AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JANUARY 13, 2026
6:30 PM

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brian Ruscher, 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 Ralph Lashells
Vice Chairman Richard Hughes
Ralph Wiles
Peter Braun
Kim Gehrman
Brenda Browning, Sr. Alternate
Brian Ruscher, 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

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

2. **PZ&B Order 2025-05 - Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market — 4316 Forest Hill Boulevard, Unit 4400:** Motion to recommend approval of an application submitted by Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

3. **Site Development Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road:** Motion to recommend approval of an application submitted by Mr. Jeffrey C. Lynee, agent for the applicants, property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC d/b/a Banyan Palm Beach (doing business nationally as “Banyan Treatment Centers”), (collectively the “Applicants”). The application seeks approval from the Village Council for a Site Development Plan Amendment (SPR26-01) and concurrently requests a Special Exception Use (PSSE26-01) to allow the increase of the number of approved beds from 65 to 88, and concurrently, revise the type of clinical treatment provided from Substance Use Disorder treatment to Mental Health Care.
   Staff: Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

TUESDAY, FEBRUARY 10, 2026 @ 6:30 PM
VILLAGE COUNCIL CHAMBERS

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org

Phone: (561)584-8200 Ext. 8422

Village of Palm Springs

Staff Report

AGENDA DATE: January 13, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #2: Parking Variance Request (PSV2025-11) — Walmart Neighborhood Market - 4316 Forest Hill Boulevard, Unit 4400.

SUMMARY: Jacquie Pedevillano, agent for the applicant, Walmart Stores East, is requesting a variance relief from Section 34-1329 (5)(c) to provide a total of fifteen 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of nine (9) regular parking spaces. The variance consists of converting 9 regular parking spaces into online pickup-only parking spaces for a total of fifteenth (15) online pickup-only parking spaces.

Note: The subject property is located within the Commercial Renewal (CR) zoning district. Village code Section 34-1329 (5)(c) requires one parking space for every 200 square feet of gross floor of the shopping center.

The Planning and Zoning Staff reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22, 2025, the Planning, Zoning, and Building Director approved an Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting six (6) standard parking spaces into OPD (Online Pickup Delivery) spaces. Adding nine (9) additional OPD spaces would further reduce the number of parking spaces available for regular customers, particularly since the parking area in front of Walmart is often fully occupied.

Staff does not support the applicant's request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states "the special conditions and circumstances do not result from the actions of the applicant."

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	5 average per pick up
11:00 am -12:55 pm	4	5 average per pick up
11:00 am - 12:00 pm	1	5 average per pick up
1:00 pm - 2:30 pm	2	5 average per pick up
2:30 pm - 4:30 pm	6	5 average per pick up
4:00 pm - 6:00 pm	10	3–5 average per pick up
6:00 pm - 8:00 pm	8	3–5 average per pick up

**Key Insights: **
- The average number of cars in the online pickup queue ranges from **2 to 6 cars** for between **1 and 2 hours**, showing that the online pickup delivery parking area was never always utilized.
- Customers generally experience a waiting time of approximately **4 to 5 minutes** from the moment they park until they receive their orders.
- The peak observation noted a maximum of **6 cars** in the queue over a span of two hours.
- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on observations mentioned above, the staff believes there is no immediate need to add more online pickup delivery parking spots. Increasing these spaces could potentially restrict regular customers from finding adequate parking, which may impact their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the variance requested, Staff recommends that said motion include the conditions stated in the staff report.

FISCAL IMPACT:
The proposed variance does not have a fiscal impact on the Village.

ATTACHMENTS:
1. Planning and Zoning Board Order 2025-05 - 4316 Forest Hill Boulevard - PSV2025-11
2. STAFF REPORT - Walmart Forest Hill Parking Variance
3. Variance Narrative
4. Walmart - Supplemental Information Submission (12-21-25)
5. Site Plan
6. Overall Site Plan - Parking Count

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2025-05
(PSV25-11)

Walmart Stores East (Applicant)
4316 Forest Hill Boulevard
Palm Springs, FL 33406
Applicant(s)

PCN: 70-42-44-12-00-000-5070

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **January 13, 2026.** The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application, **PSV25-11.**

2. The above Applicant(s) is the owner of the property legally described as: **12-44-42, N 1/4 OF SW 1/4 OF SE 1/4 (LESS W 335.21 FT, E 600 FT, S 105 FT OF N 216 FT OF E 110 FT OF W 580.14 FT, S 125 FT OF N 235 FT OF WLY 80.94 FT LYG E OF & ADJ TO PB112P164 & N 60 FT FOREST HILL BLVD R/W) & S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 (LESS N 1/2 OF E 100 FT, SLY 166 FT OF E 180 FT OF WLY 240 FT & WLY 74.52 S MILITARY TRL R/W).**

3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida, as set forth below:

    1. **(PSV25-11**) - The applicant is requesting a Variance from Section 34-1329(5)(c) of the Code of Ordinance to allow the conversion of 9 regular parking spaces into online pickup-only parking spaces for a total of 15 online pickup-only parking spaces.

4. The Village's Land Development Code Section 34-1329(5)(c) requires the Board to determine that the variance meets the following requirements:

    1. Shopping centers. One parking space per 200 square feet of gross leasable area.

    2. The Board has determined that Variance **PSV25-11** has met the requirements of Section 34-1329 (5)(c) of the Land Development Code.

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

DONE AND ORDERED in Palm Springs, Florida, this 13th day of January 2026.

ATTEST:

Jane R. Worth Deputy Village Clerk	Ralph Lashells, Chairman Planning and Zoning Board

Copies furnished to:

Walmart Stores East, 4316 Forest Hill Boulevard, Palm Springs, FL 33406

Jacqueline Pedevillano, 5404 Cypress Center Drive, Suite 140, Tampa, FL 33609

Shoppes of Forest Hills LLC, 1205 SW 37th Avenue, Miami, FL 33135-4200

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

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

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Variance request from Section 34-1329 (5)(c), Minimum parking requirements by use, to allow the conversion of 9 regular parking spaces into online pickup only parking spaces for a total of 15 online pickup only parking spaces at Walmart Neighborhood Super Market.

Application Summary			
Applicant	Bowman Consulting	**Submittal Date**	9-24-2025
Reference Name	Walmart Neighborhood Market	**Case Number**	**PSV2025-11**
Location	4316 Forest Hill Boulevard, Unit 4400	**Site Area**	12.01 acres
P&ZB Meeting	November 12th, 2025, **Postponed**	**Parcel Control Number**	70-43-44-12-00-000-5070
P&ZB Meeting	January 13, 2026		
Requests			
Existing Use	Commercial shopping center with a mix of uses between retail, restaurants, and professional offices.		
Parking			
Code Required	Shopping center – 1/ 200 sf @ 122,042 square feet 610 parking required		
Existing	616 total parking spaces 6 parking spaces dedicated to online pickups only 610 regular parking spaces, including 28 accessible spaces		
Variance	The applicant is requesting a Variance from Section 34-1329 (5)(c) of the Code of Ordinance to allow the conversion of 9 regular parking spaces into online pickup-only parking spaces for a total of 15 online pickup-only parking spaces.		
Site Characteristics			
Existing Use	Shopping center	**Approved use**	Walmart grocery market with drive-up pharmacy
Zoning	Commercial Renewal, CR	**Future Land Use**	Commercial Renewal

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Vacant lots	Commercial Renewal	Commercial Renewal (CR)
South	Residential & Medical Facility	Low-density residential & Commercial	Residential Multi-Family (RM) & commercial General (CG)
East	Animal clinic & residential properties	Commercial & Low-Density Residential	Commercial General (CG) & Residential Multi-Family (RM)
West	Commercial Shopping Center	Unincorporated Palm Beach County, Urban Infill	Unincorporated Palm Beach County, Urban Center (UC)

Recommendation

Planning, Zoning, and Building Staff have already approved, administratively, the conversion of 6 regular parking spaces into online pickup-only spaces based on the existing characteristics of the property, which contains a surplus of 6 parking spaces.

PZB Staff does not support the requested variance to increase in online-only parking spaces, finding criteria of Section 34-603(b)(1)(a) and (b) have not been met because it has been self-created.

I Site History

- Ordinance 2008-24: Annexation.
  The shopping center was annexed into the Village of Palm Springs in December 2008 and designated with the Land Development as Commercial General (CG) zoning districts and Future Land Use Commercial.
- Case # 201500162: Administrative Site Plan Amendment
  An administrative amendment was approved in March 2015 to modify a portion of the parking lot to add cart corrals and reconfigure parking spaces in front of the building, add a screen enclosure for the recycling area in the rear, and perform other miscellaneous minor renovations to facilitate a Walmart Neighborhood Market.
- Resolution 2015-53: Site Plan amendment and Special Exception
  In July 2015, the Village Council approved a Site Plan Amendment with Special Exception Use to add a drive-thru window to the proposed Walmart Neighborhood Market/Pharmacy, with a waiver for two queuing spaces instead of the required five spaces.
- Resolution 2021-11: Site Plan amendment and Special Exception
  In May 2021, the Village Council approved a Site Plan Amendment with Special Exception Use to allow the conversion of a 3,387 square foot existing restaurant with drive-thru use into a coffee shop with a 482 square foot outdoor seating area and drive-thru window, and hours of operation commence at 5:30 am instead of 7:00 am.
- Case # AP25-0023: Administrative Site Plan Amendment
  An administrative amendment was approved on September 22, 2025, to modify a portion of the parking lot to convert 6 parking spaces into online pickup parking spaces for the Walmart Neighborhood Market.

II. Variance requested

The subject property is located on the Southeast corner of Forest Hill Boulevard and South Military Trail within the Commercial Renewal zoning district. Parking spaces are regulated by Section 34-1329 (5)(c) of the Village Land Development Regulations, which specifies that a shopping center shall have one parking space for every 200 square feet of gross-floor area.

Walmart Neighborhood store is requesting variance relief to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.

The applicant's full justification is hereto:

a. Those 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 Planning, Building & Zoning district.

The Walmart store at 4400 Forest Hill Blvd is a uniquely positioned tenant within an established shopping center and is among the few retail sites in the area that operates an integrated online pickup and delivery service at this scale. The increased demand for digital ordering and contactless pickup has created operational needs that differ from traditional retail parking models. These evolving service demands are not uniformly applicable to other properties in the same zoning district that do not provide online retail or high-volume pickup services.

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

The need for additional OPD spaces stems from ongoing shifts in consumer behavior, not from any action or change initiated by the applicant. The rise in online ordering and drive-up pickup services, especially post-COVID-2020, has become a widespread retail trend. Walmart is actively responding to these changing customer needs to continue providing essential, convenient services to the community

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

Approval of this variance will not provide any special privilege not otherwise available to similarly situated properties. The request is based on actual, demonstrable operational need and is narrowly limited to 9 parking spaces exceeding the surplus allowed by code. The variance does not alter use, building footprint, or site access, and it remains consistent with the underlying zoning and applicable site development standards. These additional parking spaces are spaces that would already be used for customer use.

d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Strict application of the code, limiting the applicant to only surplus spaces for OPD, would prevent the applicant from adequately meeting current customer demand. Without variance, Walmart’s ability to

deliver a critical service to the public would be compromised, despite sufficient available on-site parking and no negative impact on surrounding uses.

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

The request is limited to only 9 additional OPD spaces beyond the surplus allowed under the code. These spaces are proposed in response to operational data and are the minimum needed to reasonably serve current customer demand for online pickup services. No changes to the building, additional GFA, or site expansion are proposed. The variance allows for continued efficient use of the site within its existing footprint. These additional parking spaces are spaces that would already be used for customer use.

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

The purpose of the zoning and parking code is to ensure adequate parking for customer use, safe site operations, and compatibility with surrounding development. The variance supports these goals by using existing parking space for a purpose that enhances retail efficiency without increasing parking demand. The site's circulation and parking ratios remain functional and compliant, and the variance does not contradict the intent of the code.

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

The additional OPD will be used for short-term, low-impact parking and will not generate additional noise, traffic, or visual clutter. The project improves service delivery while preserving safe, efficient site operations and community benefit, with no adverse impact to surrounding properties or public welfare.

III. Recommendation

The Planning and Zoning Staff has reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22nd, the Planning, Zoning, and Building Director approved Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting 6 standard parking spaces into OPD (Oline Pickup Delivery) spaces. Adding 9 additional OPD spaces will limit the number of parking spaces available for regular customers, especially considering that the parking area in front of Walmart is often full.

Staff does not support the applicant’s request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states “the special conditions and circumstances do not result from the actions of the applicant”.

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	3-5 average per pick up
11:00 am -12:55 pm	4	3-5 average per pick up
11:00 am - 12:00 pm	1	3-5 average per pick up
1:00 pm - 2:30 pm	2	3-5 average per pick up
2:30 pm - 4:30 pm	6	3-5 average per pick up
4:00 pm – 6:00 pm	10	3-5 average per pick up
6:00 pm – 8:00 pm	8	3-5 average per pick up

**Key Insights: **

- The average number of cars in the online pickup queue ranges from **2 to 6 cars** for between **1 to 2 hours**, showing that the online pickup delivery parking area was never always utilized.

- Customers generally experience a waiting time of approximately **3 to 5 minutes** from the moment they park until they receive their orders.

- The peak observation noted a maximum of **6 cars** in the queue over a span of two hours.

- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on the observations above, staff believe there is no immediate need to add additional online pickup delivery parking spots. Increasing these spaces could restrict regular customers from finding adequate parking, potentially affecting their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the Variance requested, Staff recommends that said motion include the following conditions:

- No more than 15 parking spaces shall be dedicated for online pickup at any time.
- A building permit shall be submitted to the Village for the required improvements before any construction work commences.
- Pedestrian connectivity shall be provided within the entire parking lot and include access to the building.

Drive-Thru
STOP

STOP

Walmart Neighborhood Market, Parking Variance

Walmart Neighborhood Market, Parking Variance

Bowman

Variance Narrative

The Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Bowman Project: 011463-01-041
Walmart Store: #4441 Village of Palm Springs

SUBJECT: Walmart Store #4441
4400 Forest Hill Blvd

To whom it may concern:

Please accept this narrative as part of the parking variance submittal on behalf of Walmart Store #4441, located at 4400 Forest Hill Blvd in the Village of Palm Springs. This request succeeds in a site plan modification which proposed 6 online pickup delivery (OPD) parking spaces. In this variance submittal, a proposal of an additional 9 pickup spaces, now totaling 15 designated for OPD. These spaces are functionally different from standard customer parking and do not represent increased demand for long-term parking.

Background & Need for Variance

Under the Village's current Land Development Code, online pickup delivery spaces must be drawn from surplus parking: spaces beyond the code-required minimum for development. Based on the previously approved site plan, the shopping center has a surplus of 6 parking spaces. Thus, under current code, a maximum of 6 parking spaces can be dedicated to pickup only.

On September 22nd, we received approval from the Village of Palm Springs and Iramis Cabrera, the Planning, Zoning, and Building Director for our Administrative Site Plan Amendment (AP25-00023). This approval allowed for the modification of the parking layout to convert 6 standard parking spaces into OPD spaces. The property requires a minimum parking count of 610 based on the ratio of 1 space per 200 SF GFA.

We completed the site plan amendment to convert 6 spaces without the need for a variance. However, to meet increasing customer demand for online pickup services at this location, Walmart is requesting to expand the number of designated OPD spaces from 6 to 15 total spaces. This means 9 of those spaces exceed the current surplus available under code, and we are therefore requesting a parking variance to permit 9 additional OPD spaces beyond what the code allows.

These spaces are proposed in the same general area as the existing OPD stalls– located on the west side of the Walmart main parking lot, but still in front of the store– and continue to serve only short-term, low-impact pickup operations.

Statement of Special Reasons
(Per Section 34-603(b)(1), Village of Palm Springs Code of Ordinances)

a. Those 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 Planning, Building & Zoning district.

The Walmart store at 4400 Forest Hill Blvd is a uniquely positioned tenant within an established shopping center and is among the few retail sites in the area that operates an integrated online pickup delivery service at this scale. The increased demand for digital ordering and contactless pickup has created operational needs that differ from traditional retail parking models. These evolving service demands are not uniformly applicable to other properties in the same zoning district that do not provide online retail or high-volume pickup services.

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

The need for additional OPD spaces stems from ongoing shifts in consumer behavior, not from any action or change initiated by the applicant. The rise in online ordering and drive-up pickup services, especially post-covid-2020, has become a widespread retail trend. Walmart is actively responding to these changing customer needs in order to continue providing essential, convenient services to the community.

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

Approval of this variance will not provide any special privilege not otherwise available to similarly situated properties. The request is based on actual, demonstrable operational need and is narrowly limited to 9 parking spaces exceeding the surplus allowed by code. The variance does not alter use, building footprint, or site access, and it remains consistent with the underlying zoning and applicable site development standards. These additional parking spaces are spaces that would already be used for customer use.

d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Strict application of the code, limiting the applicant to only surplus spaces for OPD, would prevent the applicant from adequately meeting current customer demand. Without variance, Walmart's ability to deliver a critical service to the public would be compromised, despite sufficient available on-site parking and no negative impact on surrounding uses.

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

The request is limited to only 9 additional OPD spaces beyond the surplus allowed under code. These spaces are proposed in response to operational data and are the minimum needed to reasonably serve

current customer demand for online pickup services. No changes to the building, additional GFA, or site expansion are proposed. The variance allows for continued efficient use of the site within its existing footprint. These additional parking spaces are spaces that would already be used for customer use.

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

The purpose of the zoning and parking code is to ensure adequate parking for customer use, safe site operations, and compatibility with surrounding development. The variance supports these goals by using existing parking space for a purpose that enhances retail efficiency without increasing parking demand. The site's circulation and parking ratios remain functional and compliant, and the variance does not contradict the intent of the code.

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

The additional OPD will be used for short-term, low-impact parking and will not generate additional noise, traffic, or visual clutter. The project improves service delivery while preserving safe, efficient site operations and community benefit, with no adverse impact to surrounding properties or public welfare.

Conclusion

In summary, the requested parking variance is consistent with the Village's code framework and comprehensive plan. It supports modern retail operation, meets growing community demand, and does so without creating adverse impacts on the site, surrounding properties, or Village infrastructure. We respectfully request approval of the variance to allow Walmart to continue adapting to the needs of the residents it serves.

We appreciate the opportunity to submit this variance for review and look forward to working with you. Should you have any inquiries or require further information, please feel free to contact us at Walmart-remodel@bowman.com.

Sincerely,

Jacqueline Pedevillano

Jacquie Pedevillano
Project Manager

Wesley Hevia, Esq.
+305-673-2585
whevia@lsnlaw.com

December 21, 2025

VIA ELECTRONIC DELIVERY

Iramis Cabrera
PZB Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
icabrera@vpsfl.org

RE: Supplemental Information Submission –
Parking Variance (PSV2025-11) WAL-MART STORES EAST L.P.
4316 Forest Hill Boulevard, Unit 4400

Dear Director Cabrera:

Please accept the following supplemental information from WAL-MART STORES EAST, LP (the "Applicant" or "Walmart") in connection with the subject Parking Variance Application ("Application") to increase the number of Online/Pickup Delivery ("OPD") parking spaces at the subject Store to 15 OPD spaces. Walmart requests that this letter and its attachment (1) be considered by Village Staff as part of its official report and recommendation; (2) be made part of the official record for this application; and (3) be made part of the agenda backup for the upcoming Planning and Zoning Board hearing for the Application.

OPD, Generally. OPD parking spaces are reserved for Walmart customers who have ordered their products online (via Walmart's website or mobile application) prior to arriving at a particular Walmart store. OPD parking spaces are typically marked with signage stating "Online Pickup," or similar. Once OPD customers arrive at an OPD parking space, Walmart associates bring the Customers' pre-ordered products directly to customer vehicles for retrieval. The OPD model has proven popular amongst retail customers throughout the country, as it combines the efficiency of online retail with the convenience of local "brick and mortar" shopping. For many, the allure of OPD is simply increased efficiency. For others with limited mobility or other accessibility challenges, OPD creates the opportunity to conveniently and more safely shop for a wide variety of retail products.

OPD demands are increasing at this Store. Walmart is planning to perform a multi-million dollar interior remodel at this Store in 2026. According to Walmart's internal data, such renovations typically result in an increased customer demand for OPD operations. Indeed, Walmart has designed the interior remodel in a manner that anticipates an increase in OPD both in the immediate and longer terms based on market trends. Based on internal data-driven projections, Walmart has found that 15 OPD spaces are required at this particular Store location

in order to meet current and projected demands. Note that Walmart's request here is also proportionally consistent with approved OPD operations at comparable Walmart stores located in other Florida jurisdictions; approval of the Application will allow Walmart to meet established local customer demands, and address future demands.

Approval of the Application will help avoid potential negative outcomes. Approval of 15 OPD spaces would ensure that future demands are met and customer flow remains within target parameters (i.e. no backups), and would therefore *improve* internal operations and *avoid* potential future negative impacts on neighboring businesses. While limited sample-size observations may suggest that the existing OPD spaces at this Store are not "maxed-out," it does not necessarily follow that there will be no breach of capacity during peak times throughout the year, or in future years, especially after the remodel is completed. Indeed, Walmart's internal data-driven analysis anticipates a requirement of 15 OPD spaces at this Store to comfortably avoid a "failure" state for OPD operations at this store during projected peak demand events both in the near and longer terms. Walmart respectfully requests the opportunity to provide the same "best practices" level of OPD service to its valued customers in the Village as it does elsewhere throughout the State.

The Parking Study confirms plaza surplus parking availability, and otherwise substantiates Walmart's request for 15 OPD spaces. Walmart's traffic engineers at Bowman prepared a supplemental formal Parking Study dated December 15, 2025, attached hereto as **Exhibit "A"**.[1] The Parking Study evaluated the adequacy of parking at the Store in connection with Walmart's proposal to increase the number of OPD spaces at the Store to 15 OPD Spaces. The Parking Study was conducted utilizing industry-standard methodology, incorporating three consecutive days of on-site data collection together with the application of seasonal adjustment factors for the purpose of estimating peak parking demand. The Parking Study ultimately concludes that the subject parking lot has a meaningful parking surplus and "the proposed number of parking spaces at build out is anticipated to provide adequate parking availability for both Walmart and the plaza while the increase in pickup spaces is considered a conservative measure to accommodate anticipated growth in grocery pick-up demand."

The demand/need for OPD here is not self-created. The subject Store began operating prior to the widespread implementation of OPD operations by large retailers nationwide. Accordingly, Walmart's request to integrate meaningful OPD operations at this Store is not a self-created concern, but is rather spurred by transformational macro-level advances in telecommunications technology (including the internet and mobile shopping applications) and the resulting changes in retail shopping trends and customer expectations nationwide. Relatedly, we would note that most local governments throughout Florida count OPD spaces toward required parking for a particular retail store in recognition of, among other things, the practical fact that OPD spaces are necessarily occupied by shoppers of that particular store (which shoppers also demonstrably spend less time at the Store per visit on average per visit than traditional customers who have to enter and traverse the interior of the store). We understand that the Village is one of the few jurisdictions that does not allow OPD spaces to count toward required parking for zoning purposes.

[1] Includes all relevant recorded backup data.

We respectfully request your favorable review of this Application.

Respectfully submitted,

LSN Law, P.A.

Wesley J. Hevia, Esq.

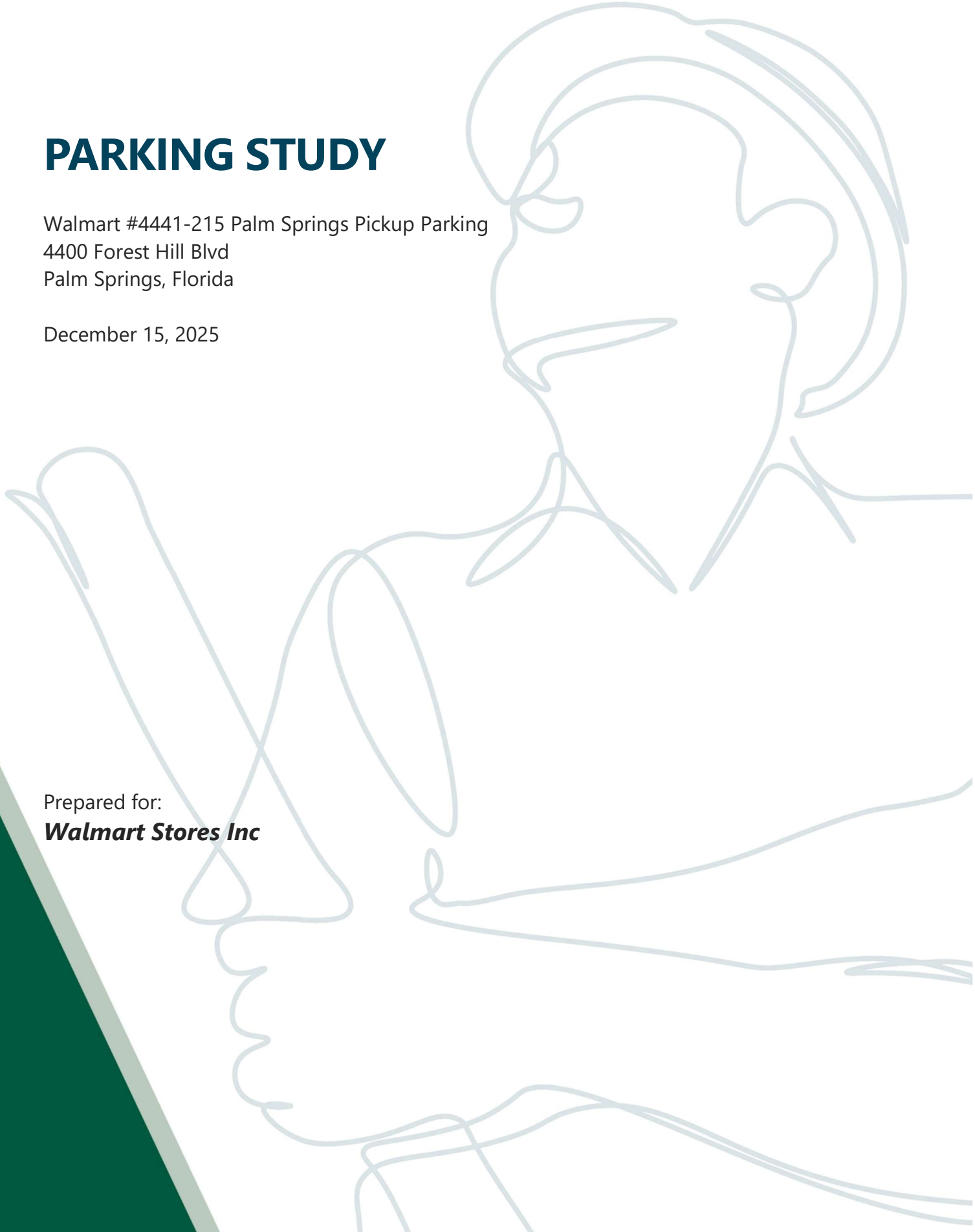
Cc: Michael Bornstein, Village Manager
Christian Melendez Berrios, Village Planner
Steven Abrams, LSN Law, P.A.
Daniela Jurado, Bowman
Jacquie Pedevillano, Bowman

PARKING STUDY

Walmart #4441-215 Palm Springs Pickup Parking
4400 Forest Hill Blvd
Palm Springs, Florida

December 15, 2025

Prepared for:
Walmart Stores Inc



Bowman

PARKING STUDY

Walmart #4441-215 Palm Springs Pickup Parking

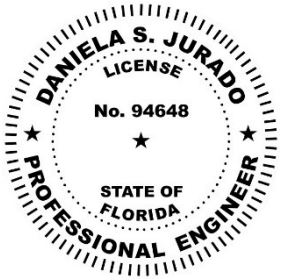
4400 Forest Hill Blvd
Palm Springs, Florida

Prepared: December 15, 2025

Prepared for:
Walmart Stores Inc
702 SW 8th St
Bentonville, AR 72716
Phone: 479.273.4000

Prepared by:

Bowman Consulting Group
Certificate of Authorization License No. 30462
4450 W. Eau Gallie Blvd., Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434



Daniela S. Jurado, P.E.
Professional Engineer License No. 94648
State of Florida, Board of Professional Engineers

Bowman Job # 011463-01-041

Contents

Executive Summary iii

1 Introduction 1

Background 1
Study Purpose 1

2 Parking Conditions and Code Requirements 1

Existing Conditions 1
Proposed Conditions 1

3 Data Collection 2

4 Parking Calculations Per Data 3

5 Conclusions and Recommendations 5

List of Figures

Figure 1. Site Location 1

List of Tables

Table 1. Existing Parking per Category 1

Table 2. Parking Requirements Shopping Center 1

Table 3. Proposed Parking per Category 2

Table 4. Parking Occupancy Data Summary – Not Adjusted Values 3

Table 5. Parking Occupancy Summary –Peak Season 4

Appendices

Appendix A: Site Plan

Appendix B: Village of Palm Springs Staff Report

Appendix C: Data Collection

Appendix D: Parking Calcualtions

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby Certify that I am a registered professional engineer in the State of Florida, practicing with Bowman Consulting Group, Ltd., authorized to operate as an engineering business with Certificate of Authorization License No. 30462, by the state of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice herby reported for:

Project:	Walmart #4441-215 Palm Springs Pickup Expansion
Prepared for:	Walmart Stores Inc
Location	4400 Forest Hill Blvd, Palm Springs, Florida
Report date:	12/15/2025

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

Version	Issue Date	Prepared By	Verified By
V01	12/15/2025	J. Stord	D. Jurado

Daniela S. Jurado, P.E.
Professional Engineer License No. 94648
State of Florida Board of Professional Engineers

Executive Summary

This parking study evaluates the adequacy of parking at the Walmart Neighborhood Market located at 4400 Forest Hill Boulevard, Palm Springs, Florida, in support of a proposed conversion of six (6) regular parking spaces to designated online pick-up spaces.

On-site parking occupancy counts were collected and recorded at 15-minute intervals over three separate days: one weekday, one Saturday, and one Sunday, between 10:00 A.M. and 8:00 P.M. Additional observations were conducted to assess the use of designated pick-up spaces as regular parking. To account for seasonal variations and for a conservative approach, monthly adjustment factors from the Urban Land Institute (ULI) Shared Parking, 3rd Edition were applied to the parking occupancy counts to estimate peak season conditions.

The observed parking occupancy showed a maximum of 141 spaces occupied within Walmart's leasable area and 252 spaces occupied across the plaza. These observed values indicate that sufficient parking was available during the study period. After applying seasonal adjustment factors, anticipated peak season occupancy was estimated at 148 spaces for Walmart (86% occupancy) and 333 spaces for the plaza (55% occupancy), leaving a surplus of 23 spaces for Walmart and 270 spaces for the plaza.

Additionally, the site inspections confirmed that some pick-up spaces were occasionally used by regular customers rather than pick-up customers, with a maximum of two vehicles observed during any 15-minute interval.

Based on the analysis the proposed number of parking spaces at build out is anticipated to provide adequate parking availability for both Walmart and the plaza while the increase in pick-up spaces is considered a conservative measure to accommodate anticipated growth in grocery pick-up demand.

1 Introduction

This report presents the findings of a Parking Study conducted by Bowman for the proposed expansion of online pick-up parking spaces at the existing Walmart Neighborhood Market located at 4400 Forest Hill Boulevard, Palm Springs, Florida. The site location is illustrated in **Figure 1**, and the latest site plan showing the proposed pick-up parking expansion is included in **Appendix A**.

Background

The subject property consists of a 41,693 SF Walmart Neighborhood Market, situated within an existing shopping plaza totaling 122,042 SF, as per the original county-approved site plan dated September 4, 2008.

The Village has administratively approved the conversion of six (6) regular spaces into pick-up-only spaces, based on a surplus of parking on-site. Walmart Stores Inc. is requesting a variance from Section 34-1329(5)(c) of the Village Code of Ordinances to allow the conversion of nine (9) parking spaces into online pick-up-only spaces, resulting in a total of 15 designated pick-up spaces, no building expansion is proposed.

Site History

- **2008** – Annexation under Ordinance 2008-24; zoning designated as Commercial General (CG).
- **2015** – Administrative site plan amendment for cart corrals and minor renovations.
- **2015** – Resolution 2015-53 approved a drive-thru window with queuing waiver.
- **2021** – Resolution 2021-11 approved conversion of a restaurant to a coffee shop with outdoor seating and drive-thru.
- **2025** – Administrative amendment (Case #AP25-0023) approved conversion of 6 spaces to online pick-up parking.

The Village of Palm Springs Planning, Zoning & Building staff conducted field reviews to assess parking conditions of the site. Their findings, summarized in the November 12, 2025 Staff Report, indicate that the requested variance is not supported, citing that the hardship is self-created and does not meet criteria under Section 34-603(b)(1)(a) and (b). Based on their observations, staff concluded that additional pick-up spaces are not immediately necessary, specifying that, if the Board recommends approval, staff suggested limiting online pick-up parking to a maximum of 15 spaces, requiring a building permit prior to construction and ensuring pedestrian connectivity throughout the parking lot. Village staff findings are included in **Appendix B.**

Study Purpose

The purpose of this study is to evaluate the parking demand for the Walmart Neighborhood Market and the overall shopping plaza, and to determine whether sufficient parking exists to support the requested variance for additional online pick-up spaces.

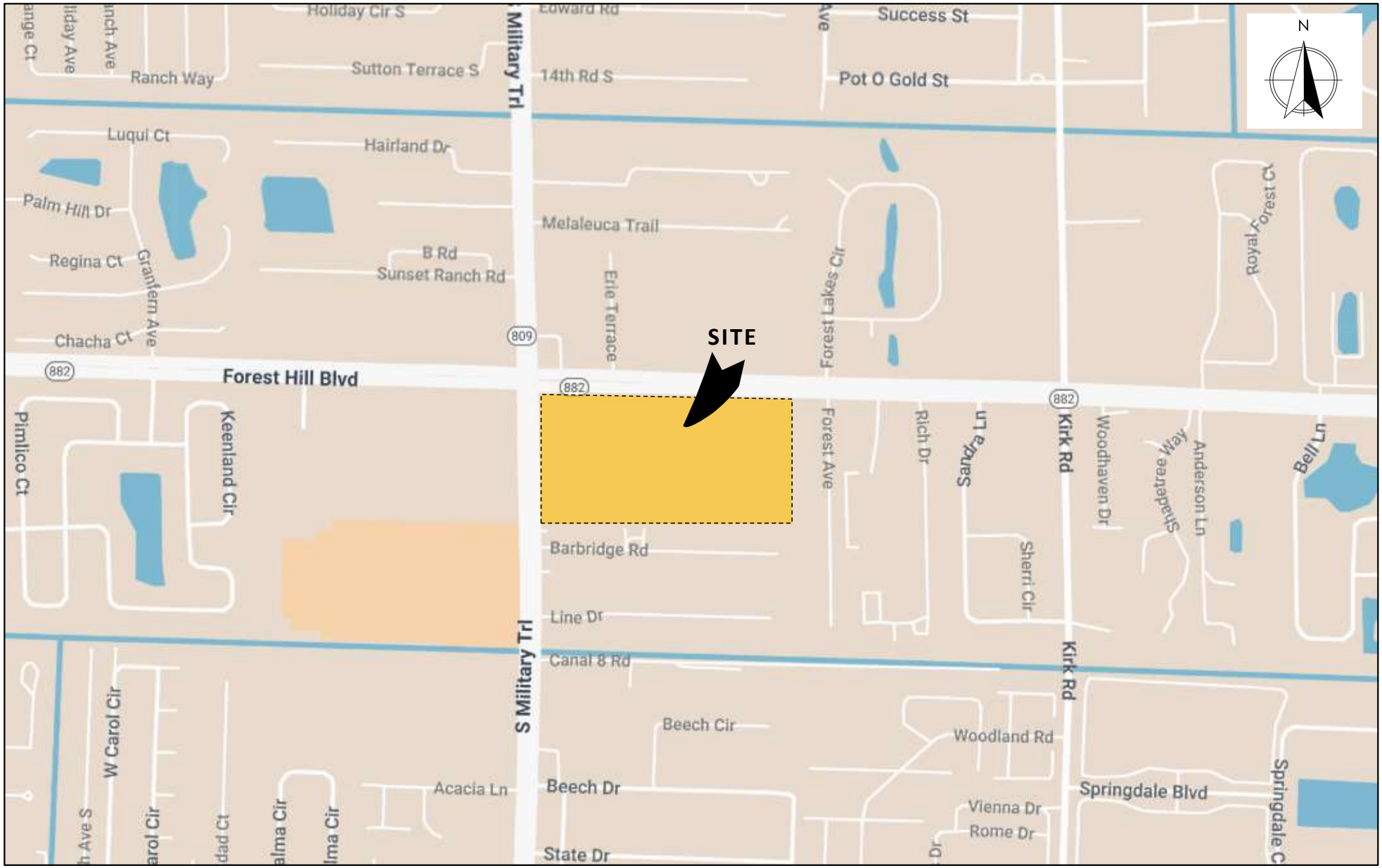


Figure 1
Site Location

Bowman

2 Parking Conditions and Code Requirements

Existing Conditions

The number of existing parking spaces per parking category are presented in **Table 1**.

Table 1. Existing Parking per Category

Parking Type	Walmart	Shopping Plaza
Regular Parking (Customer & Associate Parking)	170	580
Accessible Parking	7	29
Pickup Parking	9	9
Total Stalls	**186**	**618**

As presented in **Table 1**, Walmart currently has a total of 186 spaces, while the shopping plaza has a total of 618 available spaces.

