



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 10, 2024
6:30 PM

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

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

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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

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 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
3. **Approval of February 13, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve February 13, 2024 Planning and Zoning Advisory Board Meeting Minutes.
Staff: Jane Worth, Deputy Village Clerk
4. **Approval of March 12, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion for the approval of March 12, 2024, Planning and Zoning Advisory Board Meeting Minutes.
Staff: Jane Worth, Deputy Village Clerk
5. **Approval of June 11, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve June 11, 2024 minutes from the Planning and Zoning Advisory Board Meeting
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

6. **Preliminary Plat to subdivide the property into two single-family lots for the property located at 4084 Linda Lane:** Motion to recommend approval to the Village Council for approval, to subdivide the property into two single-family lots, for the property located at 4084 Linda Lane.
Staff: Iramis Cabrera, PZB Director
7. **Palm Beach Habilitation Center - 4522 South Congress Avenue - Site Plan Amendment (SPR24-05) and Special Exception Use (PSSE24-02) to allow the creation of an art and cultural center:** Motion to recommend approval to the Village Council for a Site Plan Amendment (SPR24-05) and Special Exception Use (PSSE24-02) approval to allow the conversion of three (3) buildings into an Arts and Cultural Center for its clients within the Commercial General property located at 4522 South Congress Avenue.

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

TUESDAY, OCTOBER 8, 2024 @ 6:30 PM - VILLAGE COUNCIL CHAMBERS

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. 8421

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. 8422



Village of Palm Springs

Staff Report

AGENDA DATE: September 10, 2024

DEPARTMENT: Administration

ITEM #2: Approval of June 13, 2023 Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. June 13, 2023 Planning and Zoning Advisory Board Meeting Minutes



**MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JUNE 13, 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

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

Persons who need 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

The meeting was called to order by Vice Chairman Richard Hughes at 6:30 PM.

ROLL CALL

BOARD MEMBERS: Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, and Kim Gehrman.

ABSENT: Chairman Johnnie Tieche

STAFF: Planning, Zoning, and Building Director Iramis Cabrera, Planning, Zoning and Building Planner, Christian Melendez, 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.**
Staff: Jane Worth, Deputy Village Clerk
There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera informed the Board, that Item #3 should be heard before Item #2.

APPROVAL OF MINUTES

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

2. **Site Plan Amendment (SPR23-05) and Special Exception Use (PSSE23-02) - St. Luke's Catholic Church - 2892 South Congress Avenue:** Motion to recommend approval to Village Council of an application from Insite Studio, agent for The Most Reverend Gerald M. Barbarito, D.D., J.C.L., Bishop of the Diocese of Palm Beach, Owner, for a Site Plan Amendment (SPR23-05) and Special Exception (PSSE23-02), to allow an expansion of the school use, with the construction of 27,024 square feet building to include classrooms and an indoor court for the Commercial General property located at 2892 South Congress Avenue.

Staff: Christian Melendez Benitez, PZ&B Technician

SUMMARY: Insite Studio, Inc. (Applicant), agent for The Most Reverend Gerald M. Barbarito, D.D., J.C.L., Bishop of the Diocese of Palm Beach (Owner), is requesting approval of a site plan amendment (SPR23-05) and special exception (PSSE23-02) to allow an expansion of the school use, with the construction of 27,024 square feet building to include classrooms and an indoor court for the Commercial General property located at 2892 South Congress Avenue.

Note: The subject property was approved on July 28, 1988, by Palm Beach County (Resolution R-89-721), as a Special Exception Use to permit a church or place of worship with accessory buildings and structures for educational institutions. A site plan was approved for the property consisting of several buildings totaling 50,620 square feet floor area.

The property was annexed into the Village of Palm Springs on October 22, 1998, and designated with Commercial General zoning, Commercial Future Land Use, and Special Exception use.

The Applicant is proposing to demolish the existing structure, shown on the approved site plan as the Existing Church (Parish Center), and construct a new multi-purpose building in its place. The Parish Center as it exists currently is a single-story building with an area of 8,696.7 square feet. The proposed structure will be two stories with a total floor area of 27,024 square feet (an additional 18,328 square feet). The proposed uses within the building will include a new gymnasium, cafeteria, kitchen, storage, and additional classrooms to support the overall function of St. Luke's Catholic Church. The proposed building will be compatible with the other structures on the campus and will be compatible with the existing use of the general commercial property. The proposed building will maintain the existing 25foot setback from the northern property line and will be further buffered with a fivefoot landscape buffer.

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 and which is subject to a separate consideration:

1. PSV23-10 - Requesting a variance relief from Section 34-1329 (2) (a) to allow a total of 320 parking spaces where 338 parking spaces are required.

The Planning, Zoning & Building staff do not object to the proposed Site Plan Amendment, Special Exception Use, and variance requested, and recommend conditional approval to facilitate the development project proposed for the property.

A presentation for this item was given with Item #3.

There was no public comment.

Vice Chairman Hughes asked for a motion for the Site Plan amendment (SPR23-05) and Special Exception Use (PSSE23-02). A motion to approve the Site Plan amendment (SPR23-05) and Special Exception Use (PSSE23-02) was made by Mr. Lashells and seconded by Ms. Chairman. Motion carried 4-0.

FISCAL IMPACT:

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

3. **Planning & Zoning Board Order No. 2023-02 - Parking Variance - PSV23-10 - St. Luke's Catholic Church:** Motion to approve Planning & Zoning Board Order No. 2023-02; an application from Insite Studio, Inc., agent for the owner, St. Luke's Catholic Church, for a Site Development Plan Amendment, (SPR2304) and Special Exception Use (PSSE23-02), to allow an expansion of the school use, with the construction of 27,024 square feet building to include classrooms and an indoor court on the Commercial General property, located at 2892 South Congress Avenue.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Insite Studio, Inc. (Applicant), agent for The Most Reverend Gerald M. Barbarito, D.D., J.C.L., Bishop of the Diocese of Palm Beach (Owner), is requesting approval of a Site Plan Amendment (SPR23-04) and Special Exception Use (PSSE23-02) to allow an expansion of the school use, with the construction of 27,024 square feet building to include classrooms and an indoor court for the Commercial General property located at 2892 South Congress Avenue.

The Applicant is proposing to demolish the existing structure, shown on the approved site plan as the Existing Church (Parish Center), and construct a new multi-purpose building in its place. The Parish Center as it exists currently is a single-story building with an area of 8,696.7 square feet. The proposed structure will be two stories with a total floor area of 27,024 square feet (an additional 18,328 square feet). The proposed uses within the building will include a new gymnasium, a cafeteria, a kitchen, storage, and additional classrooms to support the overall function of St. Luke's Catholic Church. The proposed building will be compatible with the other structures on the campus and will maintain the existing 25-foot setback from the northern property line.

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

1. PSV23-10 - Request to allow 320 parking spaces rather than 338 parking spaces required (provides relief from Section 34-1329 (a)(a))

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

Mr. Edwin Mueller of Insite Studio (Applicant), agent for The Most Reverend Gerald M. Barbarito, D.D., J.C.L., Bishop of the Diocese of Palm Beach (Owner), introduced John Mezzetta, Architect with Leo A Daly, along with staff representing St. Luke's Catholic Church. Mr. Mueller explained to the Board the current structure would be demolished, and a new multipurpose building would be constructed. The presentation was on Items #3 and #2, the Site Plan Special Exception and Variance. Mr. Mueller stated that 338 parking spaces are required, but only 320 parking spaces would be provided. That's why a variance is being requested. Mr. Mueller continued to inform the Board about square footage and the uses that will be planned for the project. A PowerPoint was presented by Insite Studio, Inc., regarding the changes proposed. A parking report was submitted to the Board, which showed the peak time, was during church services.

Mr. Mueller said the Staff had recommended approval with conditions which are all in agreement with. The Board asked questions regarding parking and if enrollment would increase.

Vice Chairman Hughes asked for a motion for the Parking Variance PSV23-10. A motion to approve Parking Variance PSV23-10 was made by Mr. Braun, subject to staff's conditions, and seconded by Ms. Gehrman. Motion carried 4-0.

FISCAL IMPACT:

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

4. **Site Development Plan Amendment (SPR23-04) - Village of Palm Springs - 230 Cypress Lane:** Recommendation to approve an amendment to the Site Plan (SPR23-04) submitted by Song & Associates, Inc, agent for the Village of Palm Springs, to permit the expansion of the Public Safety Building with the construction of a 13,169 square feet two-story attached building on the governmental property located at 230 Cypress Lane. Funding to support the project is available within the FY 2021 and FY 2024 Budget - General Fund and Police Department Fund.
Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Song & Associates, Inc, agent for the Village of Palm Springs, is requesting the approval of a site development plan amendment (SPR23-04) to permit the expansion of the Public Safety Building with the construction of a 13,169 square feet two-story attached building on the governmental property located at 230 Cypress Lane.

The subjected site area currently includes a one-story concrete masonry building which houses the Police Department in the western two-thirds of the building as well as three apparatus bays and support space for Fire Rescue in the easternmost end of the building. The Fire Rescue areas and apparatus bays are not included in the project scope. However, all exterior walls and openings are being addressed for maintenance and replacement of windows for storm hardening.

Since the original construction of the building, the Police Department has grown in staff as well as adapted to new procedures and responsibilities in their public services. One of the primary goals of this project is to re-organize the department groups to improve efficiency of functions and to accommodate future growth and adaptability. The project includes a 13,169 square feet two-story addition, and remodeling of the existing Police Department spaces.

When completed, the building areas will total 32,543 square feet and are projected to serve the needs of the department for the next 20 years and beyond.

A two-story addition is proposed to wrap the north facade and a portion of the west facade of the existing building. The design presents an opportunity for an improved civic presence when approaching the campus from the north on Cypress Lane from Alameda Drive. A new two-story glass lobby will align with Cypress Lane from Alameda Drive. The lobby is designed to feel welcoming and comforting to all residents, from children passing by on their way to the sports fields or crime victims coming to the facility.

The proposed exterior materials include textured stucco in horizontal banding with panels between the windows. Between the ground and second floor inset panels will be finished with a precast stone relief with a palm motif. The exterior colors will be natural

stone and sand-colored tones. A metal panel façade at the top of the entry lobby will incorporate signage. Sunshades will be included above the windows and wrap the entry lobby. The panels, sunshades, and glass frames will be metal with a dark blue color.

Flag poles are proposed for the northwest corner of the new addition. The new spaces also include a community meeting room adjacent to the new lobby and an opening to a small green space on the west side of the additional area. The meeting room can serve a variety of events for the public, from public information and press conferences to educational events, and neighborhood watch programs. The flexible meeting space can be used for police training and serve as part of the Emergency Operations command center.

The existing parking lot on the west side of the building will be modified to accommodate the expansion area, provide additional green space, and improve traffic circulation and parking for ease of use. The area on the west side will also be gated to expand the secured parking area for police.

The entire facility will be hardened for improved storm resilience, allowing the building to serve as an Emergency Operations Center with uninterrupted power and system redundancy. As a 'Critical Facility', the building will be suitable for use during a storm event as well as through recovery periods.

Mr. Henrique Certad of Song and Associates, the architect for the expansion and reconstruction of the Police Department, gave a presentation. The Public Safety building has reached its maximum capacity. Therefore, an expansion has been requested. The intention is to minimize the existing structure. There will be an expansion with a two-story, which will be the northwest corner, which will house multiple spaces for the Police Department. The intent was to give a lift to the current building and the proposed project. A rendition of the current expansion was shown in the PowerPoint. Mr. Certad touched on the theme of the design, architecture, and color pallet.

The proposed addition will be on the north and west parts of the building. There would not be construction added to the south port as the fire department is currently housed there. Construction plans are in review currently.

The Board asked questions regarding the future of the fire department, if the new addition would be constructed with upgraded hurricane standards. Mr. Certad informed the Board the apparatus bay doors will be a hardening project for the entire public safety building. A discussion ensued regarding the project.

Vice Chairman Hughes asked for a motion for the Site Development Plan Amendment (SPR23-04). A motion to approve the Site Development Plan Amendment (SPR23-04) was made by Mrs. Gehrman and seconded by Mr. Braun. Motion carried 4-0.

FISCAL IMPACT:

Funding to support the project is available within the FY 2021 and FY 2024 Budget - General Fund and Police Department Fund.

OTHER BUSINESS

Deputy Clerk Worth informed the Board Members of the Visioning meeting on June 22, 2023 @ 6:00 PM.

ADJOURNMENT

Hearing no further business, Vice Chairman Hughes adjourned the meeting at 7:12 PM

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 February 13, 2024. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on September 10, 2024.

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

NEXT MEETING
TUESDAY, JULY 11, 2023 @ 6:30 PM - VILLAGE COUNCIL CHAMBERS

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Village of Palm Springs

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Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
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MINUTES
PLANNING AND ZONING BOARD VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 13, 2024, 6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
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Ralph Wiles, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
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ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

Persons who need 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

The meeting was called to order by Chairman Johnnie Tieche at 6:35 PM.

ROLL CALL

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.**

Staff: Jane Worth, Deputy Village Clerk

There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera explained that items #5 and #6 were revised. The townhomes would not be rental properties, they would be a fee-simple method.

APPROVAL OF MINUTES

2. **Approval of January 9, 2024, Planning and Zoning Advisory Board Meeting Minutes: Motion to approve January 9, 2024, minutes from the Planning and Zoning Advisory Board Meeting.**

Staff: Jane Worth, Deputy Village Clerk

Chairman Tieche asked for a motion of approval for the January 10, 2024, minutes. A motion to approve the January 10, 2024, minutes was made by Mr. Braun and seconded by Mrs. Gehrman. Motion carried 5-0.

3. **Approval of May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes: Motion for the approval of the May 9, 2023, Planning and Zoning Advisory Board Meeting Minutes.**

Staff: Jane Worth, Deputy Village Clerk

Chairman Tieche asked for a motion of approval for the May 9, 2023, minutes. A motion to approve the May 9, 2024, minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried 5-0.

4. **Approval of June 13, 2023, Planning and Zoning Advisory Board Minutes: Motion for the approval of June 13, 2023, Planning and Zoning Advisory Board Meeting Minutes.**

Staff: Jane Worth, Deputy Village Clerk

N/A

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

5. **Residential Planned Unit Development Site Plan (SPR24-02) with Two (2) Waivers - Palm Springs Townhomes East - 3820, 3838 & 3864 Gulfstream Road: Motion to**

recommend approval to Village Council of an application from Cotleur & Hearing, agent for Palm Springs Town Homes East, for a Residential Planned Development Site Plan (SPR24-02) with two (2) waivers and conditions, for construction of 24 residential two-story townhouses, within four (4) buildings on a 2.48 gross acre parcel, located at 3820, 3838 & 3864 Gulfstream Road.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Cotleur & Hearing, agent for Palm Springs Town Homes East, is requesting a Residential Planned Unit Development Site Plan (SPR24-02) to allow the construction of 24 residential two-story townhouses, utilizing the Gulfstream Road Overlay development regulation located on three parcels that make up the site currently within the Residential Multiple-Family zoning district at 3820, 3838 & 3864 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential development projects, optimize the utilization of residential properties to create a neighborhood identity, and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, raised seam metal roofing material or dimensional shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)
- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- Exterior wall finish shall be comprised of a clapboard appearance utilizing wood, vinyl, or Hardie Plank type of siding, or a stucco finish.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multiunit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant proposes the development of a 2.48-acre parcel with the construction of 24 two-story fee-simple townhomes within four (4) buildings, utilizing the GRO development standards. The community will have two access driveways via the existing Gulfstream Road right-of-way. The buildings will be configured with three (3) two-story townhome

structures, each building with six (6) attached units. The townhomes will be three-bedroom homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant requests a waiver relief from Sec. 34-1063(a)(1) to allow a sidewalk on one side of the private street - along the north side of the south entrance and the south side of the north entrance.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from 10' wide to 5' within 24 linear feet of the south and north property lines (at each end of the internal drive aisle).

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed project subject to the conditions listed on the Staff Report.

Planning, Zoning, and Building Planner Christian Melendez informed the Board of the requested site plan of the Palm Springs Townhomes East, located at 3820, 3838 & 3864 Gulfstream Road.

Ms. Ducharme gave a PowerPoint presentation of the twenty-four (24) townhomes being proposed. A design of the townhomes, showing a Key West style, and the layout of the inside of the townhomes. Ms. Ducharme went over the reasons for the waivers being requested.

The Board asked if there would be a management company for this development. Ms. Ducharme stated there would be a Homeowners Association, as these units are fee-simple. The waivers are to reduce the 10 ft. on the sidewalk. Ms. Ducharme answered the vegetation would not be 10 ft., it would be 5 ft. The sidewalk would not include a buffer, and the first responders could turn around on a wider road. It is aesthetically pleasing, and it is for affordable income people. Ms. Ducharme stated Code Enforcement would come out and enforce the fines.

Attorney Goddeau stated the Village could not go into homeowners' garages to see if they were using them for storage or parking cars. If the Village has to go in for Code Enforcement, there should also be a requirement that Code Enforcement has to cite the homeowner, and they could also cite the Homeowners Association. The Board asked about trash pickup. Ms. Ducharme answered they would bring the trash bins to the curb. There was also mention of the chain link fence.

Richard C. Wilson - 3839 Coconut Road - The property is low and prone to flooding. Where will the stormwater go? There is a 25 ft. buffer where a trench could be dug. He prefers a block wall. He also requested Bahama shutters for the privacy of his yard in the new development.

Director Cabrera stated they would not be able to flood the neighbors. They would have to retain the water first.

Attorney Goddeau stated they are in the Site Plan process. When permitting starts, the engineer will look at the drainage calculations.

Chairman Tieche asked for a motion of approval for the Residential Planned Unit Development Site Plan (SPR24-02). A motion to recommend approval of the Residential Planned Unit Development Site Plan (SPR24-02) was made by Mrs. Hughes, subject to conditions regarding parking citations and also citing the Homeowner's Association as this will be a large undertaking for Code Enforcement and seconded by Mrs. Gehrman. Motion carried 5-0.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. This project, if approved, would require various Village services that will result in increased expenditures to the Village.

6. **Residential Planned Unit Development Site Plan (SPR24-01) with Two (2) Waivers - Palm Springs Townhomes West - 3935 Gulfstream Road:** Motion to recommend approval to Village Council of an application from Cotleur & Hearing, agent for Palm Springs Town Homes West, for a Residential Planned Unit Development Site Plan (SPR24-01) with two (2) waivers and conditions, for construction of nine (9) residential two-story fee-simple townhomes, on a 0.93 gross acre parcel, located at 3935 Gulfstream Road. Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: Cotleur & Hearing, agent for Palm Springs Town Homes West, is requesting a Residential Planned Unit Development Site Plan (SPR24-01) to allow the construction of 9 residential two-story townhomes, utilizing the Gulfstream Road Overlay development regulation for the Residential-Multifamily property located at 3935 Gulfstream Road.

The property is located within the Gulfstream Road Overlay (GRO), which is only applicable to Residential Multi-Family zoned properties fronting Gulfstream Road between Lakewood Road and Lake Worth Road. The GRO objective is to encourage residential redevelopment projects, optimizing the utilization of residential properties to create a neighborhood identity and fulfill the objectives of the Palm Springs Community Redevelopment Agency. Redevelopment in the GRO shall utilize a Key West architectural style to establish a neighborhood identity and, projects that comply with the development standards of the GRO, shall be eligible for and may be granted a density bonus by the Village Council with a maximum density of 10 dwelling units per gross acre.

Some regulations of the GRO provide the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place (Gable-ends, Raised seam metal roofing material or dimensional

shingles, minimum two-foot overhang with exposed or decorative truss-tails, design to distinguish each unit, etc.)

- Windows shall incorporate single-hung or double-hung windows with mullions in at least one of the window frames, decorative or functional shutters mounted on the side of each window, or utilizing a "Bahama" type shutter.
- The building color shall be a tropical light-colored pastel, all units shall include a complementary accent color, and all trim shall be white.
- Building articulation. There shall be variation in the building façade of multiunit buildings, which may be accomplished by articulating individual units, using a different paint color for each unit, or other similar architectural treatment.
- At least 20 percent of the project site shall be designed for active or passive recreation activities.

The applicant is proposing the development of a 0.93-acre parcel with the construction of nine (9) two-story fee-simple townhomes within two (2) buildings utilizing the GRO development standards. The community will have access via the existing Gulfstream Road right-of-way. The buildings will be configured with two (2), two-story townhome structures (one building with three (3) attached units and one (1) building with six (6) attached units). The townhomes will be three-bedroom homes with a one-car garage and a driveway with space for one car. A centralized open grass area is proposed for lawn games and/or leisure time.

Additionally, the applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec. 34-1063(a)(1) to not provide a sidewalk on the entire north side of the main private street.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-162(b)(2) to reduce the required landscape buffer from ten feet wide to five feet wide within 90 linear feet of the south property line.

The Planning, Zoning & Building Staff does not object to the Residential Planned Unit Development Site Plan and recommends conditional approval of the proposed development subject to the conditions listed on the Staff Report.

Planning, Zoning, and Building Planner Christian Melendez presented the proposed project to the Board.

Ms. Durcharme, with Cotleur and Hearing, Agent for the property owner, 1185 N Benoist Farms Road 106 LLC. The project is for nine (9) multifamily dwellings, each two (2) stories in height. Ms. Durcharme gave the Board a PowerPoint presentation providing overlay, a proposed major site plan, proposed elevations, and consistency, along with two (2) waivers. Ms. Durcharme also said they had no problem with the 42 conditions and the voluntary donation to the Palm Beach County School District.

The Board asked about the number of parking spaces and the fence. Ms. Durcharme stated that 29 spaces meet the 2.5 Village code requirements. 42 conditions + the voluntary donation to the school. There will be vegetation covering the fence as that is on the property line.

Chairman Tieche asked for a motion of approval for the Residential Planned Unit Development Site Plan (SPR24-01). A motion to recommend approval of the Residential Planned Unit Development Site Plan (SPR24-01) was made by Mr. Lashells with all conditions and seconded by Mr. Braun. Motion carried 5-0.

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation. Additionally, this project, if approved, would require various Village services that will result in increased expenditures to the Village.

7. **Minor Site Plan (SPR24-03) submitted by PlanW3st LLC, Agent for 2964 Second Avenue North LLC ("Applicant") for the property located at 2964 2nd Avenue North (The Applicant has requested this item be Postponed)**

Staff: Jane Worth, Deputy Village Clerk

The Applicant has requested this item to be Postponed.

FISCAL IMPACT:

OTHER BUSINESS

Mrs. Gehrman asked to be proactive, in a development that has a Homeowners Association, to prevent the continual repetitive citations from a Code Enforcement standpoint. How could the Homeowners Association be held accountable in the documentation that would be part of the package when submitting site plans? Attorney Goddeau said that on the village's side, there could be some standard conditions regarding noise and parking enforcement by the homeowners' association.

ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:20 PM.

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 February 13, 2024. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on September 10, 2024.

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

**NEXT MEETING:
TUESDAY, MARCH 12, 2024 @ 6:30 PM
VILLAGE COUNCIL CHAMBERS**

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

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8421

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. 8422

DRAFT



Village of Palm Springs

Staff Report

AGENDA DATE: September 10, 2024

DEPARTMENT: Administration

ITEM #4: March 12, 2024, Planning and Zoning Advisory Board Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. March 12, 2024 Planning and Zoning Advisory Board Meeting Minutes



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MARCH 12, 2024
6:30 PM

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

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

ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

Persons who need 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

The meeting was called to order by Chairman Johnnie Tieche at 6:35 PM.

ROLL CALL

BOARD MEMBERS: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, Brenda Browning, and Ralph Wiles

STAFF: Planning, Zoning, and Building Director Iramis Cabrera, Planning, Zoning and Building Planner Christian Melendez, 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.**

Staff: Jane Worth, Deputy Village Clerk

There were no ex-parte communications.

Deputy Clerk Worth swore in all attending the meeting who would be speaking about an item on the agenda.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Director Cabrera said Item #6 would be moved before Item #4, which needs to be heard before the hotel.

APPROVAL OF MINUTES

2. **Approval of February 13, 2024, Planning and Zoning Advisory Board meeting Minutes:** Motion to approve February 13, 2024, 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 & Zoning Board Order No. 2024-01:** Motion to approve Parking Reduction Variance (PSV24-01) from Section 34-1329 (5)(q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces, and Building Height Variance (PSV24-01) from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted for the proposed construction of two (2) four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North - Woodsprings Suites and Everhome Suites.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

The 4.63-acre site is located on the northwest corner of the 10th Avenue North & Florida Mango Road intersection and currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification.

The Applicant is proposing a Site Development Plan (within a Commercial Planned Development) and concurrently requesting a Special Exception Use approval with three Variances to allow the construction of 2 four-story hotel buildings with a total of 236 hotel rooms - Everhomes Suites 114 rooms and Woodsprings Suites 122 rooms.

The proposed site plan will be accommodated within Tract 1 as shown on the previously approved Master Commercial Planned Development Site Plan known as "Village Collection of Palm Springs" under Resolution 2023-52. The site was previously referenced as a "Future Development area" with no set use or site layout associated with it.

As part of the proposed Site Development Plan, the applicant is requesting three variances (PSV24-01, PSV24-02, and PSV24-03), and two of them are subject to the Planning & Zoning Board's consideration:

Planning & Zoning Board Consideration:

PSV24-01 - Requesting variance relief from Section 34-829 (5) (q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces.

PSV24-02 - Requesting a Variance relief from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted.

Council Consideration:

PSV24-03 - Requesting variance relief from Section 34-891(1) to allow 24-hour operations.

The Planning, Zoning & Building staff do not object to the Variances' request to facilitate the development project for the property.

Planning, Zoning, and Building Planner Melendez informed the Board that Items #4 and #5 would be presented together. Planner Melendez explained the application has been submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

Mr. Edward Mueller, with Insight Studio representing 10th Avenue Partnership LTD, explained the history of the site and the requests for the proposed project submitted by 10th Avenue Partnership LTD. Mr. Mueller presented a PowerPoint that included detailed proposals for the two hotels to the Board. The Board, the Applicant, the Village Attorney, and Mr. Mueller continued with a detailed conversation regarding the proposed development. Parking was among the discussions.

Chairman Tieche asked for a motion of approval from the Planning and Zoning Board Order No. 2024-01, to approve the Parking Reduction Variance (PSV24-01),

subject to all conditions outlined in the staff report and to include any conditions established by the Village Council in approval of the Site Plan and Special Exception project was made by Mrs. Hughes, and seconded by Mr. Lashells. Motion carried 4-1. Mrs. Gehrman opposed.

Chairman Tieche asked for a motion of approval on the Building height Variance (PSV24-02). A motion to approve was made by Mr. Hughes, subject to all conditions by staff, and seconded by Mr. Wiles. Motion carried 4-1. Mrs. Gehrman opposed

Village Attorney Goddeau mentioned that for any reason this does not pass when going before the Village Council, the Parking Reduction Variance would be null.

FISCAL IMPACT:

The requested variances, if approved, will facilitate the development project and therefore will enhance the village's assessed property valuation.

5. **Site Plan (SPR24-04) and Special Exception Use (PSSE24-01) - Woodsprings Suites & Everhome Suites Hotels - 2645 10th Avenue North: Motion to recommend approval to the Village Council for a Site Plan (SPR24-04), and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotels buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.**

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Insite Studio, agent for 10th Avenue Partnership LTD ("Applicant") for a Site Plan (SPR24-04) and concurrently requesting a Special Exception Use (PSSE24-01) to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms for the Commercial General property located at 2645 10th Avenue North.

The 4.63-acre site is located on the northwest corner of the intersection of 10th Avenue North & Florida Mango Road intersection and currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification.

The Applicant is proposing a Site Development Plan (within a Commercial Planned Development) and concurrently requesting a Special Exception Use approval with three Variances to allow the construction of 21 four-story hotel buildings with a total of 236 hotel rooms - Everhomes Suites 114 rooms and Woodsprings Suites 122 rooms.

The proposed site plan will be accommodated within Tract 1 as shown on the previously approved Master Commercial Planned Development Site Plan known as "Village Collection of Palm Springs" under Resolution 2023-52. The site was previously referenced as a "Future Development area" with no set use or site layout associated with it.

As part of the proposed Site Development Plan, the applicant is requesting three variances (PSV24-01, PSV24-02, and PSV24-03) which are subject to a separate

consideration:

Planning & Zoning Board Consideration:

PSV24-01 - Requesting variance relief from Section 34-1329 (5) (q) to allow a reduction of parking spaces from the required 250 spaces to 235 parking spaces.

PSV24-02 - Requesting a Variance relief from Section 34-826 (10) to allow a maximum building height of 50' rather than 45' maximum permitted.

Council Consideration:

PSV24-03 - Requesting variance relief from Section 34-891(1) to allow 24-hour operations.

The Planning, Zoning & Building staff do not object to the proposed Site Development Amendment and Special Exception Use and recommend conditional approval subject to thirty-eight (38) conditions.

This Item will be discussed with Item #4.

Chairman Tieche asked for a motion of approval for the Site Plan (SPR24-04) and Special Exception use (PSSE24-01) subject to all conditions outlined in the staff report and to include any conditions established by the Village Council in approval of the Site Plan and the Special Exception project was made by Mrs. Hughes, and seconded by Mr. Lashells. Motion carried 4-1. Mrs. Gehrman opposed.

FISCAL IMPACT:

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

6. **Minor Site Plan (SPR24-03) submitted by PlanW3st LLC, Agent for 2964 Second Avenue North LLC ("Applicant") for the property located at 2964 2nd Avenue North (This Item was Postponed from February 13, 2024): Motion for approval to redevelop the property and reduce the non-conformities, to the extent possible, for the commercial property located at 2964 2nd Avenue North.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Paola West, agent for the owner 2964 Second Ave North LLC ("Applicant") is requesting a minor site development plan approval (SPR24-03) to redevelop the property and reduce the non-conformities, (ex: parking, landscape buffer, and use of the building) to the extent possible, for the commercial property located at 2964 2nd Avenue North.

The property was voluntarily annexed into the Village of Palm Springs as a developed parcel with a non-conforming building on May 22, 2008, and designated with the Land Development as Commercial General (CG) Zoning District and Commercial Future Land Use. At the time of the annexation, the property was used as a brewery retail business known as Bx Beer Depot and since 2017, the property has been unoccupied and vacant until this day.

The subject property is located on the south side of 2nd Avenue North, between South Congress Avenue and Bellevue Avenue.

Paola West from PlanW3st is representing the owner 2964 SECOND AVE NORTH LLC in pursuit of a minor site plan and change of use approvals for the above-referenced property. The 0.208-acre property is currently being developed with a 1,230.12 sq. ft commercial building.

The property does not meet all of the Village's current CG zoning district regulations, including but not limited to setbacks, landscape buffers, dumpster enclosure, and drainage. Any aspect of the property that was approved/permitted by Palm Beach County and which does not meet current code regulations is legally non-conforming. Any substantial changes to the site require review and approval by the Village and may require conformities to be lessened to the extent possible given existing characteristics of the property.

The new owner would like to lease the space out to a new tenant, thus requiring the use establishment and site to come into compliance to the greatest extent possible. No new building area is proposed, but the applicant is proposing to enhance the property by adding landscape buffers, a dumpster enclosure, new parking design and drainage improvements.

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

Planner Melendez informed the Board that PlanW3st would like to redevelop the property and reduce the non-conformities. The 2964 Second Avenue North LLC owner has submitted a site plan.

Ms. Paula West, Senior Land Planner with PlanW3st LLC, Jupiter, Florida, representing the owner of 2964 2nd Avenue LLC. Ms. West presented a PowerPoint to the Board. Ms. West stated the owner was not demolishing the building. The owner wants to bring the property into conformance with the Village Code to bring a tenant in and use the property. The property was annexed into the Village in 2008.

There was a discussion regarding the site plan and improvements that would be made to the property.

Chairman Tieche asked for a motion to approve the Minor Site Plan (SPR24-03). A motion to recommend approval of the Minor Site Plan (SPR24-03) was made by Mrs. Gehrman, subject to the conditions and seconded by Mr. Hughes. Motion carried 5-0.

FISCAL IMPACT:

The proposed project is expected to enhance the Village's assessed property valuation.

OTHER BUSINESS

ADJOURNMENT

Chairman Tieche adjourned the meeting at 7:55 PM.

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 March 12, 2024. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on September 10, 2024.

Jane R. Worth, Deputy Village Clerk

ATTEST:

Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

NEXT MEETING

TUESDAY, APRIL 9, 2024 @ 6:30 PM - VILLAGE COUNCIL CHAMBERS

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

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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II. Persons with Disabilities:

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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. 8421

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. 8422



Village of Palm Springs

Staff Report

AGENDA DATE: September 10, 2024

DEPARTMENT: Administration

ITEM #5: June 11, 2024 Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:

1. June 11, 2024 Planning and Zoning Advisory Board Meeting Minutes



**MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JUNE 11, 2024 at 6:30 PM**

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

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

ADMINISTRATION

PZ&B Director Iramis Cabrera
PZ&B Planner Christian Melendez

Village Clerk Kimberly Wynn
Village Attorney Christy Goddeau

Persons who need 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

Chair Johnnie Tieche called the Planning & Zoning Advisory Board Meeting to order at 6:30 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman, Brenda Browning and Ralph Wiles

Absent: None

Also present: Planning, Zoning and Building Director Iramis Cabrera, Planning, Zoning and Building Planner, Christian Melendez, Village Attorney Christy Goddeau, and Village Clerk Kimberly Wynn

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.

Staff: Jane Worth, Deputy Village Clerk

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

1. **Approval of February 13, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve February 13, 2024, minutes from the Planning and Zoning Advisory Board Meeting. (*REMOVED*)

Staff: Jane Worth, Deputy Village Clerk

2. **Approval of March 12, 2024, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve March 12, 2024, minutes from the Planning and Zoning Advisory Board Meeting. (*REMOVED*)

Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Ordinance No. 2024-05 - Village Code Amendment - Temporary Signs:** Motion to recommend approval to the Village Council of Ordinance No. 2024-05 to an amendment to the Village Code - Chapter 34 - Section 34-324 "Temporary Signs".

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The sign regulations were amended in February 2016 to address a United States Supreme Court decision, Reed v. Town of Gilbert, which invalidated sign regulations that make distinctions between temporary signs based on the sign's message. The code was amended to make uniform sign criteria that regulate the size, height, number, and placement of temporary signs on private properties within the Village.

A temporary sign is defined as "any sign that is not a permanent sign, and shall include a sign formerly or commonly known as a temporary election sign, a temporary political sign, a temporary free expression sign, a temporary real estate sign, a temporary directional sign, a temporary construction sign, a temporary grand opening sign, or any other temporary sign unless otherwise provided herein. The term "temporary sign" shall not include any substitution of a message, typically found on a permanent sign, on an existing lawful sign or sign structure."

Staff is proposing to clarify that temporary signs about an event, including an election, shall not be posted more than 30 days before the event.

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

The proposed ordinance will be considered by the Village Council at their June 13, 2024, meeting.

If approved on the 1st reading, the proposed ordinance will be presented to the Village Council for consideration on the 2nd and final reading during the July 11, 2024, meeting.

Ms. Cabrera advised that this is a housekeeping item related to election signs. She stated that the sign regulations were amended to address a Supreme Court decision and make uniform sign criteria for temporary signs on private properties. Temporary signs are defined in the Code of Ordinances. The intent of this ordinance is a proposal to limit the posting of temporary signs for an event to thirty (30) days before the event.

