AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 13, 2025
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
Ralph Wiles, 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 April 8, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the April 8, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Planning & Zoning Board Order No. 2025-02 - Minor Site Development Plan (SPR25-04) with Four Variances (PSV25-03), (PSV25-04), (PSV25-05) and (PSV25-06) - Palm Springs Office Building - 4120 Forest Hill Boulevard:** Motion to recommend approval of an application submitted Mr. Zach Ciciera from Cotleur & Hearings, agent for the owner, Richbuilt Boca Inc. ("Applicant"), is requesting a Minor Site Development Plan approval (SPR25-04) to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850 square-foot commercial building designated for office use at the property located at 4120 Forest Hill Boulevard.
   Staff: Christian Melendez Berrios, PZ&B Technician

4. **Site Development Plan Amendment (SPR25-05) and Special Exception Use (PSSE25-03) - Iglesia Cristo Misionera de WPB Inc. - 4340 Diamond Road:** Motion to recommend approval of an application submitted by Mr. Juan Gonzalez, agent for the owner, Iglesia Cristo Misionera de WPB Inc. The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-05) and concurrently requests a Special Exception Use (PSSE25-03) to allow the use of the property as a place of worship with a maximum of 140 seats located at 4340 Diamond Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING
TUESDAY, JUNE 10, 2025 @ 6:30 PM IN 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: May 13, 2025

DEPARTMENT: Administration

ITEM #2: April 8, 2025 Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:
None

ATTACHMENTS:
1. April 8, 2025 Planning and Zoning Advisory Board Meeting Minutes

AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
APRIL 8, 2025
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 an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

Chairman 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, Kim Gehrman, Paul Braun, Brenda Browning, and Ralph Wiles

Also present: 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

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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: Andrea Medero, Records Clerk

   There were no ex parte communications.

   Deputy Worth swore in Mr. Jay Huebner, HSQ Group, Inc., and Mr. Paul Charette, Charette International Architecture.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
None

APPROVAL OF MINUTES

2. **Approval of March 11, 2025, Planning and Zoning Advisory Board Meeting Minutes:** A motion to approve the minutes from the March 11, 2025, Planning and Zoning Advisory Board Meeting.
   Staff: Andrea Medero, Records Clerk

   Chairman Tieche asked for a motion of approval for the March 11, 2025, minutes. A motion to approve was made by Mrs. Kim Gehrman and seconded by Mr. Peter Braun. Motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **PZ&B Order 2025-01 - Parking Variance (PSV25-01) and Number of Loading Zones Variance (PSV25-02) - Palm Springs Market Place - 3965 South Congress Avenue: Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC.. The application seeks approval for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.**
   Staff: Iramis Cabrera, PZB Director

   SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special

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Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

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

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces from 68 parking spaces required to 57 spaces, a reduction of 11 spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

Planning, Zoning & Building does not object to the variances requested and recommends conditional approval to facilitate the redevelopment project proposed for the property, which is subject to a separate agenda item.

Planning, Zoning, and Building Planner Christian Melendez presented the article. Planner Melendez stated that the applicant was requesting approval for a site development plan amendment of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue. Planner Melendez stated the applicant requested two (2) variances: Section 34-1329, reducing the number of parking spaces, and Section 13-1330, reducing the number of loading zones.

Mr. Jay Huebner, engineer with HSQ Group, Inc. - 1001 Yamato Road, Boca Raton, FL 33431. Mr. Huebner introduced Mr. Paul Charette, architect and owner - Charette International Architecture, 551 NW 77th Street, Suite 107, Boca Raton, FL, 33487. Mr. Huebner showed a PowerPoint presentation describing the changes to the current site, and the proposed project, with the reasons for the two (2) variances requested.

A discussion regarding stacking, parking, Callie Coffee Shop, a bay with a sit-down restaurant, and retail shops ensued. Mr. Huebner went over the requested variances.

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The Board asked why the coffee shop was much larger than the restaurant, asked questions about the loading zone, and mentioned the gas lids (from the current gas station) still on the drawing, which should be removed from the drawing. Mr. Hubner stated that Calli Coffee Shops have their prototypes, and he went with their design.

Chairman Tieche reminded everyone this was a public hearing and offered the public an opportunity to speak.

Chairman Tieche called for a motion regarding PZ&B Order 2025-01, for PSV25-01 - Parking Variance and PSV25-02 - Number of Loading Zones Variance. Mr. Braun made a motion to approve, which was seconded by Mr. Lashells. The motion carried unanimously, 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, the new construction may have a positive effect on neighboring properties.

4. **Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02) - Palm Springs Market Place - 3965 South Congress Avenue: Motion to recommend approval of an application submitted by Palm Springs Market Place, LLC, applicant and contract purchaser for 3965 South Congress INC. The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR25-03) and concurrently requests a Special Exception Use (PSSE25-02) to allow the construction of a 10,879-square-foot retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress Avenue.**

   Staff: Christian Melendez Berrios, PZ&B Technician

   SUMMARY: An application submitted by Palm Springs Market Place, LLC, ("Applicant") and contract purchaser for 3965 South Congress INC, for a Site Development Plan Amendment (SPR25-03) and concurrently requesting a Special Exception Use (PSSE25-02) to allow the construction of 10,879 square feet one-story retail center with a drive-thru coffee shop and a sit-down restaurant within the commercial property at 3965 South Congress.

   The property was annexed into the Village on August 27, 2009, as a developed parcel, with a full-service station and a convenience store. The existing property has been a gas station since 1997 with a 3,223-square-foot building that will be demolished and replaced with the proposed retail building. Within the existing intersection, there are three gas stations, creating a vehicular-dominant use and a proliferation of the same type of use.

   The proposed development project provides upscale building architecture, allowing for prominent retail and restaurant uses. The proposed development proposes

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improvements regarding landscaping, traffic trip reduction, and providing needed retail services to the neighborhood.

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

1. PSV25-01 - Requesting variance relief from Section 34-1329 to allow the reduction of parking spaces.
2. PSV25-02 - Requesting variance relief from Section 13-1330 to reduce the number of loading zones from the required two spaces to one space.

Staff have found the proposed Special Exception use to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the land development and zoning regulations 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 a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning & Building does not object to the proposed Special Exception Use, Site Development Plan Amendment, and requested Variances, and recommends conditional approval to facilitate the redevelopment project proposed for the property.

This Item was presented with Item #3.

Chairman Tieche reminded everyone this was a public hearing and offered the public an opportunity to speak.

Chairman Tieche called for a motion regarding the Site Development Plan (SPR25-03) and Special Exception Use (PSSE25-02). Mr. Hughes made a motion to approve, which was seconded by Mr. Braun. The motion carried unanimously, 5-0.

FISCAL IMPACT:

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

OTHER BUSINESS

None

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 6:53 P.M.

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_____
Jane R. Worth, Deputy Village Clerk

ATTEST:

_____
Johnnie Tieche, Chairman
Planning and Zoning Advisory Board Meeting Minutes

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.

NEXT MEETING
TUESDAY, MAY 13, 2025 – 6:30 PM – VILLAGE COUNCIL CHAMBERS

DRAFT

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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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:

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Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422

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Village of Palm Springs

Staff Report

AGENDA DATE: May 13, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Minor Site Plan (SPR25-04) - Palm Springs Office Building - 4120 Forest Hill Boulevard

SUMMARY: Mr. Zach Ciciera from Cotleur & Hearings, agent for the owner, Richbuilt Boca Inc. ("Applicant"), is requesting a Minor Site Development Plan approval (**SPR25-04**) to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850 square-foot commercial building designated for office use at the property located at 4120 Forest Hill Blvd.

Note: The property was annexed into the Village of Palm Springs on July 23, 1998, as a vacant parcel, owned by the applicant since then, and has never been developed.

The applicant is planning the design to focus on complementing the aesthetic and functional fabric of the Forest Hill Boulevard corridor. The architectural theme of the proposed building draws inspiration from the existing apartment buildings to the west. By selecting colors that harmonize with these structures, this proposal ensures a cohesive visual landscape. The design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The proposed office building is designed with a keen eye for detail, aiming to be a valuable addition to the Forest Hill Boulevard corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

As part of the proposed Site Development Plan, the applicant is requesting four variances which are subject to the Planning & Zoning Board's consideration:

1. **PSV25-03** - A Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres.
2. **PSV25-04** – A Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet.
3. **PSV25-05** – A Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to a residential from 30 feet to 20 feet.
4. **PSV25-06** – A Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.

Staff supports the applicant's request and recommends conditional approval of the Minor Site Development Plan with four variances to facilitate the development of the property based on general consistency with the Land Development and Zoning Regulations.

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.

ATTACHMENTS:

1. Planning and Zoning Board Order 2025-02 - Palm Springs Office Building - 4120 Forest Hill Boulevard
2. Exhibit "A" Staff Report and Conditions of Approval
3. Justification Statement
4. Site Plan, Landscape plan, Photometric plan and letters - 4120 Forest Hill Boulevard
5. Color Renderings
6. Dumpster Use Agreement

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2025-02
MINOR SITE PLAN (SPR25-04) WITH FOUR (4) VARIANCES - (PSV25-03, PSV25-04, PSV25-05 and PSV25-06)

Richbuilt Boca, Inc. (Applicant)
4120 Forest Hill Boulevard
Palm Springs, FL 33406
Applicant(s)

PCN: **70-42-44-12-00-000-5160**

FINAL ORDER

THIS MATTER came before the Village of Palm Springs Planning and Zoning Board ("The Board") on **May 13, 2025.** The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following minor site plan application (SPR25-04) and variances for **PSV25-03, PSV25-04, PSV25-05, and PSV25-06.**

The above Applicant(s) is the owner of the property legally described as: **4120 Forest Hill Boulevard, Palm Springs, Florida, 33461 - 12-44-42, N 208.71 FT OF W 104.71 FT OF E 1/2 OF SE 1/4 OF SE 1/4 (LESS N 60 FT RD R/W)**

2. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.

3. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.

4. The Applicant proposes **to construct a 2,850-square-foot commercial building designated for office use:**

5. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

6. The Applicant has submitted an application for four (4) variances from the Village of Palm Springs, Florida as set forth below:

    1. **PSV25-03** - Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres.

    2. **PSV25-04** – Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet.

    3. **PSV25-05** – Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to a residential from 30 feet to 20 feet.

    4. **PSV25-06** – Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.

7. The Village's Land Development Code Section 34-746(10) requires the Board to determine that the variances meet the following requirements:

    1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

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

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

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

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

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

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

8. _____The Board has determined that variances **PSV25-03, PSV25-04, PSV25-05, and PSV25-06** have met the requirements of Section 34-603(b)(1) of the Land Development Code, however, made a motion to approve subject to any and all conditions set forth in the staff report and to include any conditions established by the Village Council in approval of the Site Plan and Special Exception for the project.

OR _____The Board has determined the application for the variances **PSV25-03, PSV25-04, PSV25-05, and PSV25-06**, has not met the requirements of Section 34-603(b)(1) of the Land Development Code.

9. The Variance is hereby **GRANTED/DENIED.**

DONE AND ORDERED in Palm Springs, Florida this 13th day of May, 2025.

ATTEST:

_____	_____
Jane Worth, Deputy Village Clerk	Johnnie Tieche, Chairman Planning and Zoning Board

Copies furnished to:

Richbuilt Boca, Inc., 4120 Forest Hill Boulevard, Palm Springs, FL 33406

Cotleur & Hearing, 1934 Commerce Lane, Suite 1, Jupiter, FL 33458

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

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

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan – Palm Springs Office Building – 4120 Forest Hill Blvd

Application Summary			
Applicant / Petitioner	Cotleur & Hearing	**Submittal Date**	04/04/2024
Reference Name	Palm Springs Office Building	**Case Number**	**SPR25-04, PSV25-03, PSV25-04, PSV25-05, PSV25-06**
		Parcel Control No.	70-42-44-24-12-000-5160
Location	4120 Forest Hill Blvd	**Site Area**	± 0.37 acres
P&Z Board	May 13, 2025	**Village Council**	N/A
Requests			
Proposed Use(s)	Minor Site Development Plan to construct a 2,850-sf office building.		
Number of Buildings	One (1) one-story building – 2,850 square feet		
Variance	**1- PSV25-03 -** A Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres. **2- PSV25-04 –** A Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet. **3- PSV25-05 –** A Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to residential from 30 feet to 20 feet. **4- PSV25-06 –** A Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Vehicular Parking	**Office** - 1 Space/200 sf @ 2,850 sf = 15	15 spaces	Yes

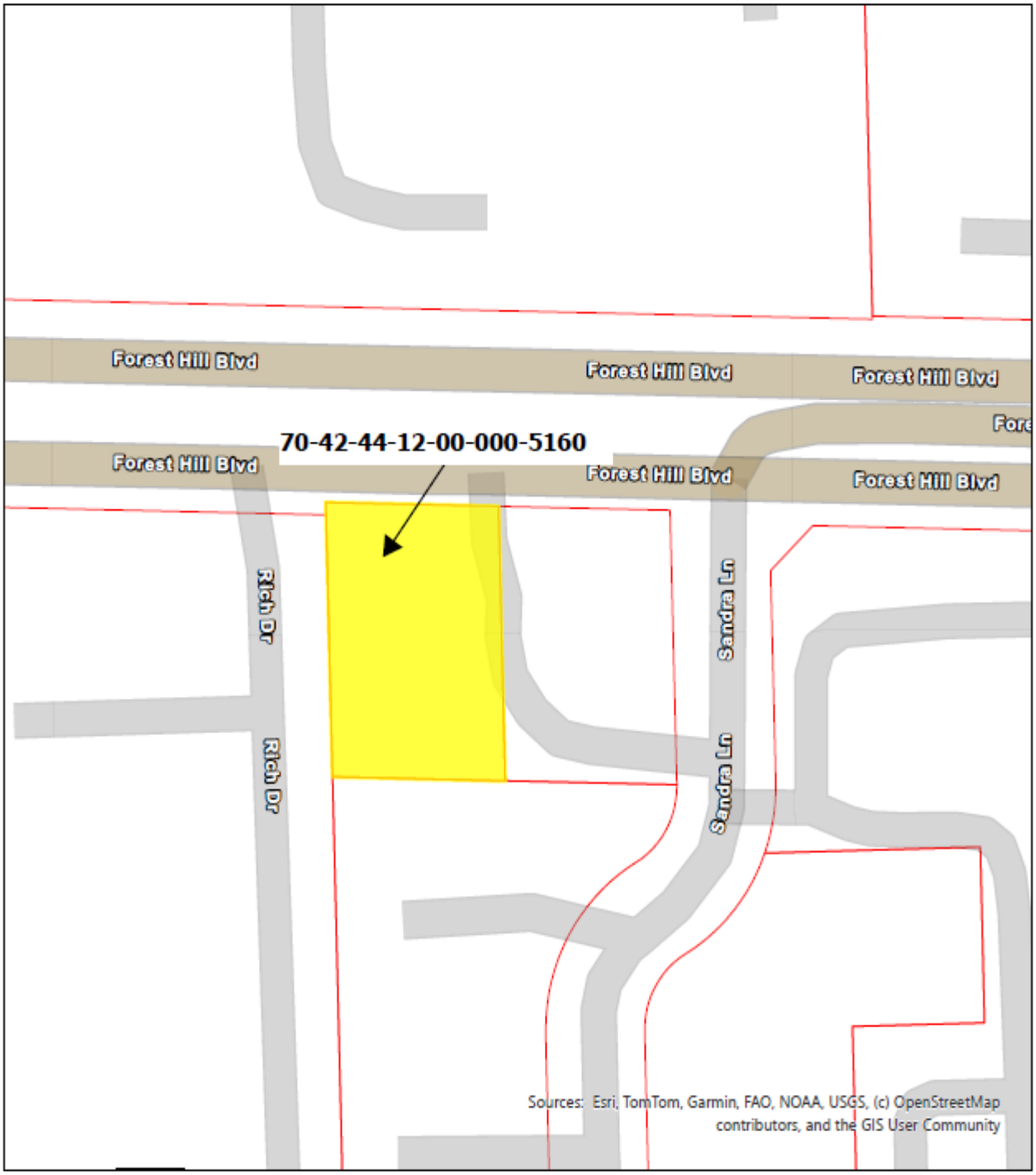
Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front Yard (North)	40’	88’	Yes
Rear Yard (South) adjacent to residential	30’	20’	No (variance requested)
Side Yard (East)	15’	15’	Yes
Side Yard (West)	15’	15’	Yes

Site Characteristics			
Existing Use	Vacant Lot	**Proposed Use**	Office
Existing Zoning	Commercial Neighborhood (CN)	**Existing Future Land Use**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential	Unknown Unincorporated Palm Beach County	Unincorporated Palm Beach County
South	Residential	Medium Density	Residential Multifamily (RM)
East	Church	Commercial	Commercial Neighborhood (CN)
West	Residential	High Density	Residential Multifamily (RM)

Recommendation

Planning, Zoning & Building Staff recommends conditional approval of the proposed site development plan to construct a 2,850 square foot office building as depicted on the site plan, based on compatibility with surrounding uses.



I. Site History

- Ordinance 1998-23: Annexation

The property was annexed into the Village of Palm Springs on July 23, 1998, as a vacant parcel and designated with the Land Development as Commercial Neighborhood zoning district and Commercial Future Land Use, respectively.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial Neighborhood (CN), respectively. The proposed minor site development plan to construct an office building is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variance:

- **Variance 1: PSV25-03 -** A Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres.
- **Variance 2: PSV25-04 –** A Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet.
- **Variance 3: PSV25-05 –** A Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to residential from 30 feet to 20 feet.
- **Variance 4: PSV25-06 –** A Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.

The applicant's full justification is hereto:

a. *That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.*

The applicant's variance request is a direct result of the nonconforming lot size, which is of no fault of the applicant. According to Village code, the minimum lot size for properties in the CN district is one acre, however, the subject property has never been developed or rezoned, creating a hardship on the applicant to reasonably develop the property without the need to request a variance for this existing condition. The current lot size, as it relates to the existing area standards of the CN district, is a hardship to the applicant. The applicant can't comply with the required one-acre lot size without rezoning the property to a zoning district that allows 0.36 acre lots.

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

As previously stated, the variance requests are directly related to the existing nonconforming lot size, which has never been altered by the applicant. This property existed as-is prior to the adoption of the one-acre lot size requirement in the CN district. To make reasonable use of the property without requiring the applicant to rezone the property, we are requesting approval of this request.

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

The applicant is simply requesting to develop the vacant commercial property with a professional office building, which is permitted by right in the subject zoning district. The site design has been strategically configured to ensure the proposed development is the minimum amount necessary to provide adequate space for a future office tenant while remaining code compliant to the greatest extent possible. The development limitations presented by the property's lot size have been fully mitigated by the extensive landscape buffers, alongside the non-intensive office use, to ensure neighboring properties are protected from all impacts of the proposed development.

d. *That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would*

work unnecessary and undue hardship on the applicant.

It is impossible for the applicant to adhere to the provisions of these applicable land development regulations, which is indeed a hardship by no fault of the applicant. All property owners are given a reasonable opportunity to develop their land, and a literal interpretation of the Village Code will make any development of the subject property impossible without the approval of the proposed variance requests. Should the variance requests be denied, the property will be unable to be developed due to its nonconforming lot size.

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

The applicant's request is indeed the minimum variance that will make possible the use of the land. The applicant is simply asking for approval of the current nonconforming lot size, void of any additions to the overall square footage or alterations of boundaries. The applicant is simply requesting to develop the existing vacant 0.36-acre lot with an office use (permitted in the CN district).

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

The granting of the variance will be in harmony with the general intent of the CN district regulations, as all other aspects of this proposal are consistent with the standards outlined in this section. The existing vacant lot is legally nonconforming with the minimum lot size in the CN district and has been this way since the adoption of this provision. This is a unique situation given the current zoning designation.

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

Granting the proposed variance will not be injurious to the area or detrimental to any adjoining neighbors or the public. On the contrary, the proposed office building will enhance the Forest Hill Boulevard corridor by incorporating modern architecture and lush landscaping to set a precedent for future development.

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

IV. Neighborhood Compatibility

1) The proposed project is located on the south side of Forest Hill Blvd between Kirk Road and S Military Trail.
2) The proposed facility is a desirable use within the Commercial Neighborhood zoning district.
3) A mix of different commercial uses exists along Forest Hill Blvd.
4) Transit service is available through Palm Tran.
5) Surrounding properties are a mix of residential and commercial uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CN district.
  1) The proposed project plan generally meets the required site development regulations.
  2) The variances requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
  3) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

4) The plans shall meet FDOT requirements.
5) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, FDOT, and Village of Palm Springs, are required prior to construction.
6) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.
7) The cross-access agreement shall be reviewed and approved by the Village's attorney.
8) The property is limited to office use only.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on May 5, 2025.
- Public Notification letters were mailed to all property owners within a 300 300-foot radius of the subject property on May 5, 2029.
- Legal advertisement was published on April 29, 2025.
- Staff have not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on April 04, 2024, depict the following:

- An application submitted for a Minor Site Development Plan with 4 variances for the construction of a commercial office building.
    1. Site Plan received April 04, 2024, revised and resubmitted on May 5, 2025.
    2. Landscape plans received April 04, 2024, revised and resubmitted on May 5, 2025.
    3. Preliminary Engineering plans received April 04, 2024, revised and resubmitted on March 7, 2025.
    4. Architectural plans.
    5. Photometric plan.
    6. Project narrative and Justification Statement of proposed use.
    7. Drainage calculations.
    8. Color rendering

IX. Recommendation

The applicant is requesting a Minor Site Development Plan approval to develop a 0.37-acre Commercial Neighborhood property, with the construction of a 2,850 square-foot commercial building designated for office use. The property was annexed into the Village of Palm Springs on July 23, 1998, as a vacant parcel, owned by the applicant since then, and has never been developed.

The applicant is planning the design to focus on complementing the aesthetic and functional fabric of the Forest Hill Boulevard corridor. The architectural theme of the proposed building draws inspiration from the existing apartment buildings to the west. By selecting colors that harmonize with these structures, this proposal ensures a cohesive visual landscape. The design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The proposed office building is designed with a keen eye for detail, aiming to be a valuable addition to the Forest Hill Boulevard corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

As part of the proposed Site Development Plan, the applicant is requesting four variances:

1. A Variance relief from Section 34-796 (1) to reduce the minimum lot size from one (1) acre to 0.37 acres.
2. A Variance relief from Section 34-796 (4) to reduce the minimum lot depth from 200 feet to 148.88 feet.

3. A Variance relief from Section 34-796 (7) to reduce the rear yard setback adjacent to a residential from 30 feet to 20 feet.
4. A Variance relief from Section 62-43 to allow the exclusion of a dumpster enclosure.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be consistent with the goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of the Forest Hill Boulevard corridor.

Planning, Zoning & Building Staff recommends conditional approval of the proposed Minor Site Development Plan with four variances, subject to the following thirty-seven (37) conditions below:

1. Build-out date is December 31, 2029.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at the time of permitting**.
4. The cross-access agreement shall be reviewed and approved by the Village's attorney **before the issuance of any building permit.**
5. The share dumpster agreement shall be reviewed and approved by the Village's attorney **at the time of permitting**. No certificate of occupancy shall be issued until the agreement is approved and recorded in the Palm Beach County Public Records.
6. The FDOT approval letter shall be submitted to the Village **at the time of the site work permit application**. The permit shall not be issued until the letter is received by the Planning, Zoning & Building Department.
7. A Project Application shall be submitted to FPL (at www.FPL.com/construction) to provide their service.
8. The commercial business hours shall be in accordance with the Village's hours of operations regulations.
9. Overnight parking on the property shall be prohibited.
10. No outdoor storage shall be allowed.
11. Details of the proposed fence along the west side shall be reviewed and approved by the Planning, Zoning & Building Department **at the time of permitting.**
12. A 10' wide buffer shall be provided along the east side of the property.
13. Details of the proposed fence along the east side shall be provided **at the time of permitting**.
14. Any monument sign and wall signs shall be in accordance with the Village's Land Development Regulations.
15. A root barrier shall be provided on trees that are within 12' of utility lines.
16. The main driveway along Forest Hill Blvd shall be constructed according to FDOT requirements.
17. Utility easements shall not overlap more than 5' with any landscaped buffers.
18. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
19. The trash canisters shall be provided by Waste Pro USA, which is under a franchise Agreement with the Village.
20. Per the Police Department, the following comments shall be addressed **at the time of permitting**:
    - South Elevation: Install peepholes on both doors to increase visibility for safer access control.
    - Roof Access Ladder: Add a security cover gate to the roof access ladder to prevent unauthorized entry and potential safety risks.
    - Exterior Lighting: Review and confirm that lighting plans for the east, west, and south sides of the building are adequate. Suggest adding motion-activated or dusk-to-dawn lights to boost security and deter criminal activity
21. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
22. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
23. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system.

24. Provide permits from all applicable permitting agencies, including but not limited to FDOT, PBC Fire Rescue, and the Village of Palm Springs **at the time of permitting**.
25. The property owner shall register an Agent of Record before issuance of a permit to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
26. All mechanical equipment and above-ground infrastructure shall be screened from view.
27. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures as approved by the Police Chief may include increased on-site security at the operator's sole expense.
28. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
29. All new electric utilities shall be underground.
30. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. The project shall be constructed following the FBC edition in effect **at the time of permitting**.
31. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
32. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
33. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
34. Photometrics must be certified by an engineer **before CO**.
35. The civil engineer of record shall certify the site construction **before the Certificate of Occupancy**.
36. The General Contractor shall be on site during all construction activities.
37. **At the time of CO**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Palm Springs Office Building

4120 Forest Hill Boulevard
Statement of Use
March 22, 2024
Revised March 7, 2025

Introduction

On behalf of the applicant and owner, Richbuilt Boca Inc, Cotleur & Hearing is requesting approval of a **site plan application** and **four-part variance** request to construct a 2,850 square foot commercial building designated for office use. The addition of the proposed office building will further enhance the aesthetic of Forest Hill Boulevard and complement surrounding uses throughout the commercial district.

Project Contact

Cotleur & Hearing
Donaldson Hearing, Principal
Zach Ciciera, Senior Land Planner
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 747-6336 x135
E-mail: zciciera@cotleur-hearing.com

Background

The subject 0.36-acre property is located on the south side of Forest Hill Boulevard, west of Kirk Road. The subject property has a zoning designation of Commercial Neighborhood (CN) and a Future Land Use designation of Commercial. The property has been owned by the applicant since 1998 and has never been developed. As part of this application, the applicant requests approval of four (4) variances as follows:

1.) Variance to Sec. 34-796 to reduce the minimum lot size from one acre to 0.36 acres.
2.) Variance to Sec. 34-796 to reduce the minimum lot depth from 200-feet to 148.88-feet.
3.) Variance to Sec. 62-43 to allow for an alternative use to the required commercial container.
4.) Variance to Sec. 34-796 to reduce the rear yard setback adjacent to residential land development districts from 30 feet to 20 feet.

Architecture

The applicant's meticulous planning and design intent focuses on complementing the aesthetic and functional fabric of the Forest Hill Boulevard corridor. The architectural theme of the proposed building draws inspiration from the existing apartment buildings to the west. By selecting colors that harmonize with these structures, this proposal ensures a cohesive visual landscape. This strategic choice not only respects the existing architectural context but also enhances the area's overall appeal.

Moreover, the design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The choice of a smooth stucco finish further underscores the applicant's commitment to quality and durability, contributing to the building's sleek and contemporary appearance.

In summary, the proposed office building is designed with a keen eye for detail, aiming to be a valuable addition to the Forest Hill Boulevard corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

Drainage

Stormwater quality standards will be achieved utilizing the neighboring stormwater management system. Additional stormwater management facilities, such as an exfiltration trench and/or an expansion to the neighboring dry-retention pond will be constructed to maintain water quality standards for the subject and neighboring properties. All facilities will be designed in accordance with SFWMD criteria for dry-retention water quality treatment.

Landscape

The applicant is proposing to significantly enhance the site through lush and thick landscape buffers abutting Forest Hill Boulevard and Rich Drive, in addition to the residential uses at the rear of the property. Meandering hedge rows complemented by large canopy shade trees and palms will be planted adjacent to rights-of-ways. An additional buffer will be provided between the subject property and the adjacent church to the east. Foundation plantings are proposed to encompass 100% of the front façade of the building, with a strategically selected plant list to contribute to the building's architecture.

Garbage & Recycling

The applicant is proposing to enter into an agreement with the adjacent property located at 801 Rich Drive to utilize their dumpster for trash and recycling disposal until there is a change of ownership or use. Should a future change of use occur, the subject agreement shall become void and require the site to provide a space for garbage can or dumpster pickup.

Variance Criteria

1. **Special conditions and circumstances exist which are peculiar to the land, structure of building, which is the subject of the variance application and which are not applicable to other lands, structures of buildings in the same zoning district.**

The applicant's variance request is a direct result of the nonconforming lot size which is of no fault of the applicant. Pursuant to Village code, the minimum lot size for properties in the CN district is one acre, however the subject property has never been developed or rezoned, creating a hardship on the applicant to reasonably develop the property without the need to request a variance for this existing condition. The current lot size as it relates to the existing area standards of the CN district is a hardship to the applicant. It is impossible for the applicant to comply with the required one-acre lot size without rezoning the property to a zoning district which allows 0.36 acre lots.

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

As previously stated, the variance requests are directly related to the existing nonconforming lot size which has never been altered by the applicant. This property has existed as-is prior to the adoption of the one-acre lot size requirement in the CN district. To make reasonable use of the property without requiring the applicant to rezone the property, we are requesting approval of this request.

3. **That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same Planning, Building & Zoning district.**

The applicant is simply requesting to develop the vacant commercial property with a professional office building which is permitted by-right in the subject zoning district. The site design has been strategically configured to ensure the proposed development is the minimum amount necessary to provide adequate space for a future office tenant while remaining code compliant to the greatest extent possible. The development limitations presented by the property's lot size have been fully mitigated by the extensive landscape buffers, alongside the non-intensive office use, to ensure neighboring properties are protected from all impacts of the proposed development.