The number of parking spaces required per Sec. 34-1329 of the Palm Springs Code of Ordinances for the overall plaza are presented in **Table 2**.

Table 2. Parking Requirements Shopping Center

Land Use	Required Parking	Required Parking Ratio	Required Parking
Shopping centers	1 space per 200 sq. ft. GFA	5.00	610

(1) Palm Springs, Florida Code of Ordinances, Chapter 34, Article VI, Division 8, Sec. 34-1329. - Minimum requirements by use.

Under the existing conditions, the plaza meets Palm Spring's requirements including the pick-up parking, with a surplus of 8 spaces. Conversely, if pick-up parking is not considered, then there is a one (1) space deficit compared to the required parking.

Proposed Conditions

As mentioned previously in this report, Walmart is proposing to replace some of the existing with pick-up parking stalls. This is expected to affect the number of parking spaces proposed in the area to accommodate the design. The number of proposed parking spaces per parking category are presented in **Table 3**.

Table 3. Proposed Parking per Category

Parking Type	Walmart	Shopping Plaza
Regular Parking (Customer & Associate Parking)	164	574
Accessible Parking	7	29
Pickup Parking	15	15
Total Stalls	**186**	**618**

As presented in **Table 3** the number of total parking spaces (including pick-up spaces) remains unchanged, while the number of non-pick-up parking decreases by six (6) spaces.

Note that, since no building expansion is proposed, the minimum parking requirements remain the same for existing and proposed conditions. Therefore, including the pick-up parking, the plaza meets Palm Spring's requirements with a surplus of 8 spaces. Conversely, if pick-up parking is not considered, then there is a deficit of seven (7) parking spaces compared to the required parking.

3 Data Collection

For the purposes of this study, the following data was collected:

- On-site parking occupancy counts were recorded at 15-minute intervals over three (3) separate days. Data collection occurred between 10:00 A.M. and 8:00 P.M. on:
    - One (1) typical weekday (November 20, 2025)
    - One (1) Saturday (November 22, 2025)
    - One (1) Sunday (November 23, 2025)
- Additional observations were conducted on Saturday, which represents the peak pick-up parking demand period for Walmart, to determine whether designated pick-up parking spaces were being utilized as standard parking spaces.
- To account for seasonal variations in parking demand, monthly adjustment factors from the *Urban Land Institute (ULI) Shared Parking, 3rd Edition* were applied to adjust observed counts to peak season conditions.

The collected data is presented in **Appendix C**.

4 Parking Calculations Per Data

The parking occupancy data was collected on the dates and times specified previously in this report. On-site parking occupancy counts were recorded at 15-minute intervals over three (3) separate days. Data collection occurred between 10:00 A.M. and 8:00 P.M. The data was recorded for each of the different areas of interest and within the plaza. The parking occupancy data and figures depicting the different areas of interest are presented in **Appendix C**. The parking Occupancy Calculations are presented in **Appendix D**.

Table 4. Parking Occupancy Data Summary – Not Adjusted Values

Land Use	Size (KSF)	Time Period	Parking Occupancy		Rate (per KSF)	
			85th Percentile	Maximum	85th Percentile	Maximum
Walmart (Non Adjusted)	41.69	Weekday	123	128	2.95	3.07
		Saturday	114	117	2.73	2.81
		Sunday	135	141	3.24	3.38
		Overall	**131**	**141**	**3.14**	**3.38**
Shopping Plaza (Non Adjusted)	122.04	Weekday	238	252	1.95	2.06
		Saturday	225	233	1.84	1.91
		Sunday	232	239	1.90	1.96
		Overall	**236**	**252**	**1.93**	**2.06**

As shown in **Table 4**, the parking occupancy data indicates that sufficient parking is available both within the Walmart leasable area and across the entire shopping plaza. The analysis shows:

- A maximum of 141 out of 177 parking spaces occupied within the Walmart leasable area.
- A maximum of 252 out of 609 parking spaces occupied throughout the overall plaza.

To account for seasonal variations, monthly adjustment factors from the *ULI Shared Parking, 3rd Edition* were applied:

- Overall Plaza: November represents 76% of peak season demand → adjustment factor 1.32.
- Grocery Store (Walmart): November represents 95% of peak season demand → adjustment factor 1.05.

Table 5, summarizes the anticipated peak season occupancy.

Table 5. Parking Occupancy Summary –Peak Season

Land Use	Size (KSF)	Time Period	Parking Occupancy		Rate (per KSF)	
			85th Percentile	Maximum	85th Percentile	Maximum
Walmart (Adjusted)	41.69	Weekday	129	134	3.09	3.21
		Saturday	120	123	2.88	2.95
		Sunday	142	148	3.41	3.55
		Overall	**138**	**148**	**3.31**	**3.55**
Shopping Center (Adjusted)	122.04	Weekday	314	333	2.57	2.73
		Saturday	297	308	2.43	2.52
		Sunday	306	315	2.51	2.58
		Overall	**312**	**333**	**2.56**	**2.73**

As shown in **Table 5**, the anticipated Peak Season Parking Occupancy is as follows:

- Walmart Leasable Area: Maximum of 148 out of 177 spaces (86% occupancy).
- Overall Plaza: Maximum of 333 out of 609 spaces (55% occupancy).

At peak season, surplus parking remains:

- 23 available spaces for Walmart.
- 270 available spaces for the entire plaza.

Bowman conducted additional site inspections to verify the observations reported by Village staff regarding the use of pick-up parking as regular parking. These inspections confirmed that some designated pick-up spaces were being occupied by regular Walmart customers rather than pick-up service users.

During these observations, the maximum number of vehicles identified using pick-up spaces as standard parking within any 15-minute interval was two (2). However, it should be noted that while this behavior does occur, it is minimal and does not indicate a lack of available parking. In fact, there is sufficient parking capacity for these vehicles to use standard spaces; their choice to occupy pick-up spaces appears to be a behavioral preference rather than a parking capacity issue.

5 Conclusions and Recommendations

- The analysis confirms that the site has adequate parking capacity under both existing and proposed conditions. The peak season maximum occupancy observed for Walmart is expected to be 148 spaces, and for the entire shopping plaza 333 spaces, representing 86% and 55% of Walmart and overall plaza parking spaces, respectively. This leaves a surplus of 23 spaces for Walmart and 270 spaces for the plaza.

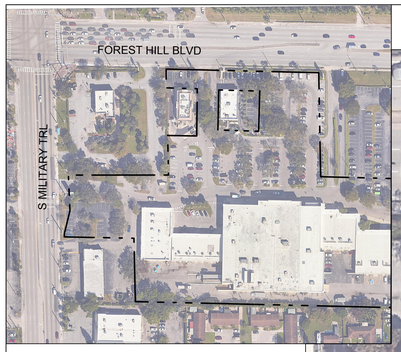
- The proposed conversion of six regular spaces to pick-up spaces represents less than 3% of Walmart's available parking supply and less than 1% of the plaza's total parking.

- Site inspections confirmed that some pick-up spaces are being used by regular Walmart customers rather than pick-up service users. The maximum number of vehicles observed parked in the pick-up area was two (2) during any 15-minute interval. Since there is sufficient parking for these vehicles to use standard spaces if desired, this indicates a behavioral issue rather than a capacity constraint. To address this, we recommend restriping the pick-up parking area and providing clear pick-up area signage.

- Based on the available parking during peak season and the minimal percentage represented by the proposed pick-up spaces, the analysis indicates that the conversion is not expected to compromise the parking adequacy of Walmart or the plaza. The proposed change does not significantly impact the availability of regular parking and is anticipated to maintain sufficient parking for regular customers.

- The proposed increase in pick-up spaces is considered a conservative measure to accommodate anticipated growth in grocery pick-up demand. Therefore, the conversion of six (6) spaces to pick-up parking is expected to maintain parking adequacy and is recommended for approval.

APPENDIX A



KEY MAP
N.T.S.

1 OVERALL SITE PLAN
SCALE: 1" = 30'

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
3. VILLAGE OF PALM SPRINGS SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
4. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY CODE. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.

LEGEND

PROPERTY LINE
WALMART LEASE LINE
SEALCOAT

SITE ANALYSIS TABLE (EXISTING STORE)	WALMART EXISTING	WALMART PROPOSED	OVERALL SHOPPING CENTER[1]
TOTAL BUILDING AREA[2]	41,693 S.F.	41,693 S.F.	122,042 S.F.
REQUIRED PARKING (PER CITY OF PALM SPRINGS) REQUIRED PARKING RATIO (PER CITY OF PALM SPRINGS)	209 SPACES 1.0/200 S.F.	209 SPACES 1.0/200 S.F.	611 SPACES 1.0/200 S.F.
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A N/A	N/A N/A	N/A N/A
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	170 SPACES 7 SPACES 0 SPACES 9 SPACES 4 CORRALS /4 SPACES	164 SPACES 7 SPACES 0 SPACES 15 SPACES 4 CORRALS / 4 SPACES	574 SPACES 29 SPACES 0 SPACES 15 SPACES 4 CORRALS / 4 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS PARKING RATIO EXCLUDING PICKUP STALLS	177 SPACES 4.2/1,000 S.F.	170 SPACES 4.1/1,000 S.F.	602 SPACES 4.9/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS PARKING RATIO INCLUDING PICKUP STALLS	186 SPACES 4.5/1,000 S.F.	186 SPACES 4.4/1,000 S.F.	618 SPACES 5.1/1,000 S.F.

1.-THE ENTIRE EXISTING PARKING LOT RATIO IS 5.02 BASED OFF 122,042 SF AND 618 PARKING SPACES.THE EXISTING PARKING COUNT WAS RECONFIRMED DURING A PARKING DATA COLLECTION FINALIZED 11/23/25. WITH THE PROPOSED MODIFICATION, THE PARKING RATIO IS 4.88 BASED OF THE SAME 122,042 SF AND NEW PARKING COUNT OF 618.
2.-WALMART SQUARE FOOTAGE WAS ARCHITECTURALLY CONFIRMED BY AOR ON 3/11/25.

GENERAL BUILDING DATA	
TOTAL SHOPPING CENTER BUILDING AREA*	122,042 S.F.
WALMART BUILDING AREA	41,693 S.F.
ZONING CLASSIFICATION	CG (COMMERCIAL GENERAL)
EXISTING MAXIMUM BUILDING HEIGHT	31'-9"
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0" OR 4 STORIES
NUMBER OF FLOORS	1
POINTS OF ACCESS	7
BUILDING SETBACK: MIN. FRONT YARD	50'-0"
BUILDING SETBACK: MIN. REAR YARD (RESIDENTAL)	30'-0"
BUILDING SETBACK: MIN. SIDE YARD (INTERIOR)	15'-0"
BUILDING SETBACK: MIN. SIDE YARD (CORNER)	25'-0"

TOTAL PROPOSED PARKING RATIO FOR SHOPPING CENTER	
SHOPPING CENTER BUILDING AREA*	122,042 S.F.
SHOPPING CENTER PARKING*	615
REQUIRED RATIO	5.0 / 1000 S.F.
PROPOSED RATIO	5.1 / 1000 S.F.

*BUILDING SF AND PROVIDED PARKING IS BASED ON THE ORIGINAL COUNTY APPROVED SITE PLAN (ADMINISTRATION DATE 9/4/2008). BURGER KING BUILDING SF AND PARKING IS NOT TAKEN INTO ACCOUNT IN ANY CALCULATIONS SHOWN.

GREEN SPACE REQUIREMENTS**	
MIN. GREEN SPACE REQUIREMENT	20 S.F. PER PARKING STALL
EXISTING WALMART LEASE PARKING	186
EXISTING GREEN SPACE REQUIRED	3,740 S.F.
EXISTING GREEN SPACE PROVIDED	14,768 S.F.
EXISTING WALMART LEASE PARKING	186
EXISTING GREEN SPACE REQUIRED	3,740 S.F.
EXISTING GREEN SPACE PROVIDED	14,768 S.F.

**GREEN SPACE AND OPEN SPACE REQUIREMENTS ARE ONLY FOR THE AREA WITHIN THE WALMART LEASE. NO MODIFICATIONS TO EXISTING LANDSCAPE OSUTSIDE OF THE LEASE AREA WILL BE DONE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Know what's below.
Call before you dig.

CUHACI PETERSON
2600 Maitland Center Parkway
Suite 210
Maitland, FL 32751
Florida Corporate Certificate #AA C000235
P (407) 661-9100
F (407) 661-9101
cp.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC PROJECT DESCRIBED. IT IS NOT TO BE USED ON ANY OTHER PROJECT, FOR EXTENSIONS OF THIS PROJECT, OR FOR ANY ADDITIONS TO THIS PROJECT UNLESS AGREED TO IN WRITING BY THE ARCHITECT OR ENGINEER. ANY REUSE WITHOUT SUCH WRITTEN AGREEMENT WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT OR ENGINEER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND ENGINEER AGAINST ALL DAMAGES, LIABILITIES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR IN CONNECTION WITH SUCH REUSE. ANY VERIFICATION OR ADAPTATION OF THE DRAWINGS FOR EXTENSIONS OF THE PROJECT OR FOR ANY OTHER PROJECT WILL ENTITLE THE ARCHITECT OR ENGINEER TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY THE USER AND THE ARCHITECT OR ENGINEER.

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Walmart
PALM SPRINGS, FL
4400 FOREST HILL BLVD.
STORE NO: 04441-215
JOB NUMBER: 2024099 | PROTO: 41

ISSUE BLOCK

1	PR #1	06/04/2025
2	ADD #1	08/28/2025

CHECKED BY:	JEP
DRAWN BY:	AIC
PROTO CYCLE:	12/13/24
DOCUMENT DATE:	03/03/25

FOR CONSTRUCTION

SHEET TITLE:
OVERALL SITE PLAN

SHEET:
C1.0

APPENDIX B

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Variance request from Section 34-1329 (5)(c), Minimum parking requirements by use, to allow the conversion of 9 regular parking spaces into online pickup only parking spaces for a total of 15 online pickup only parking spaces at Walmart Neighborhood Super Market.

Application Summary			
Applicant	Bowman Consulting	**Submittal Date**	9-24-2025
Reference Name	Walmart Neighborhood Market	**Case Number**	**PSV2025-11**
Location	4316 Forest Hill Boulevard, Unit 4400	**Site Area**	12.01 acres
P&ZB Meeting	November 12th, 2025	**Parcel Control Number**	70-43-44-12-00-000-5070
Requests			
Existing Use	Commercial shopping center with a mix of uses between retail, restaurants, and professional offices.		
Parking			
Code Required	Shopping center – 1/ 200 sf @ 122,042 square feet 610 parking required		
Existing	616 total parking spaces 6 parking spaces dedicated to online pickups only 610 regular parking spaces, including 28 accessible spaces		
Variance	The applicant is requesting a Variance from Section 34-1329 (5)(c) of the Code of Ordinance to allow the conversion of 9 regular parking spaces into online pickup-only parking spaces for a total of 15 online pickup-only parking spaces.		
Site Characteristics			
Existing Use	Shopping center	**Approved use**	Walmart grocery market with drive-up pharmacy
Zoning	Commercial Renewal, CR	**Future Land Use**	Commercial Renewal

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Vacant lots	Commercial Renewal	Commercial Renewal (CR)
South	Residential & Medical Facility	Low-density residential & Commercial	Residential Multi-Family (RM) & commercial General (CG)
East	Animal clinic & residential properties	Commercial & Low-Density Residential	Commercial General (CG) & Residential Multi-Family (RM)
West	Commercial Shopping Center	Unincorporated Palm Beach County, Urban Infill	Unincorporated Palm Beach County, Urban Center (UC)

Recommendation

Planning, Zoning, and Building Staff have already approved, administratively, the conversion of 6 regular parking spaces into online pickup-only spaces based on the existing characteristics of the property, which contains a surplus of 6 parking spaces.

PZB Staff does not support the requested variance to increase in online-only parking spaces, finding criteria of Section 34-603(b)(1)(a) and (b) have not been met because it has been self-created.

I Site History

- Ordinance 2008-24: Annexation.
  The shopping center was annexed into the Village of Palm Springs in December 2008 and designated with the Land Development as Commercial General (CG) zoning districts and Future Land Use Commercial.
- Case # 201500162: Administrative Site Plan Amendment
  An administrative amendment was approved in March 2015 to modify a portion of the parking lot to add cart corrals and reconfigure parking spaces in front of the building, add a screen enclosure for the recycling area in the rear, and perform other miscellaneous minor renovations to facilitate a Walmart Neighborhood Market.
- Resolution 2015-53: Site Plan amendment and Special Exception
  In July 2015, the Village Council approved a Site Plan Amendment with Special Exception Use to add a drive-thru window to the proposed Walmart Neighborhood Market/Pharmacy, with a waiver for two queuing spaces instead of the required five spaces.
- Resolution 2021-11: Site Plan amendment and Special Exception
  In May 2021, the Village Council approved a Site Plan Amendment with Special Exception Use to allow the conversion of a 3,387 square foot existing restaurant with drive-thru use into a coffee shop with a 482 square foot outdoor seating area and drive-thru window, and hours of operation commence at 5:30 am instead of 7:00 am.
- Case # AP25-0023: Administrative Site Plan Amendment
  An administrative amendment was approved on September 22, 2025, to modify a portion of the parking lot to convert 6 parking spaces into online pickup parking spaces for the Walmart Neighborhood Market.

II. Variance requested

The subject property is located on the Southeast corner of Forest Hill Boulevard and South Military Trail within the Commercial Renewal zoning district. Parking spaces are regulated by Section 34-1329 (5)(c) of the Village Land Development Regulations, which specifies that a shopping center shall have one parking space for every 200 square feet of gross-floor area.

Walmart Neighborhood store is requesting variance relief to provide a total of 15 parking spaces dedicated to online pickup only, leaving the shopping center with a deficit of 9 regular parking spaces.

The applicant's full justification is hereto:

a. Those 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 Planning, Building & Zoning district.

The Walmart store at 4400 Forest Hill Blvd is a uniquely positioned tenant within an established shopping center and is among the few retail sites in the area that operates an integrated online pickup and delivery service at this scale. The increased demand for digital ordering and contactless pickup has created operational needs that differ from traditional retail parking models. These evolving service demands are not uniformly applicable to other properties in the same zoning district that do not provide online retail or high-volume pickup services.

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

The need for additional OPD spaces stems from ongoing shifts in consumer behavior, not from any action or change initiated by the applicant. The rise in online ordering and drive-up pickup services, especially post-COVID-2020, has become a widespread retail trend. Walmart is actively responding to these changing customer needs to continue providing essential, convenient services to the community

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

Approval of this variance will not provide any special privilege not otherwise available to similarly situated properties. The request is based on actual, demonstrable operational need and is narrowly limited to 9 parking spaces exceeding the surplus allowed by code. The variance does not alter use, building footprint, or site access, and it remains consistent with the underlying zoning and applicable site development standards. These additional parking spaces are spaces that would already be used for customer use.

d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Strict application of the code, limiting the applicant to only surplus spaces for OPD, would prevent the applicant from adequately meeting current customer demand. Without variance, Walmart’s ability to

deliver a critical service to the public would be compromised, despite sufficient available on-site parking and no negative impact on surrounding uses.

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

The request is limited to only 9 additional OPD spaces beyond the surplus allowed under the code. These spaces are proposed in response to operational data and are the minimum needed to reasonably serve current customer demand for online pickup services. No changes to the building, additional GFA, or site expansion are proposed. The variance allows for continued efficient use of the site within its existing footprint. These additional parking spaces are spaces that would already be used for customer use.

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

The purpose of the zoning and parking code is to ensure adequate parking for customer use, safe site operations, and compatibility with surrounding development. The variance supports these goals by using existing parking space for a purpose that enhances retail efficiency without increasing parking demand. The site's circulation and parking ratios remain functional and compliant, and the variance does not contradict the intent of the code.

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

The additional OPD will be used for short-term, low-impact parking and will not generate additional noise, traffic, or visual clutter. The project improves service delivery while preserving safe, efficient site operations and community benefit, with no adverse impact to surrounding properties or public welfare.

III. Recommendation

The Planning and Zoning Staff has reviewed the application and determined that the proposed variance could create conflicts with surrounding businesses. On September 22nd, the Planning, Zoning, and Building Director approved Administrative Site Plan Amendment (AP25-00023), which modified the parking layout by converting 6 standard parking spaces into OPD (Oline Pickup Delivery) spaces. Adding 9 additional OPD spaces will limit the number of parking spaces available for regular customers, especially considering that the parking area in front of Walmart is often full.

Staff does not support the applicant’s request, finding that it is self-created and does not meet the criteria of Section 34-603(b)(1)(b), which specifically states “the special conditions and circumstances do not result from the actions of the applicant”.

As part of the review process, staff conducted a site visit to evaluate the current operations of the online pickup parking queue. The primary goals were to observe the average number of cars in the online pickup queue and the waiting time for customers to be served. The observations were documented at various times throughout the day and on different days. Below is a summary of the data collected:

Time period (am & pm)	Average Cars in Queue during the period	Average Wait Time (Minutes)
8:15 am - 10:00 pm	4	3-5 average per pick up
11:00 am -12:55 pm	4	3-5 average per pick up
11:00 am - 12:00 pm	1	3-5 average per pick up
1:00 pm - 2:30 pm	2	3-5 average per pick up
2:30 pm - 4:30 pm	6	3-5 average per pick up
4:00 pm – 6:00 pm	10	3-5 average per pick up
6:00 pm – 8:00 pm	8	3-5 average per pick up

**Key Insights: **

- The average number of cars in the online pickup queue ranges from **2 to 6 cars** for between **1 to 2 hours**, showing that the online pickup delivery parking area was never always utilized.

- Customers generally experience a waiting time of approximately **3 to 5 minutes** from the moment they park until they receive their orders.

- The peak observation noted a maximum of **6 cars** in the queue over a span of two hours.

- A significant number of online pickup parking spots were occupied by shoppers who opted to enter the store due to the limited availability of regular parking spaces. Additionally, some employees were utilizing these designated online pickup spots.

Based on the observations above, staff believe there is no immediate need to add additional online pickup delivery parking spots. Increasing these spaces could restrict regular customers from finding adequate parking, potentially affecting their ability to shop at Walmart.

Should the Planning & Zoning Board desire to recommend approval of the Variance requested, Staff recommends that said motion include the following conditions:

- No more than 15 parking spaces shall be dedicated for online pickup at any time.
- A building permit shall be submitted to the Village for the required improvements before any construction work commences.
- Pedestrian connectivity shall be provided within the entire parking lot and include access to the building.

Drive-Thru
STOP

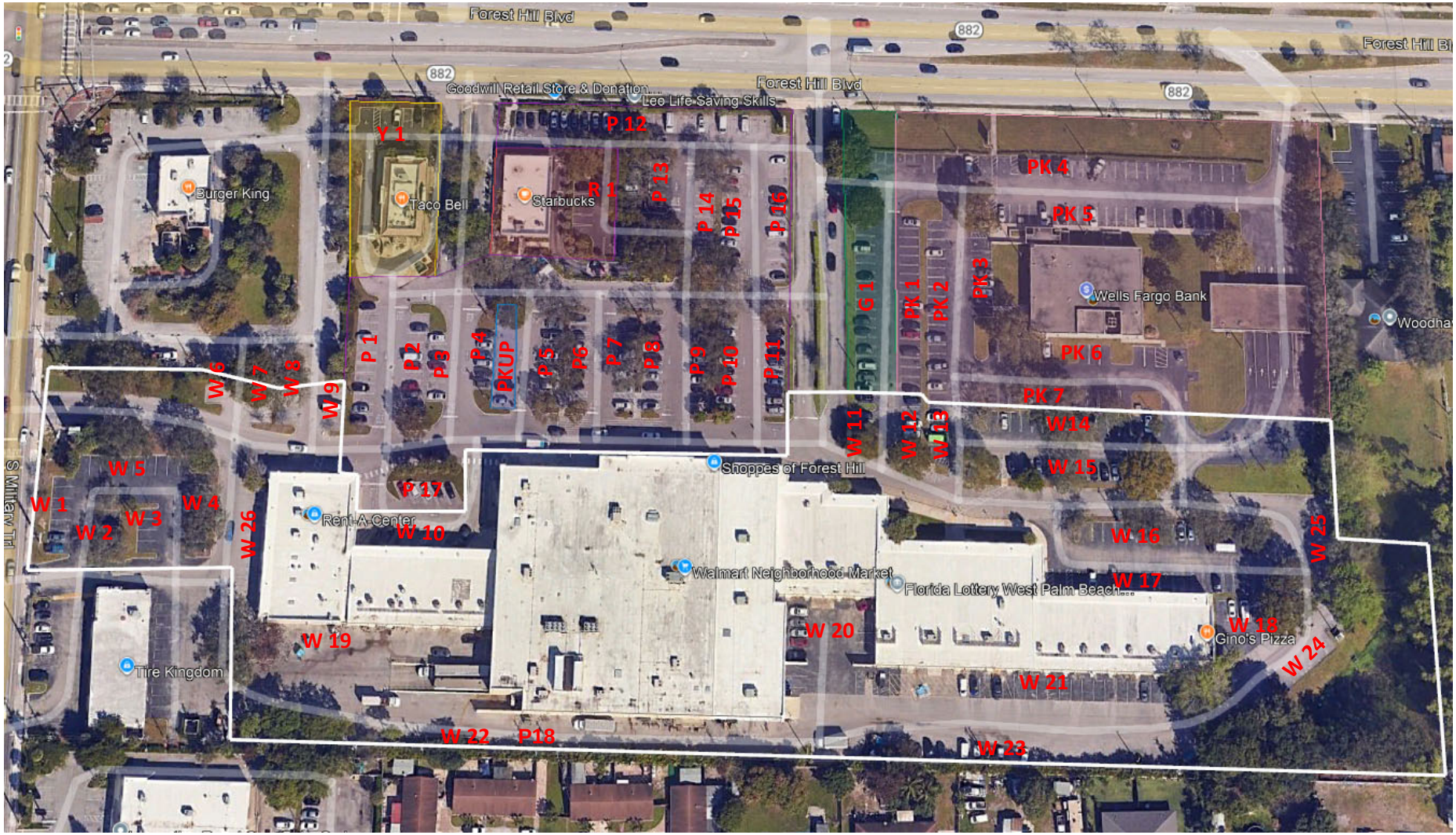
STOP

Walmart Neighborhood Market, Parking Variance

Walmart Neighborhood Market, Parking Variance

APPENDIX C

PARKING DATA



de traffic

Walmart located at 4400 Forest Hill Blvd
Palm Springs, FL 33406

www.de-traffic.com

9239 Outlook Rock Trl, Windermere, Fl. 34786

Project Number: B25-05

Sheet Number: 1

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186
https://detraffic.com

11/20/2025 Thursday

Start Time	White 1	White 2	White 3	White 4	White 5	White 6	White 7	White 8	White 9	White 10	White 11	White 12	White 13	White 14	White 15	White 16	White 17	White 18	White 19	White 20	White 21	White 22	White 23	White 24	White 25	White 26
available parking	**7**	**4**	**4**	**7**	**10**	**2**	**4**	**2**	**3**	**7**	**4**	**5**	**5**	**14**	**12**	**15**	**20**	**6**	**6**	**14**	**20**	**9**	**38**	**6**	**12**	**14**
10:00 AM	1	0	0	1	0	0	1	0	0	1	1	3	2	0	2	3	4	1	4	3	3	0	1	0	0	0
10:15 AM	1	0	0	2	0	0	0	1	0	1	2	2	0	2	3	4	6	2	4	4	3	0	1	0	0	0
10:30 AM	2	0	0	0	0	0	0	0	0	0	2	2	2	1	3	6	4	2	4	4	3	0	1	0	0	0
10:45 AM	0	0	0	2	0	0	0	0	0	0	2	2	0	0	4	4	5	2	4	2	3	0	1	0	0	0
11:00 AM	0	0	0	1	0	0	0	0	0	2	1	2	0	0	2	4	5	2	4	4	3	0	0	0	0	0
11:15 AM	0	0	0	2	1	0	0	1	0	1	2	1	2	0	2	5	5	2	4	4	3	0	0	0	0	1
11:30 AM	0	0	1	1	1	0	2	0	2	5	2	2	3	1	1	4	5	1	4	5	4	0	0	0	0	2
11:45 AM	2	1	1	0	2	0	0	1	1	2	2	2	0	1	2	6	4	2	4	2	2	0	0	0	0	0
12:00 PM	0	2	2	0	2	1	2	1	1	2	2	2	0	2	4	4	5	1	5	4	4	0	0	0	0	2
12:15 PM	0	2	2	2	1	0	1	0	2	4	2	1	2	2	4	5	3	3	4	5	4	0	0	0	0	0
12:30 PM	0	1	2	1	1	0	2	0	1	5	2	2	0	2	6	5	4	1	4	5	4	0	0	0	0	0
12:45 PM	2	1	3	1	1	0	2	1	2	2	1	2	2	2	6	5	3	1	4	5	4	0	0	0	0	1
1:00 PM	2	2	2	1	2	0	1	2	2	2	3	4	1	1	5	5	5	3	4	5	4	0	0	0	0	0
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1:30 PM	2	1	2	2	1	1	1	1	2	5	1	1	2	2	6	6	5	4	4	6	2	0	0	0	0	0
1:45 PM	0	2	2	2	2	1	1	2	2	4	2	2	1	2	4	6	5	4	4	6	5	0	0	0	0	1
2:00 PM	0	1	1	2	1	1	2	0	3	4	1	2	2	1	5	6	6	4	4	6	5	0	1	0	0	0
2:15 PM	5	2	1	1	0	0	1	1	2	4	3	2	3	2	4	5	4	4	5	6	5	0	1	0	0	0
2:30 PM	0	0	1	2	2	0	2	0	3	4	2	2	1	2	5	5	5	4	5	6	4	0	1	0	0	0
2:45 PM	0	0	3	1	1	0	1	1	3	4	1	2	2	1	4	4	5	2	5	5	5	0	1	0	0	0
3:00 PM	0	2	1	2	2	0	0	0	3	5	2	4	1	2	4	5	4	2	4	5	5	0	0	0	0	0
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3:30 PM	1	0	1	1	2	0	2	0	3	4	2	2	1	1	4	5	5	1	4	5	5	0	0	0	0	2
3:45 PM	0	0	1	2	1	1	0	0	2	5	2	2	2	4	6	5	5	2	4	5	4	0	0	0	0	0
4:00 PM	0	0	1	0	0	1	0	0	2	5	2	2	2	4	4	5	6	3	4	5	4	0	0	0	0	2
4:15 PM	2	0	1	1	2	1	0	0	2	5	2	3	1	4	5	5	4	3	4	5	4	0	0	0	1	1
4:30 PM	0	2	1	1	1	1	1	0	2	5	2	4	0	4	5	5	7	3	4	4	4	0	0	0	0	1
4:45 PM	0	1	2	0	0	1	0	0	2	4	2	4	2	2	4	5	4	1	4	4	4	0	0	0	0	0
5:00 PM	2	2	1	1	2	1	0	0	2	4	1	2	0	2	5	5	4	3	4	4	4	0	0	0	1	1
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6:00 PM	1	2	0	2	1	0	1	0	2	4	2	2	1	4	6	5	4	4	4	5	4	0	1	0	0	0
6:15 PM	0	2	1	2	1	1	1	0	1	4	1	2	2	2	4	5	4	2	4	5	4	0	1	0	0	0
6:30 PM	1	1	2	1	2	1	1	1	2	4	2	3	1	2	5	6	4	2	5	4	3	0	1	0	0	0
6:45 PM	1	1	1	1	1	1	1	1	2	4	2	2	2	4	5	5	4	2	4	4	3	0	1	1	0	1
7:00 PM	1	2	0	1	0	1	1	1	2	4	2	2	1	5	4	4	5	1	4	4	3	0	1	0	0	0
7:15 PM	1	1	1	1	1	1	1	1	2	4	2	1	1	6	4	5	5	1	4	4	3	0	1	0	0	0
7:30 PM	1	1	1	1	2	1	1	1	2	3	2	2	2	4	5	5	5	1	5	3	3	0	1	0	0	0
7:45 PM	0	1	0	1	1	1	1	1	1	3	3	2	1	5	5	4	5	1	4	3	3	0	1	0	0	0
8:00 PM	0	1	1	1	1	1	1	1	1	2	3	2	2	2	4	4	4	1	4	3	3	0	1	0	0	0

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186

https://detraffic.com

11/20/2025 Thursday

Start Time	Purple 1	Purple 2	Purple 3	Purple 4	Purple 5	Purple 6	Purple 7	Purple 8	Purple 9	Purple 10	Purple 11	Purple 12	Purple 13	Purple 14	Purple 15	Purple 16	Purple 17	Purple 18
available parking	**12**	**11**	**7**	**6**	**8**	**8**	**9**	**8**	**10**	**10**	**9**	**23**	**13**	**10**	**11**	**14**	**5**	**3**
10:00 AM	0	2	4	3	4	5	9	6	4	8	6	7	9	2	4	5	1	0
10:15 AM	0	2	4	3	5	5	8	6	4	8	6	7	9	1	4	5	1	0
10:30 AM	0	2	4	3	5	5	9	6	5	8	6	8	9	2	4	4	1	0
10:45 AM	0	2	4	2	5	6	9	6	4	8	6	8	9	2	4	6	2	0
11:00 AM	0	3	4	3	6	7	8	7	8	8	6	9	9	5	4	4	1	0
11:15 AM	2	4	4	2	6	7	9	7	8	8	7	12	11	2	4	5	1	1
11:30 AM	2	4	5	5	6	8	9	8	8	9	8	15	10	1	5	5	2	1
11:45 AM	2	6	4	2	5	8	8	8	9	9	8	15	11	2	5	5	2	1
12:00 PM	2	4	2	2	5	8	9	8	8	9	8	16	10	2	5	5	1	1
12:15 PM	3	6	5	2	5	8	8	8	8	9	9	16	11	2	5	5	3	0
12:30 PM	2	4	2	2	8	8	9	8	9	9	9	16	10	3	5	5	2	0
12:45 PM	4	5	2	2	7	8	9	8	9	9	9	16	12	4	5	5	2	0
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7:45 PM	3	7	3	2	6	7	7	5	7	8	7	7	8	2	6	4	4	0
8:00 PM	3	7	3	2	6	7	7	5	7	8	7	8	8	1	6	4	4	0

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186

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11/20/2025 Thursday

Start Time	Green 1	Yellow 1	Red1	Blue 1	Pink 1	Pink 2	Pink 3	Pink 4	Pink 5	Pink 6	Pink 7
available parking	**22**	**6**	**10**	**9**	**19**	**19**	**9**	**31**	**23**	**12**	**12**
10:00 AM	4	0	2	2	0	2	2	1	0	2	2
10:15 AM	6	0	2	2	0	1	3	2	2	1	3
10:30 AM	4	0	1	2	0	2	3	1	2	2	3
10:45 AM	5	0	0	2	2	1	4	2	1	2	4
11:00 AM	5	1	4	4	1	2	4	1	3	2	6
11:15 AM	5	2	0	4	2	2	4	2	4	2	4
11:30 AM	6	1	2	3	1	1	4	2	6	2	6
11:45 AM	4	2	6	4	2	2	4	2	6	2	4
12:00 PM	8	1	5	4	1	3	2	2	4	0	2
12:15 PM	4	2	5	4	2	3	5	2	6	2	5
12:30 PM	4	4	5	4	1	2	5	5	4	0	4
12:45 PM	5	4	4	2	2	2	5	3	5	2	5
1:00 PM	5	4	2	2	1	3	5	3	4	2	4
1:15 PM	5	4	6	4	2	3	5	4	4	2	2
1:30 PM	6	4	7	5	2	4	5	6	8	2	5
1:45 PM	4	4	6	5	3	4	4	6	8	1	6
2:00 PM	5	2	6	4	4	2	4	4	8	0	4
2:15 PM	8	2	6	5	4	4	4	6	7	1	5
2:30 PM	4	2	4	5	4	4	4	4	9	1	4
2:45 PM	4	3	3	4	4	4	4	5	8	1	3
3:00 PM	4	3	3	4	4	4	4	6	7	2	5
3:15 PM	7	2	3	4	2	4	2	4	7	2	4
3:30 PM	7	2	0	4	5	4	2	5	8	2	4
3:45 PM	8	2	0	4	5	5	5	4	7	2	4
4:00 PM	7	1	0	2	5	5	5	5	7	1	5
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5:30 PM	7	3	0	8	5	4	5	8	5	2	2
5:45 PM	4	3	0	7	4	4	4	7	2	0	2
6:00 PM	8	2	0	8	4	4	5	8	2	1	3
6:15 PM	7	4	0	8	5	5	5	7	3	1	2
6:30 PM	8	6	0	8	4	6	5	8	2	2	2
6:45 PM	8	4	0	8	4	4	3	9	2	1	2
7:00 PM	7	4	0	7	4	5	2	8	2	1	3
7:15 PM	7	4	0	7	4	5	2	7	1	1	4
7:30 PM	7	5	0	4	4	6	2	7	2	1	2
7:45 PM	7	5	0	5	2	5	2	8	1	1	2
8:00 PM	7	4	0	4	3	5	2	8	2	1	2