The Chair, Mr. Tieche, offered the public and Board an opportunity to comment. There were no comments from the public. Mrs. Gehrman asked for further clarification on the timeframe that signs can be placed out. She also wanted to know if event signs included special events such as garage sales and the Village events.

Mr. Braun made a motion to recommend approval to the Village Council of Ordinance No. 2024-05 and Mr. Lashells seconded the motion. The said motion carried 5-0.

Fiscal Impact: The proposed code amendment has no fiscal impact on the Village. After October 1, 2024, any amendments to the land development regulations will require a Business Impact Statement.

4. **Ordinance No. 2024-06 - Comprehensive Plan Text Amendment – Evaluation and Appraisal Review (EAR) Based Amendments:**

Motion to recommend approval to the Village Council to approve Ordinance No. 2024-06 to amend the Comprehensive Plan of the Village of Palm Springs with the 2024 Evaluation and Appraisal Review (EAR) based amendments; providing for recitals, adoption, conflicts, repeal, severability, applicability, transmittal.

Staff: Iramis Cabrera, PZB Director

SUMMARY: The Planning Consultant, BCLA, facilitated a series of three

Joint Workshops (January, April, and June 2023) with the Village Council, Planning & Zoning Board, and the CRA. These meetings resulted in a Vision Document that was finalized in August 2023. This Vision Document included recommendations to update both the Comprehensive Plan and the Land Development Regulations. These recommendations coincided with the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan, due to be transmitted to Florida Commerce by October 2024.

A Joint Workshop was held on May 9, 2024, summarizing the key themes in the new Comprehensive Plan, as well as updates required due to changes in Florida Community Planning laws. The workshop summarized the changes in the Comprehensive Plan and provided a means for the members to share comments before the transmittal hearing. All comments received during the Joint Workshop and since then, have been compiled into a comment matrix. The matrix, included as an attachment to this agenda item, provides a copy of all comments received, and the resulting changes, if any, in the final draft comprehensive plan amendments.

The purpose of today's public hearing is to present the final draft of the Updated Comprehensive Plan and supporting documents to be transmitted to Florida Commerce for their review, specifically – Data, Inventory, and Analysis (DIA); Goals, Objectives, and Policies (GOP); Map Series; and the Comments Matrix.

At today's hearing, the consultant will receive feedback from the Village's Planning and Zoning Board and the public on all documents presented. There are a total of 9 Elements, each with supporting data, except the Property Rights Element. The consultant will document comments from this meeting and ask for a recommendation from the P&Z Board to the Village Council for their June 13, 2024, public hearing. The final document will be transmitted to the state the following week.

NEXT STEPS: Florida Commerce will review the draft documents for compliance with State Statutes and issue the Objections, Recommendation, and Comments (ORC) Report in approximately 60 days (from August to September 2024). Once received, the consultant will make any required changes as a result of this report and have all Comprehensive Plan documents updated and prepared for the Adoption.

Ms. Cabrera introduced Ms. Bonni Landry and Heather Shaw, from Bonnie Landry & Associates gave a PowerPoint presentation of Ordinance No. 2024-06. Ms. Landry said that over the past year, she worked with the Council, Planning & Zoning Board, and the Community Redevelopment Agency (CRA) to come up with a plan for the future of the Village. Multiple workshops and meetings were held to gather input and put together a document outlining the vision for the community.

They organized a workshop to go over the proposed changes in the Comprehensive Plan to ensure everything aligns with the laws and rules for the Village. They've compiled all the feedback received and made changes to the draft plan. There will be a public hearing to allow the public to provide additional comments. They discussed the proposed changes with the Board and stated that they were ready to present the final plan to the Council and then send it to the state for review. After that, the plan will be reviewed by the state, and any required changes will be made before the final adoption of the plan.

The Evaluation Appraisal Review (EAR) is required every seven (7) years. They discussed the substantive changes to the Future Land Use since the May 9, 2024, Joint Session. The Board agreed that the density should be 1.5 FAR. The other substantive change is the Village Commercial Renewal (VCR) Housing. Discussion ensued about the emerging trend of "tiny homes" and micro-transit and the desire to change the future route.

The Chair, Mr. Tieche, opened the meeting for comments from the Board and the public. Mrs. Gehrman asked if the proposed walkways were being extended (i.e., Regal Palm Community and Lakeside). The Board asked for clarification of an Overlay. Ms. Cabrera gave an example of the Gulfstream Overlay. The Board decided to retain the CHO area.

The transmittal process overview entails sending the document to the state within 10 days. The state will then generate an ORC report, and changes need to be made only if there are objections. During the discussion with Kim, it was decided that the future transit plans should exclude Kirk Road due to its narrowness. The map needs to be revised by Thursday night's Council meeting. There is a recommendation to consider using Davis Road and Henthorne Drive instead. Mayor Pro Tem Kim Schmitz talked about her concern about driving a golf cart across busy streets.

Mrs. Gehrman made a motion to recommend approval by the Council contingent upon the College Hospital Overlay (CHO) being kept in the plan and Mr. Braun second. The said motion carried 4-1 (Mr. Hughes dissenting).

Fiscal Impact: A fiscal impact statement will be prepared before consideration of any comprehensive plan amendments after the October 1, 2024, effective date of Senate Bill 1628.

OTHER BUSINESS

None

ADJOURNMENT

Hearing no further business, the Chair, Mr. Tieche, adjourned the meeting at 7:14

p.m.

NEXT MEETING

**TUESDAY, JULY 11, 2024,
at 6:30 p.m.**

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.

The undersigned is the Records Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Special Magistrate Meeting held on August 15, 2024.

Respectfully,

Kimberly M. Wynn

Village Clerk

Village of Palm Springs

Title VI/Nondiscrimination Policy

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.

I. 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. 8421

II. 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. 8422



Village of Palm Springs

Staff Report

AGENDA DATE: September 10, 2024

DEPARTMENT: Planning, Zoning & Building

ITEM #6: Preliminary Plat to subdivide the property into two single-family lots for the property located at 4084 Linda Lane.

SUMMARY: Mr. Brandon Cabrera from BrandX LLC, owner of the property, has filed a preliminary plat to re-plat the Military Hill plat as recorded in Plat Book 23, Page 21 of the Public Records of Palm Beach County, Florida. The applicant proposes subdividing the multifamily lot, located at 4084 Linda Lane, into two (2) separate single-family lots. Each lot will exceed the minimum lot dimension requirements of 64 feet width by 100 feet depth.

The Village's Surveyor, Engenuity Group, Inc., has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed preliminary plat at the October 2024 meeting.

If approved, a final plat will be presented to the Village Council for consideration. The recording of the plat is required before the issuance of any certificate of occupancy for any new residence.

FISCAL IMPACT:

The proposed preliminary plat will facilitate the construction of 2 single-family homes, which will further contribute to the village's overall property values.

ATTACHMENTS:

1. Proposed Preliminary Plat - 4084 Linda Lane - BrandX LLC
2. Letter of Compliance with Florida Statutes - 4084 Linda Lane - BrandX LLC
3. Proposed Site Plan - 4084 BrandX LLC
4. Aerial Map - 4084 Linda Lane - BrandX LLC

BRANDX SUBDIVISION

A REPLAT OF LOTS 7, 8 & 9, BLOCK F, MILITARY HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BRANDX LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BRANDX SUBDIVISION, A REPLAT OF LOTS 7, 8 & 9, BLOCK F, MILITARY HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, SAID LAND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING ALL OF LOTS 7, 8 & 9, BLOCK F, "MILITARY HILL"; PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK F, SAID CORNER LYING ON THE SOUTH LINE OF THE 40-FOOT RIGHT-OF-WAY FOR "LINDA LANE", AS SHOWN ON SAID PLAT OF MILITARY HILL;

THENCE S88°18'10"E, ALONG SAID SOUTH LINE 799.69 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK F, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUE S88°18'10"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 150.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK F;

THENCE S01°43'50"W, ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 145.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 44 OF SAID BLOCK F;

THENCE N88°18'10"W, ALONG THE NORTH LINE OF SAID LOT 44 AND THE NORTH LINE OF LOTS 43 AND 42 OF SAID BLOCK F, A DISTANCE OF 150.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 42, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK F;

THENCE N01°43'50"E ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 145.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES OR 21,750 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) DEVELOPMENT LOTS

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BRANDX LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND ARE THE PERPETUAL AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

2) UTILITY EASEMENT

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF ____, 2024.

SIGNED IN THE PRESENCE OF:

BRANDX LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
BRANDON CABRERA, PRESIDENT

WITNESS 1 SIGNATURE

WITNESS 2 SIGNATURE

WITNESS 1 PRINTED NAME

WITNESS 2 PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ____ DAY OF ____, 2024, BY BRANDON CABRERA, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

NOTARY'S SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

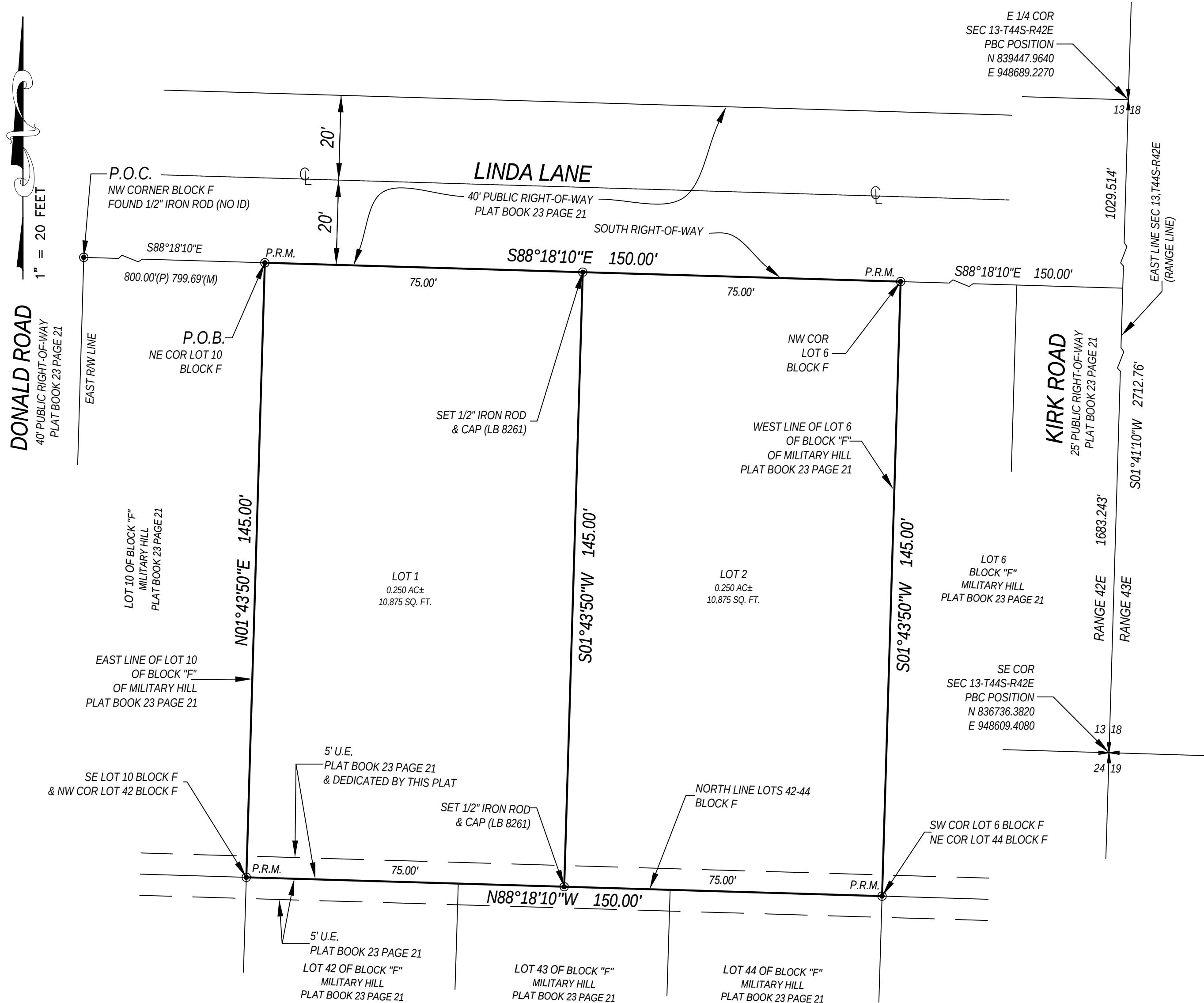
I, _____, A TITLE AGENT IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BRANDX LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED

BY: _____
ENNIE JACKSON,
FLORIDA LAND TITLE INSURANCE



LOCATION MAP
NOT TO SCALE



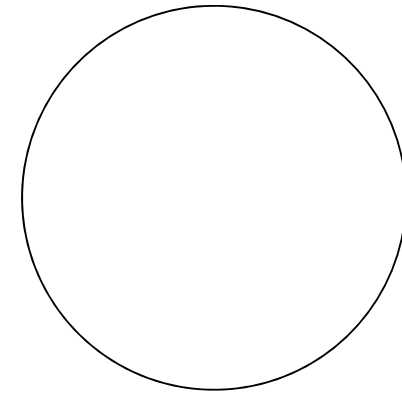
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND
PRM ○ SET 1/2" IRON ROD AND CAP STAMPED LB 8261 PRM
○ SET 1/2" IRON ROD AND CAP STAMPED LB 8261

ABBREVIATIONS:

BLK - BLOCK
CL - CENTERLINE
PBC - PALM BEACH COUNTY
P.B. - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PRM - PERMANENT REFERENCE MONUMENT
RW - RIGHT-OF-WAY
SEC 13-T44S-R42E - SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST
U.E. - UTILITY EASEMENT

SEAL
CLERK



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR

RECORD AT _____

THIS ____ DAY OF _____,

2024 AND DULY RECORDED IN PLAT

BOOK NO. _____ ON PAGE _____

JOSEPH ABRUZZO
CLERK & COMPTROLLER

BY: _____ D.C.

SHEET 1 OF 2

VILLAGE OF PALM SPRINGS APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

IT IS HEREBY CERTIFIED THAT THIS PLAT "BRANDX SUBDIVISION" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATED THIS ____ DAY OF ____, 2024.

ATTEST

BY: _____
BEV SMITH, MAYOR

BY: _____
KIMBERLY M. WYNN, CMC, FCRM
CITY CLERK

VILLAGE ENGINEER APPROVAL

LISA TROPEPE, P.E.,
VILLAGE ENGINEER

DATE: _____

REVIEWING SURVEYOR

ON BEHALF OF THE VILLAGE OF PALM SPRINGS, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA. THIS DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4938

SURVEYOR'S NOTES:

1. RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

2. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T44S, R42E BEARS N01°41'10"W, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333~ 1 METER

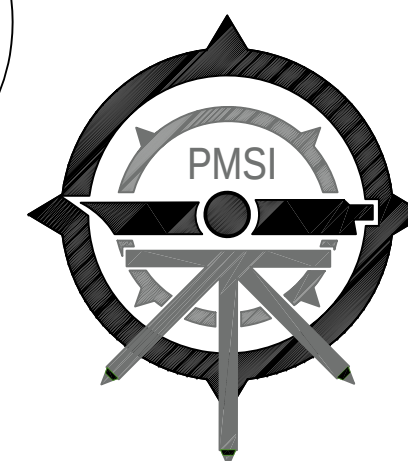
CERTIFICATE OF SURVEYOR AND MAPPER:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

DOUG WALKER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS7211

SEAL
DOUG WALKER, P.S.M.

THIS INSTRUMENT WAS PREPARED BY:
DOUG WALKER P.S.M. IN THE OFFICE OF
PRINCIPAL MERIDIAN SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FLORIDA, 33415.
LICENSED BUSINESS NUMBER LB #8261



PRINCIPAL
MERIDIAN
SURVEYING INC.

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET JOB # 23-0702PLAT

August 28, 2024

Ms. Iramis Cabrera, Planner
Land Development Department
Village of Palm Springs
226 Cypress Lane
Village of Palm Springs, FL 33461
(Via E-Mail: icabrera@vpsfl.org)

**Re: 6001.04.30 4084 Linda Ln Plat Review
Fifth Plat Review
Engenuity Group Project No. 6001.04.30**

Dear Ms. Cabrera:

This is the fifth review of this plat. This review is done for compliance with Chapter 177 Florida Statutes and the Village of Palm Springs regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 5J-17, Florida Administrative code. Following are our comments:

All of our previous comments have been adequately addressed. The Plat is now in compliance. We can now recommend that the Village of Palm Springs approve the Plat.

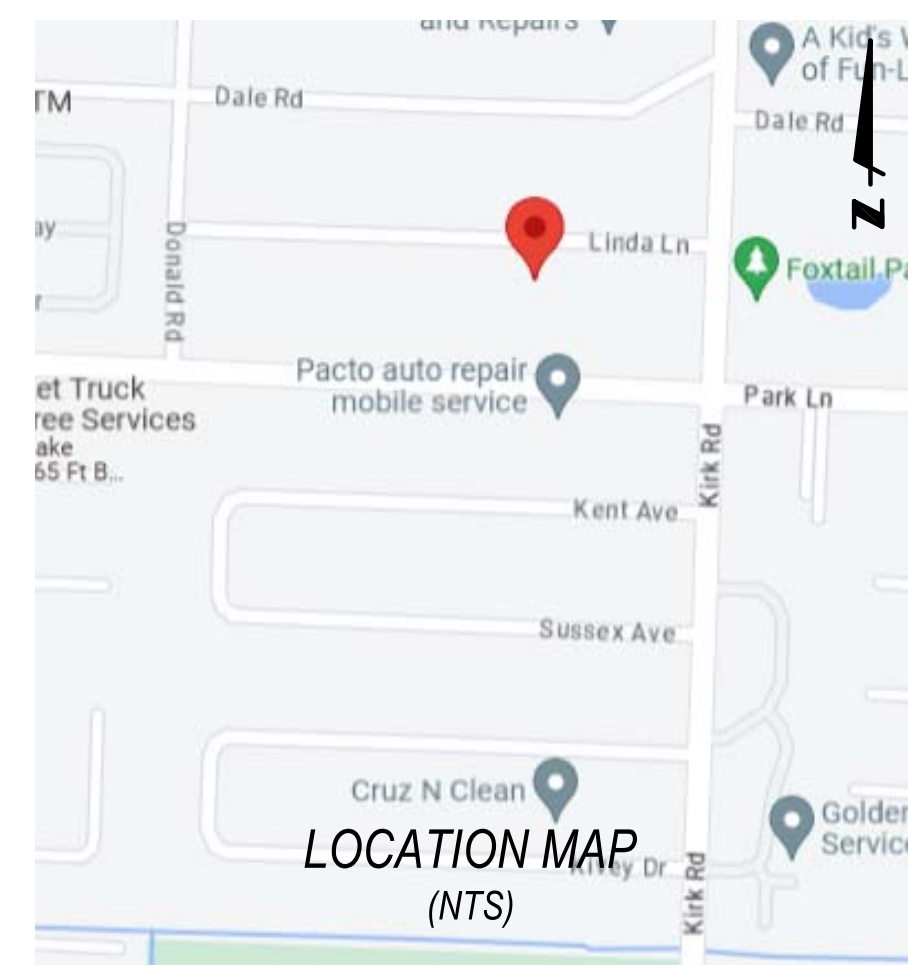
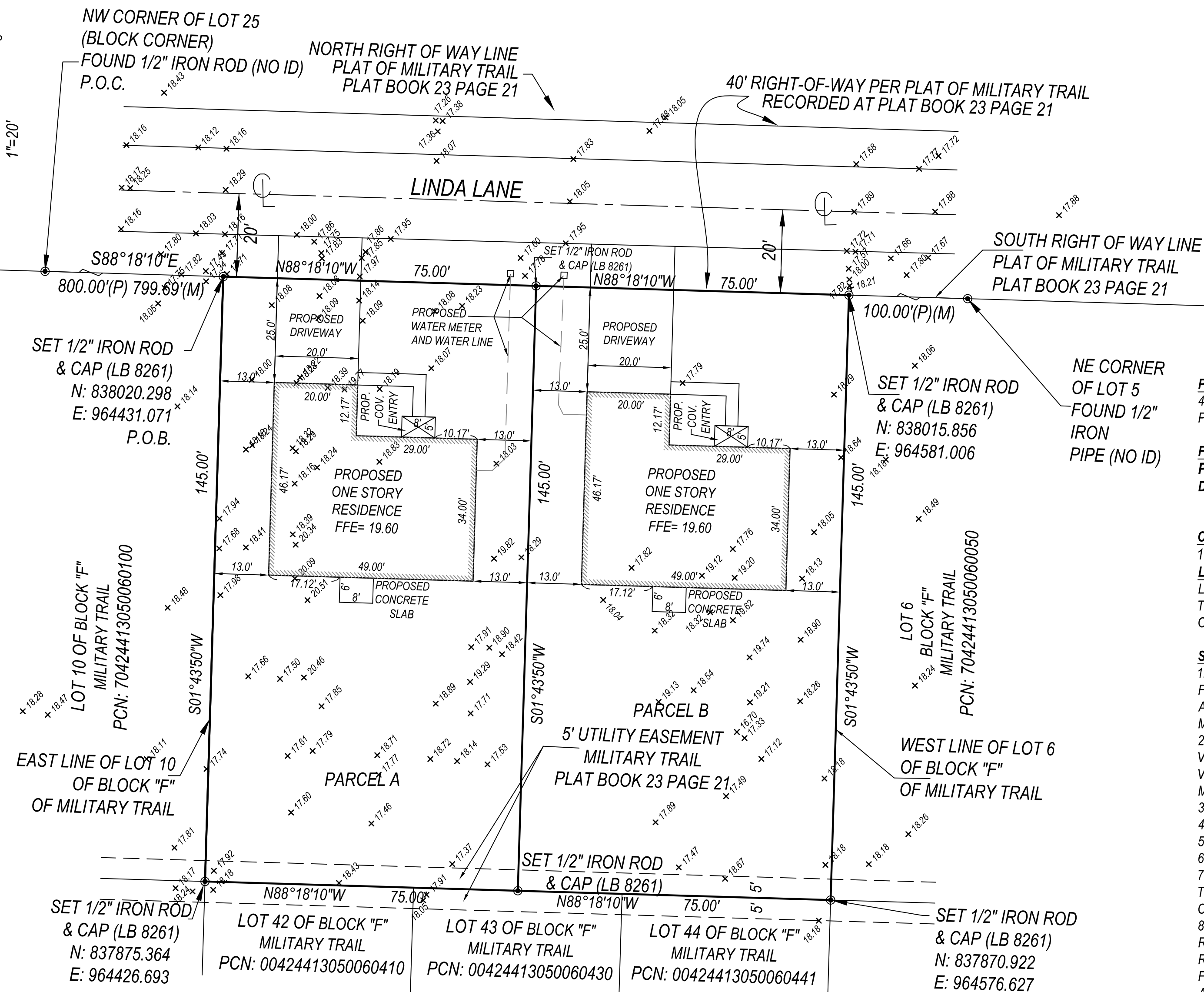
If you have any questions or comments, please do not hesitate to contact me.
Cell: 863-801-6200

Sincerely,



John J. Rice, P.S.M.
Senior Project Manager





PROPERTY ADDRESS:
4084 LINDA LANE
PALM SPRINGS, FL 33406

FLOOD ZONE: "X"
PANEL NO: 12099C 0588F
DATE: OCTOBER 5, 2017

CERTIFIED TO:

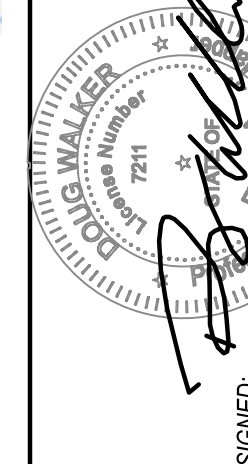
1. BRANDX LLC

LEGAL DESCRIPTION:

LOTS 7, 8, AND 9, BLOCK F, MILITARY HILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:

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

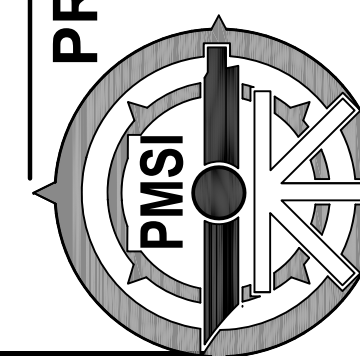


SIGNED: *Doug Walker*
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

BOUNDARY SURVEY

PRINCIPAL MERIDIAN

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



01-16-24 DATE
CD DRAFT
FIELD
SITE PLAN
PURPOSE
23-072 JOB#

**4084 Linda Lane – Preliminary Plat
Subdivision into 2 single-family lots.**





Village of Palm Springs

Staff Report

AGENDA DATE: September 10, 2024

DEPARTMENT: Planning, Zoning & Building

ITEM #7: Palm Beach Habilitation Center - 4522 South Congress Avenue - Site Plan Amendment (SPR24-05) and Special Exception Use (PSSE24-02) to allow the creation of an art and cultural center.

SUMMARY: The Palm Beach Habilitation Center is a facility that provides services to adults with developmental, emotional, and physical disabilities so that they can achieve their greatest level of independence. It serves both women and men in job training, employment opportunities, recreational experiences, and retirement services.

The applicant is requesting a site plan amendment (SPR24-05) and a special exception use (PSSE24-02) to allow the renovation of three (3) existing buildings to create an Arts and Cultural Center for its clients. This renovation will require a 345 square foot addition to the warehouse building and a new 3,000 square foot storage building within 1.26 acres located on the southeast portion of the Palm Beach Habilitation Center campus. The project constitutes an amendment to the previously approved site plan in 2019, where an 11,775 square foot building was going to be constructed for a Cultural Arts facility.

The request includes the renovation of three existing buildings (a warehouse, a workshop building, and a programming building) to be converted into an Arts and Cultural Center for ARC clients. The center will feature a large multipurpose space that can host art shows and workshops, theatrical performances, and other art classes. In addition, buildings will be renovated for a pre-function space and a locker room/restrooms.

Additionally, a new parking area with 9 additional parking spaces north of the proposed Arts and Cultural Center is proposed in conjunction with new planting materials including Southern Live Oaks and Christmas Palms along the northern façade of the pre-function space.

Within the existing storage area at the southeast portion of the campus, a new 3,000 square foot storage building is proposed to house the materials currently being stored within the three buildings being renovated for the Arts and Cultural Center. The existing landscaping around the existing storage area will remain.

Based on surrounding characteristics, staff recommends conditional approval of the proposed Site Plan Amendment and Special Exception Use.

FISCAL IMPACT:

The proposed request does not have any immediate fiscal impact on the Village since the Palm Beach Habilitation Center is tax-exempt; however, the proposed renovations may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Exhibit A - Staff Report and Conditions of Approval
2. Project Narrative and Justification Statement
3. Site Plan, Landscape Plan, Architectural Plans, Photometric Plan and Letters
4. Color Site Plan and Rendering
5. Aerial and Location Maps



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Plan Amendment – Palm Beach Habilitation Center- 4522 South Congress Avenue.

Application Summary			
Applicant	Palm Beach Habilitation Center Inc	Submittal Date	3/05/2024
Reference Name	The ARC South Campus – Arts & Culture Building	Case Number	SPR24-05, PSSE24-02
		Parcel Control No	70-43-44-29-00-003-0010
Location	4522 South Congress Avenue	Site Area	9.11 acres (total area) 1.26 acres (proposed area of work)
P&Z B Meeting	September 10, 2024	Council Meeting	September 26, 2024
Requests			
Proposed Use(s)	Site Plan Amendment and Special Exception Use to allow a redevelopment project to create an Arts and Cultural Center. Additionally, the project includes renovating three (3) existing buildings, a 345 square feet addition and a new 3,000 square feet storage building.		
Number of Buildings	12 buildings total (60,309 s.f.) 11 existing buildings Proposed renovations of 3 existing buildings for arts and cultural center (total of 10,780 s.f. existing and addition) 1 new storage building 3,000 s.f.		
Parking			
Code	Existing/Required	Provided Overall	Meets Requirement
Total Parking	116 spaces existing 1/200 sf @ 345 sf = 2 spaces 1/2000 sf @ 3,000 sf = 2 spaces 120 total spaces required	125 spaces total	Yes (considering existing characteristics)
Building Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North side)	50’	66.9’	Yes (existing)
Rear yard (South side)	20’	71.4’	Yes (existing)
Side street yard (West side)	25’	98.9’	Yes (existing)
Side interior yard (East side)	15’	29.6’ (existing) 32.2’ (proposed new building)	Yes (existing) Yes (proposed)
Site Characteristics			
Existing Use	Institutional Public Use Facility	Proposed Use	New Cultural Arts Building as part of the Public Use Facility
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	Palm Beach State College	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
South & East	John Prince Park	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
West	Residential Multifamily,	High Density Residential &	Residential Multiple-Family (RM)

	Service Station	Commercial	& Commercial General (CG)
Planning, Zoning and Building Staff recommends conditional approval of the new proposed cultural arts use and the proposed storage building, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I Site History

- **Ordinance 2016-23: Annexation**
The property was annexed into the Village of Palm Springs on December 8, 2016 and designated with the Land Development as Commercial General zoning districts and future land use Commercial.
- **ASP201700733: Administrative Site Plan Amendment**
The Planning, Zoning and Building Director approved administrative a site plan amendment application to allow a 1,300 square foot addition to the existing STARS (Seniors in Transition and Retirement Services) building on June 14, 2017.
- **Resolution 2019-19: Site Plan Amendment and Special Exception Use**
On July 11, 2019 the Village Council approved above resolution to allow the construction of 11,775 square foot Cultural Arts Building and 5,900 square foot storage building. The project was never constructed.

The effectiveness of the Palm Beach Habilitation Center project approved by the Village Council via Resolution No. 2019-19, were extended/tolled pursuant to Section 252.363, F.S. and new expiration dates are as follow:

- The special exception approval per Resolution 2019-19 is extended from May 1, 2022 to February 18, 2024.
- The site plan approval is extended from November 1, 2022 to August 17, 2024.
- Completion of Phase 2 is extended from August 19, 2023 to June 7, 2025.

II Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Commercial General (CG) and Commercial, respectively. The site is located within the Village's College-Hospital Overlay (CHO). The proposed special exception use for the addition of a cultural arts building is consistent with goals, objectives and policies of the Village's Comprehensive Plan. This proposed use doesn't constitute any change to the existing use of the property as a Public Use Facility.

III Neighborhood Compatibility

- 1) The proposed project is located on the southeast corner of South Congress Avenue and 6th Avenue South within the Village's College-Hospital Overlay (CHO).
- 2) The property has access through the two major roadways (South Congress Avenue and 6th Avenue South).
- 3) The proposed facility is located within 1 mile of the major interstate highway I95.
- 4) JFK hospital is located approximately 0.5 mile south of the property.

IV 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 civil/utility plans shall be approved prior to commence of any construction
 - 3) A utility easement shall be approved by the Lake Worth Beach Electric Utilities at time of permitting.
 - 4) The proposed cultural arts building is considered an ancillary use to the existing operations of the site, and it will serve the current patrons of the existing development.
 - 5) Permits from all applicable permitting agencies, including Lake Worth Beach Water Utility Department, Lake Worth Beach Electric Utilities Department and PBC Fire Rescue Department.

V Environmental Issues

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

VI Community Outreach/ Notification

- The subject property was posted on August 30, 2024.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on September 3, 2024.
- Legal advertisement was published in the paper on August 29, 2024.
- Staff has not received any inquiries or comments as a result of the notices.

VII Proposed Development Plan Details

The petitioner's development plans dated received on March 5, 2024 depicts the following:

- Application for Special Exception Use and Site Plan amendment approval for the renovation of three (3) existing buildings to create an Arts and Cultural Center for its clients, this renovation will require a 345 square feet addition and a new 3,000 square feet storage building on the existing institutional public use facility.
 1. Site Plan dated received March 5, 2024 revised and resubmitted on August 23, 2024.
 2. Landscape plans dated received March 5, 2024 revised and resubmitted on August 23, 2024.
 3. Conceptual Engineering plans dated received March 5, 2024 revised and resubmitted on August 23, 2024.
 4. Drainage statement dated received May 1, 2024.
 5. Photometric plan dated received May 1, 2024.
 6. Architecture plan dated received May 1, 2024.
 7. Topographic survey dated received March 5, 2024.
 8. Justification statement of proposed use.
 9. Color rendering.

VIII Recommendation

The Palm Beach Habilitation Center is a facility that provide services to adults with developmental, emotional and physical disabilities so that they can achieve their greatest level of independence. It provides to both women and men job training, employment opportunities, residential services, recreational experiences and retirement services.

The applicant is requesting a site plan amendment and a special exception use to allow the renovation of three (3) existing buildings to create an Arts and Cultural Center for its clients, this renovation will require a 345 square feet addition to the existing warehouse building and a new 3,000 square feet storage building within the 1.26-acres located on the southeast portion of the Palm Beach Habilitation Center campus. The project constitutes an amendment to the previously approved site plan in 2019, where 11,775 square foot building was going to be constructed for a Cultural Arts Facility.

The project includes the renovation of three existing buildings (a warehouse, workshop building, and programming building) to be converted into an Arts and Cultural Center for ARC clients. The center will feature a large multi-purpose space which can host art shows and workshops, theatrical performances, and other art classes. This renovation requires a 345 square-foot addition to the warehouse building.

Additionally, a new parking area with 9 additional parking spaces north of the proposed Arts and Cultural Center is proposed in conjunction with new planting materials including Southern Live Oaks and Christmas Palms along the northern façade of the pre-function space.

Within the existing storage area at the southeast portion of the campus, a new 3,000-square foot storage building is proposed to house the materials currently being stored within the three building being renovated for the Arts and Cultural Center. The existing landscaping around existing storage area will be maintained.

Planning, Zoning and Building Staff has conducted a review of the application and found the proposed Special Exception use to be consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed cultural arts building, and storage building are 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.

Planning, Zoning and Building Staff recommends conditional approval of the Special Exception Use and Site Plan Amendment, based on the surrounding characteristics and subject to the following thirty (30) conditions below:

1. The special exception approval for the new cultural arts building shall be implemented within 18 months of Council approval.
2. The site plan approval is valid within 24 months of Council approval.
3. Construction of the proposed storage building (Phase 2) shall be completed within 24 months of completion of Phase 1 (cultural arts buildings renovations), otherwise subsequent Village approvals are required prior to permitting.
4. Civil/Utility Plans shall be approved by the Village Engineer **at time of permitting** and conditions and/or recommendations listed in the August 29, 2024 recommendation letter issued by David Cowan from Chen Moore shall be addressed at time of civil/utility review.
5. Photometric plans shall be approved by the Village Planning, Zoning and Building and Police Departments **at time of permitting**.
6. Any proposed new dumpster shall be screened and enclosed accordingly with the Village Land Development Regulation.
7. Landscape buffers shall only overlap 5' any utility easement.
8. Proposed future storage building shall be constructed in accordance with the FBC edition in effect at the time of permitting.
9. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
10. Delivery hours shall not commence prior to 8:00 am or continue later than 9:00 pm.
11. Mechanical equipment and above-ground infrastructure shall be screened from view.
12. The project shall receive approval from all Authorities Having Jurisdiction including but not limited to PBC Fire Rescue Department, Lake Worth Beach Water Utilities Department and Lake Worth Beach Electric and submit copies to the Village **at the time of permitting**.
13. Per Police Department recommendation, security peep holes are required on any exterior doors.
14. It is recommended to have security cameras and access system for the new campus.
15. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
16. Trees/palms slated for removal and destruction shall be offered to the Village for relocation to a public property. Property owners shall provide at least 60 days' notice to the Village and grant the Village permission to enter the property and relocate any trees approved for removal.
17. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
18. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.). New irrigation systems shall be maintained separately from potable water distribution systems and shall include rain sensor shut-off mechanisms.
19. A pre-construction meeting shall be scheduled with the Village Land Development Department prior to commencement of any construction activity. Permits are required from the Land Development Department

prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.

