



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 12, 2026
6:30 PM

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brenda Browning, Jr. Alternate

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

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

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

ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of February 10, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the February 10, 2026, minutes from the Planning and Zoning Advisory Board meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road:** Motion to recommend approval to the Village Council for 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 applicants are requesting a small-scale land use amendment and rezoning on 3.17 acres to facilitate the use of the property as a special residential facility.
Staff: Iramis Cabrera, PZB Director
4. **Site Development Plan Amendment (SPR26-04) and Special Exception Use Amendment (PSSE26-04) — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road:** Motion to approve 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 (SPR26-04) and concurrently requests a Special Exception Use (PSSE26-04) to allow the use of the property as a special residential facility and increase the number of approved beds from 88 to 128.
Staff: Iramis Cabrera, PZB Director
5. **Special Exception Use Amendment (PSSE26-03) with a Waiver — Court Club - 1591 Kirk Road:** Motion to recommend for approval an application submitted by Schmidt Nichols, acting as the agent for John Lewis, MGR, representing 1591 Kirk

Road Partners LLC (“Applicant”). The application seeks approval, with a waiver, from the Village Council to allow the restaurant with the bar, as an ancillary use within the approved recreational facility located at 1591 Kirk Road.

Staff: Iramis Cabrera, PZB Director

6. **Side Setback Variance (PSV26-11) — Wawa Gas Station — 1771 South Congress Avenue:** Motion to approve an application submitted by Austing Bouchard, agent for VCC Palm Springs LLC (“Owner and Applicant”), is requesting Variance relief (PSV26-11) to allow a reduction in the side setback from the required 15’ setback to 10’ setback for the proposed EV charging station canopy located on the south side of the property at 1771 South Congress Avenue within the existing WAWA gas station site.

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

7. **Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) — 4210 Lake Worth Road — Ministerio Internacional Jesus El Salvador Lake Worth:** Motion to approve an application submitted by Walfren Paredes, agent for Ministerio Internacional Jesus El Salvador Lake Worth “Tenant and Applicant,” is requesting a Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) to allow a 5,500 square feet place of worship within a tenant bay in the existing Commercial General shopping center property located at 4210 Lake Worth Road

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

OTHER BUSINESS

ADJOURNMENT

THE NEXT PLANNING AND ZONING ADVISORY BOARD MEETING IS SCHEDULED FOR TUESDAY, JUNE 9, 2026, IN THE VILLAGE COUNCIL CHAMBERS.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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



Village of Palm Springs

Staff Report

AGENDA DATE: May 12, 2026

DEPARTMENT: Village Clerk

ITEM #2:

FISCAL IMPACT:

ATTACHMENTS:

1. February 10, 2026 Planning and Zoning Advisory Board Meeting Minutes



**MINUTES
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
FEBRUARY 10, 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

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

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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

CALL TO ORDER

The meeting was called to order at 6:31 pm by Chairman Ralph Lashells.

ROLL CALL

Present: Chairman Ralph Lashells, Vice-Chairman Richard Hughes, Board Member Ralph Wiles, Board Member Peter Braun, Board Member Kimberly Gehrman, Senior Alternate Board Member Brenda Browning, Junior Alternate Board Member Brian Ruscher

Absent: None

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

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

Staff: Jane Worth, Deputy Village Clerk

Deputy Worth asked the Board if there were any ex parte communications. There were none.

Deputy Worth swore in all individuals speaking on behalf of any items being presented.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

2. **Approval of November 12, 2025, Planning and Zoning Advisory Board Meeting Minutes: Motion to approve the November 12, 2025, minutes from the Planning and Zoning Advisory Board meeting.**

Staff: Jane Worth, Deputy Village Clerk

3. **Approval of January 13, 2026, Planning and Zoning Advisory Board Meeting Minutes: Motion to approve the January 13, 2026, minutes from the Planning and Zoning Advisory Board meeting.**

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the November 12, 2025, and January 13, 2026, minutes. A motion to approve was made by Mr. Wiles and seconded by Mrs. Gehrman. Motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Planning & Zoning Board Order No. 2026-01 - Minor Site Plan amendment (SPR26-02) Salvation Army - 4051 Kirk Road: Motion to recommend approval of a Minor Site Amendment (SPR26-02), submitted by Mr. Jack Goodman, agent for the owner, Salvation Army. The Applicant proposes to construct a new supplemental storage building for the existing thrift store. The applicant is also proposing landscape enhancements. The property is located at 4501 Kirk Road.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Jack Goodman, agent for the owner, Salvation Army, requests approval of a Minor Site Plan Amendment (SPR26-02) for the Commercial General property

located at 4051 Kirk Road. The applicant proposes to construct a new supplemental storage building for the existing thrift store. The proposed building will provide 4,376 square feet of additional storage area to support ongoing operations.

In connection with the building addition, the applicant is proposing landscape enhancements that include new foundation plantings, the installation of trees within landscape islands, equipment screening, and the removal and replacement of existing buffer hedging as needed.

The site is currently comprised of two primary structures: a 27,150-square-foot center for worship and service and a 7,470-square-foot thrift store. The remainder of the site consists of off-street parking, an outdoor open play field and track, and a dry detention area. The area subject to this proposed amendment is located on the west side of the driveway from Lake Worth Road west to the existing thrift store.

The applicant is not proposing any other modifications outside the affected area, and the remainder of the site will remain as it exists today. All improvements are internal to the site and will not impact perimeter driveways or existing parking areas, other than the landscaping modifications noted above.

The Planning, Zoning & Building Staff does not object to the site plan amendment requested, finding the proposed project to be generally consistent with the Land Development and Zoning regulations, and recommends conditional approval to support enhancements to their ongoing operations.

Mr. Christian Melendez, Planning, Zoning, and Building Planner (PZ&B), informed the Board that the Applicant had requested approval of a Minor Site Plan Amendment (SPR26-02) for the Commercial General property located at 4051 Kirk Road. The applicant proposes to construct a new supplemental storage building for the existing thrift store. The proposed building will provide 4,376 square feet of additional storage to support ongoing operations. In connection with the building addition, the applicant is proposing landscape improvements that include new foundation plantings, the installation of trees within landscape islands, equipment screening, and the removal and replacement of existing buffer hedging as needed.

Mr. Austin Scott, of Insite Studio, 3601 PGA Boulevard, Suite 220, Palm Beach Gardens, presented a PowerPoint to discuss the 4500 sq. ft. storage facility to be constructed. The thrift store has gained popularity, resulting in more drop-offs, so a larger storage facility is necessary. There was a discussion between the Board and Mr. Scott regarding the entrance and exit of the Salvation Army. It was asked what type of items would be stored in the ancillary building. Mr. Scott stated it was only for storage of drop-offs that need to be separated before being brought into the thrift store. It was also asked whether the design of buildings directly on Lake Worth Road follows a warehouse style, which is not ideal but necessary. Director Cabrera stated there are building designs to follow per code.

Chairman Lashells requested comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion regarding Planning and Zoning Board Order No. 2026-01 - Minor Site Plan amendment (SPR26-02) - Salvation Army. A motion to recommend approval was made by Mr. Hughes and seconded by Mr. Braun. The motion carried 5-0.

FISCAL IMPACT:

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

OTHER BUSINESS

None

ADJOURNMENT

Hearing no further business, Chairman Lashells adjourned the meeting at 6:44 PM.

NEXT MEETING

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

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

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on **February 10, 2026**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **March 10, 2026**.

Jane R. Worth

Jane R. Worth, Deputy Village Clerk



Village of Palm Springs

Staff Report

AGENDA DATE: May 12, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Ordinance No. 2026-04 - Small Scale Land Use Amendment and Rezoning — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road

SUMMARY: Mr. Jeffrey C. Lynee, agent for the applicants, is requesting a Small-Scale Land Use Amendment and Rezoning on 3.17 acres to facilitate the use of the property as a special residential facility.

The proposed small-scale land use change would be from Commercial and Commercial General to Mixed-Use, respectively. The property is less than 50 acres in size (3.17 acres) and is planned as a special residential facility.

The applicants are currently requesting Site Plan and Special Exception Use Amendments to increase the number of approved beds from 88 to 128 beds. The proposed site plan is presented (within this item) for informational purposes only (no action is required at this time).

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision regarding the appropriateness of the land use map and zoning amendments is approved on the second and final reading. The proposed site plan is subject to future Village Council review via a separate resolution.

The proposed request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review, and no comments were received.

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers, and provide opportunities to resolve potential disputes only within the plan amendment.

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. Justification Statements
2. Proposed Future Land Use (FLU) Map

3. Proposed Zoning Map
4. Site Plan

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
LAND USE AMENDMENT, REZONING, SPECIAL
EXCEPTION USE AND SITE PLAN AMENDMENT
APPLICATIONS
ORIGINAL SUBMITTAL: MARCH 26, 2026

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 the following applications:

- Land Use Amendment to Mixed-Use Land Use;
- Rezoning from GC – General Commercial Zoning District to MU - Mixed-Use Zoning District;
- Special Exception to allow a Special Residential Facility (SRF);
- Site Plan Amendment to increase the total number of beds from the approved 88 beds to 128 beds; and
- A Waiver from Section 34-1002 – Development Standards for a SRF.

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 (Resolution has not been signed) which approved an amendment to the previously approved site plan and special exception uses for the property to increase the number of approved beds from 88 to 128. The Applicants are not proposing any exterior changes to the existing buildings nor any increase in the overall square footage of the buildings or changes to the physical site plan approved through the same resolution.

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. Many of the Clients using these services are from Palm Beach County and the Village of Palm Springs.

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. It should be noted, with the previous submittal and approval the “employee in the greatest shift” was a preliminary number and had not been fully vetted. With this application to request the increase in beds, the overall need for staff has been evaluated and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

The required security management plan has previously been provided to the Village and is being resubmitted as information and record 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
R-2013-49	Approved the site plan and special exception uses on the property	2013
R-2015-23	Approved a site plan amendment	2015
TBD	AP25-0094 Special Exception and Site Plan Amendment	February 12, 2026

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. On February 12, 2026, the Village approved an amendment to the approved site plan, the Special Exception uses and an increase of beds from 65 to 88 beds. Via correspondence from the Village dated June 10, 2025, the Village advised that any further requests to increase bed count would require a rezoning of the property to Mixed Use/MU, a Future Land Use Map amendment to Mixed Use, an application to convert the approved CLF Type III to a Special Residential Facility as a Special Exception use, and a Site Plan Amendment to facilitate same.

Comprehensive Plan Criteria:

The Village of Palm Springs Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems;

Response: The proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.

- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services;

Response: The proposed land use supports the efficient and cost-effective provision and extension of public infrastructure and services. As the site has existing buildings that are not being increased or modified, except for additional patients. Public infrastructure and services are anticipated to remain the same and not impact current levels of services or capacities of public utilities.

- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit;

Response: As the site is existing, there are sidewalks along the frontage road (Lake Worth Road) of the property. Based on the use of the site, state licensing and the previously approved security plan, non-patient pedestrians (except authorized guests), bicyclists, etc. are not allowed on the property or within the facility.

- d) The Land Use promotes conservation of water and energy;

Response: The proposed land use incorporates practices that promote the conservation of both water and energy. The development was designed to utilize efficient systems, reduce overall resource consumption, and support long-term sustainability consistent with applicable standards and best management practices.

- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs;

Response: Because the site was fully developed and no exterior modifications are proposed as part of this application, the existing open space, existing recreation areas and natural areas on the property will remain unchanged. The proposed land use does not reduce or alter any existing open space, and all current conditions related to natural lands and recreational areas will be preserved as they exist today.

- f) The Land Use will achieve and maintain the adopted level of service standards.

Response: The proposed land use will continue to meet the adopted level-of-service standards as adopted in the Village's Comprehensive Plan. Because the site is already developed and no exterior modifications or intensification of use are proposed, there should be no increase in demand on public facilities/utilities or services. All existing infrastructure is adequate to support proposed use, and the project will maintain compliance with the applicable level-of-service requirements.

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. This project, including this request will serve residents of the Village of Palm Sprints.

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 applicant is requesting a Future Land Use Map amendment, a Rezoning, and Special Exception use approval to allow a Special Residential Facility (SRF). This use, as provided for in the Village's Code of Ordinances, will bring this facility consistent with the Village's Comprehensive Plan and all applicable land development and zoning regulations. 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. The Mixed Use zoning and future land use categories incorporate the RM uses specifically by reference and the proposed SRF complies with all RM density and development standards.

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 SRF use remains compatible with the surrounding and adjacent land uses, which include institutional uses such as the Salvation Army, and adjacent multi-family residential developments. The property also exists with the Village's community redevelopment area and sits

along the municipal boundary with unincorporated Palm Beach County which maintains similar land use patterns. The increase in the number of beds will not alter the exterior of the existing buildings, nor will it affect the overall site layout. The structures on site have sufficient capacity consistent with Florida Building Code and the Life Safety Code to meet the additional requested residents. No additional parking is proposed as part of this application as the existing parking meets the code requirements. It should be noted, all residents using this facility are not permitted to have personal vehicles and do not otherwise drive themselves to this facility. They are transported to and from the property by non-emergency vehicles or private shuttle services provided by the applicant.

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 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. The proposed expansion remains contextually appropriate and does not contribute to any potential concentration of similar uses.

The requested Special Exception to allow the Special Residential Facility 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 approval will 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 only de minimis impact on the amount and flow of traffic within the vicinity of the proposed use per the accompanying 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 demonstrated to not adversely affects property values either. The existing use has not been a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations. The expanded use will not negatively impact adjacent natural systems or public facilities. The requested 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 approved use continues 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 program to meet high local demand. The further expansion of the use continues to align with established redevelopment objectives by contributing to the revitalization of the area and supporting long-term planning goals.

Waivers:

Based on the code requirements located in Subdivision VI. – Special Residential Facilities – Section 34-1102 – Development Standards:

(4) – Setbacks. No building in connection with such facilities shall be closer than 50 feet from all other lot lines.

As noted above, the buildings are existing and no external changes are proposed.

The buildings setbacks:

- **North (Lake Worth Road) – 21.05' for Building A; 19.78' for Gym;**
- **South (rear) – 146.07'**
- **East – 7.45' for Building B**
- **West – 25' for Gym**

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety and welfare.

Response: The request is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The waiver does not create any adverse impacts to the surrounding area and is not detrimental to public health, safety, or welfare. These are existing conditions which are requested to allow to continue.

- b. The request results from innovative design in which other minimum standards are exceeded.

Response: As noted above, the buildings are existing and no external changes are proposed.

- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
Response: The existing and proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
Response: The request provides and maintains existing public benefits, including enhanced site design and landscaping, preservation of existing open areas, and has incorporated desirable architectural and planning techniques. These elements have contributed positively to the surrounding community and overall development pattern.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
Response: Adequate screening and buffering were enhanced through the previous approvals and remain adequate to ensure that adjacent uses are protected from any potential adverse impacts associated with the waiver. Existing conditions and required landscape treatments maintain compatibility and visual separation.
- f. Economic hardship may not be used to justify waivers.
Response: The request is not based on economic hardship and is instead supported by planning, design, and functional considerations consistent with the intent of the Village's regulations and long-existing site conditions. Granting of the waiver enhances the services provided by this facility to residents of the Village of Palm Springs.
- g. The result is compatible with existing and potential land uses adjacent to the development site.
Response: The existing and expanded development remains compatible with existing and potential land uses adjacent to the site. The requested waiver does not alter the character of the area and maintains harmonious relationships with surrounding properties.

- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.

Response: Not applicable.

- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate step backs are provided as building height increases.

Response: Not applicable

Site Plan Amendment – Density

The requested increase in the number of beds continues to align with the permitted density and intensity calculations previously approved for the project at 19 du/acre.

Site Plan Amendment - 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 site plan amendment is limited to interior modifications within Building B, to accommodate an increase of forty (40) additional beds within previously constructed and utilized bedroom spaces and these changes are confined to the building's interior and do not impact the overall footprint, massing, or external appearance of the structure.

Site Plan Amendment - Site Access, Parking and Traffic:

The primary access to the property remains 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 changes to the overall site layout, and no additional parking spaces are proposed as part of this amendment.

All existing and previously approved 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 $\frac{3}{4}$ of mile east of the subject site. The proximity to the site will provide appropriate emergency access response to the facility.

Site Plan - 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 site 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.

Site Plan - Buffers and Setbacks:

The current landscape plan has been most recently reviewed and approved by Resolution which has not been signed at the time of this application but remains 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 Future Land Use Amendment, Rezoning, Special Exception, and Site Plan Amendment to allow for a further increase in resident beds for this site. 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.

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
CRA
ORIGINAL SUBMITTAL: MARCH 26, 2026

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. 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.

The subject site is part of the Lake Worth Road District CRA

Below are the CRA Key Goals for projects with the CRA:

I. Improving utilities and infrastructure

- The increase in beds occurs entirely within the existing building footprint. No new construction, utility extensions, or infrastructure upgrades are required. All existing systems remain adequate to support the proposed operational capacity.

II. Expanding job development and economic growth

- Increasing the number of beds requires additional staffing, including clinicians, support staff, and administrative personnel. This expansion contributes to local employment opportunities and supports continued investment in essential mental-health services, a growing sector within Palm Beach County.

III. Enhancing public safety

- The facility operates under an established Security Management Plan previously reviewed by the Village. This plan is being resubmitted for the record and outlines protocols that ensure the safety of clients, staff, visitors, and the

surrounding community. No exterior changes or site modifications are proposed, and the increase in beds does not introduce new safety risks.

IV. Increasing and maintaining workforce housing

- The site does not contain workforce housing, and none is proposed as part of this amendment.

V. Advancing the partnership with Palm Beach County

- The increased bed capacity helps meet growing mental-health service needs within Palm Beach County, including residents of the Village of Palm Springs. The amendment supports countywide behavioral-health goals and strengthens coordination between local jurisdictions in addressing post-pandemic mental-health demands.

Proposal's effect on existing conditions (identified in CRA community redevelopment plan) in the CRA district.

- As noted above, all infrastructure and utilities serving the site are existing and adequate. The proposed amendments do not include any exterior modifications, new construction, or changes to the physical site plan. As a result, the proposal does not alter or negatively impact any existing conditions identified in the CRA Community Redevelopment Plan. The project maintains the current built environment and continues to operate within the established infrastructure framework of the CRA district.

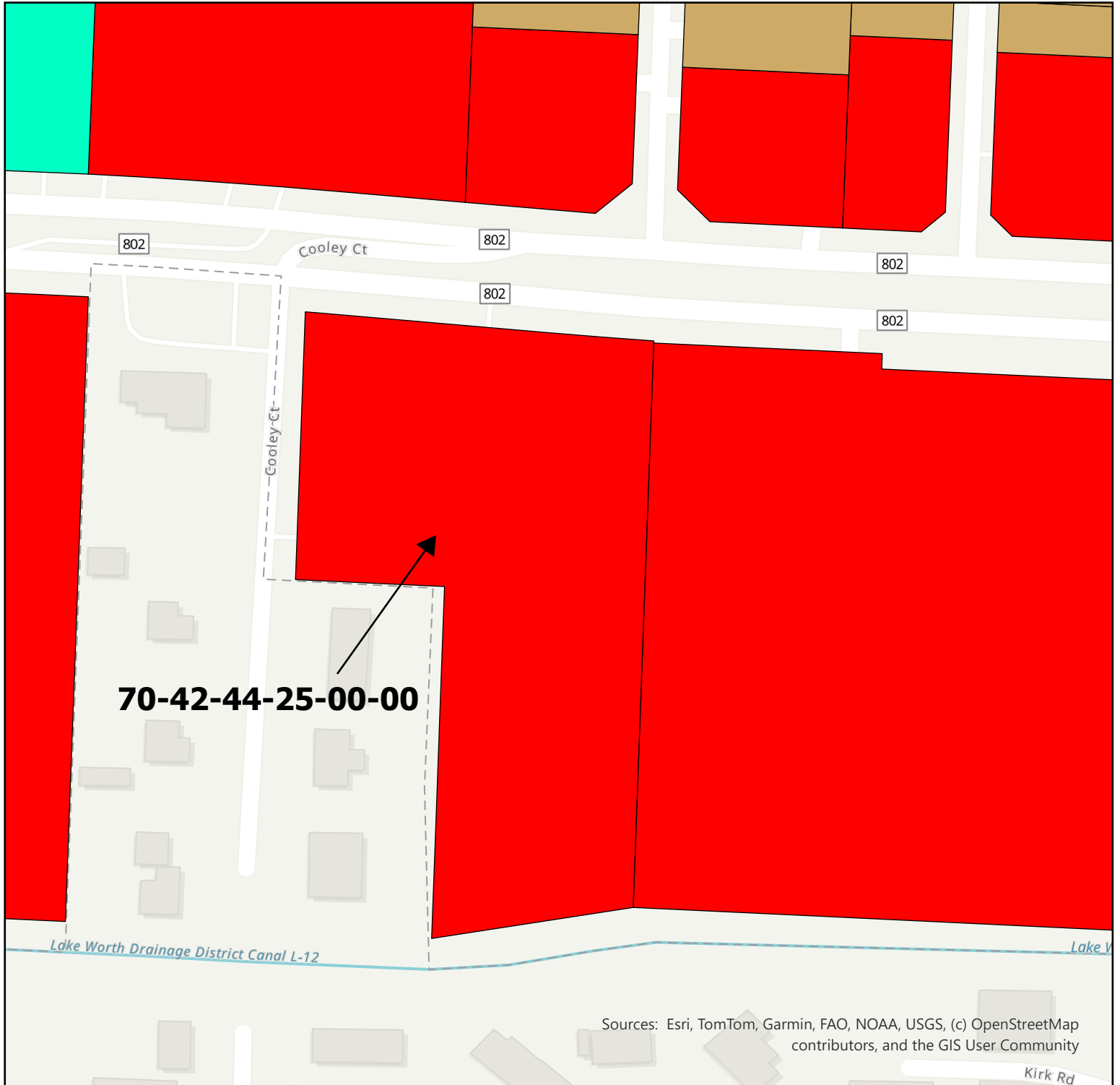
Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

- The proposal supports the strategies and objectives of the Palm Springs CRA by strengthening an existing healthcare use that provides essential mental-health services to residents of the Village and Palm Beach County. Increasing the number of beds within the existing building footprint enhances service capacity without requiring new development or additional land consumption. This aligns with CRA goals related to economic stability, reinvestment in existing properties, and the provision of community-serving uses.
- The amendment also contributes to local employment by increasing staffing needs, supporting job creation within the CRA district. By improving the operational efficiency and community benefit of an established facility, the proposal advances the CRA's broader objectives of promoting economic vitality, supporting essential services, and enhancing the overall quality of life within the redevelopment area.