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186
https://detraffic.com

11/22/2025 Saturday

Start Time	White 1	White 2	White 3	White 4	White 5	White 6	White 7	White 8	White 9	White 10	White 11	White 12	White 13	White 14	White 15	White 16	White 17	White 18	White 19	White 20	White 21	White 22	White 23	White 24	White 25	White 26
available parking	**7**	**4**	**4**	**7**	**10**	**2**	**4**	**2**	**3**	**7**	**4**	**5**	**5**	**14**	**12**	**15**	**20**	**6**	**6**	**14**	**20**	**9**	**38**	**6**	**12**	**14**
8:00 AM	0	0	1	2	2	1	1	0	2	2	1	2	2	2	1	3	2	1	4	1	0	0	1	0	0	0
8:15 AM	0	0	2	2	2	2	0	1	1	2	2	2	1	2	0	3	4	1	4	2	0	0	1	0	0	0
8:30 AM	0	1	0	2	2	1	1	2	1	2	2	2	2	2	2	3	5	0	4	1	0	0	1	0	0	0
8:45 AM	0	1	0	2	3	0	0	2	0	2	2	2	0	2	2	3	6	1	4	1	1	0	1	0	0	0
9:00 AM	0	2	2	2	4	1	1	0	2	2	0	2	2	2	2	4	6	2	5	2	0	0	0	0	0	0
9:15 AM	1	1	0	2	4	0	1	2	2	2	2	2	2	4	2	4	6	1	4	1	0	0	0	0	0	0
9:30 AM	1	1	1	4	4	2	1	1	2	0	2	3	2	4	2	4	6	1	4	2	0	0	1	0	0	1
9:45 AM	2	2	1	4	4	1	1	2	0	1	2	0	2	4	2	5	6	2	5	2	0	0	0	0	0	0
10:00 AM	1	1	2	4	4	0	0	0	1	2	2	3	0	4	2	5	4	1	4	4	0	0	0	0	0	2
10:15 AM	0	2	0	4	2	1	2	1	2	2	2	2	2	4	2	5	8	2	4	4	2	0	0	0	0	2
10:30 AM	0	2	1	0	2	1	1	2	1	2	2	2	1	4	2	6	4	2	4	4	3	0	0	0	0	0
10:45 AM	0	2	1	2	4	0	2	0	2	2	2	2	2	5	2	5	4	2	4	4	1	0	0	0	0	2
11:00 AM	2	2	0	4	2	1	0	1	0	2	2	2	1	5	2	5	8	2	4	4	2	0	0	0	0	2
11:15 AM	1	3	0	4	2	1	1	2	1	2	2	2	2	4	3	5	4	2	4	4	2	0	0	0	0	3
11:30 AM	0	3	2	1	2	0	1	1	1	2	2	2	2	4	3	4	4	2	4	5	4	0	0	0	0	1
11:45 AM	1	1	1	2	2	2	0	2	2	3	2	2	1	4	3	5	4	2	4	4	2	0	0	0	0	2
12:00 PM	2	2	1	2	2	2	2	1	2	3	2	5	2	2	2	4	5	3	4	4	2	0	0	0	0	4
12:15 PM	1	2	2	2	3	0	1	2	1	2	2	2	2	4	2	6	8	3	4	5	2	0	0	0	0	0
12:30 PM	2	1	2	2	2	1	1	2	1	2	2	2	1	5	2	5	4	1	4	5	4	0	0	0	0	4
12:45 PM	2	2	2	1	2	1	2	1	2	2	1	2	2	5	2	5	4	3	4	5	4	0	0	0	0	4
1:00 PM	2	1	2	1	2	0	1	2	2	4	1	2	1	3	4	5	7	3	4	5	4	0	0	0	0	4
1:15 PM	1	2	1	2	2	1	1	2	2	4	1	2	2	5	4	4	8	3	4	5	5	0	0	0	0	4
1:30 PM	2	2	2	2	2	1	2	1	2	4	1	2	2	5	4	4	8	3	4	5	2	0	0	0	0	2
1:45 PM	2	1	2	3	2	1	1	1	3	4	2	2	2	5	5	5	7	3	4	4	5	0	0	0	0	1
2:00 PM	2	2	1	2	1	1	2	0	3	4	2	2	2	4	5	5	7	4	4	5	5	0	0	0	0	2
2:15 PM	1	2	2	2	2	1	1	2	3	4	2	2	3	2	5	4	8	4	5	6	5	0	0	0	0	2
2:30 PM	0	2	2	2	2	0	1	0	3	2	2	2	2	4	6	5	8	5	5	5	4	0	0	1	0	5
2:45 PM	1	1	3	1	2	0	1	1	3	2	2	1	2	5	4	5	8	5	5	4	5	0	0	1	0	4
3:00 PM	2	2	2	2	2	0	2	1	3	3	2	1	2	4	4	6	7	4	4	5	5	0	0	0	0	0
3:15 PM	4	1	1	2	2	0	2	1	3	4	3	2	2	3	4	6	8	5	5	5	5	0	0	0	0	4
3:30 PM	4	0	2	2	1	0	1	0	3	4	3	2	3	5	4	5	8	5	5	5	5	0	0	0	0	2
3:45 PM	3	2	1	2	2	1	1	1	2	4	3	2	2	5	4	4	7	2	5	5	4	0	1	0	0	2
4:00 PM	4	1	1	2	3	1	1	0	2	4	3	2	2	5	4	4	7	5	4	5	4	0	0	0	0	1
4:15 PM	3	0	1	3	2	1	1	1	2	4	2	3	2	4	4	4	8	3	4	5	4	0	0	0	0	1
4:30 PM	3	1	2	1	2	2	1	1	2	2	2	4	2	5	4	4	9	4	4	5	4	0	0	0	0	2
4:45 PM	3	1	1	2	2	1	1	1	2	2	2	3	2	5	4	5	9	4	4	5	4	0	0	0	0	2
5:00 PM	3	1	2	2	2	2	0	0	2	2	1	2	3	5	5	5	8	4	4	4	4	0	0	0	0	1
5:15 PM	3	1	2	1	1	1	0	0	1	2	2	2	3	4	5	6	7	4	4	5	4	0	0	0	0	2
5:30 PM	2	1	2	2	2	1	0	1	1	2	2	2	2	4	5	5	7	4	4	6	4	0	0	0	0	2
5:45 PM	2	1	2	2	1	1	0	0	2	2	1	2	3	4	2	4	8	4	4	4	4	0	0	0	0	2
6:00 PM	2	2	2	1	2	2	0	1	2	2	2	2	2	4	2	4	8	2	4	5	4	0	1	0	1	2
6:15 PM	2	2	1	1	1	0	1	2	3	2	2	2	2	3	3	4	8	2	4	5	4	0	1	0	0	0
6:30 PM	2	0	2	1	2	0	0	1	3	4	2	3	1	3	4	5	8	2	4	5	3	0	1	0	0	0
6:45 PM	1	0	1	2	2	0	1	1	3	4	2	2	2	2	4	5	8	1	4	4	3	0	1	0	0	0
7:00 PM	2	2	1	1	1	1	0	2	3	4	2	1	1	2	4	5	7	1	4	2	3	0	1	0	0	0
7:15 PM	2	1	2	1	3	1	0	1	3	4	2	1	2	3	4	5	7	1	4	2	3	0	1	0	0	0
7:30 PM	2	1	2	2	1	1	2	1	2	2	2	1	2	2	4	5	7	1	4	2	3	0	1	0	0	0
7:45 PM	1	2	2	2	2	1	1	1	1	2	1	2	2	1	4	5	7	1	4	2	3	0	1	0	0	1
8:00 PM	2	1	1	2	1	1	1	2	1	2	2	2	3	1	3	4	5	1	4	2	3	0	1	0	0	0

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

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11/22/2025 Saturday

Start Time	Purple 1	Purple 2	Purple 3	Purple 4	Purple 5	Purple 6	Purple 7	Purple 8	Purple 9	Purple 10	Purple 11	Purple 12	Purple 13	Purple 14	Purple 15	Purple 16	Purple 17	Purple 18
available parking	**12**	**11**	**7**	**6**	**8**	**8**	**9**	**8**	**10**	**10**	**9**	**23**	**13**	**10**	**11**	**14**	**5**	**3**
8:00 AM	0	2	3	3	3	6	6	4	4	5	4	6	6	1	2	3	0	0
8:15 AM	0	3	3	3	3	6	5	5	4	6	5	8	10	1	3	4	0	0
8:30 AM	1	3	3	3	3	6	5	6	5	6	5	7	11	1	3	4	0	0
8:45 AM	1	4	3	3	3	5	6	4	6	5	4	8	11	0	3	4	2	0
9:00 AM	2	4	2	3	4	5	8	5	6	7	5	10	9	1	3	6	2	1
9:15 AM	2	2	3	3	4	5	7	4	6	8	5	10	10	5	3	4	2	0
9:30 AM	1	2	2	4	4	5	7	5	5	8	5	10	11	5	4	5	2	0
9:45 AM	1	5	2	4	4	4	8	7	5	8	5	10	9	5	4	4	2	0
10:00 AM	0	4	4	4	5	4	8	7	4	7	5	14	10	6	4	5	2	1
10:15 AM	2	4	4	3	5	4	8	8	4	8	5	14	10	4	5	5	2	0
10:30 AM	1	4	4	2	5	8	8	8	5	8	5	15	10	5	5	5	2	0
10:45 AM	2	4	4	2	5	7	8	8	5	8	5	15	9	4	4	5	3	0
11:00 AM	1	5	5	2	5	7	8	8	5	7	5	15	8	4	5	5	2	0
11:15 AM	2	5	5	2	5	7	8	8	5	7	6	13	9	5	4	5	2	0
11:30 AM	2	5	4	5	5	4	8	8	5	8	4	13	10	4	5	5	2	0
11:45 AM	2	5	4	2	4	4	8	8	7	9	4	13	9	1	5	4	3	0
12:00 PM	2	5	5	2	4	8	9	8	7	9	8	13	9	5	4	5	4	0
12:15 PM	3	6	5	2	6	7	9	8	8	9	7	12	10	4	5	5	4	0
12:30 PM	2	4	5	2	4	7	9	7	9	10	7	12	11	2	5	4	2	0
12:45 PM	2	5	5	2	5	7	9	7	9	10	8	12	9	5	4	5	4	1
1:00 PM	2	5	5	2	5	8	9	7	9	10	8	11	10	5	5	6	4	1
1:15 PM	2	5	6	4	5	7	9	7	9	10	8	11	10	5	5	4	4	0
1:30 PM	2	5	4	4	5	7	9	7	10	10	9	11	10	4	6	6	2	0
1:45 PM	1	5	5	4	7	7	9	7	10	9	9	10	11	4	4	4	2	0
2:00 PM	3	5	4	4	8	8	9	8	10	9	8	9	9	5	6	5	2	0
2:15 PM	4	4	4	5	7	8	9	8	10	9	8	9	8	6	4	5	2	0
2:30 PM	4	5	5	4	7	8	9	8	10	9	8	8	10	4	5	5	2	0
2:45 PM	4	5	4	4	7	8	8	8	10	10	7	8	9	2	7	5	5	0
3:00 PM	5	6	4	4	7	7	9	7	10	10	8	8	10	5	4	5	5	0
3:15 PM	5	5	4	5	8	8	8	7	10	10	8	8	10	4	5	5	5	0
3:30 PM	4	5	5	5	8	8	8	8	10	10	8	7	10	4	5	4	5	0
3:45 PM	5	4	4	5	8	7	9	7	9	10	7	8	10	5	6	5	5	0
4:00 PM	6	4	5	4	8	7	9	7	9	10	8	8	8	4	6	6	4	1
4:15 PM	4	4	4	5	7	8	9	8	9	9	7	7	10	5	4	4	4	0
4:30 PM	4	5	4	6	7	7	9	8	9	9	7	9	9	4	4	5	5	0
4:45 PM	5	4	4	4	6	7	9	8	9	9	8	9	9	2	8	5	5	1
5:00 PM	4	4	5	5	7	7	9	8	9	8	7	9	9	4	4	5	5	1
5:15 PM	4	4	5	5	5	7	9	8	9	8	8	9	9	4	7	5	5	1
5:30 PM	4	4	5	4	6	7	9	8	9	8	8	8	7	4	8	4	4	1
5:45 PM	5	4	6	4	7	8	9	8	9	8	8	7	7	5	8	5	4	1
6:00 PM	4	5	6	4	5	8	9	7	7	8	8	7	4	5	8	5	5	1
6:15 PM	4	6	5	4	5	8	8	7	8	8	8	7	3	5	7	3	5	0
6:30 PM	4	6	4	5	5	8	8	7	8	7	8	7	4	4	7	3	4	2
6:45 PM	5	5	4	4	5	8	8	7	8	7	7	7	4	4	7	3	4	2
7:00 PM	5	4	4	4	4	7	7	7	8	7	7	7	6	5	7	4	3	0
7:15 PM	4	5	4	2	4	7	6	5	7	7	7	8	3	2	5	2	3	2
7:30 PM	5	5	3	2	4	7	6	5	7	7	7	7	3	2	4	2	3	1
7:45 PM	4	4	4	3	4	5	6	5	7	7	5	7	2	2	4	3	2	1
8:00 PM	4	4	3	2	4	5	6	5	7	7	5	7	3	3	3	2	3	0

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11/22/2025 Saturday

Start Time	Green 1	Yellow 1	Red1	Blue 1	Parked	Pink 1	Pink 2	Pink 3	Pink 4	Pink 5	Pink 6	Pink 7
available parking	**22**	**6**	**10**	**9**		**19**	**19**	**9**	**31**	**23**	**12**	**12**
8:00 AM	0	0	0	0	0	0	0	0	0	0	1	1
8:15 AM	1	0	0	1	1	0	1	0	0	2	2	2
8:30 AM	0	0	0	0	0	1	2	1	0	2	1	2
8:45 AM	0	0	0	1	1	0	0	2	2	2	3	2
9:00 AM	2	0	0	2	0	1	1	3	1	2	4	2
9:15 AM	5	0	2	2	0	1	2	2	2	1	4	2
9:30 AM	2	0	2	2	0	0	1	2	2	2	4	1
9:45 AM	4	1	0	2	0	0	1	3	2	2	2	2
10:00 AM	5	1	1	3	0	1	3	4	2	2	3	2
10:15 AM	4	2	0	3	1	0	3	4	2	4	4	2
10:30 AM	6	2	0	2	2	0	3	4	2	4	5	2
10:45 AM	4	3	0	3	0	0	3	4	4	2	4	2
11:00 AM	5	5	0	4	1	2	3	2	2	4	4	2
11:15 AM	4	5	0	5	1	1	4	4	4	5	5	2
11:30 AM	5	5	0	4	1	1	4	4	4	5	5	4
11:45 AM	4	6	0	4	1	1	4	2	4	4	6	3
12:00 PM	8	6	0	4	1	2	4	1	2	3	4	0
12:15 PM	8	6	0	4	2	1	3	1	2	2	2	2
12:30 PM	7	5	0	2	1	1	4	1	2	2	2	0
12:45 PM	8	5	0	3	0	2	4	1	2	1	1	2
1:00 PM	8	5	0	4	2	2	2	2	5	3	2	2
1:15 PM	9	5	0	4	0	2	2	2	4	1	1	2
1:30 PM	8	5	0	4	1	3	4	4	4	2	2	2
1:45 PM	4	4	0	4	0	2	4	4	2	2	1	1
2:00 PM	8	4	0	4	2	2	4	2	2	2	2	0
2:15 PM	8	4	0	4	0	2	2	2	3	2	1	1
2:30 PM	7	4	0	4	1	3	2	2	4	5	2	1
2:45 PM	8	2	0	2	0	2	3	4	2	2	1	1
3:00 PM	7	2	0	2	1	2	3	4	2	2	1	2
3:15 PM	7	2	0	2	2	2	2	4	2	1	2	2
3:30 PM	7	2	0	2	1	4	4	5	2	2	2	2
3:45 PM	8	2	0	4	1	4	2	4	4	4	1	2
4:00 PM	8	3	0	2	0	4	3	2	4	2	2	1
4:15 PM	8	3	0	1	0	4	2	4	4	1	1	2
4:30 PM	8	3	0	2	1	3	2	4	2	2	2	2
4:45 PM	7	5	0	2	0	3	4	2	2	1	3	1
5:00 PM	7	5	0	2	2	3	4	1	2	1	1	2
5:15 PM	7	5	0	1	1	4	6	1	2	2	2	1
5:30 PM	8	6	0	2	2	4	4	2	2	1	1	2
5:45 PM	7	6	0	4	2	4	5	1	4	2	2	0
6:00 PM	7	6	0	4	2	4	4	1	2	1	1	1
6:15 PM	5	6	0	2	1	4	4	2	2	1	1	1
6:30 PM	5	6	0	2	1	2	2	2	2	1	1	2
6:45 PM	4	6	0	1	0	3	2	2	2	2	1	1
7:00 PM	4	5	0	2	1	4	1	2	2	1	2	1
7:15 PM	4	5	0	1	1	4	2	2	1	2	1	1
7:30 PM	4	5	0	2	1	2	2	2	2	2	0	1
7:45 PM	3	4	0	2	1	2	2	2	2	1	1	1
8:00 PM	3	4	0	2	1	2	1	2	2	1	1	1

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11/23/2025 Sunday

Start Time	White 1	White 2	White 3	White 4	White 5	White 6	White 7	White 8	White 9	White 10	White 11	White 12	White 13	White 14	White 15	White 16	White 17	White 18	White 19	White 20	White 21	White 22	White 23	White 24	White 25	White 26
available parking	**7**	**4**	**4**	**7**	**10**	**2**	**4**	**2**	**3**	**7**	**4**	**5**	**5**	**14**	**12**	**15**	**20**	**6**	**6**	**14**	**20**	**9**	**38**	**6**	**12**	**14**
10:00 AM	2	1	2	0	0	0	1	0	1	4	2	5	3	2	2	0	3	1	4	2	2	0	1	0	0	0
10:15 AM	1	2	2	0	1	0	1	0	1	3	2	5	3	2	2	0	3	1	4	2	2	0	1	0	0	0
10:30 AM	2	2	2	0	0	0	2	0	1	3	3	5	2	2	2	0	3	1	4	2	2	0	1	0	0	0
10:45 AM	2	2	2	0	2	0	1	0	1	3	2	0	2	3	2	0	3	1	4	2	2	0	1	0	0	0
11:00 AM	2	2	2	1	0	1	2	0	1	5	3	4	3	3	1	0	3	1	4	2	2	0	1	0	0	0
11:15 AM	2	2	2	0	1	0	2	0	1	3	3	4	3	4	2	0	3	1	4	2	2	0	1	0	0	0
11:30 AM	2	1	1	0	0	1	2	0	1	5	3	0	3	4	1	1	3	1	4	2	2	0	1	0	0	0
11:45 AM	2	2	2	0	2	0	1	0	1	5	3	5	2	4	2	0	3	1	4	2	2	0	1	0	0	0
12:00 PM	2	1	3	0	0	1	2	0	1	5	3	5	2	4	2	0	3	1	4	2	2	0	1	0	0	0
12:15 PM	2	2	2	0	1	0	2	0	1	5	3	5	2	4	2	1	3	1	4	0	2	0	1	0	0	0
12:30 PM	2	2	2	0	0	1	2	0	1	5	3	5	3	4	1	0	4	1	4	2	2	0	1	0	0	0
12:45 PM	2	2	3	1	0	1	1	0	1	5	3	5	3	3	2	0	3	1	4	2	2	0	1	0	0	0
1:00 PM	2	2	1	2	2	0	1	1	1	4	3	4	3	2	2	0	3	1	4	2	2	0	1	0	0	0
1:15 PM	2	1	3	0	1	1	1	1	2	4	3	4	2	3	2	0	4	1	4	2	2	0	1	0	0	0
1:30 PM	4	2	1	2	0	1	2	0	2	5	3	4	2	2	2	1	4	1	4	2	2	0	1	0	0	0
1:45 PM	2	1	1	2	0	1	1	1	1	5	3	5	2	2	2	0	4	1	4	2	2	0	1	0	0	0
2:00 PM	4	2	3	2	2	1	2	0	2	4	3	5	2	2	2	1	4	1	4	2	2	0	1	0	0	0
2:15 PM	5	2	1	0	0	1	1	0	2	5	3	5	3	2	2	0	3	1	4	3	2	0	1	0	0	0
2:30 PM	5	3	3	2	2	1	1	0	1	4	2	5	2	2	2	1	4	1	4	3	2	0	1	0	0	0
2:45 PM	5	3	3	2	2	1	1	1	1	4	2	4	2	2	2	1	3	1	4	3	2	0	1	0	0	0
3:00 PM	5	2	1	1	2	1	1	0	1	4	2	4	2	2	2	0	3	1	4	3	2	0	1	0	0	0
3:15 PM	4	3	2	0	0	1	1	0	2	4	2	4	1	2	2	0	3	1	4	3	2	0	1	0	0	0
3:30 PM	2	2	3	1	1	1	1	0	1	4	3	5	1	2	2	1	3	1	4	3	2	0	1	0	0	0
3:45 PM	1	2	1	0	0	1	1	0	1	4	3	5	1	2	2	0	3	1	4	3	2	0	1	0	0	0
4:00 PM	2	2	1	0	0	1	1	0	1	4	3	5	1	2	2	0	3	1	4	3	2	0	1	0	0	0
4:15 PM	1	1	1	1	1	0	1	0	1	4	3	5	1	2	2	0	3	1	4	3	2	0	1	0	0	0
4:30 PM	2	2	1	0	0	0	1	0	1	3	3	4	0	2	2	0	3	1	4	3	2	0	1	0	0	0
4:45 PM	1	2	0	0	0	0	1	0	1	3	2	4	1	2	2	0	4	1	4	2	2	0	1	0	0	0
5:00 PM	2	2	0	2	0	0	1	0	1	3	2	4	0	2	2	0	3	1	4	1	2	0	1	0	0	0
5:15 PM	1	2	0	1	0	0	1	0	1	4	2	5	2	3	1	1	4	1	4	1	2	0	1	0	0	0
5:30 PM	1	1	0	1	0	0	1	0	1	3	2	5	2	3	1	0	3	1	4	1	2	0	1	0	0	0
5:45 PM	1	2	0	0	0	0	1	0	1	4	2	5	2	2	2	2	4	1	4	1	2	0	1	0	0	0
6:00 PM	1	2	0	0	2	0	1	0	1	4	2	5	1	2	1	2	3	1	4	1	2	0	1	0	0	0

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186

https://detraffic.com

11/23/2025 Sunday

Start Time	Purple 1	Purple 2	Purple 3	Purple 4	Purple 5	Purple 6	Purple 7	Purple 8	Purple 9	Purple 10	Purple 11	Purple 12	Purple 13	Purple 14	Purple 15	Purple 16	Purple 17	Purple 18
available parking	**12**	**11**	**7**	**6**	**8**	**8**	**9**	**8**	**10**	**10**	**9**	**23**	**13**	**10**	**11**	**14**	**5**	**3**
10:00 AM	3	9	5	4	7	6	9	8	7	9	7	8	9	4	6	6	2	0
10:15 AM	2	9	5	4	7	8	9	8	7	9	7	9	9	4	6	6	2	0
10:30 AM	3	9	4	4	7	8	9	8	8	10	4	9	11	4	6	6	3	0
10:45 AM	2	9	7	4	8	8	9	8	9	10	7	11	11	5	6	7	3	0
11:00 AM	3	9	4	5	5	7	9	8	9	10	9	12	11	5	8	8	3	0
11:15 AM	3	11	5	5	8	8	9	8	10	10	9	12	12	5	8	8	3	1
11:30 AM	3	11	5	5	6	8	9	8	10	10	9	12	12	5	8	7	2	0
11:45 AM	4	11	4	5	6	8	9	8	10	10	9	12	11	5	8	7	2	0
12:00 PM	5	11	5	5	8	7	9	8	10	10	9	16	11	5	7	7	3	0
12:15 PM	6	11	5	6	8	8	9	8	10	10	9	16	11	5	8	8	3	0
12:30 PM	4	10	4	6	6	8	9	7	10	10	8	16	12	4	8	5	5	0
12:45 PM	5	10	5	6	8	7	9	8	10	10	9	16	12	4	8	8	5	0
1:00 PM	4	10	5	6	6	8	9	8	10	10	8	15	11	5	8	5	4	1
1:15 PM	6	10	6	6	8	7	8	7	10	10	9	15	12	4	8	5	4	0
1:30 PM	3	10	5	6	8	8	9	8	10	10	9	15	10	4	9	6	5	0
1:45 PM	3	9	6	6	8	8	8	8	10	10	8	15	11	4	9	4	4	1
2:00 PM	4	9	5	6	8	8	8	8	10	10	8	15	10	4	6	8	4	0
2:15 PM	4	9	5	5	8	8	9	7	10	10	9	13	11	4	9	5	4	0
2:30 PM	4	9	5	6	8	8	9	8	9	10	9	13	10	4	9	8	3	1
2:45 PM	4	8	5	6	8	8	9	8	9	10	9	12	10	4	9	6	5	0
3:00 PM	4	7	7	6	8	8	9	8	9	10	9	10	12	4	9	7	5	0
3:15 PM	2	6	7	5	8	8	9	8	9	10	9	10	10	5	9	7	4	1
3:30 PM	2	7	6	6	8	8	9	8	8	10	9	8	11	5	6	7	3	1
3:45 PM	2	8	6	5	8	8	8	7	8	9	9	8	11	5	8	8	5	1
4:00 PM	4	9	6	6	8	8	9	8	8	9	8	8	12	5	8	7	4	1
4:15 PM	5	9	6	6	8	8	8	7	10	10	8	8	10	4	8	8	4	1
4:30 PM	2	9	6	5	8	8	9	8	10	10	8	8	10	4	8	7	3	0
4:45 PM	2	9	6	6	8	8	9	8	10	10	8	8	10	3	6	7	4	0
5:00 PM	2	8	6	5	6	8	9	8	10	10	8	8	10	3	8	5	4	1
5:15 PM	2	8	5	6	6	7	9	8	10	9	7	8	10	3	7	5	3	0
5:30 PM	5	8	5	5	6	7	8	7	9	9	7	8	12	3	7	5	5	1
5:45 PM	2	7	5	5	6	7	8	7	9	8	7	8	13	3	7	5	4	0
6:00 PM	2	7	5	4	5	8	8	7	9	8	8	7	11	3	5	5	3	0

Walmart located at 4400 Forest Hill Blvd
Tampa, FL 33618

(386) 341-4186

https://detraffic.com

11/23/2025 Sunday

Start Time	Green 1	Yellow 1	Red1	Blue 1	Pink 1	Pink 2	Pink 3	Pink 4	Pink 5	Pink 6	Pink 7
available parking	**22**	**6**	**10**	**9**	**19**	**19**	**9**	**31**	**23**	**12**	**12**
10:00 AM	4	1	0	2	3	4	0	5	3	0	1
10:15 AM	6	1	0	2	4	4	0	6	2	0	1
10:30 AM	6	2	0	2	6	4	0	6	3	0	1
10:45 AM	4	2	0	1	4	4	1	6	3	0	2
11:00 AM	5	3	0	2	5	4	0	4	3	1	2
11:15 AM	6	4	0	2	3	2	2	5	2	1	2
11:30 AM	6	4	1	2	4	2	1	5	2	0	2
11:45 AM	7	4	3	2	5	2	0	5	3	0	2
12:00 PM	8	4	4	2	3	3	2	5	3	0	2
12:15 PM	9	4	4	2	4	3	0	5	3	0	2
12:30 PM	9	5	5	3	4	3	0	5	3	0	2
12:45 PM	8	5	4	3	4	3	1	5	3	0	2
1:00 PM	8	5	3	4	3	4	0	5	3	0	2
1:15 PM	8	5	1	2	4	3	1	5	3	0	2
1:30 PM	8	5	0	2	3	3	0	4	3	0	2
1:45 PM	8	4	0	3	3	3	0	6	4	0	2
2:00 PM	8	4	0	4	3	2	0	6	4	0	3
2:15 PM	9	4	0	4	3	4	0	6	4	0	3
2:30 PM	7	4	0	5	3	2	0	6	2	2	3
2:45 PM	7	4	0	4	3	3	1	5	4	2	3
3:00 PM	7	5	1	2	4	4	0	6	4	2	3
3:15 PM	7	4	0	2	4	4	1	4	3	0	2
3:30 PM	6	4	0	2	4	4	0	4	4	0	4
3:45 PM	5	4	0	2	4	4	0	4	4	0	4
4:00 PM	5	4	5	2	4	4	0	5	4	1	4
4:15 PM	4	4	0	2	5	4	1	5	5	1	4
4:30 PM	4	3	0	2	4	4	0	5	5	1	4
4:45 PM	4	3	0	3	4	2	1	4	3	1	4
5:00 PM	5	3	0	2	5	2	1	5	5	0	2
5:15 PM	5	2	0	3	4	3	1	5	5	0	2
5:30 PM	4	2	0	4	3	3	1	5	4	0	2
5:45 PM	4	2	0	5	4	3	0	5	4	0	3
6:00 PM	5	2	0	4	4	3	0	5	3	0	3

SHARED PARKING

THIRD EDITION

ICSC

NATIONAL PARKING ASSOCIATION

Urban Land Institute

FIGURE 2-3 **Monthly Adjustment Factors**

Land use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Late Dec[1]	Notes
Retail														
Retail	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%	5
Employee	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%	
Supermarket/grocery	93%	86%	94%	92%	97%	94%	96%	95%	92%	95%	95%	100%	95%	6
Employee	100%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Pharmacy	89%	85%	92%	89%	91%	89%	89%	90%	88%	92%	89%	100%	95%	6
Employee	99%	95%	100%	99%	100%	98%	98%	99%	98%	100%	98%	100%	100%	
Discount stores/ superstores	72%	72%	79%	76%	81%	79%	79%	81%	74%	79%	85%	100%	90%	6
Employee	82%	82%	88%	86%	91%	89%	89%	91%	84%	89%	95%	100%	100%	
Home improvement stores/garden	63%	62%	79%	90%	100%	92%	87%	84%	80%	85%	80%	75%	65%	6
Employee	72%	71%	89%	100%	100%	100%	97%	94%	90%	94%	90%	85%	75%	
Food and beverage														
Fine/casual dining	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%	6
Employee	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%	
Family restaurant	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%	6
Employee	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%	
Fast casual/fast food/ food court/food halls	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%	6
Employee	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Bar/lounge/nightclub	87%	87%	100%	93%	97%	94%	97%	96%	94%	98%	92%	96%	95%	7
Employee	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Entertainment and institutions														
Family entertainment (weekdays)[2]	20%	26%	36%	50%	23%	45%	87%	68%	22%	25%	20%	48%	100%	8
Employee	50%	50%	50%	60%	50%	55%	97%	78%	50%	50%	50%	58%	100%	
Family entertainment (weekends)	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	80%	8
Employee	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	90%	
Active entertainment	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%	8
Employee	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%	
Amusement park/ water park	79%	90%	91%	100%	60%	70%	72%	76%	70%	72%	74%	60%	100%	8
Employee	89%	100%	100%	100%	70%	80%	82%	86%	80%	82%	84%	70%	100%	
Adult active entertainment	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	8
Employee	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
All movies (weekdays)[2]	50%	50%	45%	33%	55%	50%	75%	55%	25%	25%	55%	55%	100%	5
Employee	60%	60%	55%	50%	65%	60%	85%	65%	50%	50%	65%	65%	100%	
All movies (weekends)	25%	40%	60%	35%	70%	75%	75%	45%	35%	40%	80%	90%	100%	
Employee	50%	50%	70%	50%	80%	85%	85%	55%	50%	50%	90%	100%	100%	
Live theater	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%	5
Employee	75%	70%	90%	100%	95%	90%	85%	80%	75%	85%	90%	85%	100%	
Outdoor amphitheater	0%	0%	0%	10%	100%	100%	100%	100%	100%	50%	10%	10%	0%	5
Employee	10%	10%	10%	50%	100%	100%	100%	100%	100%	60%	50%	50%	10%	

(continued on next page)

APPENDIX D

PARKING OCCUPANCY WITH PICK UP

Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

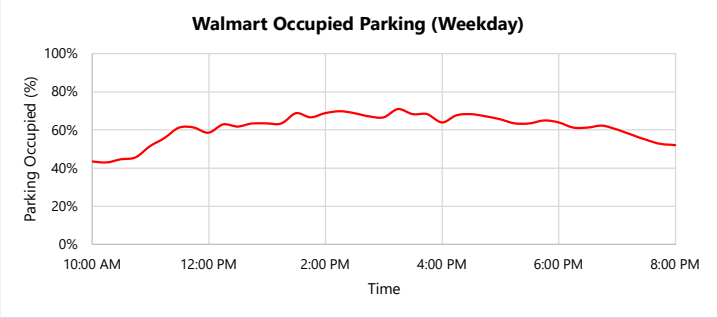
Site Information

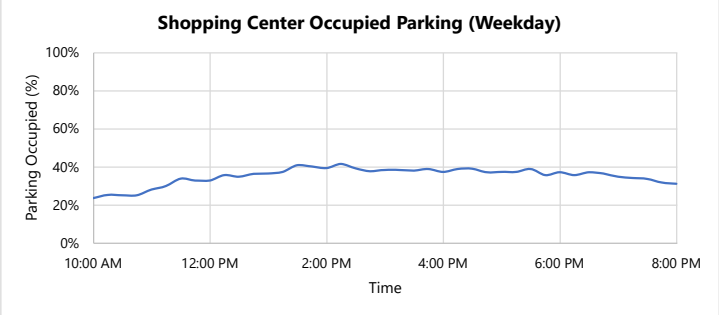
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/20/2025 Thursday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	81	105	44%	146	472	24%
10:15 AM	80	106	43%	157	461	25%
10:30 AM	83	103	45%	156	462	25%
10:45 AM	85	101	46%	156	462	25%
11:00 AM	96	90	52%	174	444	28%
11:15 AM	104	82	56%	186	432	30%
11:30 AM	114	72	61%	210	408	34%
11:45 AM	114	72	61%	204	414	33%
12:00 PM	109	77	59%	204	414	33%
12:15 PM	117	69	63%	221	397	36%
12:30 PM	115	71	62%	216	402	35%
12:45 PM	118	68	63%	225	393	36%
1:00 PM	118	68	63%	226	392	37%
1:15 PM	118	68	63%	232	386	38%
1:30 PM	128	58	69%	253	365	41%
1:45 PM	124	62	67%	249	369	40%
2:00 PM	128	58	69%	244	374	39%
2:15 PM	130	56	70%	257	361	42%
2:30 PM	128	58	69%	243	375	39%
2:45 PM	125	61	67%	234	384	38%
3:00 PM	124	62	67%	238	380	39%
3:15 PM	132	54	71%	238	380	39%
3:30 PM	127	59	68%	236	382	38%
3:45 PM	127	59	68%	241	377	39%
4:00 PM	119	67	64%	231	387	37%
4:15 PM	126	60	68%	241	377	39%
4:30 PM	127	59	68%	242	376	39%
4:45 PM	125	61	67%	230	388	37%
5:00 PM	122	64	66%	232	386	38%
5:15 PM	118	68	63%	231	387	37%
5:30 PM	118	68	63%	241	377	39%
5:45 PM	121	65	65%	221	397	36%
6:00 PM	119	67	64%	230	388	37%
6:15 PM	114	72	61%	221	397	36%
6:30 PM	114	72	61%	230	388	37%
6:45 PM	116	70	62%	226	392	37%
7:00 PM	112	74	60%	216	402	35%
7:15 PM	107	79	58%	212	406	34%
7:30 PM	102	84	55%	209	409	34%
7:45 PM	98	88	53%	197	421	32%
8:00 PM	97	89	52%	193	425	31%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

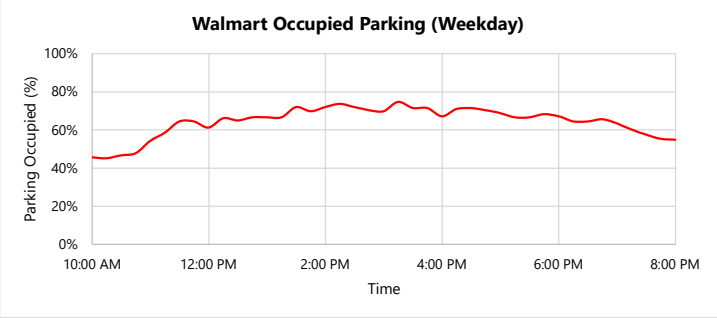
Site Information

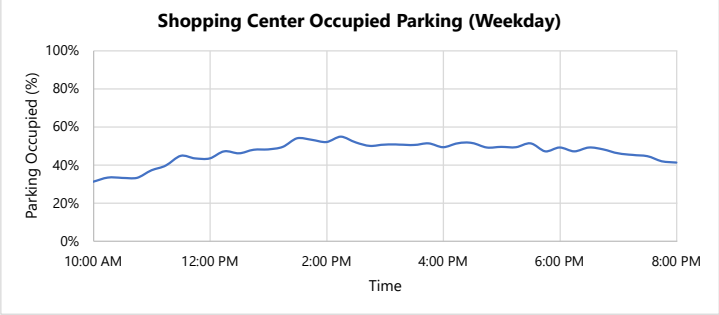
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/20/2025 Thursday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	85	101	46%	193	425	31%
10:15 AM	84	102	45%	207	411	33%
10:30 AM	87	99	47%	206	412	33%
10:45 AM	89	97	48%	206	412	33%
11:00 AM	101	85	54%	230	388	37%
11:15 AM	109	77	59%	246	372	40%
11:30 AM	120	66	65%	277	341	45%
11:45 AM	120	66	65%	269	349	44%
12:00 PM	114	72	61%	269	349	44%
12:15 PM	123	63	66%	292	326	47%
12:30 PM	121	65	65%	285	333	46%
12:45 PM	124	62	67%	297	321	48%
1:00 PM	124	62	67%	298	320	48%
1:15 PM	124	62	67%	306	312	50%
1:30 PM	134	52	72%	334	284	54%
1:45 PM	130	56	70%	329	289	53%
2:00 PM	134	52	72%	322	296	52%
2:15 PM	137	49	74%	339	279	55%
2:30 PM	134	52	72%	321	297	52%
2:45 PM	131	55	70%	309	309	50%
3:00 PM	130	56	70%	314	304	51%
3:15 PM	139	47	75%	314	304	51%
3:30 PM	133	53	72%	312	306	50%
3:45 PM	133	53	72%	318	300	51%
4:00 PM	125	61	67%	305	313	49%
4:15 PM	132	54	71%	318	300	51%
4:30 PM	133	53	72%	319	299	52%
4:45 PM	131	55	70%	304	314	49%
5:00 PM	128	58	69%	306	312	50%
5:15 PM	124	62	67%	305	313	49%
5:30 PM	124	62	67%	318	300	51%
5:45 PM	127	59	68%	292	326	47%
6:00 PM	125	61	67%	304	314	49%
6:15 PM	120	66	65%	292	326	47%
6:30 PM	120	66	65%	304	314	49%
6:45 PM	122	64	66%	298	320	48%
7:00 PM	118	68	63%	285	333	46%
7:15 PM	112	74	60%	280	338	45%
7:30 PM	107	79	58%	276	342	45%
7:45 PM	103	83	55%	260	358	42%
8:00 PM	102	84	55%	255	363	41%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