20. All new electrics shall be underground.
21. A silt barrier shall be installed around the perimeter of the affected area 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.
22. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.
23. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
24. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
25. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
26. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Land Development Director.
27. Permits are required from the Planning, Zoning and Building Department prior to commencing any construction or renovation.
28. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
29. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
30. The dumpster provider including the construction dumpster shall be Republic Services who is under franchise Agreement with the Village. No drains to sanitary sewer are permitted in the dumpster pad.

PROJECT NARRATIVE
PALM BEACH HABILITATION
(THE ARC OF PALM BEACH COUNTY)
ARTS AND CULTURAL CENTER
SITE PLAN AMENDMENT REQUEST



Urban Design
Land Planning
Landscape Architecture

Request

Please accept this request by the Applicant and property owner, Palm Beach Habilitation Center, Inc. (aka The ARC of Palm Beach County), for a site plan amendment to their existing campus at 4522 S. Congress Avenue to renovate three (3) buildings to create an Arts and Cultural Center for its clients. The ARC of Palm Beach County provides educational, vocational, residential, and social program for people with developmental disabilities. Pursuant to Sec. 34-824, a Special Exception use is being requested to allow a Public Use and Facility (Arts and Cultural Center) in the Commercial General (CG) Zoning District. The proposed development will be conducted in two phases.

Since its merger with Palm Beach Habilitation in 2022, The ARC of Palm Beach County has been working on plans to update its existing campus at the southeast corner of 6th Avenue South and South Congress Avenue. As the result of this effort, the Applicant is requesting a site plan amendment for the creation of an Arts and Cultural Center on 1.26 acres of the 9.03-acre campus.

The request for the site plan amendment includes the following improvements:

- Renovation of three existing buildings (a warehouse, workshop building, and programming building) into an Arts and Cultural Center for ARC clients. The center will feature a large, multi-purpose space which can host art shows and workshops, theatrical performances, and other art classes. The first phase of the renovation will be for warehouse building for the center. This renovation will require a 345-square-foot addition to the warehouse building. In the second phase, buildings will be renovated for a pre-function space and a locker room/restrooms.
- A new, 3,000-square-foot storage building is proposed to be constructed at the south east corner of the site. The storage building will be use to replace the storage in the three buildings being renovated for the Arts and Cultural Center.
- Addition of a 9-space parking area, with an accessible space, is proposed to be located north of the proposed Arts and Cultural Center. None of the existing parking spaces within the campus are proposed to be revised.

The campus, which was originally built in 1968, was annexed into the Village on December 8, 2016 though the adoption of Ordinance 2016-23 and the site was designated with a Commercial future land use and Commercial General (CG). In 2017, an administrative amendment to the site plan for a 1,300-square-foot addition to an existing building on campus. In 2019, a Special Exception for a Public Use Facility for a site plan amendment for a new 11,775-square-foot cultural arts building and a 5,900-square foot storage building. These buildings were never constructed. Currently, the site contains 11 existing buildings, which including facilities for the developmentally disabled, executive offices, and a thrift store.

With this proposed site plan amendment, three existing buildings, totaling 10,780 square feet in size, will be renovated to create the Arts and Cultural Center for the ARC campus. In addition, a 3,000-square-foot storage facility is requested at the southeast corner of the site.

Location

The 9.03-acre subject site has frontage and access points to 6th Avenue South and South Congress Avenue. The site is located directly south of the Palm Beach State College's Lake Worth Campus. The property is bounded on its south and east boundaries by Palm Beach County's John Prince Park.

The site is located within the Village's municipal boundaries and has a PCN number of 70-43-44-29-00-003-0010. The site has a Commercial future land use designation and Commercial General (CG) zoning designation. The site is also located within the Village's College-Hospital Overlay (CHO).

Site Plan Analysis

As indicated above, the Applicant is requesting a site plan amendment for 1.26 acres on the eastern portion of the 9.023-acre campus at the southeast corner of 6th Avenue North and South Congress Avenue. The request includes the renovation of three existing buildings (a warehouse, workshop building, and programming building) into an Arts and Cultural Center for ARC clients.

The center will feature a large, multi-purpose space which can host art shows and workshops, theatrical performances, and other art classes. In addition, buildings will be renovated for a pre-function space and a locker room/restrooms. This renovation will require a 345-square-foot addition to the warehouse building.

In addition to the existing parking within the campus, a new parking area with 9 additional parking space north of the proposed Arts and Cultural Center.

New landscaping is proposed in front of the pre-function space, which will greet visitors to the Center. Southern Live Oaks and Christmas Palms will be planted on the northern façade of the pre-function space.

Within the existing storage area at the southeast portion of the campus, a new 3,000-square foot storage building is proposed within the middle of an existing gravel turnaround. This building, which will be located 32 feet from the site's eastern property line, will house the materials currently being stored within the three building being renovated for the Arts and Cultural Center. The existing landscaping around existing storage area will be maintained.

Special Exception Standards

In 2019, a Special Exception for a Public Use Facility for a site plan amendment for a new 11,775-square-foot cultural arts building and a 5,900-square foot storage building. These buildings were never constructed and the Special Exception approval expired. With this request, the Applicant is seeking to renew the Special Exception for the proposed Public Use and Facility use in the Commercial General (CG) zoning district.

Section 34-606(b) of the Village Land Development Code requires that specific criteria are addressed with a special exception request. The criteria from the Code have been provided in **bold** below and the response follow in *italics*.

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

The proposed use as a Public Use and Facility is in compliance with the goals, objectives, and policies of the Village's comprehensive plan. The subject property is located in the Commercial Land Use designation, along an arterial (South Congress Avenue) and the proposed use as public use and facility is highly compatible. The use has existed since the construction of the campus in 1968. Below are objectives and policies that are relevant to the proposed uses:

Future Land Use Element:

Objective B: "Commercial development shall be developed with an intensity and consistency established in the Future Land Use Map and oriented to primarily serve the needs of the residents while maintaining the integrity of residential areas".

Policy B.2: "Limit commercial development to areas with direct access to collector and arterial streets if it is consistent with the Village's residential character and the Future Land Use Map."

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

The proposed use as public use and facility is consistent with the Land Development and Zoning Regulations, as well as all other portions of the code.

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

The proposed use as public use and facility is compatible with the Land Development character and uses of existing and future surrounding public use properties. The amount of traffic generation by the site meets the adopted Traffic Performance Standards (TPS).

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

The requested special exception use will not create a concentration of a use nor will it be a proliferation of the same or similar use. In fact, the Applicant feels that developing a unique public use and facility type and making the investment into the area may spark redevelopment in this area. This infill development will enhance and contribute to the needs of the Village of Palm Springs.

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

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

The number of persons anticipated onsite either working or using the property as a result of this use will not be detrimental to the surrounding properties. The proposed improvements will enhance the services being provided on the campus.

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

The site plan has been designed to use existing buildings within the east central portion of the site to mitigate any nuisance factors which may be created.

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

The requested special exception use meets the County's Traffic Performance Standards (TPS) and the average daily traffic is less than what could be built as commercial without a special exception use approval.

6. That the proposed special exception use:

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

As the request use includes the renovation of existing buildings, the proposal will not reduce the amount of light or air to adjacent properties.

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

The proposed investment for the subject site will not adversely affect the property values in adjacent areas. The Applicant feels that the development of this property will have a positive effect to the adjacent properties and encourage new investment in the area.

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

The proposed improvements of this property will not be a deterrent to the existing, future or proposed redevelopment of surrounding properties.

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

The renovation and improvements will not negatively impact the natural systems or public facilities, including parks and open spaces.

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

The proposed plan includes additional sidewalks which will link a new parking lot area with the proposed Art and Cultural Center.

Photos of the Site

In respect of the privacy of the clients on campus, the ability to provide on-site photos is limited.



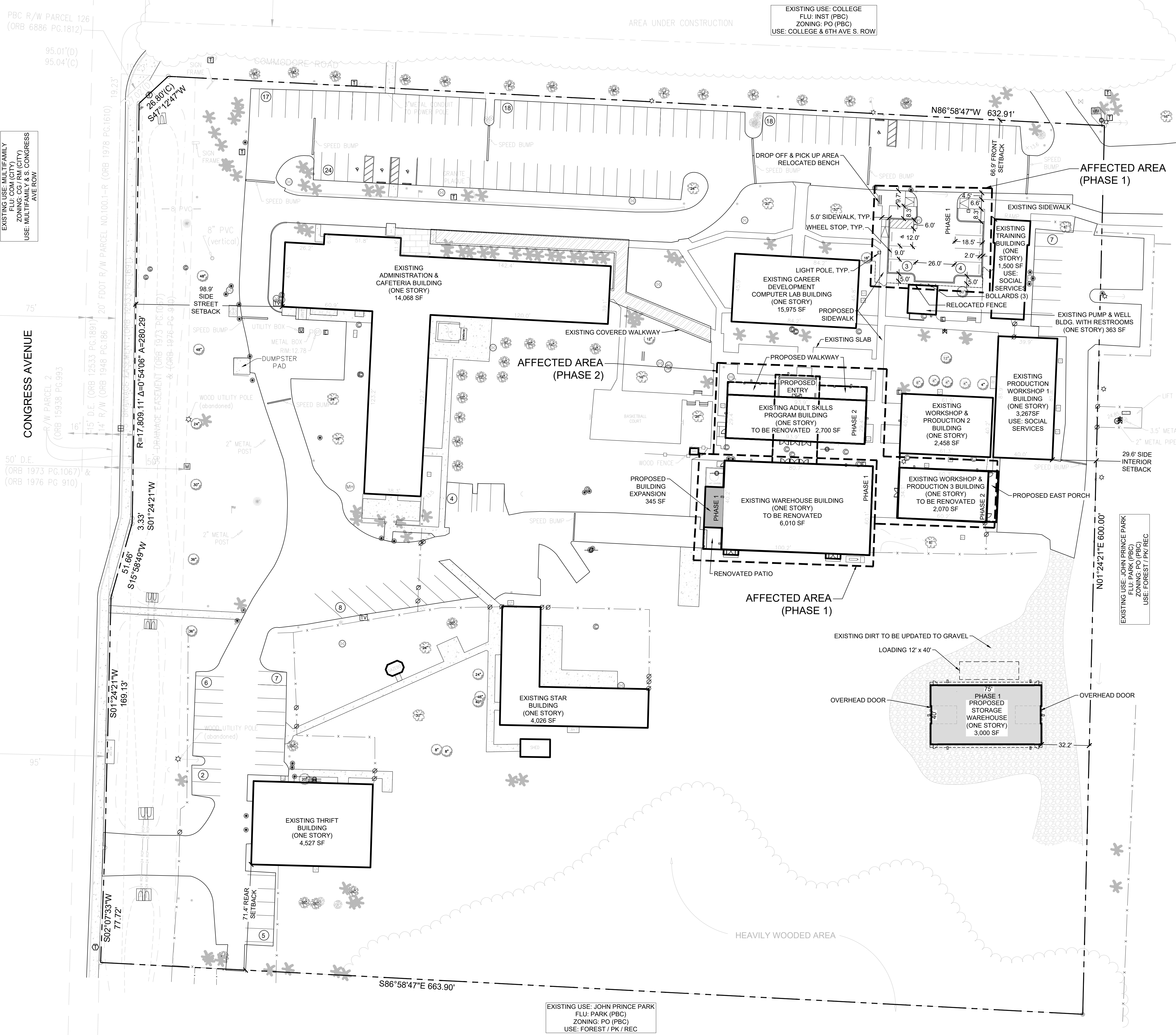
Figure 1 - Looking south at future parking lot location



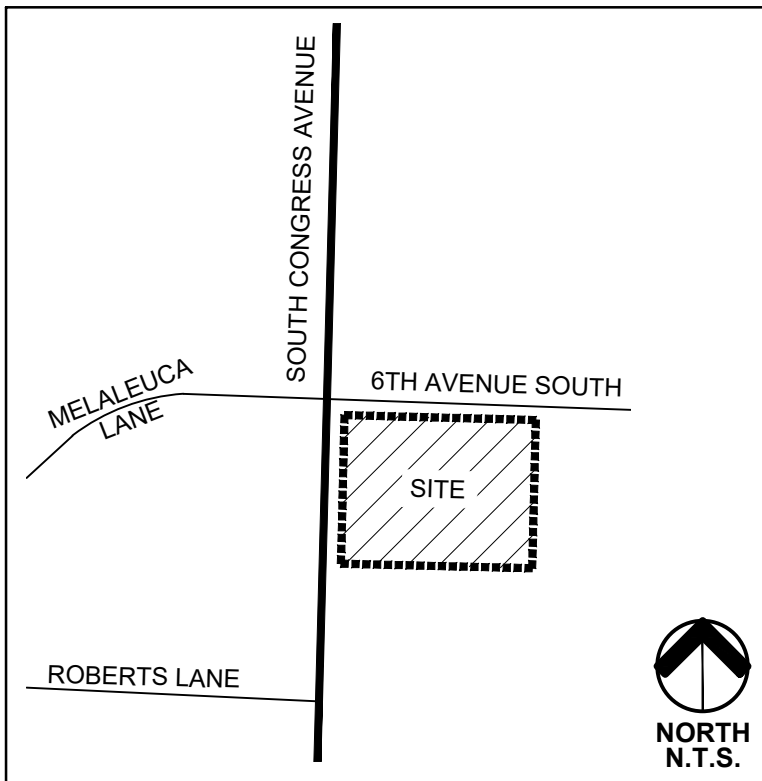
Figure 2 - Looking south at affected area



Figure 3 - Site Aerial



LOCATION MAP



SITE DATA

APPLICATION NAME:	THE ARC PALM BEACH COUNTY
ZONING DISTRICT:	CG
SECTION/TOWNSHIP/RANGE:	29/44/43
PCN:	70-43-44-29-00-003-0010
EXISTING USE:	ONE STORY OFFICE
PROPOSED USE:	PUBLIC USE AND FACILITY
FUTURE LAND USE:	COMMERCIAL
ZONING:	COMMERCIAL GENERAL (CG)
OVERLAY:	COLLEGE-HOSPITAL OVERLAY (CHO)
TOTAL GROSS SITE AREA:	9.032 AC (393,539.50 SF)
INCLUDES AFFECTED AREA	
1.26 AC (55,060.77 SF)	
TOTAL GROSS FLOOR AREA	60,309 SF (TOTAL)
ASSEMBLY, NON-PROFIT, INSTITUTIONAL	
ADMINISTRATION BUILDING & CAFETERIA	14,068 SF
CAREER DEVELOPMENT COMPUTER LAB	15,975 SF
ADULT SKILLS PROGRAM	2,700 SF
PUMP HOUSE	363 SF
TRAINING	1,500 SF
PRODUCTION WORKSHOP 1	3,267 SF
WORKSHOP & PRODUCTION 2	2,458 SF
WORKSHOP & PRODUCTION 3	2,070 SF
WAREHOUSE	6,010 SF
THRIFT SHOP	4,527 SF
STAR BUILDING	4,026 SF
PHASE 1 - ONE STORY ADDITION	345 SF
PHASE 2 - STORAGE WAREHOUSE	3,000 SF
TOTAL FLOOR AREA RATIO	0.26 FAR
TOTAL BUILDING COVERAGE (INCLUDING CANOPIES OF 4,100 SF)	
MAX BUILDING HEIGHT	34'-8"
NUMBER OF STORIES	1
SETBACKS	
FRONT (REQUIRED = 50')	66.9'
SIDE INTERIOR (REQUIRED = 15')	29.6'
SIDE STREET (REQUIRED = 25')	98.9'
REAR (REQUIRED = 20')	71.4'
PARKING	
REQUIRED PARKING SPACES	116
RETAIL 1/200 SF	
SOCIAL SERVICES 1/200 SF	
PROVIDED PARKING SPACES	123
EXISTING SPACES @ 116	
PROPOSED SPACES @ 7	
AFFECTED AREA	
REQUIRED PARKING SPACES	2 SP
1SP / 200 SF @ 345 SF	
PROPOSED PARKING SPACES	7 SP
PHASE 1	
PHASE 1 ADA SPACES REQUIRED	1 SP
PHASE 1 ADA SPACES PROVIDED	1 SP
IMPERVIOUS AREA:	53% / 0.59 AC (28,923.94 SF)
PERVIOUS / OPEN SPACE:	47% / 0.87 AC (26,136.83 SF)
AFFECTED AREA TOTAL	100% 1.26 AC (55,060.77 SF)

DEVELOPMENT TEAM

OWNER / APPLICANT:	SURVEYOR:
THE ARC PALM BEACH COUNTY	BROWN & PHILLIPS, INC.
1201 AUSTRALIAN AVENUE	1860 OLD OKEECHOBEE ROAD
RIVERA BEACH, FL 33404	SUITE 509
	WEST PALM BEACH, FL 33409
	561.615.3988
LANDSCAPE ARCHITECT & PLANNER:	CIVIL & TRAFFIC ENGINEER:
URBAN DESIGN STUDIO	KIMLEY-HORN
610 CLEMATIS STREET, SUITE CU02	477 S. ROSEMARY AVE. STE. 215
WEST PALM BEACH, FL 33401	WEST PALM BEACH, FL 33401
(561) 366-1100	561.840.0948
ARCHITECT:	
REG	
120 SOUTH OLIVE AVE. STE. 210	
WEST PALM BEACH, FL 33401	
561.659.2383	

GENERAL NOTES

- BASE INFORMATION OBTAINED FROM SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED SEPTEMBER 2023.
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- STOP BAR WILL BE WHITE PAVERS OR THERMOPLASTIC ON ASPHALT.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO (2) FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.

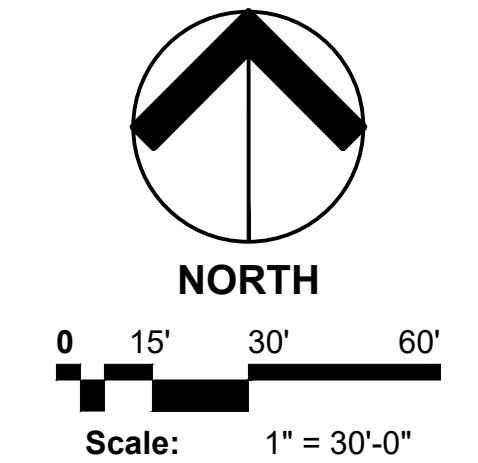
urban
design
studio

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
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The ARC Palm Beach County Arts Center Palm Springs, Florida Site Plan - Affected Area



Date:	December 2023
Project No.:	22-081.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	MM

Revision Dates:	
04-26-2024	SUBMITTAL
07-26-2024	RESUBMITTAL
08-23-2024	RESUBMITTAL

SP-1
of 1

The ARC Palm Beach County

Landscape Plan - Affected Area

Palm Springs, Florida

NOTE: These Landscape Plans have been prepared to satisfy Palm Springs zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

SHEET INDEX

COVER SHEET & PLANT SCHEDULE	LA-1
TREE DISPOSITION PLAN.....	LA-2
LANDSCAPE PLAN.....	LA-3
TREE PROTECTION & RELOCATION.....	LA-4
PLANTING DETAILS	LA-5
PLANTING SPECIFICATIONS	LA-6

DEVELOPMENT TEAM

OWNER / APPLICANT:
THE ARC PALM BEACH COUNTY
1201 AUSTRALIAN AVENUE
RIVERA BEACH, FL 33404

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
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(561) 366-1100

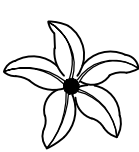
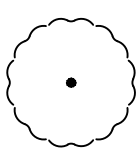
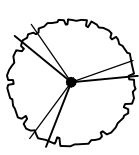
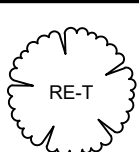
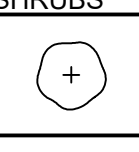
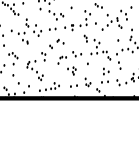
ARCHITECT:
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120 SOUTH OLIVE AVE. STE. 210
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561.659.2393

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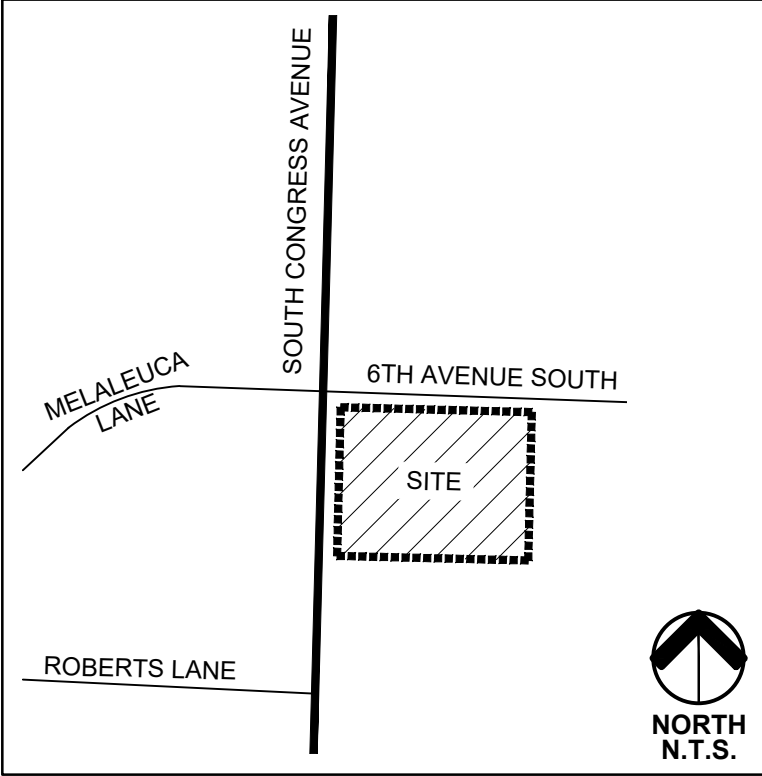
CIVIL & TRAFFIC ENGINEER:
KIMLEY-HORN
477 S. ROSEMARY AVE. STE. 215
WEST PALM BEACH, FL 33401
561.840.0848

PLANT SCHEDULE

- DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	AM	5	Adonidia merrillii / Christmas Palm Min. 12' Ct. 16' O.A. Ht. Straight Trunk, Full Head, No Scarred Trunk	No	Yes
	CE	2	Conocarpus erectus sericeus / Silver Buttonwood 12' Ht. x 2" Cal., 5' CT. Min., 5' Spr. Min. Single Straight Trunk, Full Canopy, No Crotch	Yes	Yes
	QV	1	Quercus virginiana / Southern Live Oak 12' Ht. x 2" Cal., 5' CT. Min., 5' Spr. Min. Single Straight Trunk, Full Canopy, No Crotch	Yes	Yes
RELOCATED TREES					
	RE-T	1	Relocated / Tree Tree to be relocated, See sheet LA-4 for Tree Relocation details	Yes	Yes
SHRUBS					
	CHR	27	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 24" Ht. 24" Spr. 24" O.C., Full and Dense Shrub, Full to Base	Yes	Yes
	CHR2	188	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 36" Ht. 36" Spr. 36" O.C., Full and Dense Shrub, Full to Base	Yes	Yes
SHRUB AREAS					
	MYF	72	Myrciathanes fragrans / Simpson's Stopper Min. 18" Ht. 18" Spr. 24" O.C., Full to Dense Shrub, Full to Base	Yes	Yes
GROUND COVERS					
	LIR	957	Liriope muscari / Lilyturf Min. 12' Ht. x 12" Spr. 12" O.C., Full to Edge of Pot	No	Yes
SOD AND MULCH					
	MULCH	1,656 sf	Mini Pine Bark Nugget / Mulch Depth of 3" After Settling, Free of Weeds and Pests. (Contractor to Verify Quantity Before Placing Bid)	N/A	N/A
	SOD	3,780 sf	Stenotaphrum secundatum / St. Augustine Grass 2" Thick Mat and Fully Rooted, Free of Weeds and Pests. (Contractor to Verify Quantity Before Placing Bid)	N/A	N/A

LOCATION MAP



GENERAL NOTES

- STREETSCAPE LANDSCAPE PLANS (STREET TREES AND PLANTINGS WITHIN ROW) ARE A SEPARATE DOCUMENT.
- SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
- DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.

LANDSCAPE NOTES

- BASE INFORMATION OBTAINED FROM SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED SEPTEMBER 2023.
- ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
- ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
- UTILITY EASEMENTS SHALL NOT ENCR OACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
- FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
- ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
- ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
- TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
- LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
- GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
- PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

MULCH NOTES

- MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

UTILITY SETBACK NOTES

- ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCR OACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
- TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE. OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
- WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

- TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
- ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.



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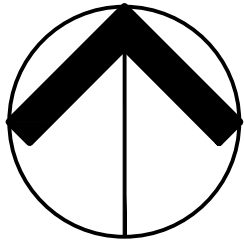
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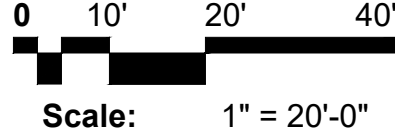
Palm Springs, Florida

Landscape Plan - Affected Area

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NORTH



Scale: 1" = 20'-0"

Date: December 2023
Project No.: 22-081.001
Designed By: JEV
Drawn By: JEV
Checked By: NM

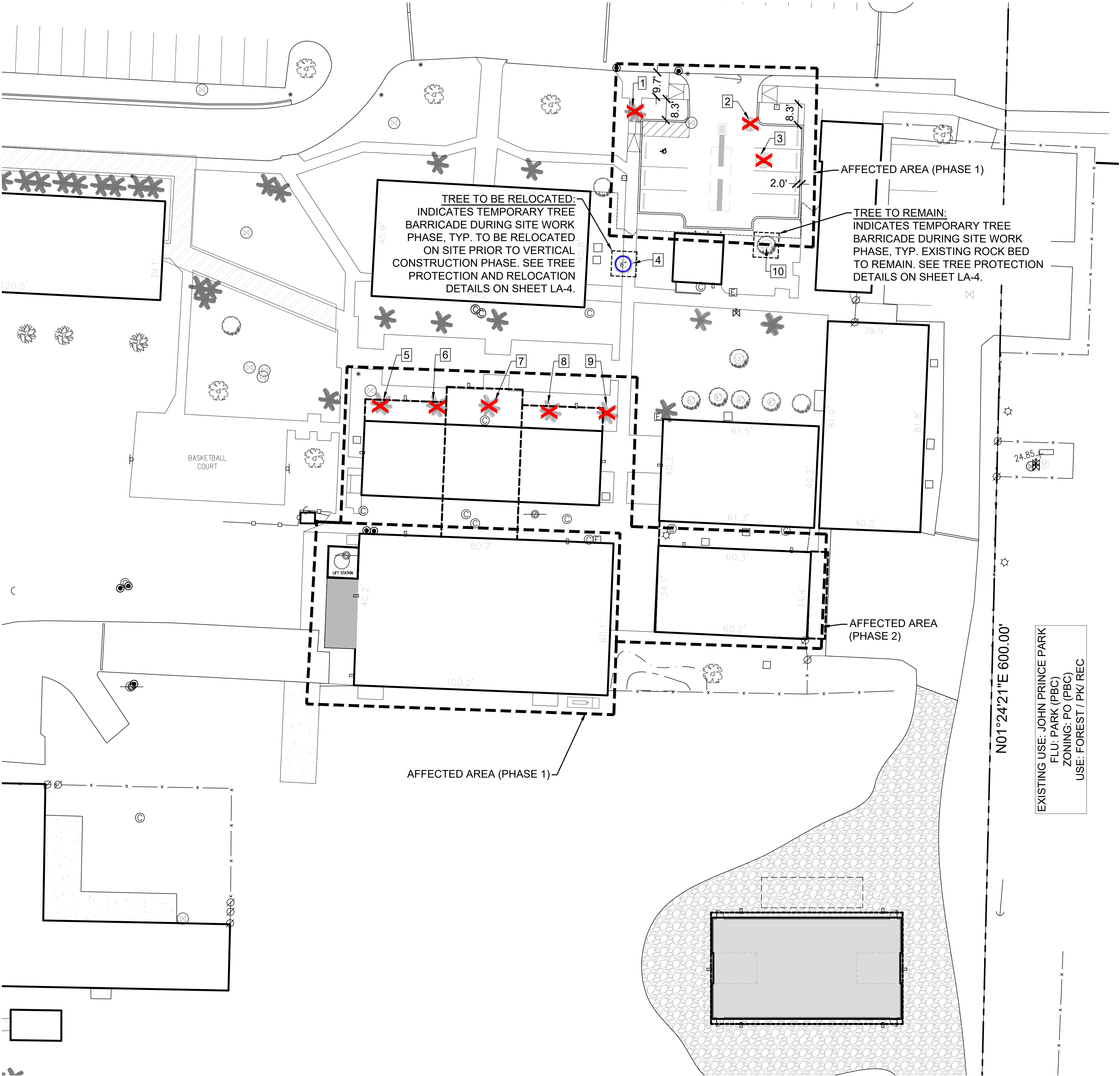
Revision Dates:

04-26-2024 SUBMITTAL
07-26-2024 RESUBMITTAL
08-23-2024 RESUBMITTAL

LA-1
of 6

RESUBMITTAL

TREE DISPOSITION PLAN - AFFECTED AREA



LEGEND

BANYAN TREE(X"=DBH)		TREE / PALM TO REMAIN
BLACK OLIVE TREE(X"=DBH)		
SCHEFFLERA TREE(X"=DBH)		
SEAGRAPE TREE(X"=DBH)		
GUMBO LIMBO TREE(X"=DBH)		
MAHOGANY TREE(X"=DBH)		
OAK TREE(X"=DBH)		
PALM TREE(X"=DBH)		
POINSETTIA(X"=DBH)		
UNKNOWN TREE (X"=DBH)		
	TREE / PALM TO BE REMOVED	
	TREE / PALM TO BE RELOCATED	

NOTES

- BASE INFORMATION OBTAINED FROM SURVEY PREPARED BY BROWN & PHILLIPS, INC. DATED SEPTEMBER 2023.
- ALL TREES / PALMS TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS ON SHEET LA-4.
- ALL TREES / PALMS TO BE RELOCATED WILL BE EVALUATED BY A TREE RELOCATION PROFESSIONAL FOR POTENTIAL TO BE TRANSPLANTED AT ISSUANCE OF TREE BARRICADE PERMIT.
- THE OWNER/APPLICANT MAY ESTABLISH A TEMPORARY HOLDING AREA FOR TREES TO BE RELOCATED, PRIOR TO MOVING THEM TO THEIR ULTIMATE FINAL LOCATION.