4. **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, under the terms of these regulations, and would result in unnecessary hardship on the applicant.**

It is impossible for the applicant to adhere to the provisions of these applicable land development regulations which is indeed a hardship by no fault of the applicant. All

property owners are given a reasonable opportunity to develop their land and literal interpretation of the Village Code will make any development of the subject property impossible without the approval of the proposed variance requests. Should the variance requests be denied, the property is unable to be developed due to its nonconforming lot size.

5. **The variance granted is the minimum variance that will make possible the use of land, building or structure.**

   The applicant's request is indeed the minimum variance that will make possible use of the land. The applicant is simply asking for approval of the current nonconforming lot size, void of any additions to the overall square footage or alterations of boundaries. The applicant is simply requesting to develop the existing vacant 0.36-acre lot with an office use (permitted in the CN district).

6. **The granting of the variance is not contrary to the Village's Comprehensive Plan.**

   The requested variances are not contrary to any goal, objective, or policy set forth in the Village's comprehensive plan. The development proposed by the applicant is consistent with similar development proposals, void of any rezoning, comprehensive plan amendments, or any other application process to alter the existing zoning/land use conditions.

7. **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations.**

   The granting of the variance will be in harmony with the general intent of the CN district regulations as all other aspects of this proposal are consistent with the standards set forth in this section. The existing vacant lot is legal nonconforming with the minimum lot size in the CN district and has been this way since the adoption of this provision. This is a unique situation given the current zoning designation.

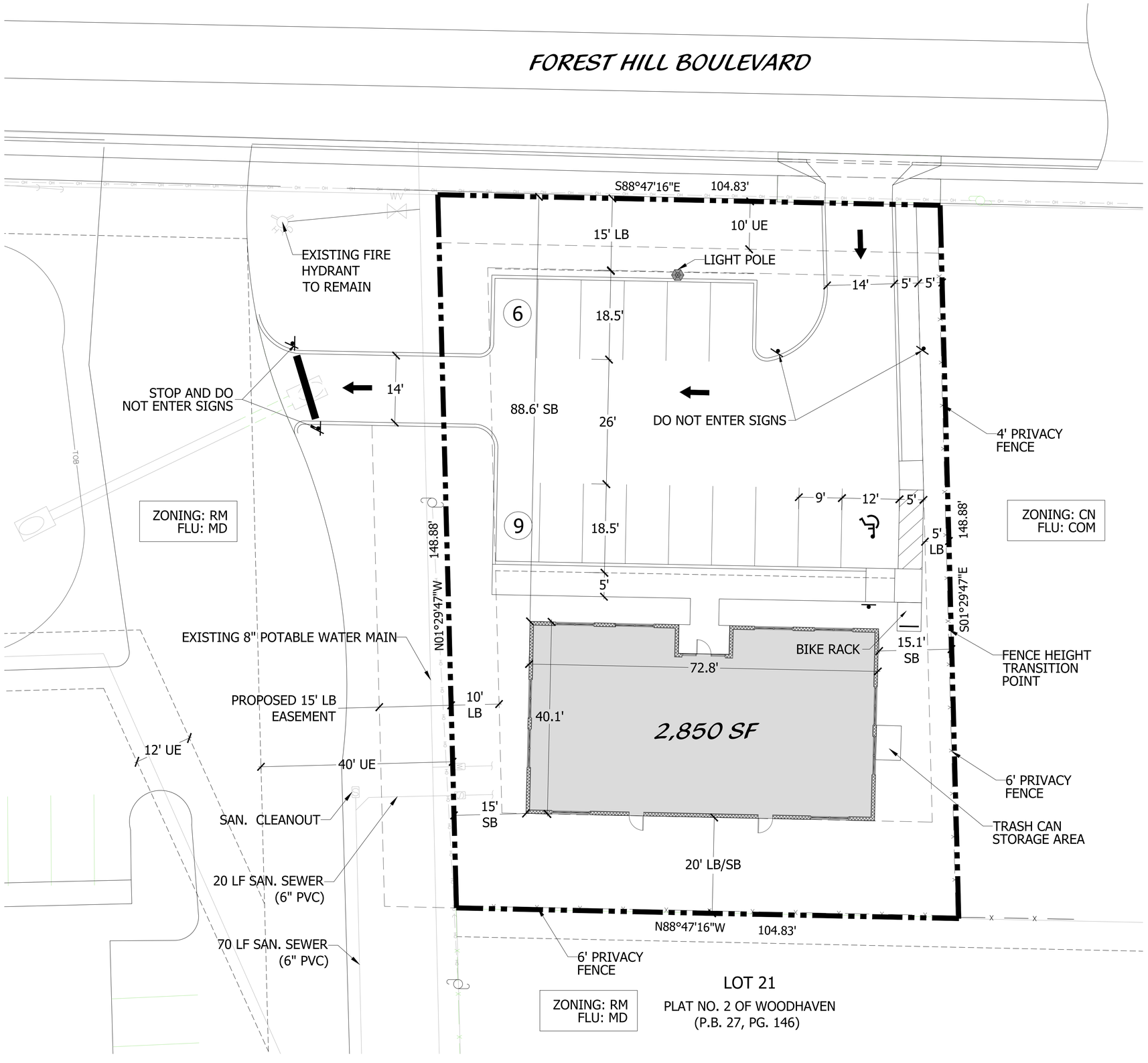
8. **Granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

   Granting of the proposed variance will not be injurious to the area or detrimental to any adjoining neighbors and or public. On the contrary, the proposed office building will enhance the Forest Hill Boulevard corridor by incorporating modern architecture and lush landscaping to set a precedence for future development.

Conclusion

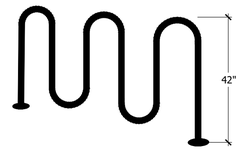
In summary, the applicant is committed to enhancing the Forest Hill Boulevard corridor and

supplying a necessary and appropriate use to the Village of Palm Springs. Thank you for your time and consideration.



BIKE RACK DETAIL

NTS



TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

SITE DATA

NAME OF PROJECT	PALM SPRINGS OFFICE BUILDING
PROPERTY CONTROL NUMBER	70424412000005160
FEMA FLOOD ZONE	X
TRAFFIC ANALYSIS ZONE	1307
LAND USE DESIGNATION	COMMERCIAL
ZONING DISTRICT	CN
MAXIMUM BUILDING HEIGHT	25 FEET / 2 STORIES
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

	REQ	PROV
LOT WIDTH	100 FEET	104.83 FEET
LOT DEPTH	200 FEET	148.88 FEET
TOTAL SITE AREA	1.0 AC	**0.36 AC**
		15,607.09 SF

BUILDING DATA

TOTAL SQUARE FOOTAGE	2,850 SF
GROSS FLOOR AREA (GFA)	0.18
FINISHED FLOOR ELEVATION	20.50 FT

SETBACKS (SEC. 34-796)	REQ	PROV
NORTH	40 FEET	88 FEET
SOUTH	30 FEET	20 FEET
EAST	15 FEET	15 FEET
WEST	15 FEET	15 FEET

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	2,850	0.07	18.26%
VEHICULAR USE AREA	5,346	0.12	34.25%
OPEN SPACE	7,411	0.17	47.49%
TOTAL	**15,607**	**0.36**	**100.00%**

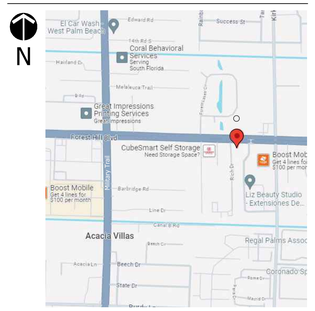
LOT COVERAGE			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	2,850.09	0.07	18.26%
VEHICULAR USE AREA	5,345.64	0.12	34.25%
SIDEWALKS & HARDSCAPE	1,016.54	0.02	6.51%
TOTAL IMPERVIOUS AREA	**9,212.27**	**0.21**	**59.03%**
PERVIOUS AREA	SF	AC	%
GREEN SPACE	6,394.82	0.15	40.97%
TOTAL PERVIOUS AREA	**6,394.82**	**0.15**	**40.97%**
TOTAL SITE AREA	**15,607.09**	**0.36**	**100.00%**

PARKING DATA	REQ	PROV
PROFESSIONAL OFFICE (1/200 GFA)	14.25	15
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1
TOTAL PARKING	15	**15**

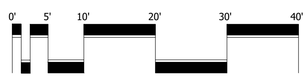
PEDESTRIAN AMENITIES	REQ	PROV
BICYCLE PARKING	3	3

NOTES:
ALL MECHANICAL EQUIPMENT SHALL BE FULLY SHIELDED

LOCATION MAP



Site Plan



Scale: 1" = 10'



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Rich Properties

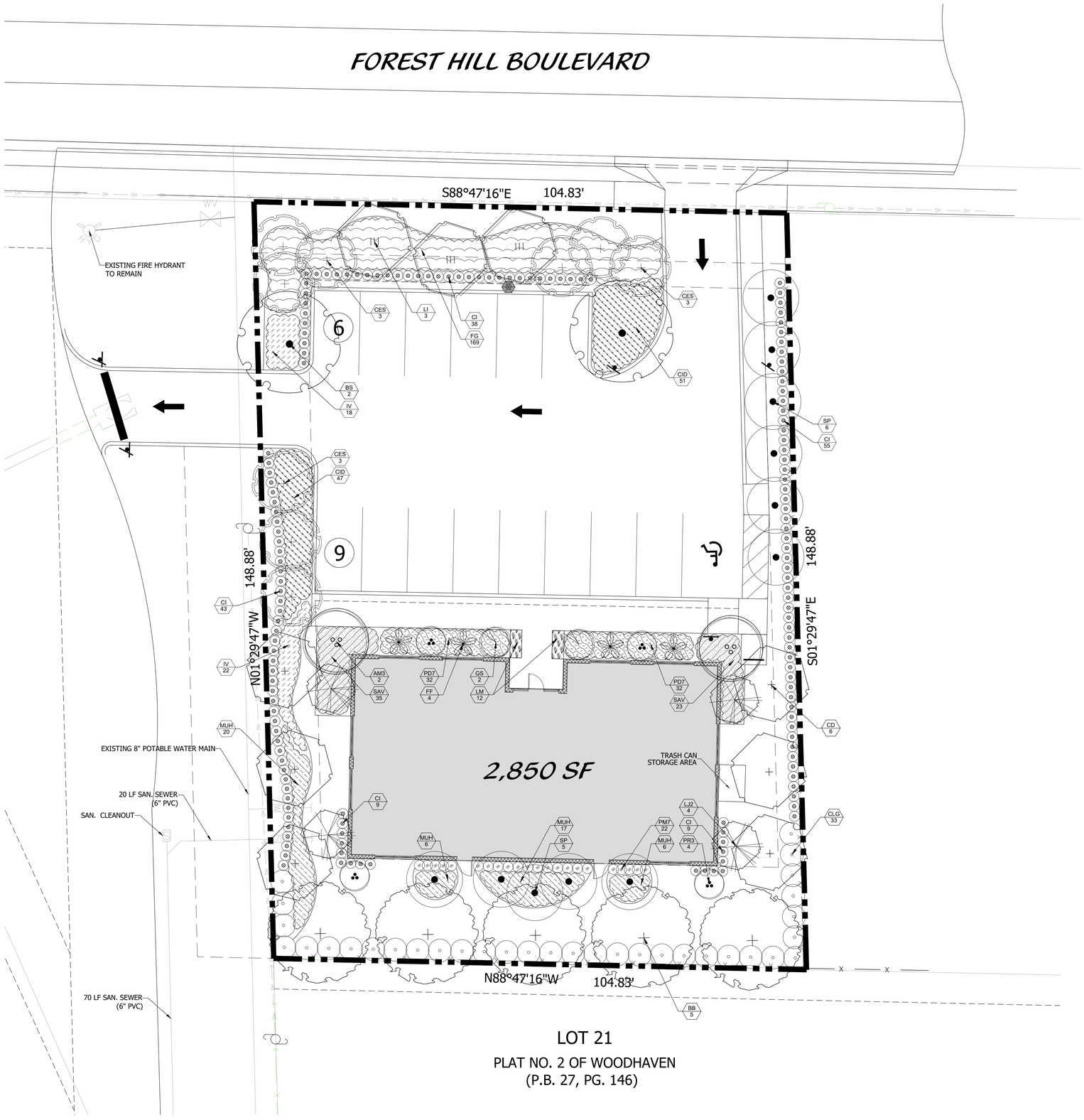
Palm Springs, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	24-0102
DATE	03-19-24
REVISIONS	05-16-24
	10-29-24
	12-06-24
	01-30-25
	02-20-25

February 20, 2025 2:59:23 p.m.
Drawing: 24-0102 CSP.DWG

SHEET 1 OF 1

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LOT 21

PLAT NO. 2 OF WOODHAVEN
(P.B. 27, PG. 146)

NAME OF PROJECT	RICH PROPERTIES
PROPERTY CONTROL NUMBER	70424412000005160
FEMA FLOOD ZONE	X
TRAFFIC ANALYSIS ZONE	1307
LAND USE DESIGNATION	COMMERCIAL
ZONING DISTRICT	CN
MAXIMUM BUILDING HEIGHT	25 FEET / 2 STORIES
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL SITE AREA	**0.36 AC** **15,607.09 SF**

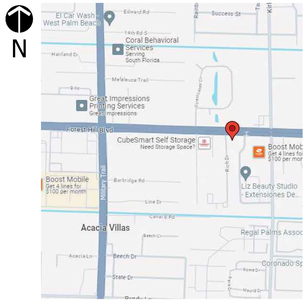
LAND USE	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	2,850.09	0.07	18.26%
VEHICULAR USE AREA	5,345.64	0.12	34.25%
OPEN SPACE	7,411	0.17	47.48%
TOTAL	**15,607**	**0.36**	**100.00%**

FOUNDATION PLANTING **BUILDING**	**LENGTH**	**REQ**	**PROV**
LENGTH OF FOUNDATION (25% REQ)	72.75	18	67
S.F. OF PLANTING (5' WIDTH REQ)		91	334
PLANT UNITS (1/30 LF OF REQ)		2.4	4

PERIMETER LANDSCAPE	**LENGTH**	**REQ**	**PROV**
NORTH (1 TREE PER 20')	104.83	5	5
SOUTH (1 TREE PER 20')	104.83	5	5
EAST (1 TREE PER 20')	148.88	7	6
WEST (1 TREE PER 20')	148.88	7	7

LOCATION MAP

N



Landscape Plan

0' 5' 10' 20' 30' 40'

Scale: 1" = 10'

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
1934 Commerce Lane
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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Rich Properties

Palm Springs, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	24-0102
DATE	03-19-24
REVISIONS	05-16-24
	01-30-25
	02-20-25

February 20, 2025 3:11:39 p.m.
Drawing: 24-0102 LP.DWG

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS. THE VILLAGE OF PALM SPRINGS LANDSCAPE CODE SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PALM SPRINGS. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SUBGRADE WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

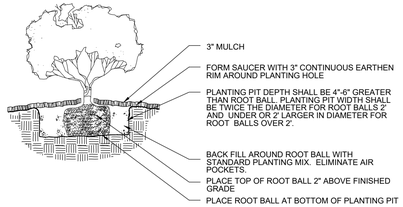
LANDSCAPE WARRENTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

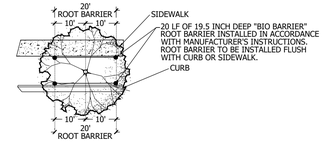
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES								
BB	5	BUCIDA BUCERAS `SHADY LADY`	SHADY LADY BLACK OLIVE	N.A.	2.5"CAL	12`-14` HT, 6`-8` SPRD	N	FULL CANOPY
BS	2	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	2.5" CAL	12`-14` HT, 6`-8` SPRD	Y	SINGLE, STRAIGHT TRUNK. FULL CANOPY,
CD	6	COCOLUBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12` H.T	Y	SINGLE STRAIGHT TRUNK. FULL CANOPY
CES	9	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD TREE	30 GAL	2" CAL	8`-10` HT., 6`-8` SPD.	Y	FULL CANOPY. SINGLE STRAIGHT TRUNK
GS	2	GARCINIA SPICATA	GARCINIA	25 GAL	1.5" CAL	4`-5` O.A.	N	FULL & THICK, MATCHED
LI	3	LAGERSTROEMIA INDICA `TUSKEGEE` ~	RED CRAPE MYRTLE	25 GAL	1.75"CAL	10`-12` HT X 4`-6` SPRD	N	FULL & THICK CANOPY. FLORIDA FANCY. MATCHED. SINGLE STRAIGHT TRUNK, 5` CT.
LJ2	4	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	2.5" CAL	7` HT., 7` SPD.	N	FULL CANOPY, MULTI-STEM, LIMB UP
PALM TREES								
AM3	2	ADONIDIA MERRILLI	CHRISTMAS PALM	FIELD GROWN	N.A.	5` GW	N	TRIPLE TRUNK FULL & THICK, MATCHED, FLORIDA FANCY
PR3	4	PHOENIX ROBELENII	PYGMY DATE PALM	25 GAL	N.A.	5` O.A., 5` SPRD	N	MULTI-TRUNK, FULL CANOPY, 3 TRUNK MIN.
SP	11	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	10`-12` C.T.	Y	SLICK, STRAIGHT TRUNK
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
CI	154	CHRYSOBALANUS ICACO `RED TIP`	REDTIP COCO PLUM	3 GAL	2` X 2`	2` O.C.	N	FULL & THICK
CLG	33	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	4.5` X 4.5`	4.5` O.C.	Y	FULL & THICK
FF	4	FURCRAEA FOETIDA	FALSE AGAVE	7 GAL	3` O.A.	A.S.	N	FULL & THICK
PM7	22	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	4` HT., 2` SPRD	2` O.C.	N	FULL & THICK
GROUND COVERS								
CID	98	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM	3 GAL	12" X 18"	24" O.C.	Y	FULL & THICK
FG	169	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
IV	40	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	12" X 12"	2` O.C.	Y	FULL & THICK
LM	12	LIRIOPE MUSCARI `EV. GIANT`	LIRIOPE	1 GAL	12" X 12"	18" O.C.	N	FULL & THICK
MUH	49	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL	18" X 12"	30" O.C.	Y	FULL & THICK
PD7	64	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
SAV	58	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	2` O.C.	N	FULL & THICK

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

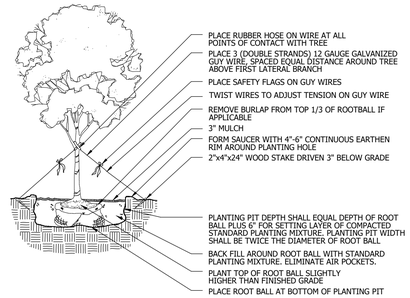
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ROOT BARRIER DETAIL

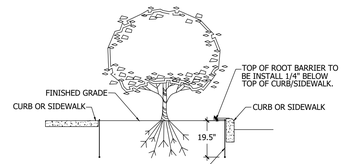
PLAN VIEW

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LARGE TREE PLANTING DETAIL

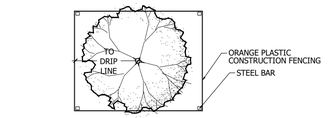
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ROOT BARRIER DETAIL

SECTION VIEW

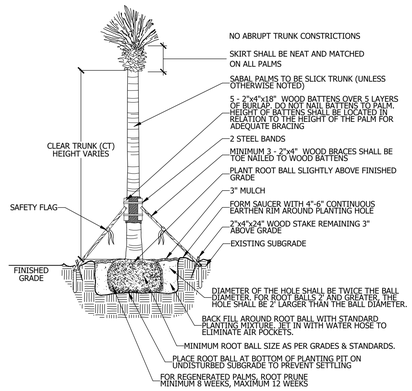
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TREE PROTECTION DETAIL

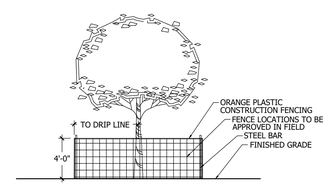
PLAN VIEW

NTS



SABAL PALM PLANTING DETAIL

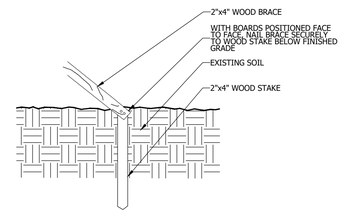
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TREE PROTECTION DETAIL

SECTION VIEW

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WOOD STAKING DETAIL

NTS

Landscape Details

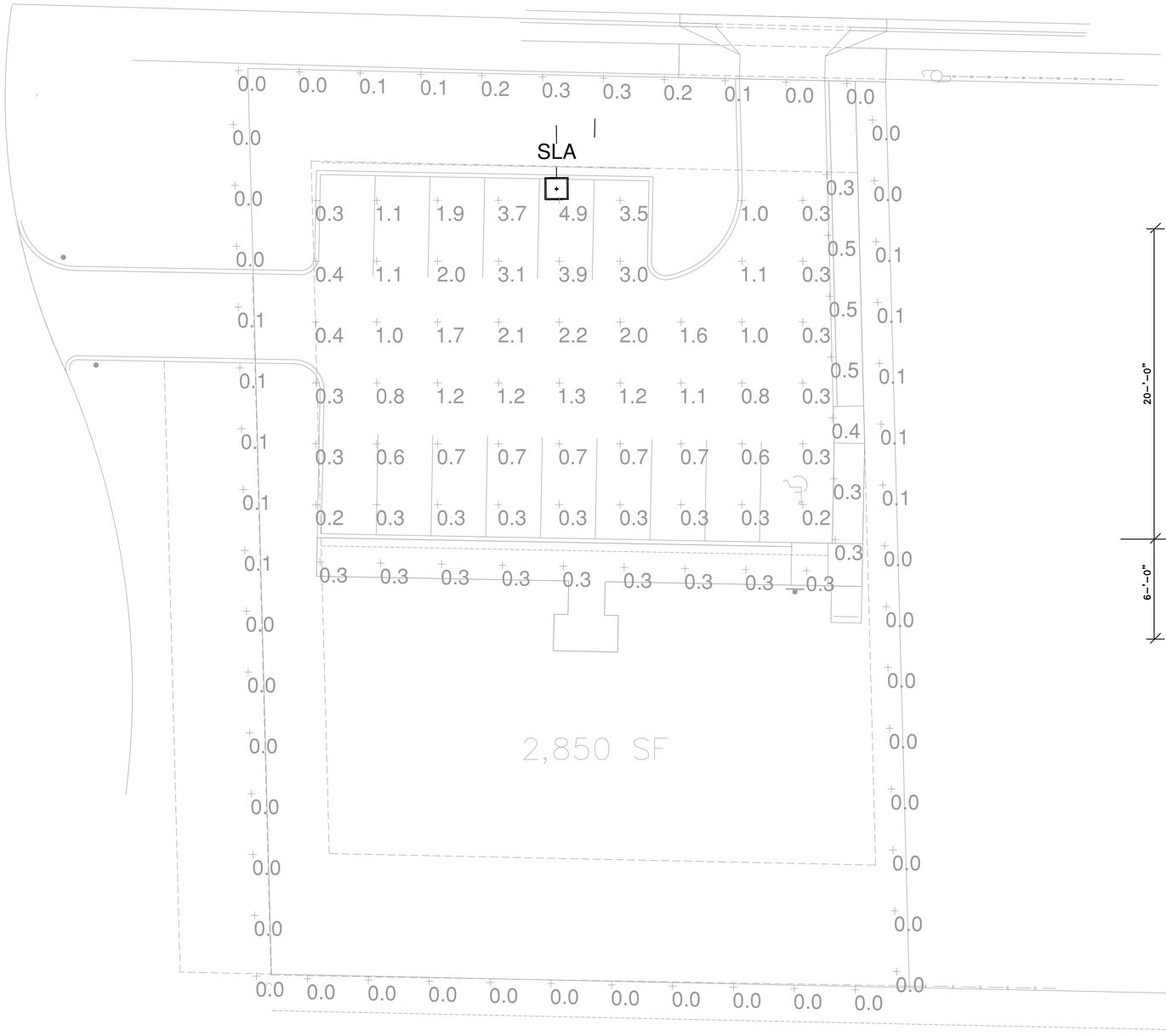
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1

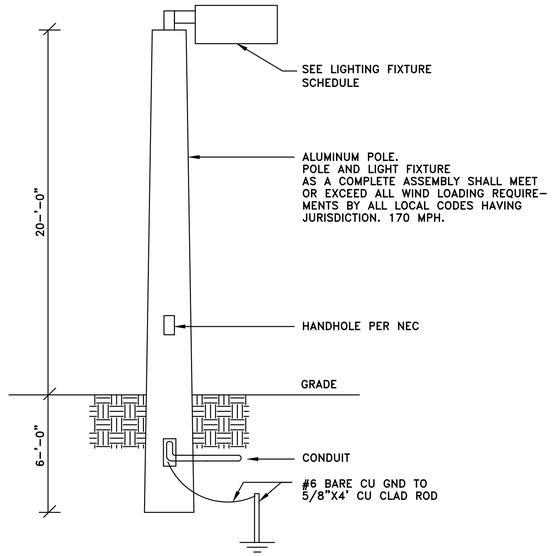
208V

Landreth Lighting Luminaire Schedule									
Symbol	**[MANUFAC]**	**Qty**	**Label**	**Arrangement**	**Description**	**LLF**	**Lum. Watts**	**Lum. Lumens**	**BUG Rating**
	Lithonia Lighting	1	SLA	Single	DSX0 LED P3 40K 70CRI TFTM MVOLT RPA NLTAIR2 PIRHN HS FINISH TBD: MOUNTED 20' AFG ON DIRECT BURIED ROUND STRAIGHT ALUMINUM POLE	1.000	68.95	7537	B1-U0-G2

Landreth Lighting Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Parking Lot	Illuminance	Fc	1.15	4.9	0.2	5.75	24.50
Propterty Line @ 6' AFG	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	0.34	0.5	0.3	1.13	1.67

⚠ REVISED ENTIRE SHEET





LIGHTING POLE DETAIL

Site Plan

0' 5' 10' 20' 30' 40'

Scale: 1" = 10'

North

STOFFER & ASSOCIATES, INC.
CONSULTING ENGINEERS CA #26069
10381 Hart Branch Circle Orlando, Florida 32832
Randall D. Stoffer, P.E. PE #37367
Phone (407) 381-4555 Cell (407) 496-5894
ELECTRICAL - HVAC - PLUMBING

Rich Properties
Palm Springs, Florida

DESIGNED RDS
DRAWN RDS
APPROVED RDS
JOB NUMBER
DATE 03-25-24
REVISIONS
⚠ REVISED 11.20.24

March 25, 2024
Drawing: As Noted

OFFICE SUITES at PALM SPRINGS, FL

RICHBUILT SONS, LLC

GENERAL NOTES

1. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK, AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLAYING SURFACE FOR THE NEW WORK.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE DRAWINGS. G WITH ANY WORK SO INVOLVED. DO NOT SCALE
7. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE DEMOLITION.. INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING A DUST PROOF BARRICADE & PROTECT THE MALL FLOOR.

KEYNOTES

A keynote system is used on the drawings for materials references and notes. o keynote legend on the drawings for information which relates toach keynote symbol on the respective drawing.

Each keynote symbol consists of a 2-digit number followed by a period and a letter suffix. The 2-digit number relates to the specification section which generally covers the item that is referenced, and the 2-digit suffix identifies specific reference notation used on the drawing. The digit suffix does not specification.

THE ORGANIZATION OF THE KEYNOTE SYSTEM ON THE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

Example : 06.01 — SUFFIX / PREFIX

CODES

FLORIDA BUILDING CODE, 2023 8th EDITION W/ ADDENDUMS, 2023 FIRE PRENTION CODE & 2023 FLORIDA ACCESSIBILTY CODE

NFPA 101 CLASSIFICATION BUSINESS

2020 NATIONAL ELECTRICAL CODE

PALM SPRINGS DEVELOPMENT CODE & FLORIDA STATUES
ALL OTHER RULES, REGULATIONS & CODES HAVING JURISDICTION

OCCUPANCY GROUP : GROUP B - BUSINESS
CONSTRUCTION TYPE: IIIB - UNPROTECTED UNSPRINKLED

LIFE SAFETY

1. SPRINKLERS SYSTEM SHALL BE VERIFIED & MODIFIDED BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO MUST SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS & HYDRAULIC CALCULATIONS SIGNED & SEALED BY A REGISTERED PROFESSIONAL FLORIDA ENGINEER. THE SYSTEM SHALL COMPLY WITH NFPA SECTIONS 13,14,20 & APPLICABLE SECTIONS OF FLORIDA BUILDING CODE.

2. ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, PENTANT TYPE OR BUILDING STANDARDS.

3. THE CONTRACTOR SHALL PROVIDE & INSTALL (1) 5 LB. ABC TYPE UL LISTED FIRE EXTINGUISHER PER 2,500 S.F. LOCATION SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO INSTALLATION.

4. EQUIPMENT & CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. THE CONTRACTOR SHALL: VERIFY THE BUILDING SYSTEM PRIOR TO BIDDING & INCLUDE ALL REQUIRED ELEMENTS IN BID.