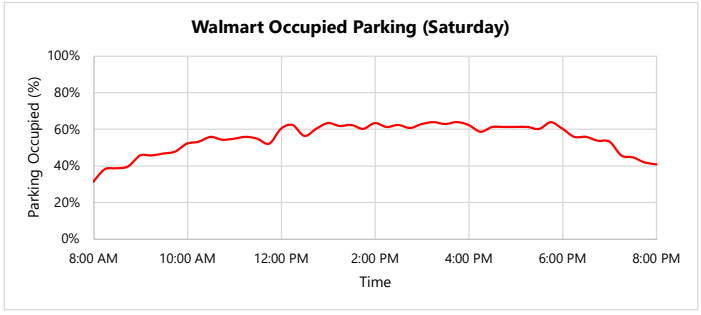
Site Information

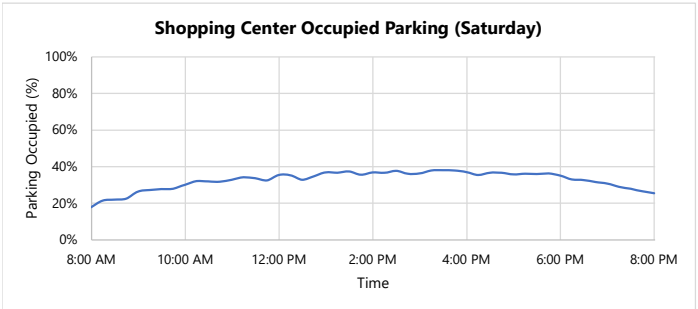
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/22/2025 Saturday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
8:00 AM	58	128	31%	110	508	18%
8:15 AM	71	115	38%	132	486	21%
8:30 AM	72	114	39%	136	482	22%
8:45 AM	74	112	40%	139	479	22%
9:00 AM	85	101	46%	163	455	26%
9:15 AM	85	101	46%	168	450	27%
9:30 AM	87	99	47%	171	447	28%
9:45 AM	89	97	48%	173	445	28%
10:00 AM	97	89	52%	186	432	30%
10:15 AM	99	87	53%	198	420	32%
10:30 AM	104	82	56%	197	421	32%
10:45 AM	101	85	54%	196	422	32%
11:00 AM	102	84	55%	203	415	33%
11:15 AM	104	82	56%	211	407	34%
11:30 AM	102	84	55%	208	410	34%
11:45 AM	97	89	52%	201	417	33%
12:00 PM	112	74	60%	219	399	35%
12:15 PM	116	70	62%	218	400	35%
12:30 PM	105	81	56%	203	415	33%
12:45 PM	112	74	60%	215	403	35%
1:00 PM	118	68	63%	228	390	37%
1:15 PM	115	71	62%	227	391	37%
1:30 PM	116	70	62%	231	387	37%
1:45 PM	112	74	60%	220	398	36%
2:00 PM	118	68	63%	228	390	37%
2:15 PM	114	72	61%	226	392	37%
2:30 PM	116	70	62%	233	385	38%
2:45 PM	113	73	61%	223	395	36%
3:00 PM	117	69	63%	224	394	36%
3:15 PM	119	67	64%	234	384	38%
3:30 PM	117	69	63%	235	383	38%
3:45 PM	119	67	64%	234	384	38%
4:00 PM	116	70	62%	229	389	37%
4:15 PM	109	77	59%	219	399	35%
4:30 PM	114	72	61%	227	391	37%
4:45 PM	114	72	61%	226	392	37%
5:00 PM	114	72	61%	221	397	36%
5:15 PM	114	72	61%	223	395	36%
5:30 PM	112	74	60%	222	396	36%
5:45 PM	119	67	64%	224	394	36%
6:00 PM	112	74	60%	217	401	35%
6:15 PM	104	82	56%	204	414	33%
6:30 PM	104	82	56%	202	416	33%
6:45 PM	100	86	54%	195	423	32%
7:00 PM	99	87	53%	190	428	31%
7:15 PM	85	101	46%	179	439	29%
7:30 PM	83	103	45%	172	446	28%
7:45 PM	78	108	42%	164	454	27%
8:00 PM	76	110	41%	157	461	25%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

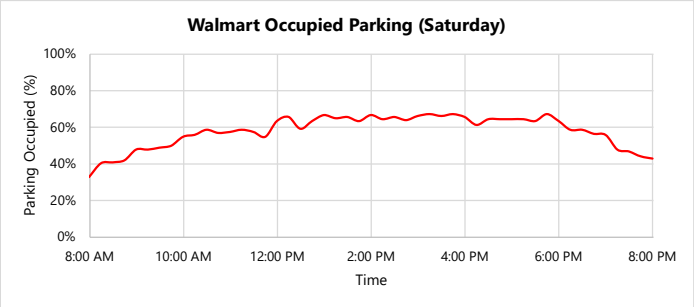
Site Information

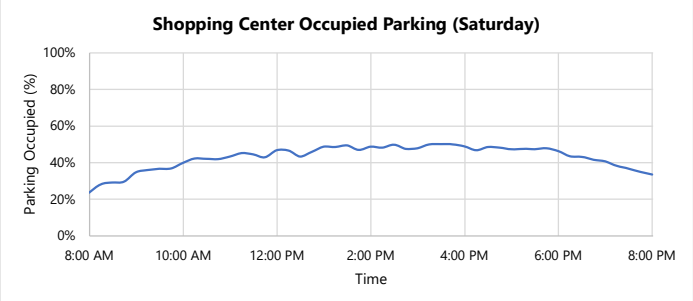
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/22/2025 Saturday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
8:00 AM	61	125	33%	145	473	23%
8:15 AM	75	111	40%	174	444	28%
8:30 AM	76	110	41%	180	438	29%
8:45 AM	78	108	42%	183	435	30%
9:00 AM	89	97	48%	215	403	35%
9:15 AM	89	97	48%	222	396	36%
9:30 AM	91	95	49%	226	392	37%
9:45 AM	93	93	50%	228	390	37%
10:00 AM	102	84	55%	246	372	40%
10:15 AM	104	82	56%	261	357	42%
10:30 AM	109	77	59%	260	358	42%
10:45 AM	106	80	57%	259	359	42%
11:00 AM	107	79	58%	268	350	43%
11:15 AM	109	77	59%	279	339	45%
11:30 AM	107	79	58%	275	343	44%
11:45 AM	102	84	55%	265	353	43%
12:00 PM	118	68	63%	289	329	47%
12:15 PM	122	64	66%	288	330	47%
12:30 PM	110	76	59%	268	350	43%
12:45 PM	118	68	63%	284	334	46%
1:00 PM	124	62	67%	301	317	49%
1:15 PM	121	65	65%	300	318	49%
1:30 PM	122	64	66%	305	313	49%
1:45 PM	118	68	63%	290	328	47%
2:00 PM	124	62	67%	301	317	49%
2:15 PM	120	66	65%	298	320	48%
2:30 PM	122	64	66%	308	310	50%
2:45 PM	119	67	64%	294	324	48%
3:00 PM	123	63	66%	296	322	48%
3:15 PM	125	61	67%	309	309	50%
3:30 PM	123	63	66%	310	308	50%
3:45 PM	125	61	67%	309	309	50%
4:00 PM	122	64	66%	302	316	49%
4:15 PM	114	72	61%	289	329	47%
4:30 PM	120	66	65%	300	318	49%
4:45 PM	120	66	65%	298	320	48%
5:00 PM	120	66	65%	292	326	47%
5:15 PM	120	66	65%	294	324	48%
5:30 PM	118	68	63%	293	325	47%
5:45 PM	125	61	67%	296	322	48%
6:00 PM	118	68	63%	286	332	46%
6:15 PM	109	77	59%	269	349	44%
6:30 PM	109	77	59%	267	351	43%
6:45 PM	105	81	56%	257	361	42%
7:00 PM	104	82	56%	251	367	41%
7:15 PM	89	97	48%	236	382	38%
7:30 PM	87	99	47%	227	391	37%
7:45 PM	82	104	44%	216	402	35%
8:00 PM	80	106	43%	207	411	33%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

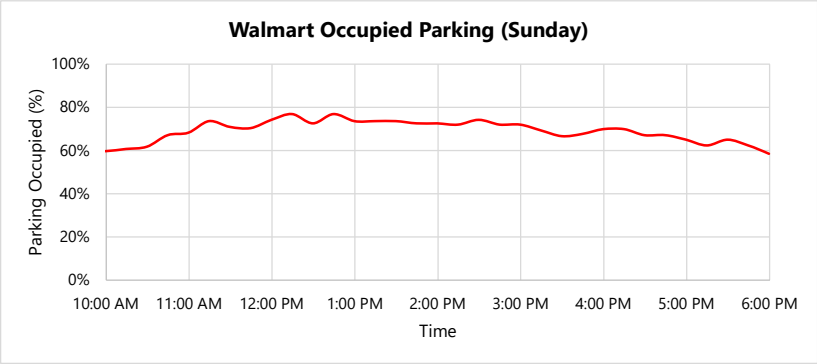
Site Information

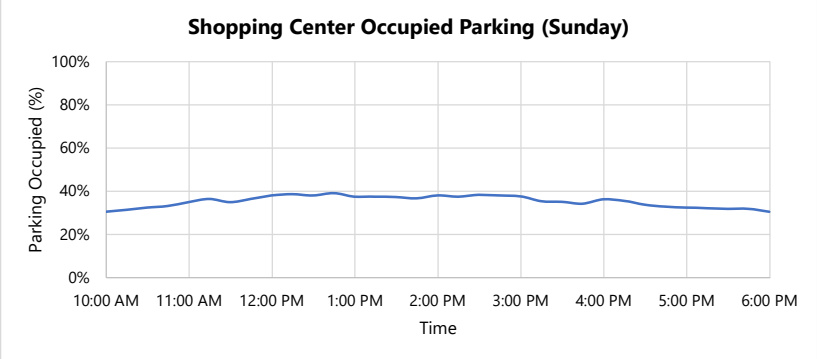
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/23/2025 Sunday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	111	75	60%	189	429	31%
10:15 AM	113	73	61%	194	424	31%
10:30 AM	115	71	62%	201	417	33%
10:45 AM	125	61	67%	205	413	33%
11:00 AM	127	59	68%	216	402	35%
11:15 AM	137	49	74%	225	393	36%
11:30 AM	132	54	71%	216	402	35%
11:45 AM	131	55	70%	225	393	36%
12:00 PM	138	48	74%	235	383	38%
12:15 PM	143	43	77%	239	379	39%
12:30 PM	135	51	73%	235	383	38%
12:45 PM	143	43	77%	242	376	39%
1:00 PM	137	49	74%	232	386	38%
1:15 PM	137	49	74%	232	386	38%
1:30 PM	137	49	74%	231	387	37%
1:45 PM	135	51	73%	227	391	37%
2:00 PM	135	51	73%	235	383	38%
2:15 PM	134	52	72%	232	386	38%
2:30 PM	138	48	74%	237	381	38%
2:45 PM	134	52	72%	235	383	38%
3:00 PM	134	52	72%	233	385	38%
3:15 PM	129	57	69%	219	399	35%
3:30 PM	124	62	67%	217	401	35%
3:45 PM	126	60	68%	212	406	34%
4:00 PM	130	56	70%	224	394	36%
4:15 PM	130	56	70%	220	398	36%
4:30 PM	125	61	67%	209	409	34%
4:45 PM	125	61	67%	203	415	33%
5:00 PM	121	65	65%	201	417	33%
5:15 PM	116	70	62%	199	419	32%
5:30 PM	121	65	65%	197	421	32%
5:45 PM	116	70	62%	197	421	32%
6:00 PM	109	77	59%	189	429	31%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

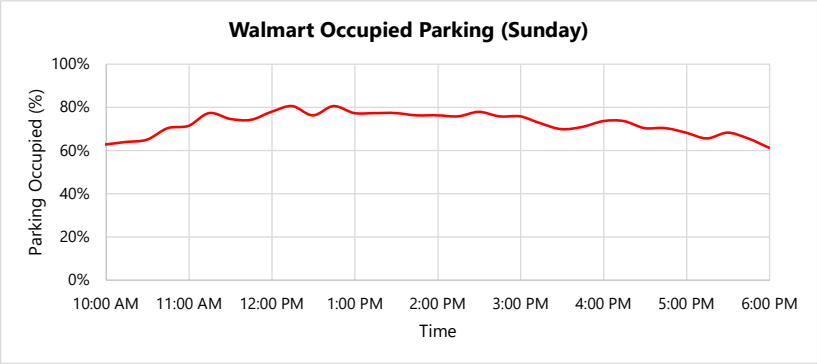
Site Information

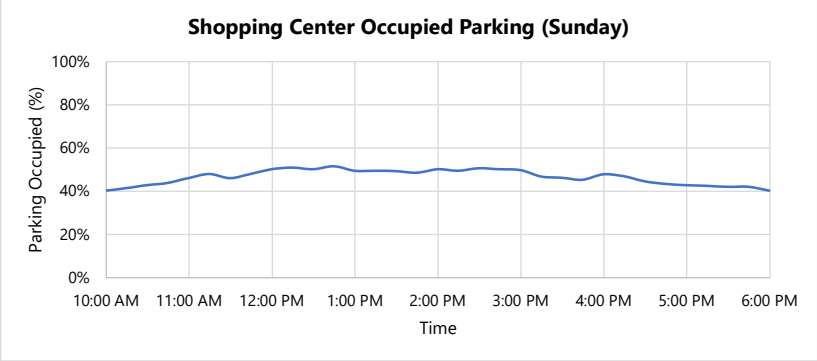
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/23/2025 Sunday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	117	69	63%	249	369	40%
10:15 AM	119	67	64%	256	362	41%
10:30 AM	121	65	65%	265	353	43%
10:45 AM	131	55	70%	271	347	44%
11:00 AM	133	53	72%	285	333	46%
11:15 AM	144	42	77%	297	321	48%
11:30 AM	139	47	75%	285	333	46%
11:45 AM	138	48	74%	297	321	48%
12:00 PM	145	41	78%	310	308	50%
12:15 PM	150	36	81%	315	303	51%
12:30 PM	142	44	76%	310	308	50%
12:45 PM	150	36	81%	319	299	52%
1:00 PM	144	42	77%	306	312	50%
1:15 PM	144	42	77%	306	312	50%
1:30 PM	144	42	77%	305	313	49%
1:45 PM	142	44	76%	300	318	49%
2:00 PM	142	44	76%	310	308	50%
2:15 PM	141	45	76%	306	312	50%
2:30 PM	145	41	78%	313	305	51%
2:45 PM	141	45	76%	310	308	50%
3:00 PM	141	45	76%	308	310	50%
3:15 PM	135	51	73%	289	329	47%
3:30 PM	130	56	70%	286	332	46%
3:45 PM	132	54	71%	280	338	45%
4:00 PM	137	49	74%	296	322	48%
4:15 PM	137	49	74%	290	328	47%
4:30 PM	131	55	70%	276	342	45%
4:45 PM	131	55	70%	268	350	43%
5:00 PM	127	59	68%	265	353	43%
5:15 PM	122	64	66%	263	355	43%
5:30 PM	127	59	68%	260	358	42%
5:45 PM	122	64	66%	260	358	42%
6:00 PM	114	72	61%	249	369	40%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





PARKING OCCUPANCY
WITHOUT PICK UP

Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

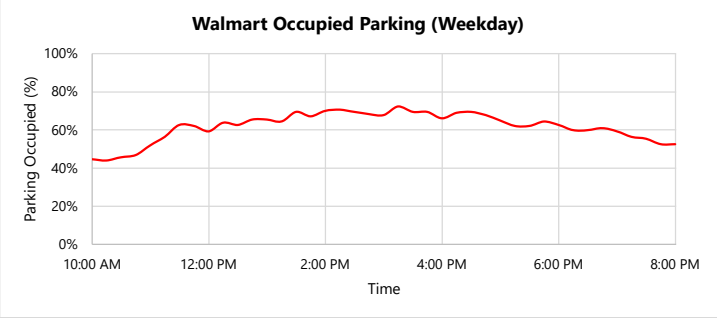
Site Information

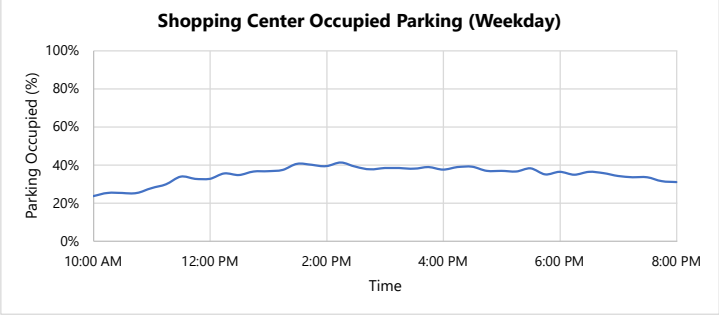
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/20/2025 Thursday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	79	98	45%	144	465	24%
10:15 AM	78	99	44%	155	454	25%
10:30 AM	81	96	46%	154	455	25%
10:45 AM	83	94	47%	154	455	25%
11:00 AM	92	85	52%	170	439	28%
11:15 AM	100	77	56%	182	427	30%
11:30 AM	111	66	63%	207	402	34%
11:45 AM	110	67	62%	200	409	33%
12:00 PM	105	72	59%	200	409	33%
12:15 PM	113	64	64%	217	392	36%
12:30 PM	111	66	63%	212	397	35%
12:45 PM	116	61	66%	223	386	37%
1:00 PM	116	61	66%	224	385	37%
1:15 PM	114	63	64%	228	381	37%
1:30 PM	123	54	69%	248	361	41%
1:45 PM	119	58	67%	244	365	40%
2:00 PM	124	53	70%	240	369	39%
2:15 PM	125	52	71%	252	357	41%
2:30 PM	123	54	69%	238	371	39%
2:45 PM	121	56	68%	230	379	38%
3:00 PM	120	57	68%	234	375	38%
3:15 PM	128	49	72%	234	375	38%
3:30 PM	123	54	69%	232	377	38%
3:45 PM	123	54	69%	237	372	39%
4:00 PM	117	60	66%	229	380	38%
4:15 PM	122	55	69%	237	372	39%
4:30 PM	123	54	69%	238	371	39%
4:45 PM	120	57	68%	225	384	37%
5:00 PM	115	62	65%	225	384	37%
5:15 PM	110	67	62%	223	386	37%
5:30 PM	110	67	62%	233	376	38%
5:45 PM	114	63	64%	214	395	35%
6:00 PM	111	66	63%	222	387	36%
6:15 PM	106	71	60%	213	396	35%
6:30 PM	106	71	60%	222	387	36%
6:45 PM	108	69	61%	218	391	36%
7:00 PM	105	72	59%	209	400	34%
7:15 PM	100	77	56%	205	404	34%
7:30 PM	98	79	55%	205	404	34%
7:45 PM	93	84	53%	192	417	32%
8:00 PM	93	84	53%	189	420	31%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

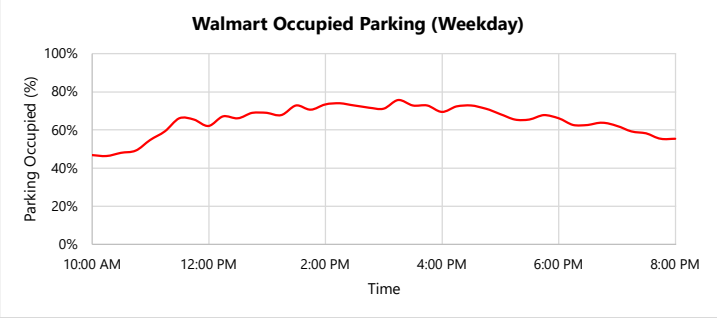
Site Information

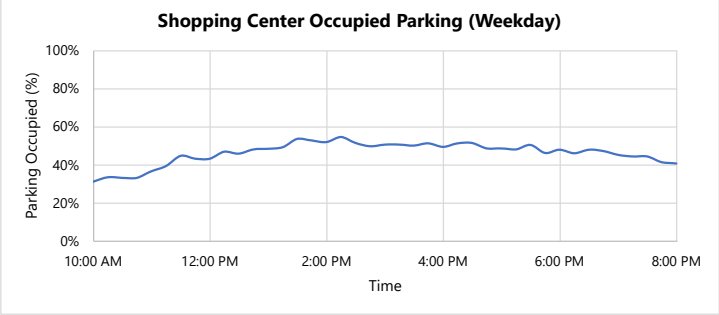
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/20/2025 Thursday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	83	94	47%	190	419	31%
10:15 AM	82	95	46%	205	404	34%
10:30 AM	85	92	48%	203	406	33%
10:45 AM	87	90	49%	203	406	33%
11:00 AM	97	80	55%	224	385	37%
11:15 AM	105	72	59%	240	369	39%
11:30 AM	117	60	66%	273	336	45%
11:45 AM	116	61	66%	264	345	43%
12:00 PM	110	67	62%	264	345	43%
12:15 PM	119	58	67%	286	323	47%
12:30 PM	117	60	66%	280	329	46%
12:45 PM	122	55	69%	294	315	48%
1:00 PM	122	55	69%	296	313	49%
1:15 PM	120	57	68%	301	308	49%
1:30 PM	129	48	73%	327	282	54%
1:45 PM	125	52	71%	322	287	53%
2:00 PM	130	47	73%	317	292	52%
2:15 PM	131	46	74%	333	276	55%
2:30 PM	129	48	73%	314	295	52%
2:45 PM	127	50	72%	304	305	50%
3:00 PM	126	51	71%	309	300	51%
3:15 PM	134	43	76%	309	300	51%
3:30 PM	129	48	73%	306	303	50%
3:45 PM	129	48	73%	313	296	51%
4:00 PM	123	54	69%	302	307	50%
4:15 PM	128	49	72%	313	296	51%
4:30 PM	129	48	73%	314	295	52%
4:45 PM	126	51	71%	297	312	49%
5:00 PM	121	56	68%	297	312	49%
5:15 PM	116	61	66%	294	315	48%
5:30 PM	116	61	66%	308	301	51%
5:45 PM	120	57	68%	282	327	46%
6:00 PM	117	60	66%	293	316	48%
6:15 PM	111	66	63%	281	328	46%
6:30 PM	111	66	63%	293	316	48%
6:45 PM	113	64	64%	288	321	47%
7:00 PM	110	67	62%	276	333	45%
7:15 PM	105	72	59%	271	338	44%
7:30 PM	103	74	58%	271	338	44%
7:45 PM	98	79	55%	253	356	42%
8:00 PM	98	79	55%	249	360	41%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

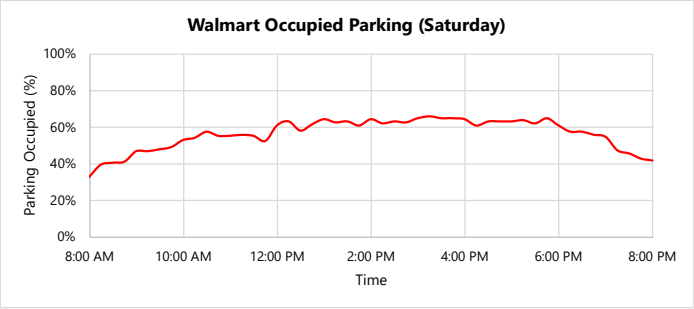
Site Information

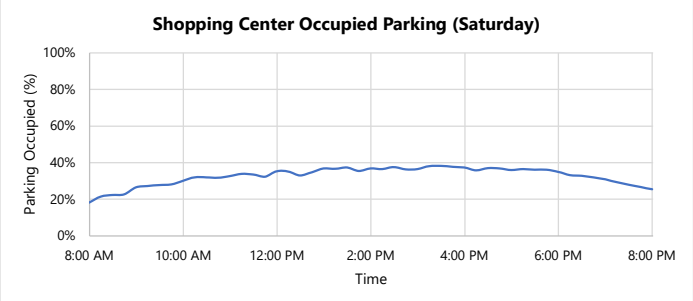
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/22/2025 Saturday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
8:00 AM	58	119	33%	110	499	18%
8:15 AM	70	107	40%	131	478	22%
8:30 AM	72	105	41%	136	473	22%
8:45 AM	73	104	41%	138	471	23%
9:00 AM	83	94	47%	161	448	26%
9:15 AM	83	94	47%	166	443	27%
9:30 AM	85	92	48%	169	440	28%
9:45 AM	87	90	49%	171	438	28%
10:00 AM	94	83	53%	183	426	30%
10:15 AM	96	81	54%	195	414	32%
10:30 AM	102	75	58%	195	414	32%
10:45 AM	98	79	55%	193	416	32%
11:00 AM	98	79	55%	199	410	33%
11:15 AM	99	78	56%	206	403	34%
11:30 AM	98	79	55%	204	405	33%
11:45 AM	93	84	53%	197	412	32%
12:00 PM	108	69	61%	215	394	35%
12:15 PM	112	65	63%	214	395	35%
12:30 PM	103	74	58%	201	408	33%
12:45 PM	109	68	62%	212	397	35%
1:00 PM	114	63	64%	224	385	37%
1:15 PM	111	66	63%	223	386	37%
1:30 PM	112	65	63%	227	382	37%
1:45 PM	108	69	61%	216	393	35%
2:00 PM	114	63	64%	224	385	37%
2:15 PM	110	67	62%	222	387	36%
2:30 PM	112	65	63%	229	380	38%
2:45 PM	111	66	63%	221	388	36%
3:00 PM	115	62	65%	222	387	36%
3:15 PM	117	60	66%	232	377	38%
3:30 PM	115	62	65%	233	376	38%
3:45 PM	115	62	65%	230	379	38%
4:00 PM	114	63	64%	227	382	37%
4:15 PM	108	69	61%	218	391	36%
4:30 PM	112	65	63%	225	384	37%
4:45 PM	112	65	63%	224	385	37%
5:00 PM	112	65	63%	219	390	36%
5:15 PM	113	64	64%	222	387	36%
5:30 PM	110	67	62%	220	389	36%
5:45 PM	115	62	65%	220	389	36%
6:00 PM	108	69	61%	213	396	35%
6:15 PM	102	75	58%	202	407	33%
6:30 PM	102	75	58%	200	409	33%
6:45 PM	99	78	56%	194	415	32%
7:00 PM	97	80	55%	188	421	31%
7:15 PM	84	93	47%	178	431	29%
7:30 PM	81	96	46%	170	439	28%
7:45 PM	76	101	43%	162	447	27%
8:00 PM	74	103	42%	155	454	25%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

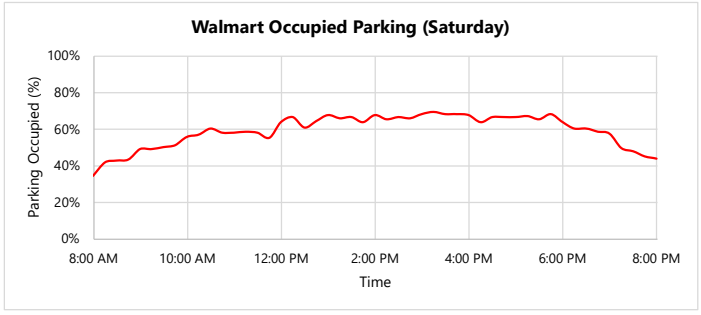
Site Information

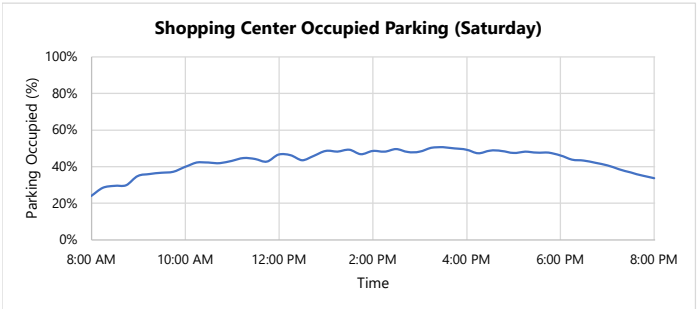
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/22/2025 Saturday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
8:00 AM	61	116	34%	145	464	24%
8:15 AM	74	103	42%	173	436	28%
8:30 AM	76	101	43%	180	429	30%
8:45 AM	77	100	44%	182	427	30%
9:00 AM	87	90	49%	213	396	35%
9:15 AM	87	90	49%	219	390	36%
9:30 AM	89	88	50%	223	386	37%
9:45 AM	91	86	51%	226	383	37%
10:00 AM	99	78	56%	242	367	40%
10:15 AM	101	76	57%	257	352	42%
10:30 AM	107	70	60%	257	352	42%
10:45 AM	103	74	58%	255	354	42%
11:00 AM	103	74	58%	263	346	43%
11:15 AM	104	73	59%	272	337	45%
11:30 AM	103	74	58%	269	340	44%
11:45 AM	98	79	55%	260	349	43%
12:00 PM	113	64	64%	284	325	47%
12:15 PM	118	59	67%	282	327	46%
12:30 PM	108	69	61%	265	344	44%
12:45 PM	114	63	64%	280	329	46%
1:00 PM	120	57	68%	296	313	49%
1:15 PM	117	60	66%	294	315	48%
1:30 PM	118	59	67%	300	309	49%
1:45 PM	113	64	64%	285	324	47%
2:00 PM	120	57	68%	296	313	49%
2:15 PM	116	61	66%	293	316	48%
2:30 PM	118	59	67%	302	307	50%
2:45 PM	117	60	66%	292	317	48%
3:00 PM	121	56	68%	293	316	48%
3:15 PM	123	54	69%	306	303	50%
3:30 PM	121	56	68%	308	301	51%
3:45 PM	121	56	68%	304	305	50%
4:00 PM	120	57	68%	300	309	49%
4:15 PM	113	64	64%	288	321	47%
4:30 PM	118	59	67%	297	312	49%
4:45 PM	118	59	67%	296	313	49%
5:00 PM	118	59	67%	289	320	47%
5:15 PM	119	58	67%	293	316	48%
5:30 PM	116	61	66%	290	319	48%
5:45 PM	121	56	68%	290	319	48%
6:00 PM	113	64	64%	281	328	46%
6:15 PM	107	70	60%	267	342	44%
6:30 PM	107	70	60%	264	345	43%
6:45 PM	104	73	59%	256	353	42%
7:00 PM	102	75	58%	248	361	41%
7:15 PM	88	89	50%	235	374	39%
7:30 PM	85	92	48%	224	385	37%
7:45 PM	80	97	45%	214	395	35%
8:00 PM	78	99	44%	205	404	34%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Non Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

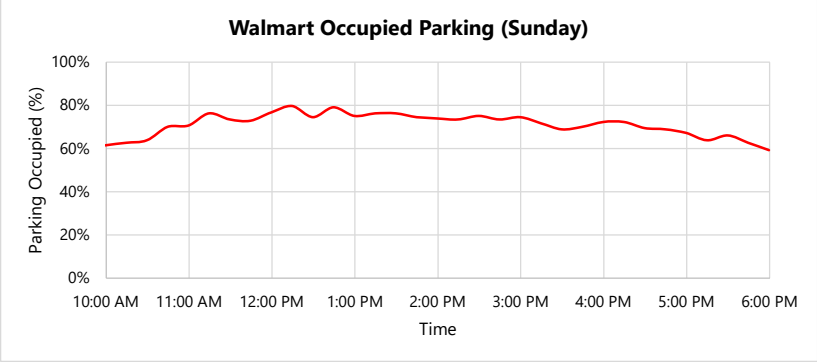
Site Information

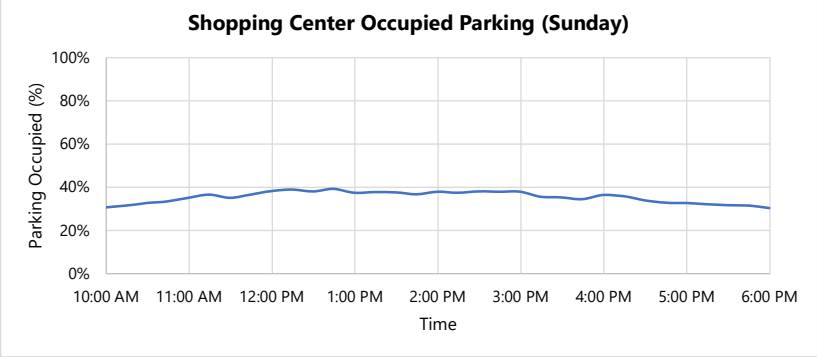
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/23/2025 Sunday

Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	109	68	62%	187	422	31%
10:15 AM	111	66	63%	192	417	32%
10:30 AM	113	64	64%	199	410	33%
10:45 AM	124	53	70%	204	405	33%
11:00 AM	125	52	71%	214	395	35%
11:15 AM	135	42	76%	223	386	37%
11:30 AM	130	47	73%	214	395	35%
11:45 AM	129	48	73%	223	386	37%
12:00 PM	136	41	77%	233	376	38%
12:15 PM	141	36	80%	237	372	39%
12:30 PM	132	45	75%	232	377	38%
12:45 PM	140	37	79%	239	370	39%
1:00 PM	133	44	75%	228	381	37%
1:15 PM	135	42	76%	230	379	38%
1:30 PM	135	42	76%	229	380	38%
1:45 PM	132	45	75%	224	385	37%
2:00 PM	131	46	74%	231	378	38%
2:15 PM	130	47	73%	228	381	37%
2:30 PM	133	44	75%	232	377	38%
2:45 PM	130	47	73%	231	378	38%
3:00 PM	132	45	75%	231	378	38%
3:15 PM	127	50	72%	217	392	36%
3:30 PM	122	55	69%	215	394	35%
3:45 PM	124	53	70%	210	399	34%
4:00 PM	128	49	72%	222	387	36%
4:15 PM	128	49	72%	218	391	36%
4:30 PM	123	54	69%	207	402	34%
4:45 PM	122	55	69%	200	409	33%
5:00 PM	119	58	67%	199	410	33%
5:15 PM	113	64	64%	196	413	32%
5:30 PM	117	60	66%	193	416	32%
5:45 PM	111	66	63%	192	417	32%
6:00 PM	105	72	59%	185	424	30%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site





Parking Occupancy
Adjusted Parking Data

General Information

Project: Walmart #4441-215 Palm Springs Pickup Expansion
Client: Bowman Consulting

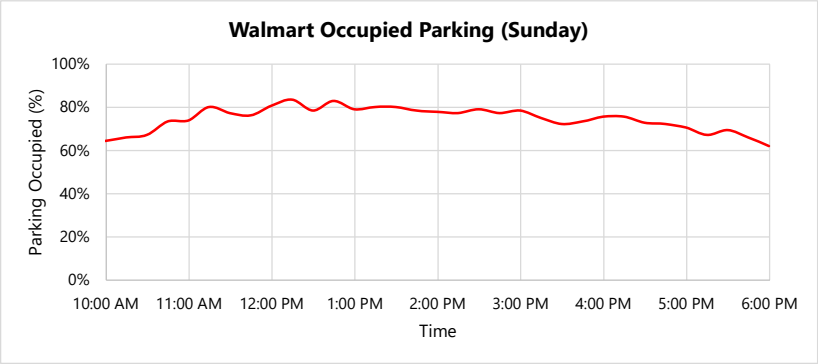
Site Information

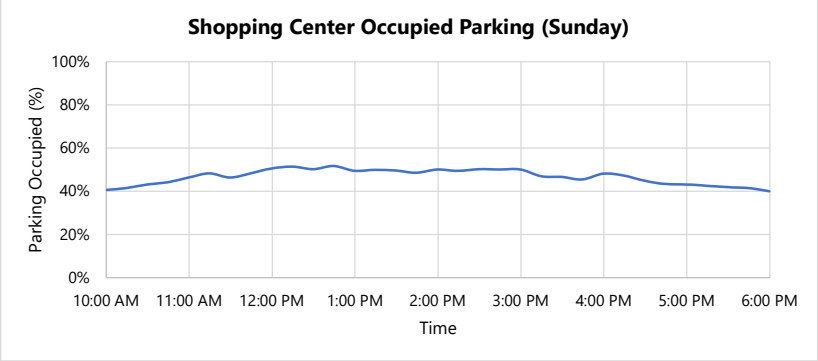
Location: 4400 Forest Hill Blvd
City: Palm Springs, Florida
Date: 11/23/2025 Sunday

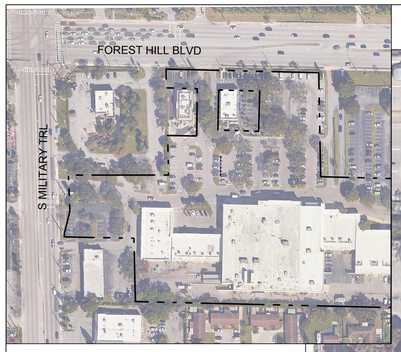
Number of Vehicles Parked

	Walmart			Shopping Center		
Start Time	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing	Occupied Parking Existing	Empty Parking Existing	% Occupied Existing
10:00 AM	114	63	64%	247	362	41%
10:15 AM	117	60	66%	253	356	42%
10:30 AM	119	58	67%	263	346	43%
10:45 AM	130	47	73%	269	340	44%
11:00 AM	131	46	74%	282	327	46%
11:15 AM	142	35	80%	294	315	48%
11:30 AM	137	40	77%	282	327	46%
11:45 AM	135	42	76%	294	315	48%
12:00 PM	143	34	81%	308	301	51%
12:15 PM	148	29	84%	313	296	51%
12:30 PM	139	38	79%	306	303	50%
12:45 PM	147	30	83%	315	294	52%
1:00 PM	140	37	79%	301	308	49%
1:15 PM	142	35	80%	304	305	50%
1:30 PM	142	35	80%	302	307	50%
1:45 PM	139	38	79%	296	313	49%
2:00 PM	138	39	78%	305	304	50%
2:15 PM	137	40	77%	301	308	49%
2:30 PM	140	37	79%	306	303	50%
2:45 PM	137	40	77%	305	304	50%
3:00 PM	139	38	79%	305	304	50%
3:15 PM	133	44	75%	286	323	47%
3:30 PM	128	49	72%	284	325	47%
3:45 PM	130	47	73%	277	332	45%
4:00 PM	134	43	76%	293	316	48%
4:15 PM	134	43	76%	288	321	47%
4:30 PM	129	48	73%	273	336	45%
4:45 PM	128	49	72%	264	345	43%
5:00 PM	125	52	71%	263	346	43%
5:15 PM	119	58	67%	259	350	43%
5:30 PM	123	54	69%	255	354	42%
5:45 PM	117	60	66%	253	356	42%
6:00 PM	110	67	62%	244	365	40%

- Walmart Percentages based on 186 Counted on Site
- Shopping Center Percentages based on 618 Counted on Site







KEY MAP
N.T.S.