Village of Palm Springs

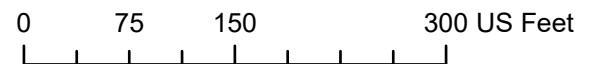
4020 Lake Worth Rd
The Retreat - Proposed Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Kirk Rd

Date: 4/17/2026

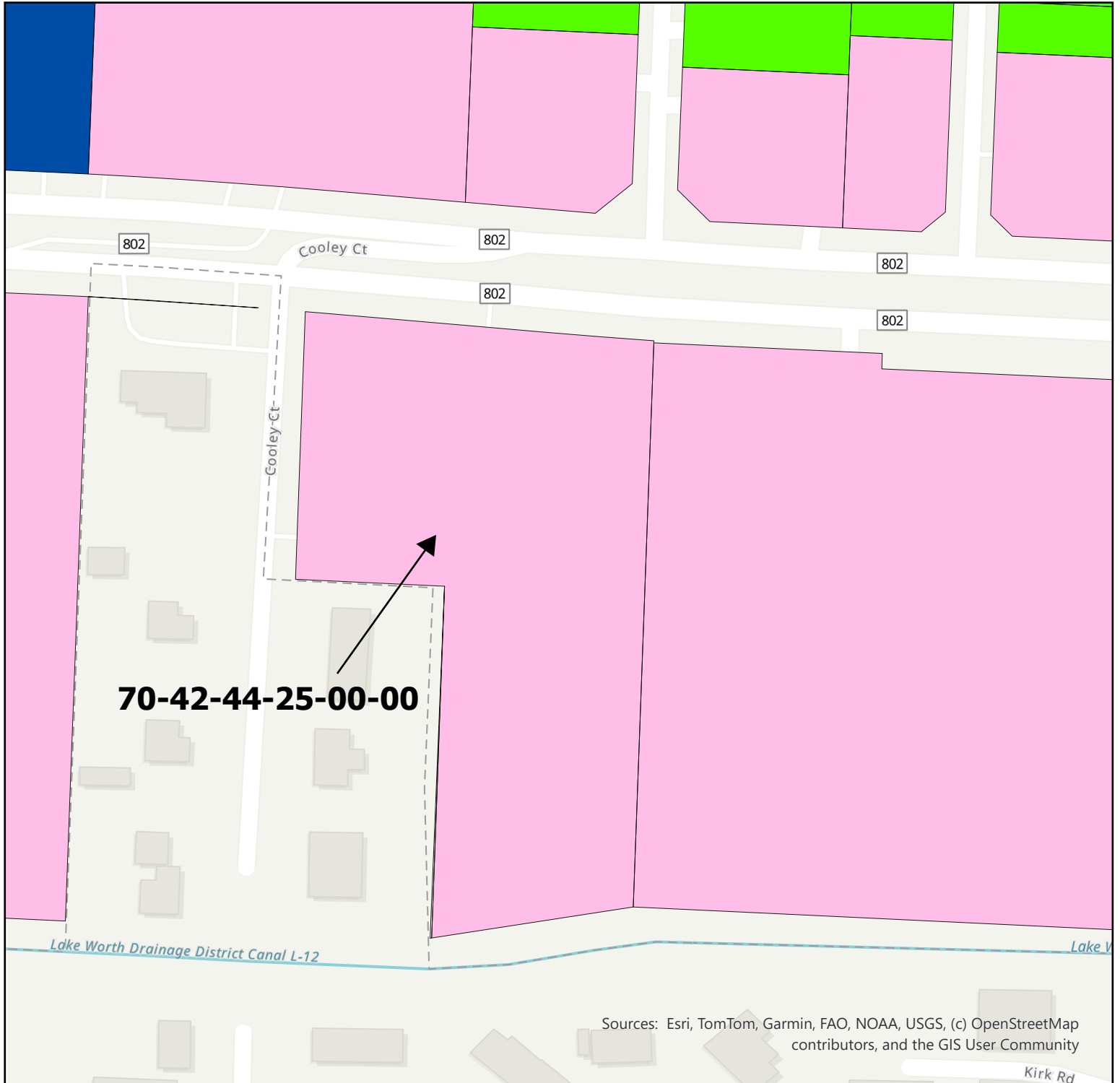
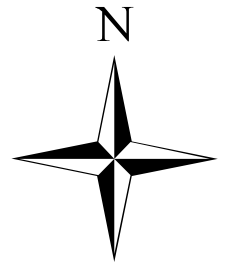


■ Mixed Use



Village of Palm Springs

4020 Lake Worth Rd
The Retreat - Proposed Map



Zoning Map
Mixed Use

Date: 4/17/2026

0 75 150 300 US Feet

Site Data

APPLICATION NAME	BANYAN PALM BEACH (F.K.A. THE RETREAT)	
APPLICATION NUMBER	T.B.D.	
EXISTING LAND USE DESIGNATION	COMMERCIAL	
PROPOSED LAND USE DESIGNATION	MIXED-USE	
EXISTING ZONING DISTRICT	CG	
PROPOSED ZONING DISTRICT	MIXED-USE	
PROPERTY CONTROL NUMBER	70-42-44-25-00-000-1010	
EXISTING USES	CONGREGATE LIVING FACILITY TYPE III, MEDICAL & PROFESSIONAL OFFICES, RETAIL	
PROPOSED USES	SPECIAL RESIDENTIAL FACILITY	
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	EXISTING	PROPOSED
TOTAL GROSS FLOOR AREA (GFA)	61,873 S.F.	N/A

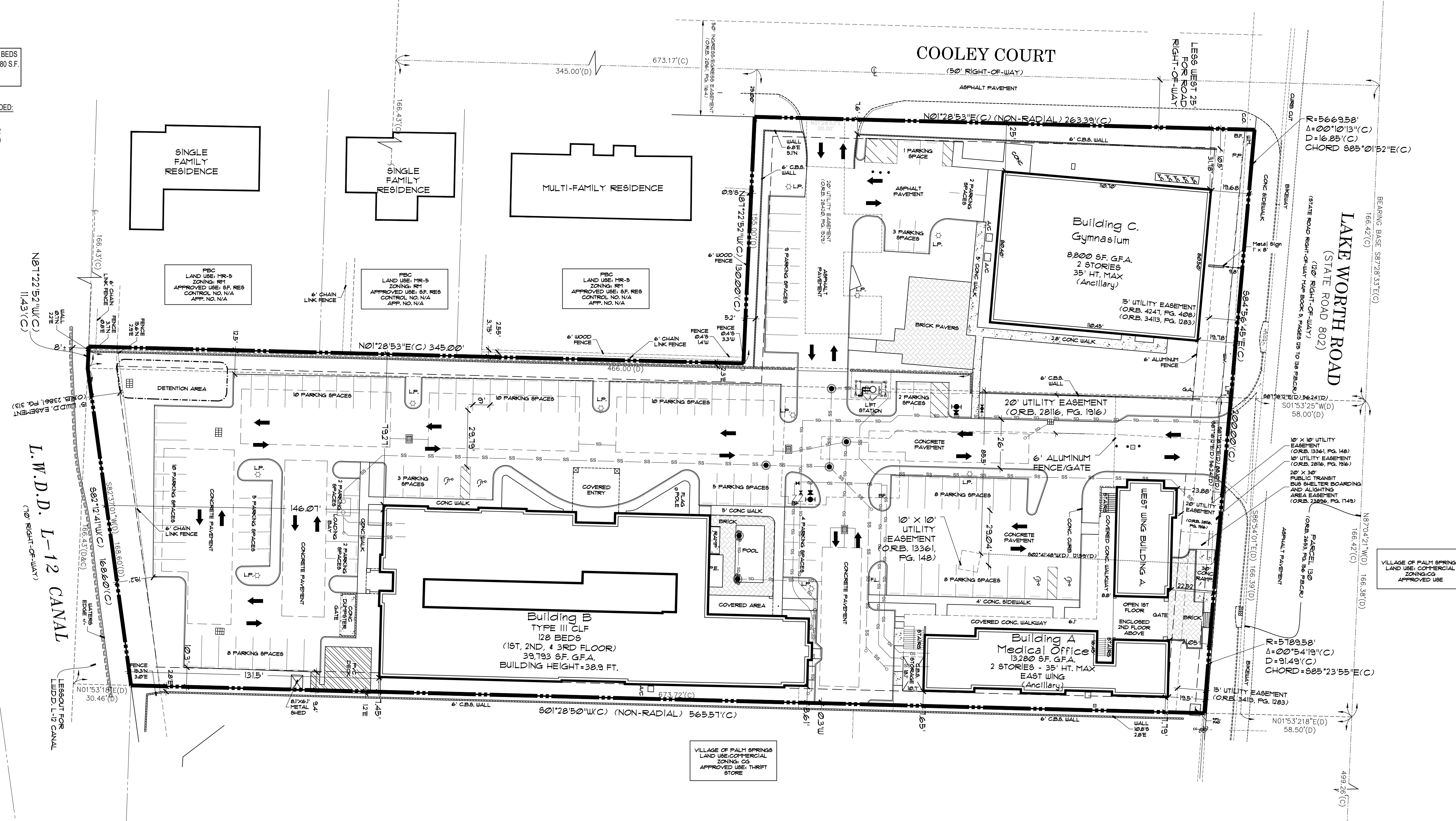
CONCURRENCY APPROVAL

SPECIAL RESIDENTIAL FACILITY	128 BEDS
MEDICAL & PROFESSIONAL OFFICE	13,280 S.F.

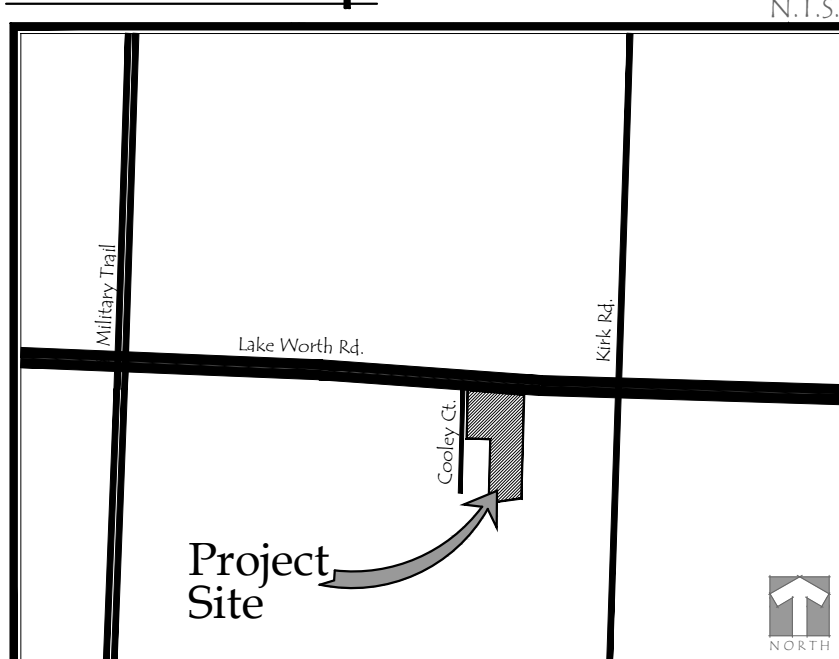
*Concurrency is approved for the above uses and amounts shown on this plan.

PARKING & LOADING: EXISTING: REQUIRED: PROVIDED:

USE: (CLF TYPE III)			
1 PER 4 PATIENTS (128 BEDS)	32	32	32
1 PER EMPLOYEE IN THE GREATEST SHIFT (8,079 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	99	102
HANDICAP PARKING:	4	5	4
LOADING SPACE(S):	2	2	2
BUILDING HEIGHT: 45' MAX			
BUILDING HEIGHT: 38' (EXISTING)			
NUMBER OF STORIES: 3 STORY			
TRAFFIC ANALYSIS ZONE:	356		



Location Map



Banyan Palm Beach

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

Designed: PSS
 Drawn: PSS/BRD
 Approved: GGG/EMO/MTM
 Date: 08/27/25
 Job no.: 25-0603
 Revisions: 10/30/25
 11/10/25
 12/15/2025
 03/05/26
 05/26/26

Seal

LA 0000530

Sheet Title:
Final Site Plan

Scale: 1" = 30'

Sheet No.

FSP-1

00-0000

FILE: N\BANYAN\HOLDINGS - THE RETREAT - 25-0603\DRAWING FILES\CURRENT\BANYAN - RETREAT FINAL SITE PLAN_FSP-1.DWG
PLOTTED: 4/16/26 AT 2:03PM BY: BEN XREFS



Village of Palm Springs

Staff Report

AGENDA DATE: May 12, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Site Development Plan Amendment (SPR26-04) and Special Exception Use Amendment (PSSE26-04) — Banyan Palm Beach (f.k.a. The Retreat) — 4020 Lake Worth Road

SUMMARY: Mr Jeffrey C. Lynee, agent for the applicants, is requesting a Site Plan Amendment (SPR26-04) and Special Exception Use Amendment (PSSE26-04) to allow the use of the property as a special residential facility (SRF) and increase the number of approved beds from 88 to 128.

Note: The property received site plan approval and special exception use in 2013 for the construction of a total of 53,073 square feet CLF Type II Drug & Rehab Facility to include medical offices, 65-bed, and 7 multifamily residential units within the same property as a congregate living facility. This original approval was amended on February 12, 2026, to increase the number of beds from 65 to 88 and to revise the type of clinical treatment provided, from substance use disorder to Mental Health Care.

The current special exception approval for the site is limited to 88 beds, and it 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 for a CLF/Cluster Development at that time.

Note: Under the site's current land use and zoning designation, there are no applicable land development regulations governing use as a congregate living facility or for determining the maximum number of beds permitted by density.

To achieve the desired expansion from 88 to 128 beds, the applicant is requesting to amend the future land use map, the zoning designation, the site plan, and special exception use to comply with the Village's current code of ordinances. Amendments to the existing approved project are as follows:

Request	Existing	Proposed
Future Land Use	Commercial — 10.6 du/acre	Mixed-Use — 15.5 du/acre
Zoning	Commercial General	Mixed-Use (MU)
Use	Congregate Living Facility (CLF) — 88 beds	Special Residential Facility — 128 beds
Waiver (50' setback from any property line)	North - 19.78' & 21.05' East - 7.45' West - 25'	North - 19.78' & 21.05' East - 7.45' West - 25'

Note: The amendments to the future land use and zoning designations are considered under a separate ordinance before the consideration of this item.

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 to accommodate an increase of forty (40) 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 among the client population to be treated, only by 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 onsite on a case-by-case basis.

The 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. The staff-to-resident ratio for clinicians is 1:10, and overall staff during waking hours is 1:15. The overall need for staff has been evaluated, and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

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. Exhibit "A" Staff Report
2. Justification Statements
3. Floor Plans
4. Site Plan, Landscape Plans, Photometric and Reports
5. Banyan Palm Beach Security Management Plan
6. 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	3/26/2026
Reference Name	Banyan Palm Beach	Case Number	SPR26-04, PSSE26-04
		PCN	70-42-44-25-00-000-1010
Location	4020 Lake Worth Road	Site Area	±3.17 acres
P&ZB	May 12 th , 2026	Council	June 11 th , 2026 & July 9 th , 2026

Requests

Proposed Use(s)	Site Plan Amendment and Special Exception Use, with a waiver, to allow a special residential facility and increase the number of approved beds from 88 to 128 beds. Concurrently, the applicant is amending the Future Land Use and Zoning from Commercial and Commercial General to Mixed-Use, respectively.
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	A total of 99 parking spaces are needed Proposed -SRF (1/4 residents @ 128 Beds + 1/employee @ 50 employees) = 82 parking required Approved - Office (1/200sf @ 3,301 SF) = 17 parking	102 spaces	Yes

Site Characteristics

Existing Use	CLF Type III (AHCA)	Proposed Use	SRF (AHCA)
Existing Zoning	Commercial General (CG)	Existing FLUM	Commercial
Proposed Zoning	Mixed Use	Proposed FLUM	Mixed Use

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, special exception use, future land use amendment, and rezoning, as depicted on the proposed site plan, based on consistency with the previously approved site plan under Resolution No.2023-49 and 2026-06.



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-square-foot gymnasium building, a swimming pool adjacent to the residential building, and related improvements.
- Resolution 2026-05: Site Plan Amendment and Special Exception Use Amendment

The Village Council approved the above resolution on February 12, 2026, 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 didn't increase.

II Comprehensive Plan Consistency

The subject property is undergoing Future Land Use Amendment and Rezoning to the Mixed-Use designation and category, respectively. The proposed small-scale land use amendment and rezoning, supported with a site development plan amendment, are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

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 88 beds. Currently, property use is being reclassified as a Special Residential Facility, and an increase in the current approved number of beds is based on the following density guidelines:

Density: the maximum density permitted shall be in accordance with the acreage of the subject site and the density assigned by the future land use designation. For density calculation, 2.6 beds are equivalent to one dwelling unit.

$3.17\text{-acre} \times 2.6 \times 19 \text{ du/acre} = 156 \text{ beds maximum permitted.}$

Proposed: 128 beds = equivalent to 15.5 du/acre

III Waivers

Approved under Resolution No.2015-23: a 20' front yard setback instead of the 25' minimum front setback required along Lake Worth Road.

W1: Requesting a waiver from Section 34-1002(4) – Setbacks: No building in connection with such facilities shall be closer than 50 feet from all other lot lines.

Building setback:

- North (Lake Worth Road) – 21.05' for Building A and 19.78' for Gymnasium
- East – 7.45' for Building B
- West – 25' for Gym

Note: the buildings exist, and no external changes are proposed.

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 exists along the Lake Worth Road corridor.
- 4) The property is located within the Lake Worth CRA District.

V Regulatory Issues

- The site plan generally conforms to the property development standards of a special residential facility, and it was constructed under the Commercial General zoning classification at that time (2013).
 - 1) A Mixed-Use Land Use designation and Mixed-Use Zoning designation shall be approved before consideration of the proposed Site Plan and Special Use Amendments.
 - 2) Setback waivers have been requested according to the land development regulations for a special residential facility.
 - 3) The proposed project is being licensed by the Florida Agency for Health Care Administration (AHCA).
 - 4) Permits from all applicable permitting agencies shall be obtained, including but not limited to the 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 April XX, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on April XX, 2026.
- Legal advertisement was published on April 17, 2026.
- 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 March 26, 2026, depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning, Site Plan and Special Use Amendment to increase the number of approved treatments beds from 88 to 128 beds of associated commercial business designated to serve the residents of the CLF type III (ACHA).
 1. Site Plan received March 26, 2026.
 2. Landscape plans were received on March 26, 2026.
 3. Photometric Plan was received on March 26, 2026.
 4. Floor plans
 5. Security Management Plan
 6. Boundary survey dated March 30, 2025, was received on March 26, 2026.
 7. Justification statement of proposed use.
 8. Traffic statement.

IX Recommendation

The applicants are requesting to amend the recently approved site plan, which includes amendments to the Future Land Use, Zoning, Site Plan, and Special Exception Use, and are detailed as follows:

- Future Land Use Amendment from Commercial to Mixed-Use
- Rezoning from Commercial General (CG) to Mixed-Use (MU)
- Special Exception Use from Congregate Living Facility (CLF) to a Special Residential Facility (SRF)
- Site Plan Amendment to increase the number of beds from 88 to 128
- Setback waivers to correct nonconformities with the current code

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 they have currently been constructed.

The scope of the amendment is limited to interior modifications within Building B to accommodate an increase of forty (40) 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.

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 overall need for staff has been evaluated, and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

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 a deterrent to surrounding properties. The new project does not negatively impact natural systems and will not have a detrimental visual impact on the Lake Worth Road corridor.

Planning, Zoning, and Building Staff recommend conditional approval of the Future Land Use Amendment, Rezoning, Site Plan, and Special Exception Use Amendments with a waiver, subject to the following twenty-nine (29) 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 SRF shall be limited to 128 beds.
4. Any expansion of the use/occupancy will necessitate 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. 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.
7. No individual patient parking at the Property shall be authorized.
8. 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 **before the issuance** of the business licenses.
9. A written confirmation should be provided from PBCWUD confirming that the existing service capacity is adequate to support the increase from 88 to 128 beds **before Council consideration**.
10. The applicants shall confirm that there are no proposed changes to impervious surface area and that the existing SFWMD/LWDD permit(s) covering the site remain valid and applicable at the expanded occupancy. Applicants

should provide permit numbers or a statement confirming existing permits are in good standing and cover the proposed use intensity. The confirmation shall be provided **before Council consideration**.

