and Spiritual Gathering:

The bell tower and dome hold more than mere architectural significance; they serve as integral components of community engagement and spiritual gathering. The height of the bell tower is a visual reminder of the sound of the church bells that used to resonate throughout the traditional Coptic neighborhoods, marking significant religious occasions. The dome, with its elevated position, creates a sense of awe and reverence, elevating the spiritual experience for congregants and visitors alike.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception expansion and site plan revisions to a previously-approved house of worship include the utilization and conversion of the existing building with construction of additional building square footage and an increase in intensity of the use, building height, mass and traffic impacts. These revisions are addressed through the proposed design and traffic analysis submitted with this request. The location of the house of worship along the commercial corridor of Forest Hill Boulevard west of South Congress Avenue are deemed consistent with the design and mass of other building along this corridor, most notably the Palm Beach County School District Administrative complex located directly across the street. Existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter will remain. No adverse impacts to the commercial corridor along Forest Hill Boulevard or the neighboring institutional development to the north of the subject property are anticipated to be associated with the request.

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a 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: St Peter Coptic Orthodox Church is the only house of worship located along the Forest Hill Boulevard corridor within the Village of Palm Springs. A concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the 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 uses, and
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed church will be used primarily on Sunday mornings 8am – 11am. Wednesday and Saturday services (8am-11am and 6:30pm – 9:30pm, respectively) will also be held but are typically less well attended. Administrative church offices will be open weekly and staffed by church employees and volunteers. The church will operate in a manner consistent with the surrounding commercial and institutional uses in terms of odors, noise and visual effects. No residential development is located in proximity to the subject property. The traffic analysis and Palm Beach County review that accompany this request identify the proposed expansion as having an insignificant traffic impact which does not warrant any road improvements; however, the church is proposing to realign the driveway connection to Forest Hill Boulevard further east in order to provide more vehicular stacking on the subject property.

6. That the proposed special exception uses:

- a. **Do not significantly reduce light and air to adjacent properties.**
- b. **Do not adversely affect property values in the adjacent areas.**
- c. **Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. **Do 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 bicycling parking.**

Response: The proposed expansion will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

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

Response: The proposed expansion of the existing place of worship provides for the redevelopment of a building constructed nearly 50 years ago and which served as Southern Bell and AT&T's offices and service center prior to its sale in 2003. While the proposed improvements will have a positive impact on the community, direct economic or employment benefits to the Village will be minimal. Providing religious opportunities to the community, however, furthers the objectives of the Village related to providing community-serving uses.



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TEL: (561) 686-2481 • FAX: 681-1551

Justification Statement
St. Peter Optic Catholic Church
Parking Variance Request
August 2023

Variance Overview and Request:

The 3.96-acre subject site supports an existing place of worship located within the CG District of the Village of Palm Springs. The site has been used as a place of worship with accessory offices and school classrooms since 2004, following its annexation into the Village (PSP 2004-28, Ordinance 2004-33, Resolution No. 2006-84). The existing 25,681 s.f. building includes 6,025 s.f. of office/meeting rooms, with the balance devoted to church use (sanctuary and accessory offices). The most recent approval for the church was obtained in 2010 pursuant to PSSE 10-06 and SPR 10-08 (Resolution No. 2010-61). Site development includes associated parking, landscaping, drainage as well as all other required infrastructure. Access to the site is provided via a single driveway connection to Forest Hill Boulevard.

The applicant is requesting variance approval from Section 34-1329(2)(a) of the Village Code, to allow the proposed parking to meet parking standards for the shared parking demand based on accessory uses within the principal building that will not be occupied during church services. The church is proposing 159 paved parking spaces and 22 grassed parking spaces that are only to be used on rare occasions (total of 181 spaces). The requested variance is for eight (8) parking spaces based on the literal interpretation of the Village Code which does not account for peak parking demand which occurs at the time services are held.

Section 34-1329(2)(a) states: Churches and places of worship. One parking space per four seats, but not less than one parking space per 100 square feet of gross floor area of the auditorium, plus required parking spaces for any other principal uses, including office, recreation facilities, educational or institutional facilities, meeting rooms and dwellings: and

Concurrent with this application, the applicant is requesting approval to allow a site plan modification to the place of worship to add additional building square footage and architectural features directly related to the foundational principles of the Coptic Church. Maximum seating in the new sanctuary is 633 seats, which requires 159 parking spaces at a ratio of 1 space per 4 seats as prescribed by the Village Code.

Variance Standards:

- a. That 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.**

Response: The church, the only building located on the subject property, is used for religious purposes with the peak parking demand associated with the sanctuary during times services (Masses) are held. No other space within the building is used when services are held (e.g. classrooms, meeting rooms, offices, library, etc.). This practice is part of the religious doctrine of the Coptic faith. Only one (1) Mass is held per day as prescribed by Church rites and congregants attend as a religious family meaning there are no simultaneous uses occurring that compete for parking spaces with the sanctuary use.