SYMBOLS

- DETAIL REFERENCE — 2 / A-2 — DETAIL NUMBER / SHEET NUMBER
- ELEVATION REFERENCE — 3 / A1 — ELEVATION NUMBER / SHEET NUMBER
- SECTION REFERENCE — 4 / A5 — SECTION NUMBER / SHEET NUMBER
- INTERIOR ELEVATION REFERENCE — 1 / A-1 — WALL NUMBER / INTERIOR ELEV. SHEET NUMBER
- ROOM REFERENCE — [102] — ROOM NUMBER
- DOOR REFERENCE — 3 — DOOR NUMBER
- WINDOW REFERENCE — 4 — WINDOW NUMBER
- NOTE REFERENCE — 3 — REFERENCE NUMBER
- REVISION REFERENCE — 2 — REVISION NUMBER

EXIT REQD'S

0 TO 29 PERSONS: 1 EXIT REQUIRED

30 TO 50 PERSONS: 2 EXITS REQUIRED, DOOR MAY SWING INTO SPACE

MORE THAN 50 PERSONS: 2 EXITS REQUIRED, DOOR MUST SWING WITH PATH OF EGRESS

EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101 CHAPTER 5, SECTION 5-2.1 & 26-2.2.2. ALL HARDWARE SHALL COMPLY WITH SECTION 5-2.1.5.1 FOR LOCKING REQUIREMENTS. OCCUPANT LOAD IS CALCULATED BY 100 SQUARE FEET PER PERSON AS THE ABOVE STATED.

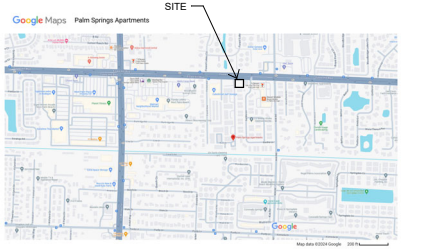
ABBREVIATIONS

ACOUS	ACOUSTICAL	N.I.C	NOT IN
ADJ	ADJUSTABL	NO	NUMBE\CT
AL	ALUMINU	N.T.S	NOT TO
APPROX	APPROXIMAT		SCALE
		O.A	OVERALL
BD	BOAR	OBS	OBSCUR
BLDG	BUILDING	O.C	ON
BLK	BLOC	O.D	OUTSIDE
BLKG	BLOCKING	O.F.C.I	OWNER R
BM	BEA		CONTRACTOR
BOT	BOTTO	OFF	OFFICE,
	M	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CBM	CABIN		
CER	CERAMI	PL	PLATE
C.I.	CAST	PLAS	PLASTE
CLR	CLEA	PLYWD	PLYWOO
COL	COLUM	PR	D
CONC	CONCRET	PRCST	PRECAS
CONN	CONNECTIO	P.T.D.F	PRESSURE
CONT	CONTINUO		TREATED
CTSK	COUNTERSUN	PTN	PARTITION
	K		
DECOR	DECORATIV	Q.T	QUARRY
DET	E		TILE
D.F	DOUGLAS	R	RISER,
DIA	DIAMETE	RAD	RADIUS
DIM	DIMENSION	REINF	REINFORC
DN	DOWN	REQ	REQUIRED
DS	DOWN	RM	ROOM
DWG	DRAWIN	R.O	ROUGH
	G	RWD	REDWOO
EA	EAC	R.W.L	RAIN WATER
EL	ELEVATION		LEADER
ELEC	ELECTRICAL	S.C	SOLID
EQ	EQUA	SCHED	SCHEDUL
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT		SQ	SQUAR
EXIST	EXTERIOR	SST	STAINLESS
	EXISTING	STD	STANDAR
F.A.U	FORCE AIR	STL	STEEL
F.H.C	FIRE HOSE	STOR	STORAG
FIN	CABINET	STRUCT	STRUCTURA
FL	FLOOR	SUSP	SUSPENDE
FLASH	FLASHING	SYM	SYMMETRICA
FLUOR	FLUORESCEN		L
F.O.F	FACE OF FINISH	T	TREA
F.O.M	FACE OF	T.C	TOP OF
F.O.S	FACE OF I	TEL	TELEPHON
FT	FOOT/FEE	T&G	TONGUE AND
FTG	FOOTING	THK	THICKNE
		T.O.C	TOP OF C
GA	GAUG	T.O.F	TOP OF F
GALV	GALVANIZED	T.O.L	TOP OF S
GL	GLAS	T.O.P	TOP OF
GR	GRAD	T.O.PL	TOP OF
GYP	GYPSU	TYP	TYPICAL
	M		
H.B	HOSE	U.O.N	UNLESS OTHERWISE
H.C	HOLLOW		NOTED,
HDWD	HARDWOO	VERT	VERTICAL
HDWE	HARDWAR	VEST	VESTIBULE
HGT	HEIGHT	V.G.D.F	VERTICAL GRAIN
H.M	HOLLOW		DOUGLAS
HORIZ	HORIZONTA		FIR
	L	W	WIT
I.D	INSIDE DIAMETER	W/	WITHOU
INCAND.	INCANDESCEN	W.C	WATER C
INSUL	INSULATION	WD	WOOD/
INT		WDW	WINDO
	INTERIOR	W.H	WATER
JAN	JANITO	WSCT	WAINSCO
JT	JOINT	WT	WEIGH
			T
LAM	LAMINAT	SYMBOL	SYMBOL
LAV	LAVATOR	S	S
LOC	LOCATION		AND
		&	ANGL
MAX	MAXIMU	*	AT
MECH	MECHANICA	@	CENTER
MET	META	Ø	DIAMETER OR
MFR	MANUFACTURE		PERPENDICULA
MIN	MINIMU	'	POUND OR
MISC	MISCELLANEOU	#	NUMBER
M.O	MASONRY		
MTD	MOUNTE		
MUL	MULLIO		
	N		

INDEX OF DRAWINGS

Drawing List	
Sheet Number	Sheet Name
A0.1	TITLE SHEET
A0.2	COLORED RENDERING
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS

VICINITY MAP



1 of 8 — 3/20/2024, 12:41 PM

WAG — The Wayne Architectural Group, PA — AA26001684

AA 26001684

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Boca Raton, FL 33428

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C 561.414.6729

10/31/24

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No.	Description	Date

RICHBUILT SONS, LLC
OFFICE SUITES at
PALM SPRINGS, FL

TITLE SHEET

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker
Scale	

A0.1



BUILDING COLORS

SW6115	TOTALLY TAN	SW6115
SW7103	WHITETAIL	SW7103
SW7719	FRESCO CREAM	SW7719
SW6306	DARK BURGUNDY	SW6300

WAG
The Wayne Architectural Group, PA
AA26001684

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10/31/24

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REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

RICHBUILT SONS, LLC

OFFICE SUITES at PALM SPRINGS, FL

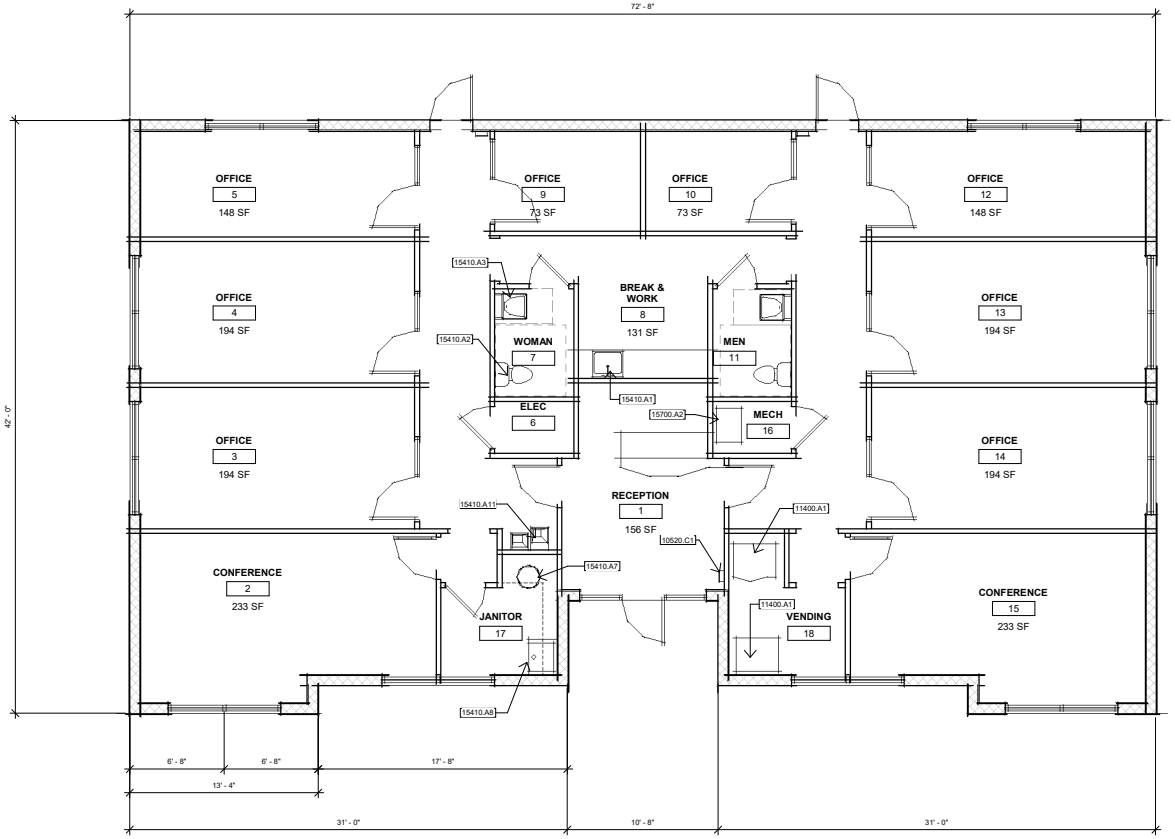
COLORED RENDERING

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

A0.2

Scale	1/4" = 1'-0"

10/31/2024 3:45:16 PM



1 FIRST FLOOR
1/4" = 1'-0"

2,909 S.F.

Keynote Legend	
Key Value	Keynote Text
10520.C1	Semi-Recessed Fire Extinguisher Cabinet
11400.A1	Vending Machine
15410.A1	Sink W/ Disposal
15410.A2	Watercloset
15410.A3	Lavatory
15410.A7	Water Heater
15410.A8	Mop Service Basin
15410.A11	High-Low Handicap Drinking Fountains
15700.A2	Ahu W/ Plenum

The Wayne Architectural Group, PA
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10/31/24

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REVISION SCHEDULE

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RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

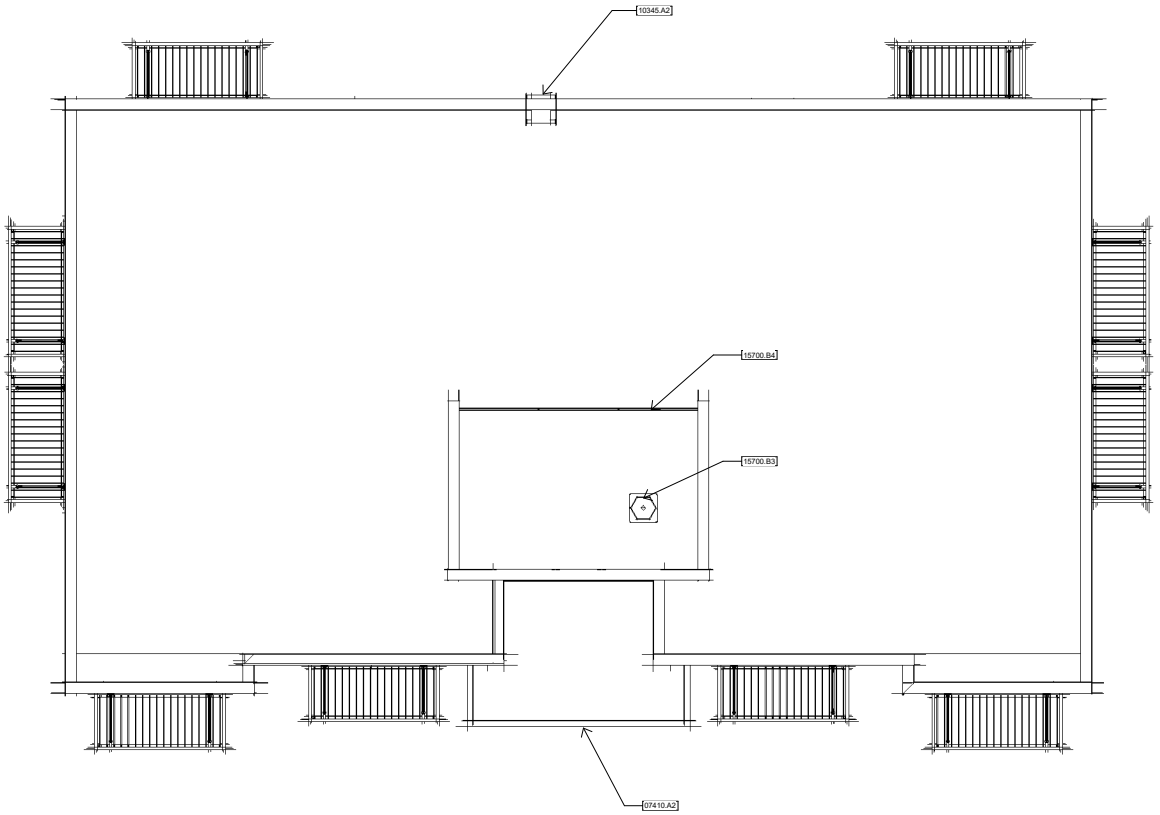
FLOOR PLAN

Project number	RIC 0403
Date	10/31/24
Drawn by	WB
Checked by	WB

A1.1

Scale	1/4" = 1'-0"

10/31/2024 3:45:16 PM



1 ROOF PLAN
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
07410.A2	Aluminum Metal Canopy
10345.A2	Roof Access Ladder
15700.B3	A/C Condensing Unit On Mechanical Stand
15700.B4	Alum. Mechanical Screen

The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
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OFFICE SUITES at PALM SPRINGS, FL

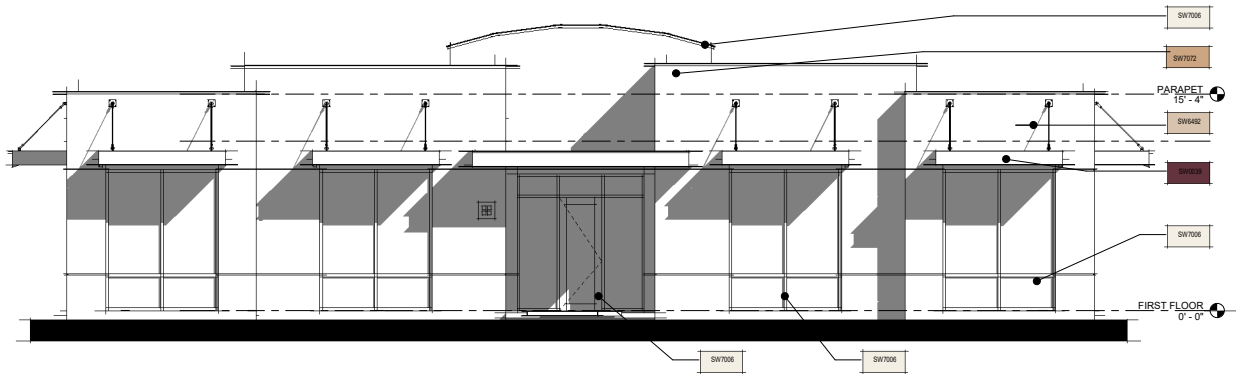
ROOF PLAN

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

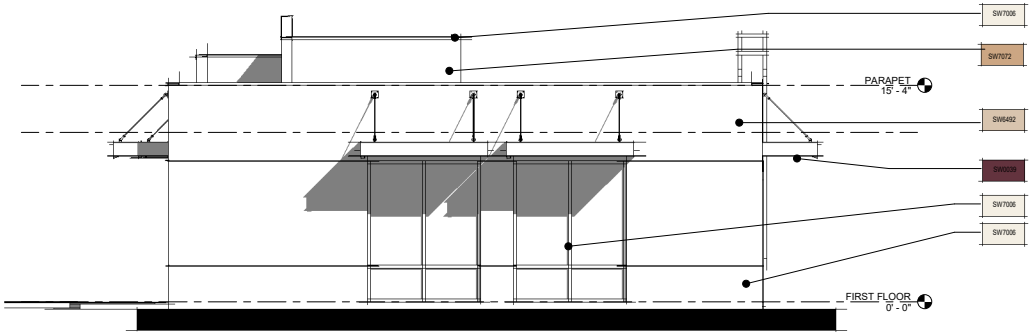
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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text

BUILDING COLORS

SW6115	TOTALLY TAN SW6115
SW7103	WHITETAIL SW7103
SW7719	FRESCO CREAM SW7719
SW6309	DARK BURGUNDY SW6309

The Wayne Architectural Group, PA
AA26001684

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10/31/24
AR 008071

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RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

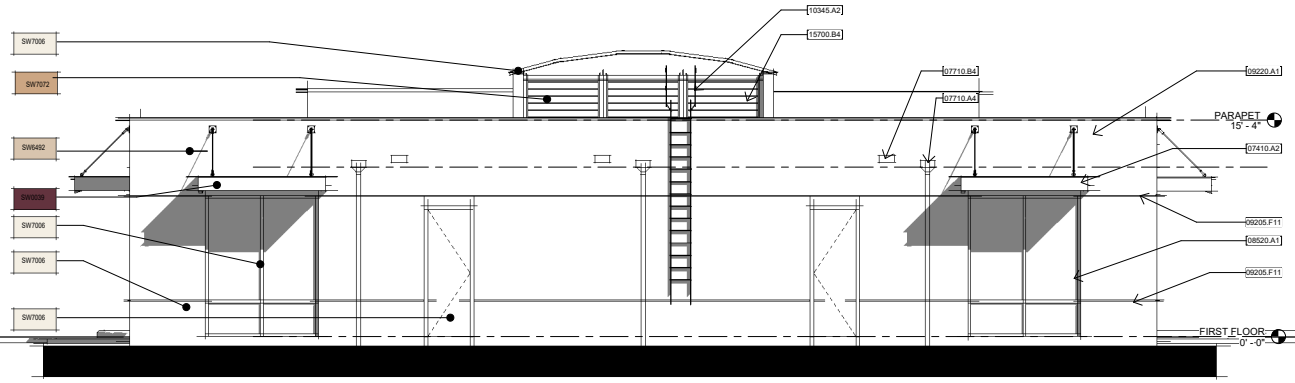
ELEVATIONS

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

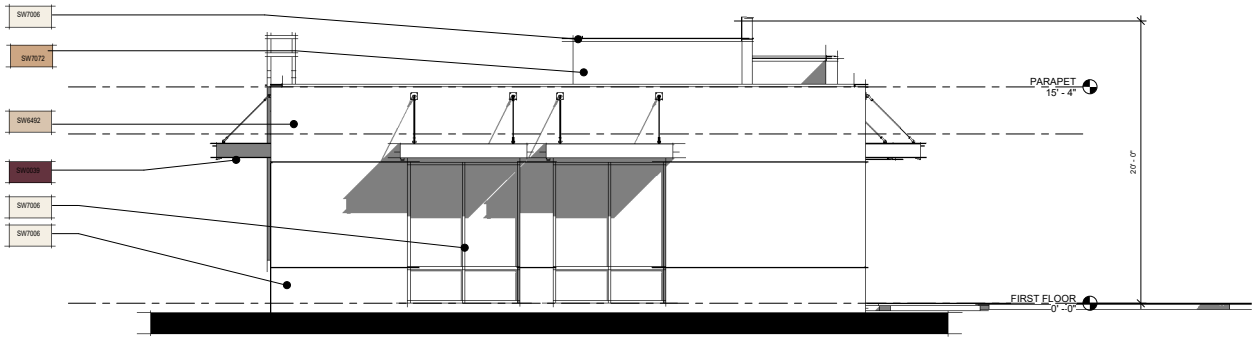
A2.1

Scale	1/4" = 1'-0"

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1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
07410.A2	Aluminum Metal Canopy
07710.A4	Aluminum Conductor & Downspout
07710.B4	Scupper
08520.A1	Aluminum Window - See Schedule
09205.F11	3/4" Expansion Joint Reveal
09220.A1	3/4" Cement Plaster
10345.A2	Roof Access Ladder
15700.B4	Alum. Mechanical Screen

BUILDING COLORS

SW6115	TOTALLY TAN	SW6115
SW7103	WHITETAIL	SW7103
SW7719	FRESCO CREAM	SW7719
SW6039	DARK BURGUNDY	SW6300

WAG
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REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

ELEVATIONS

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

A2.2

Scale	1/4" = 1'-0"

10/31/2024 3:45:17 PM

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Palm Springs Office Building

4120 Forest Hill Boulevard
Statement of Use
March 22, 2024
Revised December 6, 2024

Introduction

On behalf of the applicant and owner, Richbuilt Boca Inc, Cotleur & Hearing is requesting approval of a **site plan application** and **four-part variance** request to construct a 2,850 square foot commercial building designated for office use. The addition of the proposed office building will further enhance the aesthetic of Forest Hill Boulevard and complement surrounding uses throughout the commercial district.

Project Contact

Cotleur & Hearing
Donaldson Hearing, Principal
Zach Ciciera, Senior Land Planner
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 747-6336 x135
E-mail: zciciera@cotleur-hearing.com

Background

The subject 0.37-acre property is located on the south side of Forest Hill Boulevard, west of Kirk Road. The subject property has a zoning designation of Commercial Neighborhood (CN) and a Future Land Use designation of Commercial. The property has been owned by the applicant since 1998 and has never been developed. As part of this application, the applicant requests approval of three variances as follows:

1.) Variance to Sec. 34-796 to reduce the minimum lot size from one acre to 0.37 acres.
2.) Variance to Sec. 34-796 to reduce the minimum lot depth from 200-feet to 148.88-feet.
3.) Variance to Sec. 62-43 to allow for an alternative use to the required commercial container.
4.) Variance to Sec. 34-796 to reduce the rear yard setback adjacent to residential land development districts from 30 feet to 20 feet.

Architecture

The applicant's meticulous planning and design intent focuses on complementing the aesthetic and functional fabric of the Forest Hill Boulevard corridor. The architectural theme of the proposed building draws inspiration from the existing apartment buildings to the west. By selecting colors that harmonize with these structures, this proposal ensures a cohesive visual landscape. This strategic choice not only respects the existing architectural context but also enhances the area's overall appeal.

Moreover, the design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The choice of a smooth stucco finish further underscores the applicant's commitment to quality and durability, contributing to the building's sleek and contemporary appearance.

In summary, the proposed office building is designed with a keen eye for detail, aiming to be a valuable addition to the Forest Hill Boulevard corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

Drainage

Stormwater quality standards will be achieved utilizing the neighboring stormwater management system. Additional stormwater management facilities, such as an exfiltration trench and/or an expansion to the neighboring dry-retention pond will be constructed to maintain water quality standards for the subject and neighboring properties. All facilities will be designed in accordance with SFWMD criteria for dry-retention water quality treatment.

Landscape

The applicant is proposing to significantly enhance the site through lush and thick landscape buffers abutting Forest Hill Boulevard and Rich Drive, in addition to the residential uses at the rear of the property. Meandering hedge rows complemented by large canopy shade trees and palms will be planted adjacent to rights-of-ways. An additional buffer will be provided between the subject property and the adjacent church to the east. Foundation plantings are proposed to encompass 100% of the front façade of the building, with a strategically selected plant list to contribute to the building's architecture.

Garbage & Recycling

The applicant is proposing to enter into an agreement with the adjacent property located at 801 Rich Drive to utilize their dumpster for trash and recycling disposal until there is a change of ownership or use.

Variance Criteria

1. **Special conditions and circumstances exist which are peculiar to the land, structure of building, which is the subject of the variance application and which are not applicable to other lands, structures of buildings in the same zoning district.**

The applicant's variance request is a direct result of the nonconforming lot size which is of no fault of the applicant. Pursuant to Village code, the minimum lot size for properties in the CN district is one acre, however the subject property has never been developed or rezoned, creating a hardship on the applicant to reasonably develop the property without the need to request a variance for this existing condition. The current lot size as it relates to the existing area standards of the CN district is a hardship to the applicant. It is impossible for the applicant to comply with the required one-acre lot size without rezoning the property to a zoning district which allows 0.37 acre lots.

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

As previously stated, the variance requests are directly related to the existing nonconforming lot size which has never been altered by the applicant. This property has existed as-is prior to the adoption of the one-acre lot size requirement in the CN district. To make reasonable use of the property without requiring the applicant to rezone the property, we are requesting approval of this request.

3. **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, under the terms of these regulations, and would result in unnecessary hardship on the applicant.**

It is impossible for the applicant to adhere to the provisions of these applicable land development regulations which is indeed a hardship by no fault of the applicant. All property owners are given a reasonable opportunity to develop their land and literal interpretation of the Village Code will make any development of the subject property impossible without the approval of the proposed variance requests. Should the variance requests be denied, the property is unable to be developed due to its nonconforming lot size.

4. **The variance granted is the minimum variance that will make possible the use of land, building or structure.**

   The applicant's request is indeed the minimum variance that will make possible use of the land. The applicant is simply asking for approval of the current nonconforming lot size, void of any additions to the overall square footage or alterations of boundaries. The applicant is simply requesting to develop the existing vacant 0.37-acre lot with an office use (permitted in the CN district).

5. **The granting of the variance is not contrary to the Town's Comprehensive Plan.**

The requested variances are not contrary to any goal, objective, or policy set forth in the Village's comprehensive plan. The development proposed by the applicant is consistent with similar development proposals, void of any rezoning, comprehensive plan amendments, or any other application process to alter the existing zoning/land use conditions.

6. **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations.**

   The granting of the variance will be in harmony with the general intent of the CN district regulations as all other aspects of this proposal are consistent with the standards set forth in this section. The existing vacant lot is legal nonconforming with the minimum lot size in the CN district and has been this way since the adoption of this provision. This is a unique situation given the current zoning designation.

7. **Granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

   Granting of the proposed variance will not be injurious to the area or detrimental to any adjoining neighbors and or public. On the contrary, the proposed office building will enhance the Forest Hill Boulevard corridor by incorporating modern architecture and lush landscaping to set a precedence for future development.

Conclusion

In summary, the applicant is committed to enhancing the Forest Hill Boulevard corridor and supplying a necessary and appropriate use to the Village of Palm Springs. Thank you for your time and consideration.

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

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

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May 22, 2024

Shaun G. MacKenzie, P.E.
MacKenzie Engineering & Planning, Inc.,
1172 SW 30th St, Suite 500
Palm City, FL 34990

RE: Palm Springs Office Building
Project #: 240412
Traffic Performance Standards (TPS) Review

Dear Mr. MacKenzie:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated April 18, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	S of Forest Hill Blvd, E of Rich Dr (560 ft W of Kirk Rd)
PCN:	70-42-44-12-00-000-5160
Access:	One Right-in/Right-out on Forest Hill Blvd and 1 Left-in only on Rich Dr (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	General Office = 3,097 SF
New Daily Trips:	40
New Peak Hour Trips:	4 (4/0) AM; 6 (2/4) PM
Build-out:	December 31, 2029

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips, and therefore, does not require a detailed traffic study.

A conceptual driveway approval letter for the proposed driveway on Forest Hill Blvd from the FDOT is required before site plan approval. It would be prudent to provide access from Rich Drive only, provided an access easement can be obtained for the private road, instead of creating a new access from Forest Hill Blvd. Sandra Ln, through cross access easement on the adjacent property to the east of the subject property could be an alternate option to the access on Forest Hill Blvd.

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

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

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

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

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:jb
ec: Addressee
Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240412 - PALM SPRINGS OFFICE BUILDING.DOCX;

Memo

Village of Palm Springs – Planning, Zoning & Building

To: Iramis Cabrera

From: David T. Harden DTH

CC: Christian Melendez

Date: April 4, 2025

Re: Palm Springs Office Building – resubmittal 3

Comments: **Unified Development Application**

1. **Additional Requirements for Public Hearing Applications:** The required Affidavit was submitted, however the Radius Map and Owner listing, the Mailing Labels and stamped envelopes, and the Public Notice Sign will be required prior to the Public Hearing.

Other

1. The south property line is adjacent to multifamily residential. This requires a category 3 Buffer, which must include a wall or fence. (Sec. 34-162) The Response to Comments states that plans have been revised to comply with Category 3 requirements, however, the Landscape Plan still has no indication of a wall or fence along this boundary.
2. The east property line, adjacent to nonresidential, requires a category 2 buffer. This buffer must be 10 ft wide and include a wall or fence. (Sec. 34-162) Again, there is no indication of a wall of fence to be installed along this boundary. Whether the 10 ft width requirement is being met is unclear.

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

Village of Palm Springs Development Review

DATE:	4/4/2025
DESCRIPTION:	Office Building/4120 Forest Hill Blvd.
APPLICANT:	Owner
OWNER:	Richbuilt of Boca Inc.
APPLICATION TYPE:	Site Plan (Minor/Major)
REQUEST:	Site Plan & Landscape Plan Review
LOCATION:	4120 Forest Hill Blvd., Palm Springs, FL 33461
FUTURE LAND USE:	Commercial
ZONNING DISTRICT:	Commercial Neighborhood (CN)
STAFF REVIEW:	**Site Plan & Landscape Plan – RECOMMENDED APPROVAL LETTER**

The Engineering Department recommends approval of the plans submitted on 03-21-2025.

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

4/4/2025

George Krawczyk, P.E.
Chen Moore and Associates
Tel: 954.730.0707
Email: gkrawczyk@chenmoore.com

OFFICE SUITES at PALM SPRINGS, FL

RICHBUILT SONS, LLC

GENERAL NOTES

1. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK, AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLAYING SURFACE FOR THE NEW WORK.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE DRAWINGS. G WITH ANY WORK SO INVOLVED. DO NOT SCALE
7. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE DEMOLITION.. INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING A DUST PROOF BARRICADE & PROTECT THE MALL FLOOR.

KEYNOTES

A keynote system is used on the drawings for materials references and notes. o keynote legend on the drawings for information which relates toach keynote symbol on the respective drawing.

Each keynote symbol consists of a 2-digit number followed by a period and a letter suffix. The 2-digit number relates to the specification section which generally covers the item that is referenced, and the 2-digit suffix identifies specific reference notation used on the drawing. The digit suffix does not specification.