11. The applicant/operator of the SRF 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 are not limited to, landscape and site lighting.
13. The photometric plan shall be submitted for review and approval to the Village Planning, Zoning, and Building Department, and the site lighting must be certified by an engineer **before 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 before 8:00 am or continue later than 9:00 pm.
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), and the 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 the 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 before 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 **before the issuance of the business license**.
27. The General Contractor shall be on site during any renovation activity in accordance with FS 489.1195.
28. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
29. The dumpster provider for the construction dumpster shall be Waste Pro USA, which is under a franchise Agreement with the Village. No drains to the sanitary sewer are permitted in the dumpster pad.

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
LAND USE AMENDMENT, REZONING, SPECIAL
EXCEPTION USE AND SITE PLAN AMENDMENT
APPLICATIONS
ORIGINAL SUBMITTAL: MARCH 26, 2026

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 the following applications:

- Land Use Amendment to Mixed-Use Land Use;
- Rezoning from GC – General Commercial Zoning District to MU - Mixed-Use Zoning District;
- Special Exception to allow a Special Residential Facility (SRF);
- Site Plan Amendment to increase the total number of beds from the approved 88 beds to 128 beds; and
- A Waiver from Section 34-1002 – Development Standards for a SRF.

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 (Resolution has not been signed) which approved an amendment to the previously approved site plan and special exception uses for the property to increase the number of approved beds from 88 to 128. The Applicants are not proposing any exterior changes to the existing buildings nor any increase in the overall square footage of the buildings or changes to the physical site plan approved through the same resolution.

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. Many of the Clients using these services are from Palm Beach County and the Village of Palm Springs.

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. It should be noted, with the previous submittal and approval the “employee in the greatest shift” was a preliminary number and had not been fully vetted. With this application to request the increase in beds, the overall need for staff has been evaluated and it has been determined that 50 staff members on the greatest shift is sufficient for the increase in beds.

The required security management plan has previously been provided to the Village and is being resubmitted as information and record 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
R-2013-49	Approved the site plan and special exception uses on the property	2013
R-2015-23	Approved a site plan amendment	2015
TBD	AP25-0094 Special Exception and Site Plan Amendment	February 12, 2026

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. On February 12, 2026, the Village approved an amendment to the approved site plan, the Special Exception uses and an increase of beds from 65 to 88 beds. Via correspondence from the Village dated June 10, 2025, the Village advised that any further requests to increase bed count would require a rezoning of the property to Mixed Use/MU, a Future Land Use Map amendment to Mixed Use, an application to convert the approved CLF Type III to a Special Residential Facility as a Special Exception use, and a Site Plan Amendment to facilitate same.

Comprehensive Plan Criteria:

The Village of Palm Springs Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems;

Response: The proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.

- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services;

Response: The proposed land use supports the efficient and cost-effective provision and extension of public infrastructure and services. As the site has existing buildings that are not being increased or modified, except for additional patients. Public infrastructure and services are anticipated to remain the same and not impact current levels of services or capacities of public utilities.

- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit;

Response: As the site is existing, there are sidewalks along the frontage road (Lake Worth Road) of the property. Based on the use of the site, state licensing and the previously approved security plan, non-patient pedestrians (except authorized guests), bicyclists, etc. are not allowed on the property or within the facility.

- d) The Land Use promotes conservation of water and energy;

Response: The proposed land use incorporates practices that promote the conservation of both water and energy. The development was designed to utilize efficient systems, reduce overall resource consumption, and support long-term sustainability consistent with applicable standards and best management practices.

- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs;

Response: Because the site was fully developed and no exterior modifications are proposed as part of this application, the existing open space, existing recreation areas and natural areas on the property will remain unchanged. The proposed land use does not reduce or alter any existing open space, and all current conditions related to natural lands and recreational areas will be preserved as they exist today.

- f) The Land Use will achieve and maintain the adopted level of service standards.

Response: The proposed land use will continue to meet the adopted level-of-service standards as adopted in the Village's Comprehensive Plan. Because the site is already developed and no exterior modifications or intensification of use are proposed, there should be no increase in demand on public facilities/utilities or services. All existing infrastructure is adequate to support proposed use, and the project will maintain compliance with the applicable level-of-service requirements.

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. This project, including this request will serve residents of the Village of Palm Sprits.

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 applicant is requesting a Future Land Use Map amendment, a Rezoning, and Special Exception use approval to allow a Special Residential Facility (SRF). This use, as provided for in the Village's Code of Ordinances, will bring this facility consistent with the Village's Comprehensive Plan and all applicable land development and zoning regulations. 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. The Mixed Use zoning and future land use categories incorporate the RM uses specifically by reference and the proposed SRF complies with all RM density and development standards.

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 SRF use remains compatible with the surrounding and adjacent land uses, which include institutional uses such as the Salvation Army, and adjacent multi-family residential developments. The property also exists with the Village's community redevelopment area and sits

along the municipal boundary with unincorporated Palm Beach County which maintains similar land use patterns. The increase in the number of beds will not alter the exterior of the existing buildings, nor will it affect the overall site layout. The structures on site have sufficient capacity consistent with Florida Building Code and the Life Safety Code to meet the additional requested residents. No additional parking is proposed as part of this application as the existing parking meets the code requirements. It should be noted, all residents using this facility are not permitted to have personal vehicles and do not otherwise drive themselves to this facility. They are transported to and from the property by non-emergency vehicles or private shuttle services provided by the applicant.

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 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. The proposed expansion remains contextually appropriate and does not contribute to any potential concentration of similar uses.

The requested Special Exception to allow the Special Residential Facility 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 approval will 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 only de minimis impact on the amount and flow of traffic within the vicinity of the proposed use per the accompanying 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 demonstrated to not adversely affects property values either. The existing use has not been a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations. The expanded use will not negatively impact adjacent natural systems or public facilities. The requested 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 approved use continues 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 program to meet high local demand. The further expansion of the use continues to align with established redevelopment objectives by contributing to the revitalization of the area and supporting long-term planning goals.

Waivers:

Based on the code requirements located in Subdivision VI. – Special Residential Facilities – Section 34-1102 – Development Standards:

(4) – Setbacks. No building in connection with such facilities shall be closer than 50 feet from all other lot lines.

As noted above, the buildings are existing and no external changes are proposed.

The buildings setbacks:

- **North (Lake Worth Road) – 21.05' for Building A; 19.78' for Gym;**
- **South (rear) – 146.07'**
- **East – 7.45' for Building B**
- **West – 25' for Gym**

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety and welfare.

Response: The request is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The waiver does not create any adverse impacts to the surrounding area and is not detrimental to public health, safety, or welfare. These are existing conditions which are requested to allow to continue.

- b. The request results from innovative design in which other minimum standards are exceeded.

Response: As noted above, the buildings are existing and no external changes are proposed.

- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
Response: The existing and proposed land use will not result in any adverse impacts on natural resources or existing ecosystems. The development has been designed and evaluated to ensure the protection of environmental features, maintain ecological functions, and avoid degradation of surrounding natural systems.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
Response: The request provides and maintains existing public benefits, including enhanced site design and landscaping, preservation of existing open areas, and has incorporated desirable architectural and planning techniques. These elements have contributed positively to the surrounding community and overall development pattern.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
Response: Adequate screening and buffering were enhanced through the previous approvals and remain adequate to ensure that adjacent uses are protected from any potential adverse impacts associated with the waiver. Existing conditions and required landscape treatments maintain compatibility and visual separation.
- f. Economic hardship may not be used to justify waivers.
Response: The request is not based on economic hardship and is instead supported by planning, design, and functional considerations consistent with the intent of the Village's regulations and long-existing site conditions. Granting of the waiver enhances the services provided by this facility to residents of the Village of Palm Springs.
- g. The result is compatible with existing and potential land uses adjacent to the development site.
Response: The existing and expanded development remains compatible with existing and potential land uses adjacent to the site. The requested waiver does not alter the character of the area and maintains harmonious relationships with surrounding properties.

- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.

Response: Not applicable.

- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate step backs are provided as building height increases.

Response: Not applicable

Site Plan Amendment – Density

The requested increase in the number of beds continues to align with the permitted density and intensity calculations previously approved for the project at 19 du/acre.

Site Plan Amendment - 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 site plan amendment is limited to interior modifications within Building B, to accommodate an increase of forty (40) additional beds within previously constructed and utilized bedroom spaces and these changes are confined to the building's interior and do not impact the overall footprint, massing, or external appearance of the structure.

Site Plan Amendment - Site Access, Parking and Traffic:

The primary access to the property remains 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 changes to the overall site layout, and no additional parking spaces are proposed as part of this amendment.

All existing and previously approved 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 $\frac{3}{4}$ of mile east of the subject site. The proximity to the site will provide appropriate emergency access response to the facility.

Site Plan - 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 site 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.

Site Plan - Buffers and Setbacks:

The current landscape plan has been most recently reviewed and approved by Resolution which has not been signed at the time of this application but remains 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 Future Land Use Amendment, Rezoning, Special Exception, and Site Plan Amendment to allow for a further increase in resident beds for this site. 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.

JUSTIFICATION STATEMENT
BANYAN PALM BEACH – F.K.A. THE RETREAT
VILLAGE OF PALM SPRINGS
CRA
ORIGINAL SUBMITTAL: MARCH 26, 2026

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. 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.

The subject site is part of the Lake Worth Road District CRA

Below are the CRA Key Goals for projects with the CRA:

I. Improving utilities and infrastructure

- The increase in beds occurs entirely within the existing building footprint. No new construction, utility extensions, or infrastructure upgrades are required. All existing systems remain adequate to support the proposed operational capacity.

II. Expanding job development and economic growth

- Increasing the number of beds requires additional staffing, including clinicians, support staff, and administrative personnel. This expansion contributes to local employment opportunities and supports continued investment in essential mental-health services, a growing sector within Palm Beach County.

III. Enhancing public safety

- The facility operates under an established Security Management Plan previously reviewed by the Village. This plan is being resubmitted for the record and outlines protocols that ensure the safety of clients, staff, visitors, and the

surrounding community. No exterior changes or site modifications are proposed, and the increase in beds does not introduce new safety risks.

IV. Increasing and maintaining workforce housing

- The site does not contain workforce housing, and none is proposed as part of this amendment.

V. Advancing the partnership with Palm Beach County

- The increased bed capacity helps meet growing mental-health service needs within Palm Beach County, including residents of the Village of Palm Springs. The amendment supports countywide behavioral-health goals and strengthens coordination between local jurisdictions in addressing post-pandemic mental-health demands.

Proposal's effect on existing conditions (identified in CRA community redevelopment plan) in the CRA district.

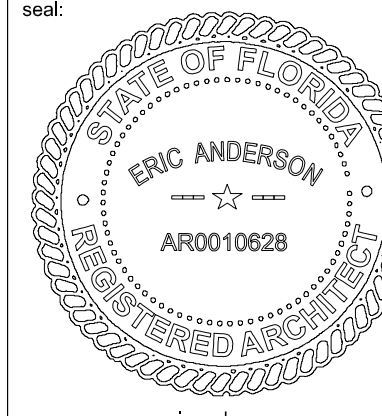
- As noted above, all infrastructure and utilities serving the site are existing and adequate. The proposed amendments do not include any exterior modifications, new construction, or changes to the physical site plan. As a result, the proposal does not alter or negatively impact any existing conditions identified in the CRA Community Redevelopment Plan. The project maintains the current built environment and continues to operate within the established infrastructure framework of the CRA district.

Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

- The proposal supports the strategies and objectives of the Palm Springs CRA by strengthening an existing healthcare use that provides essential mental-health services to residents of the Village and Palm Beach County. Increasing the number of beds within the existing building footprint enhances service capacity without requiring new development or additional land consumption. This aligns with CRA goals related to economic stability, reinvestment in existing properties, and the provision of community-serving uses.
- The amendment also contributes to local employment by increasing staffing needs, supporting job creation within the CRA district. By improving the operational efficiency and community benefit of an established facility, the proposal advances the CRA's broader objectives of promoting economic vitality, supporting essential services, and enhancing the overall quality of life within the redevelopment area.

consultant:

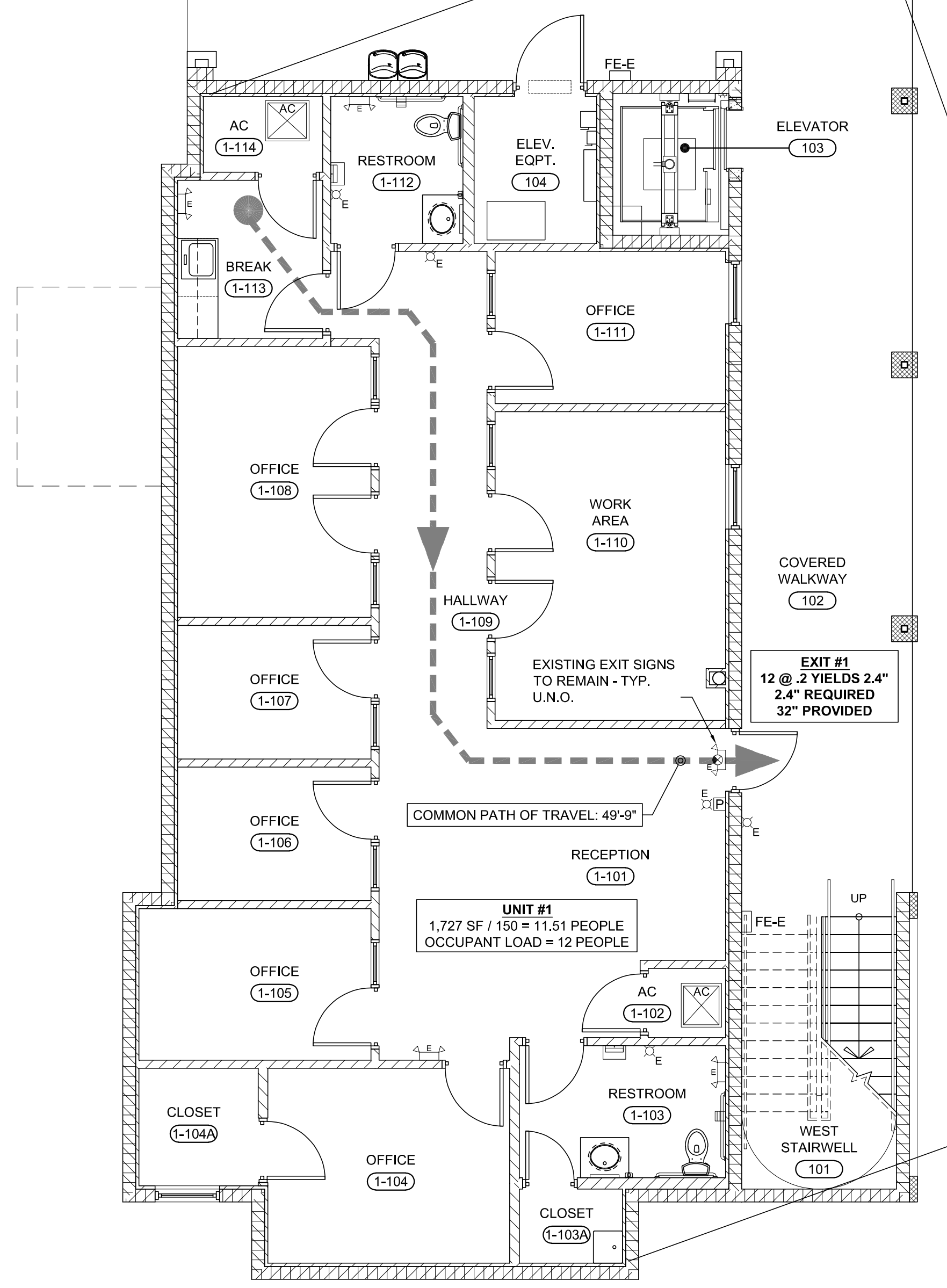
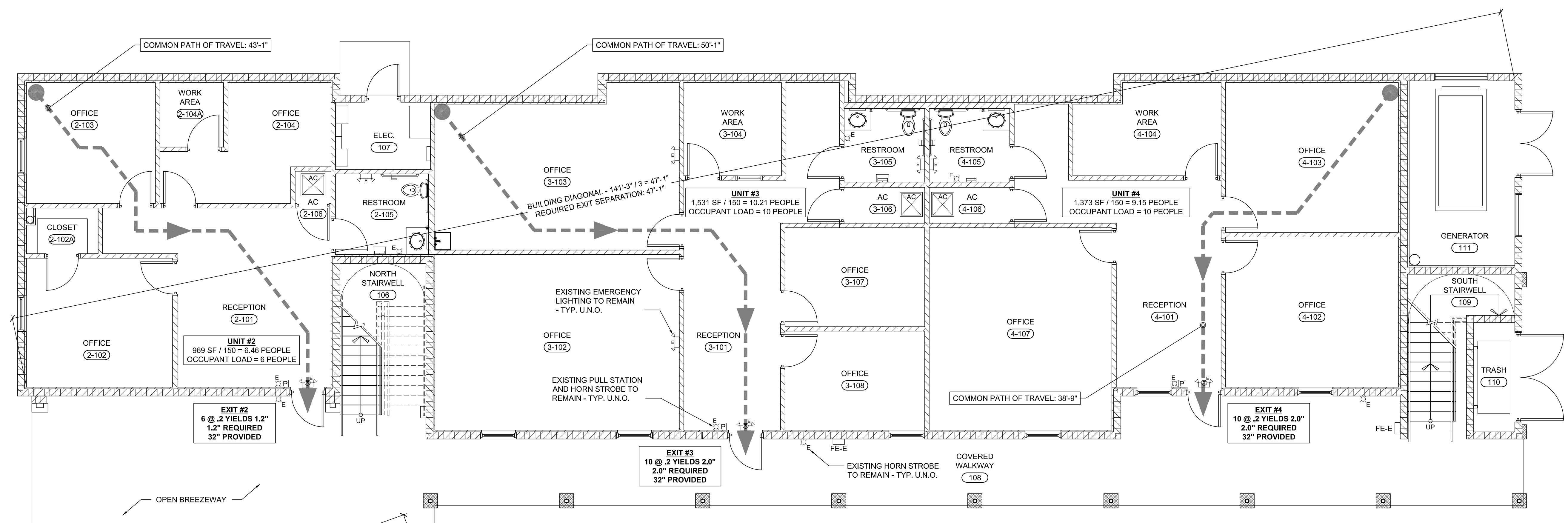
seal:



eric anderson

A Renovation for:
**Banyan Treatment Center
Building 'A'**

4020 Lake Worth Road
Lake Worth, Florida



BUILDING 'A' - FIRST FLOOR LIFE SAFETY PLAN

3/16"=1'-0"

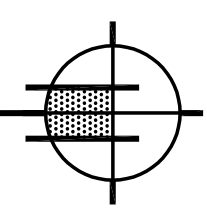
CONSTRUCTION IS LIMITED TO THE REPLACEMENT OF A MOP SINK
IN OFFICE (3-103).