TREE DISPOSITION CHART - AFFECTED AREA

Tree No.	TREE SPECIES	SIZE AT BREAST HEIGHT	DISPOSITION	NOTES
1	Queen Palm	8"	Remove	Trunk shows insect damage
2	Poinsettia Tree	14"	Remove	Leaning
3	Mahogany Tree	18"	Remove	Low-croch split trunk with insect damage
4	Exotic Tree	6"	Relocate	Good Condition
5	Queen Palm	10"	Remove	Trunk shows insect damage
6	Queen Palm	10"	Remove	Trunk shows insect damage
7	Queen Palm	10"	Remove	Trunk shows insect damage
8	Queen Palm	8"	Remove	Trunk shows insect damage
9	Queen Palm	12"	Remove	Trunk shows insect damage
10	Exotic Tree	30"	Remain	Good Condition

EXISTING TREE DISPOSITION - AFFECTED AREA

RELOCATED TREES	1 EXOTIC TREE
RELOCATED PALMS	0 QUEEN PLAMS
REMOVED TREES	1 POINSETTIA TREE & 1 MAHOGANY
REMOVED PALMS	5 QUEEN PALMS
TREE TO REMAIN	1 EXOTIC TREE



Mahogany Tree (tag #3)
TREE TO REMOVE

- Low-Crotch split Trunk with Insect Damage



Exotic Tree (tag #10)
TREE TO REMAIN

- Good Condition



Exotic Tree (tag #4)
TREE TO BE RELOCATED

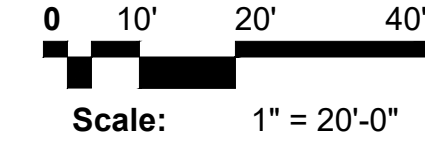
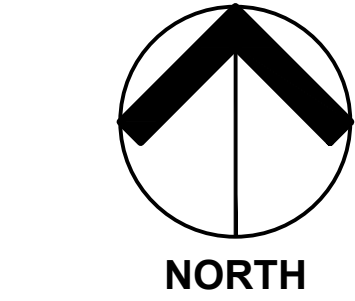
- Good Condition

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Palm Springs, Florida
Tree Disposition Plan - Affected Area



Scale: 1" = 20'-0"

Date:	December 2023
Project No.:	22-081.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

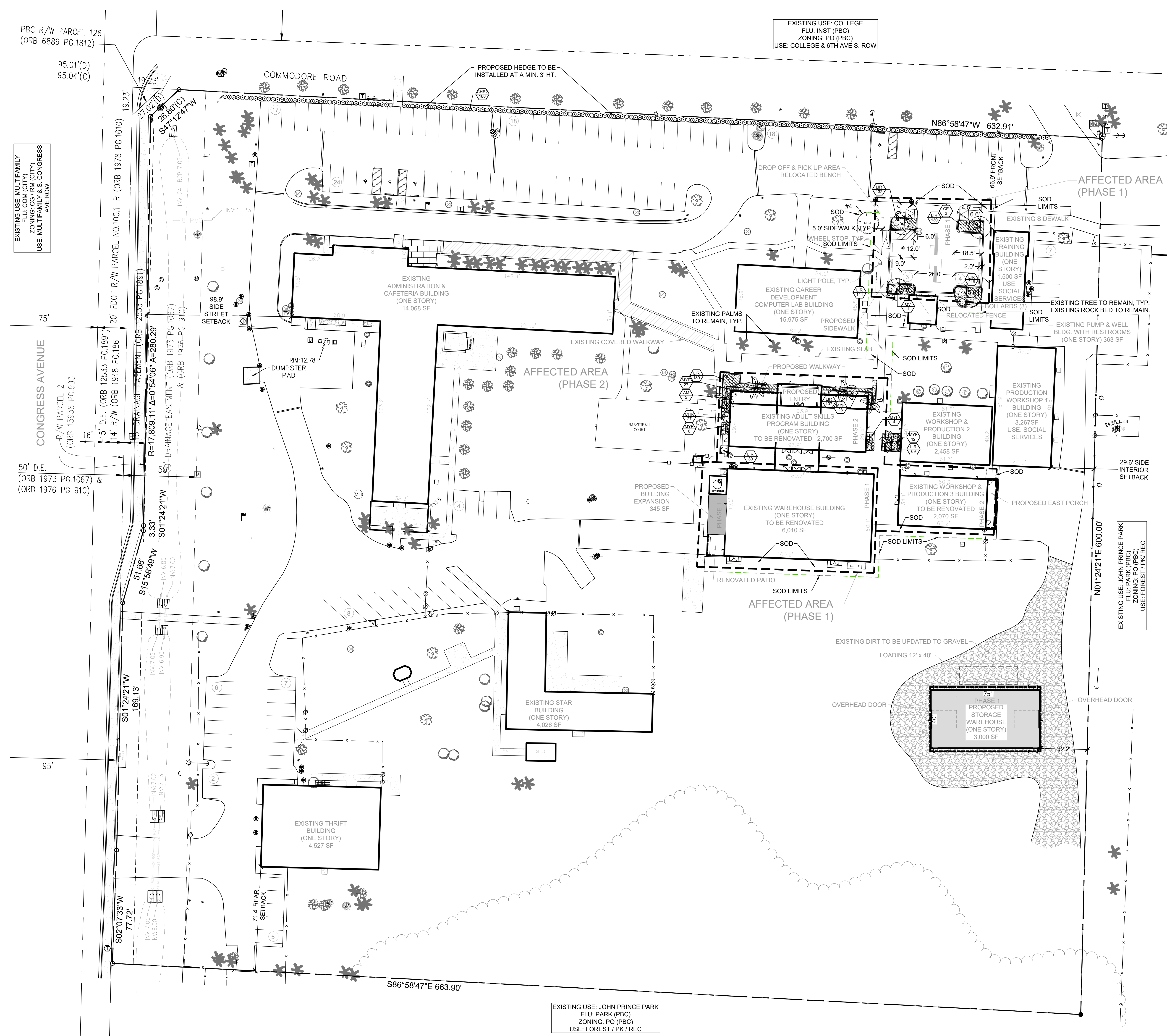
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04-26-2024	SUBMITTAL
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08-23-2024	RESUBMITTAL

RESUBMITTAL

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PLANT SCHEDULE

- 1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
- 2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
- 3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
- 4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AM	5	Adonidia merrillii / Christmas Palm Min. 12' Ct. 16' O.A. Ht. Straight Trunk, Full Head, No Scarred Trunk
	CE	2	Conocarpus erectus sericeus / Silver Buttonwood 12' Ht. x 2" Cal., 5' CT. Min., 5' Spr. Min. Single Straight Trunk, Full Canopy, No Crotch
	QV	1	Quercus virginiana / Southern Live Oak 12' Ht. x 2" Cal., 5' CT. Min., 5' Spr. Min. Single Straight Trunk, Full Canopy, No Crotch
RELOCATED TREES			
	RE-T	1	Relocated / Tree Tree to be relocated, See sheet LA-4 for Tree Relocation details
SHRUBS			
	CHR	27	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 24" Ht. 24" Spr. 24" O.C., Full and Dense Shrub, Full to Base
	CHR2	188	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 36" Ht. 36" Spr. 36" O.C., Full and Dense Shrub, Full to Base
SHRUB AREAS			
	MYF	72	Myrcianthes fragrans / Simpson's Stopper Min. 18" Ht. 18" Spr. 24" O.C., Full to Dense Shrub, Full to Base
GROUND COVERS			
	LIR	957	Liriodendron / Lilyturf Min. 12" Ht. x 12" Spr. 12" O.C., Full to Edge of Pot
SOD AND MULCH			
	MULCH	1,656 sf	Mini Pine Bark Nugget / Mulch Depth of 3" After Settling, Free of Weeds and Pests. (Contractor to Verify Quantity Before Placing Bid)
	SOD	3,780 sf	Stenotaphrum secundatum / St. Augustine Grass 2" Thick Mat and Fully Rooted, Free of Weeds and Pests. (Contractor to Verify Quantity Before Placing Bid)

EXISTING TREE/PALM LEGEND

BANYAN TREE(X"-DBH)	
BLACK OLIVE TREE(X"-DBH)	
SCOFFLERA TREE(X"-DBH)	
SEAGRAPE TREE(X"-DBH)	
GUMBO LIMBO TREE(X"-DBH)	
MAHOGANY TREE(X"-DBH)	
OAK TREE(X"-DBH)	
PALM TREE(X"-DBH)	
POINSETTIA(X"-DBH)	
UNKNOWN TREE (X"-DBH)	

TREE / PALM
TO REMAIN



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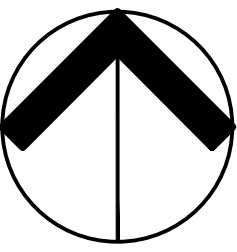
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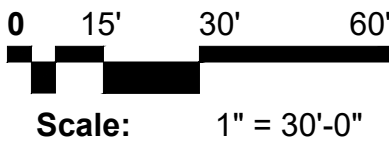
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Palm Springs, Florida

Landscape Plan - Affected Area



NORTH



Date: December 2023
Project No.: 22-081.001
Designed By: JEV
Drawn By: JEV
Checked By: NM

Revision Dates:
04-26-2024 SUBMITTAL
07-26-2024 RESUBMITTAL
08-23-2024 RESUBMITTAL

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LA-3
of 6

Tree Protection Management Plan

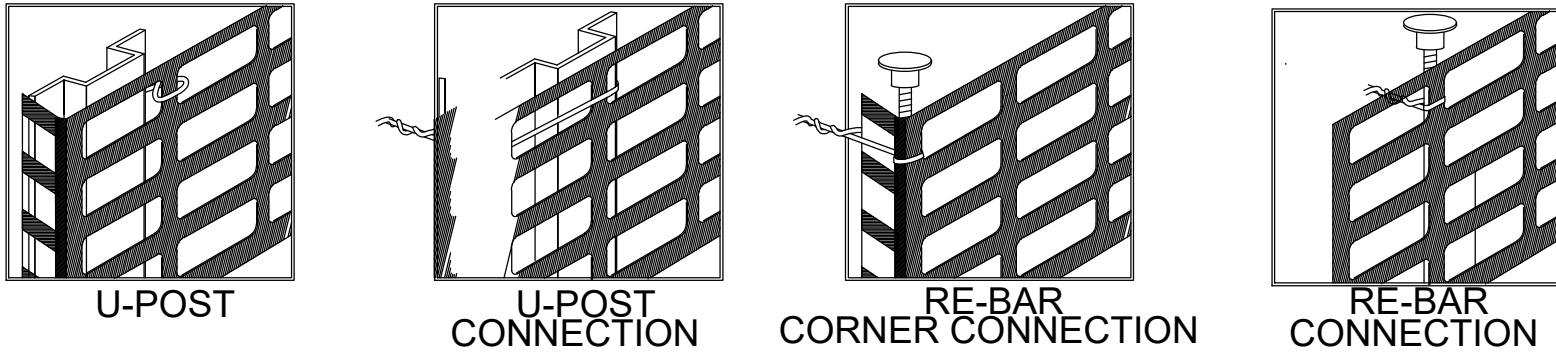
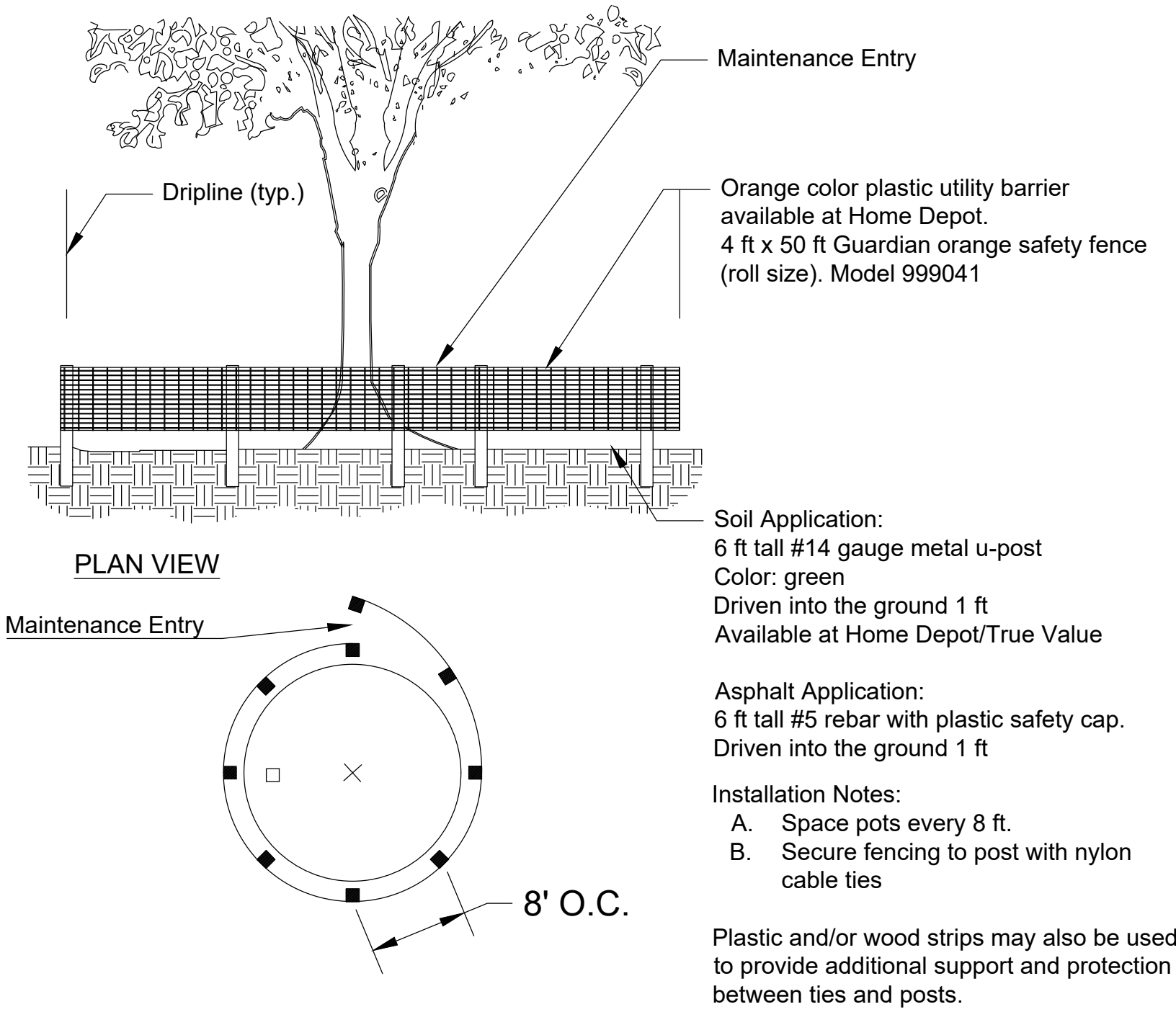
Prior to clearing any of the property for development, the contractor will do the following items:

Clearly identify and mark all trees to be preserved consistent with the approved Landscape Plan.

Install appropriate protective barriers around individual and groups of trees to be preserved.

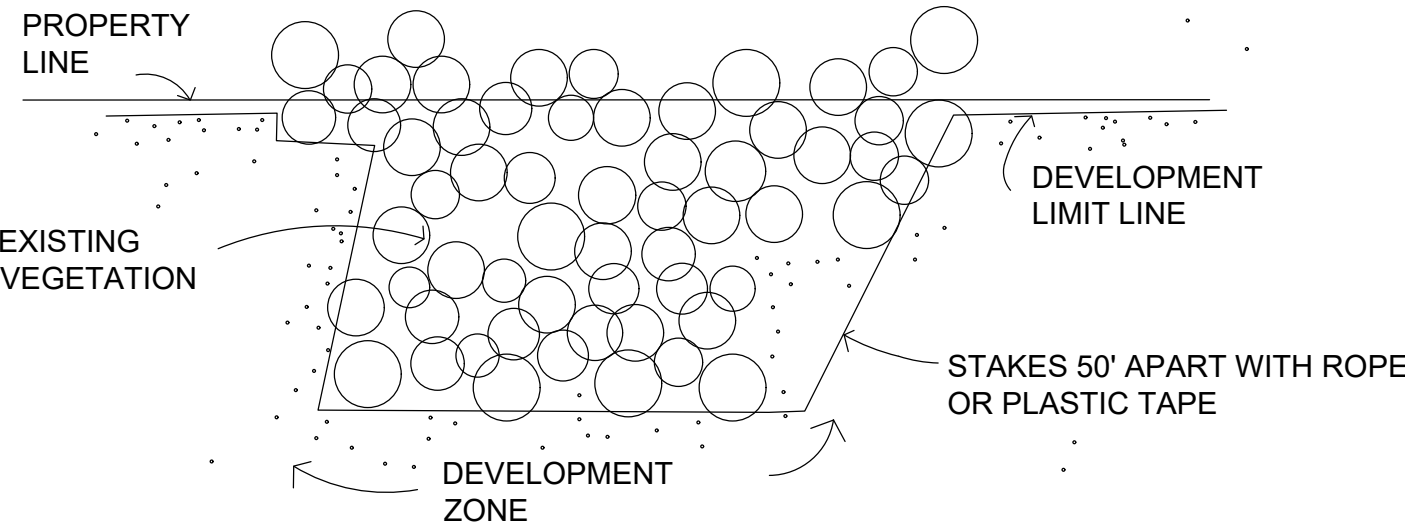
A suitable protective barrier of metal, wood or other material shall be placed around individual protected trees:

- a distance of 6' or more from all species of mangroves
- a distance of 6' or more, or at a distance outside of 2/3 of the radius of the dripline, whichever is greater, from all protected hardwoods
- a distance of 6' or more, or at a distance outside of 2/3 of the radius of the dripline, whichever is greater, of all protected conifers

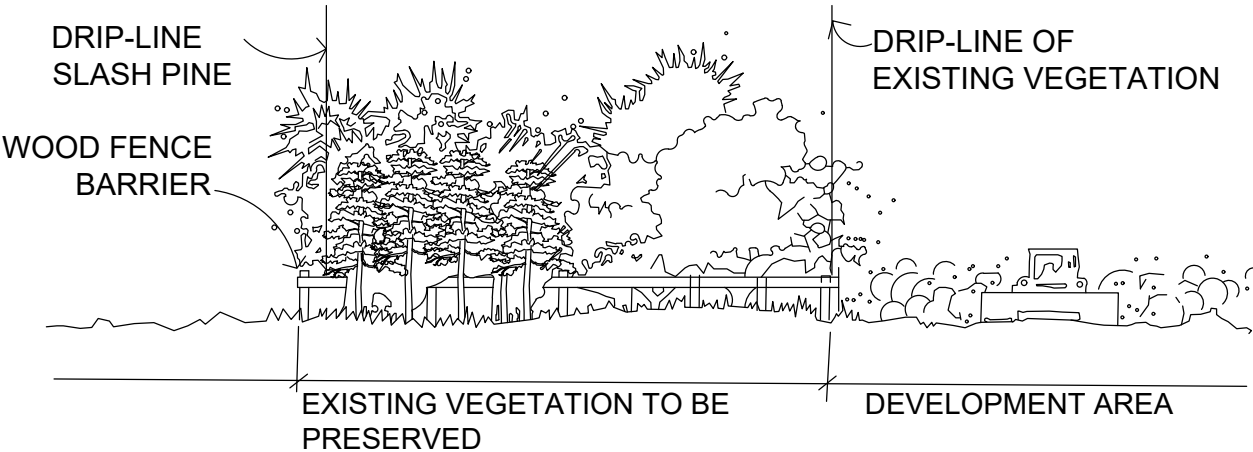


TREE PROTECTION BARRIER DETAIL

Unless conditioned in the vegetation removal permit, groups of trees or areas of vegetation to be preserved shall not require protective barriers. These areas will be marked by stakes installed at a maximum of 50' apart with rope or plastic tape attached to said stakes around the perimeter of the protected area.



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

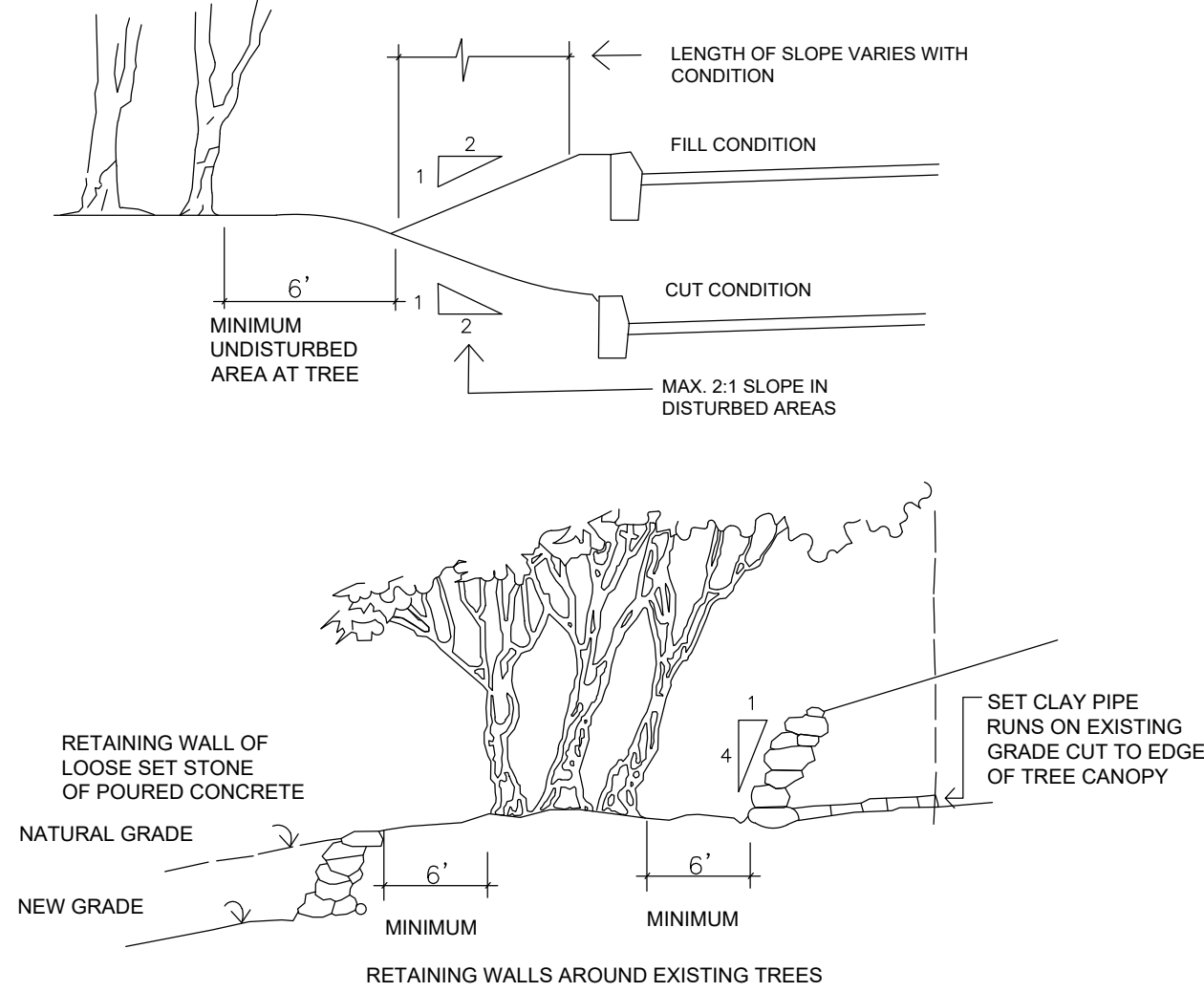
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.



No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

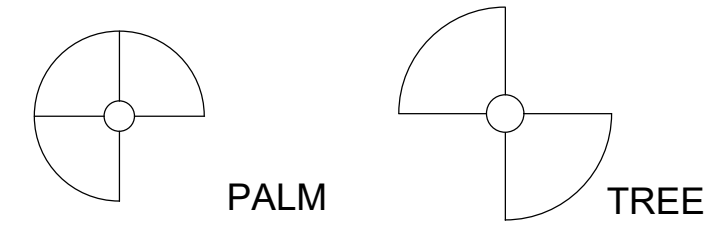
When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

- Clear the area around the tree that has been selected.
- Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

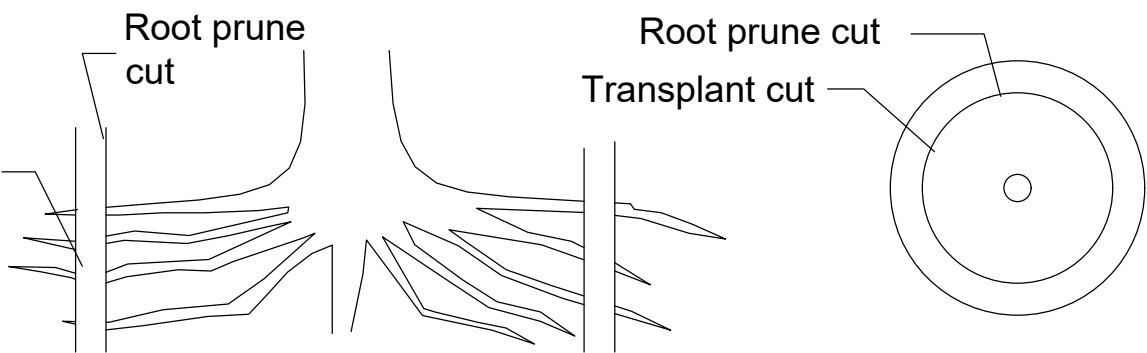
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

- Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.
- Broadleaf trees should be cut on two sides initially opposite each other.



Transplant cut

- Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



- Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

- Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

- Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

- Fertilize top of ball with milorganite after root pruning.

- Some bracing may be required after root pruning.

- A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

- Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

- Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

- Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landscape architect prior to commencement of work.

- Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

- Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and charracter of tree.

- Finish grade for top of tree plug shall meet the proposed finsh grade after relocation.

- All plant materials shall be relocated to freshly dug holes with similar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

- All trees exhibiting shallow root systems shall be staked as required.

- Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

- The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

- Landscaping contractor shall provide a one (1) year warranty on all relocated material.



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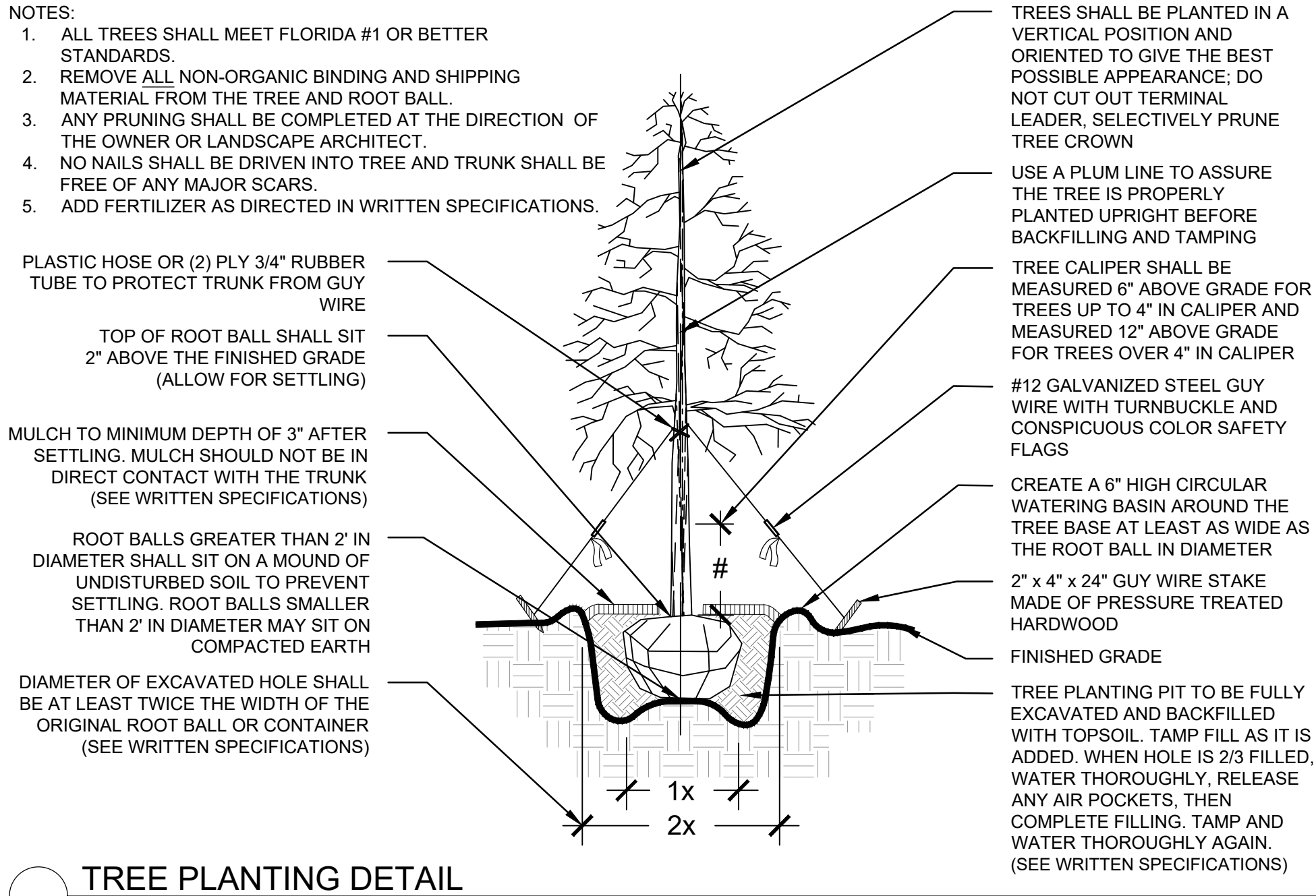
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The ARC Palm Beach County Arts Center Palm Springs, Florida Tree Protection and Relocation

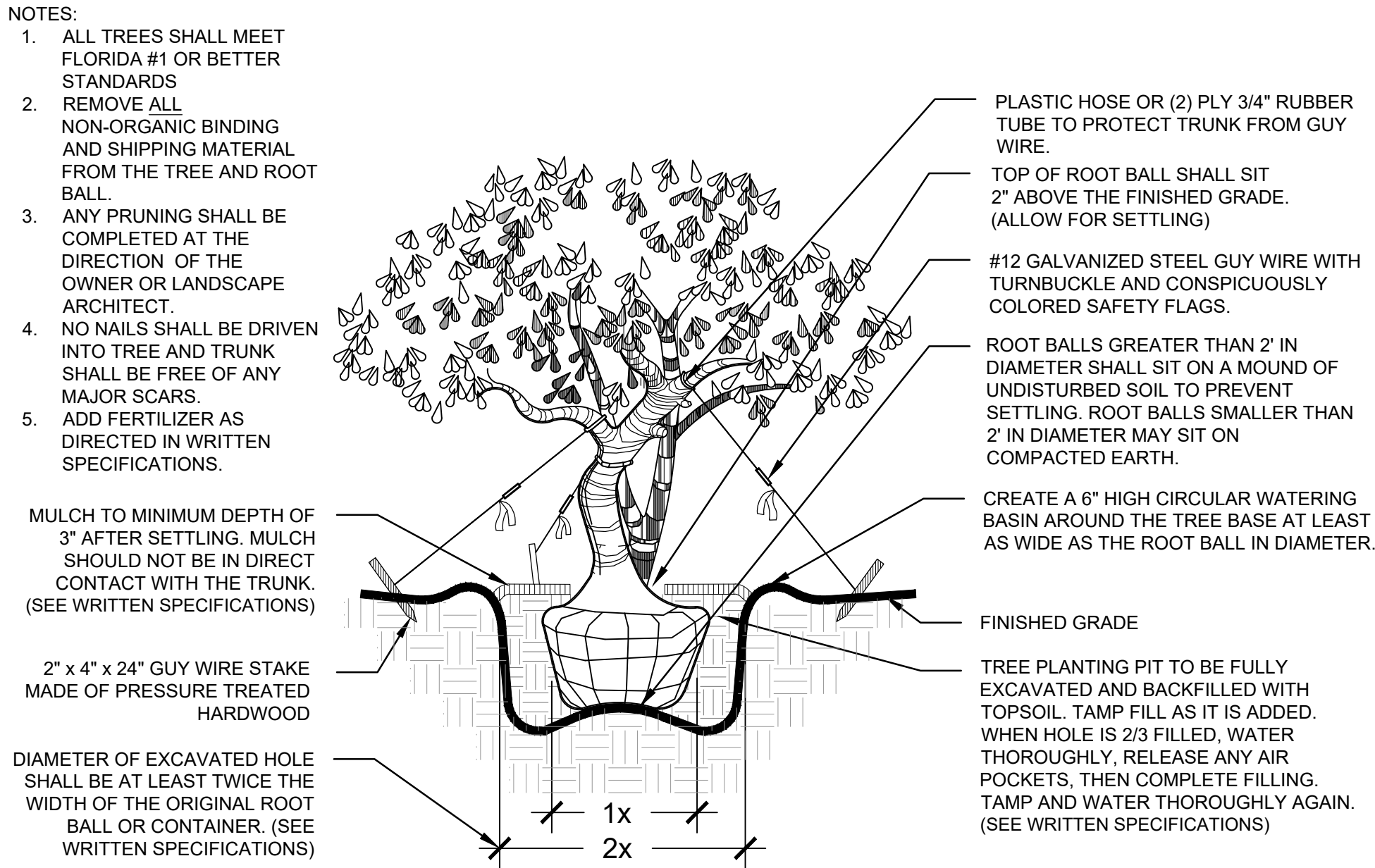
Date: December 2023
Project No.: 22-081.001
Designed By: JEV
Drawn By: JEV
Checked By: NM

Revision Dates:
04-26-2024 SUBMITTAL
07-26-2024 RESUBMITTAL
08-23-2024 RESUBMITTAL