THE ORGANIZATION OF THE KEYNOTE SYSTEM ON THE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

Example : 06.01 — SUFFIX / PREFIX

CODES

FLORIDA BUILDING CODE, 2023 8th EDITION W/ ADDENDUMS, 2023 FIRE PRENTION CODE & 2023 FLORIDA ACCESSIBILTY CODE

NFPA 101 CLASSIFICATION BUSINESS

2020 NATIONAL ELECTRICAL CODE

PALM SPRINGS DEVELOPMENT CODE & FLORIDA STATUES
ALL OTHER RULES, REGULATIONS & CODES HAVING JURISDICTION

OCCUPANCY GROUP : GROUP B - BUSINESS
CONSTRUCTION TYPE: IIIB - UNPROTECTED UNSPRINKLED

LIFE SAFETY

1. SPRINKLERS SYSTEM SHALL BE VERIFIED & MODIFIDED BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO MUST SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS & HYDRAULIC CALCULATIONS SIGNED & SEALED BY A REGISTERED PROFESSIONAL FLORIDA ENGINEER. THE SYSTEM SHALL COMPLY WITH NFPA SECTIONS 13,14,20 & APPLICABLE SECTIONS OF FLORIDA BUILDING CODE.

2. ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, PENTANT TYPE OR BUILDING STANDARDS.

3. THE CONTRACTOR SHALL PROVIDE & INSTALL (1) 5 LB. ABC TYPE UL LISTED FIRE EXTINGUISHER PER 2,500 S.F. LOCATION SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO INSTALLATION.

4. EQUIPMENT & CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. THE CONTRACTOR SHALL: VERIFY THE BUILDING SYSTEM PRIOR TO BIDDING & INCLUDE ALL REQUIRED ELEMENTS IN BID.

SYMBOLS

- DETAIL REFERENCE — 2 / A-2 — DETAIL NUMBER / SHEET NUMBER
- ELEVATION REFERENCE — 3 / A1 — ELEVATION NUMBER / SHEET NUMBER
- SECTION REFERENCE — 4 / A5 — SECTION NUMBER / SHEET NUMBER
- INTERIOR ELEVATION REFERENCE — 1 / A-1 — WALL NUMBER / INTERIOR ELEV. SHEET NUMBER
- ROOM REFERENCE — [102] — ROOM NUMBER
- DOOR REFERENCE — 3 — DOOR NUMBER
- WINDOW REFERENCE — 4 — WINDOW NUMBER
- NOTE REFERENCE — 3 — REFERENCE NUMBER
- REVISION REFERENCE — 2 — REVISION NUMBER

EXIT REQD'S

0 TO 29 PERSONS: 1 EXIT REQUIRED

30 TO 50 PERSONS: 2 EXITS REQUIRED, DOOR MAY SWING INTO SPACE

MORE THAN 50 PERSONS: 2 EXITS REQUIRED, DOOR MUST SWING WITH PATH OF EGRESS

EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101 CHAPTER 5, SECTION 5-2.1 & 26-2.2.2. ALL HARDWARE SHALL COMPLY WITH SECTION 5-2.1.5.1 FOR LOCKING REQUIREMENTS. OCCUPANT LOAD IS CALCULATED BY 100 SQUARE FEET PER PERSON AS THE ABOVE STATED.

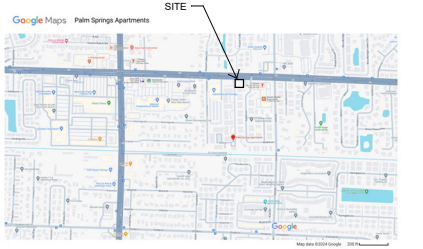
ABBREVIATIONS

ACOUS	ACOUSTICAL	N.I.C	NOT IN
ADJ	ADJUSTABL	NO	NUMBE\CT
AL	ALUMINU	N.T.S	NOT TO
APPROX	APPROXIMAT		SCALE
		O.A	OVERALL
BD	BOAR	OBS	OBSCUR
BLDG	BUILDING	O.C	ON
BLK	BLOC	O.D	OUTSIDE
BLKG	BLOCKING	O.F.C.I	OWNER R
BM	BEA		CONTRACTOR
BOT	BOTTO	OFF	OFFICE,
	M	OPNG	OPENING
CAB	CABINET	OPP	OPPOSITE
CBM	CABIN		
CER	CERAMI	PL	PLATE
C.I.	CAST	PLAS	PLASTE
CLR	CLEA	PLYWD	PLYWOO
COL	COLUM	PR	D
CONC	CONCRET	PRCST	PRECAS
CONN	CONNECTIO	P.T.D.F	PRESSURE
CONT	CONTINUO		TREATED
CTSK	COUNTERSUN	PTN	PARTITION
	K		
DECOR	DECORATIV	Q.T	QUARRY
DET	E		TILE
D.F	DOUGLAS	R	RISER,
DIA	DIAMETE	RAD	RADIUS
DIM	DIMENSION	REINF	REINFORC
DN	DOWN	REQ	REQUIRED
DS	DOWN	RM	ROOM
DWG	DRAWIN	R.O	ROUGH
	G	RWD	REDWOO
EA	EAC	R.W.L	RAIN WATER
EL	ELEVATION		LEADER
ELEC	ELECTRICAL	S.C	SOLID
EQ	EQUA	SCHED	SCHEDUL
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT		SQ	SQUAR
EXIST	EXTERIOR	SST	STAINLESS
	EXISTING	STD	STANDAR
F.A.U	FORCE AIR	STL	STEEL
F.H.C	FIRE HOSE	STOR	STORAG
FIN	CABINET	STRUCT	STRUCTURA
FL	FLOOR	SUSP	SUSPENDE
FLASH	FLASHING	SYM	SYMMETRICA
FLUOR	FLUORESCEN		L
F.O.F	FACE OF FINISH	T	TREA
F.O.M	FACE OF	T.C	TOP OF
F.O.S	FACE OF I	TEL	TELEPHON
FT	FOOT/FEE	T&G	TONGUE AND
FTG	FOOTING	THK	THICKNE
		T.O.C	TOP OF C
GA	GAUG	T.O.F	TOP OF F
GALV	GALVANIZED	T.O.L	TOP OF S
GL	GLAS	T.O.P	TOP OF
GR	GRAD	T.O.PL	TOP OF
GYP	GYPSU	TYP	TYPICAL
	M		
H.B	HOSE	U.O.N	UNLESS OTHERWISE
H.C	HOLLOW		NOTED,
HDWD	HARDWOO	VERT	VERTICAL
HDWE	HARDWAR	VEST	VESTIBULE
HGT	HEIGHT	V.G.D.F	VERTICAL GRAIN
H.M	HOLLOW		DOUGLAS
HORIZ	HORIZONTA		FIR
	L	W	WIT
I.D	INSIDE DIAMETER	W/	WITHOU
INCAND.	INCANDESCEN	W.C	WATER C
INSUL	INSULATION	WD	WOOD/
INT		WDW	WINDO
	INTERIOR	W.H	WATER
JAN	JANITO	WSCT	WAINSCO
JT	JOINT	WT	WEIGH
			T
LAM	LAMINAT	SYMBOL	SYMBOL
LAV	LAVATOR	S	S
LOC	LOCATION		AND
		&	ANGL
MAX	MAXIMU	*	AT
MECH	MECHANICA	@	CENTER
MET	META	Ø	DIAMETER OR
MFR	MANUFACTURE		PERPENDICULA
MIN	MINIMU	'	POUND OR
MISC	MISCELLANEOU	#	NUMBER
M.O	MASONRY		
MTD	MOUNTE		
MUL	MULLIO		
	N		

INDEX OF DRAWINGS

Drawing List	
Sheet Number	Sheet Name
A0.1	TITLE SHEET
A0.2	COLORED RENDERING
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS

VICINITY MAP



1 of 8 — 3/20/2024, 12:41 PM

WAG — The Wayne Architectural Group, PA — AA26001684

AA 26001684

10180 LEXINGTON ESTATES BLVD
Boca Raton, FL 33428

T 561.923.0745
C 561.414.6729

10/31/24

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Consultant
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No.	Description	Date

RICHBUILT SONS, LLC
OFFICE SUITES at
PALM SPRINGS, FL

TITLE SHEET

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker
Scale	

A0.1



BUILDING COLORS

SW6115	TOTALLY TAN	SW6115
SW7103	WHITETAIL	SW7103
SW7719	FRESCO CREAM	SW7719
SW6306	DARK BURGUNDY	SW6300

WAG
The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
Boca Raton, FL 33428

C 561.414.6729

10/31/24

AR 008071

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REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

RICHBUILT SONS, LLC

OFFICE SUITES at PALM SPRINGS, FL

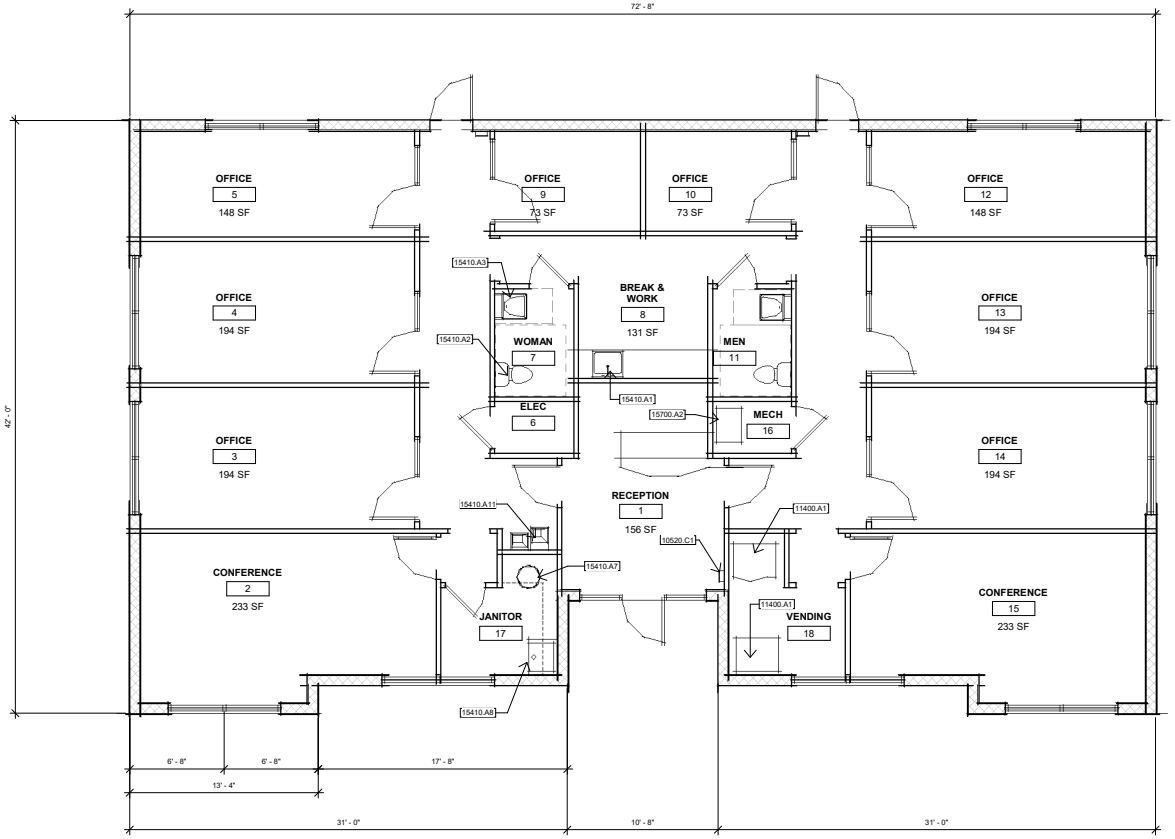
COLORED RENDERING

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

A0.2

Scale	1/4" = 1'-0"

10/31/2024 3:45:16 PM



1 FIRST FLOOR
1/4" = 1'-0"

2,909 S.F.

Keynote Legend	
Key Value	Keynote Text
10520.C1	Semi-Recessed Fire Extinguisher Cabinet
11400.A1	Vending Machine
15410.A1	Sink W/ Disposal
15410.A2	Watercloset
15410.A3	Lavatory
15410.A7	Water Heater
15410.A8	Mop Service Basin
15410.A11	High-Low Handicap Drinking Fountains
15700.A2	Ahu W/ Plenum

The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
Boca Raton, FL 33428
C 561.414.6729

10/31/24

AR 008071

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REVISION SCHEDULE

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RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

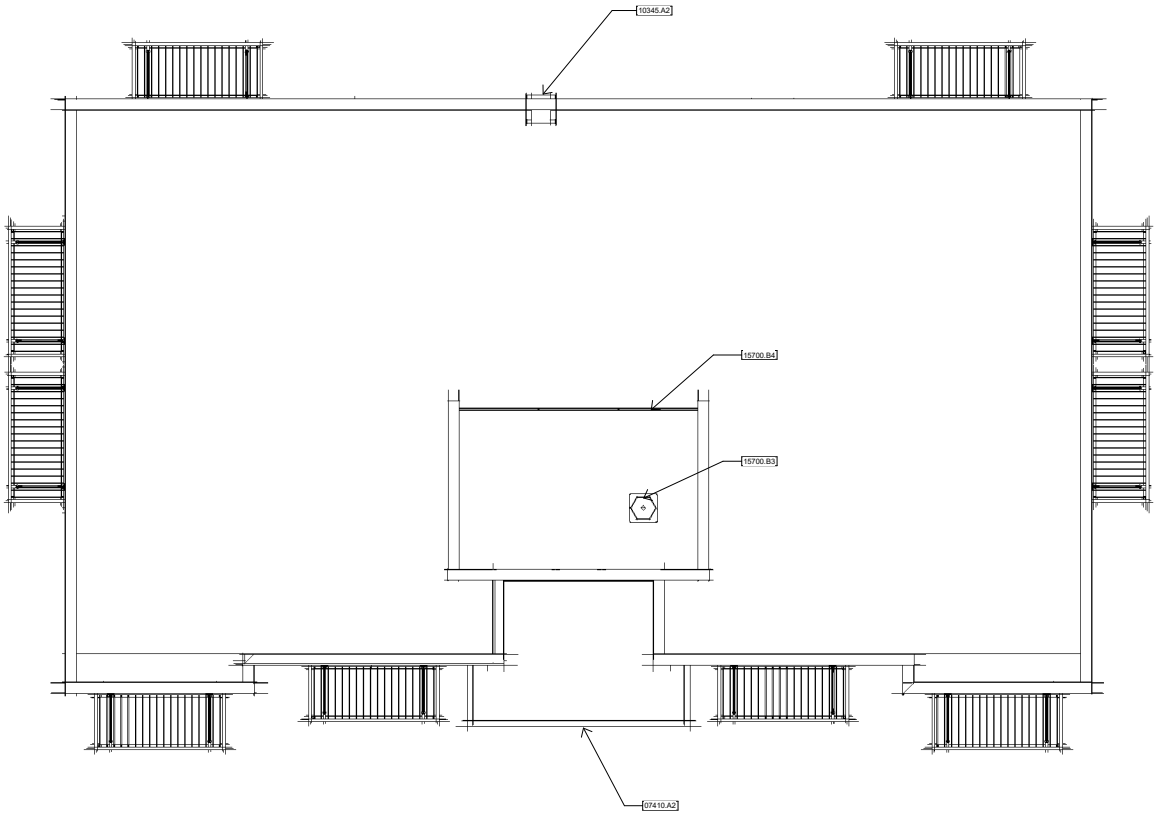
FLOOR PLAN

Project number	RIC 0403
Date	10/31/24
Drawn by	WB
Checked by	WB

A1.1

Scale	1/4" = 1'-0"

10/31/2024 3:45:16 PM



1 ROOF PLAN
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
07410.A2	Aluminum Metal Canopy
10345.A2	Roof Access Ladder
15700.B3	A/C Condensing Unit On Mechanical Stand
15700.B4	Alum. Mechanical Screen

The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
Boca Raton, FL 33428
C 561.414.6729

10/31/24
AR 008071

Consultant
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REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

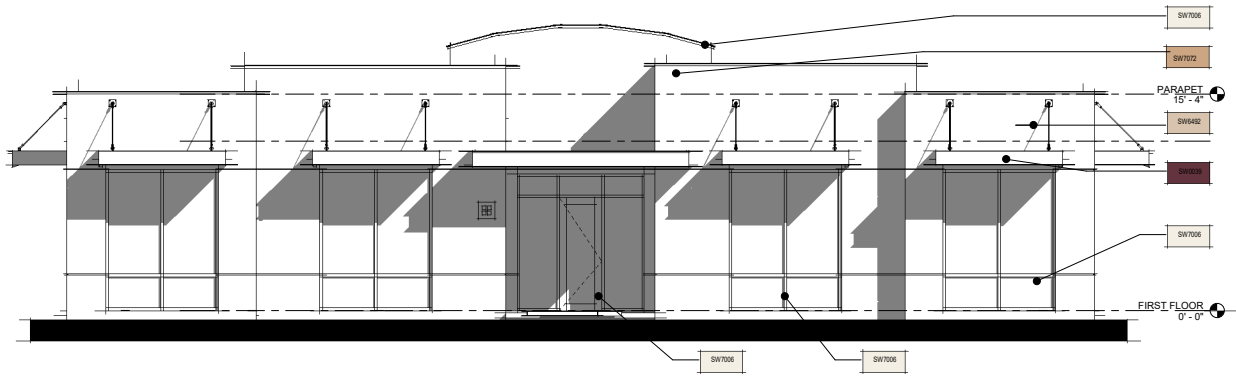
ROOF PLAN

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

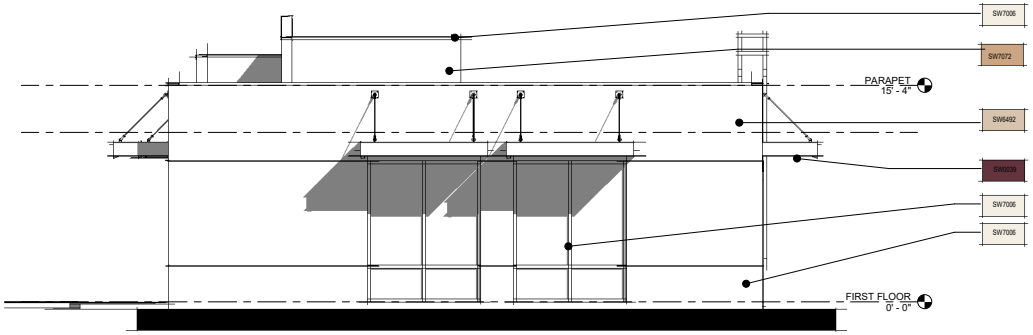
A1.2

Scale	1/4" = 1'-0"

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1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text

BUILDING COLORS

SW6115	TOTALLY TAN SW6115
SW7103	WHITETAIL SW7103
SW7719	FRESCO CREAM SW7719
SW6309	DARK BURGUNDY SW6309

The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
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10/31/24
AR 008071

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REVISION SCHEDULE

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RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

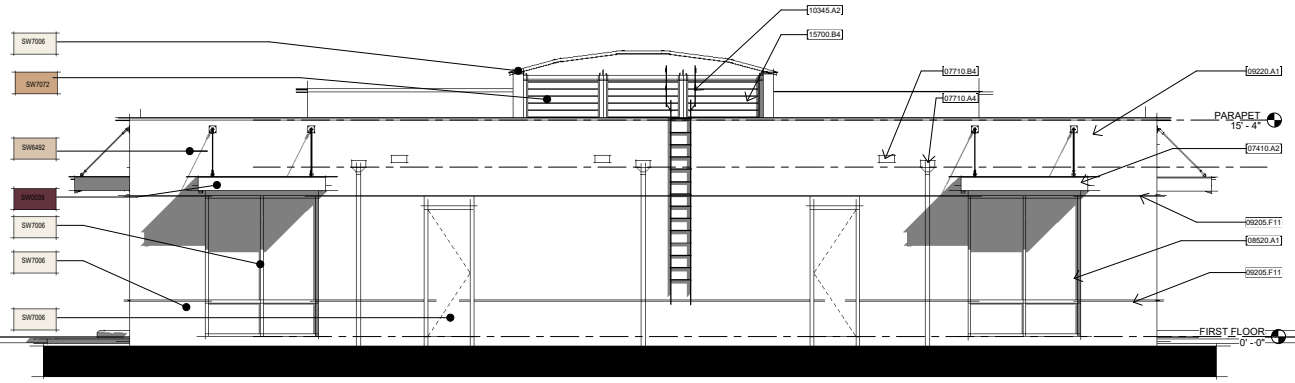
ELEVATIONS

Project number	RIC 0403
Date	10/31/24
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Checked by	Checker

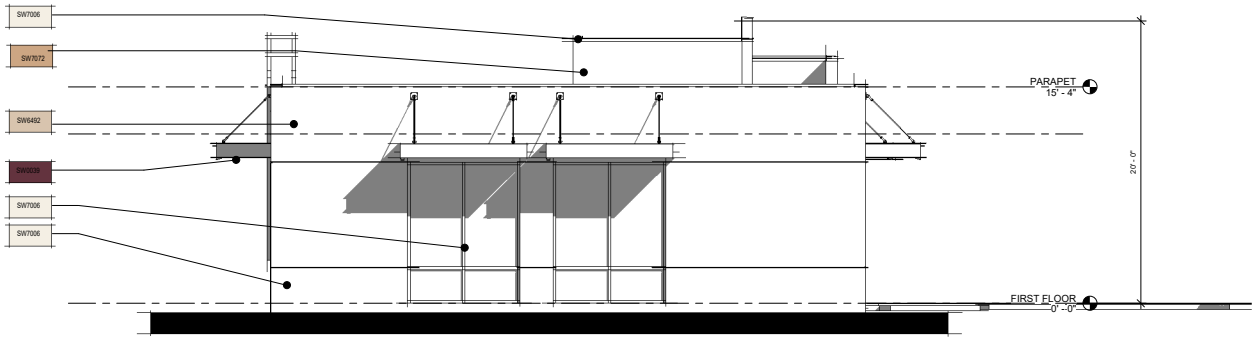
A2.1

Scale	1/4" = 1'-0"

10/31/2024 3:45:16 PM



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
07410.A2	Aluminum Metal Canopy
07710.A4	Aluminum Conductor & Downspout
07710.B4	Scupper
08520.A1	Aluminum Window - See Schedule
09205.F11	3/4" Expansion Joint Reveal
09220.A1	3/4" Cement Plaster
10345.A2	Roof Access Ladder
15700.B4	Alum. Mechanical Screen

BUILDING COLORS

SW6115	TOTALLY TAN	SW6115
SW7103	WHITETAIL	SW7103
SW7719	FRESCO CREAM	SW7719
SW6039	DARK BURGUNDY	SW6300

WAG
The Wayne Architectural Group, PA
AA26001684

10180 Lexington Estates Blvd
Boca Raton, FL 33428
C 561.414.6729

10/31/24
AR 008071

Consultant
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REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

RICHBUILT SONS, LLC
OFFICE SUITES at PALM SPRINGS, FL

ELEVATIONS

Project number	RIC 0403
Date	10/31/24
Drawn by	Author
Checked by	Checker

A2.2

Scale	1/4" = 1'-0"

10/31/2024 3:45:17 PM

Dumpster Use Agreement

This Dumpster Use Agreement ("Agreement") is made and entered into as of the Effective Date by and between the following parties:

1. JERJO HOLDINGS LLC, the owner of Palm Springs Apartments, located at 801 Rich Drive, Village of Palm Springs, Florida (hereinafter referred to as "Property Owner").
2. RICHBUILT BOCA INC, the owner of the office site located adjacent to Palm Springs Apartments (hereinafter referred to as "Office Owner").

The parties agree to the following terms and conditions regarding the use of the dumpster located on the Palm Springs Apartments property.

Terms and Conditions

1. **Dumpster Use**: Property Owner agrees to allow Office Owner to use the dumpster located on the Palm Springs Apartments property for general office waste disposal, subject to the conditions outlined herein.

2. **Use Limitations**: The dumpster may only be used for non-hazardous office waste. Any prohibited materials, including but not limited to hazardous waste, construction debris, or excessive bulk items, shall not be disposed of in the dumpster.

3. **Voidability Clause**: If the office use were to change to a more intense use, as determined by the applicable municipal authority or zoning regulations, this Agreement shall become void immediately, and the Office Owner shall cease using the dumpster.

4. **Maintenance and Responsibility**: The Property Owner shall remain responsible for maintaining the dumpster and its collection services. However, the Office Owner shall ensure proper use of the dumpster and be responsible for any excess waste beyond typical office use.

5. **Duration and Termination**: This Agreement shall remain in effect until terminated by either party with a [30/60]-day written notice. The Property Owner reserves the right to terminate this Agreement if the dumpster is misused or if regulatory requirements change.

6. **Indemnification**: The Office Owner agrees to indemnify and hold harmless the Property Owner from any claims, damages, or liabilities arising from improper use of the dumpster by the Office Owner or its agents.

7. **Miscellaneous**: This Agreement constitutes the entire understanding between the parties and may only be modified in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

_____	_____
[Owner Name]	[Owner Name]
JERJO HOLDINGS LLC	RICHBUILT BOCA INC

Effective Date: _____

Village of Palm Springs

Staff Report

AGENDA DATE: May 13, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Site Plan (SPR25-05) and Special Exception Use (PSSE25-03) - Iglesia Cristo Misionera de WPB Inc. - 4340 Diamond Road

SUMMARY: Mr. Juan Gonzalez, agent for the owner, Iglesia Cristo Misionera de WPB Inc. ("Applicant"), is requesting a Site Development Plan Amendment (**SPR25-05**) and Special Exception Use (**PSSE25-03**) approval to allow the use of the property as a place of worship with a maximum of 140 seats.

Note: The property was annexed into the Village in 2014 as a developed parcel with a residential single-family structure. Before the annexation, Palm Beach County approved a site plan and special exceptions to allow the use of the property as a place of worship, but this was never implemented.

The 2.07-acre property is being developed with a residential structure (1,402 square feet) and a 787-square-foot garage, which is proposed to be converted into an administrative office. The applicant is proposing to construct a 3,144-square-foot sanctuary building to be attached to the existing garage that is proposed to be converted into an administrative office for a total of 3,931 square feet. The residential structure located on the north side will remain on the property as part of the church's campus.

A site plan amendment is being requested to bring the property up to code, to the extent possible, to be consistent with the proposed use. The proposed site plan provides an enhancement to the landscaped buffers, a new parking lot, a newly paved driveway, drainage improvement, pedestrian connections, and interior/exterior renovations to the building.

Staff supports the applicant's request and recommends conditional approval of the Special Exception Use and Site Plan Amendment based on general consistency with the Land Development and Zoning Regulations and the objectives and policies of the Village's Comprehensive Plan.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Exhibit "A" Staff Report
2. Justification Statement
3. Site Plan, Landscape Plan, Photometric Plan and Letters
4. Color Rendering Architectural Plan

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan - Iglesia De Cristo Misionera - 4340 Diamond Rd

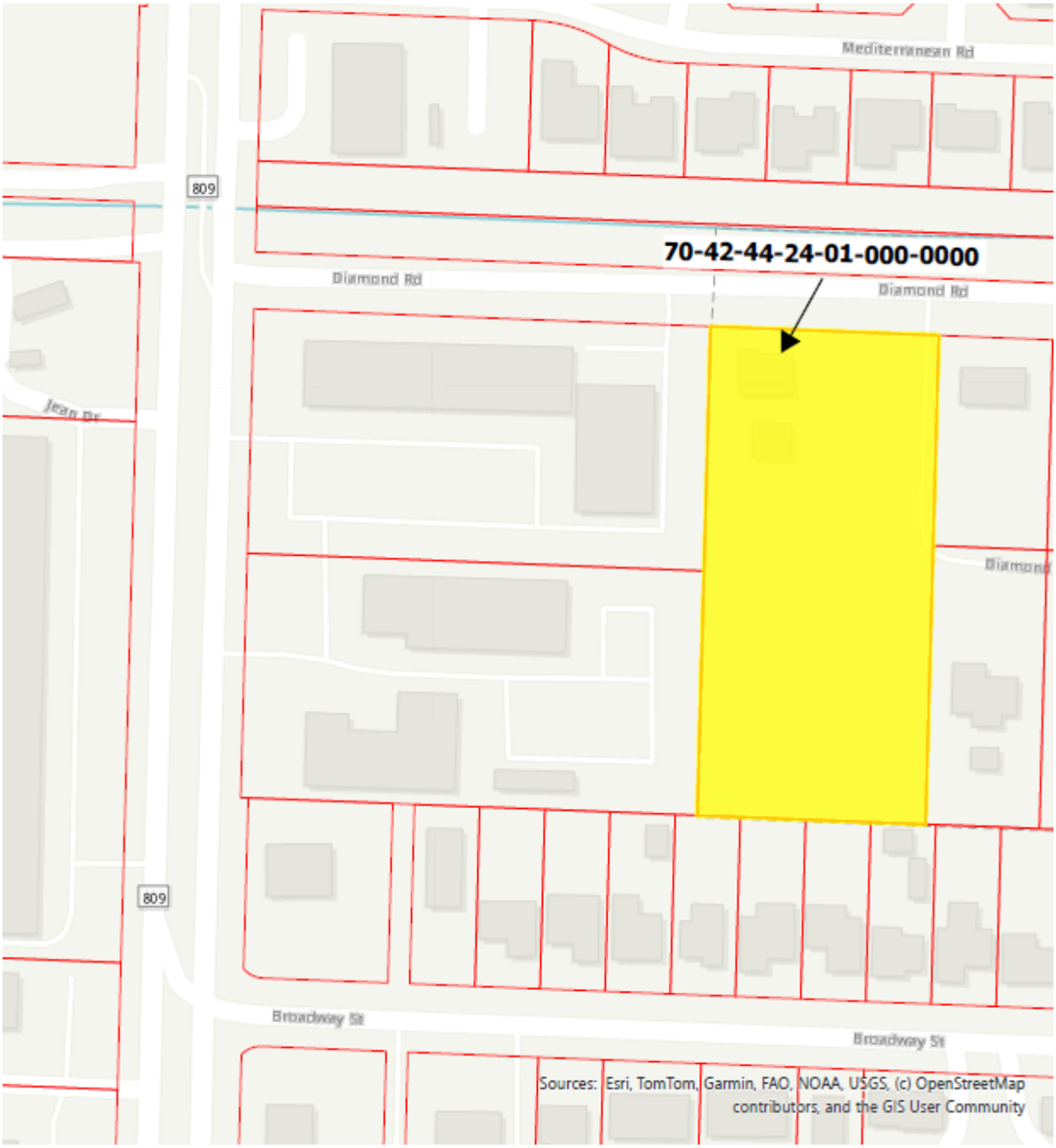
Application Summary			
Applicant / Petitioner	Juan Gonzalez	**Submittal Date**	10/16/2023
Reference Name	Iglesia Cristo Misionera de WPB INC	**Case Number**	**SPR25-05, PSSE25-03**
		Parcel Control No	70-42-44-24-01-000-0010
Location	4340 Diamond Rd	**Site Area**	±2.07 acres
P&Z B Meeting	May 13, 2025	**Council Meeting**	June 12, 2025
Requests			
Proposed Use(s)	Site Plan Amendment and Special Exception use to allow the use of the property as a place of worship with a maximum of 140 seats, within a total of 3,931 square feet of building.		
Number of Buildings	2 buildings 1 - 3,144 sf place of worship + 787 sf administrative building 1 – 1,402 sf single-family home (existing).		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Overall Parking	41 spaces Office use 1/200 SF (787sf) = 4 spaces Church 1 / 4 seats (140 seats) = 35 spaces Single-Family Home = 2 spaces	41	Yes

Site Characteristics			
Existing Use	Single-Family Residential Church	**Proposed Use**	Single-Family Residential & Church
Existing Zoning	Residential Single-Family (RS)	**Existing Future Land Use**	Low-Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Drainage Canal	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
South	Residential Use	Unincorporated Palm Beach County	Unincorporated Palm Beach County
East	Residential Use	Low-Density Residential	Multiple-Family Residential
West	Commercial Shopping Centers	Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the proposed project to allow the use of the property as a place of worship with a maximum of 140 seats and a total of 3,931 square feet of building, as depicted on the proposed site plan, based on compatibility with surrounding uses.