1 OVERALL SITE PLAN
SCALE: 1" = 30'

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
3. VILLAGE OF PALM SPRINGS SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
4. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY CODE. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.

LEGEND

PROPERTY LINE
WALMART LEASE LINE
SEALCOAT

SITE ANALYSIS TABLE (EXISTING STORE)

	WALMART EXISTING	WALMART PROPOSED	OVERALL SHOPPING CENTER[1]
TOTAL BUILDING AREA[2]	41,693 S.F.	41,693 S.F.	122,042 S.F.
REQUIRED PARKING (PER CITY OF PALM SPRINGS) REQUIRED PARKING RATIO (PER CITY OF PALM SPRINGS)	209 SPACES 1.00/200 S.F.	209 SPACES 1.00/200 S.F.	611 SPACES 1.00/200 S.F.
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	N/A N/A	N/A N/A	N/A N/A
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	170 SPACES 7 SPACES 0 SPACES 8 SPACES 4 CORRALS /4 SPACES	164 SPACES 7 SPACES 0 SPACES 15 SPACES 4 CORRALS / 4 SPACES	570 SPACES 28 SPACES 0 SPACES 15 SPACES 4 CORRALS / 4 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS PARKING RATIO EXCLUDING PICKUP STALLS	177 SPACES 4.25/1,000 S.F.	171 SPACES 4.10/1,000 S.F.	598 SPACES 4.90/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS PARKING RATIO INCLUDING PICKUP STALLS	185 SPACES 4.44/1,000 S.F.	186 SPACES 4.46/1,000 S.F.	613 SPACES 5.02/1,000 S.F.

1.-THE ENTIRE EXISTING PARKING LOT RATIO IS 5.02 BASED OFF 122,042 SF AND 613 PARKING SPACES. WITH THE PROPOSED MODIFICATION, THE PARKING RATIO IS 4.88 BASED OF THE SAME 122,042 SF AND NEW PARKING COUNT OF 613.
2.-WALMART SQUARE FOOTAGE WAS ARCHITECTURALLY CONFIRMED BY AOR ON 3/11/25.

GENERAL BUILDING DATA

TOTAL SHOPPING CENTER BUILDING AREA*	122,042 S.F.
WALMART BUILDING AREA	41,693 S.F.
ZONING CLASSIFICATION	CG (COMMERCIAL GENERAL)
EXISTING MAXIMUM BUILDING HEIGHT	31'-9"
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0" OR 4 STORIES
NUMBER OF FLOORS	1
POINTS OF ACCESS	7
BUILDING SETBACK: MIN. FRONT YARD	50'-0"
BUILDING SETBACK: MIN. REAR YARD (RESIDENTAL)	30'-0"
BUILDING SETBACK: MIN. SIDE YARD (INTERIOR)	15'-0"
BUILDING SETBACK: MIN. SIDE YARD (CORNER)	25'-0"

TOTAL PROPOSED PARKING RATIO FOR SHOPPING CENTER

SHOPPING CENTER BUILDING AREA*	122,042 S.F.
SHOPPING CENTER PARKING*	613
REQUIRED RATIO	5.00 / 1000 S.F.
PROPOSED RATIO	5.02 / 1000 S.F.

BUILDING SF AND PROVIDED PARKING IS BASED ON THE ORIGINAL COUNTY APPROVED SITE PLAN (ADMINISTRATION DATE 9/4/2008). BURGER KING BUILDING SF AND PARKING IS NOT TAKEN INTO ACCOUNT IN ANY CALCULATIONS SHOWN.

GREEN SPACE REQUIREMENTS**

MIN. GREEN SPACE REQUIREMENT	20 S.F. PER PARKING STALL
EXISTING WALMART LEASE PARKING	186
EXISTING GREEN SPACE REQUIRED	3,740 S.F.
EXISTING GREEN SPACE PROVIDED	14,768 S.F.
EXISTING WALMART LEASE PARKING	186
EXISTING GREEN SPACE REQUIRED	3,740 S.F.
EXISTING GREEN SPACE PROVIDED	14,768 S.F.

** GREEN SPACE AND OPEN SPACE REQUIREMENTS ARE ONLY FOR THE AREA WITHIN THE WALMART LEASE. NO MODIFICATIONS TO EXISTING LANDSCAPE OSUTSIDE OF THE LEASE AREA WILL BE DONE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Know what's below.
Call before you dig.

CUHACI PETERSON
2600 Maitland Center Parkway
Suite 300
Maitland, FL 32751
Florida Corporate Certificate #AA C000235
P (407) 661-9100
F (407) 661-9101
c-p.com

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CONSULTANTS

Bowman
1401 E BROADWAY ST, SUITE 114
TEMPE, AZ 85282
(480) 629-8830
CALIFORNIA | FLORIDA | ILLINOIS | NEVADA | TEXAS | WASHINGTON

Walmart
PALM SPRINGS, FL
4400 FOREST HILL BLVD,
STORE NO: 4441-2215
JOB NUMBER: 20240099 | PROTO: 41

ISSUE BLOCK

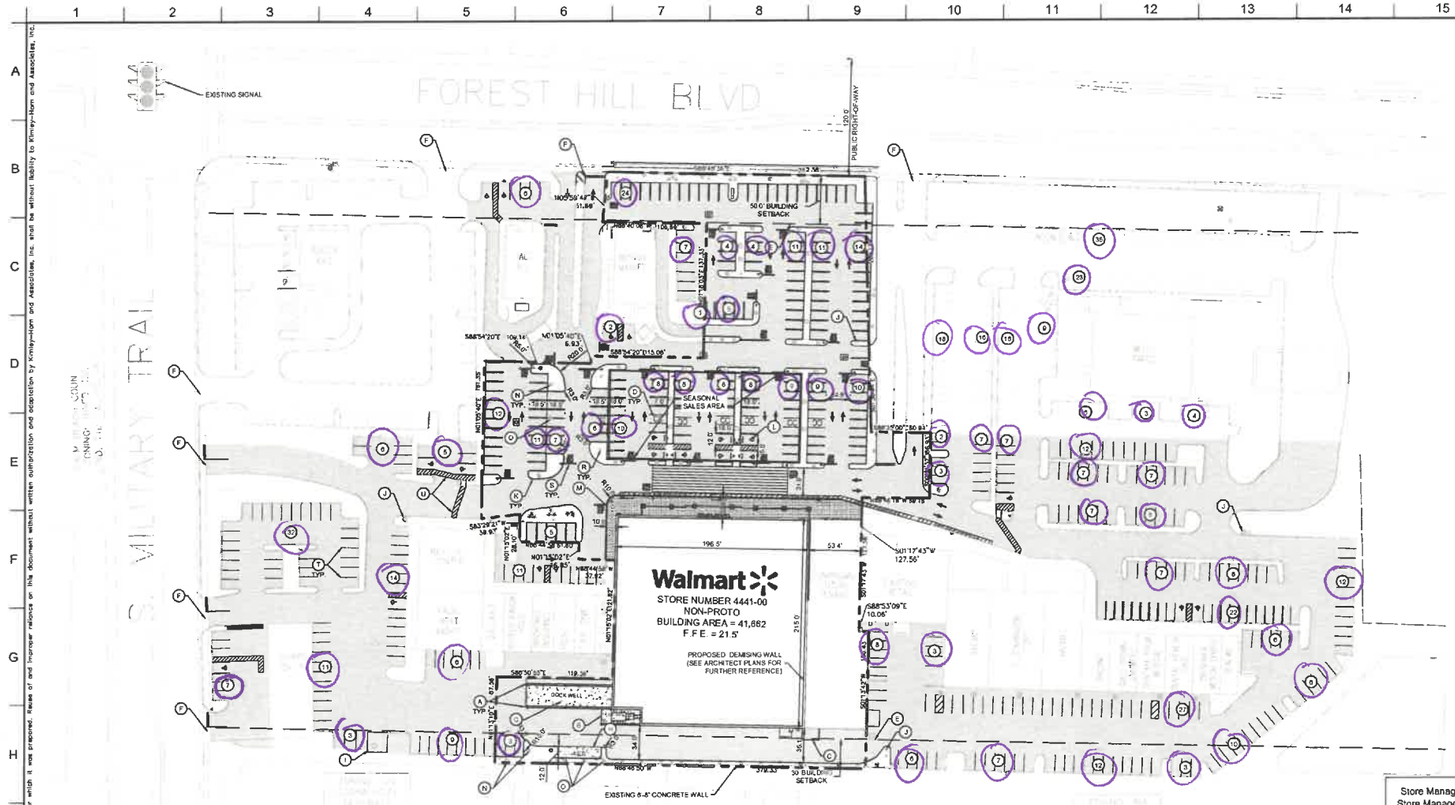
1	PR #1	06/04/2025
2	ADD #1	08/28/2025

CHECKED BY:	JEP
DRAWN BY:	AIC
PROTO CYCLE:	12/13/24
DOCUMENT DATE:	03/03/25

FOR CONSTRUCTION

SHEET TITLE:
OVERALL SITE PLAN

SHEET:
C1.0



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.M.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS
3. ALL DISTURBED AREAS SHALL BE SODDED. SEE 02900 SPECIFICATION
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR
8. TOTAL WALMART LEASE AREA IS 4.21 ± ACRES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS"

PAVING NOTES

1. SEE SHEET C-03 BY THOMAS ENGINEERING GROUP FOR PAVEMENT TYPE PER SECTION.

STRIPING NOTES

1. SEE SHEET C-05 BY THOMAS ENGINEERING GROUP FOR FINAL STRIPING INFORMATION.

SITE LEGEND

- (A) PROPOSED 6'-0" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE, SEE DETAIL SHEET
- (B) 18 X 42 CONCRETE COMPACTOR PAD AND 18 X 35' HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING) REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE
- (C) EXISTING UTILITY ROOM TO BE MODIFIED
- (D) PROPOSED CART CORRAL TYPICAL SEE DETAIL SHEET FOR CART CORRAL DETAIL (WALMART'S CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH WALMART MANAGEMENT)
- (E) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (F) EXISTING ACCESS POINTS
- (G) NOT USED
- (H) PROPOSED 45 X12' BALE AND PALLET RECYCLING AREA (THREE 10' WALLS) (REFER TO CUNACI & PETERSON SHEET PS2 FOR DETAIL)
- (I) EXISTING LIFT STATION TO REMAIN
- (J) EXISTING FIRE HYDRANT TO REMAIN
- (K) FDOT TYPE "D" CURB (REFER TO PAGE 6300 AND C-04 FOR DETAIL)
- (L) PROPOSED ACCESSIBLE PARKING SPACE (12' X18')
- (M) PROPOSED CONCRETE SIDEWALK (SEE ARCHITECT PLANS)
- (N) EXISTING TREE TO REMAIN (REFER TO PAGE 6500 FOR DETAILS)
- (O) EXISTING TREE TO BE RELOCATED (REFER TO PAGE 6500 FOR DETAILS)
- (P) NOT USED
- (Q) EXISTING TRUCK LOADING TO BE RE-CONSTRUCTED
- (R) EXISTING LIGHT POLES TO REMAIN (TYP.)
- (S) PROPOSED STOP BAR WITH STOP SIGN (REFER TO PAGE C-4 FOR DETAIL)
- (T) EXISTING PARKING SPACE TO BE RE-STRIPPED (REFER TO PAGE 6300 AND C-5 FOR DETAILS)
- (U) PROPOSED PEDESTRIAN CROSSWALK (ACCESSIBLE ROUTES) (REFER TO PAGE C-5 FOR DETAILS)

SHOPPING CART CONTAINMENT NOTES

A SHOPPING CART CONTAINMENT SYSTEM WILL BE INSTALLED AS PART OF THIS PROJECT WITHIN THE WALMART LEASE BOUNDARY. SEE EXHIBIT BELOW

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- CART CORRAL
- WALMART LEASE LINE
- ASPHALT TO REMAIN
- ASPHALT TO BE MILLED AND RESURFACED (SEE SHEET 6300 FOR WALMART REAR AND C-03 THOMAS ENGINEERING FOR DETAILS)
- STANDARD DUTY CONCRETE (SEE SHEET 6300 FOR WALMART REAR AND C-03 THOMAS ENGINEERING FOR DETAILS)
- HEAVY DUTY CONCRETE (SEE SHEET 6300 FOR WALMART REAR AND C-03 THOMAS ENGINEERING FOR DETAILS)

GENERAL BUILDING DATA

TOTAL SHOPPING CENTER BUILDING AREA*	122,042 SF
WALMART BUILDING AREA	41,662 S F
ZONING CLASSIFICATION	CG (COMMERCIAL GENERAL)
EXISTING MAXIMUM BUILDING HEIGHT	31'-6"
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0" OR 4 STORIES
NUMBER OF FLOORS	1
POINTS OF ACCESS	7
BUILDING SETBACK: MIN. FRONT YARD	50'-0"
BUILDING SETBACK: MIN. REAR YARD (RESIDENTIAL)	30'-0"
BUILDING SETBACK: MIN. SIDE YARD (INTERIOR)	15'-0"
BUILDING SETBACK: MIN. SIDE YARD (CORNER)	25'-0"

TOTAL EXISTING PARKING RATIO

SHOPPING CENTER BUILDING AREA*	122,042 SF
SHOPPING CENTER PARKING *	610
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO	5.07 / 1000 SF

TOTAL PROPOSED PARKING RATIO

SHOPPING CENTER BUILDING AREA*	122,042 SF
SHOPPING CENTER PARKING	632
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO	5.18 / 1000 SF

* BUILDING SF AND PROVIDED PARKING IS BASED ON THE ORIGINAL COUNTY APPROVED SITE PLAN (ADMINISTRATION DATE 8/4/2006). BURGER KING BUILDING SF AND PARKING IS NOT TAKEN INTO ACCOUNT IN ANY CALCULATIONS SHOWN

WALMART EXISTING PARKING WITHIN LEASE AREA

BUILDING AREA	41,662 SF
TOTAL PARKING	177
ACCESSIBLE PARKING	6
CART CORRALS	0
REQUIRED RATIO	5.00 / 1000 SF
PARKING RATIO PROVIDED	4.25 / 1000 SF

WALMART PROPOSED PARKING WITHIN LEASE AREA

BUILDING AREA	41,662 SF
TOTAL PARKING	187
ACCESSIBLE PARKING	7
CART CORRALS	6
REQUIRED RATIO	5.00 / 1000 SF
PROVIDED RATIO ***	4.49 / 1000 SF

*** PARKING WITHIN SHOPPING CENTER IS SHARED. THE RATIO PROVIDED IS FOR REFERENCE PURPOSES ONLY. THE RATIO FOR THE OVERALL SHOPPING CENTER (5.18/1000 SF) AND OVER MINIMUM REQUIREMENTS PER CODE

GREEN SPACE REQUIREMENTS**

MIN. GREEN SPACE REQUIREMENT	20 SF PER PARKING STALL
EXISTING WALMART LEASE PARKING	177
EXISTING GREEN SPACE REQUIRED	3,540 SF
EXISTING GREEN SPACE PROVIDED	15,618 SF
PROPOSED WALMART LEASE PARKING	187
PROPOSED GREEN SPACE REQUIRED	3,740 SF
PROPOSED GREEN SPACE PROVIDED	14,788 SF

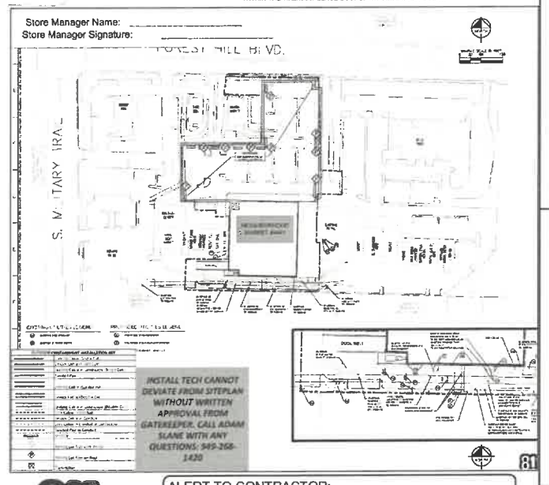
** GREEN SPACE AND OPEN SPACE REQUIREMENTS ARE ONLY FOR THE AREA WITHIN THE WALMART LEASE. NO MODIFICATIONS TO EXISTING LANDSCAPE OUTSIDE OF THE LEASE AREA WILL BE DONE

122,042 sqft → 610 parking required

Surplus of 6

Store Manager Name: _____

Store Manager Signature: _____



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS
2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

No.	REVISIONS	DATE

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
445 24th Street, Vero Beach, FL 32960
PHONE: 772-562-7981 FAX: 772-562-3689
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER: GREG D. WILFONG, P.E.
FLORIDA LICENSE NUMBER 63166
DATE: _____

SCALE: AS NOTED
DESIGNED BY: GRR
DRAWN BY: MVY
CHECKED BY: GW

OVERALL SITE PLAN

Walmart STORE #4441-00
PALM SPRINGS, FLORIDA
WAL-MART STORES EAST, LP
VILLAGE OF PALM SPRINGS FLORIDA

DATE: 3/12/2015
PROJECT NO. 147253702
SHEET NUMBER: 6220

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Yi Yang Sheet Set: PALM SPRINGS 4441 Layout: 6220 SITE PLAN March 17, 2015 12:07:06pm K:\VRB_LDEV\047253 - Wal-Mart\702 - Palm Springs Forest Hill and Military (Syma Tokowa)\CAD\PlanSheets\6220 - SITE PLAN 4441.dwg

Village of Palm Springs

Staff Report

AGENDA DATE: January 13, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Site Development Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) — Banyan Palm Beach (a.k.a. The Retreat) — 4020 Lake Worth Road

SUMMARY: Mr. Jeffrey C. Lynee, agent for the applicants, is requesting a Site Plan Amendment (SPR26-01) and Special Exception Use Amendment (PSSE26-01) to allow the increase of the number of approved beds from 65 to 88 and, concurrently, revise the type of clinical treatment provided from Substance Use Disorder treatment to Mental Health Care.

Note: The property received site plan approval and special exception use in 2013 for the construction of a 13,793 square foot office building, including a 65-bed congregate living drug rehab facility and 7 multifamily residential units within the same building as the congregate living facility.

The current special exception approval for the site is limited to 65 beds. That is based on the County's regulations in place at the time of the initial development approval, which appear to have mirrored the Village's regulations at that time for a CLF / Cluster Development. Under the site's current land use and zoning designation, there is no applicable density to determine a maximum bed count. Utilizing the original regulations, which are the basis for the current approval, an increase in the current approved number of beds is based on the following density guidelines:

Density: the maximum number of resident beds shall be 21 /acre in the standard Residential Multiple-Family (RM) land development district and 28 /acre in a Planned Unit Development (PUD). Such figures are based on 2.6 persons per household and 8 dwelling units/acres in an RM district and 11 dwelling units/acre in a PUD.

The original calculation was 2.34 acres x 28 = 65 gross.

Since the site is now 3.17 acres, the allowable density based on those original guidelines appears to be limited to 88 gross (3.17 x 28 = 88 gross)

The applicants seek to amend the previously approved site plan and special exception use to increase the number of beds from 65 to 88; and revise the type of clinical treatment provided from Substance Use Disorder treatment, licensed by the Department of Children and Families (DCF), to Mental Health care, licensed by the Agency of Health Care Administration (AHCA). The applicants are not proposing any exterior changes to the existing buildings A, B, or C, nor any increase in the overall square footage of the buildings. All existing architectural features and site improvements will remain in their current constructed state.

The scope of the amendment is limited to interior modifications within Building B, specifically on the

second floor, to accommodate an increase of twenty-two (22) additional beds within existing bedroom spaces. These changes are confined to the building's interior and do not impact the overall footprint, massing, or external appearance of the structure. There is no distinction amongst the client population to be treated, but for their primary diagnosis.

The purpose of the requested amendment is to meet the ongoing increasing demand within the primary mental health space since the COVID pandemic. No addiction treatment services are expected to be provided on the property. However, persons with co-occurring disorders of both Substance Use Disorder and Mental Health may be treated on-site on a case-by-case basis.

Hours of operation for this facility are 24/7; staff are on-site 24 hours a day, with clinicians present during the day working 8-hour shifts per day. The staff-to-resident ratio for clinicians is 1:10, and overall staff during waking hours is 1:15.

The Planning, Zoning & Building Staff does not object to the proposed amendments and recommends conditional approval.

FISCAL IMPACT:

The proposed request is not expected to provide a direct fiscal impact on the village. However, if approved, it would require various village services that would result in increased expenditures to the village.

ATTACHMENTS:

1. STAFF REPORT
2. Site Plan, Landscape Plans, Floor Plans and Documents
3. Justification Statement
4. Aerial and Location Maps

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Plan Amendment and Special Exception Use Amendment – Bayan Palm Beach (a.k.a The Retreat) - 4020 Lake Worth Road

Application Summary			
Applicant	BCP Florida Holdings, LLC – owner Boca RI, LLC dba Bayan Palm Beach – tenant	**Submittal Date**	11/24/2025
Reference Name	Banyan Palm Beach	**Case Number**	**SPR26-01, PSSE26-01**
		PCN	70-42-44-25-00-000-1010
Location	4020 Lake Worth Road	**Site Area**	±3.17 acres
P&Z B Meeting	January 13th, 2026	**Council Meeting**	February 12th, 2026

Requests	
Proposed Use(s)	Site Plan Amendment and Special Exception Use Amendment to increase the number of approved beds from 65 to 88 beds and, concurrently, revise the type of clinical treatment provided from substance use disorder to Mental Health Care. The overall square footage of the buildings will not increase.
Number of Buildings	Building A two-story Medical Office (total of 13,280 s.f.) Building B three-story CLF type III 88 Beds (total of 39,793 s.f.) Building C two-story Ancillary Use Gym (total of 8,800 s.f.)

Parking			
Code	**Required & Approved**	**Provided**	**Meets Requirement**
Total Parking	**Total of 89 parking needed** **Proposed - CLF** (1/4 residents @ 88 Beds + 1/employee @ 50 employees) = 72 parking required **Approved - Office** (1/200sf @ 3,301 SF) = 17 parking	102 spaces	Yes

Site Characteristics			
Existing Use	CLF Type III (DCF)	**Proposed Use**	CLF Type III (AHCA)
Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Postal Service Facility and a mix of office and retail uses	Commercial	Commercial General (CG)
South	Canal	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Salvation Army	Commercial	Commercial General (CG)
West	Residential & Commercial	Unknown Unincorporated PBC	Unknown Unincorporated PBC

Recommendation
Planning, Zoning and Building Staff recommend conditional approval of the site plan amendment and special exception use amendment, as depicted on the proposed site plan, based on consistency with the previously approved site development plan under Resolution No.2023-49.

I Site History

- Resolution 2013-45: Annexation
  The property was voluntarily annexed into the Village of Palm Springs on September 12, 2013 and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation there was an annexation agreement to develop the property as an adult congregate living facility with medical/professional offices (CFL).

- Resolution 2013-49: Site Plan and Special Exception Use
  On October 10, 2013, the Village Council approved a Site Plan for the construction of a two-story 13,280 square foot medical/professional office building and a three-story 39,793 square foot CFL Type III Drug & Rehab Facility to include 65 beds on the first and second floor and 7 multi-family housing units on the third floor.

- Resolution 2015-23: Site Plan Amendment.
  On April 9, 2015, the Village Council approved a Site Plan Amendment for the previously approved planned development project known as The Retreat, to add .81 acres of land, located at 4140 Lake Worth Road, for the construction of an 8,800-gymnasium building, a swimming pool adjacent to the residential building, and related improvements.

II Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Commercial and Commercial General (CG), respectively. The Village authorized the development of the property in 2013 as a cluster development which was authorized under the CG zoning classification at that time.

  The Village authorized the existing use as CLF Type III inpatient substance abuse treatment facility via Annexation Agreement (in accordance with the site plan approved by Palm Beach County with conditions and restrictions). The current use and current development of the property are subject to the following approvals:

  - Resolution 2013-45, approving the Annexation Agreement.
  - Resolution No. 2013-49, approving a site plan and special exception uses at the property.
  - Restrictive Covenant, recorded on October 15, 2013 at Book 26387, Page 0258 of the Official Records in and for Palm Beach County, Florida.
  - Resolution No. 2015-23, approving a site plan amendment.

  The current special exception approval for the site is limited to 65 beds. That is based on the County's regulations in place at the time of the initial development approval, which appear to have mirrored the Village's regulations at that time for CLF / Cluster Development.

  Under the site's current land use and zoning designation, there is no applicable density to determine a maximum bed count. Utilizing the original regulations which are the basis for the current approval, an increase in the current approved number of beds is based on the following density guidelines:

  Density: the maximum number of resident beds shall be 21 /acre in the standard Residential Multiple-Family (RM) land development district and 28 /acre in a Planned Unit Development (PUD). Such figures are based on 2.6 persons per household and 8 dwelling units/acres in an RM district and 11 dwelling units/acre in a PUD.

  The original calculation was 2.34 acres x 28 = 65 gross.

  Since the site is now 3.17 acres, the allowable density based on those original guidelines appears to be limited to 88 gross (3.17 x 28 = 88 gross)

III Approved Waivers under Resolution No.2015-23

- 20' front yard setback in lieu of the 25' minimum front setback required along Lake Worth Road.

IV Neighborhood Compatibility

1) The proposed project is located on the south side of Lake Worth Road between Kirk Rd and Cooley Court.
2) Surrounding properties are commonly zoned General Commercial except for the unincorporated parcels West and South of the project, which are residential.
3) A mix of different commercial uses exist along the Lake Worth Road corridor.
4) The property is located within the Lake Worth CRA District.

V Regulatory Issues

- The site plan conforms to the property development standards of cluster development which was authorized under the Commercial General zoning classification at that time (2013).
    1) Proposed project plan generally meets required site development regulations.
    2) The proposed project is going to be licensed by the Florida Agency for Health Care Administration (AHCA).
    3) Permits from all applicable permitting agencies shall be obtained including but not limited to Department of Health, Village of Palm Springs and PBC Fire Rescue Department.

VI Environmental Issues

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

VII Community Outreach/ Notification

- The subject property was posted on December 18, 2025.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on December 18, 2025.
- Legal advertisement was published in the paper on December 17, 2025.
- Staff have not received any inquiries or comments as a result of the notices.

VIII Proposed Development Plan Details

The petitioner's development plans dated received on November 24, 2025, depicts the following:

- Application for Site Plan Amendment and Special Exception Use Amendment to increase the number of approved treatments beds from 65 to 87 beds of associated commercial business designated to serve the residents of the CLF type III (ACHA).
    1. Site Plan received November 24, 2025, revised and resubmitted on December 15, 2025.
    2. Landscape plans were received on November 24, 2025.
    3. Photometric Plan was received on November 24, 2025.
    4. Floor plans
    5. Security Management Plan
    6. Boundary survey dated March 3, 2025, was received on November 24, 2025.
    7. Justification statement of proposed use.
    8. Traffic statement.

IX Recommendation

The applicants are requesting a Site Plan Amendment and Special Exception Use Amendment to increase the number of beds from 65 to 88; and revise the type of clinical treatment provided from Substance Use Disorder treatment, licensed by the Department of Children and Families (DCF) to Mental Health care, licensed by the Agency of Health Care Administration (AHCA). The applicants are not proposing any exterior changes to the existing buildings A, B, or C, nor any increase in the overall square

footage of the buildings. All existing architectural features and site improvements will remain as currently constructed.

The scope of the amendment is limited to interior modifications within Building B, specifically on the second floor, to accommodate an increase of twenty-two (22) additional beds within existing bedroom spaces. These changes are confined to the building's interior and do not impact on the overall footprint, massing, or external appearance of the structure. There is no distinction amongst the client population to be treated but for their primary diagnosis.

The proposed amendment is generally consistent with the Land Development and zoning regulation and all other portions of the code. The proposed use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems and will not have a detrimental visual impact on Lake Worth Road corridor.

Planning, Zoning and Building Staff recommend conditional approval of the Site Plan Amendment and Special Exception Use Amendment, subject to the following thirty (30) conditions, which include conditions of the previous approval:

1. The site plan approval is valid for 24 months of Village Council approval.
2. The special exception use shall be implemented within 18 months of Village Council approval.
3. The CLF shall be limited to 88 beds.
4. Expansion of the use/occupancy will necessitate apply to change the Future Land Use designation and Re-zoning to Mixed Use respectively. Subsequent review and approval shall include an analysis of additional impacts on public facilities and services.
5. The use of the gym should be limited to the residents and not open to the public.
6. The security plan, once approved, will need to be recorded as a restrictive covenant and a recorded copy shall be provided to the Village **prior to the issuance of the business license**.
7. These clients/patients would be brought to the property via high occupancy vehicle/transport van from Banyan's sober living recovery residences in Palm Beach County, rather than driving their own vehicles, causing a reduction in parking demand required.
8. No individual patient parking at the Property shall be authorized.
9. Any non-permitted structure or accessory building including but not limited to the 2-pvc sheds and a metal frame storage shall be removed from the property **prior to the issuance** of the business licenses.
10. The "potential future expansion" on the 2nd and 3rd floors of Building B, will require subsequent review and approval by the Village.
11. The applicant/operator of the CLF shall prohibit tenants/residents from parking personal vehicles at the facility, or the plans shall be revised to provide additional parking. Parking reduction methods shall be utilized, which might include the use of shuttle vans, staggering of providers/guest visits, carpooling of employees or other effective means of limiting the number of vehicles parked at the facility.
12. The issuance of the local business license shall only occur after inspections are completed by the Village Planning, Zoning, and Building Department. Inspections include but not limited to landscape and site lightning.
13. The photometric plan shall be submitted for review and approval to the Village Planning, Zoning, and Building Department and a site lighting must be certified by an engineer prior to the issuance of the business license.

14. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
15. Delivery hours shall not commence prior to 8:00am or continue later than 9:00pm.
16. Additional security measures, based on the number of complaints or calls for service for incidents at the premises (which exceeds one (1) per week), as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include, but are not limited to, increased on-site security at the operator's sole expense and reimbursing the Village for transportation services if more than (1 per week) not to exceed twice the private rate paid by the facility for private transport by AMR or other ambulance services.
17. No wall signs are proposed as part of this application. Any future proposed sign (s) shall be in accordance with the Village wall signs regulations.
18. Only internal, directional signage is permissible on the gymnasium parcel, unless otherwise approved for project identification signage as part of a master sign plan.
19. No local business license shall be issued by the Village unless a license has first been obtained from the state and any other permitting agency required.
20. Palm Beach County “Digital Inclusion infrastructure” (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to Certificate of Occupancy, and property owner shall voluntarily serve as a program partner easement/ agreement, electric) through the life of the program.
21. Mechanical equipment and above-ground infrastructure shall be screened from view.
22. Permits from all applicable permitting agencies, including but not limited to PBC Department of Health and Palm Beach County Fire Rescue Department shall be provided to the Village at time of permitting.
23. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.).
24. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
25. All new electrics shall be underground.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
27. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Land Development Director.
28. The General Contractor shall be on site during any and all renovation activity in accordance with FS 489.1195.
29. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
30. The dumpster provider for the construction dumpster shall be Waste Pro USA who is under franchise Agreement with the Village. No drains to sanitary sewer are permitted in the dumpster pad.

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2GHO
LANDSCAPE ARCHITECTURE & PLANNING

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Banyan Palm Beach
(F.K.A. The Retreat)
Village of Palm Springs, Florida

Site Data

APPLICATION NAME	BANYAN PALM BEACH (F.K.A. THE RETREAT)
APPLICATION NUMBER	T.B.D.
LAND USE DESIGNATION	COMMERCIAL
ZONING DISTRICT	CG
PROPERTY CONTROL NUMBER	70-42-44-25-00-000-1010
EXISTING USES	CONGREGATE LIVING FACILITY TYPE III, MEDICAL & PROFESSIONAL OFFICES, RETAIL
PROPOSED USES	CONGREGATE LIVING FACILITY TYPE III, MEDICAL & PROFESSIONAL OFFICES
GROSS SITE AREA	3.17 ACRES (137,895.28 S.F.)
BUILDING LOT COVERAGE MAX	N/A
BUILDING G.F.A. COVERAGE MAX	50% (68,947.64)
EXISTING	±32,222 S.F. (23.3%)
	EXISTING: PROPOSED:
TOTAL GROSS FLOOR AREA (GFA)	61,873 S.F. N/A

CONCURRENCY APPROVAL

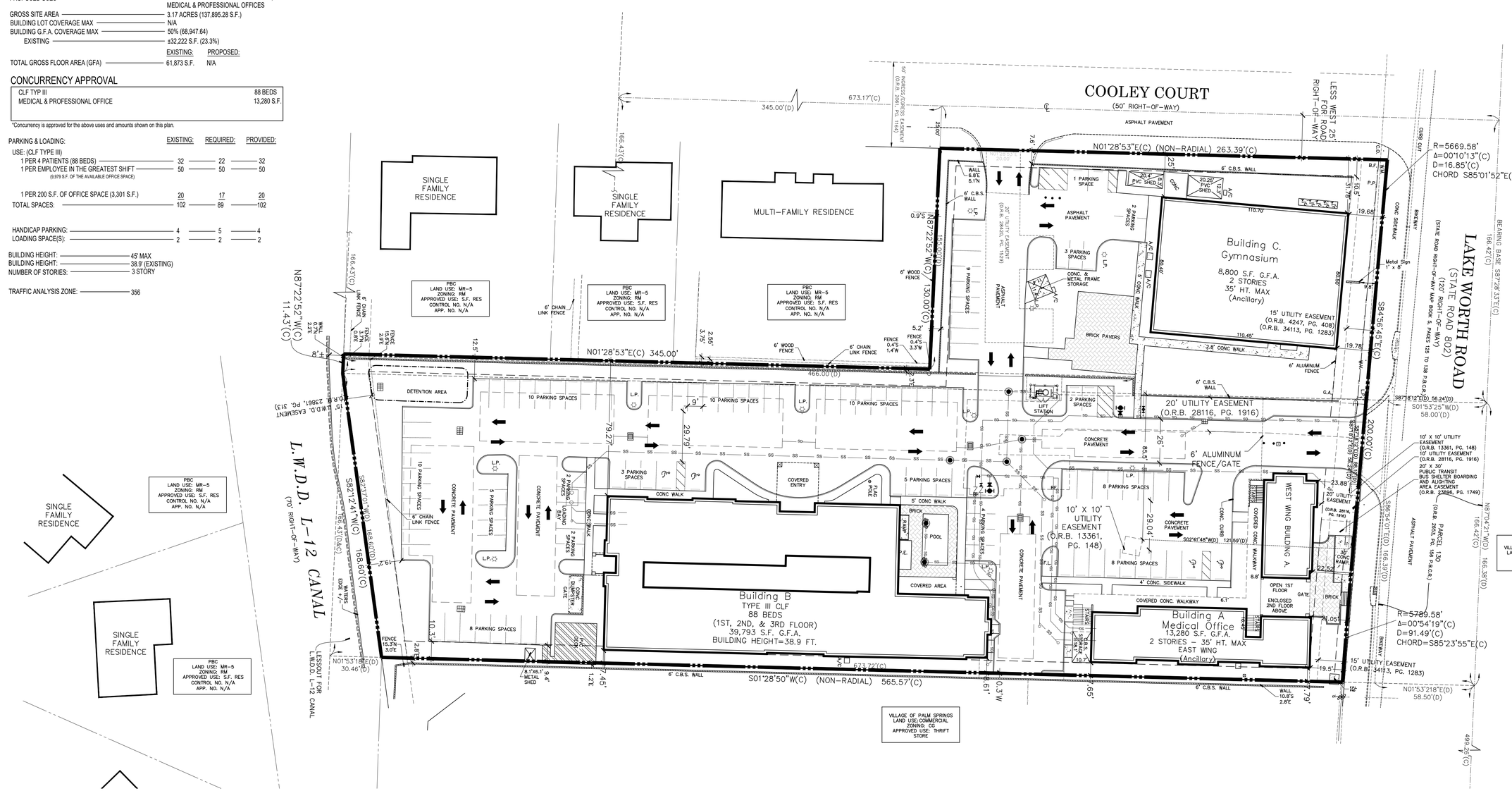
CLF TYP III	88 BEDS
MEDICAL & PROFESSIONAL OFFICE	13,280 S.F.