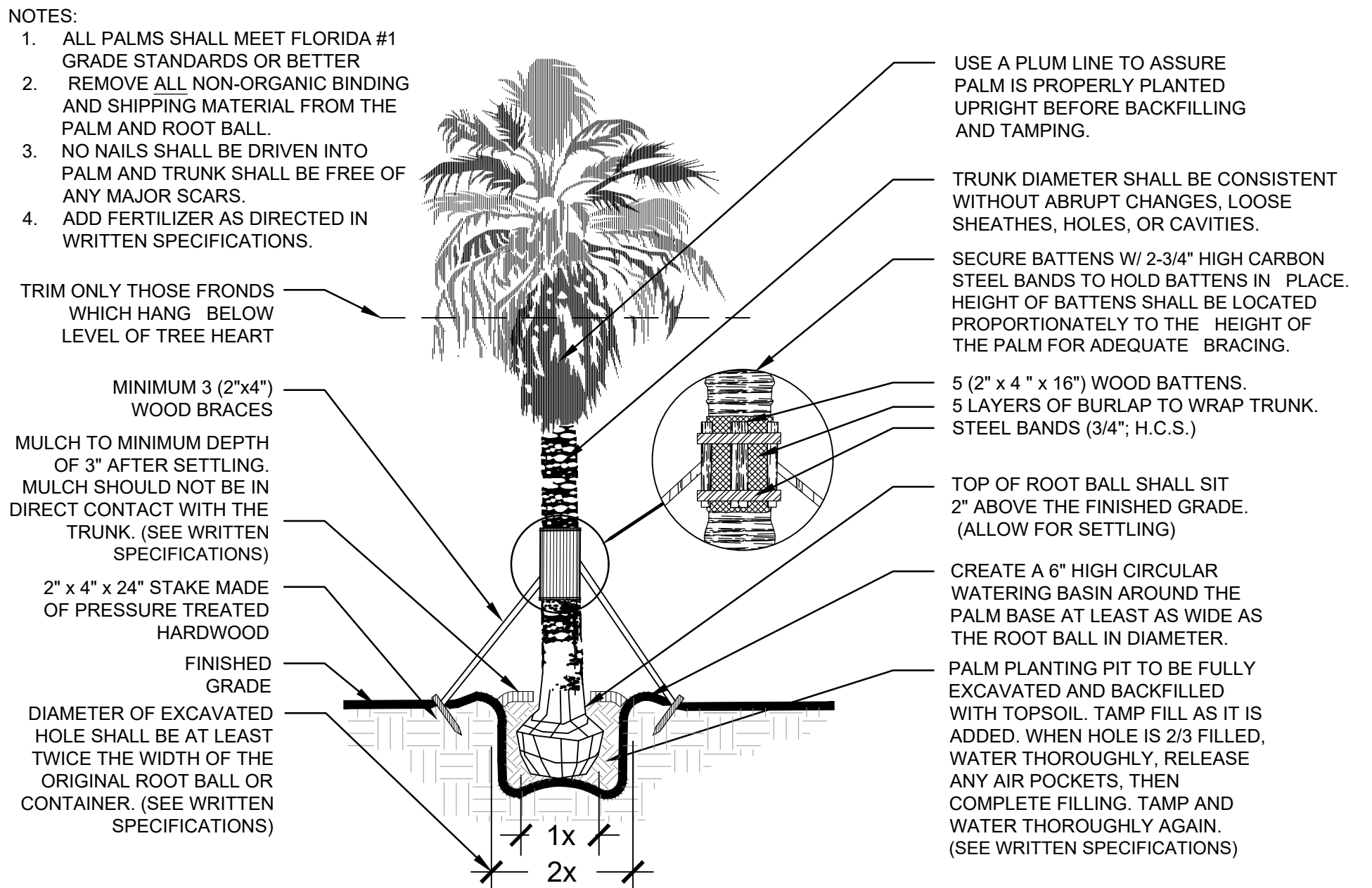
LA-4 of 6



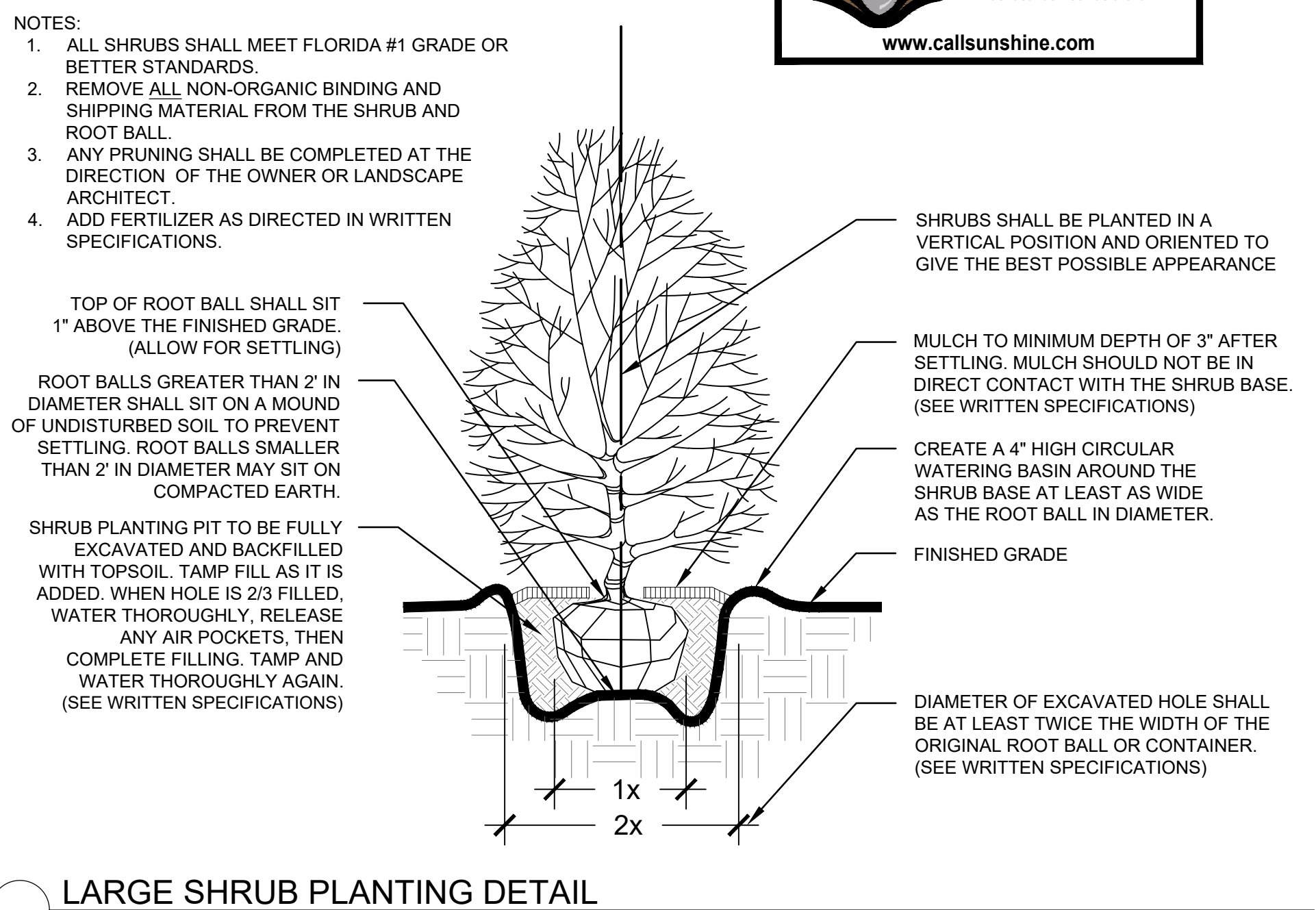
TREE PLANTING DETAIL
NOT TO SCALE



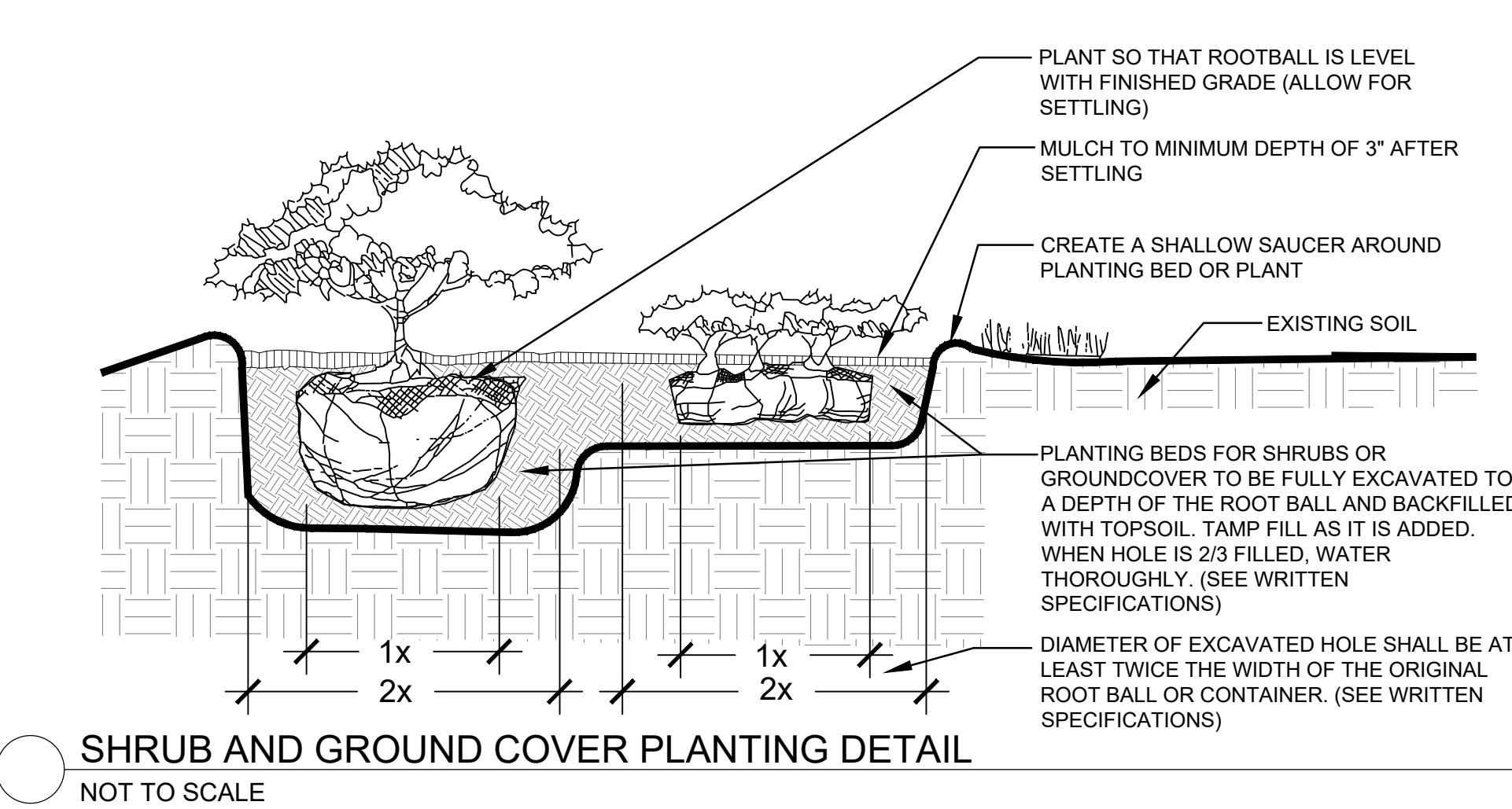
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



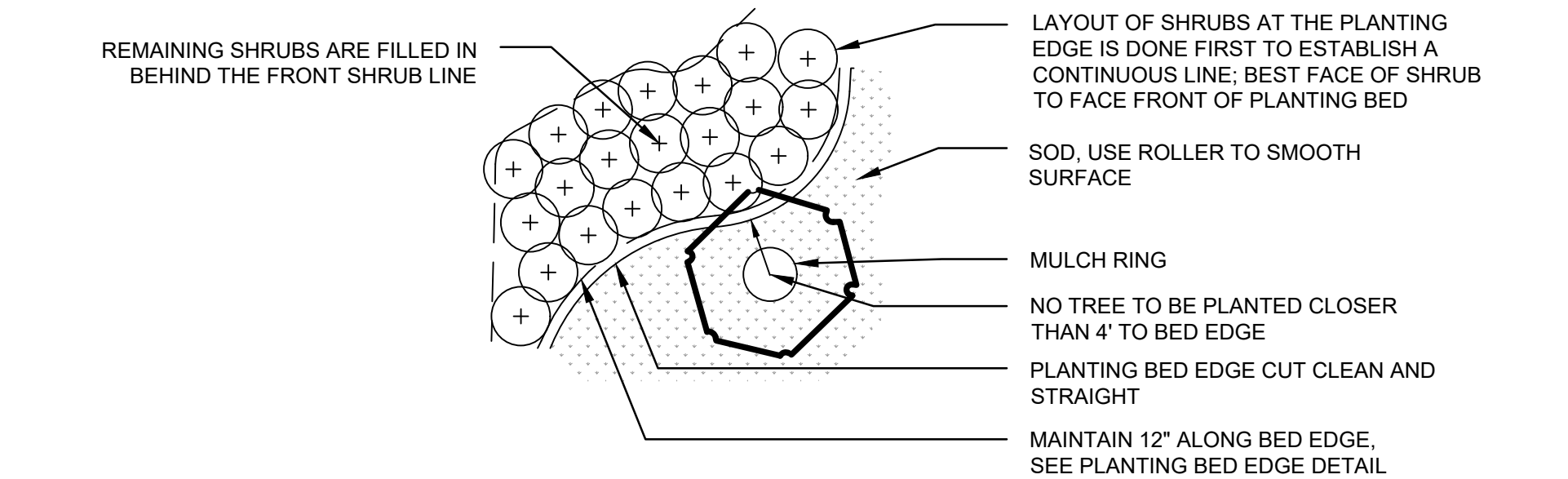
PALM PLANTING DETAIL
NOT TO SCALE



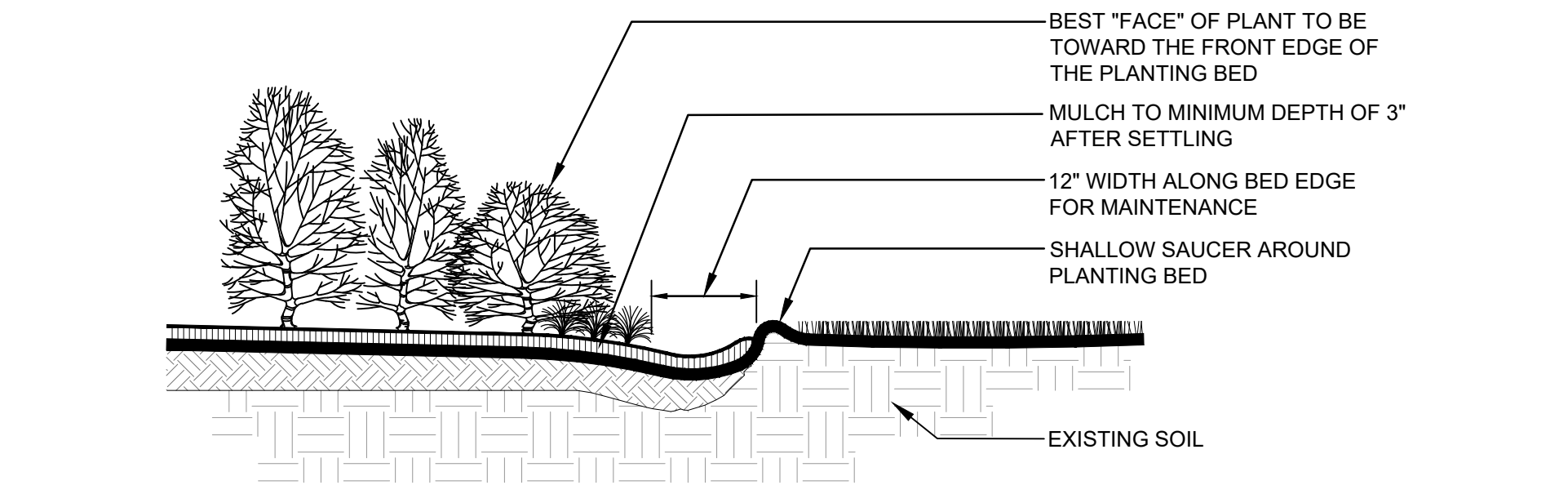
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



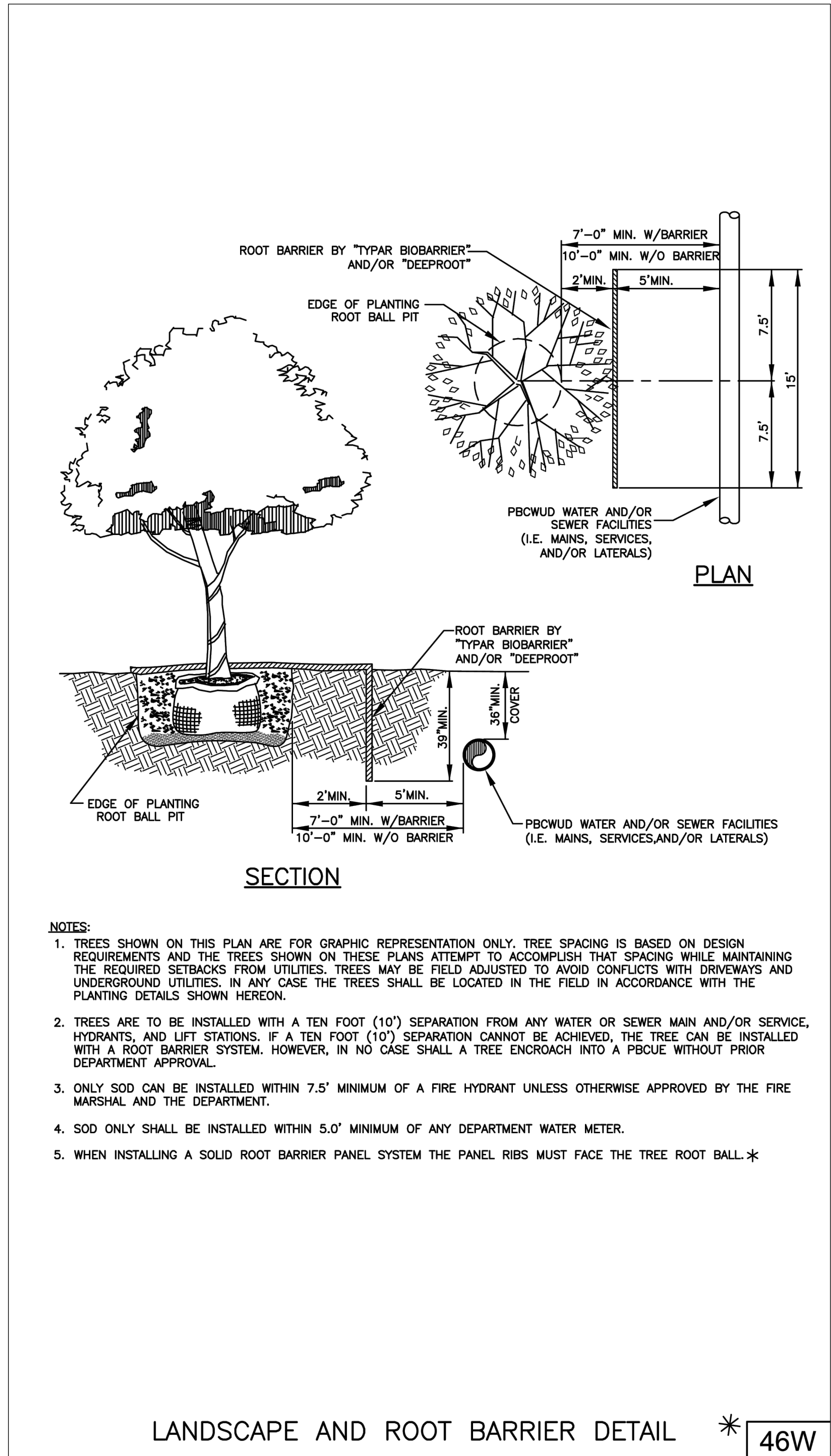
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



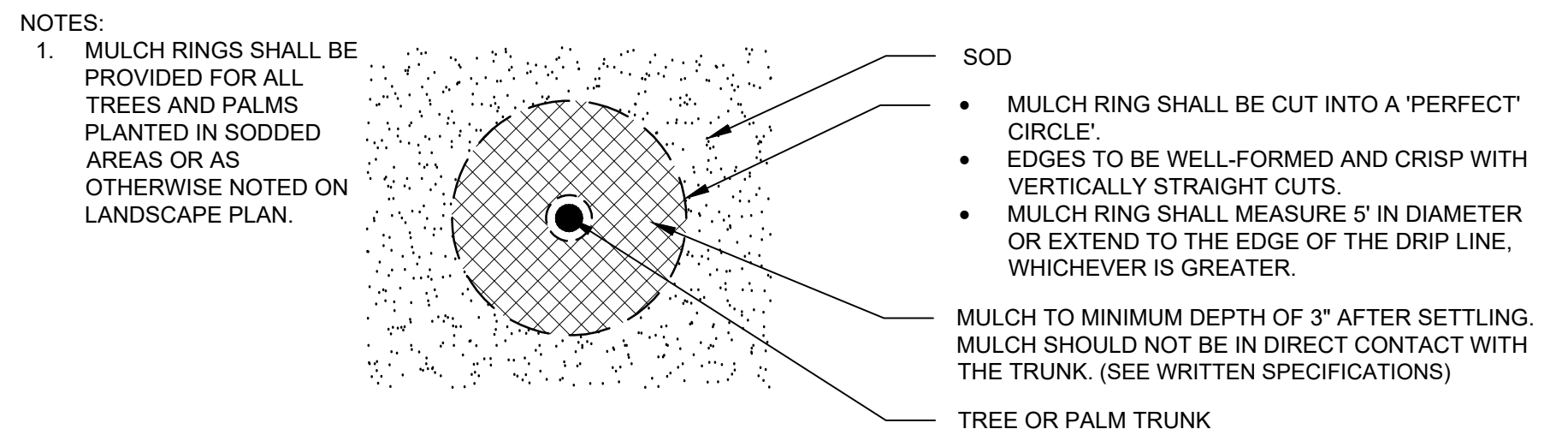
SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



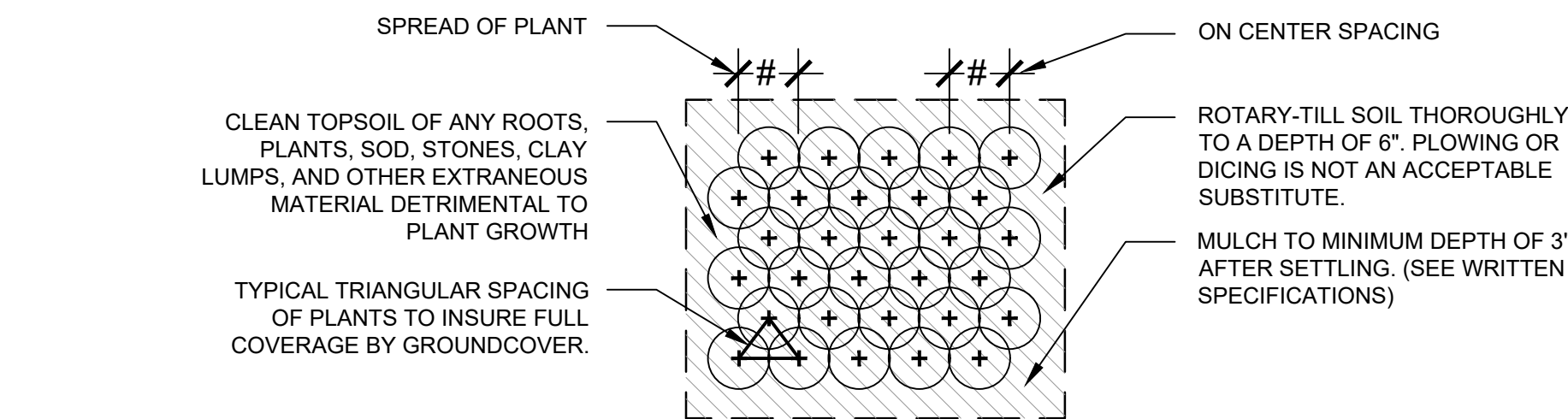
PLANTING BED EDGE DETAIL
NOT TO SCALE



ROOT BARRIER DETAIL
NOT TO SCALE



MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

urban
design
studio

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

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The ARC Palm Beach County

Arts Center

Palm Springs, Florida

Planting Details

H:\00851The ARC-Palm Beach County_22-081The ARC - Arts Center_SPR_001DrawingLandscape Plan\2024-08-23_UF_Resubmittal.dwg

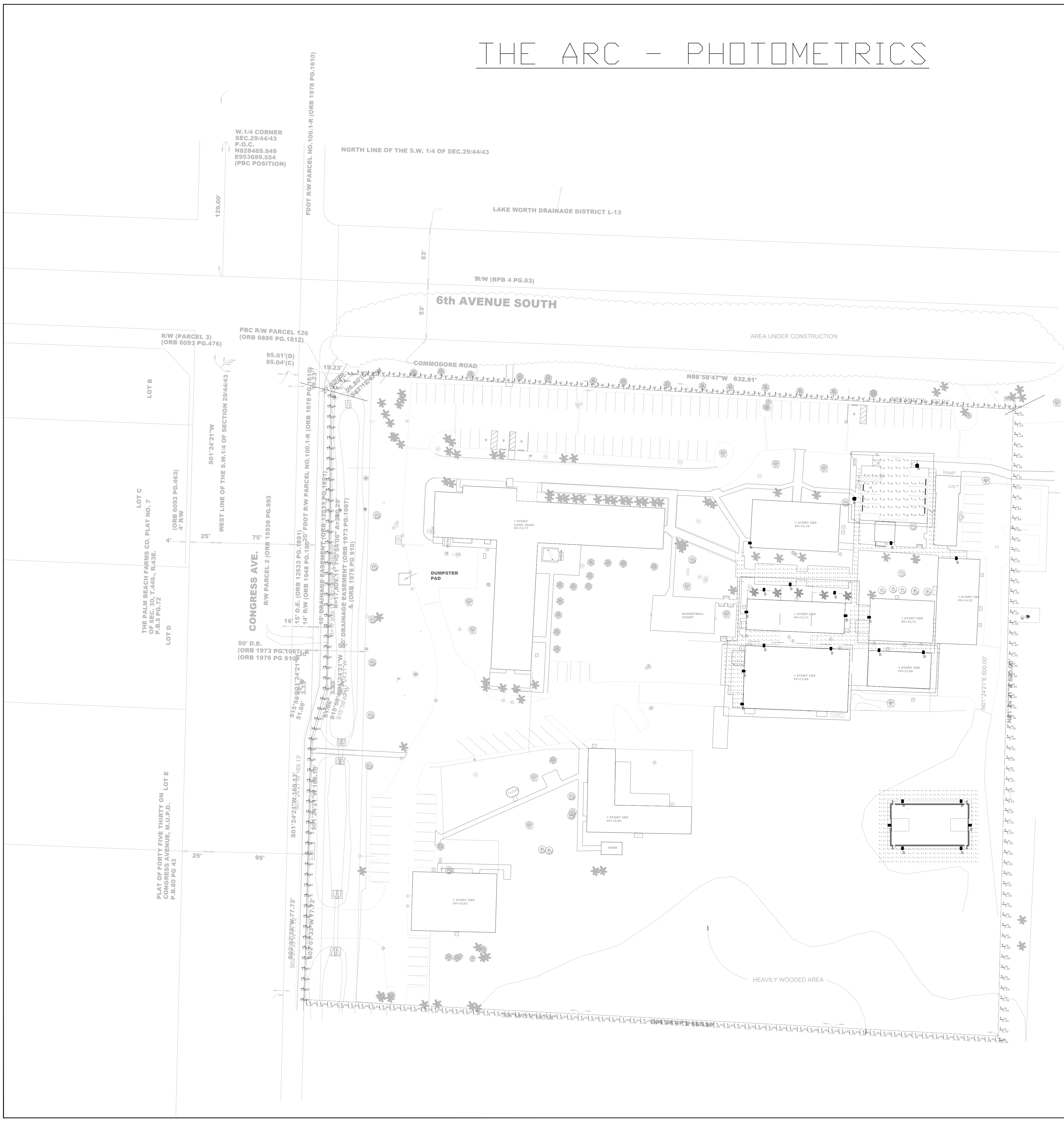
Date: December 2023
Project No.: 22-081.001
Designed By: JEV
Drawn By: JEV
Checked By: NM

Revision Dates:
04-26-2024 SUBMITTAL
07-26-2024 RESUBMITTAL
08-23-2024 RESUBMITTAL

LA-5
of 6

RESUBMITTAL

THE ARC - PHOTOMETRICS



PHOTOMETRIC TABLE

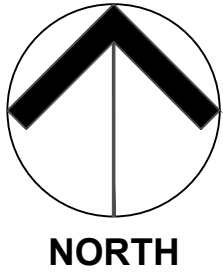
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Watts	M.H.	Arm	
	2	A	Single	LUMECON LDS-SAL-80-DB-T4-1-40-MAS-X-X	0.900	80.8	25	1.5	
	21	B	Single	LUMECON LWS-MFC-25-DB-1-40 - REDUCED BY 30% - WALL UNIT	0.630	23.7	13	0	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PARKING LOT	Illuminance	Fc	2.04	3.54	1.02	2.00	3.47
PATHWAYS	Illuminance	Fc	1.37	4.54	0.00	N.A.	N.A.
PL - NORTH HORIZONTAL	Illuminance	Fc	0.01	0.00	0.00	N.A.	N.A.
PL - NORTH VERTICAL	Illuminance	Fc	0.04	0.30	0.00	N.A.	N.A.
PL - SOUTH EAST WEST HORIZONTAL	Illuminance	Fc	0.00	0.02	0.00	N.A.	N.A.
PL - SOUTH EAST WEST VERTICAL	Illuminance	Fc	0.01	0.09	0.00	N.A.	N.A.

Luminaire Location Summary					
LumNo	Label	Insertion Point		Z	Orient
1	A	854	614	25	267.833
2	A	792.5	581	25	357.387
3	B	826	536.5	13	266.232
4	B	891.5	524	13	86.63
5	B	775	491	13	87.49
6	B	732.5	469	13	87.49
7	B	707.5	494	13	87.49
8	B	694	536.5	13	177.807
9	B	680.5	472.5	13	177.728
10	B	707.5	440.5	13	87.516
11	B	771.5	437.5	13	87.516
12	B	860	434	13	87.516
13	B	817.5	436	13	87.516
14	B	785.5	469	13	357.833
15	B	808	467.5	13	177.833
16	B	688	416	13	177.879
17	B	686.5	384.5	13	177.879
18	B	896	291.5	13	90
19	B	896	246.5	13	270
20	B	840	291.5	13	90
21	B	840	246.5	13	270
22	B	827.5	268.5	13	180
23	B	904.5	268.5	13	0

FOR LIGHT INFO, PLEASE CONTACT:
MAINNOR PINO AT LIGHTWORKS, INC.
561-641-5570 / 561-373-9004

SUBSTITUTIONS ARE NOT ALLOWED
WITHOUT THE PRIOR CONSENT OF
THE ENGINEER OF RECORD.



INDEX SHEET

SHEET NO.
PH-01
PH-02
PH-03

DESCRIPTION
INDEX SHEET &
PHOTOMETRIC TABLE
ENLARGED PXP VALUES
POLE AND FIXTURE DETAILS

PROJECT:
THE ARC

DATE
04/24/2024

PROJECT NO.
M24012L

SHEET NUMBER
PH-01

DESCRIPTION:
INDEX SHEET &
PHOTOMETRIC TABLE

SCALE:
NTS

DESIGNED BY:
SB

DRAWN BY:
SB

CHECKED BY:
WP

ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E.: # 32026

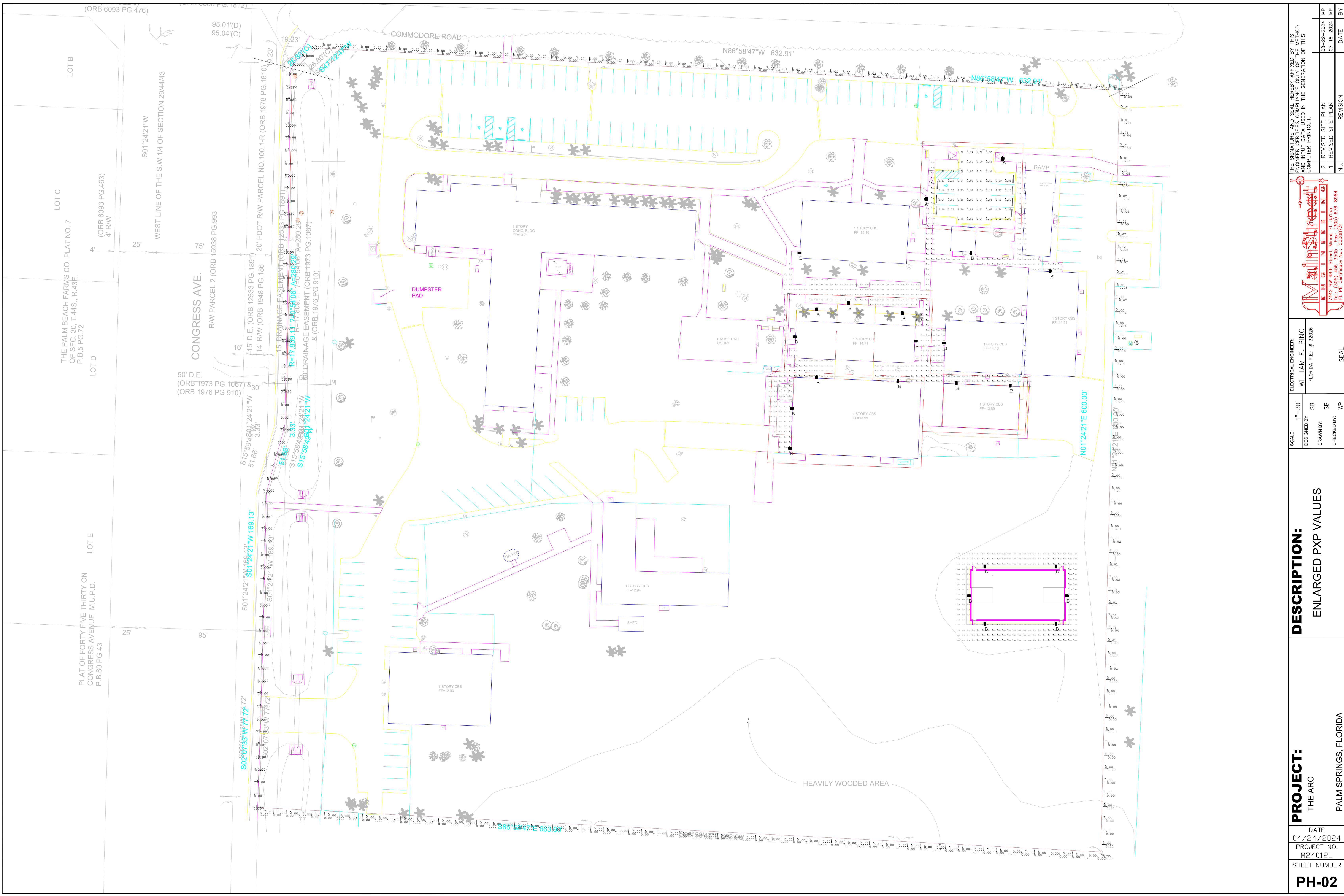
SEAL

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

2 REVERSED SITE PLAN
08-22-2024
MP

1 REVERSED SITE PLAN
07-18-2024
MP

REVISION
DATE
BY



PROJECT: THE ARC	DESCRIPTION: ENLARGED PXP VALUES			ELECTRICAL ENGINEER: WILLIAM E. PINO FLORIDA P.E. # 32026	SEAL	THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.		
	DATE 04/24/2024	PROJECT NO. M24012L	SHEET NUMBER			2 REVISION SITE PLAN 08-22-2024 MP	1 REVISION SITE PLAN 07-18-2024 MP	BY
						No.	REVISION	DATE

TYPE B - FIXTURE DETAIL

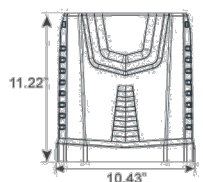


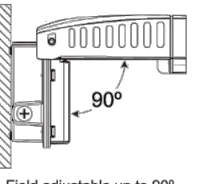

Description

The LWS-MFC medium full cut-off wall pack delivers the illumination performance to replace up to a 250W HED fixture over-cover. The sleek size of the LWS-MFC makes this an energy saving solution for outdoor building facades, general security, storage areas, and entry door applications.

Dimensions & Weights

Model	Width	Height	Depth	Weight
LWS-MFC	10.43"	11.22"	4.67"	10 lbs





LWS - MFC
LED Wall Pack

Catalog Number: LWS-MFC-25-DB-1-40-PL
Project: THE ARC
Comments: TYPE B - WALLMOUNT FIXTURE
Prepared By: LIGHTWORKS Date: 04-24-2024

Technical Specifications

Input Voltage: 120-277V & 347-480V

Mounting: Cast-In stainless steel housing with full cut-off and textured architectural bronze powder coat finish over a chrome chrome conversion coating. 1/2" coin plugs with O-rings for color & photo-voltaic insulation.

Lens: Tempered Clear Glass Lens with an Impact-resistant Polycarbonate option for vandal resistance in high abuse lighting environments.

Mounting: Cast-In template for mounting directly over a 4" recessed outlet box, or use 1/2" standard mounting.

Effective Projected Area (EPA): 0.41 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K, and 5000K.

LED Lifetime: All LEDs are rated for a minimum of 100,000 hours of continuous operation at ambient outdoor temperatures from -40°F to 115°F/40°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Surge Suppression: 8KV

Battery Back-Up and Battery Back-Up Cold Rated (Optional): The BSU operates the LEDs for a code-compliant 90 minutes when triggered into emergency mode. When AC power is restored, the driver automatically returns to charging mode. The BS and BSQR are UL-recognized component and meets all applicable safety standards. BSQR in cold rated to -20°C.

Lumecon ETD™ System: The enhanced thermal dissipation system engages are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is fully coated with a UV resistant acrylic polymer resin that meets MIL and ASTM dielectric standards, is, and PC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed in US, UL 1988, UL 8780 and CSA 22.2 No. 250. "Full compliance and test documentation is available for TR-121, TR-131, LM-80, ETL Listing in US, Canada and UL E830."

Design-Lights Conversion® (DLC) Qualified Product: Unless noted, not all versions of the product may be DLC® qualified. For a complete list of Lumecon DLC® Qualified Products visit: www.designlights.org.

Manufacturing Origin: US Manufactured and Assembled.

Buy American Act: The product is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS, and DOT regulations.

Warranty: 10 Year LTP Performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Lumecon Workmen Series

Ordering Information

LWS-MFC – Options / Ordering Example: LWS-MFC-25-DB-1-40

Wattage	Color	Voltage	Color Temperature
10-10 Watts	DB - Dark Bronze	1- 120-277V	22- 2200K
➤ 25- 25 Watts	CC - Custom Color	2 - 347-480V	27- 2700K
40- 40 Watts			30- 3000K
➤ 60- 60 Watts			40- 4000K
➤			50- 5000K

Options & Accessories

BB - Battery Back-Up 120-277V
BSQR - Battery Back-Up Cold Rated 120-277V
PC1 - 120-277V Button Eye Photocell
PC2 - 347-480V Button Eye Photocell
OC1 - On/Off
OC2 - Dim/High
SP - 480V Surge Suppression MOV
➤ PL - Polycarbonate Lens

If OCC Sensor Option is selected, mounting height specifications need to be clarified:

Mounting height and parameter values not specified when ordered. Default mounting height is 6'-0" and lens and panel battery options.

OCC Sensor Patterns

Mounting Height	Mounting height between 0' - 10'	Mounting height between 10' - 20'	Mounting height over 20'
0' - 10' Mounting Height			
10' - 40' Mounting Height			
40' + Mounting Height			

Option	Dimmed State (Unoccupied)	Occupancy Sensor Default Set (up) - Option OC2			
		High Level (When occupied)	Photozoo Detection (OC2 Option Only)	Dwell Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FCZ	9 Minutes	Disabled

*Note: OC2 and OC4 settings independent of each other. Nighttime dim rates, and occupancy sensor time delay are all configurable by using the Webapp@LWS.org. Any other settings are desired to be set at the factory, please note these changes in Purchase Order.