I. Site History

- **Ordinance No. 2014-25: Annexation**

The property was annexed into the Village of Palm Springs on January 8th, 2014, and designated with the Land Development with Residential Single Family zoning district and Low Density Residential Future Land Use.

II. Comprehensive Plan Consistency

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

III. Neighborhood Compatibility

1) The proposed project is located on the east side of South Military Trail, on Diamond Road.
2) The surrounding properties are generally residential uses.
3) A mix of different commercial uses are located along South Military Trail.
4) The proposed place of worship is permitted as a special exception use within the RS zoning district.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RS district.
  1) The proposed project generally meets the required site development regulations.
  2) Based on the Traffic Generation Analysis, the project will generate less than 21 peak hour trips, which is considered insignificant and therefore meets the TPS of Palm Beach County.
  3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and the Village of Palm Springs, are required prior to commencing any construction activity.

V. Environmental Issues:

There are no environmental issues identified.

VI. Community Outreach/ Notification

- The subject property was posted on May 5th, 2025.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on May 2nd, 2025.
- Legal advertisement was published on April 29th, 2025.
- Staff have 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 April 24, 2023, depict the following:

- An application submitted for a Site Plan Amendment and concurrently a Special Exception Use to allow the use of the property as a place of worship.

  1. Site Plan received on April 24, 2023, revised and resubmitted on April 28, 2025.
  2. Landscape plans received April 24, 2023, revised and resubmitted on February 4, 2025.
  3. Architectural floor plans received April 2, 2024, revised and resubmitted on December 19, 2024.
  4. Justification Statement of proposed use.
  5. Traffic equivalency statement.
  6. Photometrics plan.
  7. Drainage statement.

VIII. Recommendation

Currently, the 2.07-acre property is being developed with a residential structure (1,402 square feet) and a 787-square-foot garage, which is proposed to be converted into an administrative office. The applicant is proposing to construct a 3,144 square-foot sanctuary building to be attached to the existing garage that is proposed to be converted into an administrative office for a total of 3,931 square feet. The residential structure located on the north side will remain on the property as part of the church's campus.

The property was annexed into the Village in 2014 as a developed parcel with a residential single-family structure.

Prior to the annexation, Palm Beach County approved a site plan and special exception use to allow the use of the property as a place of worship, but it was never implemented.

A site plan amendment is requested to bring the property up to code, to the extent possible, to be consistent with the proposed use. The proposed site plan provides enhancements to the landscaped buffers, a new parking lot, a newly paved driveway, drainage improvement, pedestrian connections, and interior/exterior renovations to the building.

Staff have found the proposed Special Exception use to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations 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 a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning, and Building Staff recommend conditional approval of the Special Exception Use and the Site Plan Amendment, subject to the following thirty-one (31) conditions below:

1. Build out is December 31, 2025.
2. The Site Plan approval is valid within 24 months of Council Approval.
3. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
4. The worship sanctuary area shall be limited to 140 seats.
5. If any parking issues arise, as determined by the PZ&B Director or Police Chief, the property owner may be required to undertake additional measures. A site plan amendment may be required to reconfigure the parking lot area.
6. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-891.
7. All required improvements shall be completed prior to the issuance of a Certificate of Occupancy.
8. A life safety plan shall be approved by the Building Official as a prerequisite to the issuance of a **Certificate of Occupancy**.
9. A security plan addressing evacuations and emergencies shall be provided **at the time of permitting**.
10. Any special event or outdoor activities to be held at the property are subject to Special Event Permit approval by the Village.
11. Permits must be obtained from the Village and PBC Fire Department **at the time of permitting**.
12. No signs are proposed as part of this application. Any future signs shall be according with the Village's Land Development Regulations Section 34-327.
13. No loitering on the ground will be permitted.
14. The residential structure on the north side shall be limited to one residential dwelling unit.
15. A civil/utility plan shall be approved by the Village **at the time of permitting**.
16. The construction dumpster shall only be provided by Waste Pro USA, which is under a franchise Agreement with the Village.
17. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
18. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
19. Provide permits from all applicable permitting agencies, including but not limited to, PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
20. The property owner shall register an Agent of Record before issuance of a permit to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
21. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures as approved by the Police Chief may include increased on-site security at the operator's sole expense.
22. All new electric utilities shall be underground.

23. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
24. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
25. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
26. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
27. The civil engineer of record shall certify the site construction **before the issuance of the Certificate of Occupancy**.
28. The applicant may be required to provide a resident inspector for structural elements such as concrete pours.
29. The General Contractor shall be on site during any construction activity.
30. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
31. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

JUSTIFICATION STATEMENT FOR PLACE OF WORSHIP SPECIAL EXEMPTION
IGLESIA DE CRISTO MISIONERA

The following Justification Statement is based on the Certification Standards outlined in Chapter 34, Section 34-607 of the Village of Palm Springs Code of Ordinances.

Background
The subject property is a 2.07-acre site comprised of four (4) separate parcels of land located east side of Military Trail, north of 10th Avenue North along the south side of Diamond Road, in the Village of Palm Springs. The parcels were Annexed to the Village from Unincorporated Palm Beach County on January 8, 2014 under Ordinance No. 2014-25 with a Future Land Use as 'Low Density Residential' and Zoning as 'Residential Single Family'. The site presently supports a single-family home and detached garage which will be converted to church offices and storage for the proposed place of worship. Prior to annexation on December 11, 2013, the County approved the site for a Class A Conditional Use to allow a Place of Worship. Both the Annexation ordinance and Conditional Use Approval are included in this application.

Request
The owner/applicant is requesting the same Place of Worship conditional use approved in Unincorporated Palm Beach County, which is supported as a special exemption in the RS district under Section 34-744 of the Village of Palm Springs Code of Ordinances.

Justification

1. **The proposed special exemption use is consistent with goals, objectives, and policies of the Villages Comprehensive plan.**

   The requested special exemption of a Place of Worship is consistent with the Village's Comprehensive Plan as a conditional use in the Residential Single Family (RS) District, which corresponds to the property's Future Land Use designation of Low Density Residential. In addition, the project is subject to concurrency review by Palm Beach County. All infrastructure is present to serve the project, including potable water, sewer, and road capacity.

2. **The proposed special exemption is consistent with the planning, building, and zoning regulations and all other portions of this code.**

   The proposed special exemption is consistent with all applicable provisions of the Village of Palm Springs Code of Ordinances related to the RS District, including lot size, width depth and existing setbacks. This data is shown on the site plan included in this submittal.

3. **The proposed special exemption 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 particular to the proposed special exemption use and the**

surrounding property.

The subject property is located in an area characterized as a mix of single-family residential (east and south) and retail commercial (west). There are two proposed points on access to the site via Diamond Lane. Hours of operation are consistent with the surrounding residential area as no after-hours activities or functions will take place at this establishment. All land development criteria have been met or exceeded as shown on the site plan data table.

The proposed conditional use request is compatible with surrounding uses insofar as development in the area is a mix of commercial and residential uses, several of which constitute a much more intensive use that that which is proposed by the applicant/owner. The proposed use serves as a transition from the intensive commercial uses to the west and the residential uses to the east.

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 subject site is located east of a commercial corridor (Military Trail) on the west side of a long-established single-family neighborhood. The proposed institutional use serves as a transition from the intense commercial development along Military Trail and the residential neighborhood further east. The proposed use of the subject property as a place of worship is deemed consistent with development patterns in the area.

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 proposed special exemption use will not have a detrimental impact on the surrounding properties, as the majority of occupants using the facility will be limited to one day a week (Sunday's) during services. The number of occupants for the remainder of the week will be a limited to a few employees and maintenance staff.

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

      Operations of the proposed facility will not contribute any detrimental noise, odor, or visual obstructions to the surrounding residential area.

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

Impact to existing residents from traffic on Diamond Rd and Diamond Lane will be limited to one hour before and after services on Sunday's. There will not be any significant impact to

residents eastward of the subject site, as most users of the facility will be entering/exiting from the west towards Military Trail. See the attached traffic letter in this submittal supporting the proposed special exception.

6. **That the proposed special exemption use:**
    a. **Does not significantly reduce light and air to adjacent properties.**

        The special exemption will not reduce light or air to/from the adjacent properties.

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

        The special exemption will not affect property values in the adjacent areas.

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

        The special exemption will not impact or deter future development of the surrounding sites.

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

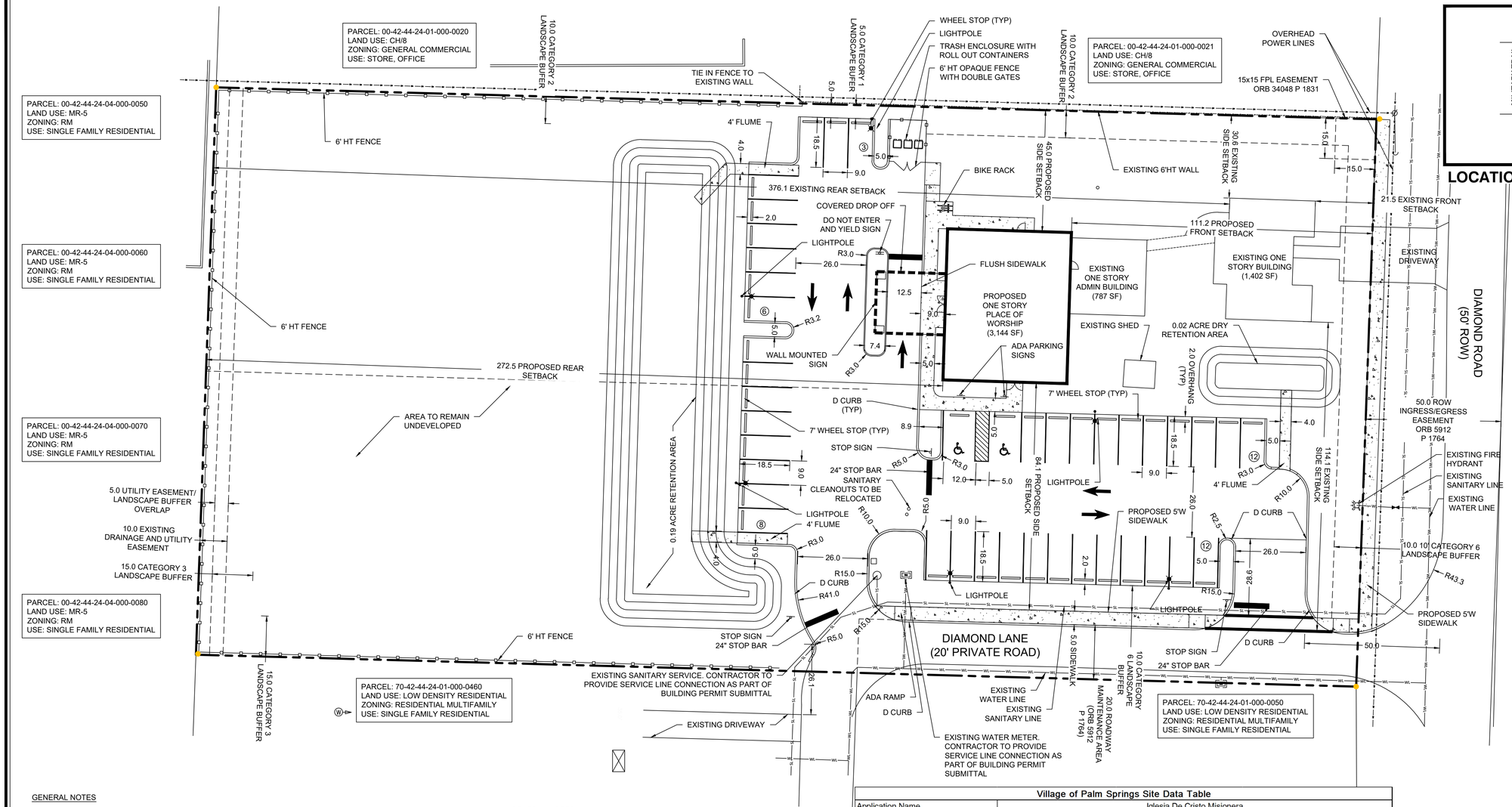
        The special exemption will not impact natural systems of public facilities. The site is designed to preserve as much existing tree canopy as possible on the south side of the site and to maximize pervious area. No adverse environmental impacts are anticipated to result from the proposed project. In additional all stormwater is to be retained on site and not discharged into the L-10 Canal.

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

        Benches, trash receptacles, and bicycle parking will be provided under the covered drop off area.

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

    Rapid residential growth in central Palm Beach County and growth of the church congregation has contributed to the need to expand existing religious services and ministries for this growing church community. Membership in the church has grown substantially over the past several years, and fund-raising efforts have been successful to the extent that the church is poised to expand its ministries and construct its sanctuary and church offices. The proposed special exemption will have a positive impact on communities in the surrounding area.



GENERAL NOTES

1. LOCATIONS ,ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED BY OTHERS AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS . JESSAMINE DESIGN BUILD, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK .THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS, AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS, AND THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES

11. ALL RIGHT OF WAY AREAS IMPACTED BY CONSTRUCTION SHALL SHALL BE RESTORED TO LIKE NEW OR BETTER CONDITION.
12. THE RIGHT OF WAY SHALL BE KEPT FREE FROM DEBRIS, CONSTRUCTION MATERIALS, SILT, EQUIPMENT, AND ALL OTHER ASSOCIATED ITEMS AT ALL TIMES.
13. UTILITY INSPECTIONS MUST BE CALLED IN WITHIN 48 HOURS FROM BOARD REVIEW.

LAYOUT NOTES

1. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
2. ALL CURB RADII AND SIDEWALK RETURNS ARE 3' UNLESS NOTED OTHERWISE.
3. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT AND CIVIL ENGINEERING CONTRACT DOCUMENTS.
4. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY BOB BUGGEE, INC THE 'SURVEYOR' DATED FEBRUARY 8, 2023. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
5. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS
6. SEE CIVIL ENGINEERING PLANS FOR PROPOSED PAVING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS.

PRIVATE ROADWAY MAINTENANCE

1. DIAMOND LANE IS A PRIVATE ROAD OWNED AND MAINTAINED BY THE PROPERTIES DESCRIBED IN THE 'CONFORMATION OF EASEMENT AND MAINTENANCE AGREEMENT' DATED DECEMBER 22, 1988 AS RECORDED IN THE PALM BEACH COUNTY OFFICIAL RECORD BOOK 5912, PAGE 1764,

Village of Palm Springs Site Data Table

Application Name	Iglesia De Cristo Misionera		
Property Control Number(s) (PCN)	70-42-44-24-01-000-0010		
Gross Site Area	2.07 ac (90,156 sf)		
	Existing	**Proposed**	**Required**
Future Land Use Designation	Low Density Residential	Low Density Residential	
Zoning District	Residential Single Family (RS)	Residential Single Family (RS)	
Uses	Residential	Place of Worship & Residential	
Building Area	2,228 sf	5,372 sf	
Minimum Lot Area	90,156 sf	90,156 sf	6,500 sf
Minimum Lot Width (Corner)	210'	210'	95'
Minimum Lot Frontage	210'	210'	65'
Minimum Lot Depth	429.3'	429.3'	100'
Maximum Lot Coverage	2.5% (2,283 sf)	5.9% (5,372 sf)	45% (40,570 sf)
Front Setback (North)	21.5'	21.5'	25'
Rear Setback (South)	376.1'	272.5'	12.5'
Side Interior Setback (West)	30.6'	30.6'	7.5'
Side Corner Setback (East)	114.1'	87.7'	25'
Maximum Building Height	1-Story	1-Story / 25'	2-Stories or 25'
Maximum Impervious/Semi Pervious Area	7% (6,307 sf)	28% (25,052 sf)	60% (54,094 sf)
Open Space	93% (83,849 sf)	72% (65,104 sf)	25% (22,539 sf)
Landscape Buffers			
North	21.5'	19.4'	10'
West	30.6'	5' & 10'	5' & 10'
South	15'	15'	15'
East	10' & 15'	10' & 15'	10' & 15'
Parking	0 Spaces	41 Spaces	Assembly: One space per 4 seats (140 seats/4) = 35 spaces Office: One space per 200sf (787 sf / 200) = 4 spaces Single Family Residence = 2 spaces 41 spaces total

SCALE: 1" = 20'

Know what's below. Call before you dig.

JESSAMINE DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title: SITE PLAN

Revision Dates

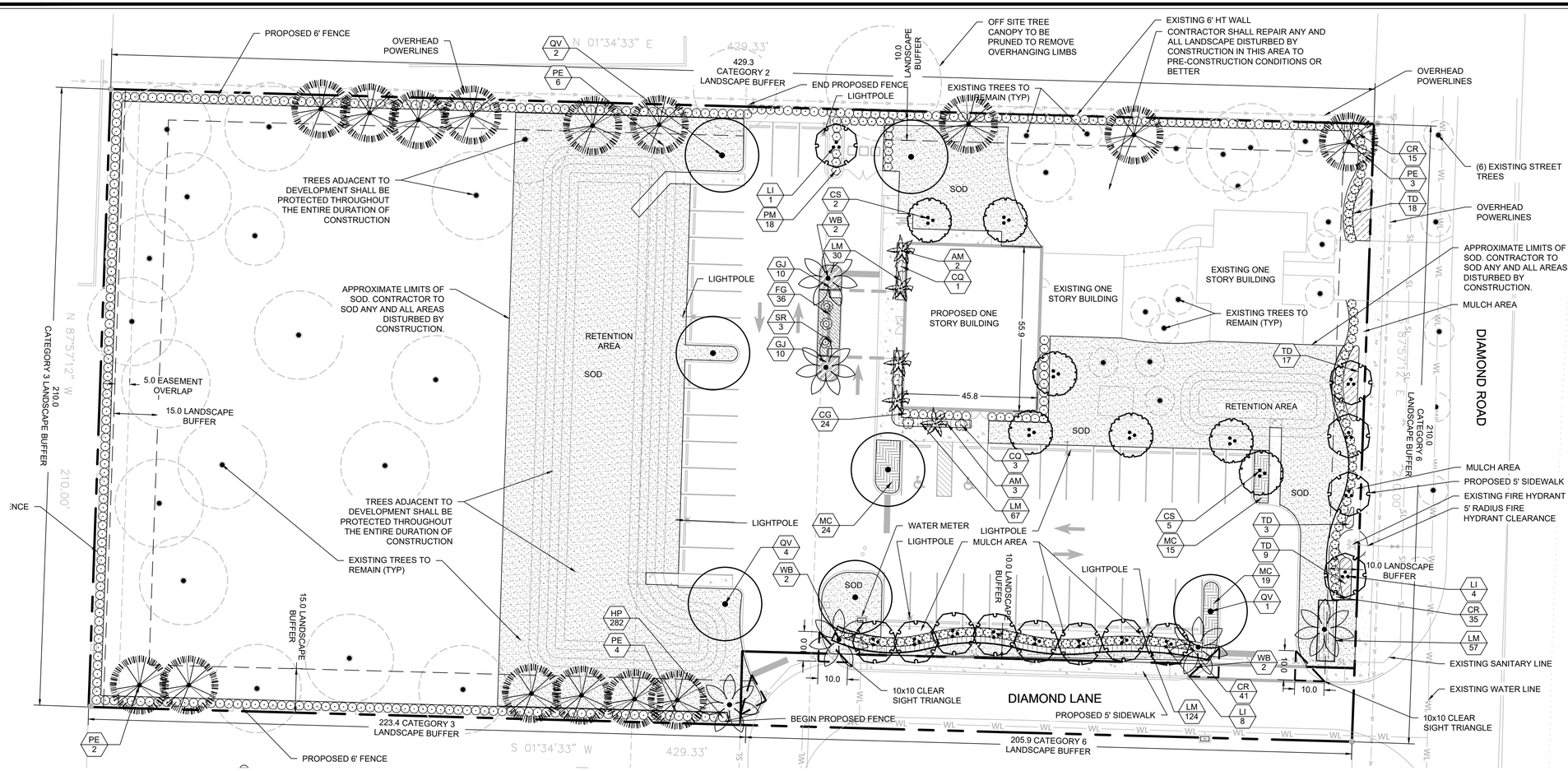
Date: 4/15/2025

Sheet Number: SP-1

Seal

STEPHEN M FECCIA, PLA
LA 0667289

C:\USERS\STEVE\DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ CORP\DIAMOND RD CHURCH\CAD\SP-1 SITE PLAN.DWG 4/28/25 by STEVE



VILLAGE OF PALM SPRINGS LANDSCAPE CODE COMPLIANCE CHART

	REQUIRED	PROVIDED
TOTAL AREA: 90,156 SF (2.07 AC) **ZONING: LDR - LOW DENSITY RESIDENTIAL**		
34-161(b)(1) **ONE TREE SHALL BE PLANTED OR PRESERVED FOR EVERY 1,500 SF OF PARCEL USED FOR NON-RESIDENTIAL PURPOSES** **90,156 / 1,500 = 60 TREES**	**60 TREES**	**42 PRESERVED** **38 PROPOSED** **80 TOTAL**
34-161(c)(1) **OFF STREET PARKING SHALL INCLUDE 20 SF OF LANDSCAPE AREA FOR EVERY PARKING SPACE** **42 SPACES x 200 SF = 8,400 SF**	**8,400 SF**	**16,936 SF**
34-162 - BUFFERS **NORTH - CATEGORY 6** **10'W WITH 1 TREE PER 20LF + 2-TIERED HEDGE** **210 LF / 20 = 10 TREES**	**NORTH: 10'W + 10 TREES + 2-TIERED HEDGE**	**NORTH: 10'W' + 10 TREES (6 EXIST + 4 PROP) + 2-TIERED HEDGE**
EAST - CATEGORY 3 **15'W WITH 1 TREE PER 20LF + FENCE + HEDGE** **223 LF / 20 = 11 TREES**	**EAST (CATEGORY 3): 15'W + 11 TREES + FENCE + HEDGE**	**EAST (CATEGORY 3): 15'W + 11 TREES (4 EXIST + 7 PROP) + FENCE + HEDGE**
EAST - CATEGORY 6 **10'W WITH 1 TREE PER 20LF + 2-TIERED HEDGE** **206 LF / 20 = 10 TREES**	**EAST (CATEGORY 6): 10'W + 10 TREES + 2-TIERED HEDGE**	**EAST (CATEGORY 6): 10' + 10 TREES + 2-TIERED HEDGE**
SOUTH - CATEGORY 3 **15'W WITH 1 TREE PER 20LF + FENCE + HEDGE** **210 LF / 20 = 10 TREES**	**SOUTH: 15'W + 10 TREES + FENCE + HEDGE**	**SOUTH: 15'W+ 10 EXIST TREES + FENCE + HEDGE**
WEST - CATEGORY 2 **10'W WITH 1 TREE PER 20LF + FENCE + HEDGE** **429 LF / 20 = 22 TREES**	**WEST: 10'W + 22 TREES + FENCE + HEDGE**	**WEST: 10'W + 10 TREES (11 EXIST + 9 PROP) + FENCE + HEDGE**
34-164(a) **AT LEAST 25% OF THE BUILDING FACADE FACING THE STREET SHALL BE PLANTED WITH ON TREE EVERY 30LF** **102LF x 25% = 25LF /30 = 1 TREE**	**1 TREE**	**2 TREES**
34-185(b) **PALMS SHALL CONTRIBUTE NO MORE THAN 50% OF THE REQUIRED TREES** **60 x 50% = MAX 30 PALMS**	**MAX 30 PALMS**	**11 PALMS**
34-186 **MIN 50% OF ALL TREES SHALL BE NATIVE SPECIES** **46 x 50% = 23 TREES**	**23 TREES**	**29 TREES**

PLANTING NOTES

1. PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL VERIFY THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORMED TO THE PROPOSED GRADES NOTED ON THE GRADING PLAN.
2. PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WHICH SHALL BE INSTALLED AND OPERATIONAL PRIOR TO PLANTING. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION, PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED AND APPROVED BY THE OWNERS REPRESENTATIVE.
3. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS, AND DEBRIS SHALL BE REMOVED TO A DEPTH OF 12" FROM ALL AREAS WHERE PLANT MATERIAL IS TO BE INSTALLED.
4. CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUBS BED AND STAKE THE LOCATION OF ALL TREES FOR APPROVAL BY THE OWNERS REPRESENTATIVE.
5. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS.
6. QUANTITIES SHOWN ON THE PLANTING SCHEDULE ARE FOR CONVENIENCE ONLY. SHOULD A CONFLICT EXISTING BETWEEN THE PLAN AND SCHEDULE, THE PLAN SHALL TAKE PRECEDENCE. CONTRACTOR SHALL BRING ANY CONFLICT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
7. SHOULD CONTRACTOR NOTICE AN ERROR ON THESE PLANS, THEY SHOULD IMMEDIATELY BRING IT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONT	SIZE
TREES							
(N)	CS	7	Conocarpus erectus f. sericeus Triple Trunk. Min 2.5" cal total	Silver Buttonwood	Multi Trunk	Cont.	12` HT
	LI	13	Lagerstroemia indica 'Natchez' Triple Trunk. Min 2.5" cal total	Natchez Crape Myrtle	Multi Trunk	Cont.	12` HT
(N)	PE	15	Pinus elliottii	Slash Pine	2" Cal	Cont.	12`HT x 4`SPR
(N)	QV	7	Quercus virginiana	Southern Live Oak	2" Cal	Cont.	12`HT x 4`SPR
PALM TREES							
	AM	5	Adonidia merrillii Double. Orient trunks parallel to building	Christmas Palm	N/A	Cont.	8`HT
	WB	6	Wodyetia bifurcata	Foxtail Palm	N/A	B&B	10` CT
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
SHRUBS							
(N)	CR	91	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	3-gal	24x24	36" OC
(N)	CG	24	Clusia guttifera	Small Leaf Clusia	3-gal	24x24	36" OC
	CQ	4	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	7-gal	36" HT	As Shown
(N)	HP	282	Hamelia patens 'Compacta'	Dwarf Firebush	3-gal	24x24	36" OC
	PM	18	Podocarpus macrophyllus	Yew Podocarpus	7-gal	36" HT	36" OC
	SR	3	Strelitzia reginae Min 5PPP	Orange Bird Of Paradise	7-gal	36" HT	As Shown
SHRUB AREAS							
	FG	36	Ficus microcarpa 'Green Island'	Green Island Ficus	3-gal	12x12	24" OC
	GJ	20	Gardenia jasminoides	Gardenia	3-gal	24x24	30" OC
(N)	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3-gal	24" HT	30" OC
(N)	TD	47	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	3-gal	24" HT	30" OC
GROUND COVERS							
	LM	278	Liriope muscari ' Emerald Goddess'	Emerald Goddess Liriope	1-gal	8" HT	18" OC
	SOD	± 20,442 sf	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Grass	Sod		

(N) NATIVE

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.