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

PARKING & LOADING:	EXISTING:	REQUIRED:	PROVIDED:
USE: (CLF TYPE III)			
1 PER 4 PATIENTS (88 BEDS)	32	22	32
1 PER EMPLOYEE IN THE GREATEST SHIFT (9,979 S.F. OF THE AVAILABLE OFFICE SPACE)	50	50	50
1 PER 200 S.F. OF OFFICE SPACE (3,301 S.F.)	20	17	20
TOTAL SPACES:	102	89	102
HANDICAP PARKING:	4	5	4
LOADING SPACE(S):	2	2	2

BUILDING HEIGHT: 45' MAX.
BUILDING HEIGHT: 38.9' (EXISTING)
NUMBER OF STORIES: 3 STORY

TRAFFIC ANALYSIS ZONE: 356



Location Map

Designed: DSS
Drawn: DSS/MBH
Approved: GGG/EMO/MTH
Date: 08/27/25
Job no. 25-0603
Revisions: 10/30/25
11/10/25
12/15/2025

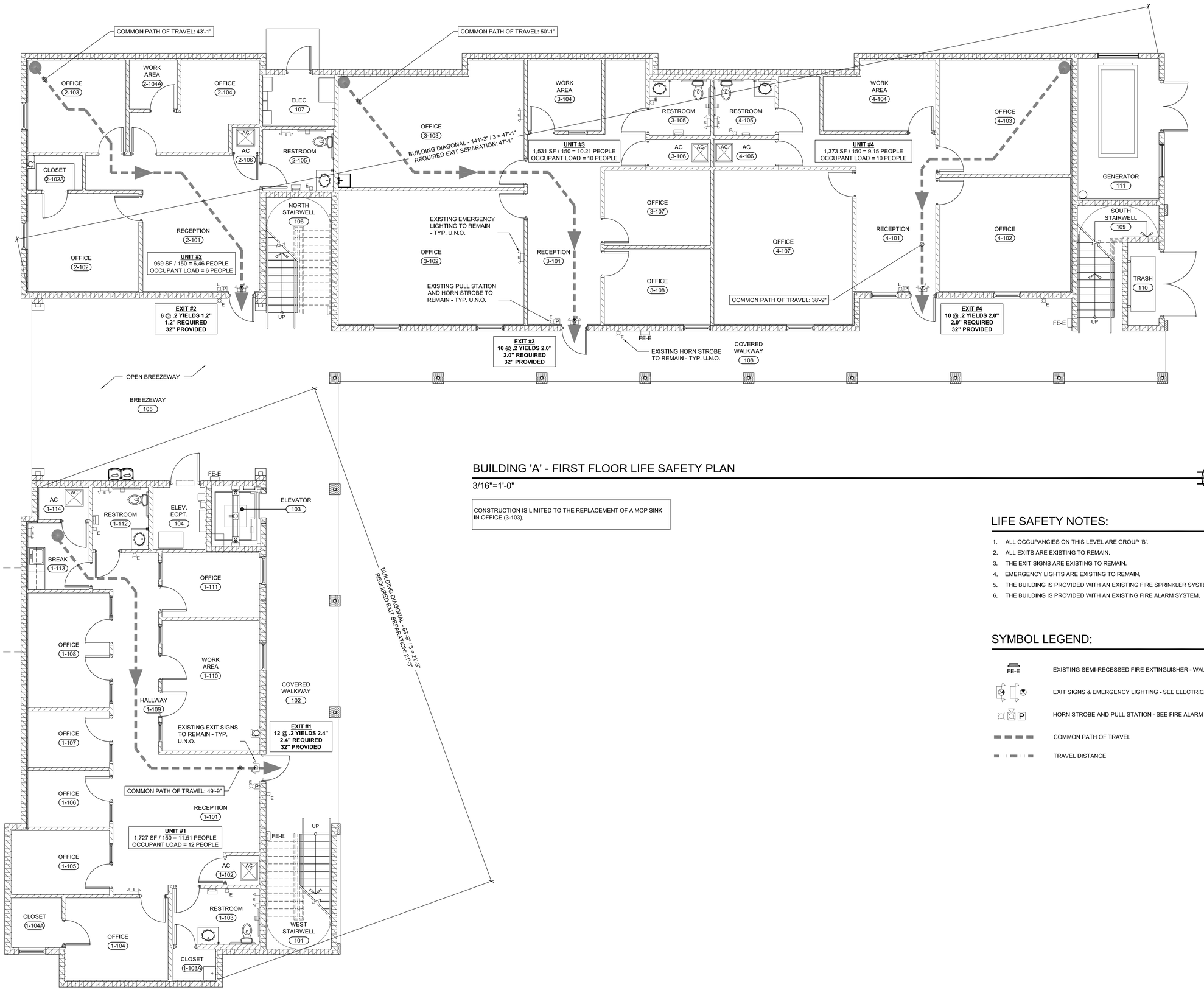
Seal

LA 0000530

Sheet Title:
Final Site Plan

Scale: 1" = 30'

Sheet No.
FSP-1
00-0000



BUILDING 'A' - FIRST FLOOR LIFE SAFETY PLAN

3/16"=1'-0"

CONSTRUCTION IS LIMITED TO THE REPLACEMENT OF A MOP SINK IN OFFICE (3-103).

LIFE SAFETY NOTES:

1. ALL OCCUPANCIES ON THIS LEVEL ARE GROUP 'B'.
2. ALL EXITS ARE EXISTING TO REMAIN.
3. THE EXIT SIGNS ARE EXISTING TO REMAIN.
4. EMERGENCY LIGHTS ARE EXISTING TO REMAIN.
5. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE SPRINKLER SYSTEM.
6. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE ALARM SYSTEM.

SYMBOL LEGEND:

- FE-E — EXISTING SEMI-RECESSED FIRE EXTINGUISHER - WALL MOUNTED
- EXIT SIGNS & EMERGENCY LIGHTING - SEE ELECTRICAL
- P — HORN STROBE AND PULL STATION - SEE FIRE ALARM
- COMMON PATH OF TRAVEL
- TRAVEL DISTANCE

anderson architecture, inc.
399 CAMINO GARDENS BLVD.,
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

eric anderson

A Renovation for:
Banyan Treatment Center
Building 'A'
4020 Lake Worth Road
Lake Worth, Florida

revision:

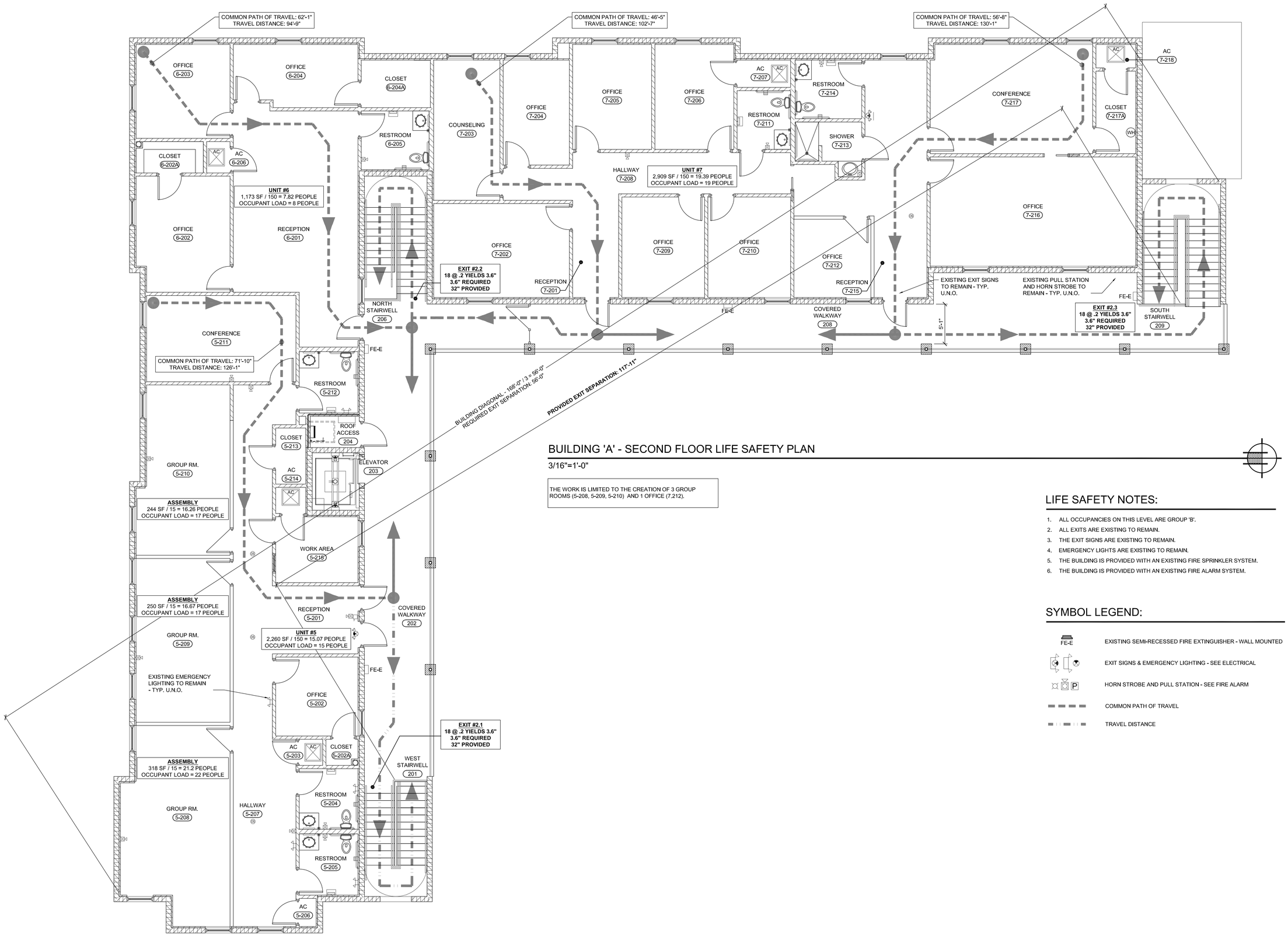
date:

commission: 25.026
principal: ERIC ANDERSON
project manager: MTO
file name: 5026-A-101-LS
date: 10.24.2025
title: BUILDING 'A' FIRST FLOOR LIFE SAFETY PLAN

101

of: 6 A

AA C001997



BUILDING 'A' - SECOND FLOOR LIFE SAFETY PLAN

3/16"=1'-0"

THE WORK IS LIMITED TO THE CREATION OF 3 GROUP ROOMS (5-208, 5-209, 5-210) AND 1 OFFICE (7.212).

LIFE SAFETY NOTES:

1. ALL OCCUPANCIES ON THIS LEVEL ARE GROUP 'B'.
2. ALL EXITS ARE EXISTING TO REMAIN.
3. THE EXIT SIGNS ARE EXISTING TO REMAIN.
4. EMERGENCY LIGHTS ARE EXISTING TO REMAIN.
5. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE SPRINKLER SYSTEM.
6. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE ALARM SYSTEM.

SYMBOL LEGEND:

- FE-E — EXISTING SEMI-RECESSED FIRE EXTINGUISHER - WALL MOUNTED
- EXIT SIGNS & EMERGENCY LIGHTING - SEE ELECTRICAL
- P — HORN STROBE AND PULL STATION - SEE FIRE ALARM
- COMMON PATH OF TRAVEL
- TRAVEL DISTANCE

anderson
architecture, inc.
399 CAMINO GARDENS BLVD.,
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BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

eric anderson

A Renovation for:
Banyan Treatment Center
Building 'A'

4020 Lake Worth Road
Lake Worth, Florida

revision:

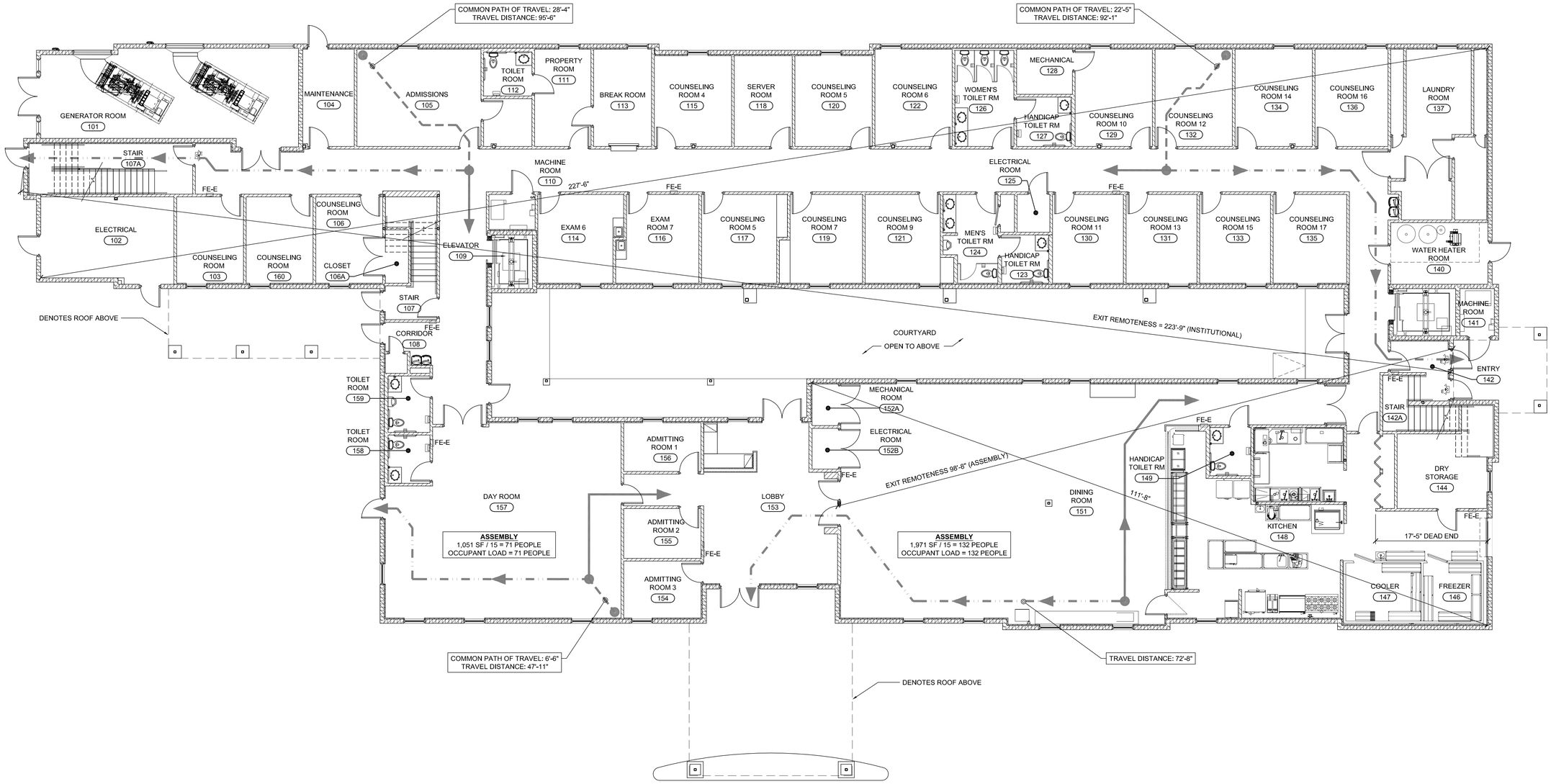
date:

commission: 25.026
principal: ERIC ANDERSON
project manager: MTO
file name: 5026-A-102-LS
date: 10.24.2025
title: BUILDING 'A' SECOND FLOOR LIFE SAFETY PLAN

102

of: 6 A

AA C001997



BUILDING 'B' - FIRST FLOOR LIFE SAFETY PLAN

1/8"=1'-0"

CONSTRUCTION ON THE FIRST FLOOR IS LIMITED TO THE REPAIR OF THE OVERHEAD DOOR AT KITCHEN (148) AND MISCELLANEOUS FINISHES - NO NEW "CONSTRUCTION".

LIFE SAFETY NOTES:

1. THE OCCUPANCY TYPE ON THIS LEVEL VARIES - SEE 1ST FLOOR OCCUPANCY PLAN.
2. ALL EXITS ARE EXISTING TO REMAIN.
3. THE EXIT SIGNS ARE EXISTING TO REMAIN.
4. EMERGENCY LIGHTS ARE EXISTING TO REMAIN.
5. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE SPRINKLER SYSTEM.
6. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE ALARM SYSTEM.

SYMBOL LEGEND:

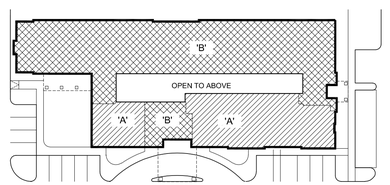
FE-E — EXISTING SEMI-RECESSED FIRE EXTINGUISHER - WALL MOUNTED

EXIT SIGNS & EMERGENCY LIGHTING - SEE ELECTRICAL

P — HORN STROBE AND PULL STATION - SEE FIRE ALARM

COMMON PATH OF TRAVEL

TRAVEL DISTANCE



GROUP 'A' - ASSEMBLY GROUP 'B' - BUSINESS

1ST FLOOR OCCUPANCY PLAN

NOT TO SCALE

anderson architecture, inc.
399 CAMINO GARDENS BLVD., SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA · ERIC ANDERSON · REGISTERED ARCHITECT · AR0010628

eric anderson

A Renovation for:
Banyan Treatment Center
Building 'B'
4020 Lake Worth Road
Lake Worth, Florida

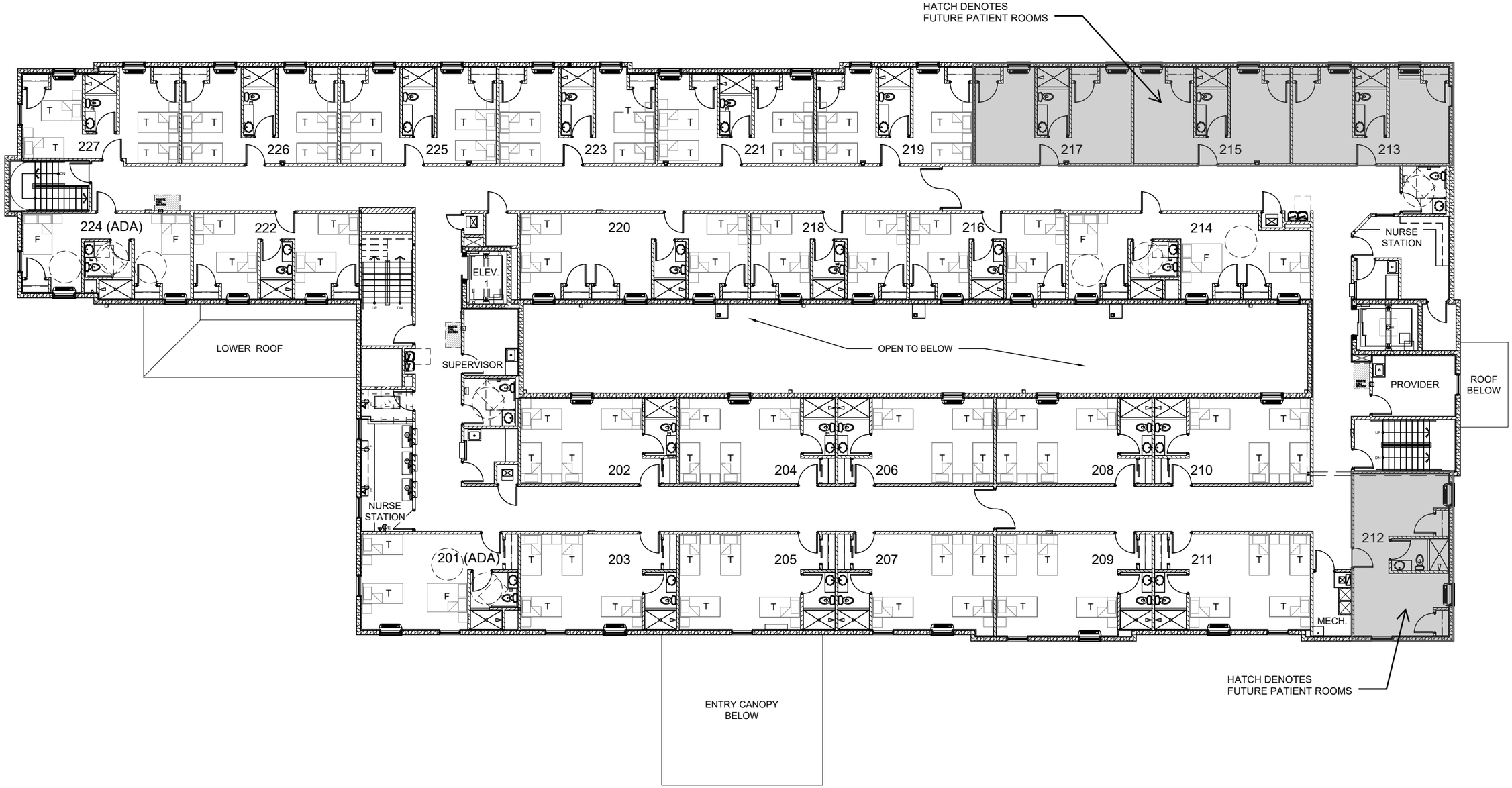
revision:
date:

commission: 25.026
principal: ERIC ANDERSON
project manager: MTO
file name: 5026-A-101-LS
date: 10.24.2025
title: BUILDING 'B' FIRST FLOOR LIFE SAFETY PLAN

101

of: 8 A

AA C001997



Scale: 1/16" = 1'-0"

BANYAN TREATMENT CENTER - PROPOSED BED PLAN (88 BEDS - INCLUDES 5 ADA)
BUILDING B, SECOND FLOOR

4020 Lake Worth Road, Village of Palm Springs FL

25-026

12-17-2025

N

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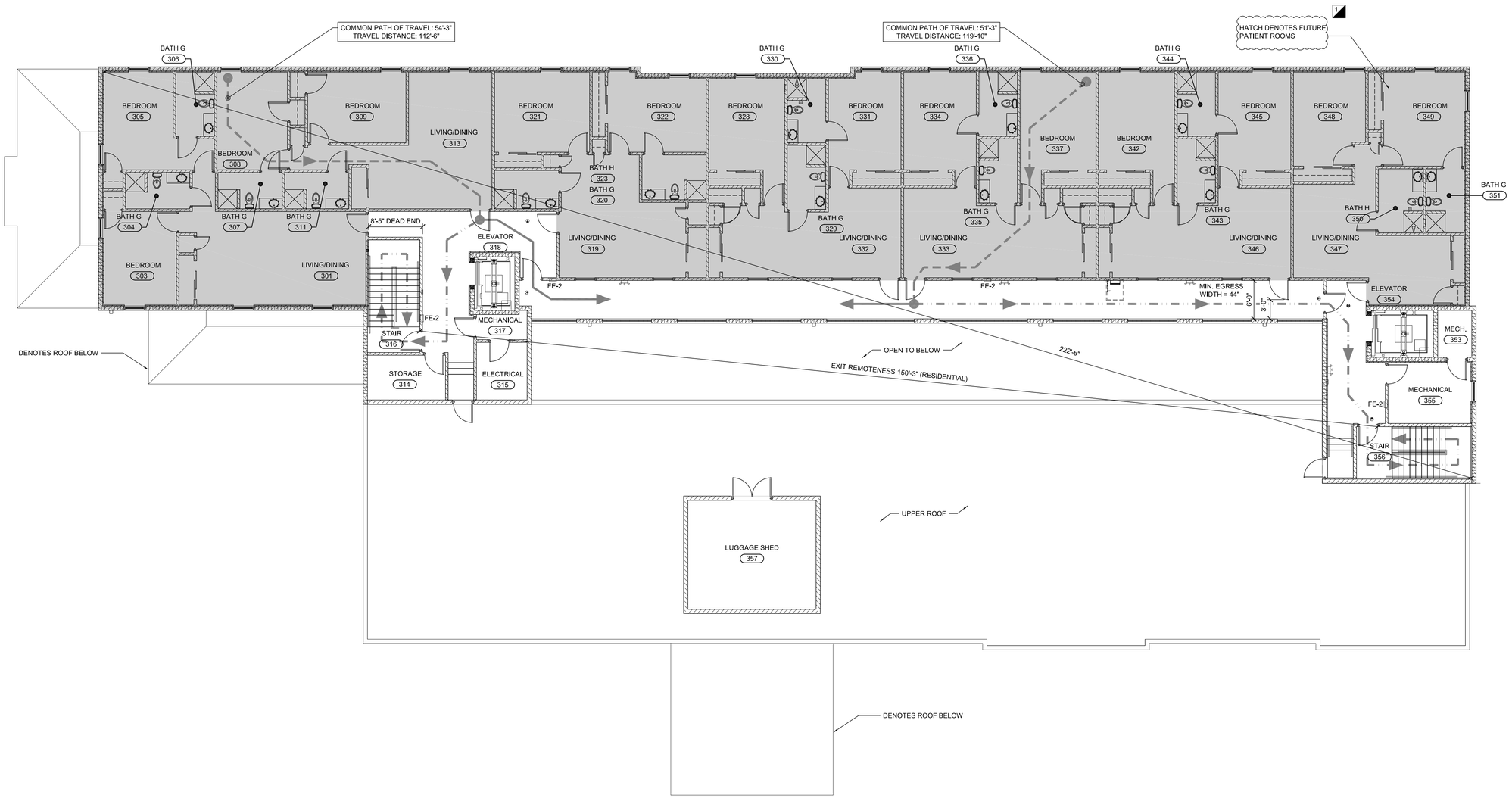
architecture, inc.
AA C001997



BUILDING 'B' - THIRD FLOOR LIFE SAFETY PLAN

1/8"=1'-0"

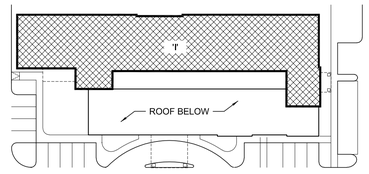
NO CONSTRUCTION AT THIS LEVEL.

SYMBOL LEGEND:

FE-E	EXISTING SEMI-RECESSED FIRE EXTINGUISHER - WALL MOUNTED
	EXIT SIGNS & EMERGENCY LIGHTING - SEE ELECTRICAL
P	HORN STROBE AND PULL STATION - SEE FIRE ALARM
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE

LIFE SAFETY NOTES:

1. OCCUPANCIES TYPE ON THIS LEVEL IS INSTITUTIONAL 'I'.
2. ALL EXITS ARE EXISTING TO REMAIN.
3. THE EXIT SIGNS ARE EXISTING TO REMAIN.
4. EMERGENCY LIGHTS ARE EXISTING TO REMAIN.
5. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE SPRINKLER SYSTEM.
6. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE ALARM SYSTEM.



3RD FLOOR OCCUPANCY PLAN

NOT TO SCALE

anderson
architecture, inc.
399 CAMINO GARDENS BLVD.,
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:

STATE OF FLORIDA
ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT

eric anderson

A Renovation for:
Banyan Treatment Center
Building 'B'
4020 Lake Worth Road
Lake Worth, Florida

revision:	date
OWNER REQUESTED REVISIONS	12.17.2025

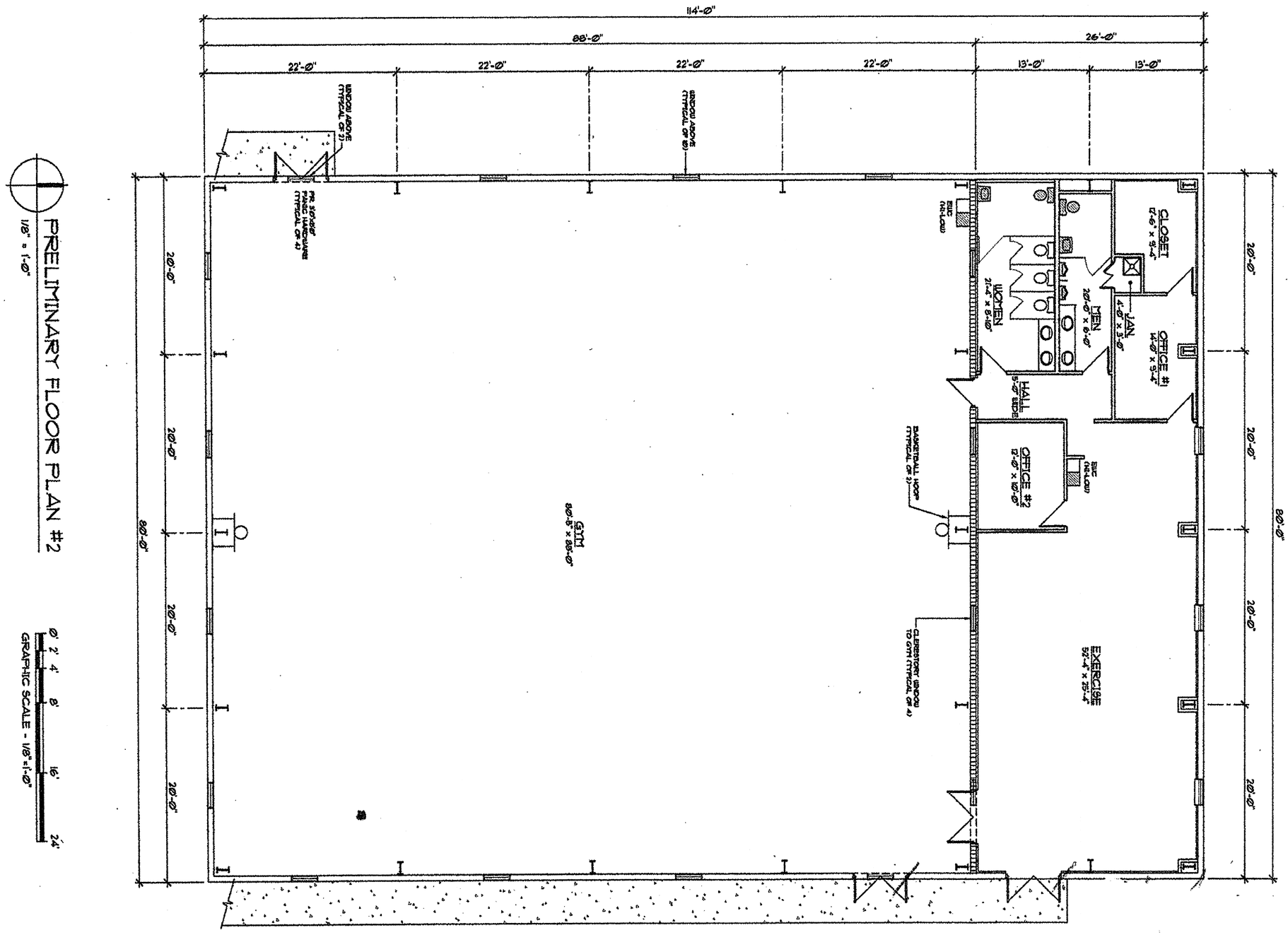
commission: 25,026
principal: ERIC ANDERSON
project manager: MTO

file name: 5026-A-103-LS
date: 10.24.2025
title: BUILDING 'B' THIRD FLOOR LIFE SAFETY PLAN

103

of: 8 | A

AA C001997



PRELIMINARY FLOOR PLAN #2

1/8" = 1'-0"

MARCH 18, 2015

NEW ATHLETIC BUILDING

THE RETREAT

4140 LAKE WORTH ROAD
PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

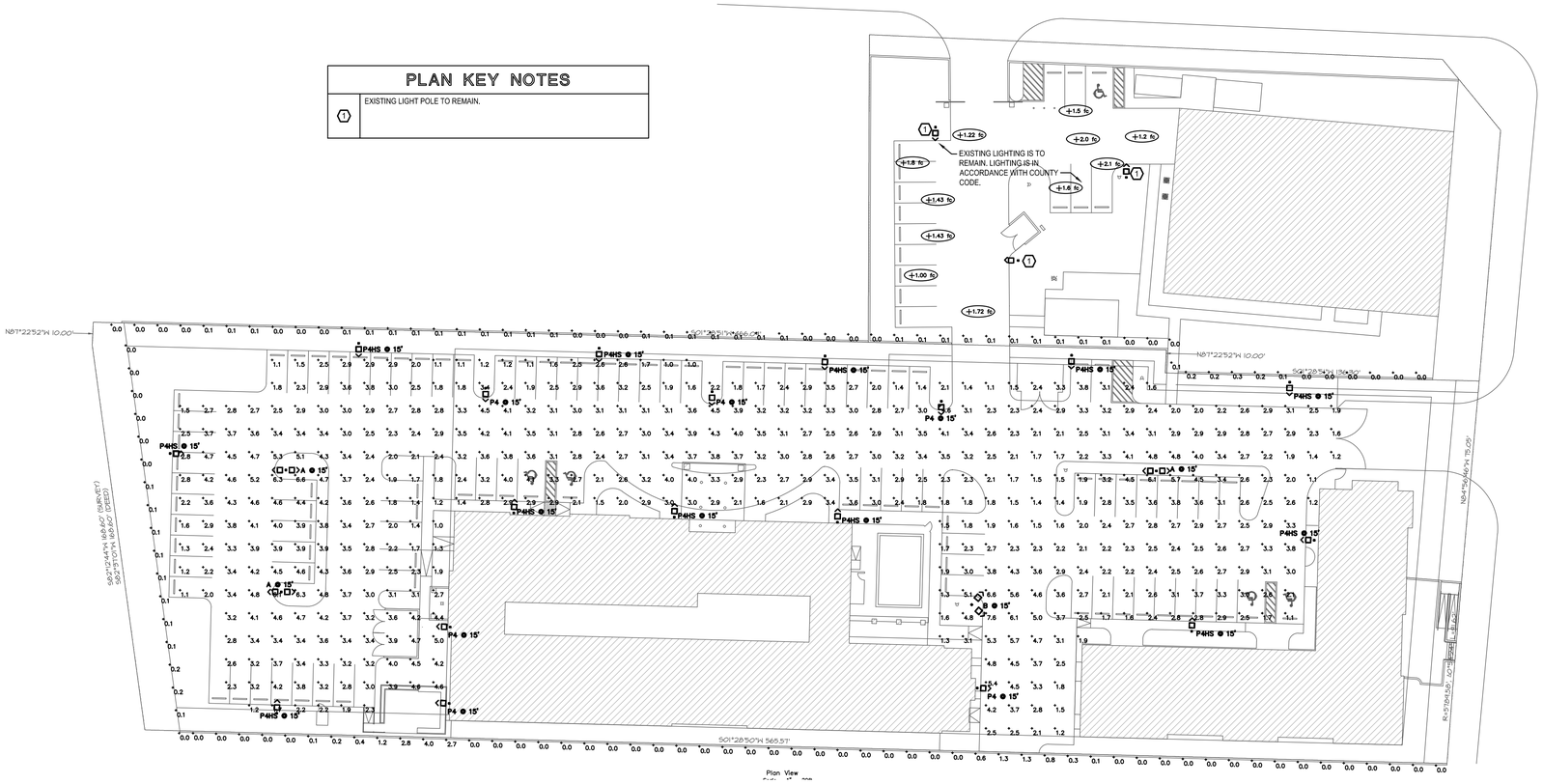
KUOPPALA & ASSOCIATES, P.A.
ROBERT E. KUOPPALA ARCHITECTS
FLORIDA ARCHITECT #9481 LICENSE #AAC-001658
925 SOUTH MILITARY TRAIL, SUITE D-1 (561) 682-1909-OFF.
WEST PALM BEACH, FLORIDA 33415 (561) 682-1975-FAX.