Performance Data

Model	Watts	2200K		2700K		3000K		4000K		5000K	
		Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
LWS-MFC-10	10W	1,120	112	1,270	127	1,310	131	1,360	136	1,410	141
LWS-MFC-25	25W	2,964	107	2,863	121	2,956	125	3,124	124	3,193	124
LWS-MFC-40	40W	4,754	110	4,229	124	5,085	128	5,066	138	5,973	138
LWS-MFC-60	60W	6,348	104	7,168	117	7,458	122	7,831	128	7,974	130

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-0009
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Note: Specifications are preliminary and subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-0009
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Note: Specifications are preliminary and subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

Printed: LWS-MFC-11072023

TYPE A
ASSEMBLY DETAIL

PH-03	SHEET NUMBER		PROJECT: THE ARC DATE 04/24/2024 PROJECT NO. M24012L PALM SPRINGS, FLORIDA	DESCRIPTION: POLE AND FIXTURE DETAILS	ELECTRICAL ENGINEER: WILLIAM E. PINO FLORIDA P.E.: # 32026 SCALE: NTS DESIGNED BY: SB DRAWN BY: SB CHECKED BY: WP SEAL	THE SIGNATURE AND SEAL HEREBY AFFIRM BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT. 7442 W 48th Street, Miami, FL 33155 (305) 976-8984 FL PE Certificate No.: 00009731 Miami Springs E N G I N E E R I N G																			
	REVISION <tr><td>No.</td><td>2</td><td>REVISED SITE PLAN</td><td>08-22-2024</td><td>MP</td></tr> <tr><td>REVISION</td><td>1</td><td>REVISED SITE PLAN</td><td>07-18-2024</td><td>MP</td></tr> <tr><td>DATE</td><td></td><td></td><td></td><td>BY</td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr>	No.					2	REVISED SITE PLAN	08-22-2024	MP	REVISION	1	REVISED SITE PLAN	07-18-2024	MP	DATE				BY					
	No.	2					REVISED SITE PLAN	08-22-2024	MP																
	REVISION	1					REVISED SITE PLAN	07-18-2024	MP																
	DATE								BY																

S. CAMPUS ARTS & CULTURE BUILDING

4522 S Congress Ave, Palm Springs, FL 33461

DESIGN DEVELOPMENT
REG PROJECT #:22035
8/23/24



INTERIOR THEATER SPACE, ARTIST RENDITION: NOT TO SCALE

COVER SHEET

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

A-0.00	COVER SHEET	7/15/24
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CIVIL

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

C4.00	PRELIMINARY ENGINEERING PLAN	7/15/24
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STRUCTURAL

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

S-0.01	GENERAL NOTES	7/15/24
S-0.02	LOADING CRITERIA	7/15/24
S-0.03A	CONCRETE GENERAL NOTES & SCHEDULES	7/15/24
S-0.03B	CONCRETE GENERAL NOTES & SCHEDULES	7/15/24
S-0.04	CMU GENERAL NOTES & SCHEDULES	7/15/24
S-0.05	STEEL GENERAL NOTES & SCHEDULES	7/15/24
S-1.01	FOUNDATION PLAN	7/15/24
S-1.03	ROOF FRAMING PLAN	7/15/24
S-3.00	TYPICAL FOUNDATION DETAILS	7/15/24
S-3.10	TYPICAL SLAB-ON-GROUND DETAILS	7/15/24
S-3.11	SLAB-ON-GROUND DETAILS	7/15/24
S-4.00	TYPICAL CMU FOUNDATION DETAILS	7/15/24
S-4.01	TYPICAL CMU DETAILS	7/15/24
S-4.02	TYPICAL CMU DETAILS	7/15/24
S-4.04	TYPICAL CMU & STEEL FRAMING DETAILS	7/15/24
S-5.00	TYPICAL STEEL FOUNDATION DETAILS	7/15/24
S-5.10	TYPICAL STEEL FRAMING DETAILS	7/15/24
S-5.20	TYPICAL STEEL FRAMING AT ROOF DETAILS	7/15/24
S-5.21	TYPICAL STEEL FRAMING AT ROOF DETAILS	7/15/24

ARCHITECTURAL

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

A-0.10	ARCHITECTURAL INFORMATION	7/15/24
A-0.20	EXISTING SITE PLAN	7/15/24
A-0.30	DEMOLITION SITE PLAN	7/15/24
A-0.40	PROPOSED SITE & PARKING PLAN	7/15/24
A-0.50	PROPOSED SITE PLAN & PHASING	7/15/24
A-0.60	LIFE SAFETY PLAN	7/15/24
A-1.01	EXISTING FLOOR PLAN	7/15/24
A-1.02	DEMOLITION PLAN	7/15/24
A-1.03	PROPOSED FLOOR PLAN	7/15/24
A-1.04	ROOF PLAN	7/15/24
A-1.05	REFLECTED CEILING PLAN	7/15/24
A-1.06	STORAGE BUILDING PLANS	7/15/24
A-2.01	ELEVATIONS	7/15/24
A-3.01	BUILDING SECTIONS	7/15/24
A-4.01	ENLARGED FLOOR PLANS	7/15/24
A-4.02	ENLARGED EXTERIOR ELEVATIONS	7/15/24
A-4.03	ENLARGED INTERIOR ELEVATIONS- KITCHENETTE & LAUNDRY	7/15/24
A-4.04	ENLARGED INTERIOR ELEVATIONS- MENS BATHROOM	7/15/24
A-4.05	ENLARGED INTERIOR ELEVATIONS- WOMENS BATHROOM	7/15/24
A-5.01	WALL TYPES & SCHEDULES	7/15/24
A-5.02	FINISH PLAN	7/15/24
A-6.01	DOOR & WINDOW DETAILS	7/15/24
A-6.02	ROOF DETAILS	7/15/24
A-7.01	RENDERINGS	7/15/24

FIRE PROTECTION

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

F-0.10	FIRE PROTECTION SYMBOLS LEGEND AND GENERAL NOTES	7/15/24
F-2.01	FIRE PROTECTION PLAN	7/15/24
F-8.01	FIRE PROTECTION DETAILS	7/15/24

PLUMBING

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

P-0.10	PLUMBING SYMBOLS AND SPECIFICATIONS	7/15/24
P-2.01	PLUMBING FIRST FLOOR PLAN - PROPOSED	7/15/24
P-2.02	PLUMBING FIRST FLOOR PLAN - STORAGE BUILDING	7/15/24
P-7.01	PLUMBING SCHEDULES	7/15/24
P-8.01	PLUMBING DETAILS	7/15/24

MECHANICAL

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

M-0.10	MECHANICAL SYMBOLS AND SPECIFICATION	7/15/24
M-0.20	MECHANICAL GENERAL NOTES	7/15/24
M-2.01	MECHANICAL FIRST FLOOR PLAN - PROPOSED	7/15/24
M-6.01	MECHANICAL CONTROL DRAWINGS	7/15/24
M-7.01	MECHANICAL SCHEDULES	7/15/24
M-8.01	MECHANICAL DETAILS	7/15/24
M-8.02	MECHANICAL DETAILS	7/15/24

ELECTRICAL

Sheet List - Preliminary Design		
Sheet Number	Sheet Name	Sheet Issue Date

E-0.10	ELECTRICAL SYMBOLS AND SPECIFICATIONS	7/15/24
E-2.01	ELECTRICAL LIGHTING PLAN	7/15/24
E-2.02	ELECTRICAL LIGHTING PLAN	7/15/24
E-2.03	NORMAL PHOTOMETRICS PLAN	7/15/24
E-2.04	EMERGENCY PHOTOMETRICS PLAN	7/15/24
E-2.05	NORMAL & EMERGENCY PHOTOMETRICS PLANS	7/15/24
E-3.01	ELECTRICAL POWER PLAN	7/15/24
E-3.02	ELECTRICAL POWER PLAN - STORAGE BUILDING	7/15/24
E-4.01	ELECTRICAL ENLARGED PLAN	7/15/24
E-5.01	ELECTRICAL ONE-LINE DIAGRAM	7/15/24
E-7.01	ELECTRICAL PANEL SCHEDULES	7/15/24
E-8.01	ELECTRICAL DETAILS	7/15/24
E-8.02	ELECTRICAL DETAILS	7/15/24

OWNER

THE ARC PALM BEACH COUNTY
PAMELA PAYNE, PRESIDENT & CEO
ELLIE MARSHALL, CHIEF OPERATING OFFICER
1201 AUSTRALIAN AVENUE,
RIVIERA BEACH, FL 33404
PHONE: 561-842-3213X110

ARCHITECT

REG ARCHITECTS, INC.
RICK GONZALEZ, AIA, PRESIDENT
ALELI DE LA VEGA, ASSOC. AIA, SENIOR PROJECT MANAGER
DOMINIC ARRESTA, AIA, PROJECT MANAGER
120 SOUTH OLIVE AVE, STE#210,
WEST PALM BEACH, FL 33401
PHONE: (561) 659 - 2383

CONSTRUCTION MANAGER

TBD

CIVIL ENGINEER

KIMLEY-HORN
MICHAEL F. SCHWARTZ, P.E., PRINCIPAL
1920 WEKIVA WAY, SUITE 200,
WEST PALM BEACH, FLORIDA, 33411
PHONE: (561) 404 - 7247
EMAIL: MIKE.SCHWARTZ@KIMLEY-HORN.COM

LAND PLANNING & LANDSCAPE ARCHITECT

URBAN DESIGN STUDIO
MARTY R.A. MINOR, PLANNER
610 CLEMATIS STREET, SUITE CU-02
WEST PALM BEACH, FL 33401
PHONE: (561) 366 - 1100 EXT. 110
EMAIL: MMINOR@UDSFLORIDA.COM

STRUCTURAL ENGINEER

JEZERINAC GROUP
WILLIAM RAIOLA, P.E., S.E., PRINCIPAL
480 HIBISCUS STREET, SUITE 107
WEST PALM BEACH, FL 33401
PHONE: (561) 622 - 8585
EMAIL: BRAIOLA@JEZERINACGROUP.COM

MEP,FIRE PROTECTION & PHOTOMETRICS

SGM ENGINEERING
BOBBY SHAHNAMI, P.E., PRESIDENT
JULIAN HARRIS, P.E., PLUMBING & F.P. DEPT. MANAGER
5805 BLUE LAGOON DRIVE, SUITE 285
MIAMI, FL 33126
PHONE: (954) 421 - 1944
EMAIL: BOBBY@SGMENGINEERING.COM

SCOPE OF WORK

WAREHOUSE CONVERSION TO ARTS/CULTURE BUILDING

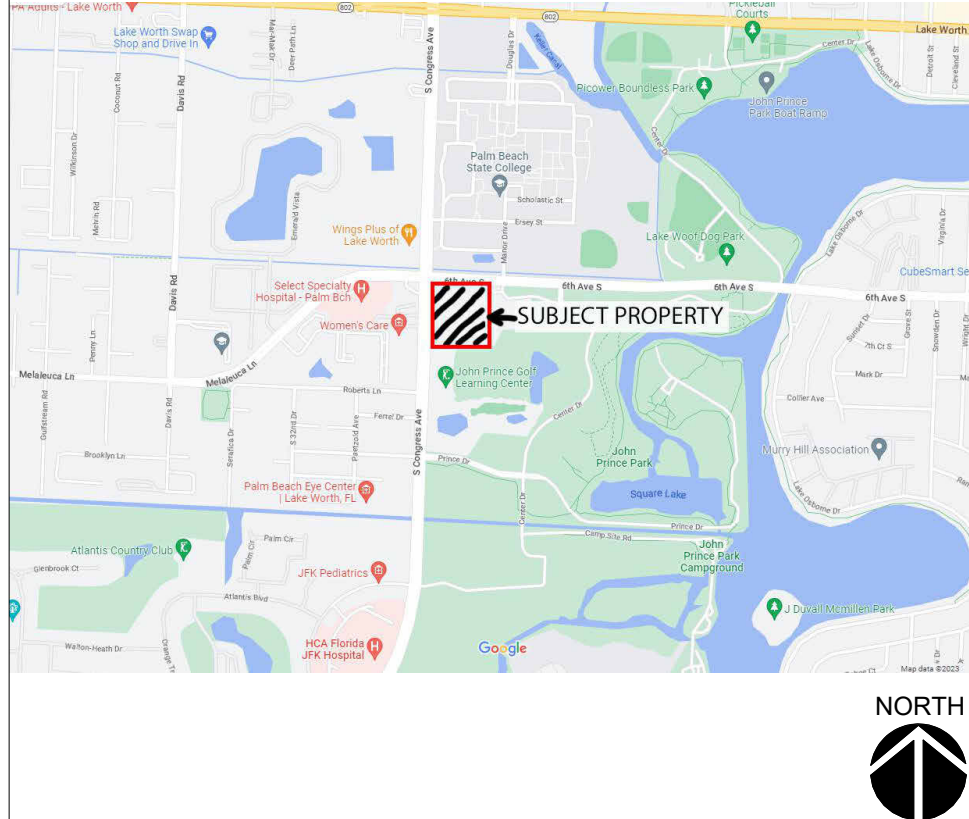
EXTERIOR SCOPE OF WORK:

- 1) NEW CONCRETE WALKWAYS
- 2) RENOVATION OF THE EXTERIOR FaçADE
- 3) LANDSCAPE IMPROVEMENTS

INTERIOR SCOPE OF WORK:

- 1) NEW GATHERING SPACE FOR ARTS & CULTURE ENVIRONMENT/STUDENT UNION
- 2) HARDEN BUILDING AS A HURRICANE SHELTER
TOTAL GROSS SQUARE FOOTAGE- 6,355 SF
PROPOSED STORAGE BUILDING:
1) NEW PRE-FAB METAL STORAGE BUILDING, 3,000 SF

LOCATION MAP



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The Arc.
Palm Beach County

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DESIGN DEVELOPMENT

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COVER SHEET

A-0.00

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Rick Gonzalez, AIA
President
FL License AR0014172
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West Palm Beach, FL 33401
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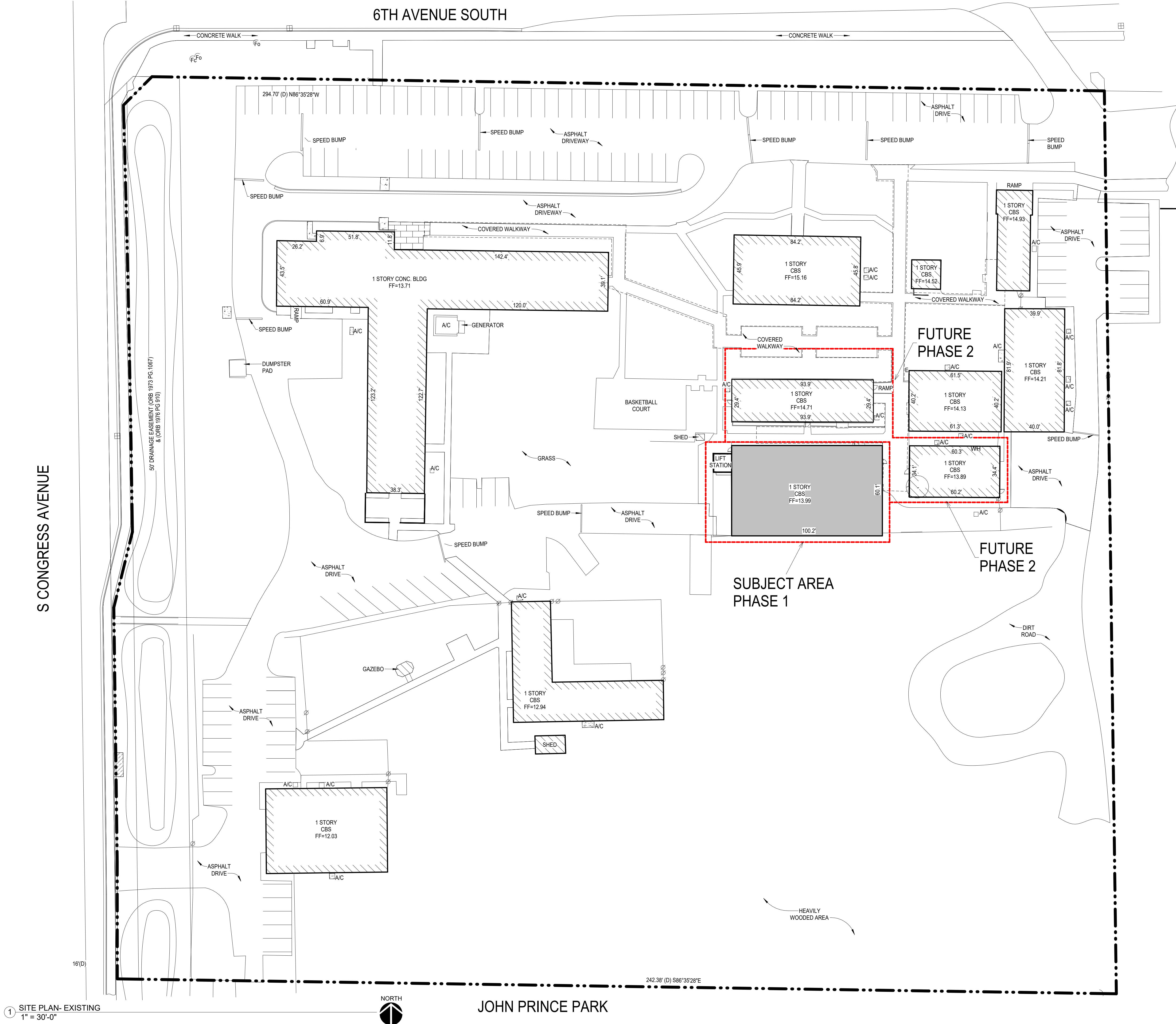
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EXISTING SITE PLAN

A-0.20

DESIGN DEVELOPMENT



JOHN PRINCE PARK



Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave, Ste. 210,
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SITE PLAN LEGEND

	PROPOSED BUILDING AREA
	EXISTING BUILDING AREA TO BE RENOVATED
	EXISTING BUILDING AREA NOT IN SCOPE

PARKING ANALYSIS

SEC. 34-1329. - MINIMUM [PARKING] REQUIREMENTS BY USE.
RETAIL- 1 SPACE PER 200 SF
SOCIAL SERVICES- 1 SPACE PER 200 SF

CALCULATIONS

116 EXISTING SPACES, 7 PROPOSED SPACES

6,010 SF OF RENOVATED BUILDING AREA
345 SF OF NEW BUILDING AREA

$345 \text{ SF} / 200 = 1.7$ (2 SPACES REQUIRED)
7 NEW SPACES PROVIDED

ADA 208.2:
MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25 SPACES= 1 ADA SPACE
26-50 SPACES= 2 ADA SPACES
51-75 SPACES= 3 ADA SPACES
76-100 SPACES= 4 ADA SPACES
101-150 SPACES= 5 ADA SPACES
151-200 SPACES= 6 ADA SPACES
201-300 SPACES= 7 ADA SPACES

1 NEW ADA SPACE PROVIDED

REFER TO CIVIL/LANDSCAPE
SITE PLAN BY OTHERS.

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PROPOSED SITE & PARKING
PLAN

A-0.40

DESIGN DEVELOPMENT

S CONGRESS AVENUE

6TH AVENUE SOUTH

JOHN PRINCE PARK

1 SITE PLAN- PROPOSED PARKING
1" = 30'-0"



16'(D)

242.38' (D) S86°35'28"E

50' DRAINAGE EASEMENT (08B 1973 PG. 0827)
& (08B 1976 PG. 310)

16'(D)



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President
FL License AR0014172
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West Palm Beach, FL 33401
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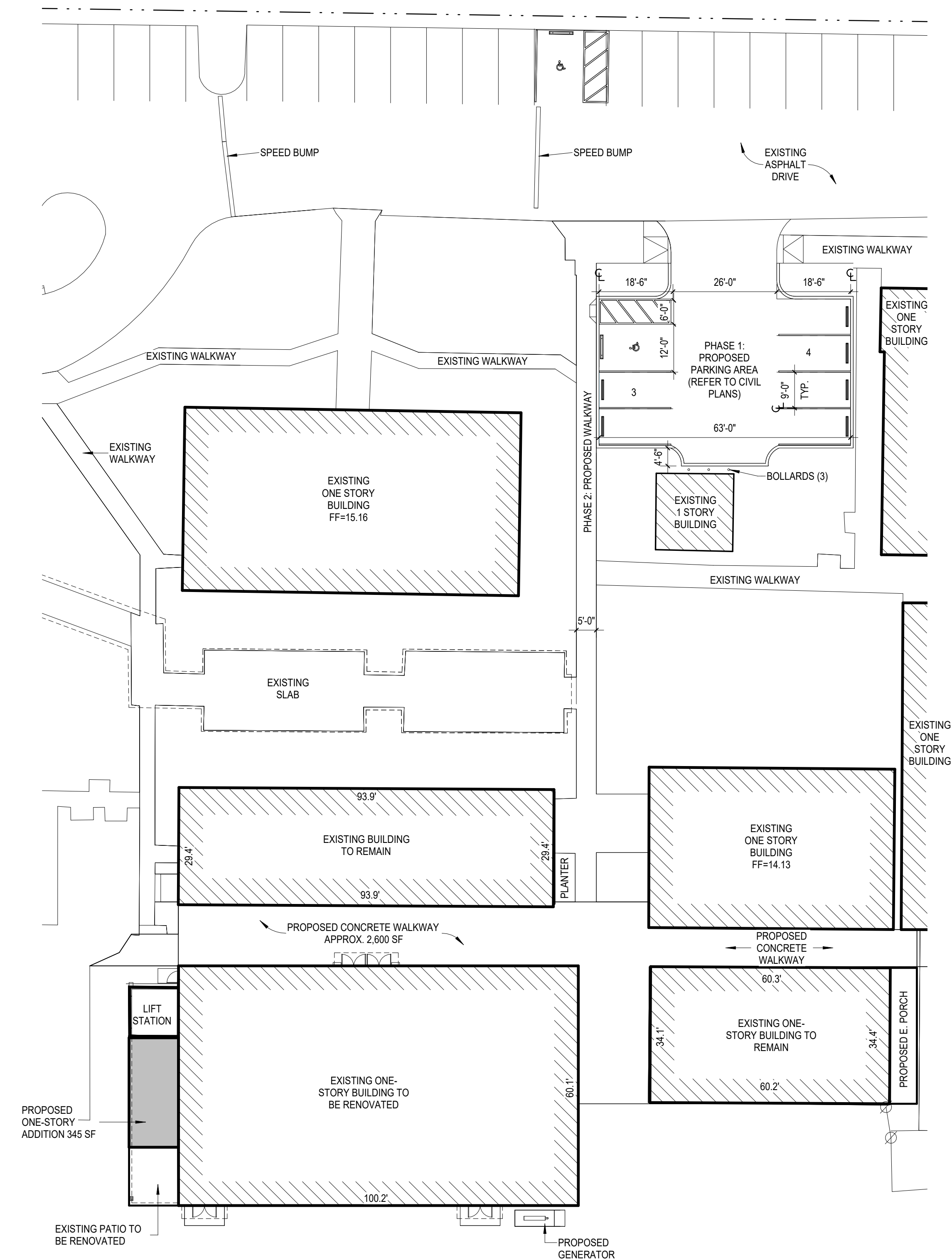
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PROPOSED SITE PLAN &
PHASING

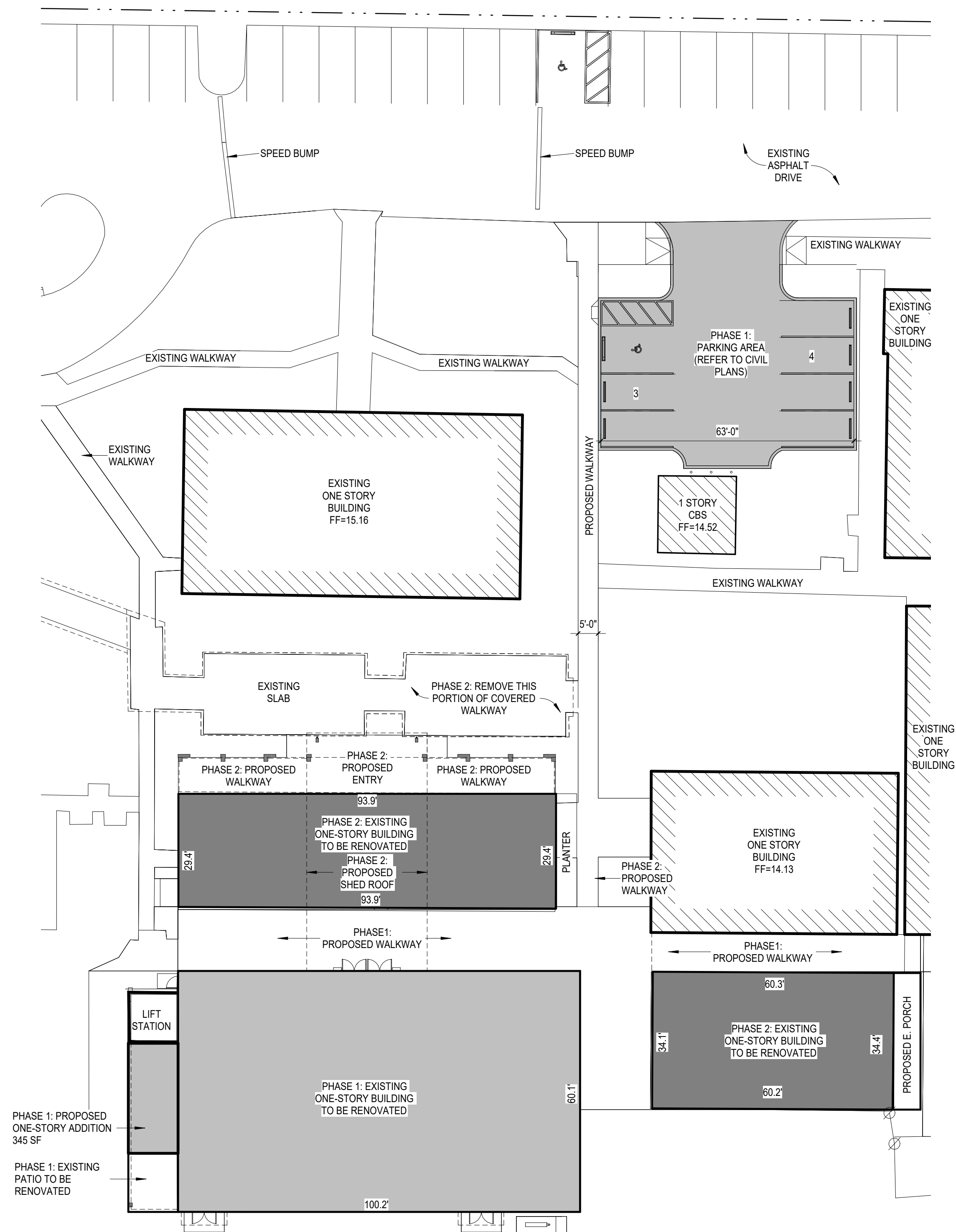
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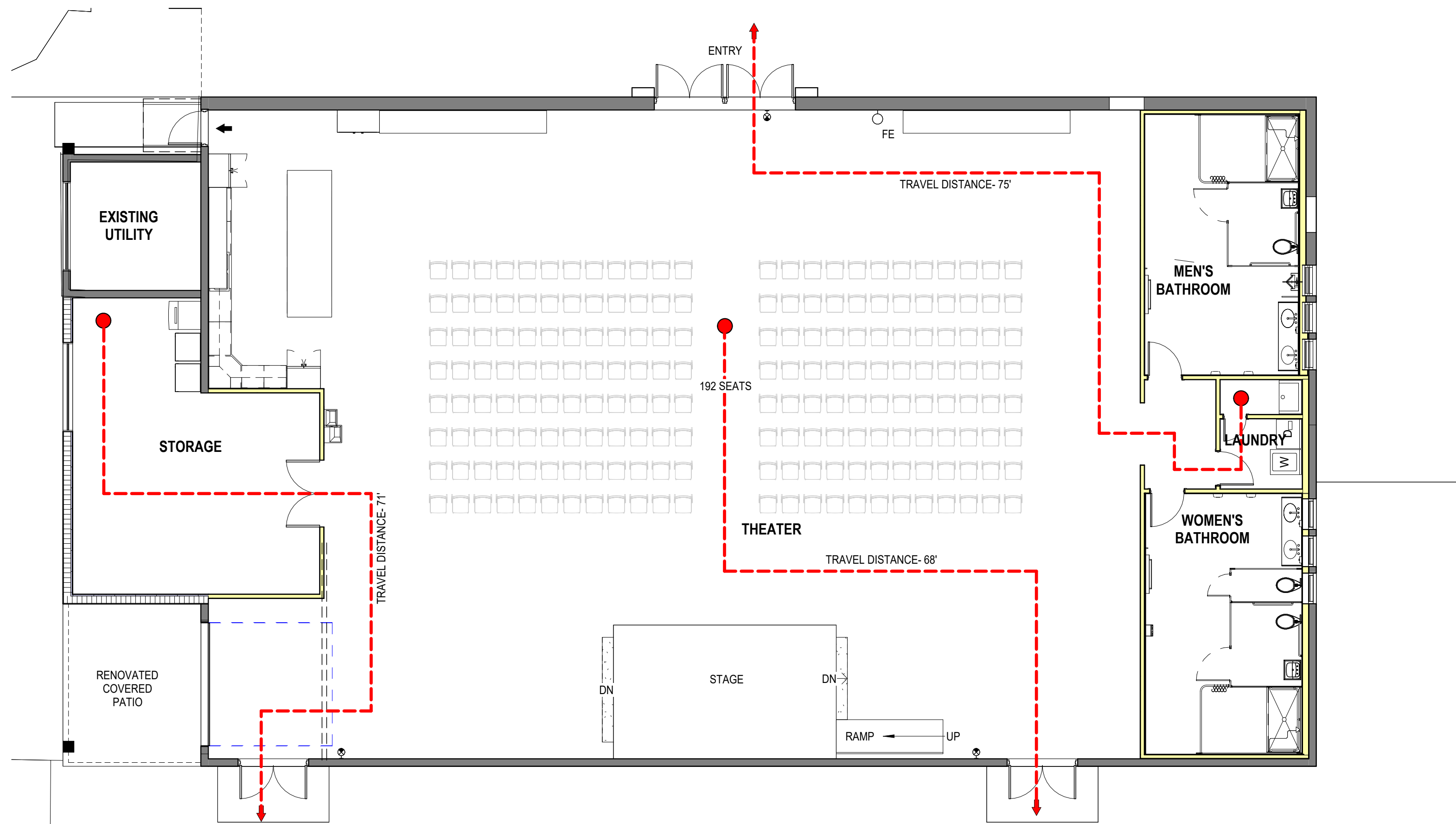
① ARCHITECTURAL SITE PLAN- PHASE 1
1" = 20'-0"

REFER TO CIVIL/LANDSCAPE
SITE PLAN BY OTHERS.



② SITE PLAN- PHASING
1" = 20'-0"

REFER TO CIVIL/LANDSCAPE
SITE PLAN BY OTHERS.