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:

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



revision:	
date:	

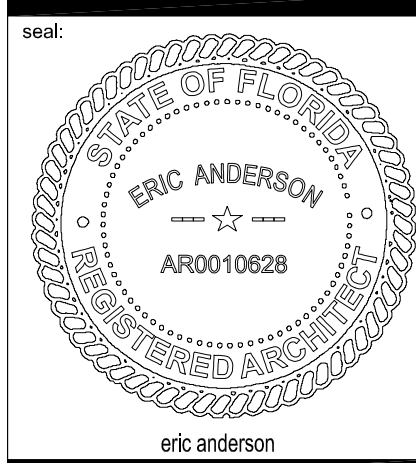
commission: 25.026
principal: ERIC ANDERSON
project manager: MTO

file name:
5026-A-101-LS
date: 10.24.2025

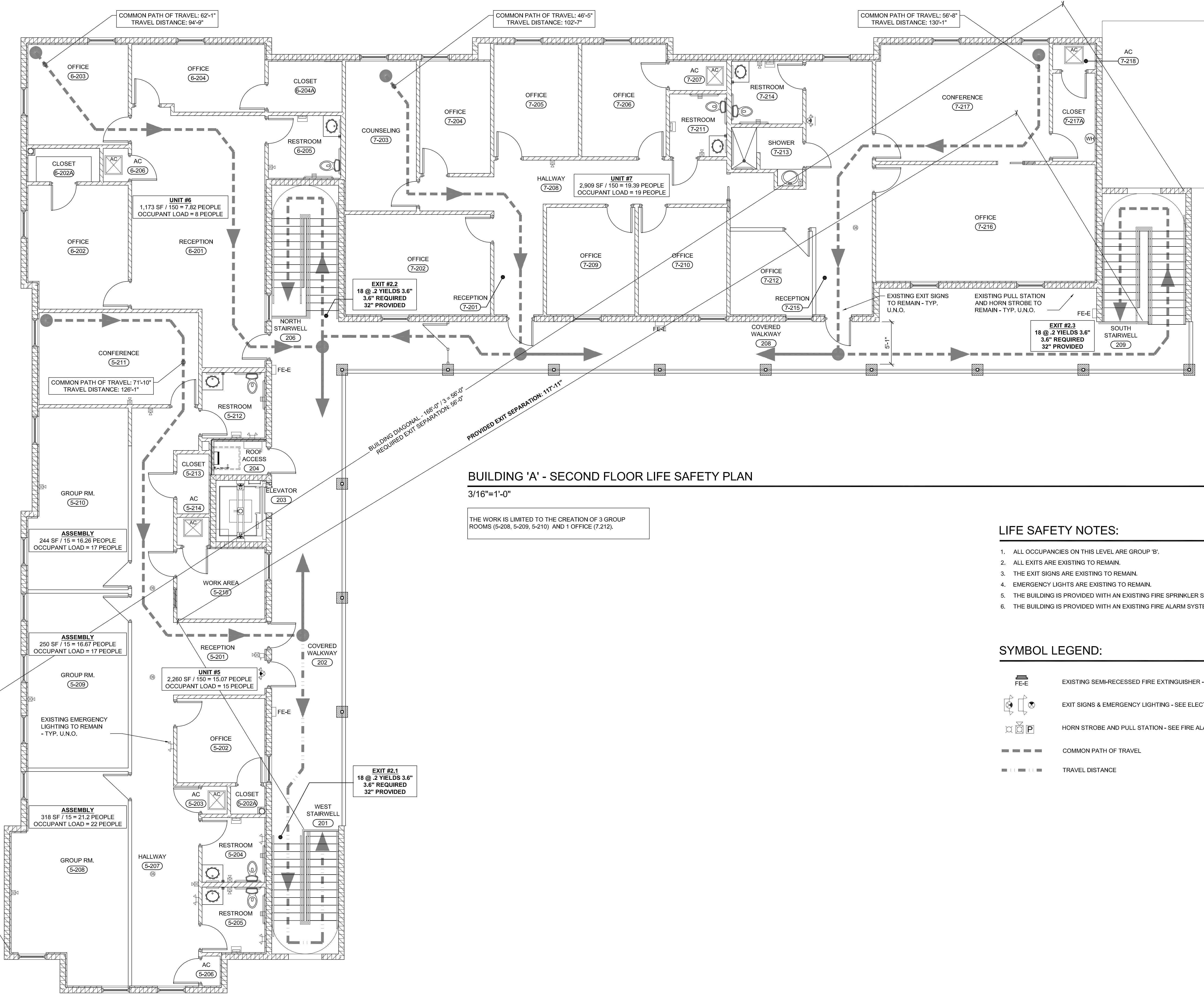
title:
**BUILDING 'A'
FIRST FLOOR
LIFE SAFETY PLAN**

101

of 6 A



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



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
- HORN STROBE AND PULL STATION - SEE FIRE ALARM
- COMMON PATH OF TRAVEL
- - - TRAVEL DISTANCE

revision:	
date:	

commission: 25.026
principal: ERIC ANDERSON
project manager: MTO

file name: 5026-A-102-LS
date: 10.24.2025

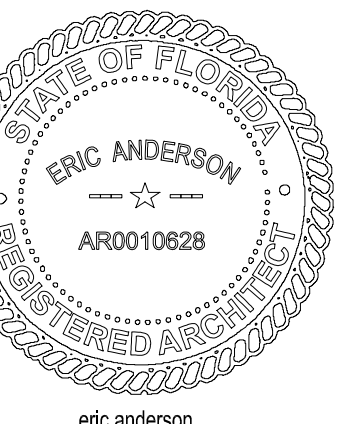
title: BUILDING 'A'
SECOND FLOOR
LIFE SAFETY PLAN

102

of 6 A

consultant:

seal:



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

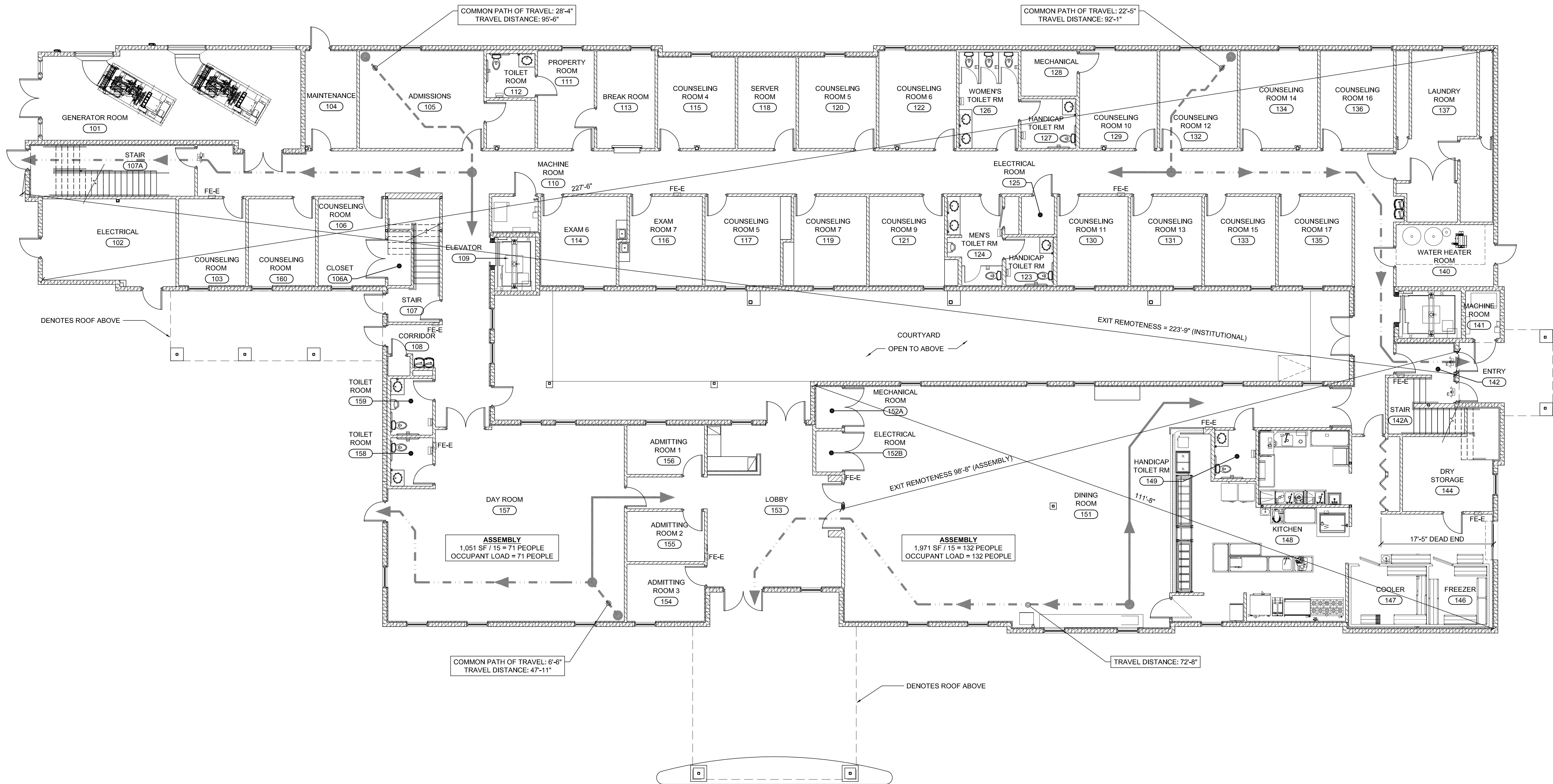
title:

**BUILDING 'B'
FIRST FLOOR
LIFE SAFETY PLAN**

101

of 8 A

AA C001997



BUILDING 'B' - FIRST FLOOR LIFE SAFETY PLAN

1/8"=1'-0"

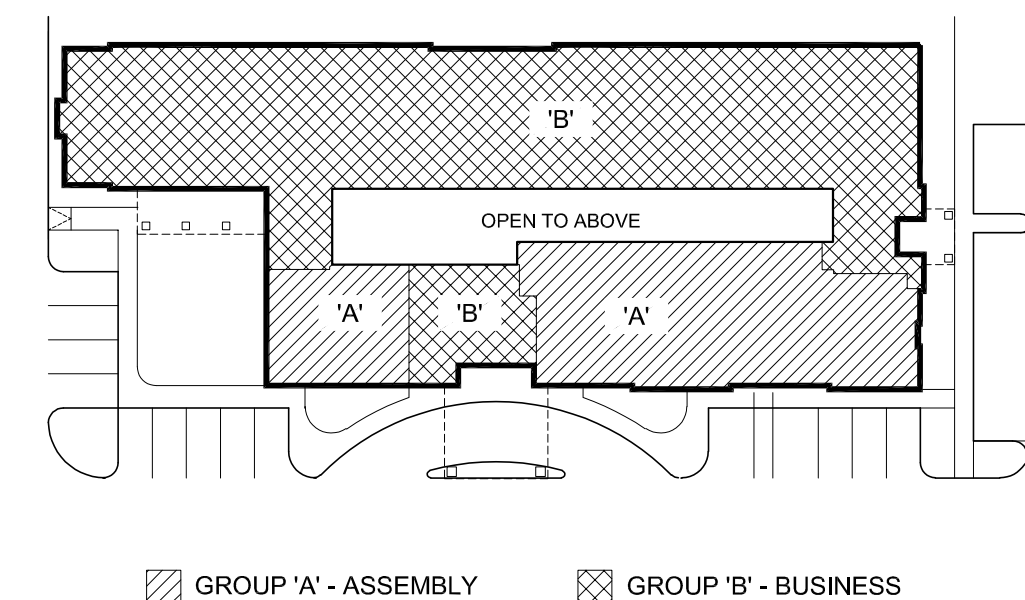
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LIFE SAFETY NOTES:

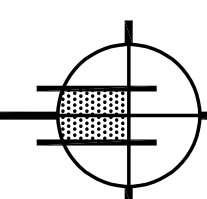
1. THE OCCUPANCY TYPE ON THIS LEVEL VARIES - SEE 1ST FLOOR OCCUPANCY PLAN.
2. ALL EXITS ARE EXISTING TO REMAIN.
3. THE EXIT SIGNS ARE EXISTING TO REMAIN.
4. EMERGENCY LIGHTS ARE EXISTING TO REMAIN.
5. THE BUILDING IS PROVIDED WITH AN EXISTING FIRE SPRINKLER SYSTEM.
6. THE BUILDING IS PROVIDED WITH AN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

SYMBOL LEGEND:

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



1ST FLOOR OCCUPANCY PLAN
NOT TO SCALE





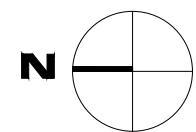
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**BANYAN TREATMENT CENTER - PROPOSED BED PLAN (106 BEDS - INCLUDES 6 ADA)
BUILDING B, SECOND FLOOR**

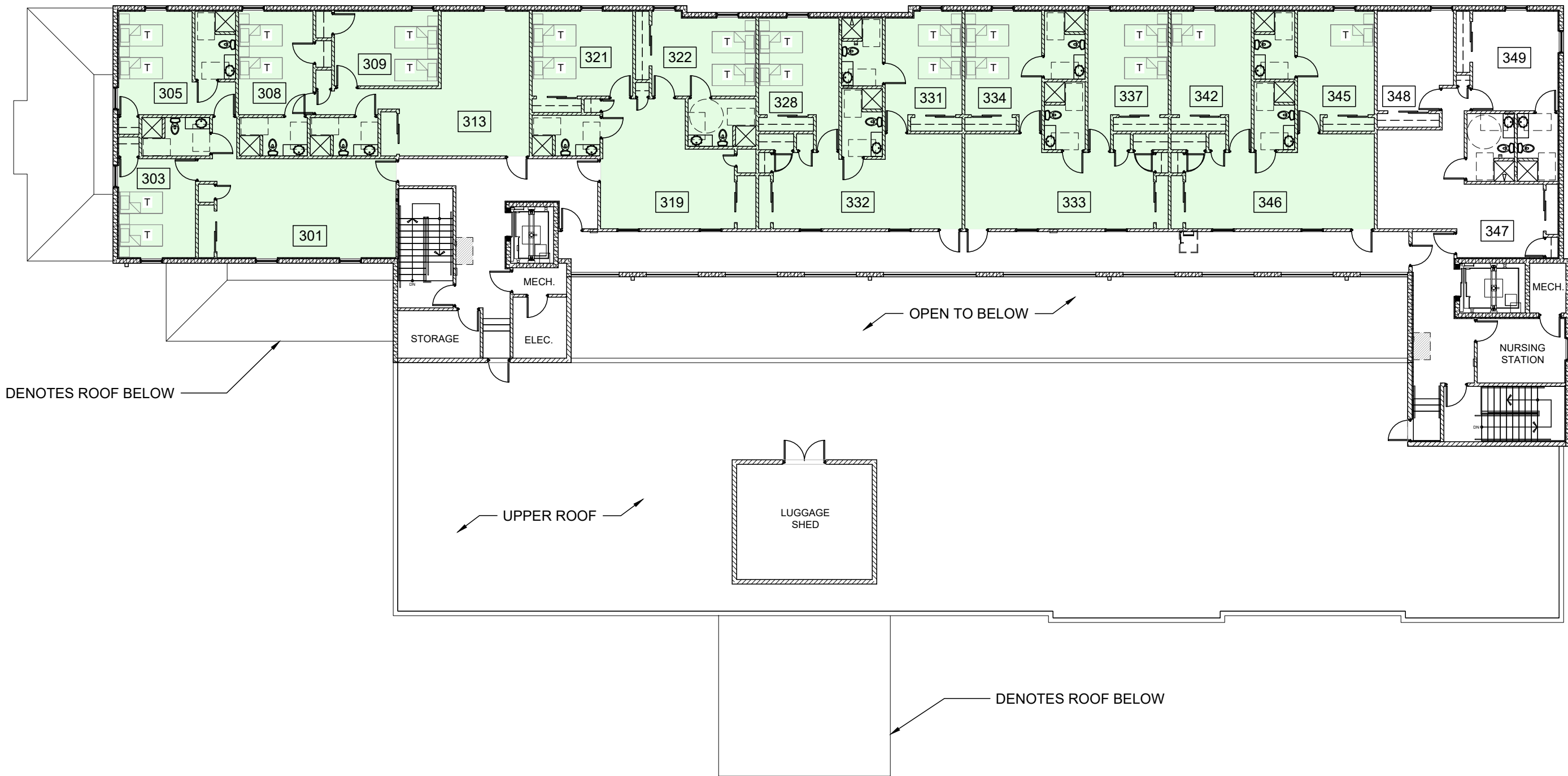
4020 Lake Worth Road, Village of Palm Springs FL

25-026

03-23-2026



AA 001997



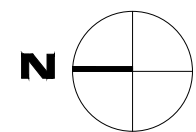
Scale: 1/16" = 1'-0"

**BANYAN TREATMENT CENTER - PROPOSED BED PLAN (22 BEDS)
BUILDING B, THIRD FLOOR**

4020 Lake Worth Road, Village of Palm Springs FL

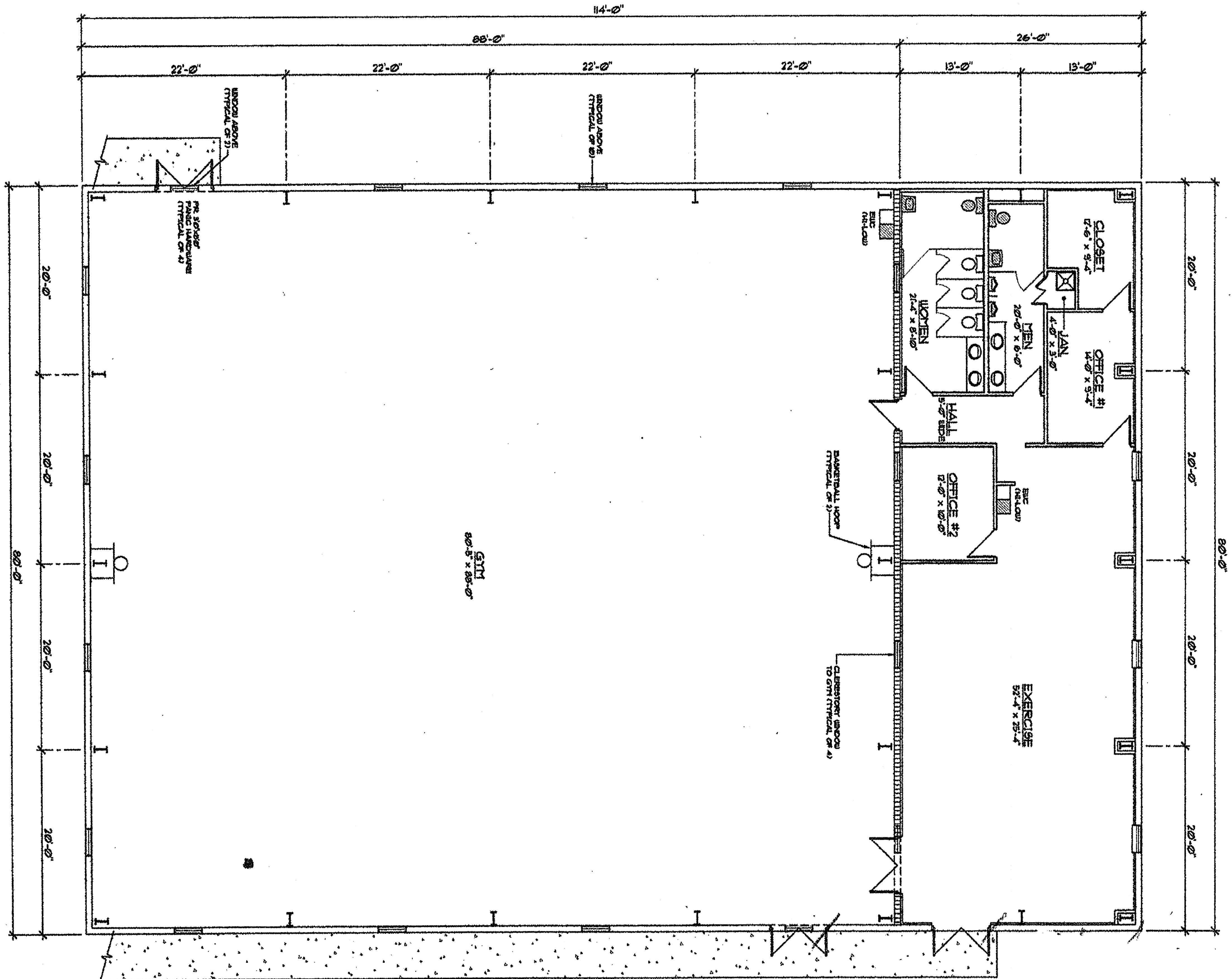
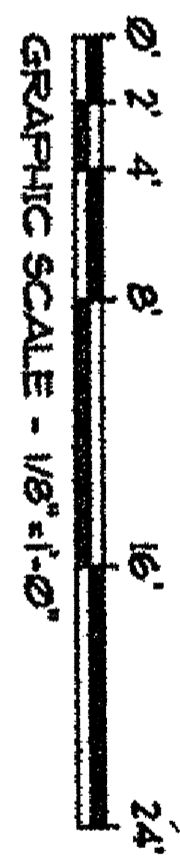
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AA 001997

PRELIMINARY FLOOR PLAN #2



MARCH 18, 2015

DATE	3
BY	GAUT
REK	1
SCALE	AS NOTED
DATE	MARCH 18, 2015
CONTR. NO.	15-13
SHEET	1
TOTAL SHEETS	3

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
 926 SOUTH MILITARY TRAIL, SUITE D-10661) 682-1909-OFF.
 WEST PALM BEACH, FLORIDA 33415 (581) 682-1975-FAX.