DRAWN	CHECKED	DATE	SCALE	CONTRACT NO.	SHEET	OF SHEETS
GUT	REK	MARCH 18, 2015	AS NOTED	15-13	1	3

REVISIONS	BY

PLAN KEY NOTES

1	EXISTING LIGHT POLE TO REMAIN.



OVERALL SITE PLAN

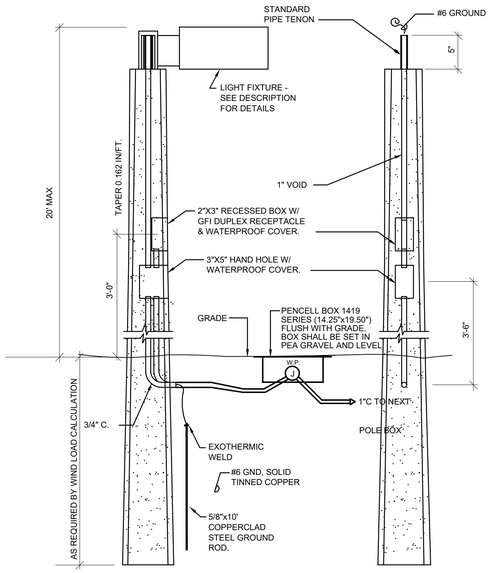
SCALE: 30'=1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PROPERTY LINE	+	0.3 fc	4.0 fc	0.0 fc	N/A	N/A
PARKING	+	3.0 fc	7.6 fc	1.0 fc	7.6:1	3.0:1
SOUTH PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
WESTG PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

LEGEND:	
+XX fc	DENOTES: RECORDED VALUE TAKEN BY ENGINEER AT TIME OF SITE VISIT

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Number Lamps
	P3	0	DSX1 LED P2 40K 80CRI T3M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Medium	8958	0.95	67.79	1
	P4	6	DSX1 LED P2 40K 80CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	9092	0.95	67.79	1
	P4HS	12	DSX1 LED P1 40K 80CRI BLC4	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	5235	0.95	50.9	1
	A	3	DSX1 LED P2 40K 80CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	9092	0.95	135.58	1
	B	1	DSX1 LED P2 40K 80CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	9092	0.95	135.58	1
			DSX1 LED P2 40K 80CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	9092	0.95	67.79	1
			DSX1 LED P2 40K 80CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	9092	0.95	67.79	1



NOTE:
POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEET THE FOLLOWING FBC WIND LOAD CRITERIA:

Vult = 215 MPH (3 SECOND GUST)
Vasd = 170 MPH (3 SECOND GUST)

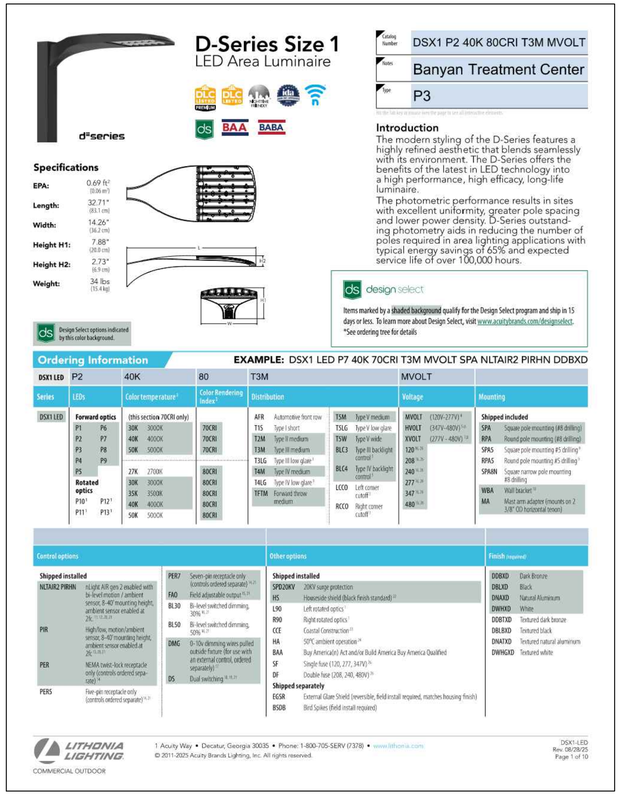
POLE SUPPLIER SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A FLORIDA STATE REGISTERED ENGINEER.

POLE LOCATION: SET BACK CENTER-LINE OF POLE SHALL BE 42 INCHES FROM THE CENTER-LINE OF PARKING STANDARD WHERE POSSIBLE. LOCATION OF ALL POLES MUST BE COORDINATED WITH ALL TRADES TO INSURE NO INTERFERENCES.

THE PHOTOMETRICS SHOWN ARE BASED ON LIGHT FIXTURES INDICATED ON THE LUMINAIRE SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIXTURES INDICATED. IF THE CONTRACTOR SUBSTITUTES FIXTURES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POINT-BY-POINT CALCULATIONS FOR THE FIXTURES BEING SUBMITTED FOR APPROVAL.

FIXTURE A CONCRETE DIRECT BURIAL POLE DETAIL

N.T.S.



anderson architecture, inc.
399 CAMINO GARDENS BLVD., SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:
TYEC HVAC PLUMBING ELECTRICAL
THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS, LLC
WWW.TECFLA.COM
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODE.
CERTIFICATE of AUTHORIZATION NO. 33686
902 CLINT MOORE RD, # 142
BOCA RATON, FL 33487
E-MAIL: TEC@TECFLA.COM
TEL: 561-274-0200
FAX: 561-274-0222

seal:
ANDREW J. YOUNGROSS LICENSE NO. 5056 STATE OF FLORIDA PROFESSIONAL ENGINEER

A Renovation for:
Banyan Treatment Center
Site Lighting
4020 Lake Worth Road
Lake Worth, Florida

revision:	date:
.	.

commission: 25179/25-026
principal: AA/AJY
designer: MI
TYEC JOB #: 25179
date: 11/24/2025
title: PHOTOMETRIC - SITE PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW J. YOUNGROSS ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

ES-1.0

of: 1 E

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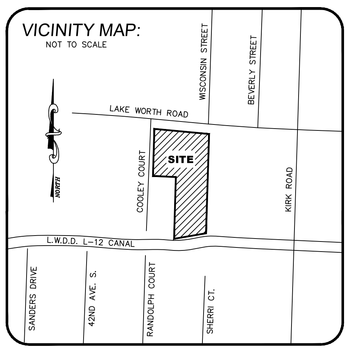
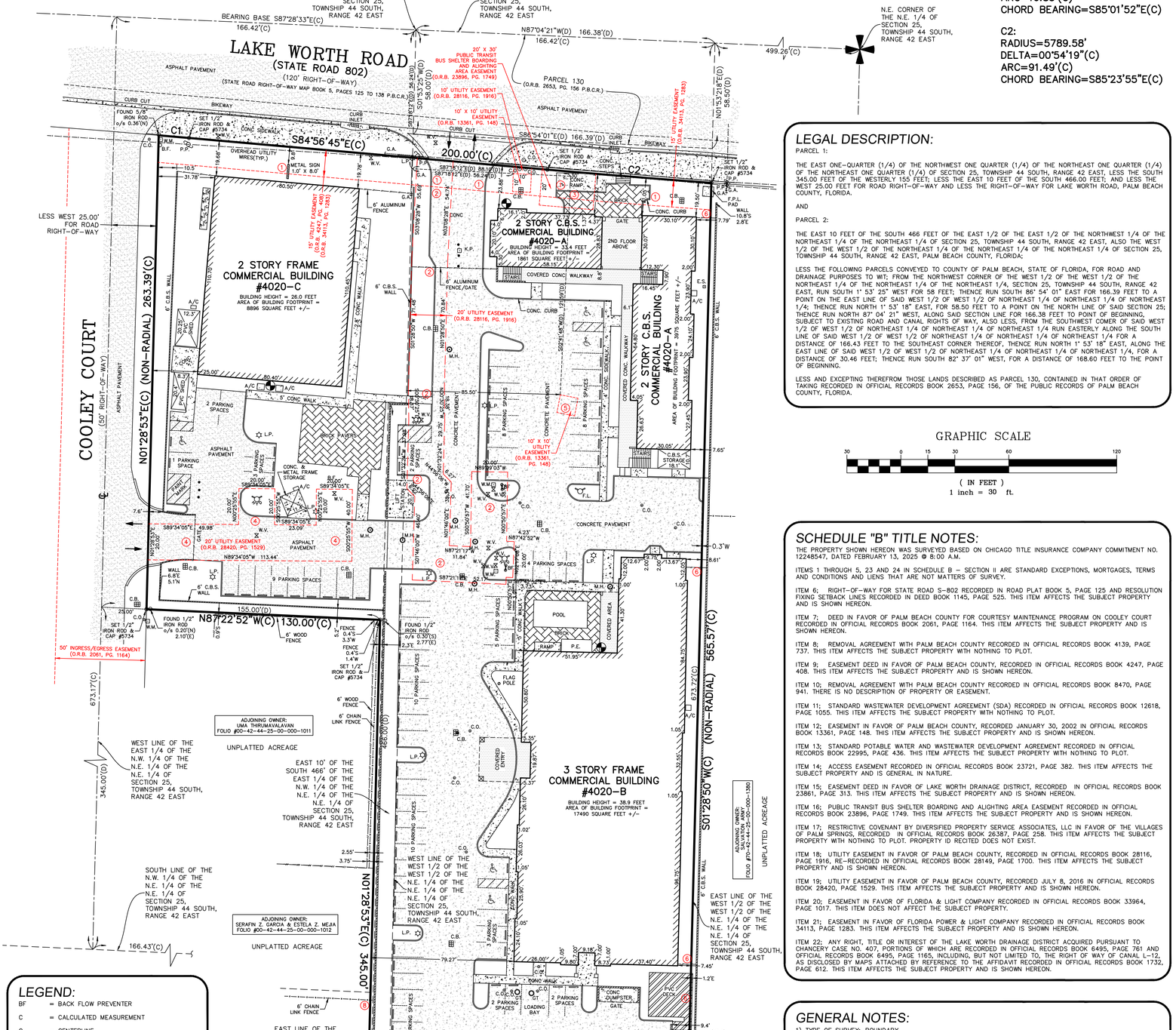
ALTA/NSPS LAND TITLE SURVEY

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 4140 LAKE WORTH ROAD
PALM SPRINGS, FLORIDA 33461

VICINITY MAP:
NOT TO SCALE





CURVE DATA:

C1:
RADIUS=5669.58'
DELTA=00°10'13"(C)
ARC=16.85'(C)
CHORD BEARING=S85°01'52"E(C)

C2:
RADIUS=5789.58'
DELTA=00°54'19"(C)
ARC=91.49'(C)
CHORD BEARING=S85°23'55"E(C)

LEGAL DESCRIPTION:

PARCEL 1:

THE EAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE SOUTH 345.00 FEET OF THE WESTERLY 155 FEET; LESS THE EAST 10 FEET OF THE SOUTH 466.00 FEET; AND LESS THE WEST 25.00 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE RIGHT-OF-WAY FOR LAKE WORTH ROAD, PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 2:

THE EAST 10 FEET OF THE SOUTH 466 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ALSO THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

LESS THE FOLLOWING PARCELS CONVEYED TO COUNTY OF PALM BEACH, STATE OF FLORIDA, FOR ROAD AND DRAINAGE PURPOSES TO WIT; FROM THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RUN SOUTH 1° 53' 25" WEST FOR 58 FEET; THENCE RUN SOUTH 86° 54' 01" EAST FOR 166.39 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF WEST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE RUN NORTH 1° 53' 18" EAST, FOR 58.50 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25; THENCE RUN NORTH 87° 04' 21" WEST, ALONG SAID SECTION LINE FOR 166.38 FEET TO POINT OF BEGINNING, SUBJECT TO EXISTING ROAD AND CANAL RIGHTS OF WAY, ALSO LESS, FROM THE SOUTHWEST COMER OF SAID WEST 1/2 OF WEST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 RUN EASTERLY ALONG THE SOUTH LINE OF SAID WEST 1/2 OF WEST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 FOR A DISTANCE OF 166.43 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE RUN NORTH 1° 53' 18" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF WEST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4, FOR A DISTANCE OF 30.46 FEET; THENCE RUN SOUTH 82° 37' 01" WEST, FOR A DISTANCE OF 168.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE LANDS DESCRIBED AS PARCEL 130, CONTAINED IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2653, PAGE 156, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 12248547, DATED FEBRUARY 13, 2025 @ 8:00 A.M.

ITEMS 1 THROUGH 5, 23 AND 24 IN SCHEDULE B – SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 6; RIGHT-OF-WAY FOR STATE ROAD S-802 RECORDED IN ROAD PLAT BOOK 5, PAGE 125 AND RESOLUTION FIXING SETBACK LINES RECORDED IN DEED BOOK 1145, PAGE 525. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 7; DEED IN FAVOR OF PALM BEACH COUNTY FOR COURTESY MAINTENANCE PROGRAM ON COOLEY COURT RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1164. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 8; REMOVAL AGREEMENT WITH PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4139, PAGE 737. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 9; EASEMENT DEED IN FAVOR OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 4247, PAGE 408. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 10; REMOVAL AGREEMENT WITH PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 8470, PAGE 941. THERE IS NO DESCRIPTION OF PROPERTY OR EASEMENT.

ITEM 11; STANDARD WASTEWATER DEVELOPMENT AGREEMENT (SDA) RECORDED IN OFFICIAL RECORDS BOOK 12618, PAGE 1055. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 12; EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 13361, PAGE 148. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 13; STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22995, PAGE 436. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 14; ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23721, PAGE 382. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS GENERAL IN NATURE.

ITEM 15; EASEMENT DEED IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 23861, PAGE 313. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 16; PUBLIC TRANSIT BUS SHELTER BOARDING AND ALIGHTING AREA EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23896, PAGE 1749. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 17; RESTRICTIVE COVENANT BY DIVERSIFIED PROPERTY SERVICE ASSOCIATES, LLC IN FAVOR OF THE VILLAGES OF PALM SPRINGS, RECORDED IN OFFICIAL RECORDS BOOK 26387, PAGE 258. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT. PROPERTY ID RECITED DOES NOT EXIST.

ITEM 18; UTILITY EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 28116, PAGE 1916, RE-RECORDED IN OFFICIAL RECORDS BOOK 28149, PAGE 1700. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 19; UTILITY EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JULY 8, 2016 IN OFFICIAL RECORDS BOOK 28420, PAGE 1529. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 20; EASEMENT IN FAVOR OF FLORIDA & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 33964, PAGE 1017. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 21; EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 34113, PAGE 1283. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 22; ANY RIGHT, TITLE OR INTEREST OF THE LAKE WORTH DRAINAGE DISTRICT ACQUIRED PURSUANT TO CHANCERY CASE NO. 407, PORTIONS OF WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 AND OFFICIAL RECORDS BOOK 6495, PAGE 1165, INCLUDING, BUT NOT LIMITED TO, THE RIGHT OF WAY OF CANAL L-12, AS DISCLOSED BY MAPS ATTACHED BY REFERENCE TO THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE PALM BEACH COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 70-42-44-25-00-000-1010 AND IS CURRENTLY OWNED BY HFGC FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY.
4) THE AREA OF THE PROPERTY SHOWN HEREON IS 137,895 SQUARE FEET (3.1656 ACRES) MORE OR LESS.
5) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°28'33" EAST ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
6) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
7) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
8) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 12023-0776-F, BEARING A MAP EFFECTIVE DATE OF 10/05/17 AND AN INDEX MAP REVISION DATE OF 10/05/17.
9) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
10) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
11) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
14) DATE FIELDWORK PERFORMED: 03/01/25 (FIELD BOOK 675, PAGE 49)
15) DRAWN BY: Q.D.I. CHECKED BY: J.P.

CERTIFICATION:

TO:

BLUE CANE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
BEIGHLEY, MYRICK, UDELL, LYNNE & ZEICHMAN, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2025.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

LEGEND:

BF	= BACK FLOW PREVENTER
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
F.P.L.	= FLORIDA POWER & LIGHT
F.L.	= FIRE LINE
GT	= GREASE TRAP
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M.C.	= METAL COVER
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
W.V.	= WATER VALVE
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
	= HANDI-CAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
	= LOCATION OF INGRESS/EGRESS
	= LOCATION OF BUILDING HEIGHT MEASUREMENT
①	= ENCROACHMENT REFERENCE
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT

ENCROACHMENT NOTES:

① – METAL SIGN, CONCRETE CURB, CONCRETE PAVEMENT, CONCRETE RAMP AND BRICK WALKWAY ENCROACH INTO 15 FOOT UTILITY EASEMENT.

② – CONCRETE CURB, CONCRETE PAVEMENT, CONCRETE SIDEWALK, 6 FOOT C.B.S. WALL, 6 FOOT ALUMINUM FENCE/GATE AND LIFT STATION ENCROACH INTO 20 FOOT UTILITY EASEMENT.

③ – CONCRETE CURB, CONCRETE CURB AND BRICK WALKWAY ENCROACH INTO 20' X 30' PUBLIC TRANSIT BUS SHELTER BOARDING AND ALIGHTING AREA EASEMENT.

④ – ASPHALT PAVEMENT, CONCRETE CURB AND 6 FOOT ALUMINUM FENCE/GATE ENCROACH INTO 20 FOOT UTILITY EASEMENT.

⑤ – CONCRETE PAVEMENT ENCROACHES INTO 10 FOOT BY 10 FOOT UTILITY EASEMENT.

⑥ – 6 FOOT ALUMINUM FENCES, PVC DECK AND METAL SHED CROSS OVER PROPERTY LINE.

⑦ – 6 FOOT CHAIN LINK FENCES AND 6 FOOT C.B.S. WALL ENCROACH INTO 15 FOOT L.W.D.D. EASEMENT.

⑧ – 6 FOOT CHAIN LINK FENCES CROSS OVER PROPERTY LINE.

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: BLUE CANE PROPERTIES JOB NO.: 25-0266

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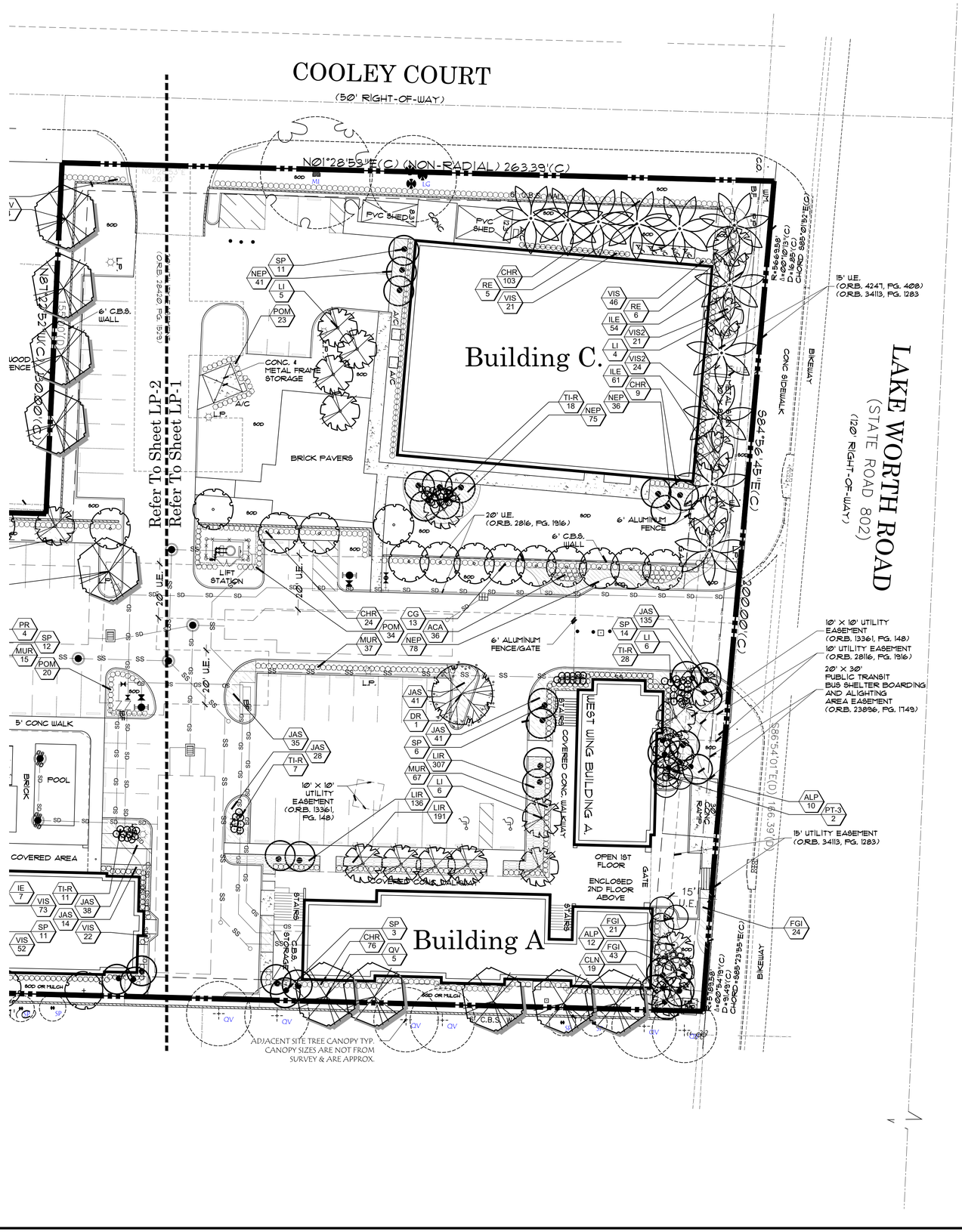


Plant Legend

TREES

BS	BURSERA SIMARUBA / GUMBO LIMBO	
CG	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	
PE	PINUS ELLIOTTII DENSA / SOUTHERN SLASH PINE	
QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	

ACCENTS

TI-R	CORDYLINE FRUTICOSA 'RED SISTER' / RED SISTER TI PLANT	

FLOWERING TREES

DR	DELONIX REGIA / ROYAL POINCIANA	
LI	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE	
TB	TIBOUCHINA GRANULOSA / PURPLE GLORY TREE	

PALM TREES

DL	DYPSIS LUTESCENS / ARECA PALM	
PR	PHOENIX ROEBELENII / PYGMY DATE PALM	
PT-3	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	
RE	ROYSTONEA ELATA / FLORIDA ROYAL PALM	
SP	SABAL PALMETTO / CABBAGE PALMETTO	

SHRUBS

ACA	ACALYPHA WILKESIANA / WILKES' COPPERLEAF	
ALP	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	
CHR	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	
CLN	CLUSIA GUTTIFERA NANA / DWAFT CLUSIA	
MUR	MURRAYA PANICULATA `LAKEVIEW` / LAKEVIEW ORANGE JESSAMINE	
POM	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	
VIS	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	
VIS2	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	

SHRUB AREAS

COM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	
FGI	FICUS MICROCARPA / FICUS 'GREEN ISLAND'	
JAS	JASMINUM SIMPLICIFOLIUM / AUSTRALIAN JASMINE VINE	
NEP	NEPHROLEPIS EXALTATA / BOSTON FERN	
PSY	PSYCHOTRIA NERVOSA / WILD COFFEE	
TRD	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	

GROUND COVERS

ILE	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	
LIR	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF	

Existing Plant Legend

OV	Live Oak (Native)
SP	Cabbage Palm (Native)
LG	Legume Sp. (Non-Native)
MI	Mango Tree (Non-Native)

Root Barrier Detail

UB 36-2 Specifications
36" DeepRoot Tree Root Barrier

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' (61 cm) long modules to create varying lengths for linear applications directly beside a hardscape adjacent to one side of the trees or for large perimeter surround applications with a minimum 8' (2.43 m) diameter using 12 panels.

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be either product UB 36-2 as manufactured by DeepRoot Partners, L.P., 81 Langton Street, Suite 4, San Francisco, CA 94103 (800.458.7668), or approved equal. The barrier shall be black, Extruded Panels, of 0.80" (2.03mm) wall thickness in modules 24" (61cm) or 36" (122 cm) deep, manufactured with homopolymer polyethylene with added ultraviolet inhibitors; recyclable. Each 2' (61 cm) section shall have:

Not less than 4 Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.02mm) thickness protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. See panel drawing.

An integrated Joining System providing for instant assembly by sliding one panel into another.

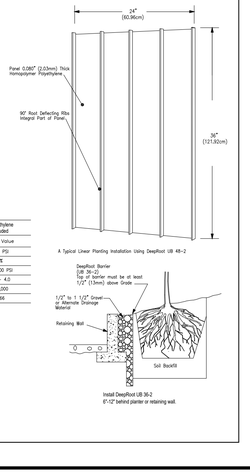
The basic properties of the material shall be:

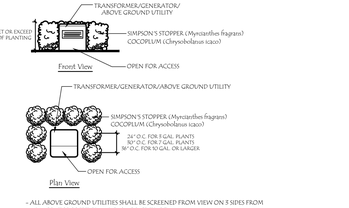
Material and Thickness		Homopolymer Polyethylene 0.080 Inch Extruded	
Properties	ASTM Test Method	Typical Value	
Tensile Stress @ yield	D638	3800 PSI	
Elongation @ break %	D638	10%	
Tensile Modulus	D638	155,000 PSI	
Notched Izod Impact	D256A	0.4 - 4.0	
Flexual Modulus 73 D PSI	D790	145,000	
Hardness Shore	D2240	P66	

B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root directing ribd shall be facing inwards to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected to form a circle around the root ball.

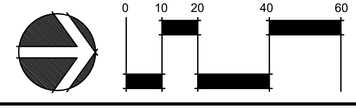
2. Excavation and preparation shall conform to the drawings.





- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON 5 SIDES FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY.
- CONTRACTOR SHALL ADHERE TO UTILITY OWNERS PLANT SETBACK REQUIREMENTS

Above-Ground Utility
Landscape Screening Detail



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561-575-9557
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Banyan Palm Beach
(F.K.A. The Retreat)
Village of Palm Springs, Florida

Designed: BRD
Drawn: BRD
Approved: GGG,MTH,EOM
Date: 11/12/25
Job no.
Revisions:

Cad no. CAD0

Seal

LC C000530

Sheet Title:
Site Area Enlargement

Scale: 1" = 20'

Sheet No.
LP-1
00-0000

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XREFS: BANYAN - RETREAT FINAL SITE PLAN_FSP-1.DWG

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Banyan Palm Beach
(F.K.A. The Retreat)
Village of Palm Springs, Florida

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

MULTI-FAMILY RESIDENCE

50' INGRESS/EGRESS EASEMENT (O.R.B. 2061, PG. 164)

N01°28'53"E(C) 345.00'

C.B.S. WALL

6' WOOD FENCE

N01°28'53"E(C) 360.00'

(O.R.B. 28420 PG. 1529)

Refer To Sheet LP-2

Refer To Sheet LP-1

DETENTION AREA

15' L.W.D.D. EASEMENT (O.R.B. 2380, PG. 313)

O.R.B. 2380, PG. 313

S82°12'41"W(C) 168.60'(C)

LINK FENCE

WATERS EDGE +/-

CANAL

15' L.W.D.D. EASEMENT (O.R.B. 2861, PG. 313)

RAISED GARDEN BEDS

Building B

CONC WALK

COVERED ENTRY

LOADING BAY

CONC. PAD

DUMPSTER GATE

METAL SHED

PVC DECK

5' CONC WALK

RAMP

BRICK

FF

POOL

COVERED AREA

SOD OR MULCH

6' C.B.S. WALL

S01°28'50"W(C) (NON-RADIAL) 565.51'(C)

ADJACENT SITE TREE CANOPY TYP. CANOPY SIZES ARE NOT FROM SURVEY & ARE APPROX.

Plant Legend

TREES		
BS	BS	BURSERA SIMARUBA / GUMBO LIMBO
CG	CG	CONOCARPUS ERECTUS / GREEN BUTTONWOOD
PE	PE	PINUS ELLIOTTII DENSA / SOUTHERN SLASH PINE
QV	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ACCENTS		
TI-R	TI-R	CORDYLINE FRUTICOSA 'RED SISTER' / RED SISTER TI PLANT
FLOWERING TREES		
DR	DR	DELONIX REGIA / ROYAL POINCIANA
LI	LI	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE
TB	TB	TIBOUCHINA GRANULOSA / PURPLE GLORY TREE
PALM TREES		
DL	DL	DYPSIS LUTESCENS / ARECA PALM
PR	PR	PHOENIX ROEBELENII / PYGMY DATE PALM
PT-3	PT-3	PTYCHOSPERMA ELEGANS / ALEXANDER PALM
RE	RE	ROYSTONEA ELATA / FLORIDA ROYAL PALM
SP	SP	SABAL PALMETTO / CABBAGE PALMETTO
SHRUBS		
ACA	ACA	ACALYPHA WILKESIANA / WILKES' COPPERLEAF
ALP	ALP	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER
CHR	CHR	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM
CLN	CLN	CLUSIA GUTTIFERA NANA / DWAFT CLUSIA
MUR	MUR	MURRAYA PANICULATA `LAKEVIEW` / LAKEVIEW ORANGE JESSAMINE
POM	POM	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS
VIS	VIS	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM
VIS2	VIS2	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM
SHRUB AREAS		
COM	COM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON
FGI	FGI	FICUS MICROCARPA / FICUS 'GREEN ISLAND'
JAS	JAS	JASMINUM SIMPLICIFOLIUM / AUSTRALIAN JASMINE VINE
NEP	NEP	NEPHROLEPIS EXALTATA / BOSTON FERN
PSY	PSY	PSYCHOTRIA NERVOSA / WILD COFFEE
TRD	TRD	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS
GROUND COVERS		
ILE	ILE	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY
LIR	LIR	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF

Existing Plant Legend

- Live Oak (Native)
- Cabbage Palm (Native)
- Legume Sp. (Non-Native)
- Mango Tree (Non-Native)

Root Barrier Detail

UB 36-2 Specifications
36" DeepRoot Tree Root Barrier

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A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be either product # UB 36-2 as manufactured by DeepRoot Partners, L.P., 81 Langton Street, Suite 4, San Francisco, CA 94103 (800.458.7668). Standard panels, 2' (61 cm) long barrier shall be black. Extruded Panels, of 0.080" (2.03mm) wall thickness in modules 24" (610 mm) or 36" (122 cm) deep, manufactured with homopolymer polyethylene with added ultraviolet inhibitors; recyclable. Each 2' (61 cm) section shall have:

Not less than 4 Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03mm) thickness protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. See panel drawing.

An integrated Joining System providing for instant assembly by sliding one panel into another.

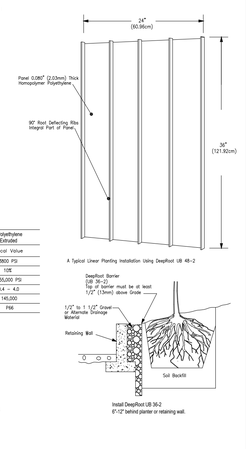
The basic properties of the material shall be:

Material and Thickness		Homopolymer Polyethylene 0.080 Inch Extruded	
Properties	ASTM Test Method	Typical Value	
Tensile stress @ yield	D638	3800 PSI	
Elongation @ break %	D638	11%	
Tensile Modulus	D638	150,000 PSI	
Notched Izod Impact	D256A	0.4 – 4.0	
Flexual Modulus 73 D PSI	D790	145,000	
Hardness Shore	D2240	P66	

B. Construction and Installation

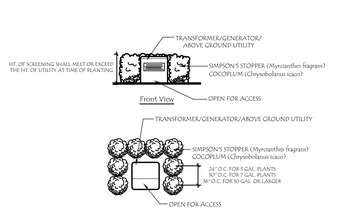
1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root directing ribd shall be facing inwards to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected to form a circle around the root ball.

2. Excavation and preparation shall conform to the drawings.



A Typical Linear Planting Installation Using DeepRoot UB 48-2

Install DeepRoot UB 36-2
6'-12" behind planter or retaining wall.



- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON 5 SIDES FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF WAY.
- CONTRACTOR SHALL ADHERE TO UTILITY OWNERS PLANT SETBACK REQUIREMENTS

Above-Ground Utility
Landscape Screening Detail

0 10 20 40 60

Designed: BRD
Drawn: BRD
Approved: GGG,MTH,EOM
Date: 11/12/25
Job no.
Revisions:

Cad no. CAD0

Seal

LC C000530

Sheet Title:
Site Area Enlargement

Scale: 1" = 20'

Sheet No.
LP-2
00-0000

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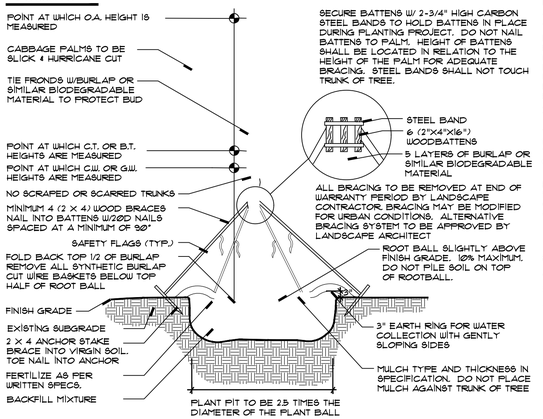
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	HT.	SPR.	GAL.	SPACING	REMARKS	D.B.H.	D.T.	NATIVE
TREES										
BS	5	BURSERA SIMARUBA / GUMBO LIMBO	12' O.A.	6'-7'	-	A.S.	FULL DENSE CANOPY, FLA #1	2"	VERY	YES
CG	20	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	12' O.A.	6'-7'	-	A.S.	FULL DENSE CANOPY, 3' MIN CLEAR TRUNK	2"	VERY	YES
IE	12	ILEX X ATTENUATA 'EAGLESTON' / EAGLESTON HOLLY	12' O.A.	6'-7'	-	A.S.	FULL DENSE CANOPY, 3' C.T. , MATCHED HEIGHTS	2"	VERY	
PE	11	PINUS ELLIOTTII DENSA / SOUTHERN SLASH PINE	8'-12' O.A.	6'-7'	-	A.S.	FULL DESNE CANOPY, FLA #1	2-4"	VERY	YES
QV	15	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12' O.A.	8'-10'	-	A.S.	FULL DENSE CANOPY.	2.5"	VERY	YES
ACCENTS										
TI-R	80	CORDYLINE FRUTICOSA 'RED SISTER' / RED SISTER TI PLANT	24"	18"	#3	A.S.	FULL DENSE TO BASE, 3 P.P.P.		MEDIUM	NO
FLOWERING TREES										
DR	3	DELONIX REGIA / ROYAL POINCIANA	12' O.A.	7'-8'	-	A.S.	FULL DENSE CANOPY	2"	VERY	NO
LI	29	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE	12' O.A.	7'-8'	-	A.S.	FULL DENSE CANOPY, FLA #1, MULTI TRUNK		MEDIUM	NO
TB	2	TIBOUCHINA GRANULOSA / PURPLE GLORY TREE	5'-6' O.A.	3'-4'	-	A.S.	FULL DENSE CANOPY, MATCHED SPECIMENS		MEDIUM	NO
PALM TREES										
DL	6	DYPSIS LUTESCENS / ARECA PALM	12' O.A.	6'10'	-	A.S.	6-10 CANES MIN CLUMP, CLEAN LOWER GROWTH		MEDIUM	NO
PR	4	PHOENIX ROEBELENII / PYGMY DATE PALM	5-6' O.A.	4'-5'	-	A.S.	MATCHED HEADS, MATCHED SPECIMENS		MEDIUM	NO
PT-3	2	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	8' G.W.	FIELD GROWN	-	A.S.	FLA #1, FULL DENSE CANOPY, MATCHED SPECIMENS, SCAR FREE HEAVY TRUNKS, TRIPLE		MEDIUM	NO
RE	11	ROYSTONEA ELATA / FLORIDA ROYAL PALM	12' G.W.	10'-12'	F.G.	A.S.	FLA FANCY, MATCHED SPECIMENS, SCAR FREE HEAVY TRUNKS		VERY	YES
SP	90	SABAL PALMETTO / CABBAGE PALMETTO	14-30' C.T.	6'10'	-	A.S.	HURRICANE CUT, STAGGER HEIGHTS IN GROUPS, MIX C,S,J & BANANA CURVES FOR ALL PALMSIN GROUPS		VERY	YES
SHRUBS										
ACA	83	ACALYPHA WILKESIANA / WILKES' COPPERLEAF	24"	20"	#3	A.S.	FULL TO BASE		MEDIUM	NO
ALP	22	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	24"	18"	#3	A.S.	FUL DENSE CLUMP		LOW	NO
CHR	679	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	24"	20"	#3	24" O.C.	FULL TO BASE		VERY	YES
CLN	19	CLUSIA GUTTIFERA NANA / DWARF CLUSIA	24"	18"	#3	24" O.C.	FULL TO BASE		VERY	YES
MUR	141	MURRAYA PANICULATA 'LAKEVIEW' / LAKEVIEW ORANGE JESSAMINE	24"	18"	#3	24" O.C.	FULL TO BASE		VERY	NO
POM	87	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	24"	18"	#3	24" O.C.	FULL TO BASE		MEDIUM	NO
VIS	271	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	24"	18"	#3	24" O.C.	FULL TO BASE		VERY	NO
VIS2	45	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	36"	24"	#7	30" O.C.	FULL TO BASE		VERY	NO
SHRUB AREAS										
COM	96	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	24"	20"	#3	24" O.C.	FULL TO BASE, 3 P.P.P.		MEDIUM	NO
FGI	88	FICUS MICROCARPA / FICUS 'GREEN ISLAND'	#3	POT			FULL TO BASE		MEDIUM	NO
JAS	708	JASMINUM SIMPLICIFOLIUM / AUSTRALIAN JASMINE VINE	24"	18"	#3	24" O.C.	FULL TO BASE		MEDIUM	NO
NEP	230	NEPHROLEPIS EXALTATA / BOSTON FERN	24"	20"	#3	24" O.C.	FULL DENSE CLUMP		VERY	YES
PSY	44	PSYCHOTRIA NERVOSA / WILD COFFEE	24"	18"	#3	24" O.C.	FULL TO BASE		MEDIUM	YES
TRD	81	TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS	24"	18"	#3	36" O.C.	FULL DENSE CLUMP		VERY	YES
GROUND COVERS										
ILE	115	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY	20"	18"	#3	24" O.C.	FULL TO BASE		VERY	YES
LIR	634	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF	18"	14"	#1	12" O.C.	FULL DESNE CLUMP		MEDIUM	NO

- SOD: ST. AUGUSTINE
- MULCH: TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED MELALUECA MULCH.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM. EQUIPPED WITH A RAIN SENSOR.