1 FIRST FLOOR PLAN- LIFE SAFETY
1/8" = 1'-0"



LIFE SAFETY KEY			
	MEANS OF EGRESS (EXIT DISCHARGE)		2-HR ASSEMBLY
	PATH OF TRAVEL		1-HR ASSEMBLY
	WALL MOUNTED FIRE EXTINGUISHER CABINET		WALL MOUNTED FIRE EXTINGUISHER
			EXIT SIGN - WALL MOUNTED
			EXIT SIGN - CEILING MOUNTED

OCCUPANCY/PLUMBING CALCULATIONS		
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (FBC TABLE 1004.5) STAGES & PLATFORMS- 15 NET ASSEMBLY W/FIXED SEATS- SEAT COUNT ASSEMBLY- UNCONCENTRATED 15 NET STORAGE - 345 GROSS		
OCCUPANCY LOAD STAGES & PLATFORMS- 240 SF= 16 OCCUPANTS ASSEMBLY (1500 SF)= 100 OCCUPANTS		
TOTAL: 116 OCCUPANTS / TOTAL 6,355 SQFT		
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (FPC TABLE 403.1) ASSEMBLY- AUDITORIUMS MALE- 1 WC PER 125, 1 LAVATORY PER 200 FEMALE- 1 WC PER 65, 1 LAVATORY PER 200 DRINKING FOUNTAIN- 1 PER 500 1 SERVICE SINK		
116 TOTAL OCCUPANTS MALE- 1 WC & 1 LAVATORY REQUIRED FEMALE- 1 WC, 1 LAVATORY REQUIRED 1 DRINKING FOUNTAIN REQUIRED 1 SERVICE SINK REQUIRED		
STORM SHELTER PLUMBING CALCULATIONS		
PER FBC CHAPTER 4, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC 500. CALCULATING THE USABLE FLOOR AREA ALLOWS A DEDUCTION- 50% FOR CONCENTRATED FURNISHINGS, 35% FOR UNCONCENTRATED FURNISHINGS, AND 15% FOR OPEN PLAN FURNISHINGS. SECTION 502.3 & SECTION 5.2.4.1 USABLE FLOOR AREA- 4,570 SF. A 35% REDUCTION (UNCONCENTRATED FURNISHINGS)- 2,971 SQFT HURRICANE SHELTERS REQUIRE 20SQFT OF USABLE FLOOR AREA FOR OCCUPANTS SEATED, STANDING, OR IN A WHEELCHAIR. 35% REDUCTION EQUATES TO 149 OCCUPANTS A HURRICANE SHELTER WITH MORE THAN 50 OCCUPANTS REQUIRES: 1 WATER CLOSET PER 50 OCCUPANTS 1 LAVATORY PER 100 OCCUPANTS. 3 WATER CLOSETS REQUIRED 2 LAVATORIES REQUIRED		
CODE RESEARCH AND TABULATION - PROFESSIONAL SERVICES		
APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE - EIGHTH EDITION 2023 - INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, & ACCESSIBILITY		
OCCUPANCY - SECTION 304.1 GROUP A-3 - ASSEMBLY		
TYPE OF CONSTRUCTION - TABLE 601 TYPE III B SPRINKLERED		
	ALLOWED	PROVIDED
MAXIMUM AREA - TABLE 506.2	38,000 SF	6,355 GSF
MAXIMUM HEIGHT - TABLE 504.3A	75'	17'
MAXIMUM NO. OF STORIES - TABLE 504.4	3-STORY	1-STORY
FIRE PROTECTION OF STRUCTURAL ELEMENTS TYPE IIIB CONSTRUCTION PER FBC 2023 TABLE 601)	REQUIRED RATING	PROVIDED RATING
	0 HOUR	0 HOUR
OCCUPANCY LOADS TABLE - FBC 2023 1004.1		
OCCUPANCY GROUP	OCCUPANTS	PER TABLE 1004.1.2
A-3	(1500 GSF / 15NET)= 100	15 NET / OCC.
EGRESS & TRAVEL DISTANCE - FBC 2023 TABLES 1014.3 & 1017.2		
COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2)	75'	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	250'	
MEANS OF EGRESS		
	ASSEMBLY (A-3)	
	Required	Provided
OTHER EGRESS COMPONENTS 1005.3.2	32" MIN	36" MIN
MAX COMMON PATH OF TRAVEL Table 1006.2.1	75' MAX	52'
NUMBER OF EXITS Table 1006.3.2	2 MIN	5
SIZE OF DOORS 1010.1.1	32"	36"
MAX TRAVEL DISTANCE Table 1017.2	250'	71'
MIN. CORRIDOR WIDTH Table 1020.2	44"	N/A
MAX DEAD END Table 1020.4	N/A	N/A
FLORIDA FIRE PREVENTION CODE		
BASED ON FLORIDA FIRE PREVENTION CODE (7TH EDITION)		
OCCUPANCY - SECTION 6.1.10	ASSEMBLY (A-3)	
	Req'd	Provided
MAX COMMON PATH OF TRAVEL NFPA Table A.7.6	75'	52'
MAX DEAD END NFPA Table A.7.6	N/A	N/A
MAX TRAVEL DISTANCE FBC Table A.7.6	250'	48'
NOTES: BUILDING IS SPRINKLERED		

DESIGN DEVELOPMENT



Rick Gonzalez, AIA President
FL License AR0014172
120 South Olive Ave, Ste. 210,
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LIFE SAFETY PLAN



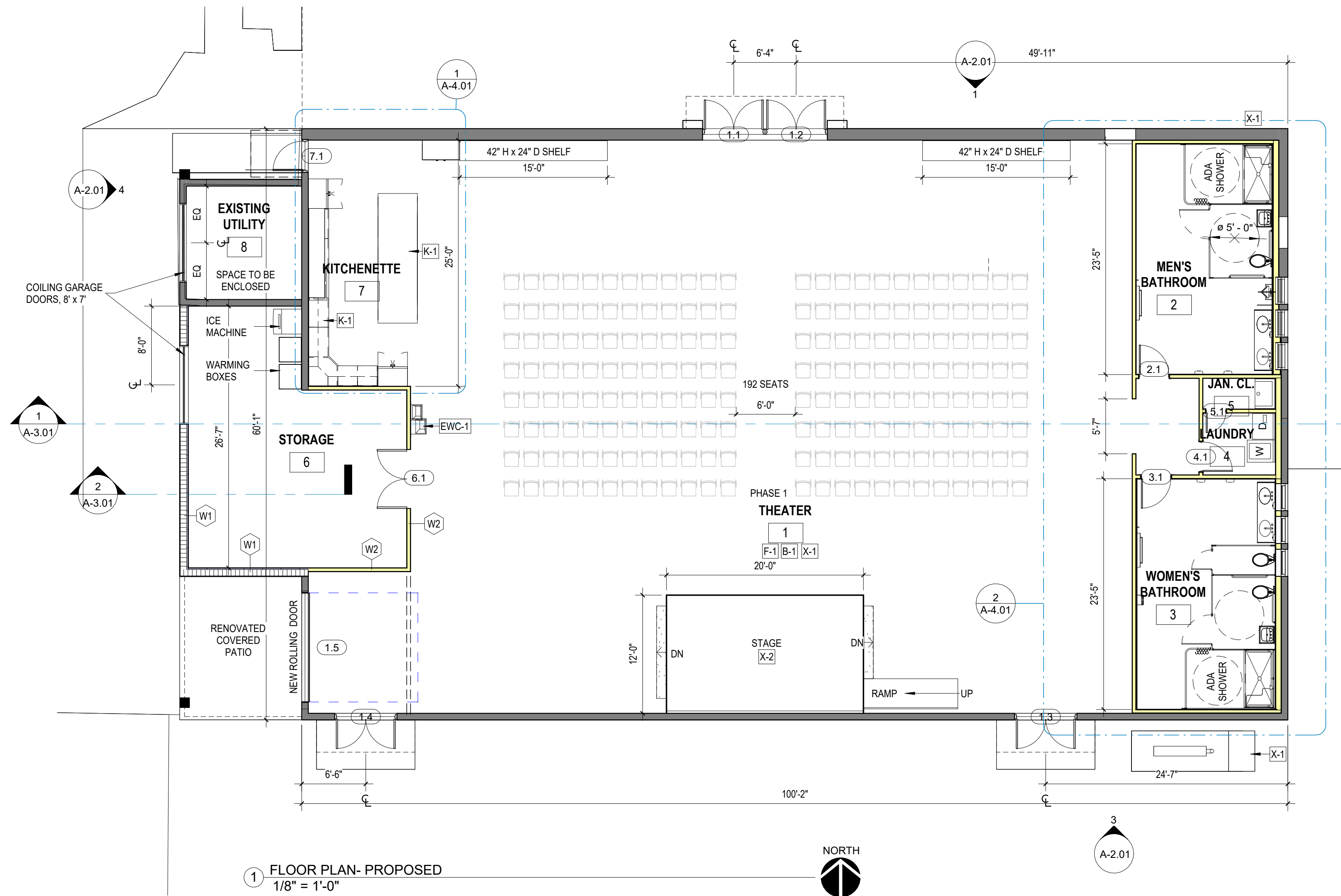
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1 FLOOR PLAN- PROPOSED
1/8" = 1'-0"



FLOOR PLAN LEGEND

- EXISTING CMU WALL TO BE INSULATED & FINISHED, REFER TO SCHEDULE
 - NEW EXTERIOR CMU WALL, REFER TO SCHEDULE
 - NEW INSULATED PARTITION WALL, REFER TO SCHEDULE
- NOTE: REFER TO WALL TYPES FOR DETAILS

FLOOR PLAN SCOPE OF WORK

FLOORS	
F-1	EXISTING FLOORING MATERIAL IN ALL EXISTING BUILDINGS TO BE REMOVED DOWN TO SUBSTRATE, INCLUDING ALL ASSOCIATED ADHESIVES AND/OR SETTING MATERIALS. CLEAN AND PREPARE SUBSTRATE SURFACE AS REQUIRED. PROVIDE NEW FLOORING. SEE FINISH SCHEDULE.
BASE	
B-1	EXISTING WALL BASE MATERIAL TO BE REMOVED, INCLUDING ALL ASSOCIATED ADHESIVES AND/OR SETTING MATERIALS. CLEAN, REPAIR/PATCH, AND PREPARE SUBSTRATE SURFACE AS REQUIRED. PROVIDE NEW 6" WALL BASE. SEE FINISH SCHEDULE.
WINDOWS	
W-1	INSTALL NEW IMPACT RESISTANT WINDOW SYSTEMS THROUGHOUT, REFER TO SCHEDULE
DOORS	
DR-1	INSTALL NEW DOOR, PAINT NEW DOOR & FRAME. PROVIDE NEW HARDWARE (CLOSER,HINGES,LEVER/LOCK SET). REFER TO TAGS & SCHEDULE.
ELECTRIC WATER COOLER	
EWC-1	BI-LEVEL ADA WATER BOTTLE REFILLING STATION AND WATER COOLER, REFRIG- SEE PLUMBING PLAN
NOTES: 1. SURROUNDING AREA TO MATCH EXISTING CONDITIONS. PATCH AND REPAIR WALLS AS REQUIRED. 2. REFER TO ARCHITECTURAL INFORMATION FOR MOUNTING HEIGHTS, UNLESS SPECIFIED OTHERWISE.	
KITCHENETTE	
K-1	INSTALL NEW MDF KITCHENETTE CASEWORK.
MISCELLANEOUS	
X-1	REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION PLANS FOR ADDITIONAL SCOPE OF WORK.
X-2	CONFIRM REQUIREMENTS FOR DEMOUNTABLE/PORTABLE STAGE WITH OWNER.

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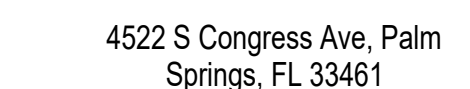
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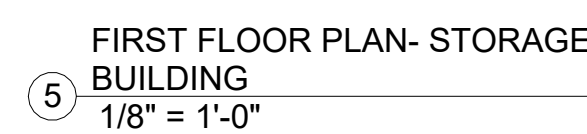
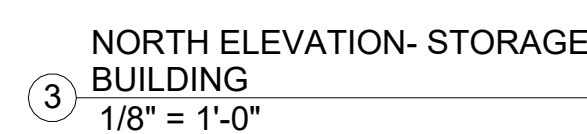
PROPOSED FLOOR PLAN

DESIGN DEVELOPMENT

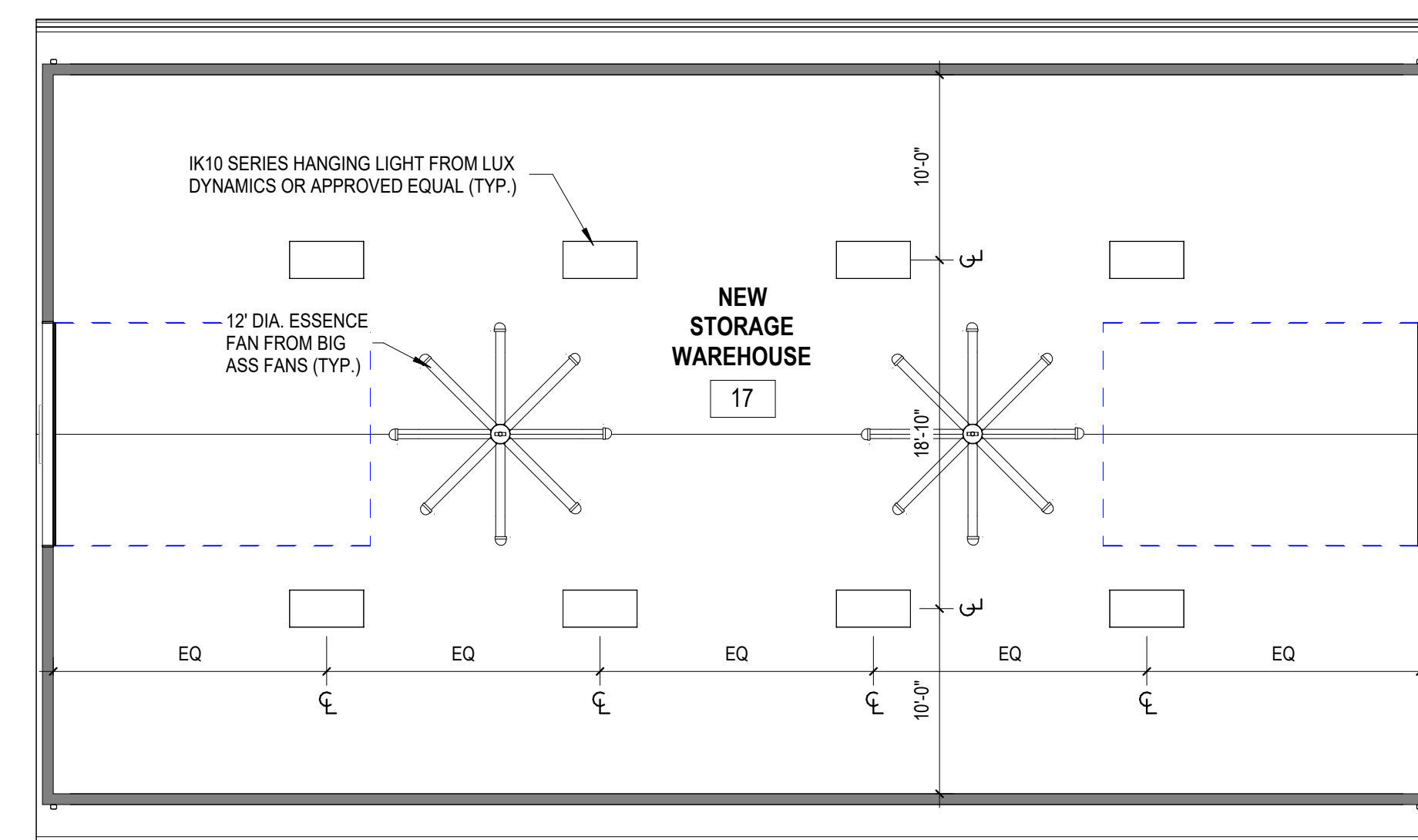
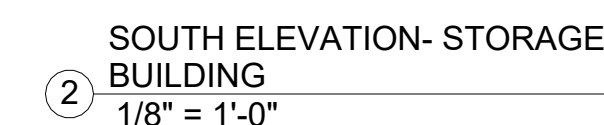
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REFLECTED CEILING PLAN- STORAGE
BUILDING
6 1/8" = 1'-0"



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STORAGE BUILDING PLANS

DESIGN DEVELOPMENT

DESIGN A-1.06

TRAFFIC IMPACT STUDY

THE ARC – ARTS CENTER PALM SPRINGS, FL



December 18, 2023

Kimley-Horn Project #241110000

TRAFFIC IMPACT STUDY

THE ARC – ARTS CENTER

PALM SPRINGS, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida



Project # 241110000
December 18, 2023
Kimley-Horn and Associates, Inc.
477 South Rosemary Avenue, Suite 215
West Palm Beach, FL 33401
561-840-0848 TEL

Christopher W. Heggen, P.E.
Florida Registration Number 58636

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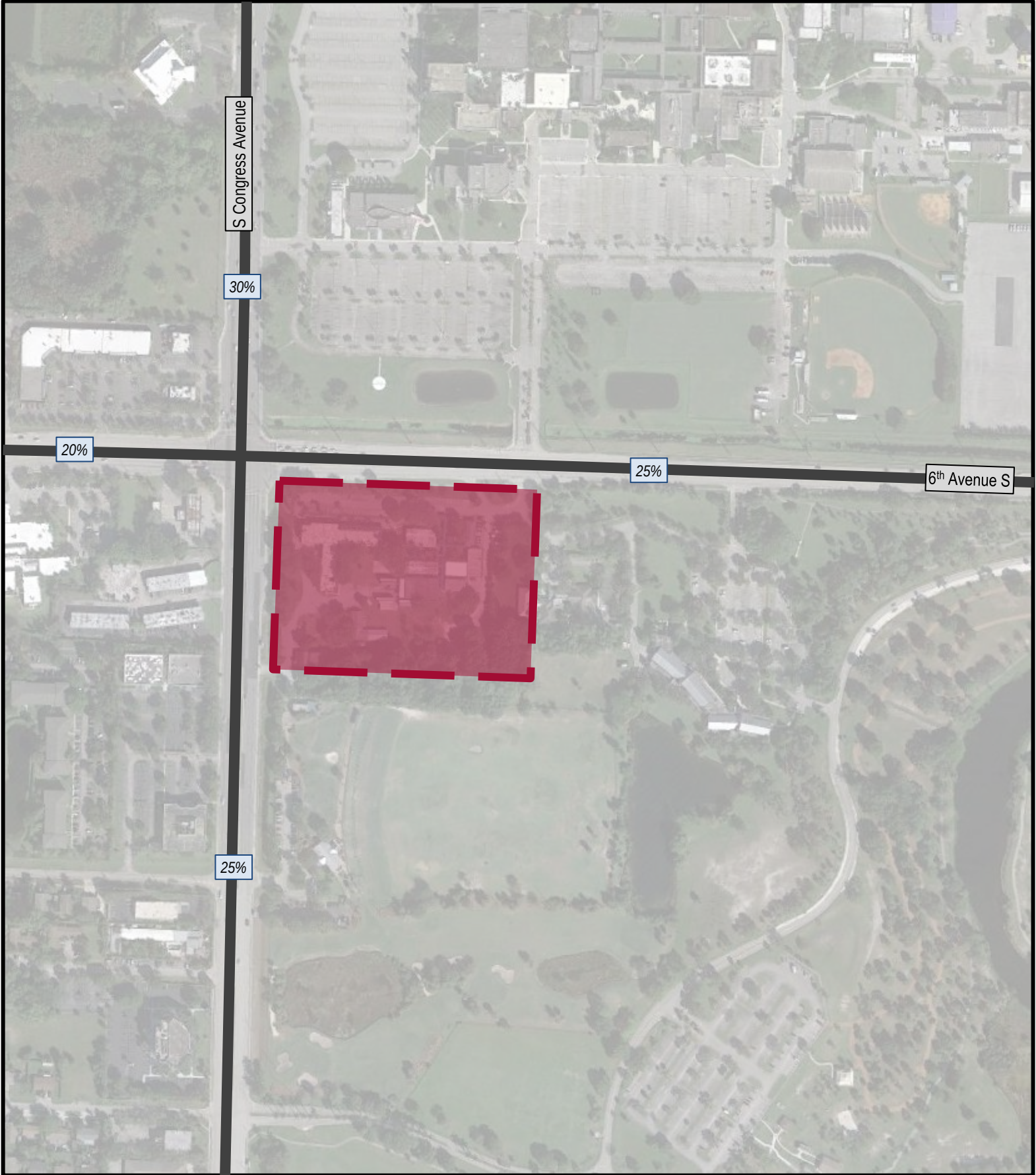
INTRODUCTION

Kimley-Horn and Associates, Inc has been retained to prepare a traffic impact analysis for a site located on the southeast corner of Melaleuca Lane & Congress Avenue, in Palm Springs, Florida. **Figure 1** illustrates the location of the proposed redevelopment. The existing site consists of multiple office buildings, a warehouse, and retail use. It is proposed that the existing warehouse would be renovated and become a theater, and auditorium. The theater would have a capacity of 160 seats.

The Parcel Control Number (PCN) for the site is: 70-43-44-29-00-003-0010.

PCN information and a site plan are included in *Appendix A*.

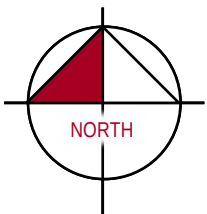
The buildout year analyzed for the site was 2028. This analysis was conducted in accordance with the requirements of the current countywide Traffic Performance Standards (TPS) ordinance of Palm Beach County as defined in Article 12 of the Unified Land Development Code (ULDC). The following report documents the analyses undertaken and finding of the traffic impact evaluation for this site.



LEGEND

 Site Location

FIGURE 1
The Arc PBC
KH# 241110000
Site Location



PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicles trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The following **Table 1** show the existing and proposed uses on site and their respective intensities.

Table 1: Existing & Proposed Uses

Existing Use	Intensity	Unit	Proposed Use	Intensity	Unit
Office	34.38	ksf	Office	34	ksf
Warehouse	6.01	ksf	Theater	160	seats
Strip Retail Plaza	4.53	ksf	Strip Retail Plaza	4.53	ksf

Trip Generation

A trip generation determination was prepared to determine the potential traffic related impacts for the proposed development. The trip generation potential of the development was calculated based upon the trip generation rates and equations provided by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*, **Table 2** summarizes the trip generation calculations for the development.

Table 2: Weekday Trip Generation Calculation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Scenario >5 Years									
General Office (10k-250k)	34.38	ksf	373	52	46	6	50	9	41
Warehouse	6.01	ksf	10	1	1	0	1	0	1
Strip Retail Plaza (<40k)	4.53	ksf	246	11	7	4	30	15	15
		Subtotal	629	64	54	10	81	24	57
Internal Capture	% Daily	% AM	% PM						
General Office (10k-250k)	11.8%	5.8%	2.0%	44	3	1	2	1	1
Strip Retail Plaza (<40k)	17.9%	27.3%	3.3%	44	3	2	1	1	0
		Subtotal	88	6	3	3	2	1	1
Pass-By Capture									
General Office (10k-250k)		10.0%	33	5	5	0	5	1	4
Warehouse		10.0%	1	0	0	0	0	0	0
Strip Retail Plaza (<40k)		63.0%	127	5	3	2	18	9	9
		Subtotal	161	10	8	2	23	10	13
Driveway Volumes			541	58	51	7	79	23	56
Net New External Trips			380	48	43	5	56	13	43
Proposed Scenario									
General Office (10k-250k)	34.00	ksf	369	52	46	6	49	8	41
Strip Retail Plaza (<40k)	4.53	ksf	246	11	7	4	30	15	15
Movie Theater	160	Seats	282	10	5	5	13	6	7
		Subtotal	897	73	58	15	92	29	63
Internal Capture	% Daily	% AM	% PM						
General Office (10k-250k)	12.2%	5.8%	2.0%	45	3	1	2	1	1
Strip Retail Plaza (<40k)	19.5%	27.3%	10.0%	48	3	2	1	3	2
Movie Theater	1.8%	0.0%	15.4%	5	0	0	2	1	1
		Subtotal	98	6	3	3	6	3	3
Pass-By Capture									
General Office (10k-250k)		10.0%	32	5	5	0	5	1	4
Strip Retail Plaza (<40k)		63.0%	125	5	3	2	17	8	9
Movie Theater		0.0%	0	0	0	0	0	0	0
		Subtotal	157	10	8	2	22	9	13
Driveway Volumes			799	67	55	12	86	26	60
Net New External Trips			642	57	47	10	64	17	47
Proposed Net External Trips-Existing Net New External Trips			262	9	4	5	8	4	4
Radius of Development Influence:			Directly Accessed Links						
Land Use	Daily		AM Peak Hour			PM Peak Hour		Pass By	
General Office (10k-250k)	10.84 trips/ksf		1.52 trips/ksf (88% in, 12% out)			1.44 trips/ksf (17% in, 83% out)		10.0%	
Strip Retail Plaza (<40k)	54.45 trips/ksf		2.36 trips/ksf (60% in, 40% out)			6.59 trips/ksf (50% in, 50% out)		63.0%	
Movie Theater*	1.76 trips/Seats		0.06 trips/Seats (50% in, 50% out)			0.08 trips/Seats (44% in, 56% out)		0.0%	
Warehouse	1.71 trips/ksf		0.17 trips/ksf (77% in, 23% out)			0.18 trips/ksf (28% in, 72% out)		10.0%	

*No AM adjacent street peak hour rate provided in ITE 10th or 11th edition, therefore used AM peak hour of generator rate from ITE 11th edition.

As shown in the table, the proposed development will generate 262 net new external daily trips, 9 net new external AM peak hour trips (+4 inbound, +5 outbound), and 8 net new external PM peak hour trips (+4 inbound, +4 outbound).

Traffic Distribution and Assignment

Traffic Distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed in the in place at the time of buildout and its travel time characteristics.

Figure 1 also illustrates the project traffic assignment to the surrounding roadway network with the project development.

TEST 1 ANALYSIS

An analysis was undertaken on all links included in the Palm Beach County Thoroughfare Map within the directly-accessed-links radius of development influence to determine the roadway links that are significantly impacted under Test 1 criteria. Net new external project traffic was assigned to all the thoroughfare roadway links within the radius of development influence. Per Palm Beach County standards, all the links on which the project impact is greater than 1% of the level of service (LOS) D generalized service volume are considered significantly impacted links.

Table 3 and **Table 4** summarizes the Test 1 AM and PM peak hour significance analyses, respectively. As illustrated in the table, none of the links are projected to be significantly impacted under Test 1 standards. Therefore, no further analysis is required.

Table 3 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Congress Avenue	Lantana Road	Project Driveway 2	6LD	2,940	25%	i	1	1	0.03%	No	0.03%	No
Congress Avenue	Project Driveway 2	Melaleuca Lane	6LD	2,940	55%	o	3	2	0.10%	No	0.07%	No
Congress Avenue	Melaleuca Lane	Lake Worth Road	6LD	2,680	30%	o	2	1	0.07%	No	0.04%	No
Melaleuca Lane	Davis Road	Congress Avenue	5L	1,960	20%	i	1	1	0.05%	No	0.05%	No
Melaleuca Lane	Congress Avenue	Project Driveway 1	4LD	1,960	50%	i	2	3	0.10%	No	0.15%	No
Melaleuca Lane	Project Driveway 1	I-95 West	4LD	1,960	25%	o	1	1	0.05%	No	0.05%	No

Table 4: PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Congress Avenue	Lantana Road	Project Driveway 2	6LD	2,940	25%	i	1	1	0.03%	No	0.03%	No
Congress Avenue	Project Driveway 2	Melaleuca Lane	6LD	2,940	55%	o	2	2	0.07%	No	0.07%	No
Congress Avenue	Melaleuca Lane	Lake Worth Road	6LD	2,680	30%	o	1	1	0.04%	No	0.04%	No
Melaleuca Lane	Davis Road	Congress Avenue	5L	1,960	20%	i	1	1	0.05%	No	0.05%	No
Melaleuca Lane	Congress Avenue	Project Driveway 1	4LD	1,960	50%	i	2	2	0.10%	No	0.10%	No
Melaleuca Lane	Project Driveway 1	I-95 West	4LD	1,960	25%	o	1	1	0.05%	No	0.05%	No

SITE CIRCULATION AND TURN LANE REQUIREMENTS

Future total driveway volumes were determined by applying the project distribution to the proposed future theoretical trip generation of the site. The project trip volumes at the site driveways are illustrated in **Figure 2**.

Driveway Classification

Access to the site is proposed via two driveways, located on 6th Avenue South and Congress Avenue. The driveway on 6th Avenue is an existing full-access driveway (signalized intersection), the driveway on Congress Avenue is an existing right-in/right-out.

According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards”, it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

1. Minor – Services a maximum daily volume of 500 vehicles
2. Intermediate – Services a daily volume ranging from 501 to 2000 vehicles.
3. Major – Services a daily volume of more than 2000 vehicles

Based on these criteria, the driveways are classified as follows:

<u>Driveway</u>	<u>Description</u>	<u>Classification</u>
6 th Avenue South	Full-Access	Minor
Congress Avenue	Right-in/Right-out	Minor

Turn Lane Requirements

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-Turn Lane – 75 peak hour turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-Turn Lane – 30 peak hour left turns

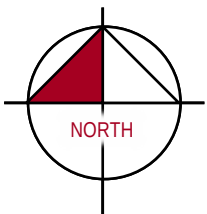
Based on these requirements, no turn lanes are required on either driveway.



LEGEND

-  Site Location
-  Inbound Traffic
-  Outbound Traffic
-  Driveway Location

FIGURE 2
The Arc PBC
KH# 241110000
Driveway Volume



CONCLUSION

The traffic impact analysis that was undertaken evaluate the impacts of traffic generated by the proposed development. The site is located on the southeast corner of Melaleuca Lane & Congress Avenue, In Palm Beach County, Florida. The proposed site will include the renovation of the existing warehouse to a theater. A significance analysis was done to determine if any links within the RDI would be considered significant with the addition of project traffic, under further analysis, no links were significantly impacted by the project traffic. The proposed development meets the requirements of the Palm Beach County Traffic Performance Standards Ordinance with a buildout date of 2028.

APPENDIX A: SITE INFORMATION AND PCN INFORMATION

Location Address 4522 S CONGRESS AVE**Municipality** PALM SPRINGS**Parcel Control Number** 70-43-44-29-00-003-0010**Subdivision****Official Records Book** 1656**Page**1292**Sale Date** MAY-1968

Legal Description 29-44-43, S 600 FT OF N 816.30 FT OF W 759.73 FT OF
GOV LT 3 & FILLED LANDS LYG E OF & ADJ TO IN
OR1656P1292 (LESS CONGRESS AVE R/W)

OwnersPALM BEACH HABILITATION
CENTER INC**Mailing address**4522 S CONGRESS AVE
LAKE WORTH BEACH FL 33461 4709

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-1968	\$100	1656 / 01292	WARRANTY DEED	PALM BEACH HABILITATION CENTER INC

Exemption Applicant/Owner	Year	Detail
	2023	

Number of Units 0	*Total Square Feet 44305	Acres 9.1152
Use Code 1700 - OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES	Zoning CG - COMMERCIAL GENERAL (70-PALM SPRINGS)	

Tax Year	2023	2022	2021
Improvement Value	\$2,332,568	\$2,266,637	\$1,933,144
Land Value	\$1,658,966	\$1,579,664	\$1,354,974
Total Market Value	\$3,991,534	\$3,846,301	\$3,288,118

All values are as of January 1st each year

Tax Year	2023	2022	2021
Assessed Value	\$3,978,623	\$3,616,930	\$3,288,118
Exemption Amount	\$3,978,623	\$3,616,930	\$3,288,118
Taxable Value	\$0	\$0	\$0

Tax Year	2023	2022	2021
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$9,779	\$9,336	\$8,893
Total tax	\$9,779	\$9,336	\$8,893

APPENDIX B: INTERNAL CAPTURE

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour

based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily

based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	187	187	46	6	9	41
	Retail	123	123	7	4	15	15
	Restaurant						
	Cinema/Entertainment						
	Residential						
	Hotel						
		310	310	53	10	24	56

INTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	19	25	1	2	0	1
	Retail	25	19	2	1	1	0
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		44	44	3	3	1	1
% Reduction		14.2%		9.5%		2.5%	

EXTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	168	162	45	4	9	40
	Retail	98	104	5	3	14	15
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		266	266	50	7	23	55

DAILY

GROSS TRIP GENERATION

DAILY	Land Use	Daily	
		Enter	Exit
	Office	187	187
	Retail	123	123
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	0	0
	Hotel	0	0
		310	310

Estimated Trip Origins within a Mixed-Use Development (Daily) (Average of A.M. Peak Hour and P.M. Peak Hour)

DAILY	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		24%	34%	0%	2%	0%
	Retail	16%		21%	2%	20%	3%
	Restaurant	17%	28%		4%	11%	5%
	Cinema/Entertainment	1%	11%	16%		4%	1%
	Residential	3%	22%	21%	0%		2%
	Hotel	38%	15%	39%	0%	1%	

Estimated Trip Destinations within a Mixed-Use Development (Daily) (Average of A.M. Peak Hour and P.M. Peak Hour)

DAILY	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	13%	1%	2%	0%
	Retail	18%		40%	13%	24%	9%
	Restaurant	22%	29%		16%	11%	38%
	Cinema/Entertainment	3%	2%	2%		2%	1%
	Residential	30%	14%	17%	0%		6%
	Hotel	2%	3%	6%	0%	0%	

*** BASED ON EXIT ***

DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		45	62	0	3	0
	Retail	19		26	2	25	3
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		25	0	0	0	0
	Retail	33		0	0	0	0
	Restaurant	41	36		0	0	0
	Cinema/Entertainment	6	2	0		0	0
	Residential	56	17	0	0		0
	Hotel	3	4	0	0	0	
*** MINIMUM ***							
DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		25	0	0	0	0
	Retail	19		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
DAILY	Land Use	Daily					
		Enter	Exit				
	Office	19	25				
	Retail	25	19				
	Restaurant	0	0				
	Cinema/Entertainment	0	0				
	Residential	0	0				
	Hotel	0	0				
		44	44				

A.M. PEAK HOUR

GROSS TRIP GENERATION

A.M. PEAK	Land Use	A.M. Peak Hour	
		Enter	Exit
	Office	46	6
	Retail	7	4
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	0	0
	Hotel	0	0
		53	10

Table 6.1 Unconstrained Internal Person Trip Capture Rates
for Trip Origins within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		28%	63%	0%	1%	0%
	Retail	29%		13%	0%	14%	0%
	Restaurant	31%	14%		0%	4%	3%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	2%	1%	20%	0%		0%
	Hotel	75%	14%	9%	0%	0%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates
for Trip Destinations within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		32%	23%	0%	0%	0%
	Retail	4%		50%	0%	2%	0%
	Restaurant	14%	8%		0%	5%	4%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	3%	17%	20%	0%		0%
	Hotel	3%	4%	6%	0%	0%	

*** BASED ON EXIT ***

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	4	0	0	0
	Retail	1		1	0	1	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	0	0	0	0
	Retail	2		0	0	0	0
	Restaurant	6	1		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	1	1	0	0		0
	Hotel	1	0	0	0	0	
*** MINIMUM ***							
A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	0	0	0	0
	Retail	1		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
A.M. PEAK	Land Use	A. M. Peak Hour					
		Enter	Exit				
	Office	1	2				
	Retail	2	1				
	Restaurant	0	0				
	Cinema/Entertainment	0	0				
	Residential	0	0				
	Hotel	0	0				
		3	3				

P.M. PEAK HOUR

GROSS TRIP GENERATION

P.M. PEAK	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	9	41
	Retail	15	15
	Restaurant	0	0
	Cinema/Entertainment	0	0
	Residential	0	0
	Hotel	0	0
		24	56

Table 6.1 Unconstrained Internal Person Trip Capture Rates
for Trip Origins within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	4%	0%	2%	0%
	Retail	2%		29%	4%	26%	5%
	Restaurant	3%	41%		8%	18%	7%
	Cinema/Entertainment	2%	21%	31%		8%	2%
	Residential	4%	42%	21%	0%		3%
	Hotel	0%	16%	68%	0%	2%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates
for Trip Destinations within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8%	2%	1%	4%	0%
	Retail	31%		29%	26%	46%	17%
	Restaurant	30%	50%		32%	16%	71%
	Cinema/Entertainment	6%	4%	3%		4%	1%
	Residential	57%	10%	14%	0%		12%
	Hotel	0%	2%	5%	0%	0%	

*** BASED ON EXIT ***

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8	2	0	1	0
	Retail	0		4	1	4	1
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		1	0	0	0	0
	Retail	3		0	0	0	0
	Restaurant	3	8		0	0	0
	Cinema/Entertainment	1	1	0		0	0
	Residential	5	2	0	0		0
	Hotel	0	0	0	0	0	
*** MINIMUM ***							
P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		1	0	0	0	0
	Retail	0		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
P.M. PEAK	Land Use	P.M. Peak Hour					
		Enter	Exit				
	Office	0	1				
	Retail	1	0				
	Restaurant	0	0				
	Cinema/Entertainment	0	0				
	Residential	0	0				
	Hotel	0	0				
		1	1				

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	185	185	46	6	8	41
	Retail	123	123	7	4	15	15
	Restaurant						
	Cinema/Entertainment	141	141	5	5	6	7
	Residential						
	Hotel						
		449	449	58	15	29	63

INTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	20	25	1	2	0	1
	Retail	27	21	2	1	2	1
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	2	3	0	0	1	1
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		49	49	3	3	3	3
% Reduction		10.9%		8.2%		6.5%	

EXTERNAL TRIPS

OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	165	160	45	4	8	40
	Retail	96	102	5	3	13	14
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	139	138	5	5	5	6
	Residential	0	0	0	0	0	0
	Hotel	0	0	0	0	0	0
		400	400	55	12	26	60

DAILY

GROSS TRIP GENERATION

DAILY	Land Use	Daily	
		Enter	Exit
	Office	185	185
	Retail	123	123
	Restaurant	0	0
	Cinema/Entertainment	141	141
	Residential	0	0
	Hotel	0	0
		449	449

Estimated Trip Origins within a Mixed-Use Development (Daily) (Average of A.M. Peak Hour and P.M. Peak Hour)

DAILY	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		24%	34%	0%	2%	0%
	Retail	16%		21%	2%	20%	3%
	Restaurant	17%	28%		4%	11%	5%
	Cinema/Entertainment	1%	11%	16%		4%	1%
	Residential	3%	22%	21%	0%		2%
	Hotel	38%	15%	39%	0%	1%	

Estimated Trip Destinations within a Mixed-Use Development (Daily) (Average of A.M. Peak Hour and P.M. Peak Hour)

DAILY	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	13%	1%	2%	0%
	Retail	18%		40%	13%	24%	9%
	Restaurant	22%	29%		16%	11%	38%
	Cinema/Entertainment	3%	2%	2%		2%	1%
	Residential	30%	14%	17%	0%		6%
	Hotel	2%	3%	6%	0%	0%	

*** BASED ON EXIT ***

DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		44	62	0	3	0
	Retail	19		26	2	25	3
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	1	15	22		6	1
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		25	0	1	0	0
	Retail	32		0	18	0	0
	Restaurant	41	36		23	0	0
	Cinema/Entertainment	6	2	0		0	0
	Residential	55	17	0	0		0
	Hotel	3	4	0	0	0	
*** MINIMUM ***							
DAILY	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		25	0	0	0	0
	Retail	19		0	2	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	1	2	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
DAILY	Land Use	Daily					
		Enter	Exit				
	Office	20	25				
	Retail	27	21				
	Restaurant	0	0				
	Cinema/Entertainment	2	3				
	Residential	0	0				
	Hotel	0	0				
		49	49				

A.M. PEAK HOUR

GROSS TRIP GENERATION

A.M. PEAK	Land Use	A.M. Peak Hour	
		Enter	Exit
	Office	46	6
	Retail	7	4
	Restaurant	0	0
	Cinema/Entertainment	5	5
	Residential	0	0
	Hotel	0	0
		58	15

Table 6.1 Unconstrained Internal Person Trip Capture Rates
for Trip Origins within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		28%	63%	0%	1%	0%
	Retail	29%		13%	0%	14%	0%
	Restaurant	31%	14%		0%	4%	3%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	2%	1%	20%	0%		0%
	Hotel	75%	14%	9%	0%	0%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates
for Trip Destinations within a Mixed-Use Development (A.M. Peak Hour)

A.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		32%	23%	0%	0%	0%
	Retail	4%		50%	0%	2%	0%
	Restaurant	14%	8%		0%	5%	4%
	Cinema/Entertainment	0%	0%	0%		0%	0%
	Residential	3%	17%	20%	0%		0%
	Hotel	3%	4%	6%	0%	0%	

*** BASED ON EXIT ***

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	4	0	0	0
	Retail	1		1	0	1	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	0	0	0	0
	Retail	2		0	0	0	0
	Restaurant	6	1		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	1	1	0	0		0
	Hotel	1	0	0	0	0	
*** MINIMUM ***							
A.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		2	0	0	0	0
	Retail	1		0	0	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	0	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
A.M. PEAK	Land Use	A. M. Peak Hour					
		Enter	Exit				
	Office	1	2				
	Retail	2	1				
	Restaurant	0	0				
	Cinema/Entertainment	0	0				
	Residential	0	0				
	Hotel	0	0				
		3	3				

P.M. PEAK HOUR

GROSS TRIP GENERATION

P.M. PEAK	Land Use	P.M. Peak Hour	
		Enter	Exit
	Office	8	41
	Retail	15	15
	Restaurant	0	0
	Cinema/Entertainment	6	7
	Residential	0	0
	Hotel	0	0
		29	63

Table 6.1 Unconstrained Internal Person Trip Capture Rates
for Trip Origins within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		20%	4%	0%	2%	0%
	Retail	2%		29%	4%	26%	5%
	Restaurant	3%	41%		8%	18%	7%
	Cinema/Entertainment	2%	21%	31%		8%	2%
	Residential	4%	42%	21%	0%		3%
	Hotel	0%	16%	68%	0%	2%	

Table 6.2 Unconstrained Internal Person Trip Capture Rates
for Trip Destinations within a Mixed-Use Development (P.M. Peak Hour)

P.M. PEAK	Origin Land Use	Destination Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8%	2%	1%	4%	0%
	Retail	31%		29%	26%	46%	17%
	Restaurant	30%	50%		32%	16%	71%
	Cinema/Entertainment	6%	4%	3%		4%	1%
	Residential	57%	10%	14%	0%		12%
	Hotel	0%	2%	5%	0%	0%	

*** BASED ON EXIT ***

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		8	2	0	1	0
	Retail	0		4	1	4	1
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	1	2		1	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	

*** BASED ON ENTER ***

P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		1	0	0	0	0
	Retail	2		0	2	0	0
	Restaurant	2	8		2	0	0
	Cinema/Entertainment	0	1	0		0	0
	Residential	5	2	0	0		0
	Hotel	0	0	0	0	0	
*** MINIMUM ***							
P.M. PEAK	(Exit) Land Use	(Enter) Land Use					
		Office	Retail	Restaurant	Cinema/Ent.	Residential	Hotel
	Office		1	0	0	0	0
	Retail	0		0	1	0	0
	Restaurant	0	0		0	0	0
	Cinema/Entertainment	0	1	0		0	0
	Residential	0	0	0	0		0
	Hotel	0	0	0	0	0	
INTERNAL TRIPS							
P.M. PEAK	Land Use	P.M. Peak Hour					
		Enter	Exit				
	Office	0	1				
	Retail	2	1				
	Restaurant	0	0				
	Cinema/Entertainment	1	1				
	Residential	0	0				
	Hotel	0	0				
		3	3				

APPENDIX C: ITE

Land Use: 445

Movie Theater

Description

A movie theater is a place where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen. Amenities such as reclining seats, tiered stadium seating, and assigned seating are sometimes offered. A theater can be stand-alone or part of a larger retail complex.