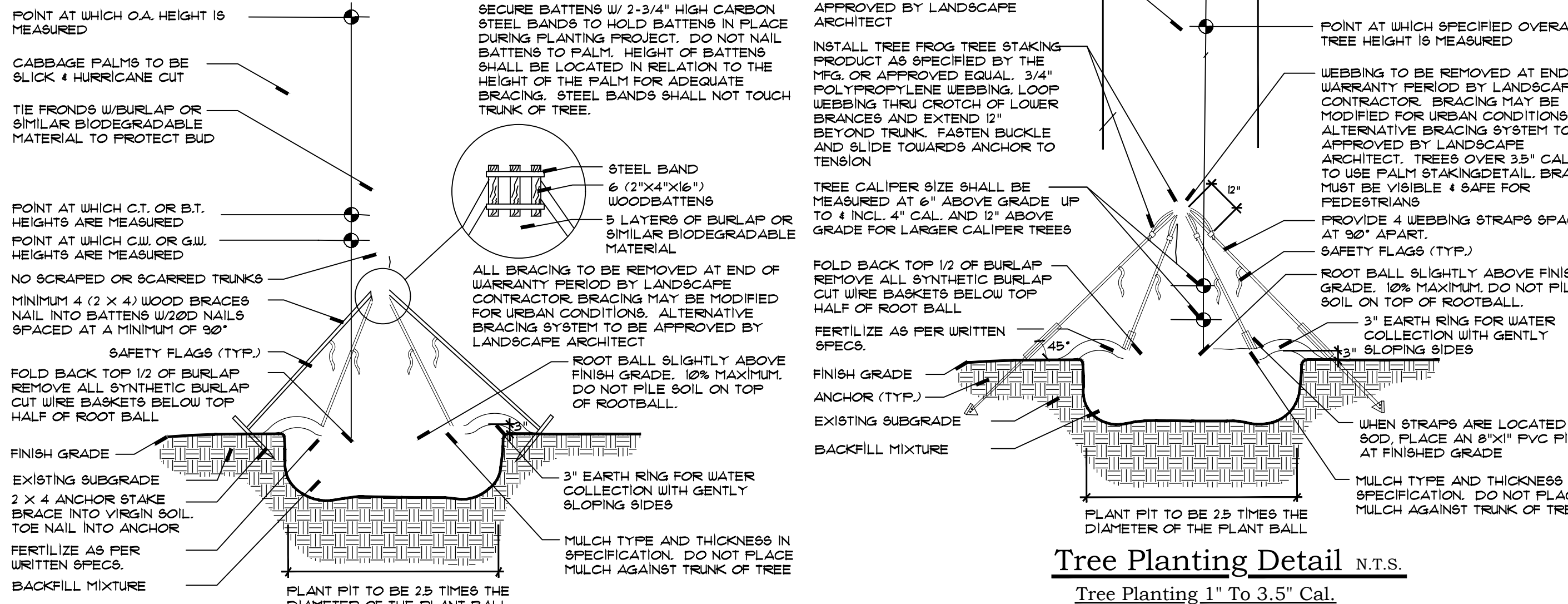
REVISIONS	BY

PLANT SCHEDULE

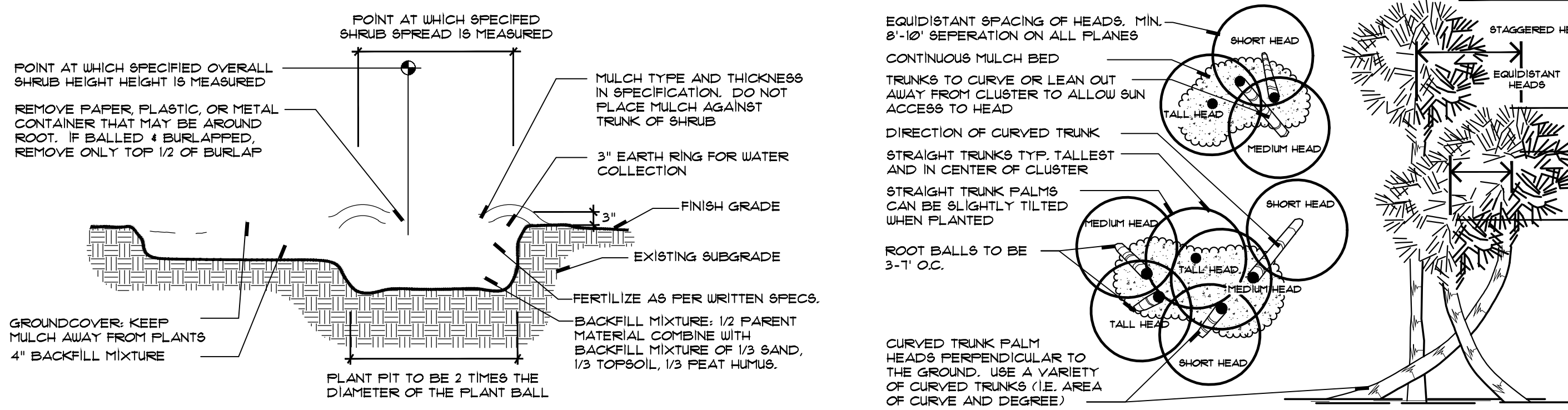
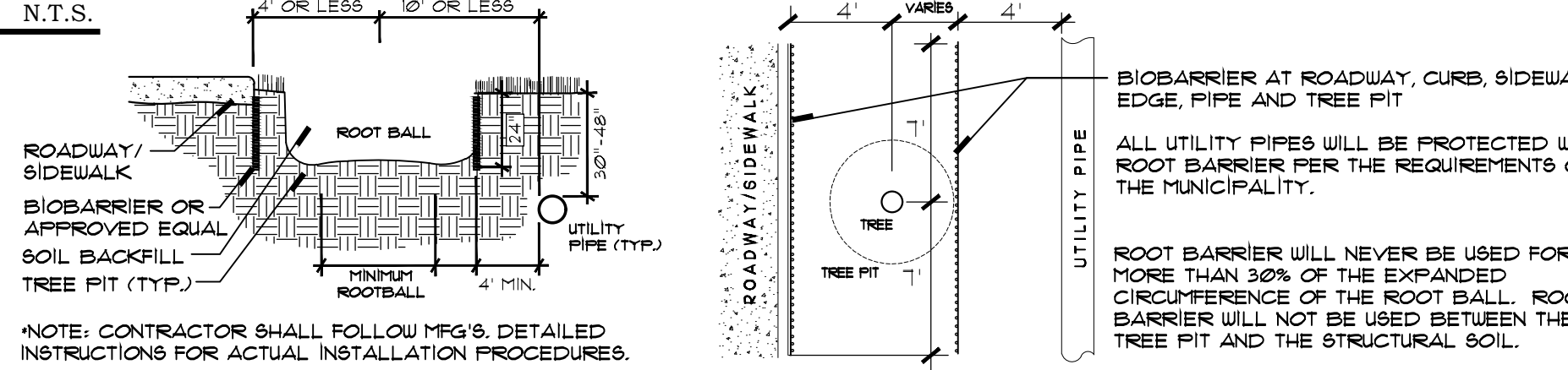
CODE	QTY	BOTANICAL / COMMON NAME	HT.	SPR.	GAL.	SPACING	REMARKS	D.B.H.	D.T.	NATIVE
TREES										
BS	5	BURSERA SIMARUBA / GUMBO LIMBO	12' O.A.	6'-7"	-	A.S.	FULL DENSE CANOPY, FLA #1	2"	VERY	YES
CG	20	CONOCARPUS ERECTUS / GREEN BUTTWOOD	12' O.A.	6'-7"	-	A.S.	FULL DENSE CANOPY, 3" MIN CLEAR TRUNK	2"	VERY	YES
IE	12	ILEX X ATTENJATA 'EAGLESTON' / EAGLESTON HOLLY	12' O.A.	6'-7"	-	A.S.	FULL DENSE CANOPY, 3' C.T., MATCHED HEIGHTS	2"	VERY	YES
PE	11	PINUS ULLIOTTI DENS / SOUTHERN SLASH PINE	8'-12' O.A.	6'-7"	-	A.S.	FULL DENSE 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										
TR-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	DELOINX REGIA / ROYAL POINCIANA	12' O.A.	7'-8"	-	A.S.	FULL DENSE CANOPY	2"	VERY	NO
LI	29	LAGERSTROMIA 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	DYSPIS LUTESCENS / ARECA PALM	12' O.A.	6'10"	-	A.S.	6-10 CANES MIN CLUMP, CLEAN LOWER GROWTH		MEDIUM	NO
PR	4	PHOENIX ROBELENI / PYGMY DATE PALM	5'-6' O.A.	4'-5"	-	A.S.	MATCHED HEADS, MATCHED SPECIMENS		MEDIUM	NO
PT-3	2	PHYCOSPERMA 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 / CABPAGE PALMETTO	14'-30' C.T.	6'10"	-	A.S.	HURRICANE CUT, STAGGER HEIGHTS IN GROUPS, MIX C.S.J & BANANA CURVES FOR ALL PALMS IN GROUPS		VERY	YES
SHRUBS										
ACH	83	ACALYPHA WILKESIANA / WILKES' COPPERLEAF	24"	20"	#3	A.S.	FULL TO BASE		MEDIUM	NO
ALP	22	ALPINA ZERUBET 'VARIEGATA' / VARIEGATED SHELL GINGER	24"	18"	#3	A.S.	FULL DENSE CLUMP		LOW	NO
CR	679	CHRYSOBALANUS CACO 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		VERY	NO
VIS	271	VIBURNUM SUSPENSUM / SANDAKNWA VIBURNUM	24"	18"	#3	24" O.C.	FULL TO BASE		VERY	NO
VIS2	45	VIBURNUM SUSPENSUM / SANDAKNWA 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 SIMPLIFOLIUM / AUSTRALIAN JASMINE VINE	24"	18"	#3	24" O.C.	FULL TO BASE		MEDIUM	NO
NEP	230	NEPENTHES EXALTATA / BOSTON FERN	24"	18"	#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	TRIPSAEUM 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 DENSE CLUMP		MEDIUM	NO

-SOD: ST. AUGUSTINE
 -MULCH: TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. SHREDDED MELALUCA 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
 -Y= YIELDING VEGETATION
 -N= NON-NATIVE VEGETATION

Details



Palm Planting Detail N.T.S.
 Tree Planting Over 3.5" Cal.



Specifications - Exterior Plants

- 1.4: QUALITY ASSURANCE:**
 SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE 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 AMENDMENTS MAY BE MADE UPON CONSULTATION 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 TO LANDSCAPE, 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, FRUITING, 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:**
 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.
- 2.2:**
2.3:
 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 EXTRANEIOUS MATTER.
 MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPARENT 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

- 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 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.
- 8.1: 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.



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2GHO

LANDSCAPE ARCHITECTURE & PLANNING

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 561-575-9557
 www.2GHO.com

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:
Landscape Specification Plan

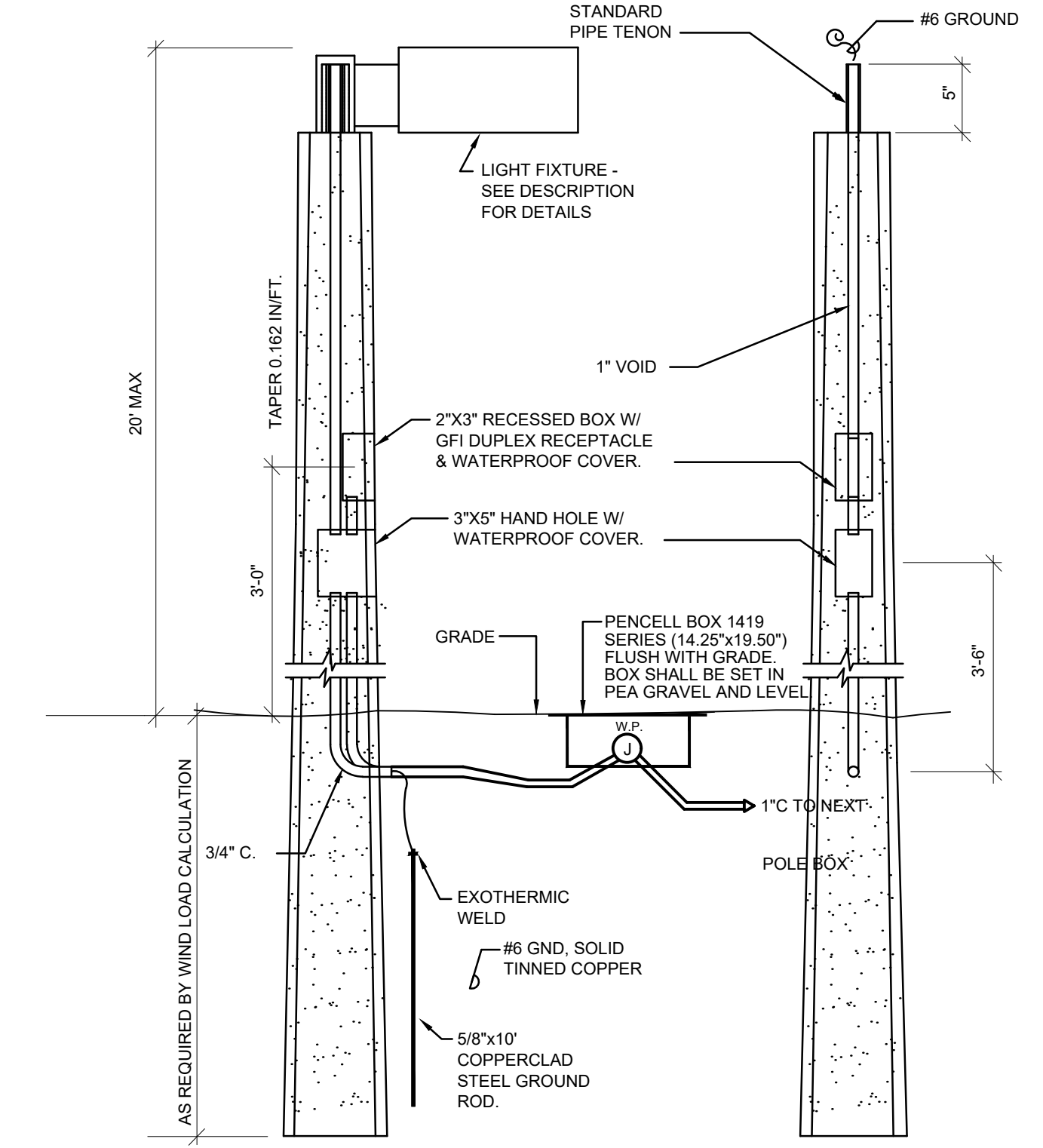
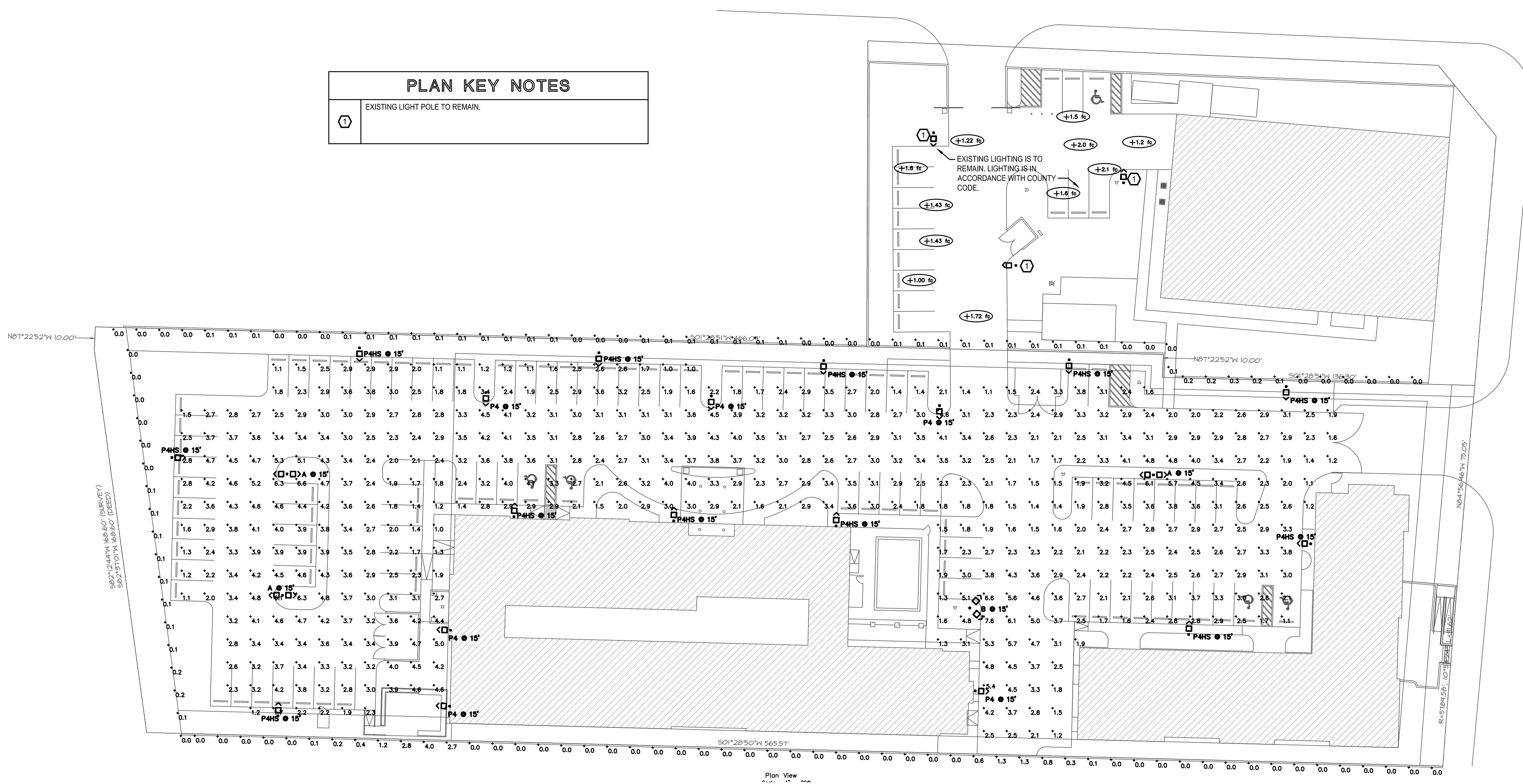
Scale: N.T.S.

Sheet No.

LP-3

FILE: NBANYAN HOLDINGS - THE RETREAT - 25 0603 DRAWING FILES\CURRENT\BANYAN - RETREAT LANDSCAPE PLANNING PLOTTED\11/25 AT 10:29AM BY: BEN XEEFS - BANYAN - RETREAT FINAL SITE PLAN - FSP-1.DWG

PLAN KEY NOTES	
Ⓛ	EXISTING LIGHT POLE TO REMAIN.



NOTE:
 POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEET THE FOLLOWING
 FBC WIND LOAD CRITERIA
 V_{ult} = 215 MPH (3 SECOND GUST)
 V_{asd} = 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.

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
Ⓛ	P4H S	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

D-Series Size 1 LED Area Luminaire

EXAMPLE: DSX1 LED P2 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

DSX1 LED	P2	40K	80	T3M	MVOLT	Shipping	
Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics	(this section 70CRI only)		AFR	TSM	MVOLT (320V-277V) ¹	Shipped included
P1	P6	30K	3000K	70CRI	T56	Type I low glare	SPK
P2	P7	40K	4000K	70CRI	T58	Type I medium	SPM
P3	P8	50K	5000K	70CRI	T3M	Type II medium	SPS
P4	P9			80CRI	BLE3	Type II backlight control	SPAS
P5		27K	2700K	80CRI	T4EM	Type II backlight control	SPANS
Rotated optics		30K	3000K	80CRI	T4LG	Type II low glare	SPANN
P10*	P12*	35K	3500K	80CRI	LEOD	Left corner	WBA
P11*	P13*	40K	4000K	80CRI	TFTM	Forward throw medium	MA
		50K	5000K	80CRI	RCD	Right corner	

Specifications

EPA: 0.69 ft² (0.06 m²)
 Length: 32.71" (83.1 cm)
 Width: 14.26" (36.2 cm)
 Height H1: 7.88" (20.0 cm)
 Height H2: 2.73" (6.9 cm)
 Weight: 34 lbs (15.4 kg)

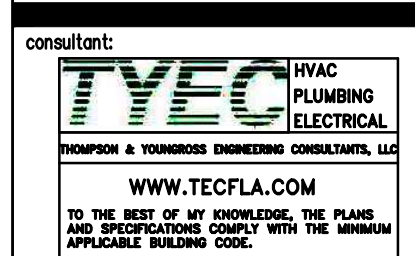
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

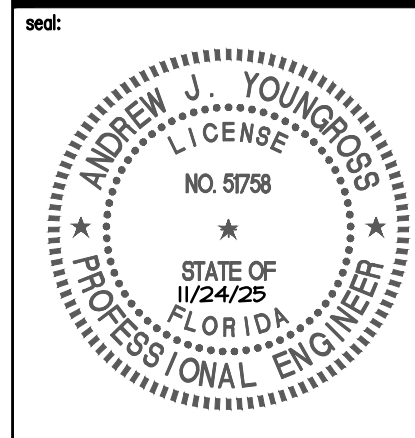
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



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



CERTIFICATE OF AUTHORIZATION
 NO. 25866
 902 CLINT MOORE RD, # 142
 BOCA RATON, FL 33487
 E-MAIL: TYECC@TYECC.COM
 TEL: 561-274-0200
 FAX: 561-274-0222



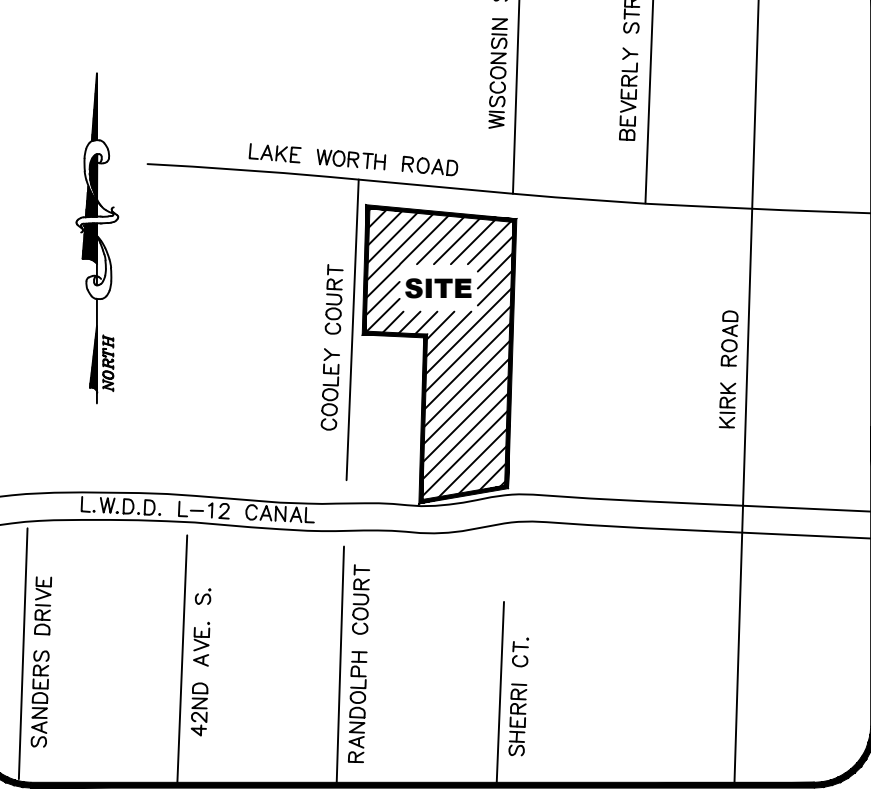
A Renovation for:
Banyan Treatment Center
Site Lighting
 4020 Lake Worth Road
 Lake Worth, Florida

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

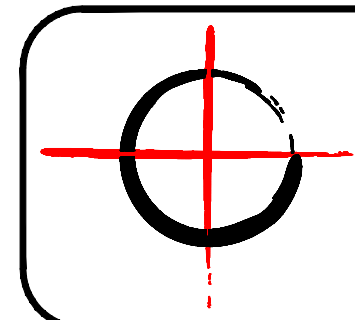
NOTE
 THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING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

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.