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

Response: Church doctrine prescribes that no other activities on the campus can occur while Mass is being held. This doctrine is prescribed by the tenets of the church and steadfastly observed, which ensures that adequate parking will always be available. The requested variance is therefore not a result of actions taken by the church.

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

Response: The requested variance to allow a deviation from the strict parking standards of the Village Code which doesn't provide for shared parking as discussed in the site plan application does not confer a special privilege upon the Applicant. Shared parking justification is recognized by other places of worship in the vicinity of St. Peter Coptic Church when schools, multi-purpose buildings and Sunday schools are co-located.

- d. That literal interpretation of the provision 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.**

Justification Statement

p.3

Response: Literal interpretation of the parking standards prescribed in the Village Code would deprive the Applicant of rights commonly enjoyed by other places of worship such as St. Luke Catholic Church, which have co-located uses as described above and work an unnecessary hardship on the Applicant. Ample parking has been established to justify the variance request.

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

Response: The variance of eight (8) spaces that would be required is the minimum that will make possible the reasonable use of the existing structure and proposed addition.

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

Response: The granting of this variance will be in harmony with the general intent and purpose of this chapter. The general intent and purpose of this chapter is to provide adequate parking for the uses maintained in the building. St. Peter has been holding religious services and gatherings on the premises for the past 12 years without any issues related to adequate parking. It is the applicant's/owner's position that intent and purpose of this chapter has been met by the proposed site plan and reduction of the 8 spaces.

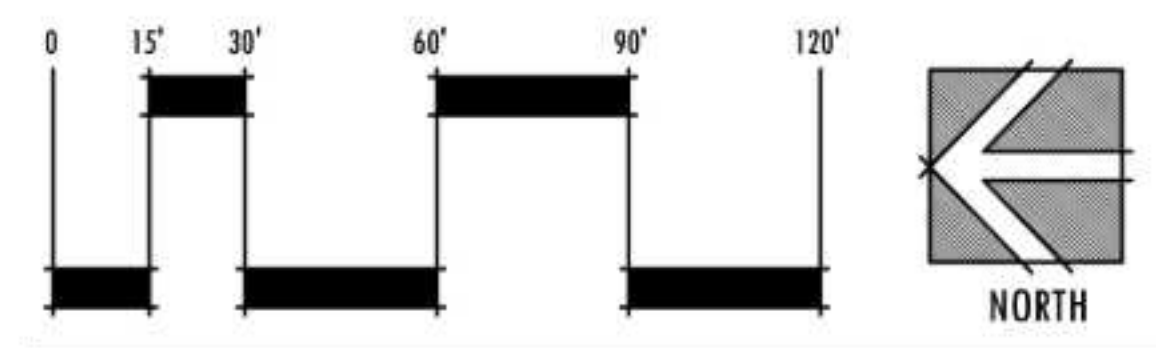
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare**

Response: The granting of this variance will not be injurious to the area involved or otherwise be detrimental to the public welfare. The applicant has provided adequate parking for the proposed church expansion and no impacts that could otherwise be considered detrimental to the public welfare will exist upon the grant of the variance request.



Rendered Site Plan

Scale: 1" = 30'-0"



Rodney Crockett, AIA, LEED AP
fla. lic. no. AR91279
08/30/23

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL

Arquitectos
7727 Colony Lake Dr., Baynton Beach, Florida 33436
Rodney A. Crockett

8.30.23

Rendered Site Plan

A1.01



COLOR SCHEDULE

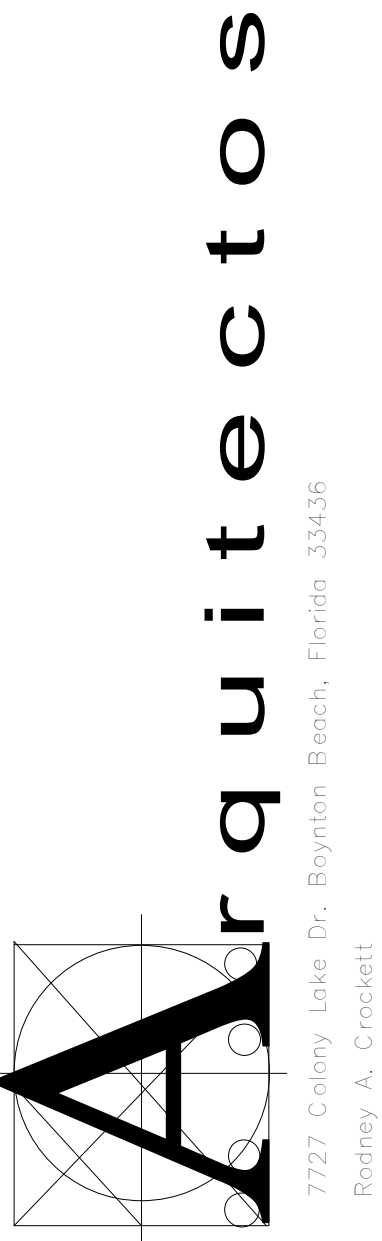
MARK	COLOR	MANUFACTURER	REMARKS
PT-1	WHITE GALLERY (HGSW 4002)	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH
PT-2	SABLE (SW 6083)	SHERWIN WILLIAMS	SMOOTH STUCCO FINISH
PT-3	GOLD LEAF		MANUFACTURER CUSTOM COLOR