JESSAMINE DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title: LANDSCAPE PLAN

Revision Dates

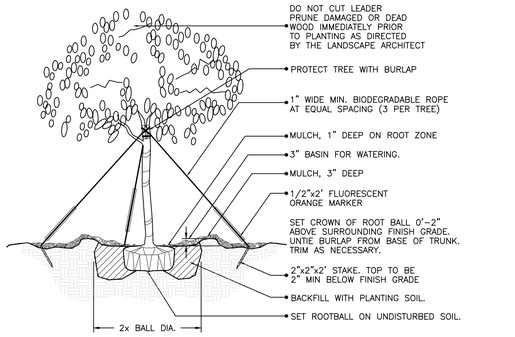
Date: 02/04/2025

Sheet Number: L-2

Seal

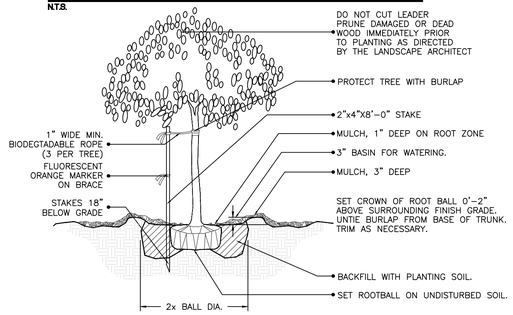
STEPHEN M FECCIA, PLA
LA 6667289

C:\USERS\STEVE\DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ-CORP\DIAMOND RD \CHURCH\CAD\L-2 LANDSCAPE PLAN.DWG 24/01 by STEVE



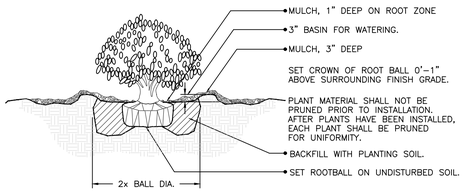
(2" cal. and over)
LARGE TREE PLANTING DETAIL

N.T.S.



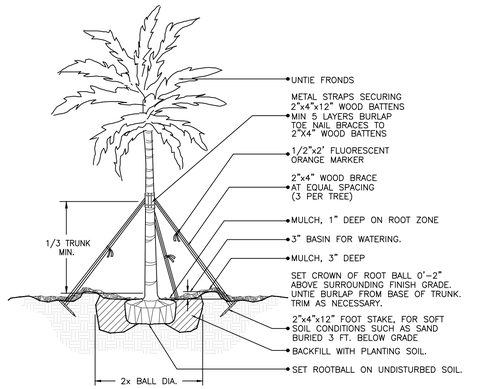
(2" cal. and under)
SMALL TREE PLANTING DETAIL

N.T.S.



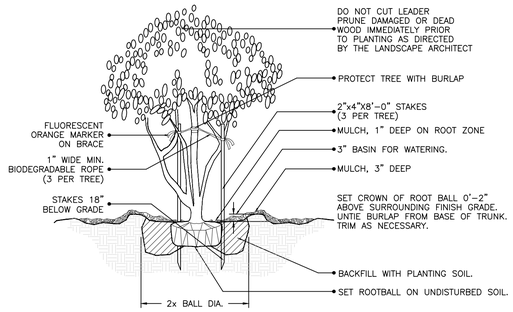
SHRUB PLANTING DETAIL

N.T.S.



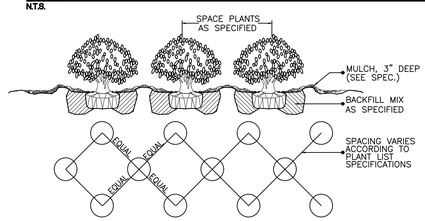
LARGE PALM PLANTING DETAIL

N.T.S.



MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL

N.T.S.



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL

N.T.S.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.

9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.

10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).

15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.

20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.

21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.

22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

24. Root-prune all trees a minimum of (8) weeks prior to planting.

25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.

26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.

27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.

28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.

29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

31. All landscape material shall be setback a minimum of 5' from any Fire Hydrant.

32. The contractor shall ensure adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.

33. MULCH shall be provided in all shrub areas and around trees as shown in details on this sheet at a minimum 3" thick. Mulch shall be sustainability sourced Eucalyptus or Melaleuca. Avoid 'volcano' mulching where mulch is piled up against the tree trunk. 3' diameter mulch ring to be provided around trees in sod areas.

JESSAMINE
DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title
LANDSCAPE DETAILS

Revision Dates

Date
12/19/2024

Sheet Number
L-3

Seal

STEPHEN M FECCIA, PLA
LA 6667289

811 Know what's below. Call before you dig.

C:\USERS\STEVE\UDP DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ CORP\DIAMOND RD CHURCH\CAD\L-2 LANDSCAPE PLAN.DWG 2:4:25 by STEVE

IGLESIA DE CRISTO MISIONERA

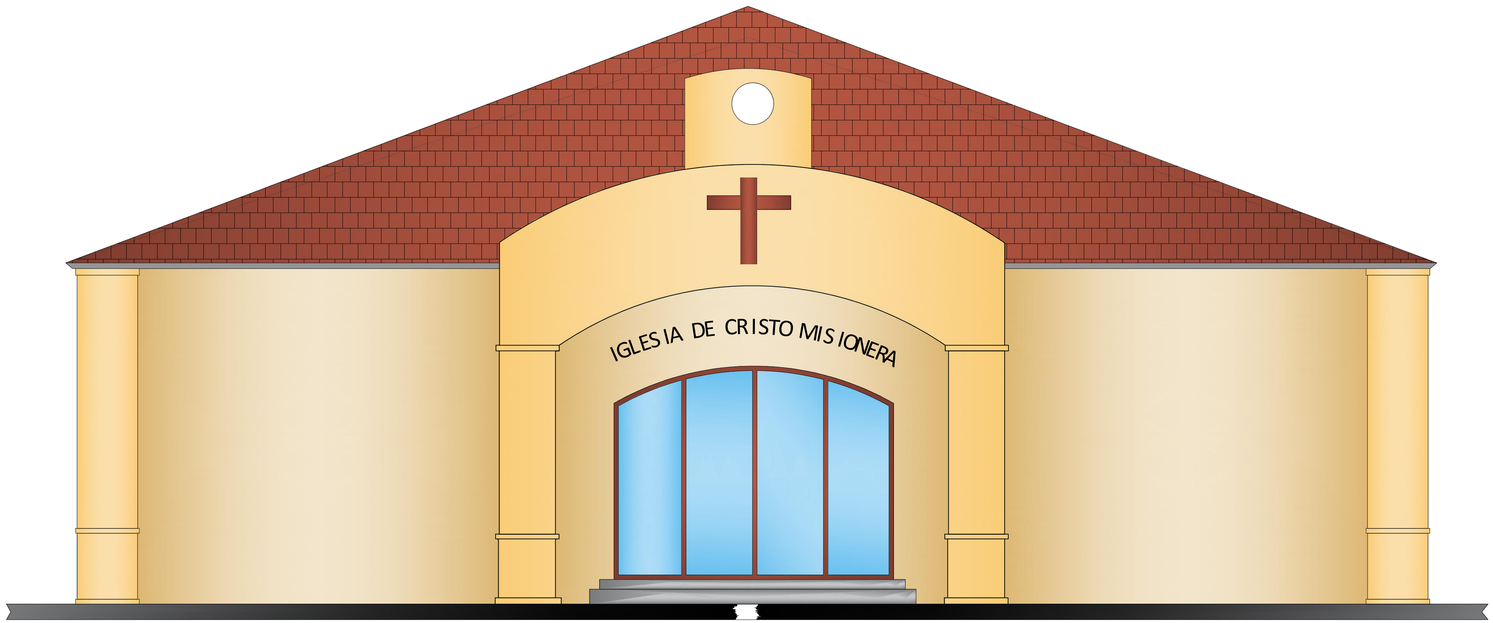
4030 DIAMOND ROAD PALM BEACH COUNTY FL,
LAKE WORTH, FL, 33451

INDEX OF DRAWINGS

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GENERAL NOTES ---------- A – 1
PLAN VIEW ---------- A – 2
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ROOF FRAMING ---------- A – 5
PROPOSED SAFETY PLAN ---------- SP – 1
PLUMBING GENERAL NOTES ---------- P – 1
PLUMBING FLOOR PLAN ---------- P – 2
HVAC GENERAL NOTES ---------- M – 1
HVAC FLOOR PLAN ---------- M – 2
HVAC DETAILS ---------- M – 3
HVAC SCHEDULE AND DETAILS ---------- M – 4
SITE PLAN ---------- S – 1
SURVEY PLAN ---------- S – 2

SPECIFICATIONS

BUILDING CODE IN EFFECT: FLORIDA BUILDING CODE 2020 7TH EDITION \
FIRE CODE IN EFFECT: FLORIDA FIRE PREVENTION CODE 2017
LIFE / SAFTY : NFPA 1, NFPA101, 2014 EDITION
LEVEL OF ALTERATION: III
METHOD OF COMPLIANCE: WORK
AREA OF UNIT: 3,144 SQ FT
TYPE OF CONSTRUCTION: IIIA



C-1
-
COVER PAGE

SEAL:

JUAN I. GONZALEZ CORP
Consulting * Design * Project Management
Construction * Land Planning
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4030 DIAMOND ROAD
LAKE WORTH, FL 33461

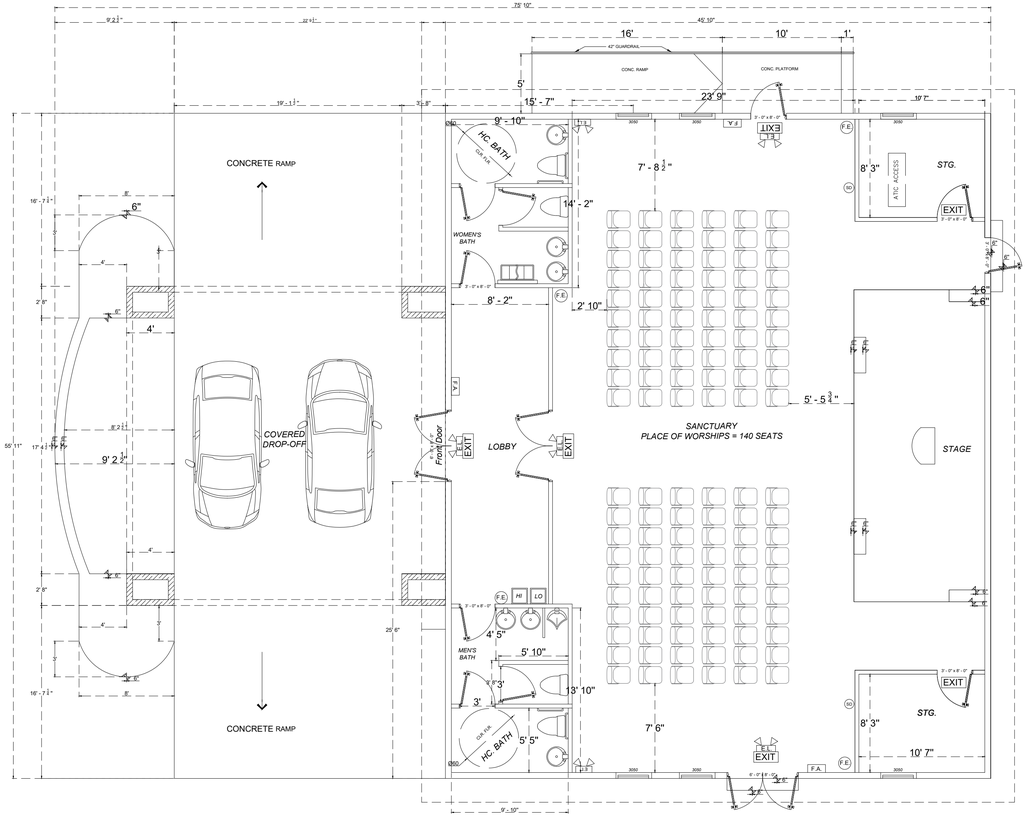
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- REV:

DATE:

PROJECT NUMBER:
COVER PAGE

TITLE:

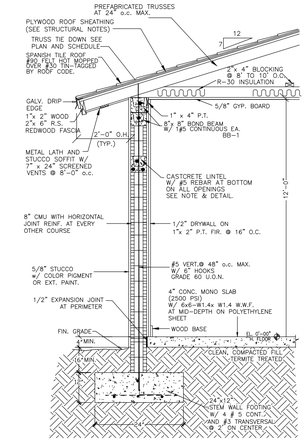
SHEET NUMBER:
C - 1



PLAN VIEW

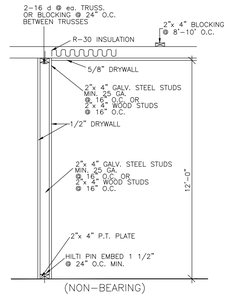
SCALE: 3/16" = 1' - 0"

TOTAL AREA
A/C AREA ---------- 5088.00 SQFT
DROP-OFF AREA --- 608.00 SQFT
TOTAL AREA ------ 5696.00 SQFT



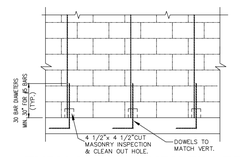
TYPICAL WALL SECTION

N.T.S.



INTERIOR WALL DETAIL

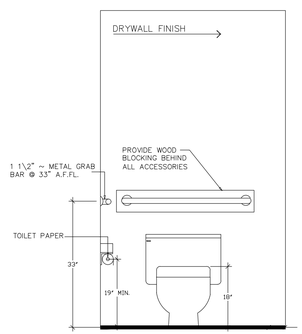
SCALE: N.T.S



TYPICAL MASONRY FILLED CELL DETAIL

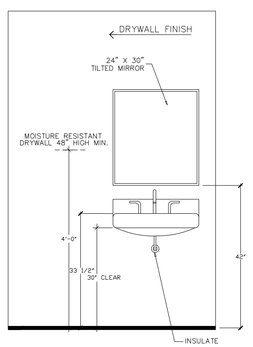
SCALE: N.T.S.

TOTAL AREA	
A/C AREA	2536 SQFT
DROP-OFF AREA	608 SQFT
TOTAL AREA	3144 SQFT



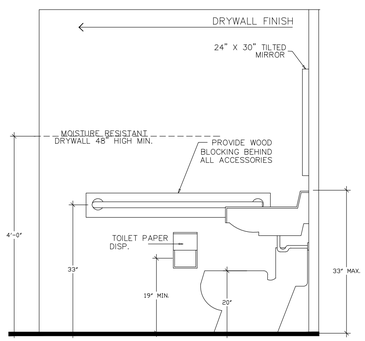
disable bath (toilet)

SCALE: N.T.S



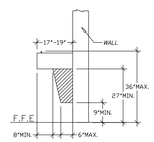
disable bath (lavatory)

SCALE: N.T.S



disable bath

SCALE: N.T.S



NOTE: EQUIPMENT PERMITTED IN SHADED AREA

DRINKING FOUNTAIN AND WATER COOLER

DETAIL "G"

N.T.S.

GLAZING NOTE:
PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL

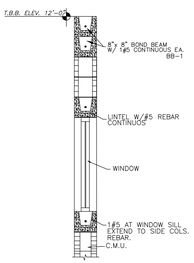
BUCK NOTE:
INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.

LEGEND
- NEW 8" C.M.U. WALL
- NEW 4" INTERIOR WALL (GALV. STEEL STUDS)

WINDOW SCHEDULE

MARK	TYPE	CALL NAME	SIZE W	SIZE H	SIZE T	MATERIAL	REMARKS
1	PICTURE WINDOW	2030	24"	36"	–	ALUMINUM/GLASS	N-1
2	PICTURE WINDOW	3050	36"	60"	–	ALUMINUM/GLASS	N-1

NOTE:
1– IMPACT RESISTANT
2– EGRESS TYPE
3– HANDICAP ACCESS AND HARDWARE



WINDOW SILL DETAIL

N.T.S.

CODES FOR THIS PROJECT:	PROJECT DATA AT THIS TENANT:	CHURCH.
2020 7th. EDITION. F.B.C	USE & OCCUPANCY:	A/C 5088 SQFT (GROUP A-2 – NORMAL HAZARD)
2020 7th. FLORIDA BUILDING CODE LEVEL ALTERATIONS III	CONSTRUCTION TYPE:	TYPE V B, NOT SPRINKLED (PER TABLE 503)
2020 7th. FBC PLUMB. CODE W/ REVISIONS & AMENDMENTS	OCCUPANT LOAD:	(1 PERSON SQFT) = 5088 SQFT/17 SQFT.=282 PERSONS (PER TABLE 1004.1.1)
NFPA 101, LIFE SAFETY CODE 2021 EDITION.	MIN. # OF EXITS:	3 (TWO REQUIRED PER TABLE 1019.1)
	MAXIMUM DEAD END:	50 FEET PER 1017.3
	MAXIMUM TRAVEL:	200 FEET PER TABLE 1016.1
	No. OF FLOORS:	1
	GENERAL HEIGHT & AREA LIMITATIONS:	GROUP A-2 1/6000 PER TABLE 503

SEAL:

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Email: jigi3006@yahoo.com

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4030 DIAMOND ROAD
LAKE WORTH, FL 33461

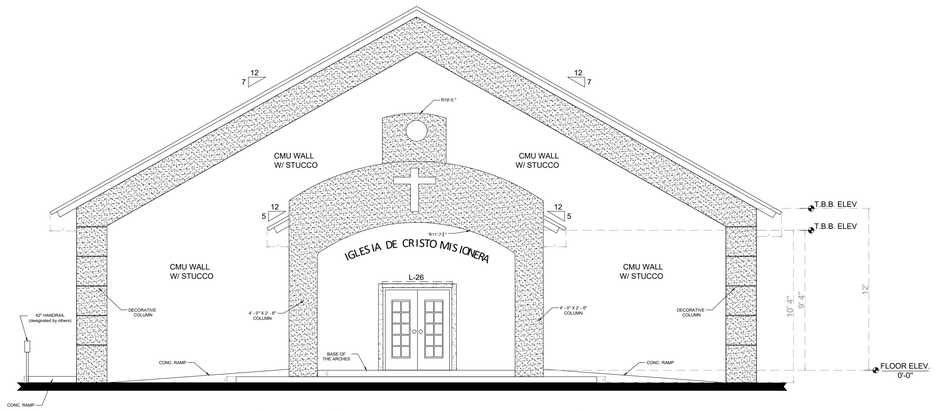
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- REV:
- REV:
- REV:
- REV:
- REV:
- REV:
- REV:

DATE:

PROJECT NUMBER:
PLAN VIEW

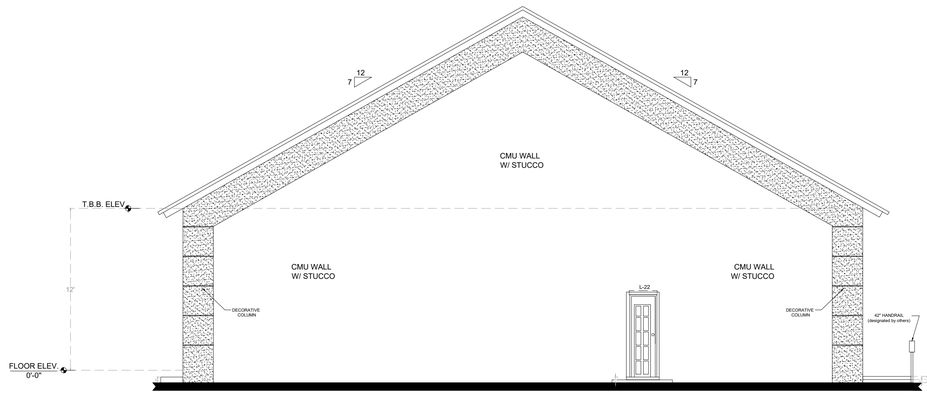
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SHEET NUMBER:
A - 2



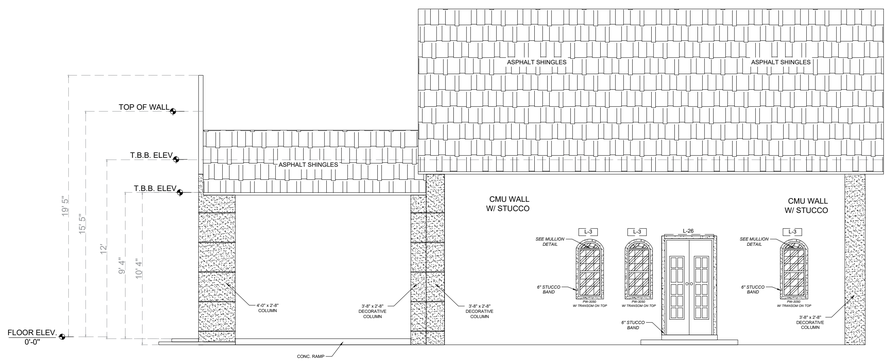
NORTH ELEVATION

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



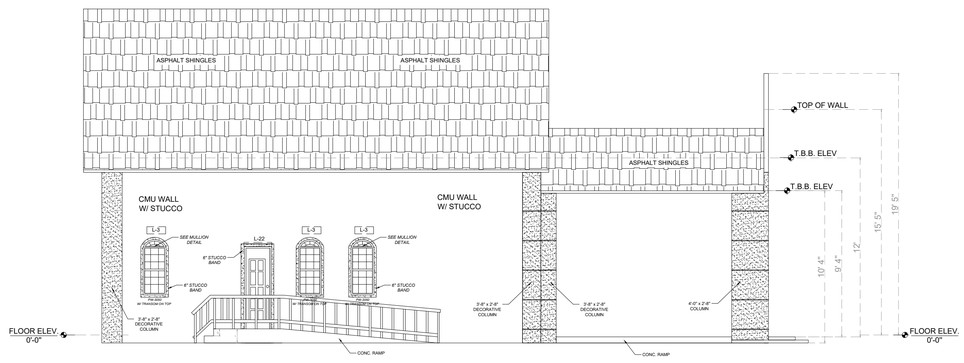
SOUTH ELEVATION

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



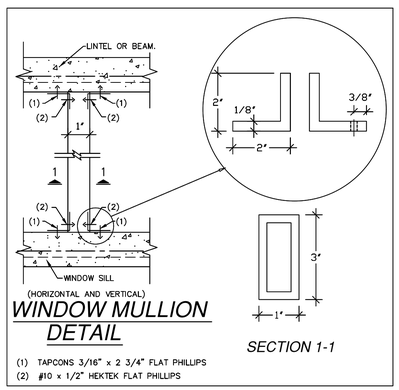
WEST ELEVATION

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



EAST ELEVATION

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



DESIGN PARAMETERS:

F.B.C. 2020 7th. ed. CHAPTER RESIDENCIAL CODE
ASCE 7–10
BASIC WIND SPEED 170 MPH
WIND EXPOSURE CLASSIFICATION 'D'
IMPORTANCE FACTOR 1.0
DESIGN AS:
1. ENCLOSED X
2. PARTIALLY ENCLOSED
3. IF USED SUPPLY APPLICABLE INTERNAL PRESSURE COEFFICIENT +0.18/ −0.18
MEAN ROOF HEIGHT – 30' MAX.
ROOF LIVE LOAD – 10PSF
TOP CHORD DEAD LOAD – 20 PSF
BOTTOM CHORD DEAD LOAD – 30 PSF
BASIC VELOCITY PRESSURE – 30 PSF
MIN. SOIL BEARING PRESSURE – 2500 PSF
A CONTINUOS LOAD PATH PROVIDED – YES

CODES FOR REFERENCE

2020 7th. edition FLORIDA BUILDING CODE
(ALL LOCAL AND STATE AMENDMENTS)

SEAL:

JUAN I. GONZALEZ CORP
Consulting * Design * Project Management
Construction * Land Planning
Telephone: (561) 704 – 5042
Email: jig3684@yahoo.com

IGLESIA DE CRISTO MISIONERA
PALM BEACH COUNTY,FL
4030 DIAMOND ROAD
LAKE WORTH, FL 33461

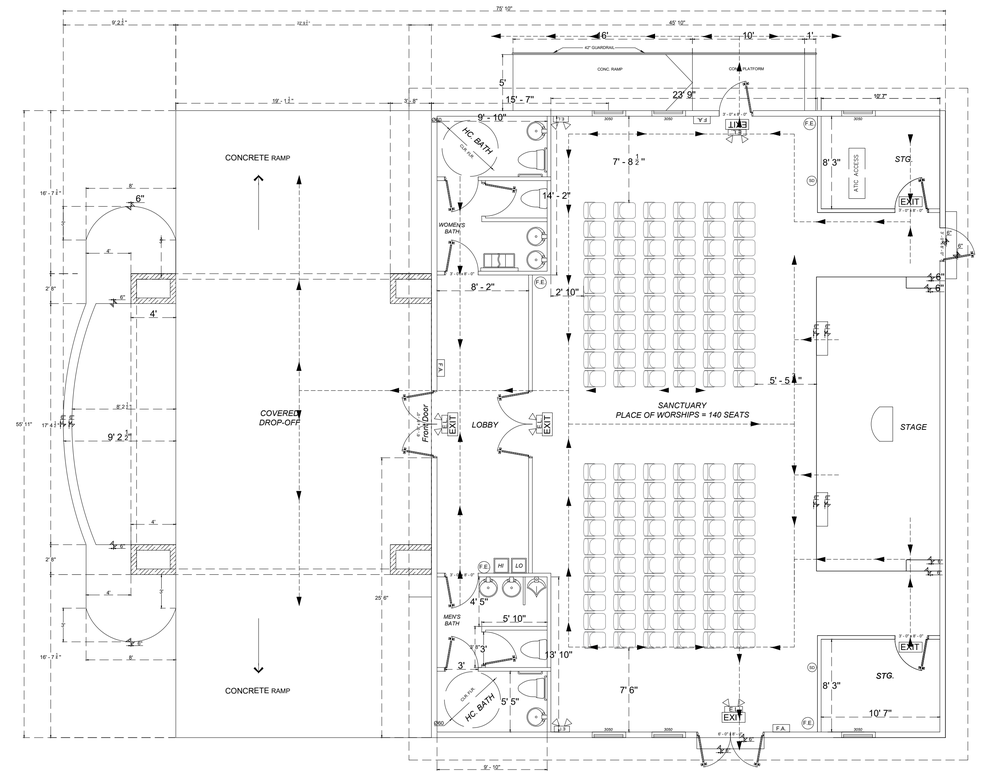
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- REV:
- REV:

DATE:

PROJECT NUMBER:
ELEVATION PLAN

TITLE:

SHEET NUMBER:
A - 3



SAFETY PLAN

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

LIFE SAFETY PLAN SYMBOL LEGEND	
	EMERGENCY FIRE EXIT ROUTE
E.L.	EMERGENCY LIGHTS W/BATT. BACKUP
EXIT	EXIT SIGN W/ LIGHT
E.L. EXIT	EM COMBO
SD	SMOKE/CARBON DIOXIDE DETECTOR
F.A.	FIRE ALARM
F.E.	FIRE EXTINGUISHER

TOTAL AREA	
A/C AREA	2536 SQFT
DROP-OFF AREA	608 SQFT
TOTAL AREA	3144 SQFT

SEAL:

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Construction * Land Planning
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Email: jigi3004@yahoo.com

IGLESIA DE CRISTO MISIONERA
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4030 DIAMOND ROAD
LAKE WORTH, FL 33461

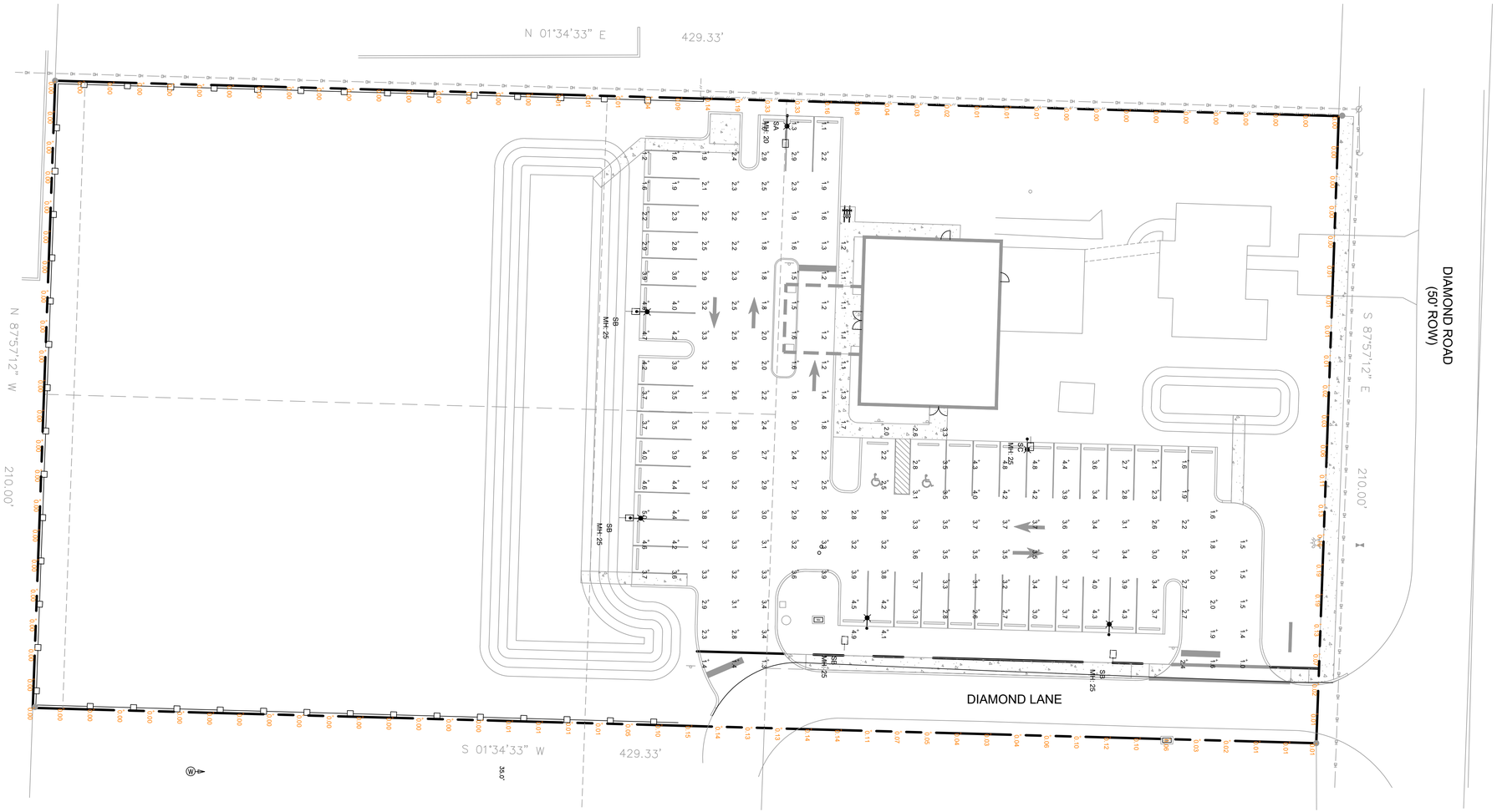
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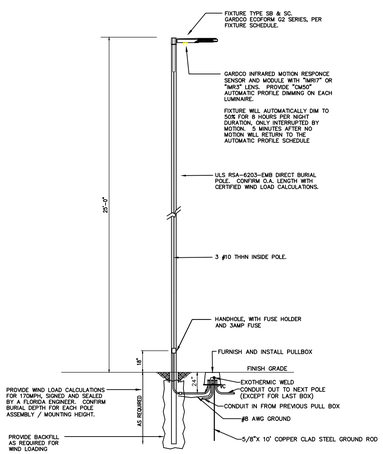
DATE:

PROJECT NUMBER:
SAFETY PLAN

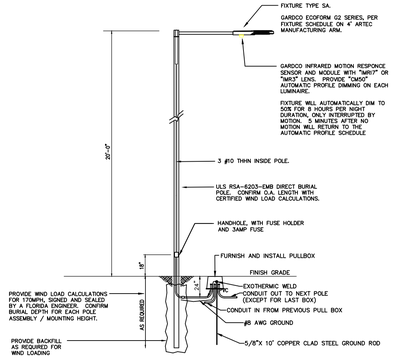
TITLE:

SHEET NUMBER:
SP-1





LIGHT POLE DETAIL (SB & SC))
N.T.S.