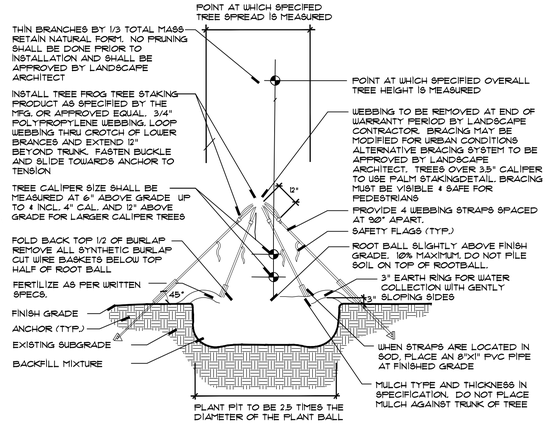
V = VERY DROUGHT TOLERANT
M = MODERATE DROUGHT
L = LOW DROUGHT
V = NATIVE VEGETATION
N = NON-NATIVE VEGETATION

Details



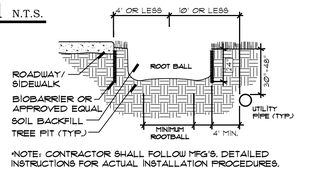
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

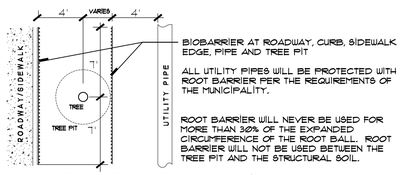


Tree Planting Detail N.T.S.

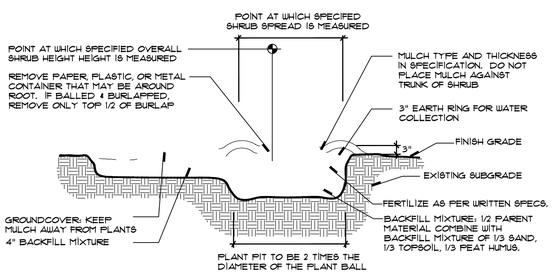
Tree Planting 1" To 3.5" Cal.



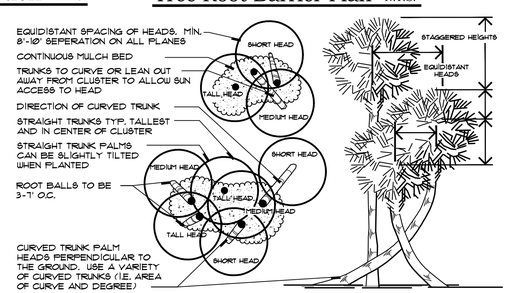
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

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

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:

2.2:

2.3: PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

- ENDOMYCORRHIZAL FUNGI
- ECTOMYCORRHIZAL FUNGI
- BENEFICIAL BACTERIA
- HUMIC ACID
- SOLUBLE SEA KELP
- AMINO ACIDS
- HORTA-SORB WATER MANAGEMENT GEL
- TRICHODERMA
- YUCCA PLANT EXTRACTS
- VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

- 5.00 LBS. OR 14.5 CUPS / PALMS
- 3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
- 2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
- 0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
- 0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
- 0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

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

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 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.

3.2: SODDING:

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

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX 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 TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

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

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2GHO
LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9

BOCA RI LLC
dba BANYAN PALM BEACH

SECURITY MANAGEMENT PLAN

PURPOSE

The purpose of this plan is to establish security protocols and procedures that ensure the safety of clients, staff, and visitors while also complying with state and local authorities.

This policy applies to all staff members, clients, visitors, vendors, and contractors associated with Boca RI LLC, doing business as Banyan Palm Beach.

The Executive Director and/or their designee are responsible for implementing and maintaining this policy and its procedures. The Safety Officer and/or their designee are tasked with disseminating this information to employees.

All staff members play a role in creating and maintaining a secure environment in their respective areas of service.

GOALS AND OBJECTIVES

The goals and objectives of the Security Management Plan include, but are not limited to, the following:

A. Support an efficient, comprehensive Security Management Program.

B. Assure that performance standard activities evaluate the effectiveness of the Security Management Program.

C. Integrate Risk Management into the overall Security Management Program.

D. Utilize the Incident Reporting System and other occurrence reports to investigate events involving property damage, injury, theft, vandalism, or other security-related occurrences.

E. Conduct Safety & Security Surveys to ensure the identification of environmental hazards and unsafe security practices.

COMPONENTS

The Security Management Program includes, but is not limited to the following:

1. The appointment of a Safety Officer by the Executive Director who is responsible for developing, implementing, and monitoring the organization's Security Management Plan.
2. Addressing security issues concerning clients, visitors, employees, or property.
3. Providing identification for all clients, employees, and authorized visitors.
4. Controlling access to facility grounds.

5. Emergency procedures that address actions taken in the event of a security incident or failure, and provision of additional personnel to control human and vehicle traffic in and around the environment of care during disasters.

PROCEDURE

A. Facility Access Control

1. Secured Facility:
   i. The property is a secured facility with perimeter fencing and gates.
   ii. Gates are closed and monitored at all times.
   iii. Limited access areas are secured with additional lock points and are closely monitored by staff.
2. Controlled Access Points:
   i. Entry and exit are limited to designated, monitored points.
   ii. All access points are equipped with security cameras and/or electronic access controls to enhance oversight and deter unauthorized entry.

B. Visitor Screening:

1. All visitors must be pre-approved and screened at the main entrance.
2. Visitor identification is verified and logged.
3. Visitor badges are provided once screening is complete.
4. No guests or visitation permitted for residents, per policy.

C. Client Movement and Access

1. Restricted Movement:
   i. Clients are not permitted to freely enter or exit the facility.
   ii. Clients remain on property at all times, except for authorized, supervised transport (e.g., in facility vans).

D. Intake Procedures:

1. Intakes are scheduled in advance and screened through the corporate call center; the facility does not serve walk-in clients.
2. All new admissions are processed through a secured intake area.
3. Belongings are searched and inventoried. Any unsafe or nonapproved items are either confiscated or secured in a locked storage area.
4. Risk assessments (including suicide risk) are conducted at intake. All clients are screened by qualified staff to ensure they are appropriate for admission into the facility.

Banyan TREATMENT CENTERS

5. If clients are not appropriate for admission, the facility will coordinate care with other local providers and arrange for transportation off property.

E. Discharge Procedures:

1. The facility provides comprehensive case management services.
2. Client discharges will be coordinated with external providers.
3. The facility will provide resources to ensure that clients are transported when they are discharged.
    i. The facility will operate vans for local transportation.
    ii. The organization's national transportation team will also be available to ensure discharge transportation is available.
    iii. Case management will secure rides via local providers, in the event organization transportation is unavailable.
4. In the event of psychiatric issues requiring a Baker Act, staff shall endeavor to work first with private ambulance transportation to safely manage discharge to the local hospital to prevent burden on public emergency resources.

F. Elopement Protocols

1. Elopement Policy:
    i. If a client elopes from the facility they will not be permitted to return.
        - Staff document and report all unauthorized departures immediately.
2. Re-admittance:
    i. No re-admittance for clients who have eloped, as per policy.

G. Security Surveillance

1. Staffing:
    i. The facility is staffed in accordance with state and accreditation standards to ensure the safety of the clients.
    ii. Medical and accountability rounds are performed at thirty-minute intervals throughout the day to ensure clients are safe and present in treatment, and to mitigate potential elopement risks.
2. Security Cameras and Monitoring
    i. Security cameras are installed at all primary access points, common areas, and other strategic locations.
    ii. Camera feeds are viewable from monitors located at the nursing station, behavioral health technician office, and other department head offices, allowing the observation activities in real-time as part of routine monitoring.

Banyan TREATMENT CENTERS

iii. Camera monitoring is integrated into the general safety oversight of the facility; authorized personnel may review footage as needed to support client safety and incident response but are not solely responsible for continuous surveillance.
iv. Recorded footage is retained and reviewed according to facility policy and applicable regulations, with access limited to authorized personnel only.

3. External Security:

i. Regular perimeter checks by staff.

ii. Individual patient rounds are conducted at thirty-minute intervals to ensure all clients are safely on premises at all times and no unauthorized visitors access the property.

iii. Gates and external doors are checked and secured at scheduled intervals.

H. Incident Response and Reporting

1. *Banyan understands that it may be required to:*

i. Incident Thresholds:

- If incidents (complaints or calls for service) exceed one per week, Banyan will implement additional security measures at its own expense.
- Measures may include hiring on-site security personnel or an on-site police detail.
- If Baker Act transportation via local emergency is required more than once per week, Banyan will collaborate with the local municipality to reimburse any costs associated with transportation, when required.

2. Documentation:

i. All incidents are documented and reviewed by the administration.

ii. Incident logs are available for inspection by municipal officials.

I. Reporting and Investigating Security Issues

1. Incidents that occur that deviate from the security expectations (listed below) must be reported via the incident reporting platform as soon as possible after an incident occurs.

2. Security-related incident reports will be reviewed, and recommendations will be made when corrective action is necessitated.

J. Security Expectations

1. Staff Identification

i. All staff members will wear a name badge while on the property.

2. Confidentiality

   i. Staff members are to make every effort to protect confidentiality per 42 CFR Part 2 and HIPAA requirements.

   ii. While in the workplace, staff is to keep client names or other identifying information out of the eyesight of people passing by their workstations who do not have privileges to view confidential information.

   iii. Conversations about client treatment issues in public areas are discouraged.

   iv. Information about clients is not to be shared in public.

   v. If a staff member witnesses a client's confidentiality being violated, they are to inform their supervisor immediately.

3. Unauthorized visitors

   i. All staff members must redirect and escort unsecured visitors to the reception area for visitor screening. If the visitor is unauthorized, they must be escorted off the property.

4. Substances

   i. Substance abuse by staff is not tolerated.

   ii. Substance abuse by clients is not tolerated.

5. Weapons

   i. Weapons are prohibited.

   ii. Individuals carrying weapons are to be instructed to leave the property.

   iii. If an individual carrying a weapon remains on the property, notify the local police immediately and then alert the Operations Director.

   iv. An incident report must be filed.

6. Theft

   i. If client, visitor, or staff items are stolen, an incident report must be completed.

   ii. The Operations Director or designee will direct appropriate staff to investigate if necessary.

K. Employee Education

1. All employees receive specific security education during new hire orientation, which will be reviewed annually.

L. Evaluation / Reporting

The Security Management Plan will be evaluated annually to determine if the scope and objectives, performance, and effectiveness are consistent with the plan's intent.

Banyan TREATMENT CENTERS

Data gathered from surveillance rounds, questionnaires, and review by the Committee of the Whole will provide the basis for evaluation.

Performance Standards related to this plan are measured and assessed on an ongoing basis.

Banyan
TREATMENT CENTERS

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

October 20, 2025
Revised November 3, 2025

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

Re: The Retreat, Villag of Palm Springs - #PTC25-052
Concurrency Traffic Statement

Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located in the southeast quadrant of Lake Worth Road and Cooley Court in the Village of Palm Springs, as shown on **Attachment 1**. Access to the site is via a right-in/right-out driveway on Lake Worth Road and a full access driveway connection to Cooley Court. Existing on site is a 65-bed rehabilitation facility. It is proposed to expand the facility to a total of 88 beds. The buildout of this project is projected to be 2029. The Parcel Control Number (PCN) is 70-42-44-25-00-000-1010.

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

Please contact me by phone or at rmulcahy@pindertroutman.com if you have any questions.

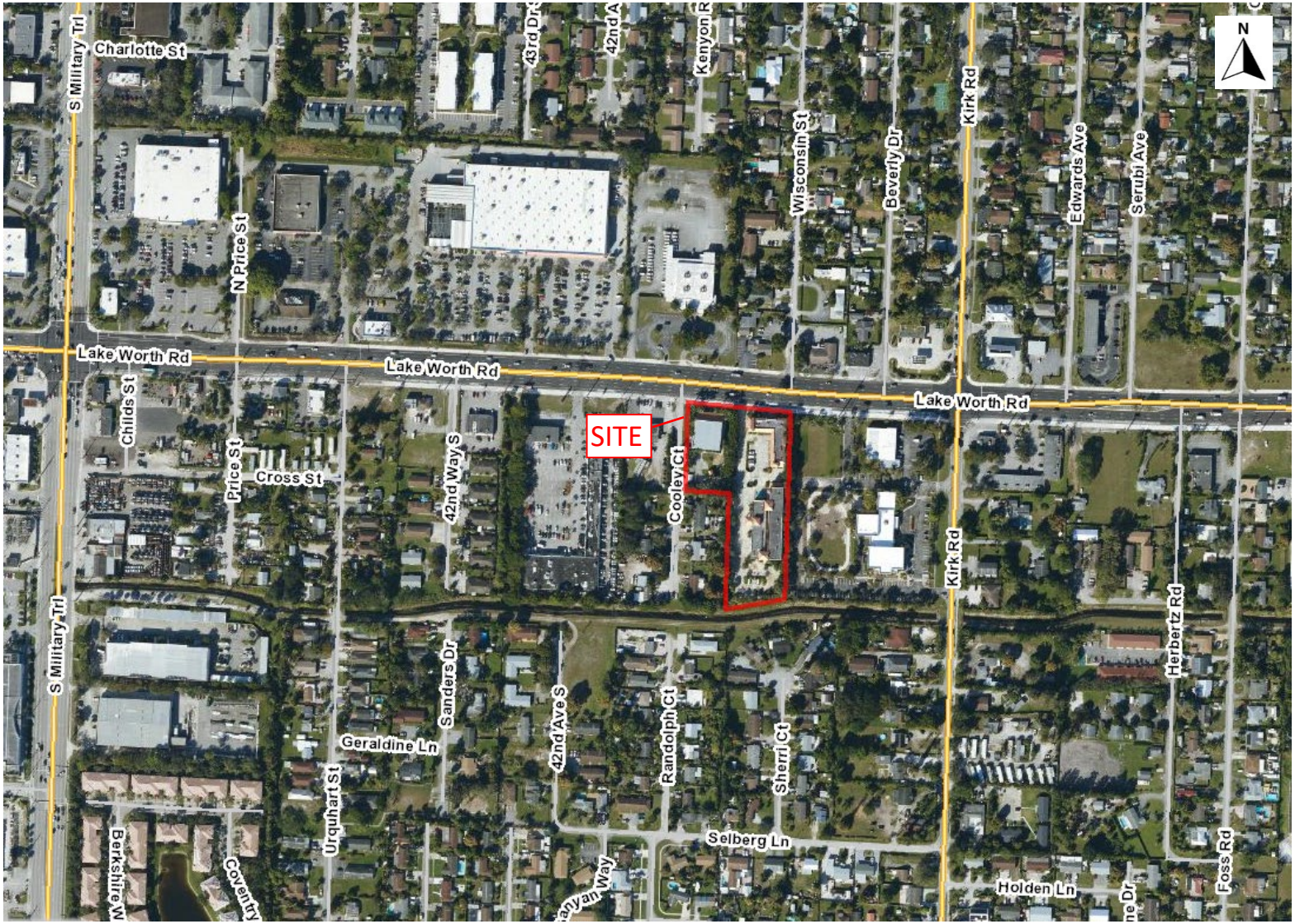
Sincerely,

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/3/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Attachment 1
The Retreat
Project Location



PTC

Attachment 2A
The Retreat
Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Nursing Home/ Rehab Facility	620	65 Beds	3.06 / Bed	50%	199	20	10%	179
TOTAL					199	20		179

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Nursing Home/ Rehab Facility	620	65 Beds	0.14 / Bed	72%	6	3	9	1	10%	5	3	8
TOTAL					6	3	9	1		5	3	8

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Nursing Home/ Rehab Facility	620	65 Beds	0.14 / Bed	33%	3	6	9	1	10%	3	5	8
TOTAL					3	6	9	1		3	5	8

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

Attachment 2B
The Retreat
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Nursing Home/ Rehab Facility	620	88 Beds	3.06 / Bed	50%	269	27	10%	242
TOTAL					269	27		242

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Nursing Home/ Rehab Facility	620	88 Beds	0.14 / Bed	72%	9	3	12	1	10%	8	3	11
TOTAL					9	3	12	1		8	3	11

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Nursing Home/ Rehab Facility	620	88 Beds	0.14 / Bed	33%	4	8	12	1	10%	4	7	11
TOTAL					4	8	12	1		4	7	11

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

Attachment 2C
The Retreat
Trip Generation Comparison

	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Uses	179	5	3	8	3	5	8
Proposed Uses	242	8	3	11	4	7	11
Net New Trips:	63	3	-	3	1	2	3

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

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel G. Flores
Marci Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

November 7, 2025

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

RE: The Retreat
Project #: 251020
Traffic Performance Standards (TPS) Review

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 20, 2025, 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:	Village of Palm Springs
Location:	Southeast quadrant of Lake Worth Road and Cooley Court
PCN:	70-42-44-25-00-000-1010.
Access:	One existing right-in/right-out driveway onto Lake Worth Road and an existing full access driveway onto Cooley Court (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Nursing Home/Rehabilitation Facility = 65 Beds
Proposed Uses:	Nursing Home/Rehabilitation Facility = 88 Beds
Net Daily Trips:	63 (Existing – Proposed)
Net Peak Hour Trips:	3 (3/0) AM; 3 (1/2) PM (Existing – Proposed)
New Daily Trips:	242
New Peak Hour Trips:	11 (8/3) AM; 11 (4/7) 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. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards

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.

"An Equal Opportunity Employer"

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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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Iramis Cabrera, Director of Planning, Zoning & Building, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\251020 THE RETREAT.DOCX

2GHO
LANDSCAPE ARCHITECTURE
& PLANNING

LA-0000530

George G. Gentile, PLA ▪ Emily M. O'Mahoney, PLA ▪ M. Troy Holloway, PLA ▪ Dan Siemsen, PLA ▪ Dylan Roden, PLA

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
SITE PLAN AMENDMENT and SPECIAL EXCEPTION USE AMENDMENT APPLICATIONS
ORIGINAL SUBMITTAL: NOVEMBER 2025
1st Resubmittal: December 15, 2025

Introduction:

On behalf of the property owner, BCP Florida Holdings, LLC, and its tenant, Boca RI, LLC dba Banyan Palm Beach (doing business nationally as "Banyan Treatment Centers") (collectively the "Applicants"), their agents Jeffrey C. Lynne, Esq., of Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen, and 2GHO Inc., respectfully request approval of a (i) a Special Exception Use Amendment to Resolutions 2013-49 and 2015-23 to increase the number of approved treatment beds from 65 to 88; and (ii) a Site Plan Amendment for any necessary site improvements associated therewith for the Banyan Palm Beach project, formerly known as "The Retreat." The 3.17-acre subject site (PCN 70-42-44-25-00-000-1010) is located on the southeast corner of Lake Worth Road and Cooley Court in the Village of Palm Springs, Florida.

Request:

The Applicants seek to amend the previously approved Resolution No. 2013-49 which approved a site plan and special exception uses for the property and Resolution No. 2015-23 and which amendments seek to: (i) increase the number of approved beds from 65 to 88; and (ii) revise the type of clinical treatment provided from primary Substance Use Disorder treatment, licensed by the Department of Children and Families (DCF) to primary Mental Health care, licensed by the Agency of Health Care Administration (AHCA). The Applicants are not proposing any exterior changes to the existing buildings nor any increase in the overall square footage of the buildings. There is no distinction amongst the client population to be treated but for their primary diagnosis.

The purpose of the requested amendment is to meet ongoing increasing demand within the primary mental health space since the Covid pandemic. No addiction treatment

services are expected to be provided on-property though persons with co-occurring disorders of both Substance Use Disorder and Mental Health may be treated on-site on a case-by-case basis.

Hours of Operation for this facility are 24/7; staff is onsite 24 hours a day with clinicians present during the day working 8-hour shifts per day. The staff-to-resident ratio for clinicians is 1:10 and overall staff during waking hours 1:15.

The required security management plan has previously been provided to the Village and is being resubmitted with this application. This plan confirms established security protocols and procedures that ensure the safety of clients, staff, and visitors while also complying with state and local authorities.

Surrounding Property Information:

	EXISTING FLU	EXISTING ZONING	PCN	EXISTING USE
Subject Site	Commercial	CG	70-42-44-25-00-000-1010	CLF Type III
North	Commercial	CG	70-42-44-24-11-000-0010 70-42-44-24-00-000-5620	Commercial Commercial
South	PBC – MR-5	RM	Multiple PCNs	Residential
East	Commercial	CG	70-42-44-25-00-000-1380	Retail
West	Commercial	CG	00-42-44-25-00-000-1020	Commercial

History:

The original development order was approved in unincorporated Palm Beach County in 2009 for a rezoning to a Planned Mixed-Use Development and a Requested Use to allow a Congregate Living Facility – Type III, including outpatient services and a 65 bed inpatient residential treatment program for primary Substance Use Disorder (SUD), licensed by the Florida Department of Children and Families (DCF).

The following is a list of the approvals for the subject site:

LIST OF APPROVALS		
Resolution No.	Application Request	Date of Approval
R-2009-0174 R-2009-0175 R-2009-0176	PBC - These resolutions of approval were from the original approvals within unincorporated Palm Beach County – approval was a rezoning and a requested use to allow a CLF Type III	January 29, 2009
R-2013-45	The property was annexed into the Village of Palm Springs	2013

LIST OF APPROVALS		
Resolution No.	Application Request	Date of Approval
R-2013-49	Approved the site plan and special exception uses on the property	2013
R-2015-23	Approved a site plan amendment	2015

The property was annexed into the Village on July 26, 2013 via Annexation Agreement as approved by Resolution 2013-45. The Annexation Agreement acknowledged the then-pending application before Palm Beach County to approve the requested inpatient treatment facility use as a Type III Congregate Living Facility (CLF). After annexation and approval by the Village, the property was subsequently approved for expansion in 2015 to incorporate adjacent property to build an accessory use of a gymnasium on site, as approved by Resolution 2015-23.

After multiple discussions with the Village about the intention to expand the number of approved beds and the level of care once acquired, the property was purchased in June 2025 by the current owner and leased to Banyan Treatment Centers, a nationally-recognized leader in behavioral health care, for purposes of utilizing the campus for primary mental health care. A zoning verification letter was issued by the Village Attorney on June 10, 2025 confirming the ability of owner to continue utilizing the property for the approved purposes, with the ability to seek an expansion of beds to continue to keep the property and use viable.

Comprehensive Plan and Land Development Code Consistency:

The subject site's Future Land Use designation is Commercial and the Zoning is CG – Commercial General. These are both consistent with the Village's Comprehensive Plan and the Land Development Codes.

The existing current special exception approval for the site limited to 65 beds is based on the County's density regulations in place at the time of the initial development approval in 2013. Those regulations provide that the maximum number of resident beds shall be 28 per acre in a PUD planned unit development.

The original calculation of acreage was erroneous and identified the total property as being 3.12 acres rather than 3.17 acres. Based upon the current survey, the overall site acreage is 3.17 acres of land which will allow 88 beds (3.17 x 28 = 88.76 or 88 gross). All associated application documents have been updated to reflect this revised bed count, ensuring consistency across the submitted materials.

Special Exception Standards:

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

   Applicant's Response: The proposed special exception amendment remains consistent with the goals, objectives, and policies outlined in the Village's Comprehensive Plan. Specifically, it continues to support the Plan's intent to promote compatible land uses, encourage redevelopment and reinvestment in established areas, and enhance access to community-serving facilities.

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

   Applicant's Response: The proposed special exception amendment remains consistent with the applicable land development and zoning regulations, as well as all other relevant provisions of the code. The requested increase in the number of beds continues to align with the density and intensity calculations previously approved for the project, ensuring continued compliance with established development parameters.

   Please refer to the calculations referenced above for confirmation of consistency with prior approvals.

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

   Applicant's Response: The proposed special exception amendment remains compatible with the surrounding land uses, which include institutional uses such as the Salvation Army and adjacent multi-family residential developments. The increase in the number of beds will not alter the exterior of the existing buildings, nor will it affect the overall site layout. No additional parking is proposed as part of this amendment as the existing parking meets the code requirements.

   The anticipated traffic impact associated with the additional beds is minimal, with only a nominal increase in trip generation. The proposed expansion will

operate within the capacity of existing infrastructure and will not adversely affect the surrounding transportation network or community character.

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.

   Applicant's Response: The proposed special exception amendment does not result in a concentration of similar facilities along the Lake Worth Road corridor and this facility pre-dated any other facility which may have been approved subsequent thereto. Upon information and belief, there are no other Congregate Living Facilities (CLFs) located within the area, ensuring that the proposed expansion remains contextually appropriate and does not contribute to any potential concentration of similar uses.

   The requested special exception amendment to increase the number of beds will not hinder future development within the area. On the contrary, the enhancement of services and capacity is expected to contribute positively to the corridor's economic vitality by further increasing local employment, improving access to care, and reinforcing the area's role as a diverse and sustainable community of various services.

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;
   b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
   c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

   Applicant's Response: The anticipated increase in beds and required employees will not strain local resources or negatively impact the surrounding properties. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception will be increased but not have any material impact on any adjacent properties or the surrounding neighborhood. All aspects of the use remain interior to the structures and the site, and therefore there is no noise, odor, visual, or other potential nuisance

factor generated by the special exception use. There is also no impact on the amount and flow of traffic within the vicinity of the proposed special exception use per the Traffic Statement prepared and provided by the Pinder Troutman firm.

6. That the proposed special use:
    a. Does not significantly reduce light and air to adjacent properties.
    b. Does not adversely affect property values in adjacent areas.
    c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
    d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
    e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

    Applicant's Response: As noted above, the buildings are existing and the site layout will not change. The neighboring properties will continue to receive the same adequate light and air; the increase in beds will not adversely affect property values in adjacent areas as the current approvals have not adversely affects property values either; the existing special use has not been a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations and therefore neither will the expansion of the use; the expanded use will not negatively impact adjacent natural systems or public facilities; and the expansion of the use maintains existing pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

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

    Applicant's Response: The existing use will continue to enhance and promote the ongoing redevelopment efforts within the Village specifically in this Lake Worth Road redevelopment corridor by allowing the growth and continued economic viability of the Special Exception use to meet high local demand. The expanded use continues to align with established redevelopment objectives by contributing to the revitalization of the area and supporting long-term planning goals.

Building Architecture:

The proposed site plan amendment does not include any changes to the exterior of the existing Buildings A, B, or C. All existing architectural features and site improvements will remain as currently constructed.

The scope of the amendment is limited to interior modifications within Building B, specifically on the second floor, to accommodate an increase of twenty-two (22) additional beds within existing bedroom spaces, and to revise the level of care from primary Substance Use Disorder licensed by DCF to primary Mental Health, licensed by AHCA. These changes are confined to the building's interior and do not impact the overall footprint, massing, or external appearance of the structure.

Site Access, Parking and Traffic:

The primary access to the property is provided via a gated entrance along Lake Worth Road, with a secondary access point located on Cooley Court. The proposed site plan amendment does not include any changes to the overall site layout, and no additional parking spaces are proposed as part of this amendment.

All existing access points and circulation patterns will remain unchanged, ensuring continued functionality and compatibility with surrounding infrastructure.

Palm Beach County Fire Station No. 31 will continue to provide service. Fire Station No. 31 is located at 3400 2nd Avenue North and is located on the north side of Lake Worth Road approximately ¾ of mile east of the subject site. The proximity to the site will provide appropriate emergency access response to the facility.

Drainage and Utilities:

As previously noted, the overall site layout will remain unchanged as part of this application. Consequently, the existing drainage patterns and utility infrastructure will remain in place without modification. No alterations are proposed that would impact stormwater management or utility service to the site. There are no existing deficiencies.

These conditions support the continued functionality of the site and ensure consistency with previously approved development standards.

Water and Sewer services to the site are existing from Palm Beach County Water Utilities Department and will remain with no proposed changes. There is a *de minimis* impact from the increase in beds.

The subject site abuts the Lake Worth Drainage District Canal L-12.

Buffers and Setbacks:

The approved landscape plan has been reviewed and confirmed to be in compliance with the applicable code requirements of the Village of Palm Springs. As the overall site layout remains unchanged under this application, all existing setbacks will be maintained without modification.

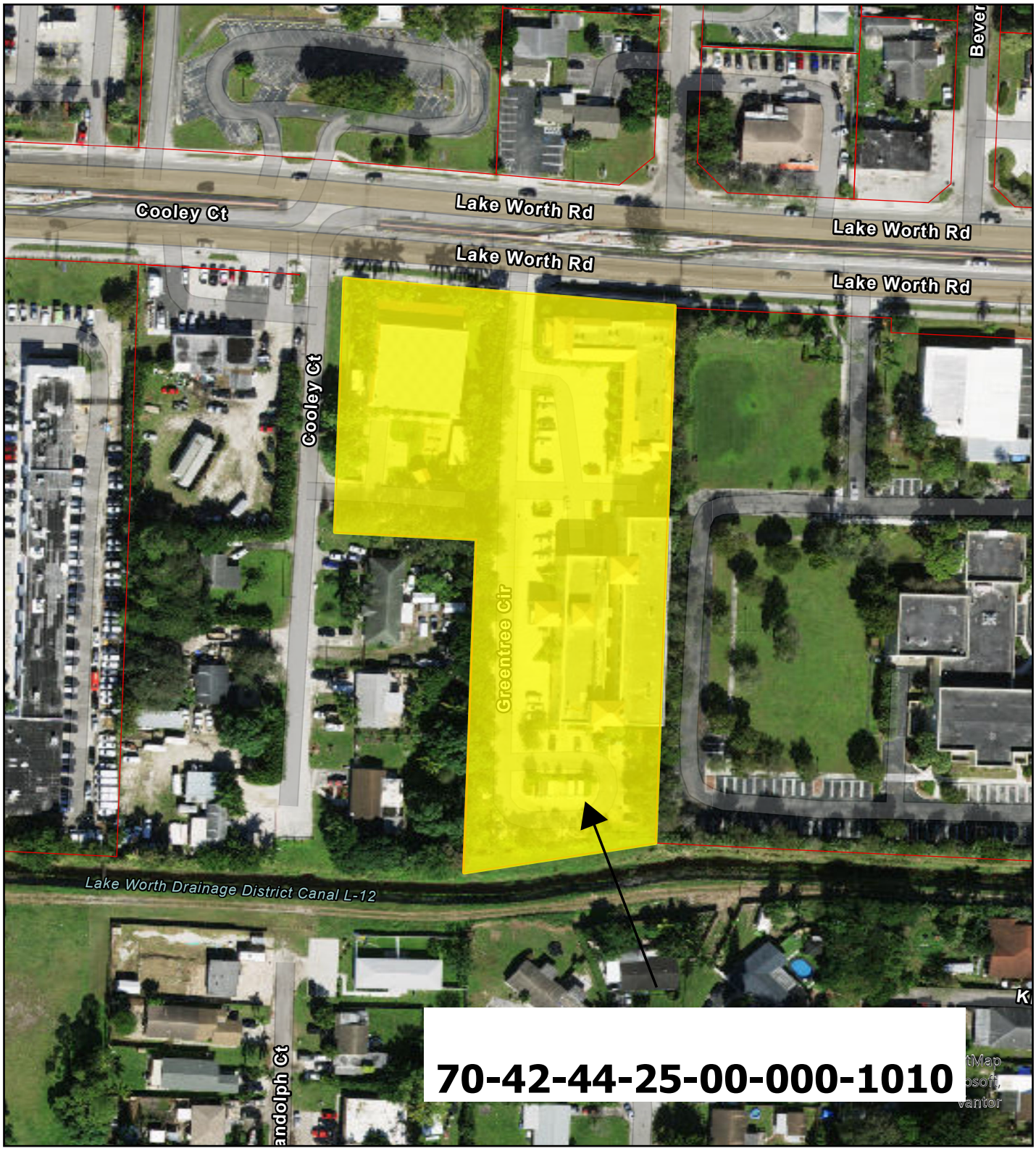
These conditions ensure continued consistency with previously approved development standards and reinforce compatibility with surrounding properties.

Conclusion:

On behalf of the Applicants, we respectfully request approval of the proposed Site Plan and Special Exception amendments. Should you have any questions or require additional information, please do not hesitate to contact George G. Gentile at (561) 718-4320, Patricia Lentini at (561) 348-0696 or Jeffrey Lynne, Esq. at (561) 791-4368.

Village of Palm Springs

4140 Lake Worth Rd
The Retreat



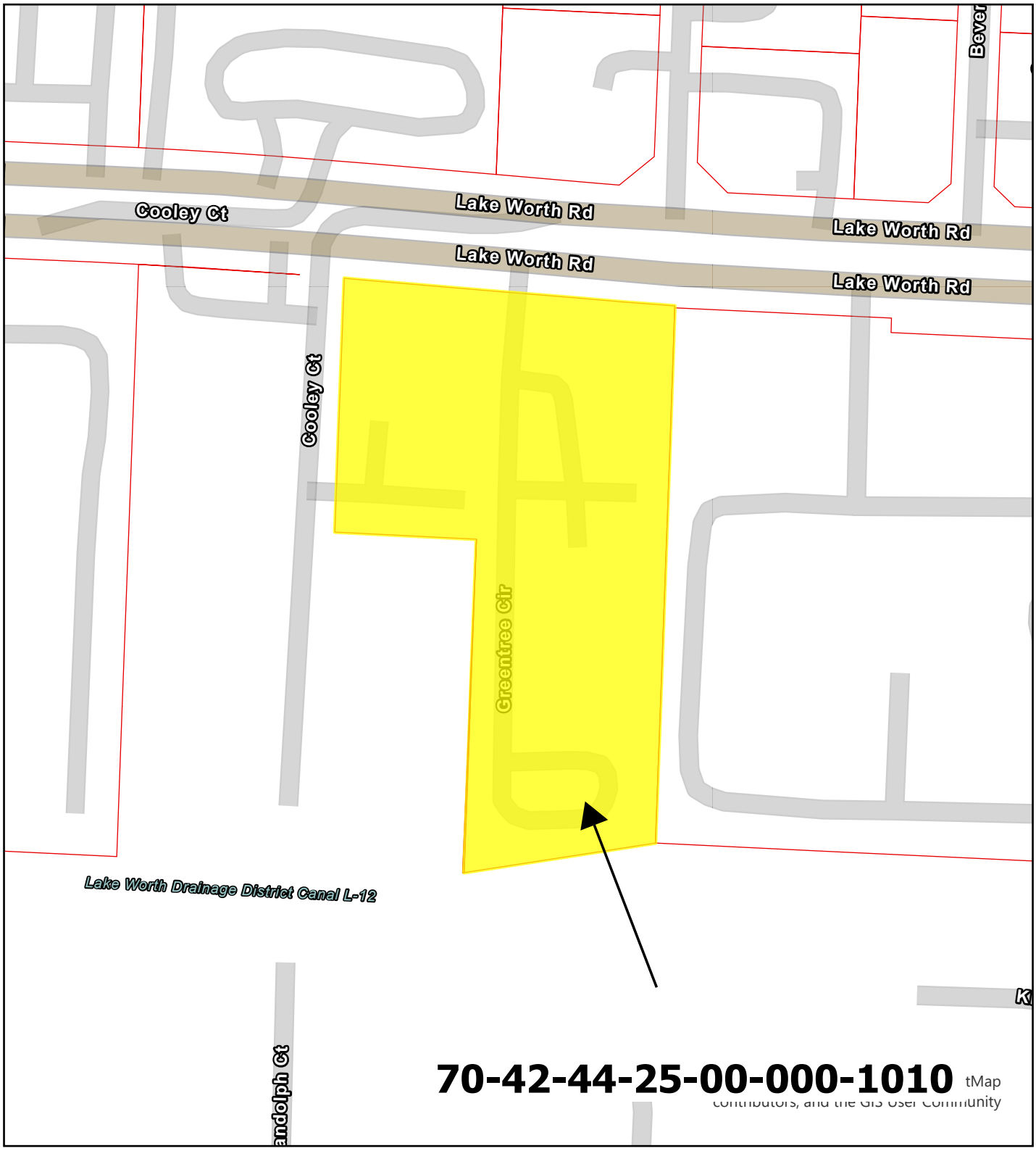
Parcels
Proposel Parcel

Date: 12/15/2025

0 110 220 US Feet

Village of Palm Springs

4140 Lake Worth Rd
The Retreat



Parcels
Proposel Parcel

Date: 12/15/2025

0 110 220 US Feet