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fla. lic. no. AR91279

04/02/23

Project
St. Peters Coptic Orthodox Church
Project Renovation and Addition
3405 Forest Hill Blvd., Palm Springs, FL



4.25.22

4.7.23 Site Plan Review
Comment Responses

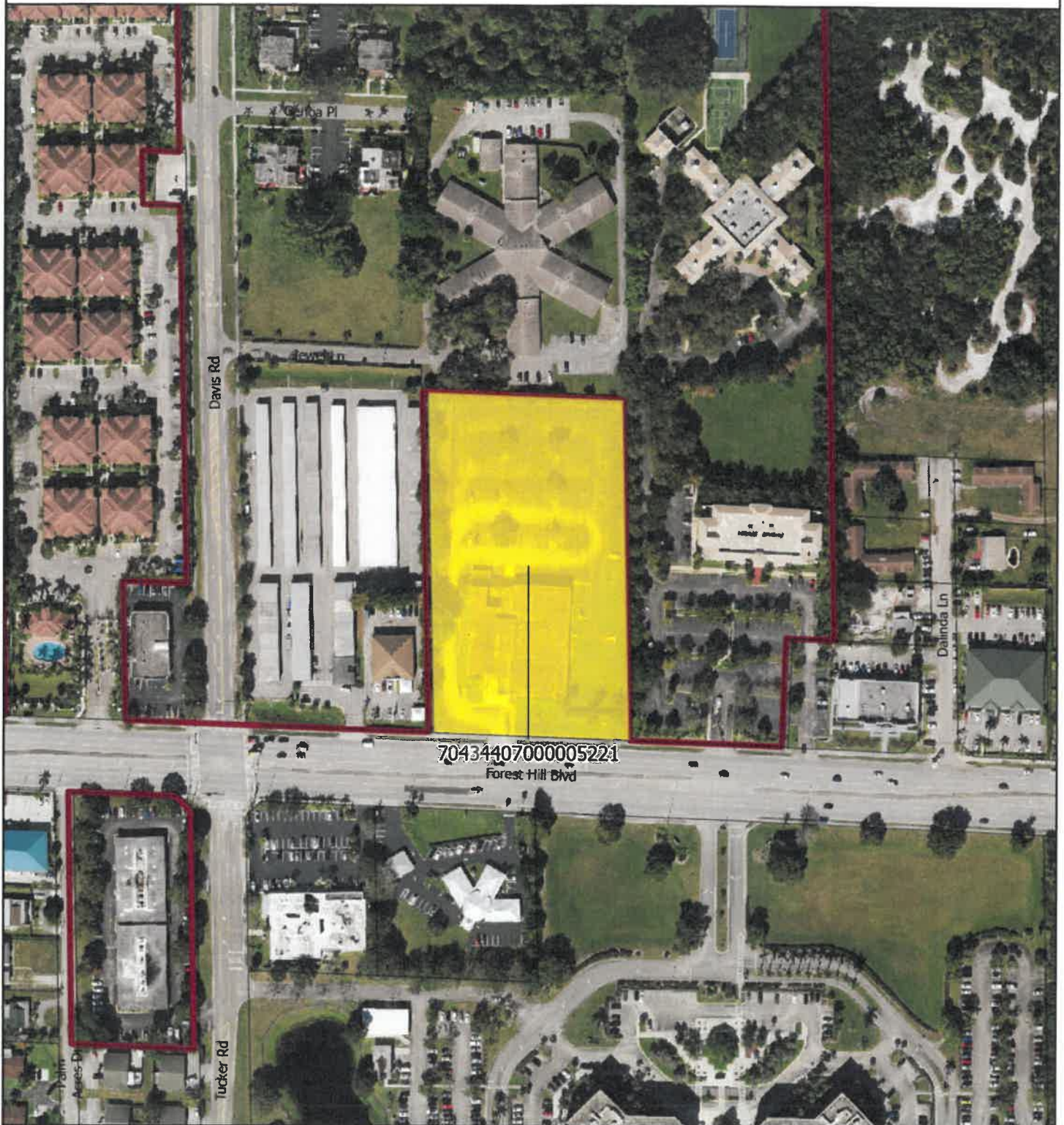
PERSPECTIVES

A2.09



VILLAGE OF PALM SPRINGS

3405 Forest Hill Blvd



Legend

-  Village Boundary
-  Parcels
-  Proposal Parcel

Date: 8/24/2023

When Printed on 8 1/2" x 11"

1 inch equals 250 feet

0 250
Feet

 Florida Technical Consultants



VILLAGE OF PALM SPRINGS

3405 Forest Hill Blvd



70434407000005221

Legend

-  Village Boundary
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