Additional Data

Caution should be used when applying these data, as the peaking characteristics for this land use can have a significant impact on trip generation rates. Peaking at movie theaters typically occur in time periods shorter than an hour. The start and end times for a movie theater may be staggered to reduce peak surging impacts.

For 25 sites with data for both number of movie screens and number of seats, the average number of seats per movie screen was 236 (with values ranging between 150 and 336). The database includes two exceptions, both theaters with three movie screens and with an average of 740 seats per movie screen.

The peak hour of the generator for movie theaters occurred on Friday and Saturday evenings between 6:00 p.m. and 10:00 p.m.

The sites were surveyed in the 1980s, 1990s, the 2000s, and the 2010s in California, Connecticut, Georgia, Hawaii, Maryland, New York, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, Texas, Virginia, and Wisconsin.

Source Numbers

213, 215, 241, 283, 387, 397, 418, 433, 440, 443, 450, 451, 452, 453, 455, 456, 457, 458, 459, 513, 544, 618, 959

Movie Theater (445)

Vehicle Trip Ends vs: Seats

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Seats: 1236

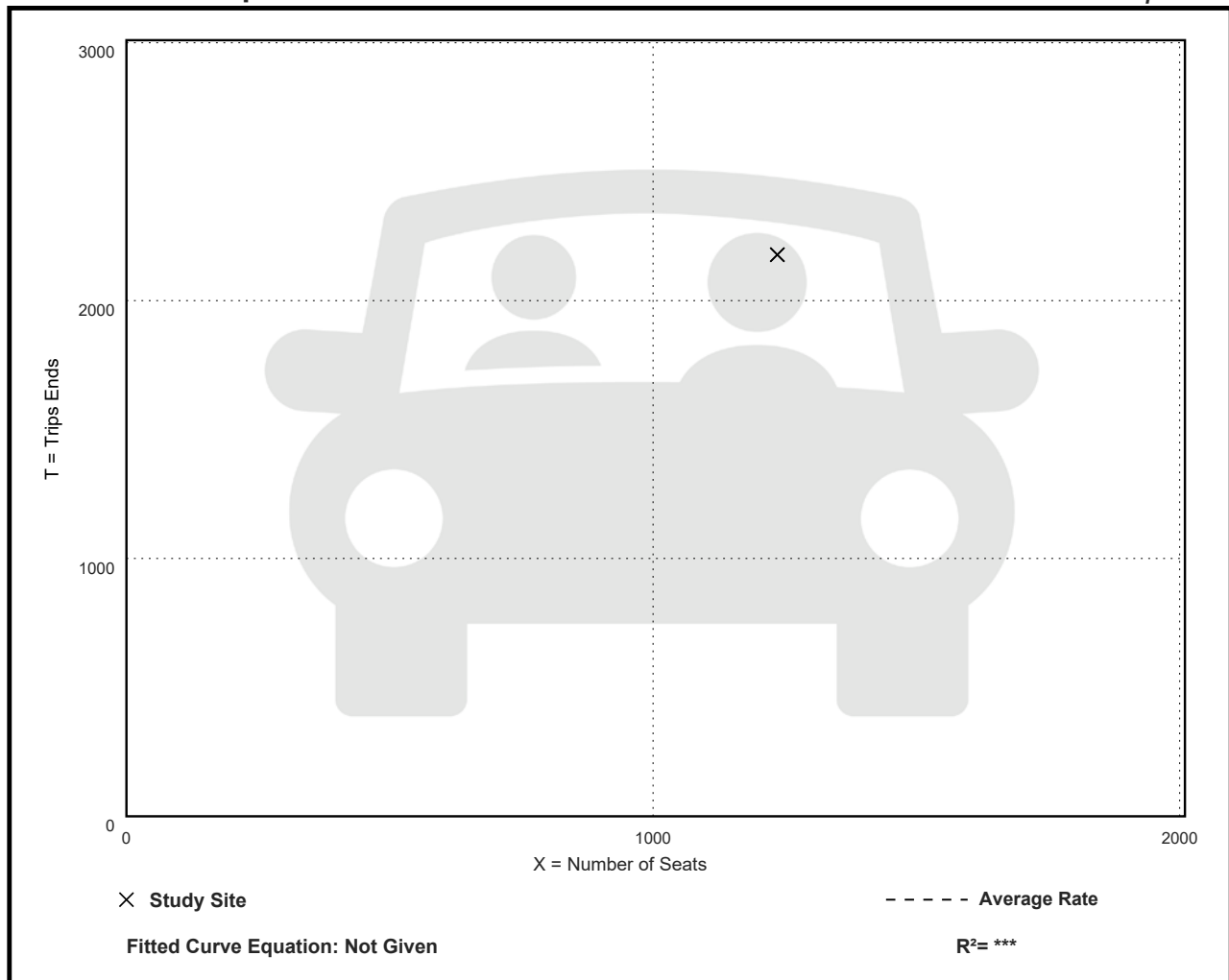
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.76	1.76 - 1.76	***

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

Vehicle Trip Ends vs: Seats

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

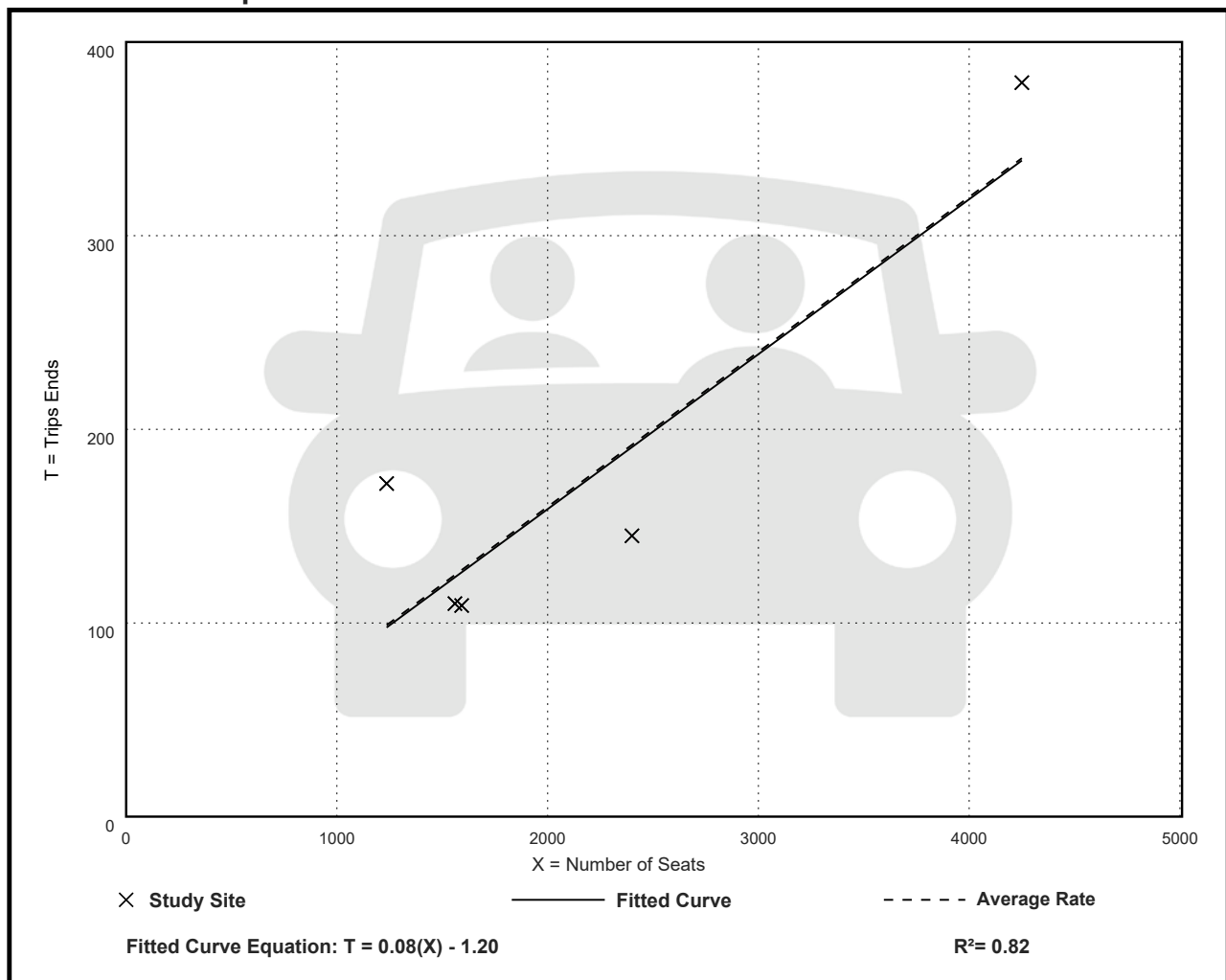
Avg. Num. of Seats: 2208

Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.08	0.06 - 0.14	0.03

Data Plot and Equation



Movie Theater (445)

Vehicle Trip Ends vs: Seats

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Seats: 1236

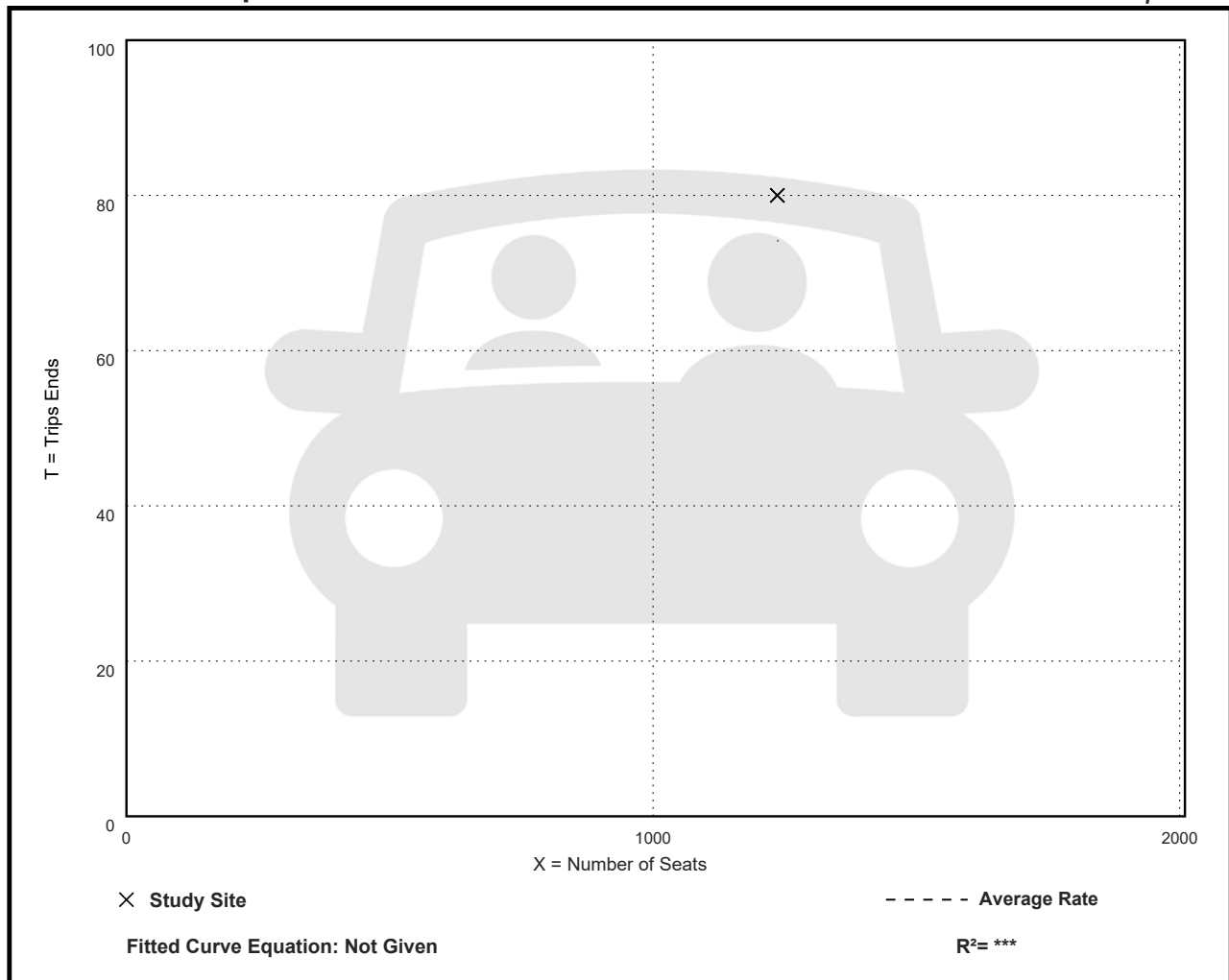
Directional Distribution: Not Available

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.06	0.06 - 0.06	***

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

Vehicle Trip Ends vs: Seats

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Seats: 1988

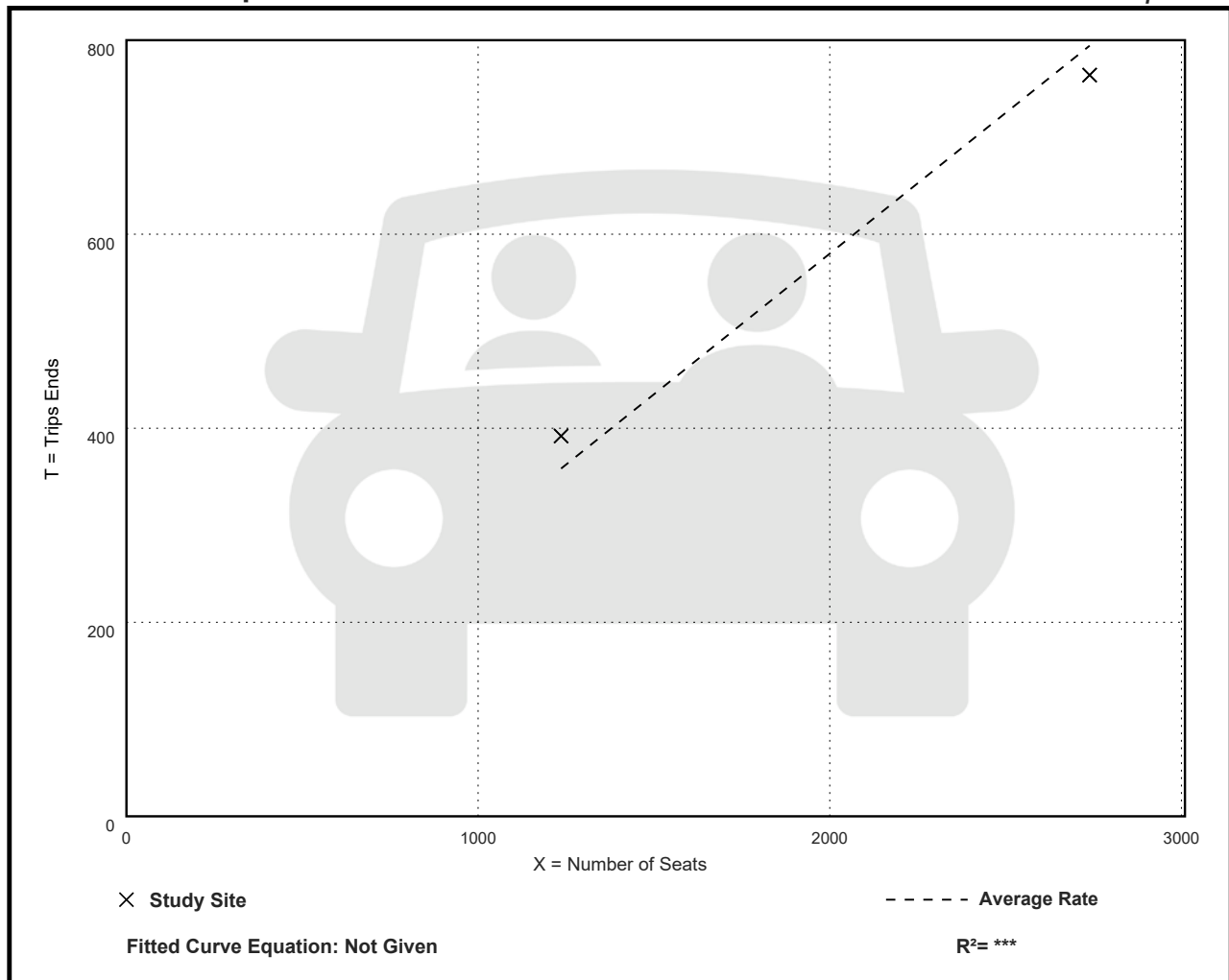
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.29	0.28 - 0.32	***

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

Vehicle Trip Ends vs: Seats

On a: Friday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

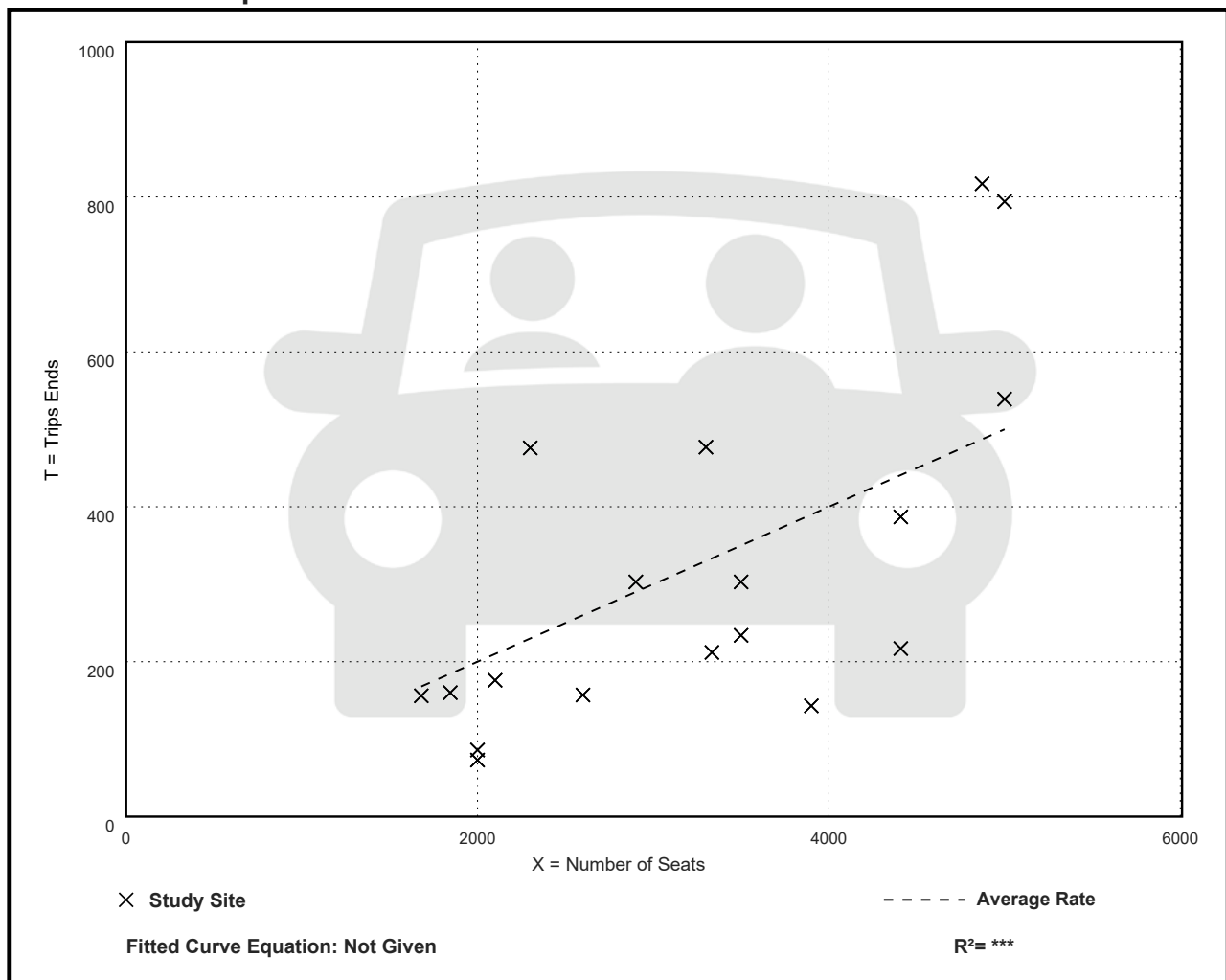
Avg. Num. of Seats: 3258

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.21	0.05

Data Plot and Equation



Village of Palm Springs Development Review

DATE: 8/29/2024

DESCRIPTION: 4522 South Congress Ave: ARC Arts Center – Site Plan Application

APPLICANT: Ellie Marshall, COO, The ARC of Palm Beach County,
Marty R.A. Minor of Urban Design Studio

OWNER: Palm Beach Habilitation Center, Inc. (The ARC of Palm Beach County)

APPLICATION TYPE: Site Plan (Minor/Major)

REQUEST: Site Plan, Utilities/Civil & Landscape Plan Review

LOCATION: 4522 South Congress Ave, Palm Springs, FL 33461

STAFF REVIEW: **Recommended Acceptance Letter**

Based on a review of the plans the Engineering Department can recommend the acceptance of the plans submitted with the following comments:

Conditions of Recommendation:

1. The Village has reviewed the Document “Exhibit – Fire Hydrant”. The applicant will need to provide a fire hydrant and/or FDC to provide necessary coverage. The exhibit will need to be reviewed by the Fire Department prior to building department approval.
2. Confirm the finish floor elevation and the potential need to address the elevation. The sidewalk surrounding the proposed parking is higher than the existing elevation of the proposed theater. Applicant Response: Finished floor elevations (FFE) are existing and to remain. The FFEs of the existing buildings to be renovated and the proposed building will be coordinated with the flood plain manager prior to building department approval. The reviewer’s concerns are noted here and will be in the final recommendation.
3. Does this overall site have a permit that is being modified. Because there is a statement this sub-basin overflows to the existing parking lot. Applicant Response: All runoff from the improvements is to be contained on-site, so a controlled discharge is not proposed. The design will be completed to account for the improvements and meet the requirements of SFWMD and

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



LWDD. The perimeter berms will be designed to meet the 25-year, 3-day storm event, which controls sub-basin overflows. Final drainage will be reviewed at the time of building permit application. Applicant must except that significant modifications may be required at building department review time to meet flood plain manager requirements.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

David Cowan Jr., P.E.

Chen Moore and Associates

Tel: 561.746.6900 x 1220

Email: dcowan@chenmoore.com



6TH AVE. SOUTH

CONGRESS AVE.

AFFECTED AREA
(PHASE 1)

AFFECTED AREA
(PHASE 2)

AFFECTED AREA
(PHASE 1)

EXISTING CAREER
DEVELOPMENT
COMPUTER LAB BUILDING
(ONE STORY)
13,975 SF

EXISTING TRAMPOLINE
BUILDING
(ONE STORY)
1,500 SF
USE: SOCIAL
SERVICES

EXISTING PUMP & WELL
BLOG WITH RESTROOMS
(ONE STORY) 343 SF

EXISTING PRODUCTION
WORKSHOP 1
BUILDING
(ONE STORY)
3,267 SF
USE: SOCIAL
SERVICES

EXISTING ADULT GALLS
PROGRAM BUILDING
(ONE STORY)
TO BE RENOVATED
2,700 SF

EXISTING WORKSHOP &
PRODUCTION 2
BUILDING
(ONE STORY)
2,458 SF

EXISTING WAREHOUSE BUILDING
(ONE STORY)
TO BE RENOVATED
8,010 SF

EXISTING WORKSHOP &
PRODUCTION 3
BUILDING
(ONE STORY)
TO BE RENOVATED
2,070 SF

PROPOSED BUILDING
EXPANSION
365 SF

PHASE 1
PROPOSED
STORAGE
WAREHOUSE
(ONE STORY)
3,000 SF

EXISTING DIRT TO BE UPDATED TO GRAVEL
LOADING 12' x 40'

OVERHEAD DOOR

OVERHEAD DOOR

RENOVATED PATIO

PROPOSED EAST PORCH

PROPOSED WALKWAY

PROPOSED ENTRY

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

PROPOSED DRIVE

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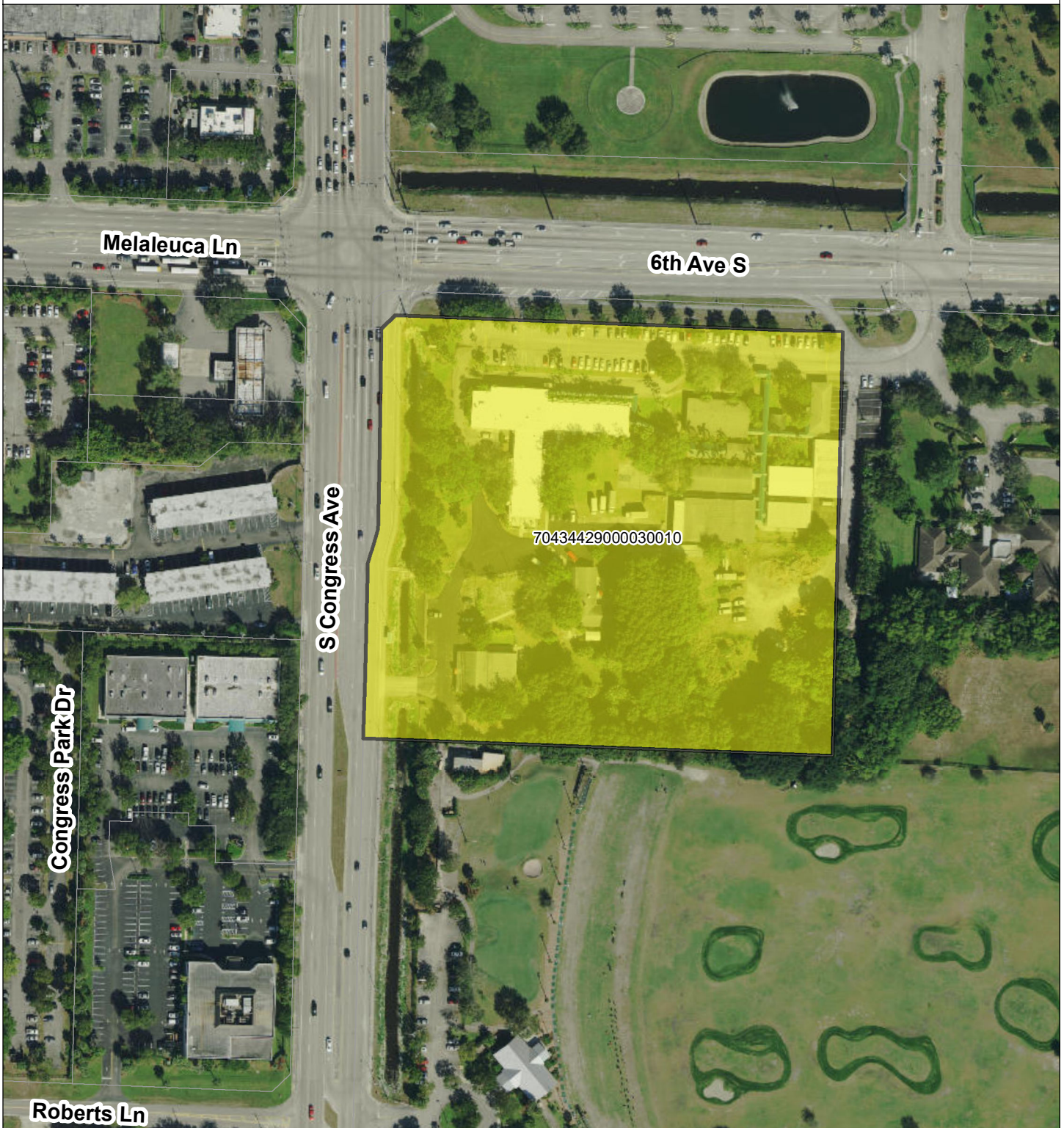
PROPOSED DRIVE





VILLAGE OF PALM SPRINGS

Palm Beach Habilitation Center



0 50 100 200 300 400 500 600 700 800 Feet



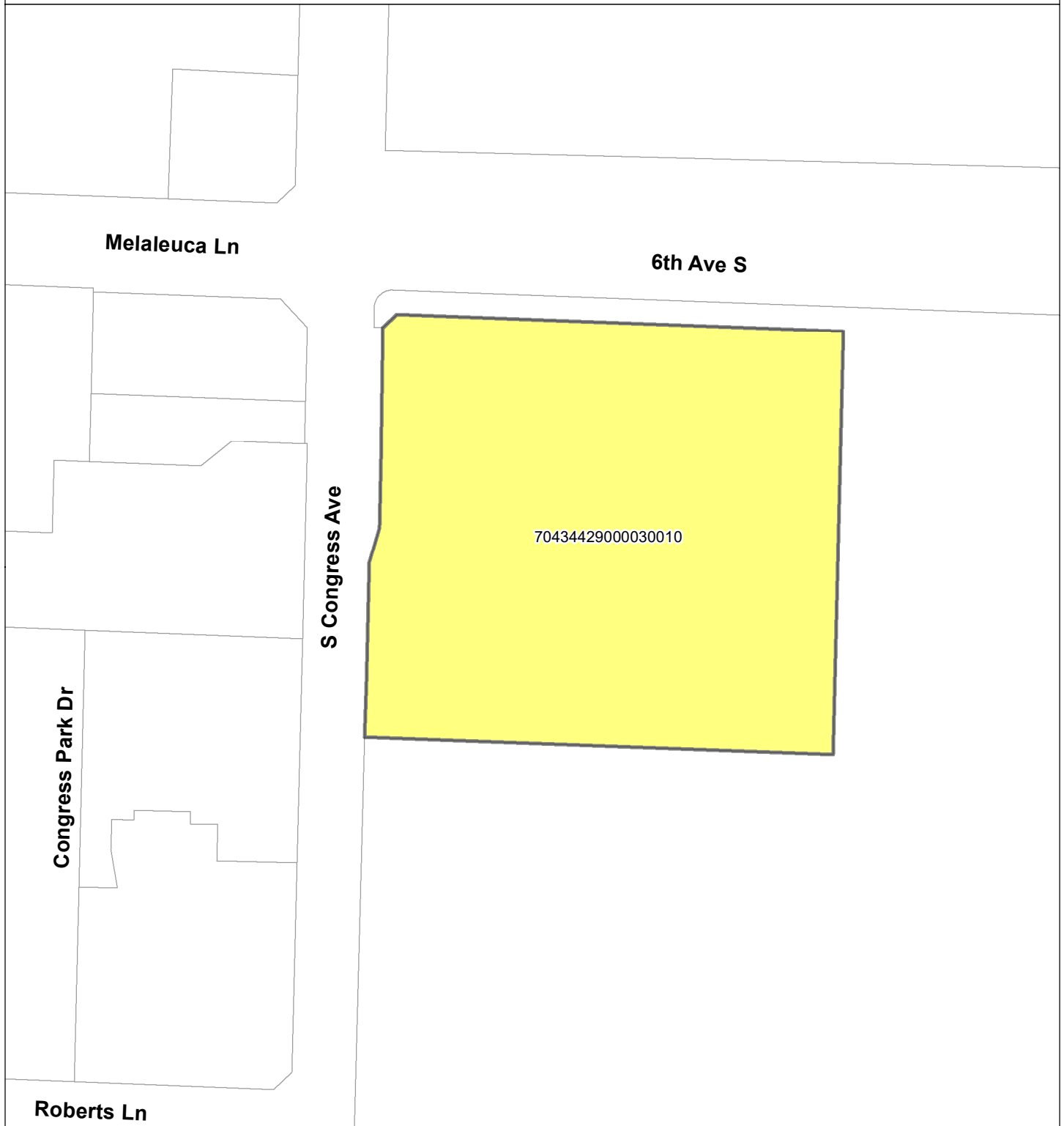
 4522 S Congress

Date: 5/21/2019



VILLAGE OF PALM SPRINGS

Palm Beach Habilitation Center



0 50 100 200 300 400 500 600 700 800 Feet



Date: 5/21/2019