LIGHT POLE DETAIL (SA)
N.T.S.

Luminaire Schedule

Project: DIAMOND STREET CHURCH SITE 10-04-2023

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	1	SA	Gardco	ECF-S-32L-530-NW-G2-4-HIS POLE MOUNT 20' AFG ON 4' ARM	6048	0.950	55.7	55.7
	4	SB	Gardco	ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	16372	0.950	158.7	634.8
	1	SC	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15899	0.950	158.7	158.7

Calculation Summary

Project: DIAMOND STREET CHURCH SITE 10-04-2023

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE 6' AFG	Illuminance	Fc	0.04	0.33	0.00	N.A.	N.A.
SITE & PARKING_Planar	Illuminance	Fc	2.92	5.0	1.0	2.92	5.00

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

JESSAMINE
DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title
PHOTOMETRIC PLAN

Revision Dates

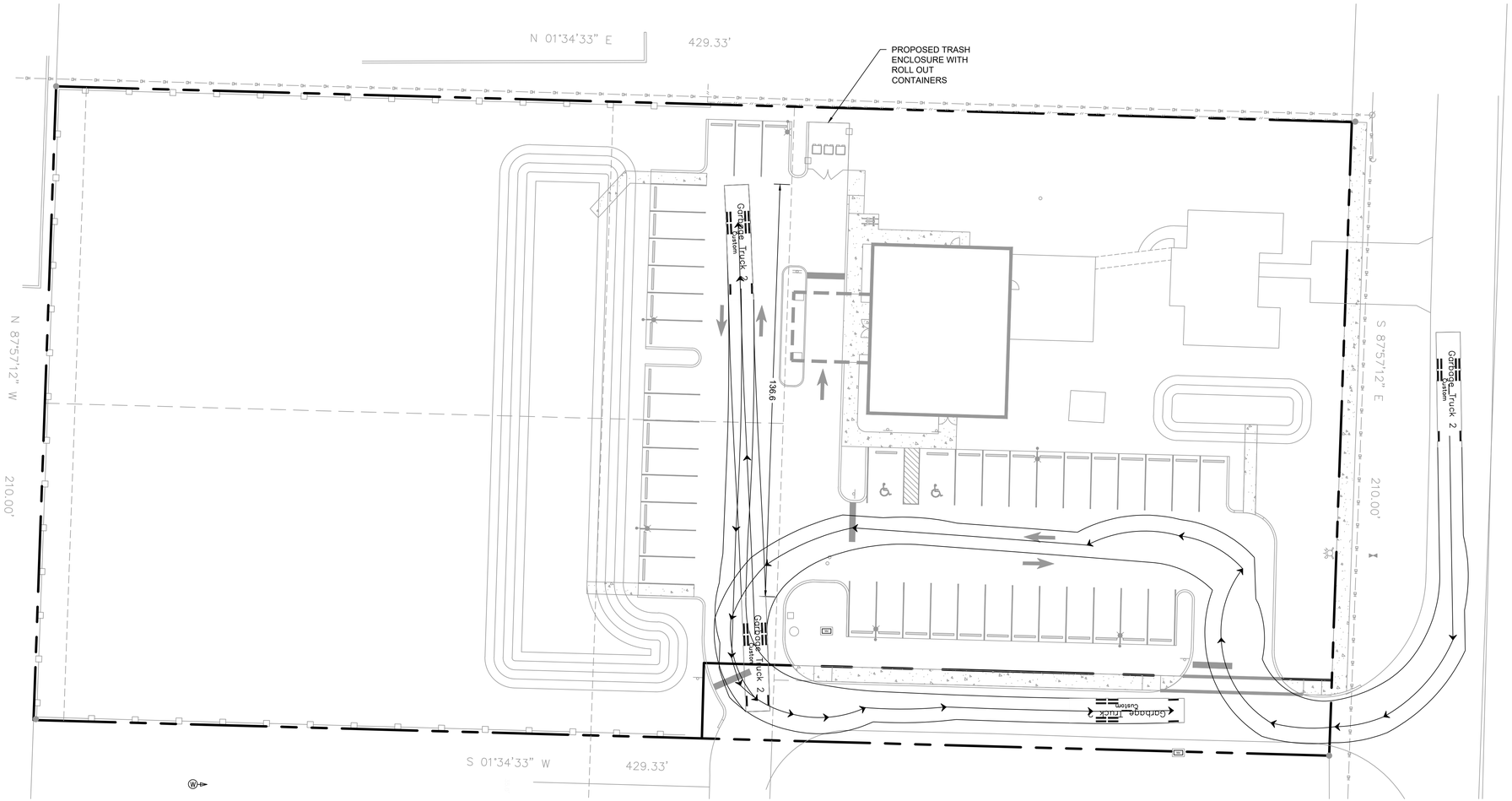
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12/19/2024

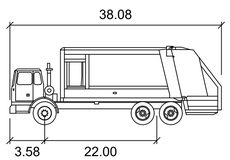
Sheet Number
E-1

Seal

STEPHEN M FECCIA, PLA
LA 6667289

C:\USERS\SF\ECCIJDP DROPBOX\STEVE FECCIA\MY DOCUMENTS\JUESSAMINE (SF)\PROJECTS\JUAN I GONZALEZ CORP\DIAMOND RD CHURCH\CAD\E-1 PHOTOMETRIC PLAN.DWG 12/18/24 by SF/ECC





Rear-Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

0 10 20 40

SCALE: 1" = 20'

811 Know what's **below.** **Call** before you dig.

JESSAMINE
DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title
AUTO TURN PLAN

Revision Dates

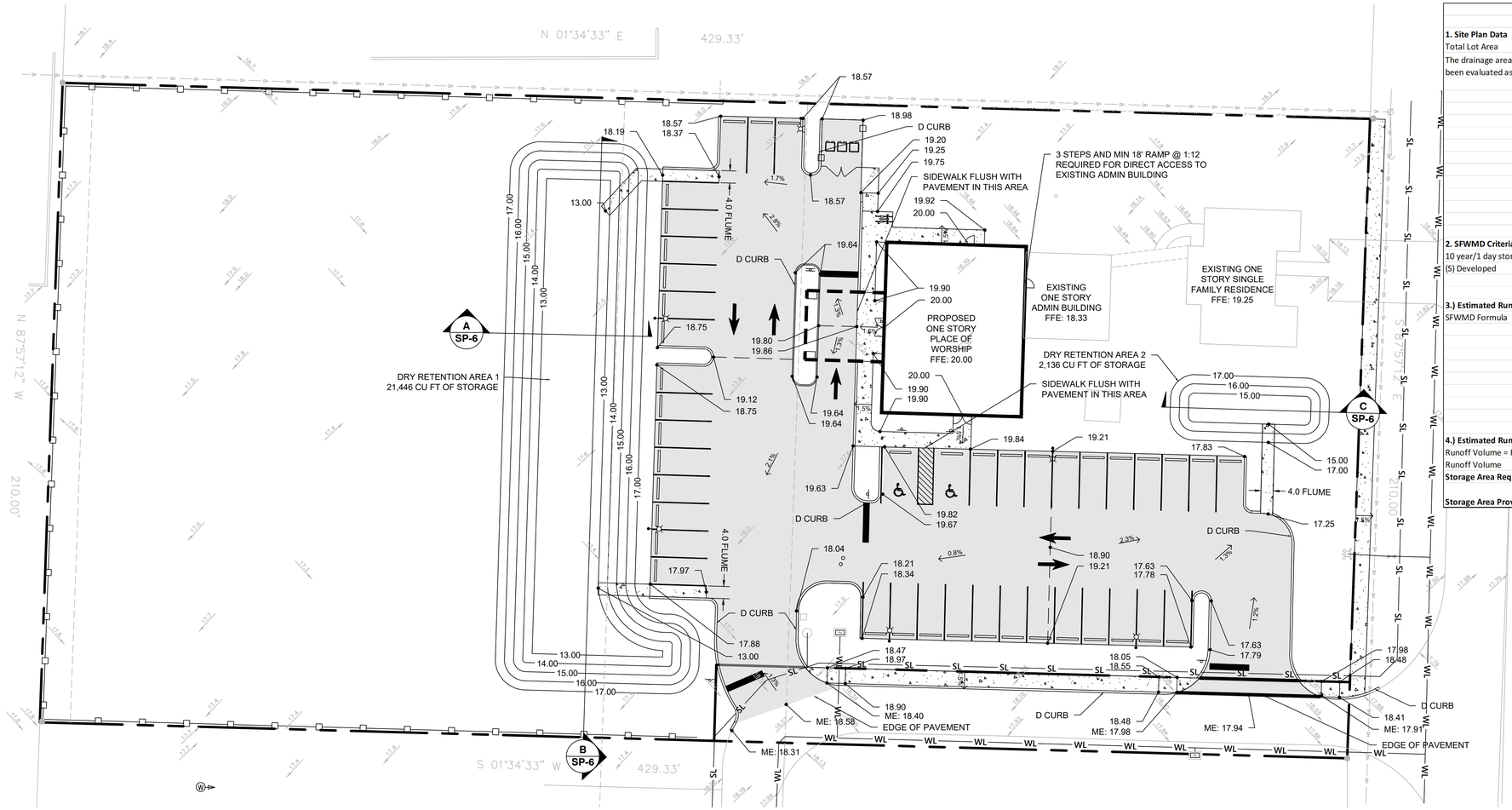
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04/15/2025

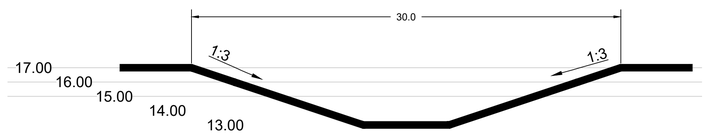
Sheet Number
SP-7

Seal

STEPHEN M FECCIA, PLA
LA 6667289

C:\USERS\STEVE\UCP DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ CORP\DIAMOND RD CHURCH\CAD\SP-3 AUTOTURN PLAN.DWG 4/15/25 by STEVE

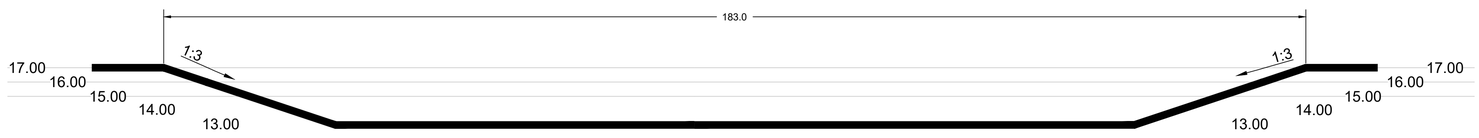




A RETENTION AREA 1 CROSS SECTION A



C RETENTION AREA 2 CROSS SECTION



B RETENTION AREA 1 CROSS SECTION B

IGLESIA DE CRISTO MISIONERA STORMWATER CALCULATIONS

1. Site Plan Data

Total Lot Area: 90,156 (2.07 ac)

The drainage area is considered to be 2.07 ac (90,156,sf) which is the entire area. The drainage area has been evaluated as follows:

A) Impervious Area

Item	Proposed Area (sf)
Buildings	4,729
Driveway/Walkways	20,323
Total Impervious	25,052 (0.57 ac)

B) Pervious Area

Item	Proposed Area (sf)
Total Site Area	90,156
Impervious Area	25,052
Total Pervious	65,104 (1.49 ac)

2. SFWMD Criteria for C-51 Basin

10 year/1 day storm	8" (refer to rainfall map)
(S) Developed	10.9" (assumes coastal soils compacted soils condition maximum

3.) Estimated Runoff Rate

SFWMD Formula: $\frac{(P-0.2S)^2}{P+0.85}$

Q= Runoff Rate (inches)		
S = Soil Storage Factor		7.85"
P = Rainfall (10 year/1day storm)		8"
Soil Storage Factor (S)	(10.9" x 1.49ac)/2.07ac	7.85"
Runoff Rate (Q)	(8" - (0.2 x 7.85"))^2 / 8" + (0.8 x 7.85")	2.99"

4.) Estimated Runoff Volums for 10 year/1 day storm

Runoff Volume = Runoff Rate x Area

Runoff Volume: 2.99" x 2.07 ac x (1/12) x (43,560 sf)

Storage Area Required: 22,377 cu ft

Storage Area Provided (dry retention area): 23,582 cu ft

ME: XX - MATCH EXISTING
XXX - PROPOSED ELEVATION
XXX - EXISTING ELEVATION

GRADING NOTES

1. ALL ELEVATIONS ARE REFERENCED IN NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 AS SHOWN ON SURVEY PREPARED BY BOB BUGGEE INC. DATED 2/8/2023
2. THE LOCATION, SIZE, AND MATERIAL OF THE EXISTING FACILITIES, UTILITIES, TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE CONSULTANT. THIS INFORMATION IS NOT GUARANTEED.
3. CONTRACTOR SHALL VERIFY EXITING AND PROPOSED ELEVATIONS AND HORIZONTAL LOCATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REP.
4. ALL CURB LOCATIONS ARE TO THE FACE OF THE BOTTOM OF THE CURB CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR MUST BE A CERTIFIED FLORIDA STORMWATER, EROSION, AND SEDIMENT CONTROL INSPECTOR TO IMPLEMENT AND INSPECT BEST MANAGEMENT PRACTICES TO MINIMIZE AND ELIMINATE ON SITE AND OFF SITE IMPACTS FROM UNCONTROLLED EROSION, SEDIMENTATION, AND OTHER POLLUTANT DISCHARGES DURING CONSTRUCTION.

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.

JESSAMINE DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

IGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title: GRADING PLAN
Revision Dates:
Date: 02/04/2025
Sheet Number: SP-3
Seal

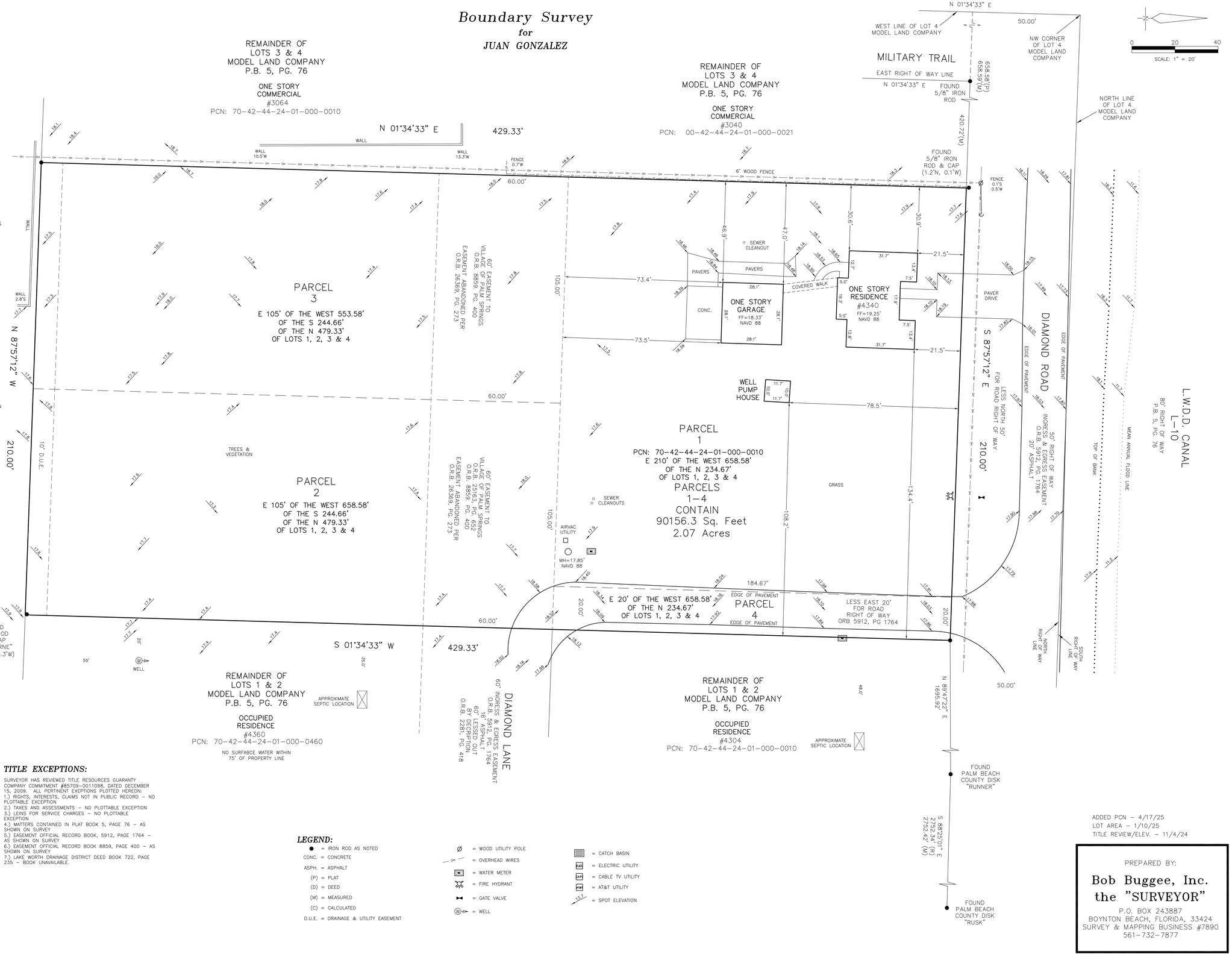
STEPHEN M FECCIA, PLA
LA 6667289

C:\USERS\STEVE\UCP DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ CORP\DIAMOND RD CHURCH\CAD\SP-3 GRADING PLAN.DWG 2/4/25 by STEVE

Boundary Survey
for
JUAN GONZALEZ



VICINITY SKETCH
NOT TO SCALE



FLOOD ZONE

FLOOD ZONE: X
PALM BEACH COUNTY: 120129
PANEL NUMBER: 12099C 0588F
EFFECTIVE DATE: 10-05-17

PROPERTY ADDRESS

4340 DIAMOND ROAD
PALM SPRINGS, FL 33461

LEGAL DESCRIPTION

PARCEL 1:
THE EAST 210.0 FEET OF THE WEST 658.58 FEET OF THE NORTH 234.67 FEET OF LOTS 1, 2, 3, AND 4, OF MODEL LAND COMPANY SUBDIVISION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76, IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, LESS THE EAST 20 FEET AND LESS THE NORTH 50.0 FEET FOR ROAD RIGHT-OF-WAY PURPOSES.

PARCEL 2:
THE EAST 105.0 FEET OF THE WEST 658.58 FEET OF THE SOUTH 244.66 FEET OF THE NORTH 479.33 FEET OF LOTS 1, 2, 3, AND 4 OF MODEL LAND COMPANY SUBDIVISION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76, PALM BEACH COUNTY, FLORIDA, SUBJECT TO A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTH LINE THEREOF.

PARCEL 3:
THE EAST 105.0 FEET OF THE WEST 553.58 FEET OF THE SOUTH 244.66 FEET OF THE NORTH 479.33 FEET OF LOTS 1, 2, 3 AND 4 OF MODEL LAND COMPANY SUBDIVISION OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 5, PAGE 76, SUBJECT TO A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTH LINE THEREOF, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 60 FEET OF THE ABOVE DESCRIBED PROPERTY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 60 FEET OF THE SOUTH 244.66 FEET OF THE NORTH 479.33 FEET OF LOTS 1, 2, 3, AND 4 OF MODEL LAND COMPANY SUBDIVISION, OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 5, PAGE 76, LESS THE WEST 448.58 FEET THEREOF AND LESS THE EAST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20.0 FEET OF THE WEST 658.58 FEET OF THE NORTH 234.67 FEET OF LOTS 1, 2, 3, AND 4 OF MODEL LAND SUBDIVISION, OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 76, LESS THE NORTH 50 FEET THEREOF.

PARCEL 4:
THE EAST 20.0 FEET OF THE WEST 658.58 FEET OF THE NORTH 234.67 FEET, LESS THE NORTH 50.0 FEET FOR ROAD RIGHT OF WAY PURPOSES, OF LOTS 1, 2, 3, AND 4, OF MODEL LAND COMPANY SUBDIVISION OF THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA. SUBJECT TO 20 FOOT INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5912, PAGE 1764, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 90,156.3 SQUARE FEET, 2.07 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

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.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____
RYAN P. BUGGEE, FLORIDA REGISTERED SURVEYOR #7454
233 E. CAMINO WAY BLVD., BOYNTON BEACH, FLORIDA

DATE OF FIELD SURVEY: 02/08/23

DWG # 0101923

TITLE EXCEPTIONS:

SURVEYOR HAS REVIEWED TITLE RESOURCES GUARANTY COMPANY COMMITMENT #85709-0011098, DATED DECEMBER 15, 2009. ALL PERTINENT EXEPTIONS PLOTTED HEREON:
1.) RIGHTS, INTERESTS, CLAIMS NOT IN PUBLIC RECORD – NO PLOTTABLE EXCEPTION
2.) TAXES AND ASSESSMENTS – NO PLOTTABLE EXCEPTION
3.) LEINS FOR SERVICE CHARGES – NO PLOTTABLE EXCEPTION
4.) MATTERS CONTAINED IN PLAT BOOK 5, PAGE 76 – AS SHOWN ON SURVEY
5.) EASEMENT OFFICIAL RECORD BOOK, 5912, PAGE 1764 – AS SHOWN ON SURVEY
6.) EASEMENT OFFICIAL RECORD BOOK 8859, PAGE 400 – AS SHOWN ON SURVEY
7.) LAKE WORTH DRAINAGE DISTRICT DEED BOOK 722, PAGE 235 – BOOK UNAVAILABLE.

LEGEND:

- ● = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- (P) = PLAT
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- Ø = WOOD UTILITY POLE
- OH = OVERHEAD WIRES
- = WATER METER
- = FIRE HYDRANT
- = GATE VALVE
- Ⓦ = WELL
- = CATCH BASIN
- ELEC = ELECTRIC UTILITY
- CATV = CABLE TV UTILITY
- AT&T = AT&T UTILITY
- 13.7 = SPOT ELEVATION

ADDED PCN – 4/17/25
LOT AREA – 1/10/25
TITLE REVIEW/ELEV. – 11/4/24

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 243887
BOYNTON BEACH, FLORIDA, 33424
SURVEY & MAPPING BUSINESS #7890
561-732-7877

JUSTIFICATION STATEMENT FOR PLACE OF WORSHIP SPECIAL EXEMPTION
IGLESIA DE CRISTO MISIONERA

The following Justification Statement is based on the Certification Standards outlined in Chapter 34, Section 34-607 of the Village of Palm Springs Code of Ordinances.

Background
The subject property is a 2.07-acre site comprised of four (4) separate parcels of land located east side of Military Trail, north of 10th Avenue North along the south side of Diamond Road, in the Village of Palm Springs. The parcels were Annexed to the Village from Unincorporated Palm Beach County on January 8, 2014 under Ordinance No. 2014-25 with a Future Land Use as 'Low Density Residential' and Zoning as 'Residential Single Family'. The site presently supports a single-family home and detached garage which will be converted to church offices and storage for the proposed place of worship. Prior to annexation on December 11, 2013, the County approved the site for a Class A Conditional Use to allow a Place of Worship. Both the Annexation ordinance and Conditional Use Approval are included in this application.

Request
The owner/applicant is requesting the same Place of Worship conditional use approved in Unincorporated Palm Beach County, which is supported as a special exemption in the RS district under Section 34-744 of the Village of Palm Springs Code of Ordinances.

Justification

1. **The proposed special exemption use is consistent with goals, objectives, and policies of the Villages Comprehensive plan.**

   The requested special exemption of a Place of Worship is consistent with the Village's Comprehensive Plan as a conditional use in the Residential Single Family (RS) District, which corresponds to the property's Future Land Use designation of Low Density Residential. In addition, the project is subject to concurrency review by Palm Beach County. All infrastructure is present to serve the project, including potable water, sewer, and road capacity.

2. **The proposed special exemption is consistent with the planning, building, and zoning regulations and all other portions of this code.**

   The proposed special exemption is consistent with all applicable provisions of the Village of Palm Springs Code of Ordinances related to the RS District, including lot size, width depth and existing setbacks. This data is shown on the site plan included in this submittal.

3. **The proposed special exemption 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 particular to the proposed special exemption use and the**

surrounding property.

The subject property is located in an area characterized as a mix of single-family residential (east and south) and retail commercial (west). There are two proposed points on access to the site via Diamond Lane. Hours of operation are consistent with the surrounding residential area as no after-hours activities or functions will take place at this establishment. All land development criteria have been met or exceeded as shown on the site plan data table.

The proposed conditional use request is compatible with surrounding uses insofar as development in the area is a mix of commercial and residential uses, several of which constitute a much more intensive use that that which is proposed by the applicant/owner. The proposed use serves as a transition from the intensive commercial uses to the west and the residential uses to the east.

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 subject site is located east of a commercial corridor (Military Trail) on the west side of a long-established single-family neighborhood. The proposed institutional use serves as a transition from the intense commercial development along Military Trail and the residential neighborhood further east. The proposed use of the subject property as a place of worship is deemed consistent with development patterns in the area.

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 proposed special exemption use will not have a detrimental impact on the surrounding properties, as the majority of occupants using the facility will be limited to one day a week (Sunday's) during services. The number of occupants for the remainder of the week will be a limited to a few employees and maintenance staff.

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

      Operations of the proposed facility will not contribute any detrimental noise, odor, or visual obstructions to the surrounding residential area.

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

Impact to existing residents from traffic on Diamond Rd and Diamond Lane will be limited to one hour before and after services on Sunday's. There will not be any significant impact to

residents eastward of the subject site, as most users of the facility will be entering/exiting from the west towards Military Trail. See the attached traffic letter in this submittal supporting the proposed special exception.

6. **That the proposed special exemption use:**
    a. **Does not significantly reduce light and air to adjacent properties.**

        The special exemption will not reduce light or air to/from the adjacent properties.

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

        The special exemption will not affect property values in the adjacent areas.

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

        The special exemption will not impact or deter future development of the surrounding sites.

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

        The special exemption will not impact natural systems of public facilities. The site is designed to preserve as much existing tree canopy as possible on the south side of the site and to maximize pervious area. No adverse environmental impacts are anticipated to result from the proposed project. In additional all stormwater is to be retained on site and not discharged into the L-10 Canal.

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

        Benches, trash receptacles, and bicycle parking will be provided under the covered drop off area.

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

    Rapid residential growth in central Palm Beach County and growth of the church congregation has contributed to the need to expand existing religious services and ministries for this growing church community. Membership in the church has grown substantially over the past several years, and fund-raising efforts have been successful to the extent that the church is poised to expand its ministries and construct its sanctuary and church offices. The proposed special exemption will have a positive impact on communities in the surrounding area.

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

Palm Beach County Board of County Commissioners
Maria Sachs, Mayor
Maria G. Marino, Vice Mayor
Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

June 13, 2024

Imtiaz Ahmed, P.E.
Atlantic Engineering Services, Inc.,
2826 Waters Edge Circle
Greenacres, FL 33413

RE: Iglesia De Cristo Misionera
Project #: 240509
Traffic Performance Standards (TPS) Review

Dear Mr. Ahmed:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 13, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	S of Diamond Rd (N of 10th Ave), 460 ft E of Military Trail
PCN:	70-42-44-24-01-000-0010 and others on file
Access:	2 full on Diamond Ln (which connects to Diamond Rd) (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Place of Worship = 3,144 SF
New Daily Trips:	23
New Peak Hour Trips:	1 (1/0) AM; 2 (1/1) PM, 31 (15/16) Weekend
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips and the impacts are insignificant; therefore, the project **meets** the TPS of Palm Beach County.

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

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

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

approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbc.gov

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:jb
ec: Addressee
Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240509 - IGLESIA DE CRISTO MISIONERA.DOCX;

JOHN R. DIEHL ARCHITECT
ARCHITECTURAL CONCEPTS INTERNATIONAL LLC.

DRAINAGE STATEMENT FOR PLACE OF WORSHIP SPECIAL EXEMPTION
IGLESIA DE CRISTO MISIONERA

The following Drainage Statement is for the property located at 4340 Diamond Road, Palm Springs, Floria"

Background
The subject property is a 2.07-acre site comprised of four (4) separate parcels of land located east side of Military Trail, north of 10th Avenue North along the south side of Diamond Road, in the Village of Palm Springs (Section13, Township 44, Range 43). There is one existing 1,402 sf single family residence and one existing 826 sf storage building on the subject site. The remainder of the site is undeveloped. The applicant is proposing to construct and additional 3,144 sf place of worship building, associated parking, and landscape improvements on the subject site.