VICINITY MAP:
NOT TO SCALE



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

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 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.

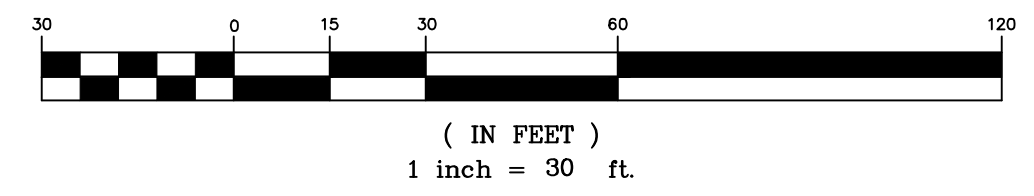
AND

PARCEL 2:
THE EAST 10 FEET OF THE SOUTH 466 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 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 NORTHWEST 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 WEST 1/2 OF THE NORTHEAST 1/4 OF 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 THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25; 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 CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RUN EASTERLY ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, A DISTANCE OF 166.43 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE RUN NORTH 1° 53' 18" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, 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



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 I 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 FINING 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 26397, PAGE 258. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT. PROPERTY ID RECORDED DOES NOT EXIST.
- ITEM 18: UTILITY EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 28116, PAGE 1616. 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 HFCO 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. UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 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, MYRNCK, UDELL, LYNNE & ZEICHMAN, P.A.

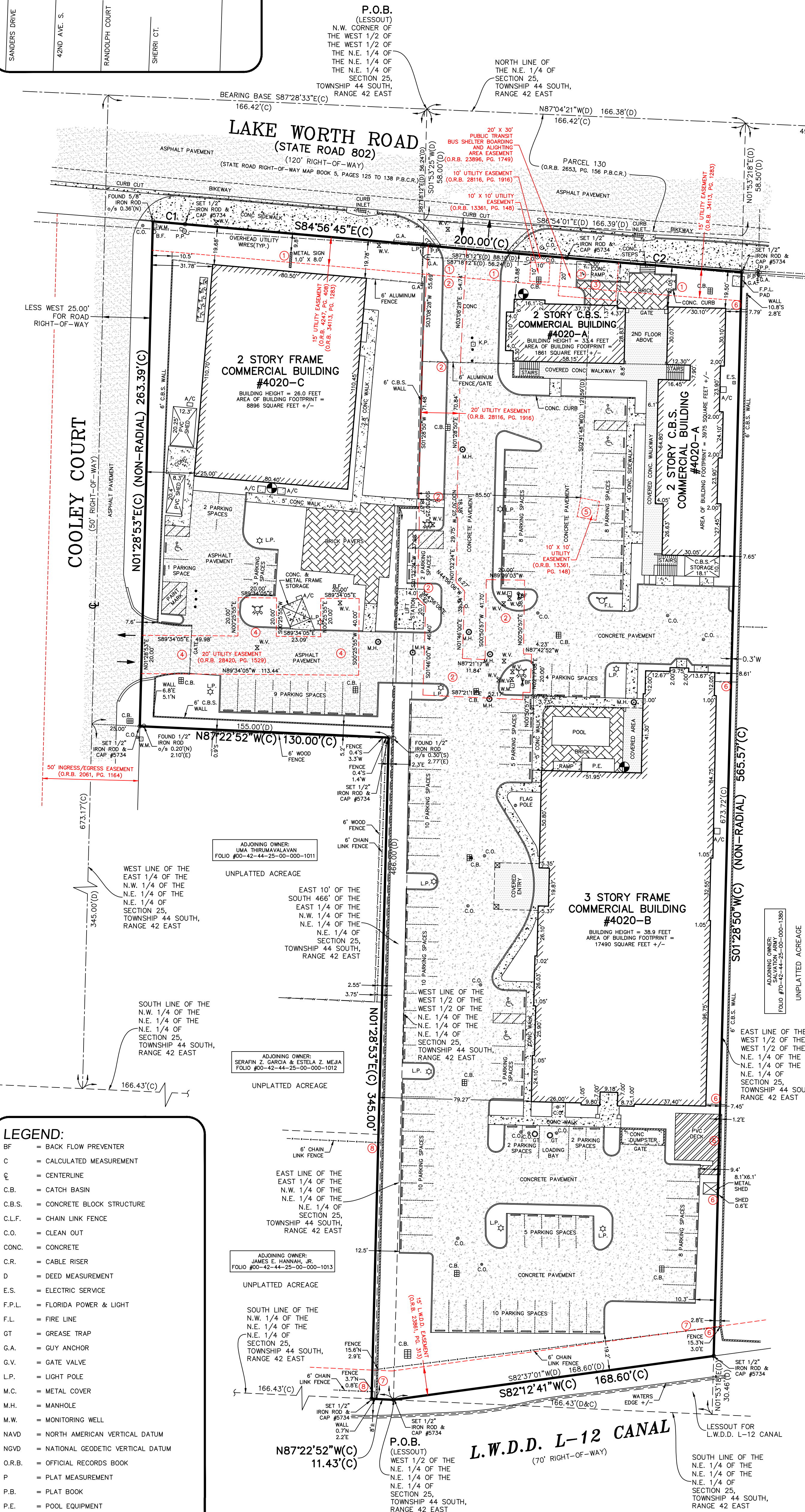
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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

REVISIONS:

REVISION	DATE	CHECKED BY

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



- 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
 - ⊕ = 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 PAVEMENT 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.

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October 20, 2025
Revised November 3, 2025
Revised March 11, 2026

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, Village 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 128 beds. The buildout of this project is projected to be 2030. 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 eight 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 atroutman@pindertroutman.com if you have any questions.

Sincerely,

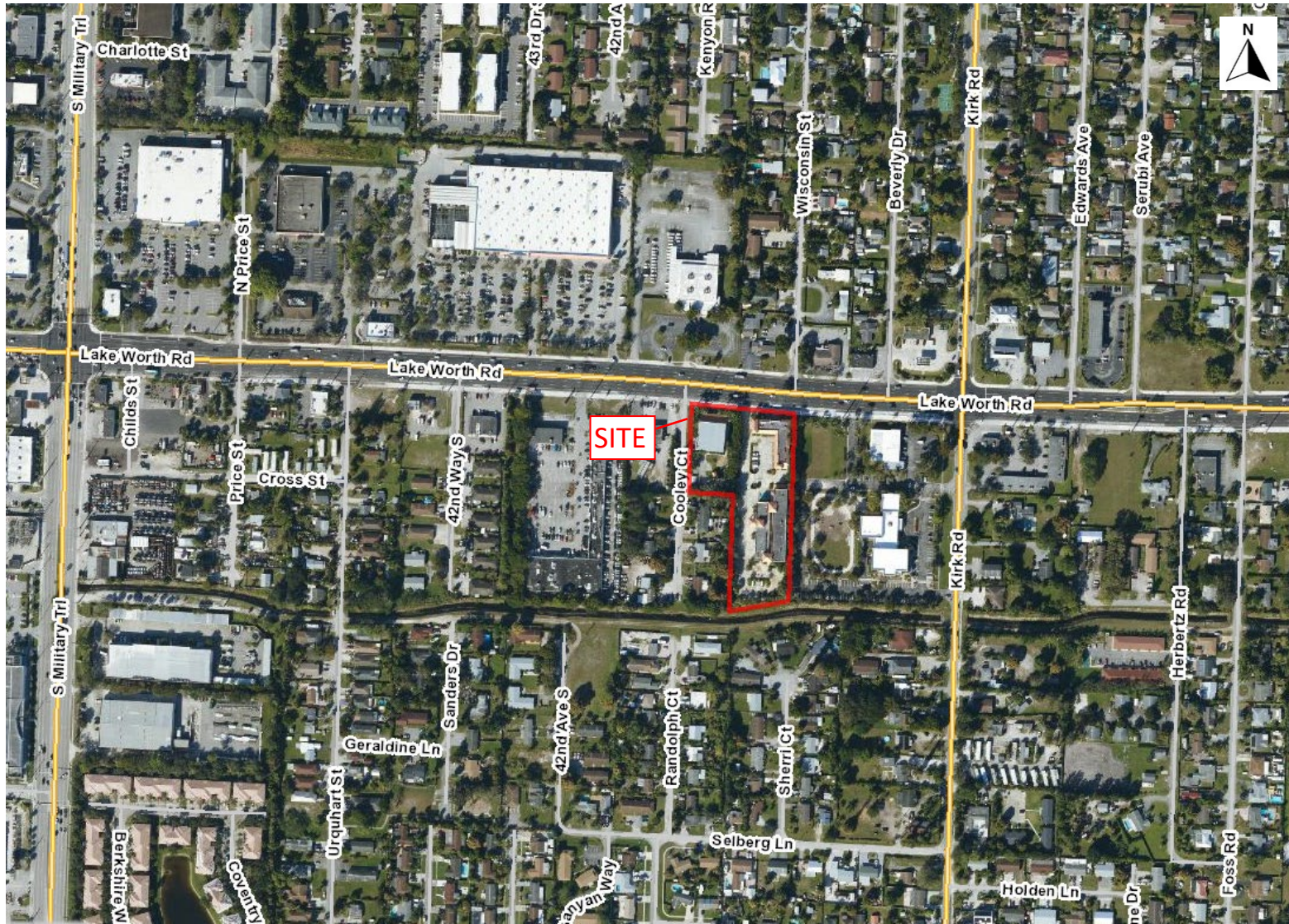
Andrea M. Troutman, P.E.
President

Attachments

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

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 3/11/26 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



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	128 Beds	3.06 / Bed	50%	392	39 10%	353
TOTAL					392	39	353

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	128 Beds	0.14 / Bed	72%	13	5	18	2 10%	12	4	16
TOTAL					13	5	18	2	12	4	16

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	128 Beds	0.14 / Bed	33%	6	12	18	2 10%	5	11	16
TOTAL					6	12	18	2	5	11	16

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

Attachment 2C
The Retreat
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	179	5	3	8	3	5	8
Proposed Uses	<u>353</u>	<u>12</u>	<u>4</u>	<u>16</u>	<u>5</u>	<u>11</u>	<u>16</u>
Net New Trips:	174	7	1	8	2	6	8

BOCA RI LLC
dba BANYAN PALM BEACH



SECURITY MANAGEMENT PLAN

Banyan
TREATMENT CENTERS

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.

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.

- 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.

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.

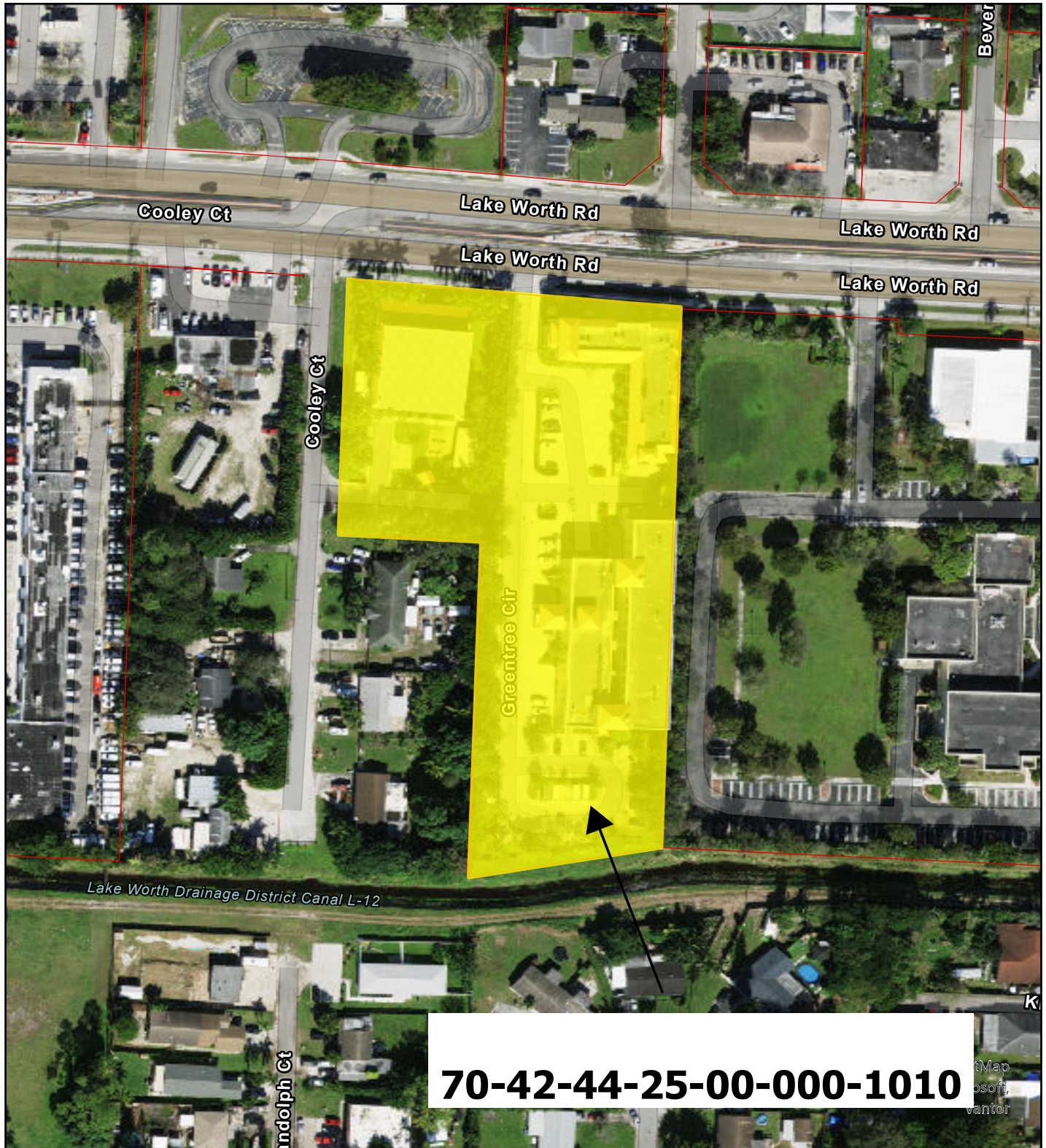
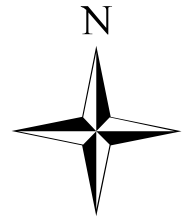






Village of Palm Springs

4020 Lake Worth Rd

The Retreat



-  Parcels
-  Proposal Parcel

Date: 12/15/2025

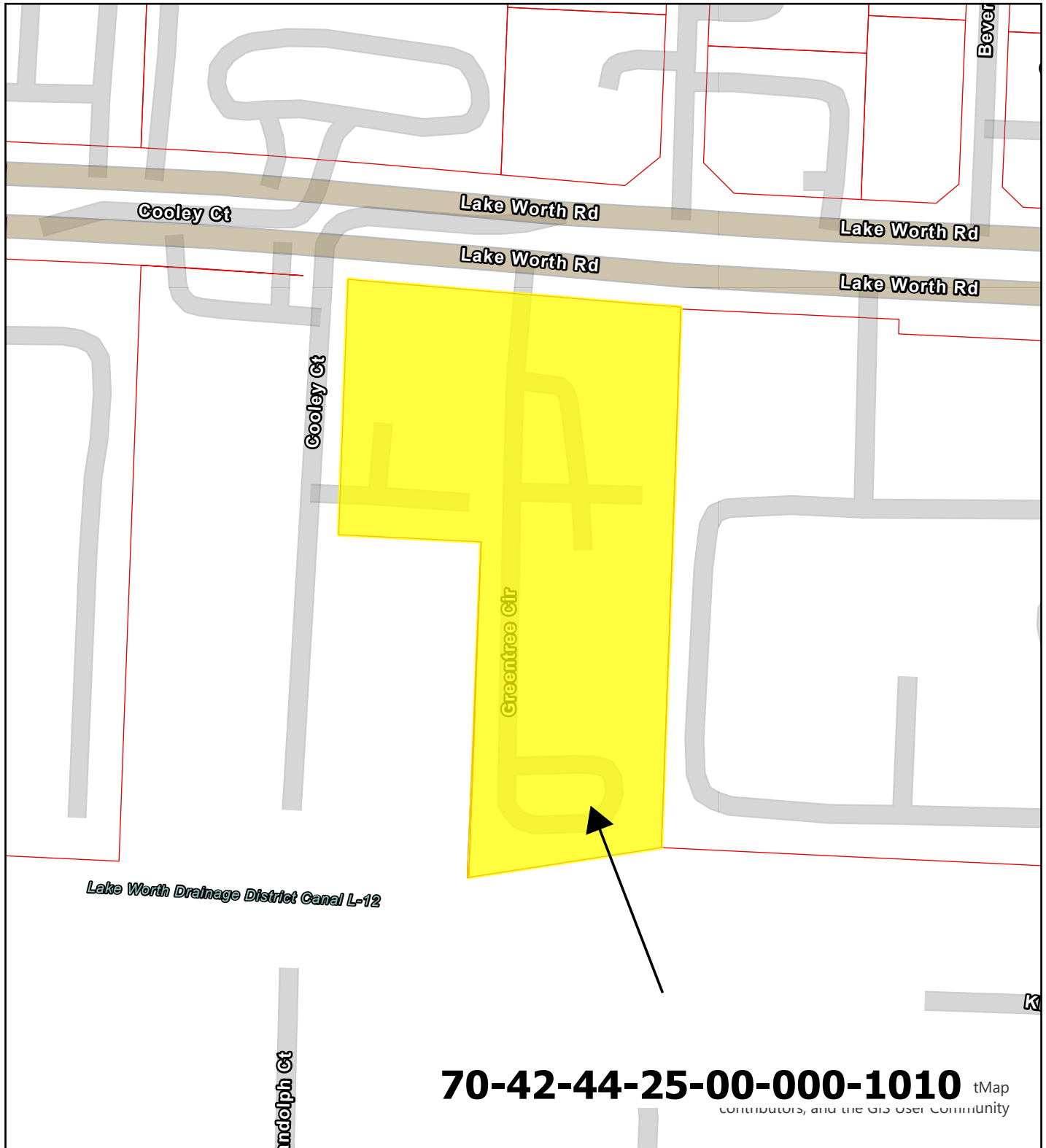
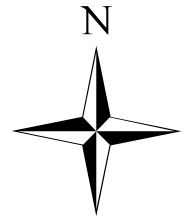
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Village of Palm Springs

4020 Lake Worth Rd

The Retreat



70-42-44-25-00-000-1010 tMap
Contributors, and the GIS User Community

-  Parcels
-  Proposal Parcel

Date: 12/15/2025





Village of Palm Springs

Executive Brief

AGENDA DATE: May 12, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Special Exception Use Amendment (PSSE26-03) with a Waiver — Court Club - 1591 Kirk Road

SUMMARY: Schmidt Nichols, agent for John Lewis, MGR, 1591 Kirk Road Partners LLC (“Applicant”), is requesting approval of a Special Exception Use Amendment (**PSSE26-03**) and concurrently requesting a waiver to allow the restaurant with the bar to operate as an ancillary use within the previously approved Court Club, which operates as a privately owned membership club, within the residential multifamily property located at 1591 Kirk Road.

The property received site plan approval on March 18, 2025, to develop a 17,683 square foot recreational facility consisting of a tennis-racquet club with 14 courts for tennis, pickleball, paddleball, and approximately 10,000 square feet of a clubhouse building.

The Applicant seeks to amend the previously approved Special Exception Use to clarify that the facility will operate as a privately-owned membership club, with a restaurant and a bar as ancillary components to the principal recreational use.

As part of the proposed amendment, the applicant is requesting a waiver to allow alcohol sales within 500' of a public school. Section 34-830, Distance between Establishments that Sell Alcoholic Beverages, applies to properties within the CG zoning district. Business operations, including restaurants that serve alcohol, are typically not allowed in the RM zoning district. The applicant is approved for a private Racquet club, a permissible use within the RM district, with an accessory clubhouse and restaurant. In the spirit of the intent of the Code, staff is processing a waiver on the distance separation requirement that would typically be required for a commercial operation for the sale of alcohol within the clubhouse and restaurant.

The requested waiver is limited solely to the ancillary food and beverage component and does not alter the approved recreational use or its overall operational intensity. The proposed clarification and associated waiver are consistent with the intent of the original approval and do not introduce any new or more intensive use of the property.

This application does not propose any modifications to the previously approved site plan. Rather, the request is limited to clarifying the operational characteristics of the approved use and addressing code requirements necessary to facilitate a liquor license.

Staff has found the proposed amendments to be generally consistent with the land development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. Planning, Zoning, and Building staff do not object to the applicant's request and recommend conditional approval.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Exhibit "A" Staff Report
2. Justification Statement
3. Site Plan
4. Color Rendering



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use Amendment and a waiver – Court Club – 1591 Kirk Road

Application Summary

Applicant / Petitioner	Schmidt Nichols	Submittal Date	3/28/2026
Reference Name	Court Club	Case Number	PSSE26-03
		Parcel Control No.	70-42-44-12-39-000-0020
Location	1591 Kirk Road	Site Area	± 5.07 net acres
P&Z B Meeting	May 12, 2026	Council Meeting	June 11, 2026

Requests

Proposed Use	Special Exception Use Amendment and concurrently request a Distance Separation Waiver to allow the approved court club facility to operate a restaurant with a bar for ancillary use, which will operate as a privately owned membership club.
Number of Buildings	5 Buildings: Building A Club House 7,813 S.F. (Phase I), 2,267 S.F. (Phase 2) Building B Indoor Padel Courts 6,496 S.F. (Phase 2) Building C Tennis Storage Buildings 384 S.F. (Phase I) Building D Pickleball Storage 384 S.F. Building E Pool Restroom 339 S.F. (Phase I)
Waiver from Section 34-830 – to allow alcohol sales within 500’ of a public school	Sec 34-830 – “Distance between Establishments that Sell Alcoholic Beverages” applies to properties within the CG zoning district. Business operations, including restaurants that serve alcohol, are typically not allowed in the RM zoning district. In the spirit of the Code's intent, staff is processing a waiver of the distance separation requirement that would typically apply to a commercial operation for the sale of alcohol within the clubhouse and restaurant.

Parking

Code	Required	Provided	Meets Requirement
Total Parking	Outdoor athletic courts - 1 space/1,500 square feet of court area and adjoining paved area @ 55,493 s.f. = 37 Spa and Health Center - 1 space/300 s.f. @ 7,813 s.f. = 26 Spa and Health Center - 1 space/300 s.f. @ 2,267 s.f. = 8 A total of 71 spaces	84 Total Provided	Yes

Setbacks

Code	Required Minimum	Proposed	Meets Requirement
Front Yard	25’	69’	Yes
Rear Yard	25’	25’	Yes
Side Yard	15’	15’	Yes

Site Characteristics

Existing Use	Vacant site under construction	Proposed Use	Court Club
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Medium Density Residential	Proposed Future Land Use	Medium Density Residential

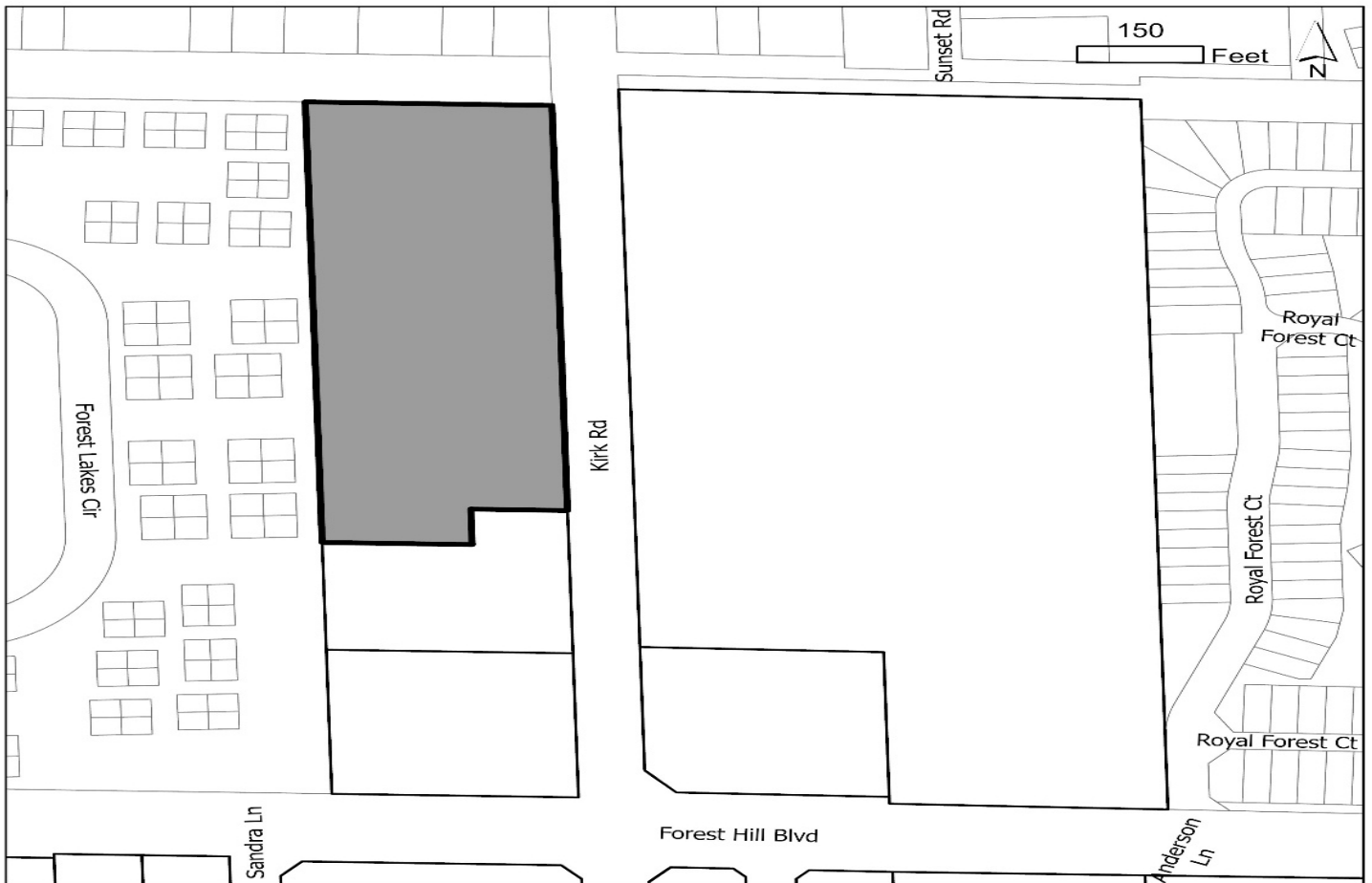
Surrounding Existing Land Use, Future Land Use, and Zoning

Direction	Existing Use	Future Land Use	Zoning District
North	LWDD Canal	Unincorporated PBC	Unincorporated PBC

South	Retail	Commercial	Commercial General (CG)
East	Palm Springs Middle School	Education	Governmental (G)
West	Multi-Family Residences	Unincorporated PBC	Unincorporated PBC

Recommendation

The Planning, Zoning, and Building staff recommend conditional approval of the proposed amendments to the previously approved Court Club to be consistent with the approved site plan and the business operations.



I. Site History

- Ordinance 2006-13: Annexation

The property located at 1591 Kirk Road was annexed into the Village of Palm Springs on April 27, 2006. The property-maintained Palm Beach County’s Future Land Use Designation of Institutional and Palm Beach County’s Zoning Designation of Residential Multi-Family/Medium Density with a Class A Conditional Use.

- Ordinance 2007-26: Future Land Use Map Amendment

On February 28, 2008, the Village Council adopted the resolution to change the property’s Future Land Use designation to Other Public Buildings and Zoning Designation to Residential Multiple Family.

- Ordinance 2014-02: Small-Scale Land Use and Zoning

The 0.77-acre southern vacant portion of the parcel was carved out with a FLU Map Amendment to Commercial and rezoning to Commercial General.

- Ordinance 2022-02: Future Land Use Amendment

On June 9, 2022, the Village Council adopted the above ordinance to change the property’s Future Land Use designation to Medium Density Residential.

- Resolution No. 2022-08: Residential Planned Development Site Plan

On June 9, 2022, the Village Council approved with conditions a Site Plan (SPR22-03) for the construction of a residential planned development project consisting of forty-two (42) two-story fee-simple townhomes on the residential multi-family parcel, but it was never developed.

- Resolution No.2025-23: Site Development Plan and Special Exception Use

On March 13, 2025, the Village Council approved with conditions a Site Plan and Special Exception to allow the construction of 17,683 square feet of recreational facility consisting of a tennis/ racquet club with 14 courts for tennis, pickleball, and padel ball that will operate as a social/fitness club.

II. Comprehensive Plan Consistency

The subject property's Future Land Use Designation and Zoning are Medium Density Residential and Residential Multi-Family, respectively. All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Waiver Requested

The applicant is seeking the following waiver:

- Requesting a waiver relief from Sections 34-830 to allow the ancillary restaurant with a bar, within the Court Club, to sell alcoholic beverages within 500' of a public school.

Note: Sec 34-830 - Distance between Establishments that Sell Alcoholic Beverages" applies to properties within the CG zoning district. Business operations, including restaurants that serve alcohol, are typically not allowed in the RM zoning district.

In the spirit of the Code's intent, staff is processing a waiver of the distance separation requirement that would typically apply to a commercial operation for the sale of alcohol within the clubhouse and restaurant.

Staff does not object to the applicant's request based on consistency with the previous approvals for the project and the business operations, which will operate as a privately owned membership club.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the west side of Kirk Road between Forest Hill Blvd and LWDD Canal L-7.
- 2) Surrounding properties to the north and west are mostly residential dwelling units.
- 3) Kirk Road and Forest Hill Boulevard offer a mix of retail and professional services, such as general retail, restaurants, and professional offices within walking distance.
- 4) The site is located approximately 1.05 miles from the Village Hall.
- 5) Palm Springs Middle School is located east across the street.
- 6) Public transportation is available through Palm Tran bus stops along Kirk Road via Route 60 and Forest Hill Blvd via Route 46.

V. Regulatory Issues

- The project generally conforms to the property development standards of the RM district.
 - 1) The proposed project plan generally meets the required site development regulations.
 - 2) The applicant is responsible for acquiring all applicable permits from all regulatory agencies with jurisdiction over

the project site, including but not limited to Palm Beach County Fire, PBCWUD, PBC Roads, and the Village of Palm Springs.

- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) The proposed development is located within the Airport Regulated areas Zone 1 and Zone 3 for Palm Beach International Airport.

VI. Environmental Issues:

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

VII. Community Outreach/Notification

- The subject property was posted on April 24, 2026
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on April 24, 2026.
- A legal advertisement was published on April 17, 2026.
- Staff have not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on March 28, 2026, depict the following:

- Application for a special Exception Use Amendment and a waiver to allow a restaurant use with a bar to operate as an ancillary use to the recreational facility and permit the sales of alcoholic beverages within 500' of a public school and within 1000' of a residential property.
 1. Approved Site Plan
 2. Justification Statements
 3. Survey

IX. Recommendation

The applicant is requesting approval of a special exception use modification and an associated waiver for the project known as Court Club. The subject site is located directly across from Palm Springs Middle School and adjacent to a residential community.

The property received a site plan approval on March 18, 2025, for a recreational facility consisting of a tennis and racquet club. This application does not propose any modifications to the previously approved site plan. Rather, the request is limited to clarifying the operational characteristics of the approved use and addressing code requirements necessary to facilitate a liquor license.

The Applicant seeks to amend the previously approved Special Exception Use to clarify that the facility will operate as a privately owned membership club, with a restaurant and bar as ancillary components to the principal recreational use. In addition, the applicant is requesting a waiver relief to deviate from the minimum distance separation of 500 feet from schools and 1,000 feet from residential uses for the sales of alcoholic beverages. The requested waiver is limited solely to the ancillary food and beverage component and does not alter the approved recreational use or its overall operational intensity. The proposed clarification and associated waiver are consistent with the intent of the original approval and do not introduce any new or more intensive use of the property.

Staff has found the proposed amendments to be generally consistent with the land development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning, and Building staff recommend conditional approval of the Special Exception Use Amendment and the Waiver, subject to the forty-one (41) conditions below:

Note: Conditions from Resolution 2025-03 are reinstated herein.

All conditions shall always remain active on the Site for the current owner, its successors, and assigns:

1. Build-out date December 31, 2027.
2. The special exception approval shall be implemented within 18 months of Council approval (per Resolution 2025-03, by September 13, 2026).
3. The site approval plan is valid within 24 months of Council approval (per Resolution 2025-03, until May 13, 2027).
4. The restaurant with the bar cannot be independently operated from the court club. If the court club ceases operations, the restaurant and the bar shall cease operations concurrently.
5. The restaurant and the bar may not be used by the general public. Usage must be limited to members of the private club and their authorized guests.
6. A right-turn-only sign shall be installed at the northern exit point of the property, and the curb shall be designed to encourage right-out circulation and discourage illegal left turns.
7. Hours of operation shall be according to the Village's Land Development Regulation Section 34-891.
8. Any special event to be held at the facility that will include members of the public is subject to Special Event Permit approval by the Village.
9. A sewer connection is contingent upon the applicant's best efforts to obtain a permit through the Palm Beach County Water Utility Department. If a septic tank needs to be constructed, an administrative site plan amendment will be required to accommodate the septic tank on the property.
10. Any proposed monument sign and wall signs shall be reviewed and approved by the Planning, Zoning, and Building Department **at the time of permitting**.
11. Proposed Phase II shall be completed within 24 months of completion of Phase 1; otherwise, subsequent Village approvals are required **before permitting**.
12. In the future, if the swimming pool is proposed to be used independently, a site plan amendment must be submitted for review and approval.
13. The restaurant and the bar cannot be used independently of the recreational facility. If the recreational facility closes for business, the restaurant and the bar shall cease operations concurrently.
14. Emergency access at the southern point shall be revised **at the time of civil-utility review** to be 20 feet wide per Palm Beach County Fire Department request.
15. Staff have concerns regarding congestion issues due to high pedestrian and vehicular traffic during the neighboring school's entry and dismissal. For this reason, staff highly recommends maintaining the main entry gates closed during school zone hours to prevent illegal parking conflicts during peak traffic hours (8:00 – 9:00 am and 3:00 pm – 4:30 pm)
16. The proposed aluminum picket fence adjacent to Kirk Road needs to be provided through the entire front property width. The applicant may coordinate with the southern adjacent property (Dollar General) to remove the existing PVC fence and construct a new shared fence.
17. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
18. Civil/Utility plans need to be reviewed and approved by the Village's Engineer **at the time of the site work permit**.
19. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinets/box with a match design according to the existing/proposed location.
20. Any existing or proposed utility easement shall not overlap more than 5' of the landscape buffer.

21. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting.**
22. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
23. Irrigation plans shall be provided **at the time of permitting.** Non-potable water shall be used for the irrigation system per the Village code.
24. Provide permits from all applicable permitting agencies, including but not limited to the Palm Beach County Water Utilities Department, Palm Beach County Roadway Production Division, and the Village of Palm Springs **at the time of permitting.**
25. The property owner shall register an Agent of Record before issuance of a permit to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
26. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department **at the time of the site work permit.**
27. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
28. All mechanical equipment and above-ground infrastructure shall be screened from view.
29. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures as approved by the Police Chief may include increased on-site security at the operator's sole expense.
30. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
31. All electric utilities shall be underground.
32. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department before commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department before commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting.**
33. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) before commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
34. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO.**
35. The Landscaping shall be certified by the Landscape Architect upon completion and **before the Certificate of Occupancy/Certificate of Completion** of each improvement area.
36. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO.**
37. Photometrics must be certified by an engineer **before CO.**
38. The civil engineer of record shall certify the site construction **before the Certificate of Occupancy.**
39. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
40. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
41. **At the time of CO,** the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

**Justification Statement
Court Club
Village of Palm Springs, Florida
Variance Application
Special Exception Use Approval
Original Submittal: March 24, 2026**

Introduction

On behalf of the property owner, 1591 Kirk Road Partners, LLC (“Owner”), Schmidt Nichols respectfully submits this application requesting approval of a Special Exception Use modification and an associated variance for the project known as Court Club, located on a 5.07-acre parcel within the Village of Palm Springs. The subject site is uniquely situated along Kirk Road directly across from an existing public school and in proximity to established residential uses, which are pre-existing conditions not created by the Applicant and form the basis for the requested variance.

The subject site received prior Village Council approval on March 18, 2025, for a recreational use and facility consisting of a tennis and racquet club. This application does not propose any modifications to the previously approved site plan. Rather, the request is limited to clarifying the operational characteristics of the approved use and addressing code requirements necessary to facilitate a liquor license. Any future modifications to the site plan, if required, will be pursued under a separate application.

The Applicant seeks to amend the previously approved Special Exception Use to clarify that the facility will operate as a privately owned membership club, with a restaurant and bar as ancillary components to the principal recreational use. In addition, the Applicant requests a variance from Sections 34-830(b) and 34-830(c) of the Village Code, which require minimum separation distances of 500 feet from schools and 1,000 feet from residential uses, as the subject property is located within these distances due to its existing proximity to a public school and residential uses, which are pre-existing conditions not created by the Applicant. The requested variance is limited solely to the ancillary food and beverage component and does not alter the approved recreational use or its overall operational intensity. The proposed clarification and associated variance are consistent with the intent of the original approval and do not introduce any new or more intensive use of the property.

Request

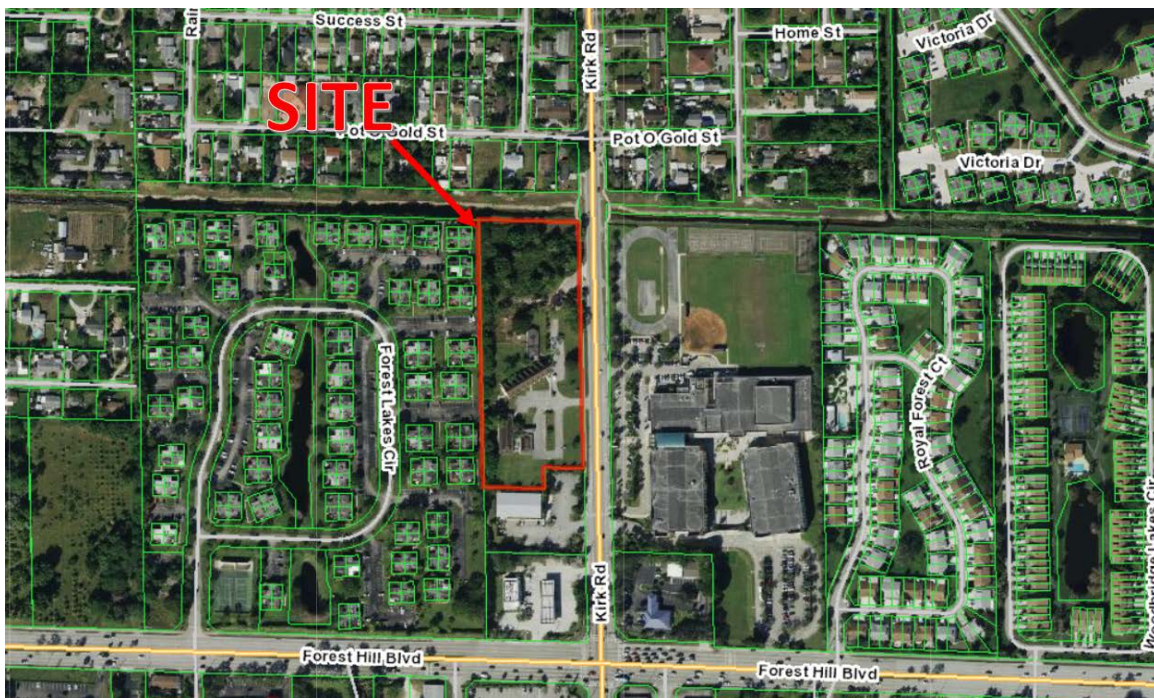
The following is a summary of all the proposed applications:

- **Request 1: Special Exception Use Modification Approval** to clarify that the previously approved recreational facility (Court Club) will operate as a privately owned membership club, with a restaurant and bar as accessory and subordinate

uses to the principal recreational use.

- **Request 2: Variance from Distance Separation Requirements:** A variance from Sections 34-830(b) and 34-830(c) of the Village Code to allow the inclusion of an accessory restaurant and bar within the private membership club.

The property is bounded by residential uses to the north, Kirk Road and the Palm Springs Community Middle School to the east, a commercial use to the south, and townhouses to the west. Currently, the subject property supports a Future Land Use Atlas designation of Medium Density Residential and is within the Residential Multiple-Family (RM) zoning district. The subject property is surrounded on one side by a public right-of-way: Kirk Road to the east.



Site Aerial

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Recreation Use & Facility (Private Membership Club with Accessory Restaurant/Bar)	Medium Density Residential	RM
North	LWDD Canal, Single-Family Residential & Multifamily Residential	MR-5 (Unincorp. PBC)	RM (Unincorp. PBC)

South	Retail (Dollar General)	COM	CG
East	Palm Springs Community Middle School	Education (E)	Governmental (G)
West	Townhouses	HR-8 (Unincorp. PBC)	RM (Unincorp. PBC)

JUSTIFICATION:

The proposed development of the site as a recreational use and facility represents an efficient and appropriate use of the property while providing design flexibility to respond to the surrounding Village of Palm Springs community. The subject site functions as a transitional area between the commercial uses along the Kirk Road corridor and the adjacent residential neighborhoods. As such, the project has been intentionally designed to bridge these contexts by incorporating architectural elements and materials that reflect the corridor’s modern character while maintaining a more residential scale and appearance.

The proposed building features a contemporary Spanish architectural style with varied façades, articulated elevations, and a combination of materials and parapet treatments to create visual interest and reduce perceived mass. The design incorporates stepped planes and consistent architectural detailing on all sides of the structure, ensuring compatibility with both the roadway frontage and adjacent properties.

The site is well-suited for the proposed use given its location along a major arterial roadway and its proximity to existing commercial and institutional uses. The development is consistent with the established development pattern along the Kirk Road corridor and has been thoughtfully arranged to mitigate potential impacts while providing an appropriate transition to nearby residential areas. Through site design, building placement, and architectural treatment, the project ensures the development is compatible and consistent with the existing character of the surrounding area.

Importantly, the proposed use has already been deemed appropriate for the site through prior Village Council approval on March 18, 2025. This application does not alter the approved site plan, intensity, or overall development program. Instead, it is limited to clarifying the operational characteristics of the previously approved recreational facility as a privately owned membership club, including customary ancillary restaurant and bar components. The requested approvals do not increase intensity or introduce new impacts but instead formalize operational details consistent with the original approval.

Based on the site’s location, surrounding land uses, and prior approvals, the proposed development continues to represent the highest and best use of the property and will contribute positively to the Village by activating a previously underutilized site with a compatible and well-designed recreational amenity.