Site Drainage
The property is located within the boundaries of the Lake Worth Drainage District and South Florida Water Management District C-51 Drainage Basin. There is no existing stormwater management system on this property. Stormwater runoff either percolates into the ground or sheet flows and is retained on site.

The site is located in Flood Zone X per FEMA panel number 12099C0588F with an effective date of 10/5/2017. Lake Worth Drainage District L-10 Canal is situated on the north side of Diamond Road across the street from the subject site with an average annual flood line 11.7' (NAVD), where stormwater naturally flows in this area.

The proposed stormwater management system directs runoff from the paved areas and roof tops into on site retention areas by sheet flowing from impervious surfaces into proposed flumes. The proposed drainage system consists of two dry retention areas totaling 22.377 CU FT of on-site storage, which is adequate to retain the anticipated runoff volume of 23.582 CU FT during a 10-year, 1-day event in the C-51 Basin. Discharge off site is not required for this project.

The proposed building finished floor elevation of 20.00 (NAVD) is set above the 100 year, 3-day event.

Respectfully Submitted,
Architectural Concepts International, LLC

John R Diehl
Digitally signed by John R Diehl
Date: 2024.01.23 12:27:15 -05'00'

John R. Diehl
President

33 SW 12th Way, Boca Raton, FL 33486 - Cell: (561) 613-2488
Architect in Florida AR0007424 Florida Interior Designer ID0003692
Email: bocaarchitect@gmail.com

Atlantic Engineering Services, Inc.
2826 Waters Edge Circle
Greenacres, FL 33413

Ph.: (561)358-4140
Fax: (561)922-9765
atlanticengserv@gmail.com

October 13, 2023

TRAFFIC STATEMENT

Iglesia De Cristo Misionera
4340 Diamond Road
Palm Springs, Florida

Project Description

The proposed project consists of the construction of an approximately 3,144 square foot worship center located in Palm Springs. The site is approximately 2.07 acres (See Aerial Map shown in Attachment A). The parcel control numbers for this property are 70-42-44-24-01-00-0010, 70-42-44-24-01-000-00480, 70-42-44-24-01-000-00490, 70-42-44-24-01-000-0510. Site access is proposed via two driveways off Diamond Lane. The buildout date for this project is December 2025.

The site plan was originally approved in December 2013 by Palm Beach County under Application #: DROE-2013-00756 for a 7,269 SF church.

Purpose of Study

This study will analyze the proposed project's impact on the surrounding roadways within the project's radius of development influence in accordance with Palm Beach County Land Development Code Article 15, Section 15.9 Traffic Performance Standards.

The Traffic Performance Standards require that a proposed development meet two "tests" with regards to traffic. Test 1, or the Link/Buildout Test, requires that no site specific development order be issued which would, during the build-out period of the project, add project traffic at any point on any major roadway link within the project's radius of development influence if the total traffic on that link would result in a peak hour traffic volume that exceeds the adopted threshold level of service during the build-out period of the project.

Test 2, or the Model Test, requires that no site specific development order be issued which would add project traffic to any link within the project's model radius of development influence if the total model traffic on that link would result in a peak hour traffic volume, as determined by the model, that exceeds the adopted level of service.

This study will verify that the proposed development's traffic impact will meet the Palm Beach County Traffic Performance Standards.

Project Traffic

Daily and peak-hour vehicular trips generated by the subject development plan were estimated utilizing Palm Beach County approved trip generation rates as follows:

Trip Generation
Church/Synagogue

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips
Church/Synagogue	560	3,144 SF	7.6	5%	23

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips		
					In	Out	Total
Church/Synagogue	560	3,144 SF	0.32	5%	1	0	1

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips		
					In	Out	Total
Church/Synagogue	560	3,144 SF	0.49	5%	1	1	2

Weekend Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate	Pass-by %	Total Trips		
					In	Out	Total
Church/Synagogue	560	3,144 SF	10.36	5%	15	16	31

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition

As per the above trip generation analysis, based on the adopted trip generation rates, the average daily trips will be 23 trips and the weekend peak hour trips will be a total of 31 trips (15 in /16 out).

Project Traffic Assignment

				Project Traffic			
Roadway	Link	Existing Lane	Class	Project Traffic		Total Project Impact	LOS D Service Volume
				% Dist	Peak Hour Trips		
S Military Trail	Forest Hill Blvd to Cresthaven Blvd (2022)	6LD	Class I	50%	16	0.54%	2940
	Cresthaven Blvd to 10th Ave N (2020)	6LD	Class I	50%	16	0.54%	2940

Based on the above project assignment, it is clear that this development has less than one percent (1%) impact of the adopted level of service, therefore no further analysis is required and the new development meets concurrency.

Access Analysis

Site access is proposed via two driveways off Diamond Lane as shown on the attached site plan (Attachment C). Based on the trip generation of this site, it is our opinion that accessibility to the site is adequate and no improvements are needed.

Conclusions

Since the proposed development has less than one percent (1%) impact of the adopted level of service, the site will have an insignificant trip assignment and therefore meets the requirements of Palm Beach County performance standards.

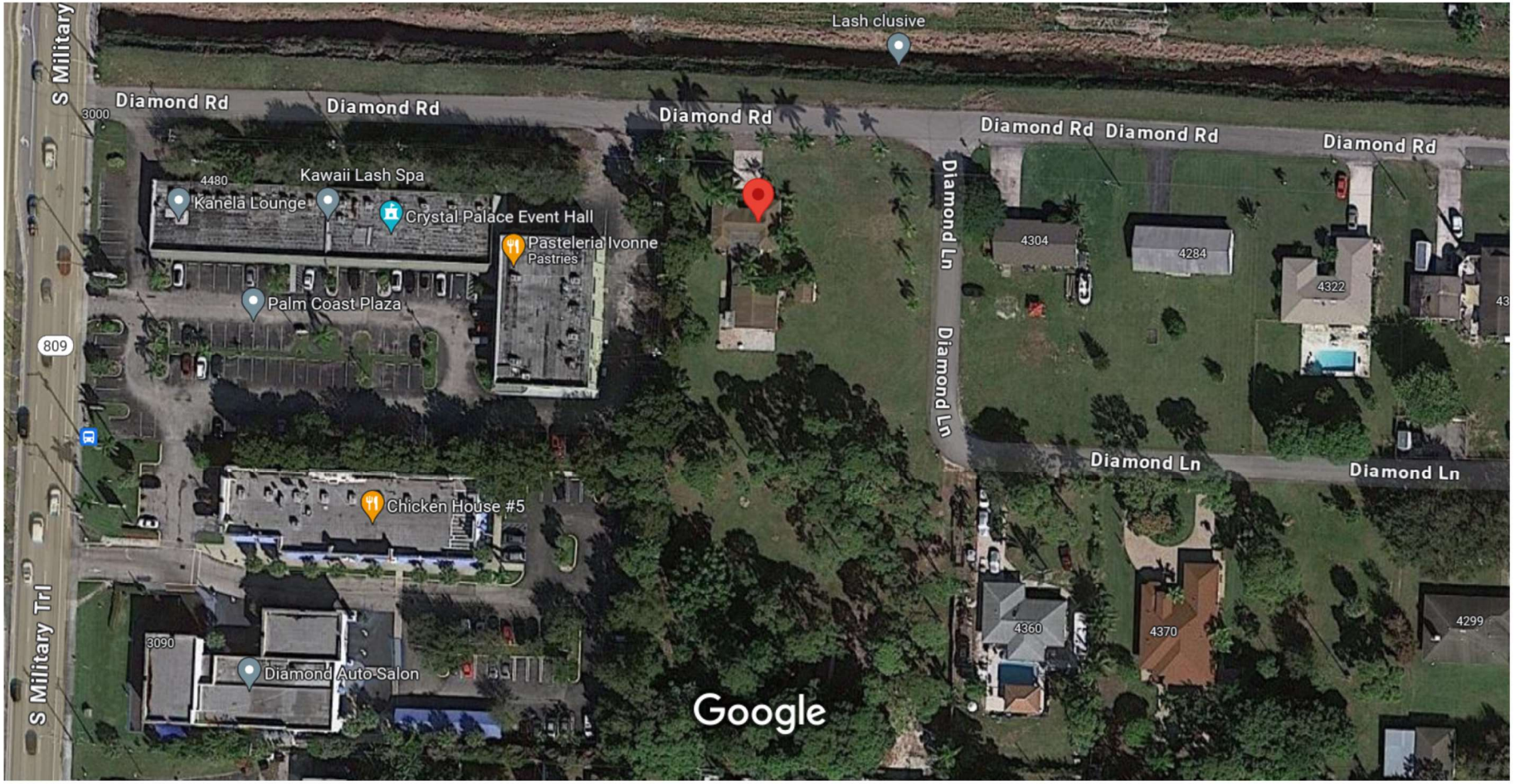
Sincerely,

Imtiaz Ahmed, P.E.
FL License No.: 46102

ATTACHMENT A

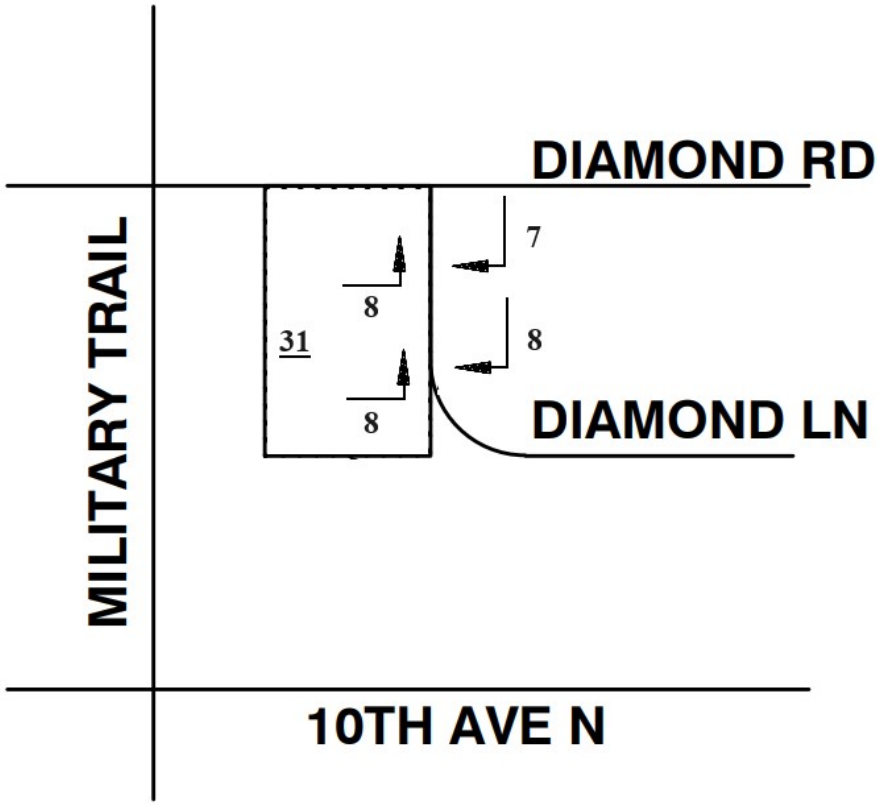
AERIAL MAP

AERIAL MAP


Lash clusive
S Military
Diamond Rd
Diamond Rd
Diamond Rd
Diamond Rd
Diamond Rd
Diamond Rd
3000
4480
Kawaii Lash Spa
Kanela Lounge
Crystal Palace Event Hall
Pasteleria Ivonne
Pastries
Palm Coast Plaza
809
Diamond Ln
Diamond Ln
Diamond Ln
Diamond Ln
4304
4284
4322
Chicken House #5
S Military Trl
3090
Diamond Auto Salon
4360
4370
4299
Google

ATTACHMENT B

WEEKEND PEAK DRIVEWAY VOLUMES



LEGEND

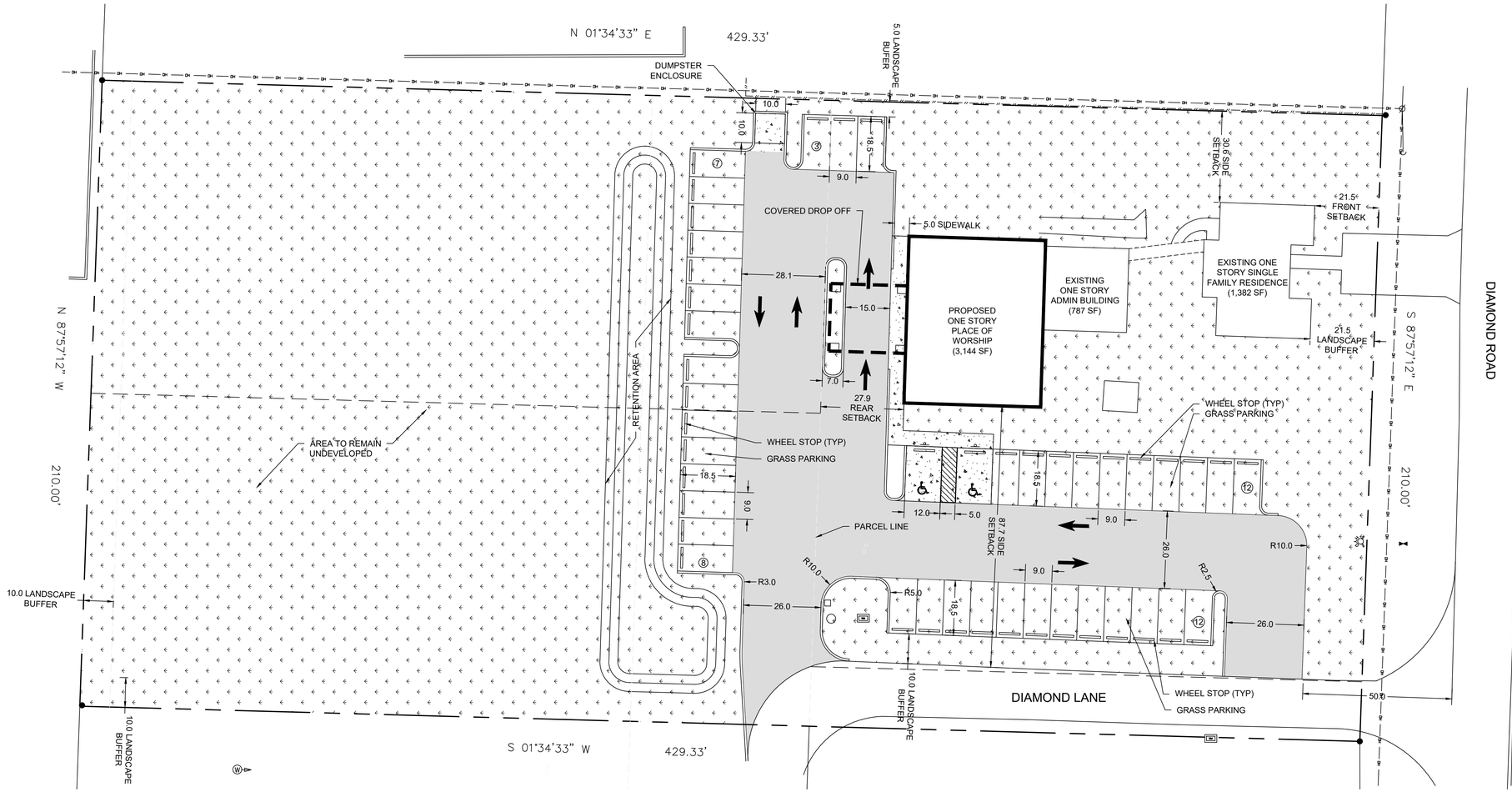
8 - WEEKEND PEAK HOUR

31 - WEEKEND PEAK HOUR TOTAL

Iglesia De Cristo Misionera 4340 Diamond Road Palm Springs, Florida	WEEKEND PEAK DRIVEWAY VOLUMES	

ATTACHMENT C

SITE PLAN



GENERAL NOTES

1. LOCATIONS ,ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED BY OTHERS AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS . JESSAMINE DESIGN BUILD, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK .THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS, AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS, AND THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS.

LAYOUT NOTES

1. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
2. ALL CURB RADII AND SIDEWALK RETURNS ARE 3' UNLESS NOTED OTHERWISE.
3. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT AND CIVIL ENGINEERING CONTRACT DOCUMENTS.
4. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY BOB BUGGEE, INC THE 'SURVEYOR' DATED FEBRUARY 8, 2023. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
5. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS
6. SEE CIVIL ENGINEERING PLANS FOR PROPOSED PAVING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS.

Village of Palm Springs Site Data Table

Application Name	Inglesia De Cristo Misionera		
Property Control Number(s) (PCN)	70-42-44-24-01-000-0010		
	70-42-44-24-01-000-00480		
	70-42-44-24-01-000-00490		
	70-42-44-24-01-000-0510		
Gross Site Area	2.07 ac (90,156 sf)		
	Existing	**Proposed**	**Required**
Future Land Use Designation	Low Density Residential	Low Density Residential	
Zoning District	Residential Single Family (RS)	Residential Single Family (RS)	
Uses	Residential	Place of Worship & Residential	
Building Area	2,169 sf	4,750 sf	
Minimum Lot Area	90,156 sf	90,156 sf	6,500 sf
Minimum Lot Width (Corner)	210'	210'	95'
Minimum Lot Frontage	210'	210'	65'
Minimum Lot Depth	429.3'	429.3'	100'
Maximum Lot Coverage	2.5% (2,283 sf)	5.3% (4,845 sf)	45% (40,570 sf)
Front Setback (North)	21.5'	21.5'	25'
Rear Setback (South)	73.4'	29.7'	12.5'
Side Interior Setback (West)	30.6'	30.6'	7.5'
Side Corner Setback (East)	134.4'	87.7'	25'
Maximum Building Height	1-Story	2-Stories	2-Stories or 25'
Maximum Impervious/Semi Pervious Area	7% (6,307 sf)	26% (23,207 sf)	60% (54,094 sf)
Open Space	93% (83,849 sf)	74% (66,949 sf)	25% (22,539 sf)
Landscape Buffers			
North	21.5'	21.5'	0'
West	30.6'	5'	0'
South	10'	10'	0'
East	10'	10'	0'
Parking	0 Spaces	42 Spaces	Assembly: One space per 4 seats (140 seats/4) = 35 spaces Office: One space per 200sf (787 sf / 200) = 4 spaces Single Family Residence = 2 spaces 41 spaces total

0 10 20 40
SCALE: 1" = 20'

Know what's below. Call before you dig.

JESSAMINE DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

INGLESIA DE CRISTO MISIONERA

4340 DIAMOND RD
PALM SPRINGS, FL

Sheet Title: SITE PLAN

Revision Dates

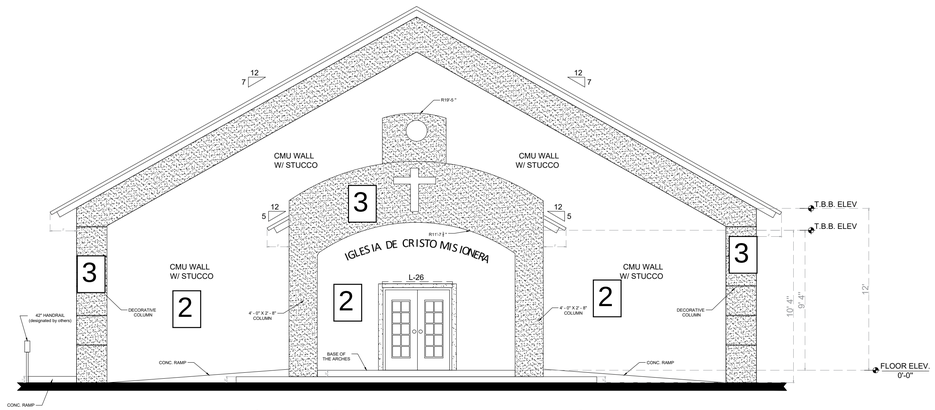
Date: 9/29/2023

Sheet Number: SP-1

Seal

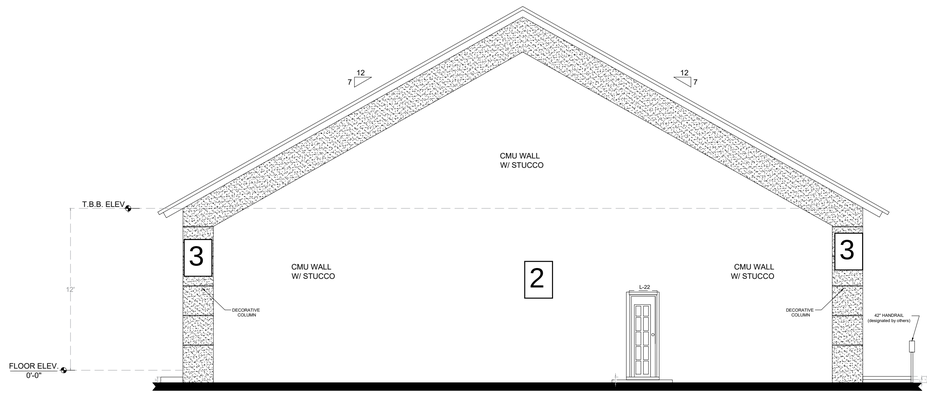
STEPHEN M FECCIA, PLA
LA 6667289

C:\USERS\FECCIA\DP DROPBOX\STEVE FECCIA\MY DOCUMENTS\JESSAMINE DB\PROJECTS\JUAN I GONZALEZ CORPO\AMOND RD CHURCH\CAD\SP-1 SITE PLAN.DWG 9/26/23 by SFECC



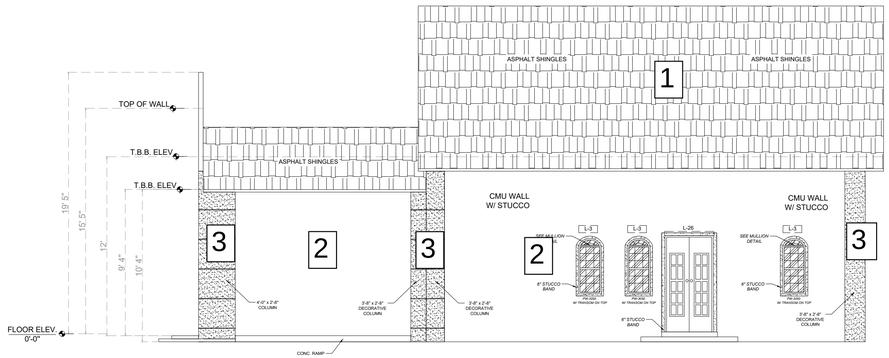
NORTH ELEVATION

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



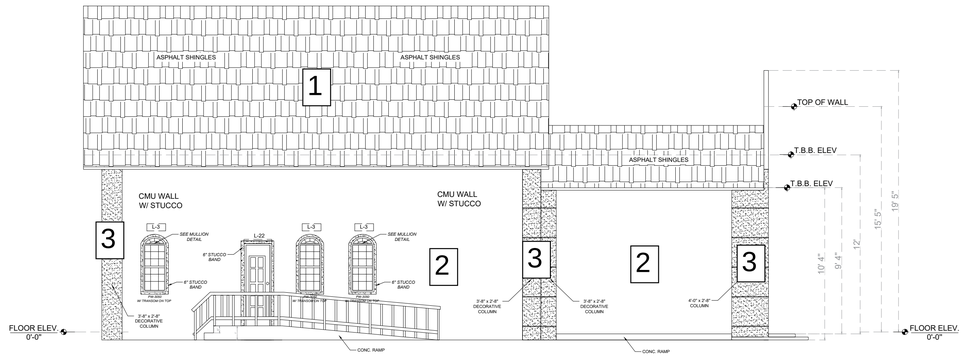
SOUTH ELEVATION

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



WEST ELEVATION

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

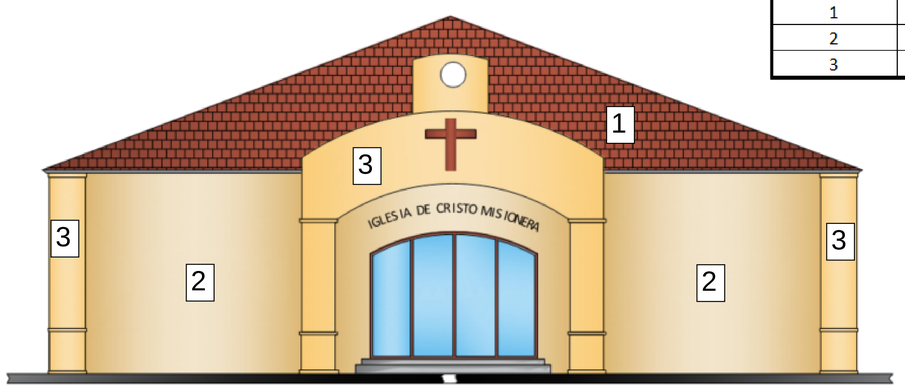


EAST ELEVATION

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

Inglesia de Cristo Misionera Exterior Material Schedule

Key	Area	Description	Color
1	Roof	Dimeisnoal Asphalt Shingles	Terracota
2	Facades	Painted Stucco	SW 6672: Morning Sun
3	Facades	Painted Stucco	SW 6674: Jonquil



A-3
5

ELEVATION PLAN

SEAL:

JUAN I. GONZALEZ CORP
Consulting * Design * Project Management
Construction * Land Planning
Telephone: (561) 704 – 5042
Email: jig3684@yahoo.com

IGLESIA DE CRISTO MISIONERA
PALM BEACH COUNTY,FL
4030 DIAMOND ROAD
LAKE WORTH, FL 33461

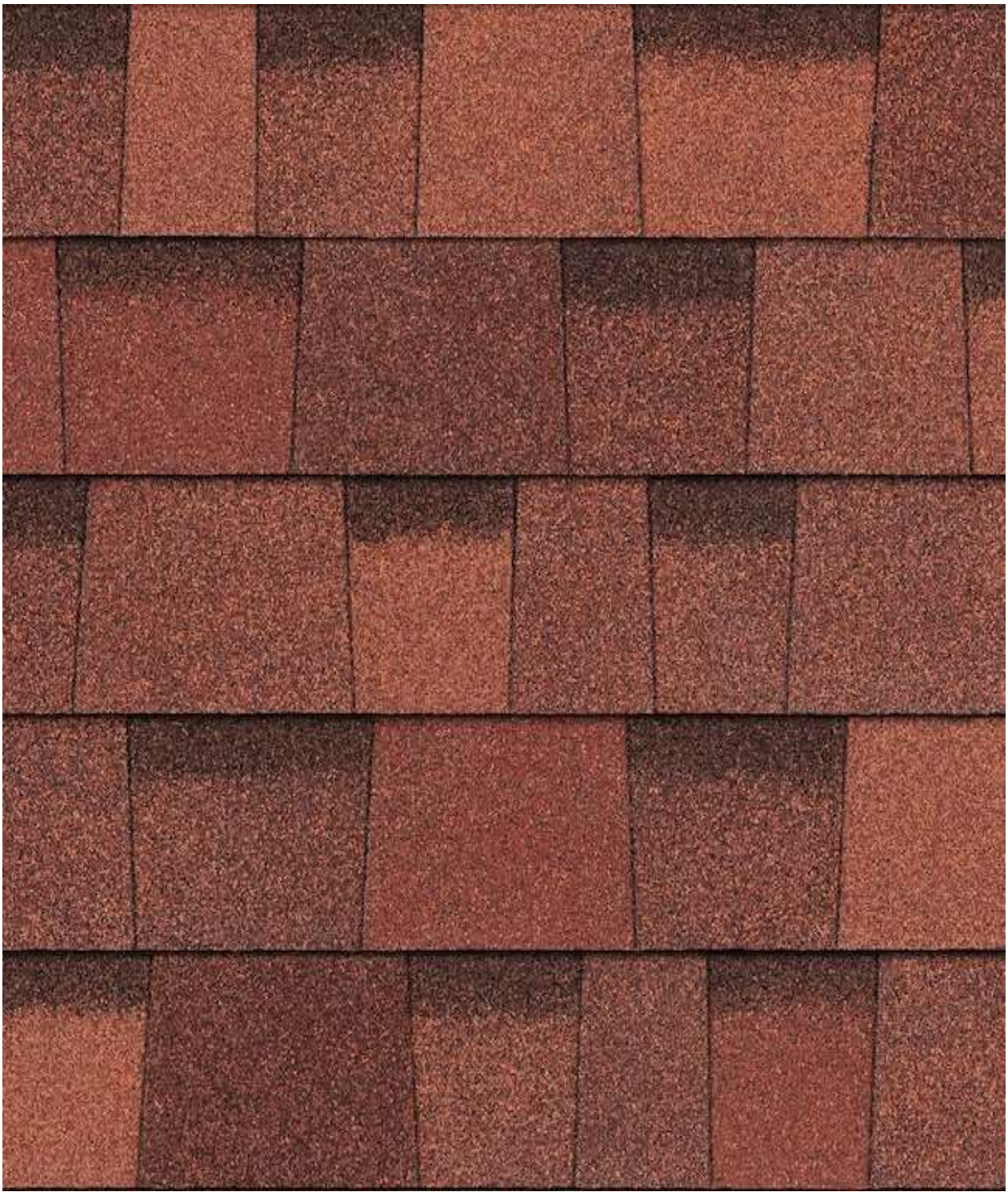
PROJECT HISTORY:
- REV:
- REV:
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- REV:
- REV:
- REV:
- REV:

DATE:

PROJECT NUMBER:
ELEVATION PLAN

TITLE:

SHEET NUMBER:
A - 3



DIMENSIONAL ASPHALT SHINGLE ROOF
(COLOR - TERRACOTA)

PAINTED STUCCO FINISH
(FIELD COLOR - SW-6672 MORNING SUN)

PAINTED STUCCO FINISH
(ACCENT COLOR - SW-6674 JONQUIL