As required by Section 34-606(b), the following provides updated responses to the applicable Special Exception criteria and standards associated with this request.

Request 1: Special Exception Request Standards:

As required by Section 34-606(b) please find responses to the applicable criteria and standards below for an application requesting Special Exception approval. The Applicant is proposing one (1) Special Exception use: Recreation Use and Facility within the RM zoning district. The following responses apply:

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

Response: The proposed use as a recreational use and facility, operating as a private membership club with ancillary restaurant and bar components, remains consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The subject property is located within the Medium Density Residential Future Land Use designation along Kirk Road, a major arterial roadway intended to accommodate uses that serve surrounding residential areas.

The proposed use continues to function as a community-oriented recreational amenity and does not introduce a standalone commercial use. The ancillary food and beverage components are customary to private recreational clubs and are subordinate to the principal use. As such, the request is consistent with Objective B and Policy B.2 of the Future Land Use Element, as it provides a service-oriented use with direct access to an arterial roadway while maintaining compatibility with the surrounding residential character.

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

Response: The proposed use remains consistent with the Land Development Regulations and all applicable provisions of the Code. The principal use continues to be a Recreation Use and Facility permitted by Special Exception within the RM zoning district. This request does not introduce a new use but clarifies the operational structure of the previously approved development. The ancillary restaurant and bar uses are accessory and subordinate to the primary recreational use and are intended solely to serve members and guests of the facility.

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

height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Response: The proposed use is compatible with the character and use of surrounding properties in terms of function, traffic, building scale, and operational characteristics. The project will operate as a membership-based recreational club, which inherently limits intensity and user volume compared to traditional commercial uses. The site is surrounded by residential uses to the north and west, a school to the east, and commercial uses to the south along the Kirk Road corridor, making it an appropriate transitional use.

The building location, mass, height, and setbacks remain unchanged from the previously approved plan. Traffic generation has been evaluated and complies with the adopted Traffic Performance Standards (TPS), and the addition of ancillary uses will not materially increase traffic beyond what was previously approved.

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

Response: The proposed use will not result in a concentration or proliferation of similar Special Exception uses. Recreational club facilities of this nature are not prevalent in the immediate area. The development introduces a unique recreational amenity that serves the surrounding community and supports the Village's broader redevelopment goals along the Kirk Road corridor.

5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

Response: The number of persons anticipated to utilize the site is not expected to be detrimental to surrounding properties. The membership-based structure of the facility provides a controlled user base, which limits intensity compared to general commercial uses.

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

Response: Potential nuisance factors such as noise, visual impacts, and other disturbances have been mitigated through site design, building placement, and buffering. The ancillary restaurant and bar components are internal to the private club and will not function as a standalone public establishment, further limiting potential impacts.

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

Response: The project has been evaluated through a traffic study and is in compliance with the Countywide Traffic Performance Standards. The addition of ancillary uses will not significantly increase traffic beyond what was previously approved by the Village Council.

- 6. That the proposed special exception use:

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

Response: The proposed development will not reduce light or air to adjacent properties, as no changes to building height, massing, or placement are proposed from the previously approved site plan.

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

Response: The development is not expected to adversely affect property values. To the contrary, redevelopment of a previously abandoned and underutilized site into a high-quality recreational facility is anticipated to enhance surrounding property values and contribute positively to the area.

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

Response: The proposed development will not deter the improvement or redevelopment of surrounding properties. The project replaces an abandoned structure and contributes to the continued revitalization of the Kirk Road corridor.

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

Response: The development does not negatively impact adjacent natural systems or public facilities, including parks and open spaces. The site is previously disturbed, and the project complies with all applicable environmental and infrastructure requirements.

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

Response: The project provides pedestrian amenities consistent with Code requirements, including sidewalks surrounding the building, designated areas for refuse, and bicycle parking. A total of 20 bicycle parking spaces are provided on-site, supporting multimodal accessibility.

Request 2: Variance from Distance Separation Requirements: A variance from the distance separation requirements set forth in Sections 34-830(b) and 34-830(c) of the Village Code, to allow for the inclusion of the accessory restaurant and bar within the private membership club.

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

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

Response: Special conditions and circumstances exist that are unique to the subject property due to its location along a major arterial roadway (Kirk Road) and its immediate adjacency to an established school use and surrounding residential development patterns. The site is constrained by its fixed geographic relationship to these existing uses, which were established independent of the proposed development. Additionally, the property's configuration, frontage, and prior land use approvals—including the Village Council's approval on March 18, 2025—further establish that the site has long been intended for redevelopment under conditions that require flexibility in applying separation standards. These circumstances are not generally applicable to other similarly zoned parcels within the Village.

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

Response: The identified conditions are not the result of any action by the Applicant but rather are inherent to the property and its surrounding context. The proximity to the school and adjacent residential uses is an existing condition that predates the Applicant's involvement and was present at the time of prior approvals. The Applicant is not creating the condition requiring relief but is responding to site constraints that have existed for decades.

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

Response: Granting the requested variance will not confer a special privilege but will instead allow the property to be utilized in a manner consistent with its zoning designation and prior approvals. Recreational club facilities with accessory food and beverage services are common and customary components of similar developments. The variance simply allows the subject property to operate in a manner comparable to other recreational facilities that include ancillary amenities, ensuring functional viability without granting any unique or exclusive advantage.

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

Response: A literal interpretation of the distance separation requirements would impose an unnecessary and undue hardship by effectively preventing the reasonable operation of the previously approved recreational facility. Without the variance, the Applicant would be precluded from incorporating customary and functionally necessary ancillary uses—such as a restaurant and bar—that are integral to private club operations. This would place the subject property at a disadvantage compared to similarly situated recreational facilities and would deprive the Applicant of rights commonly enjoyed by others within comparable zoning districts.

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

Response: The requested variance represents the minimum necessary relief to allow the reasonable and intended use of the property. The Applicant is not requesting any expansion of the development footprint, increase in building intensity, or change in the overall site layout previously approved by the Village Council. The variance is narrowly tailored solely to address the separation requirements as they relate to the inclusion of ancillary uses within a private club setting.

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

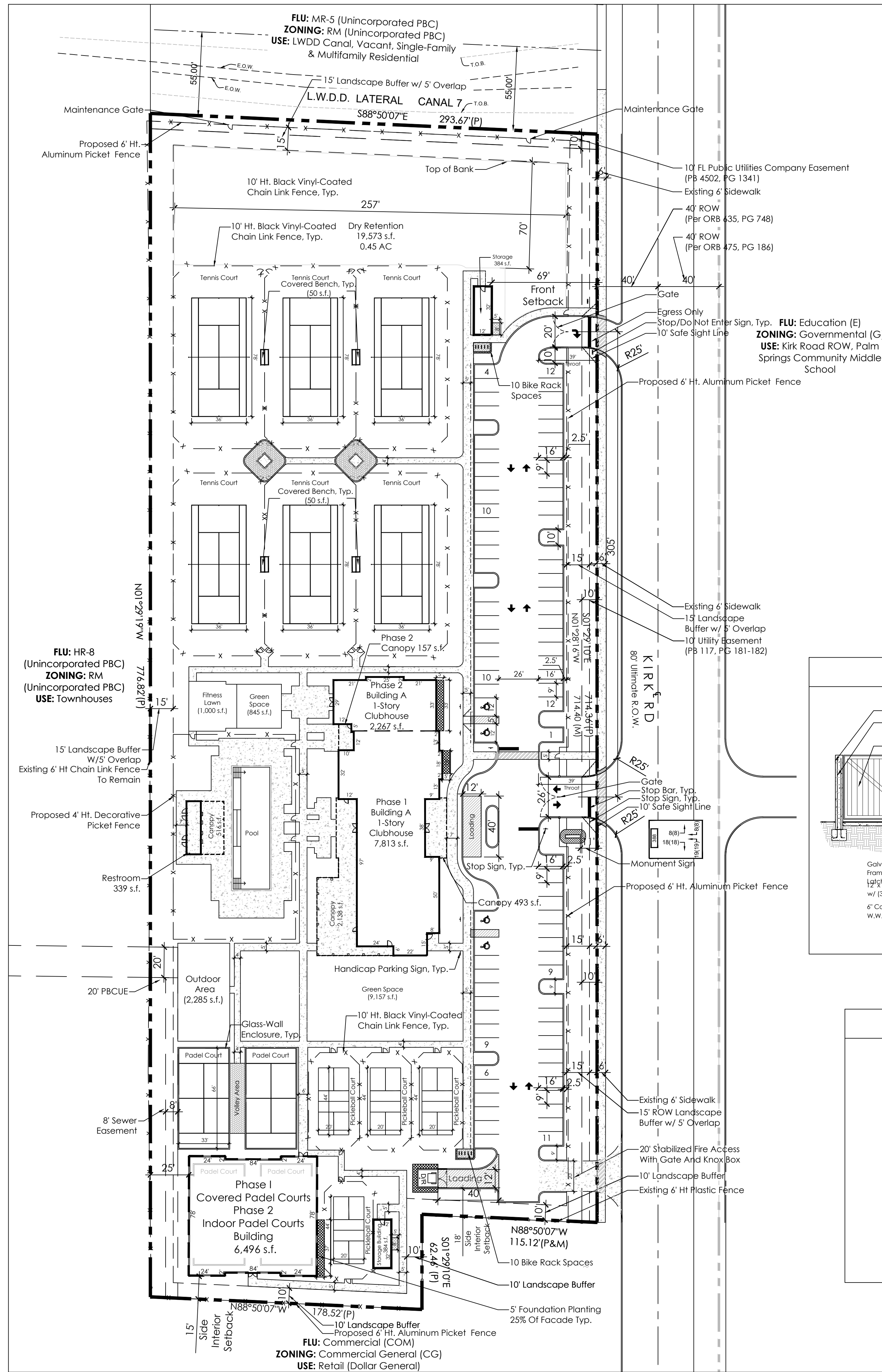
Response: Granting the variance will remain in harmony with the general intent and purpose of the Code, which is to promote compatible development, protect surrounding properties, and ensure the orderly use of land. The proposed private club use, including its ancillary components, is designed to operate at a controlled intensity and is compatible with the surrounding mix of residential, institutional, and commercial uses. The

development maintains appropriate buffering, site design, and operational characteristics consistent with Code objectives.

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

Response: The requested variance will not be injurious to the surrounding area or detrimental to public welfare. The proposed use remains a low- to moderate-intensity, membership-based recreational facility with controlled access and operations. The ancillary restaurant and bar components are internal and subordinate to the primary use and will not function as a standalone public establishment. Furthermore, the project has been evaluated for traffic, compatibility, and operational impacts and complies with applicable standards, ensuring no adverse effect on neighboring properties or public facilities.

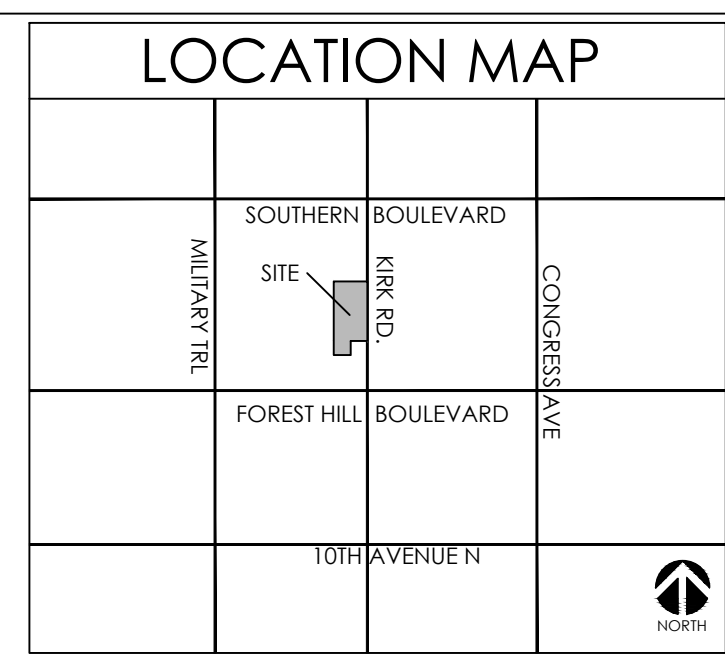
On behalf of the Property Owner, 1591 Kirk Road Partners, LLC (“Owner”), Schmidt Nichols Inc. respectfully requests approval of the Special Exception Use modification and associated variance.



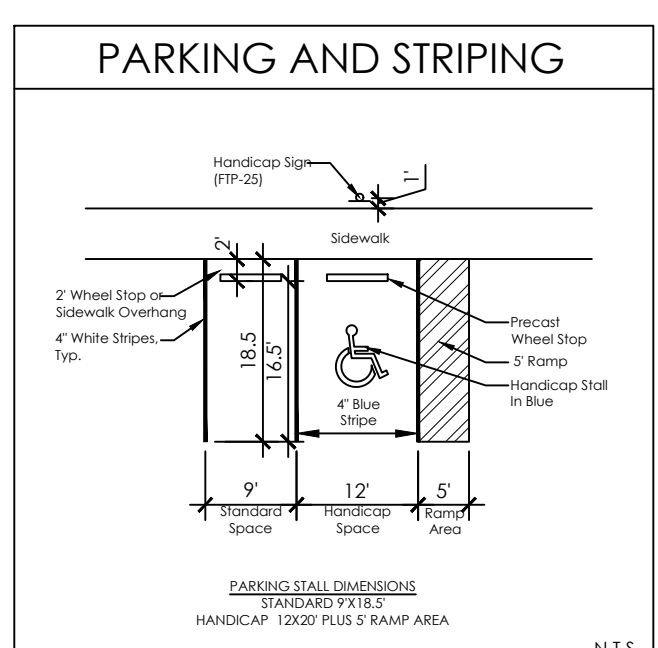
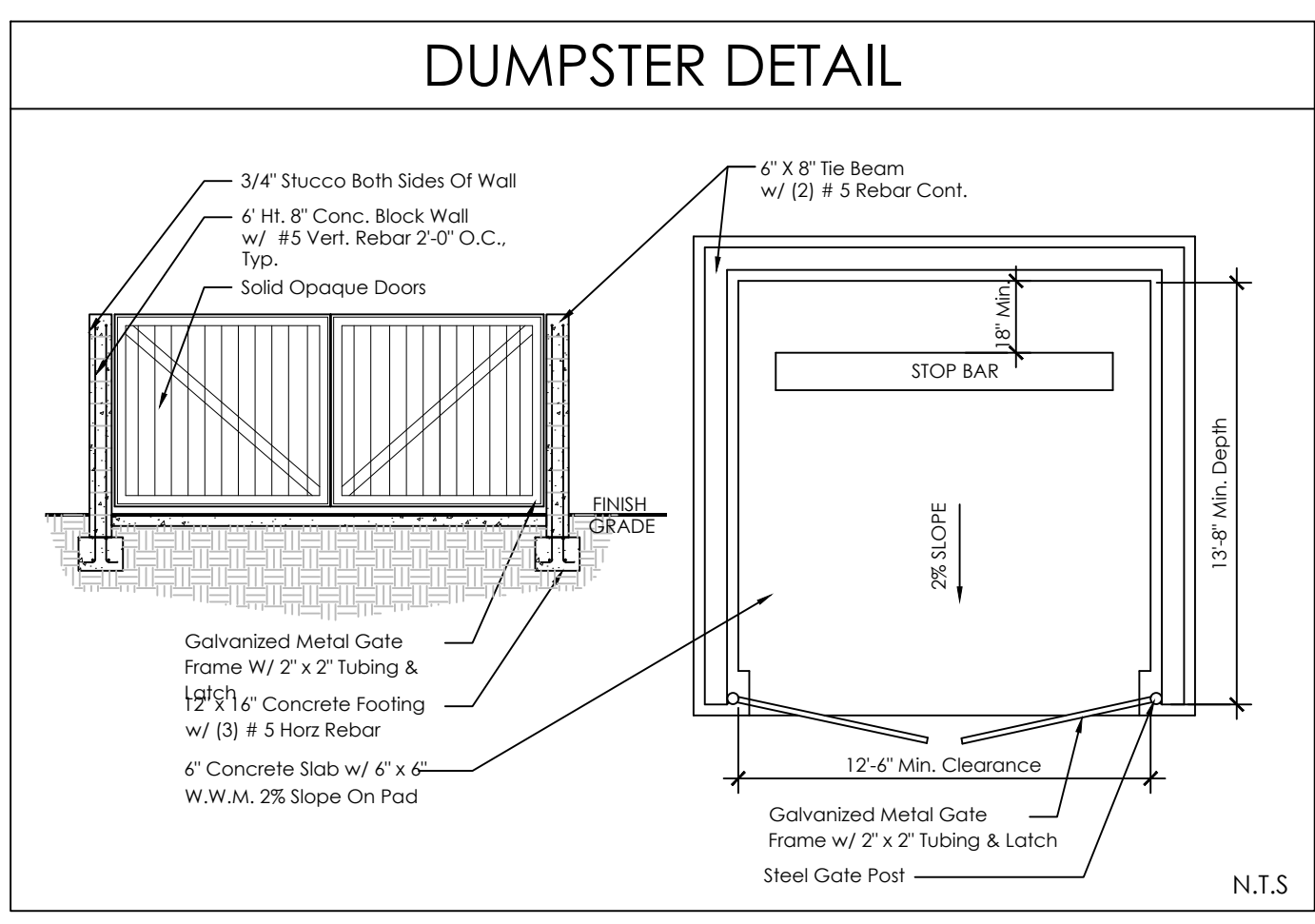
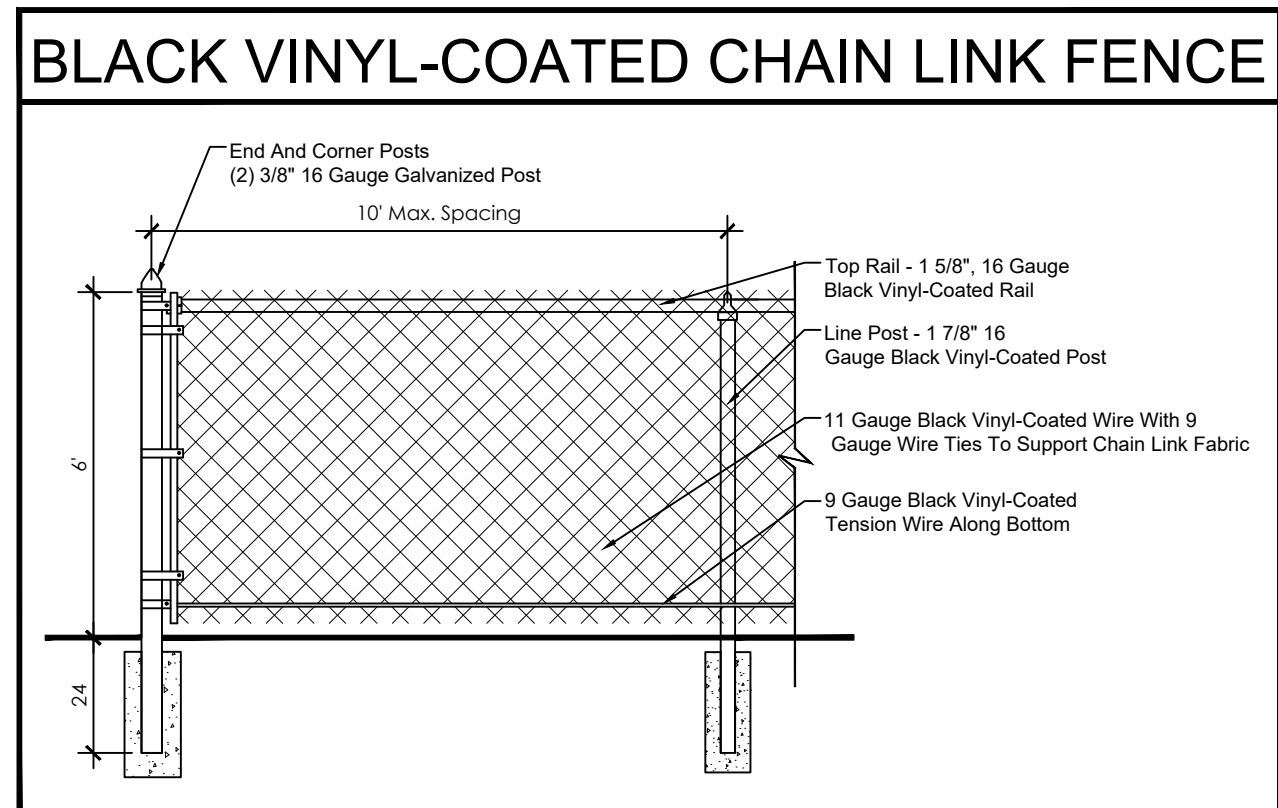
DEVELOPMENT TEAM	
DEVELOPER:	1591 KIRK ROAD PARTNERS LLC 1812 S. OLIVE AVENUE LAKE WORTH, FL 33401 (412) 877-3439
ARCHITECT:	SPINA O'ROURKE & PARTNERS ARCHITECTURE & INTERIOR DESIGN 285 BANYAN BOULEVARD WEST PALM BEACH, FL 33401 (561) 684-6844
TRAFFIC ENGINEER:	PTC 601 HERITAGE DRIVE, SUITE 493 JUPITER, FL 33458 (561) 296-9698
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
CIVIL ENGINEER/SURVEYOR:	MICHAEL B. SCORAH & ASSOCIATES, INC. 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BEACH, FL 33406 (561) 968-0080

LEGAL DESCRIPTION
 LOT 2 OF LUTHERAN CHURCH - KIRK ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 CONTAINING: 220,689 SQUARE FEET OR 5.066 ACRES MORE OR LESS

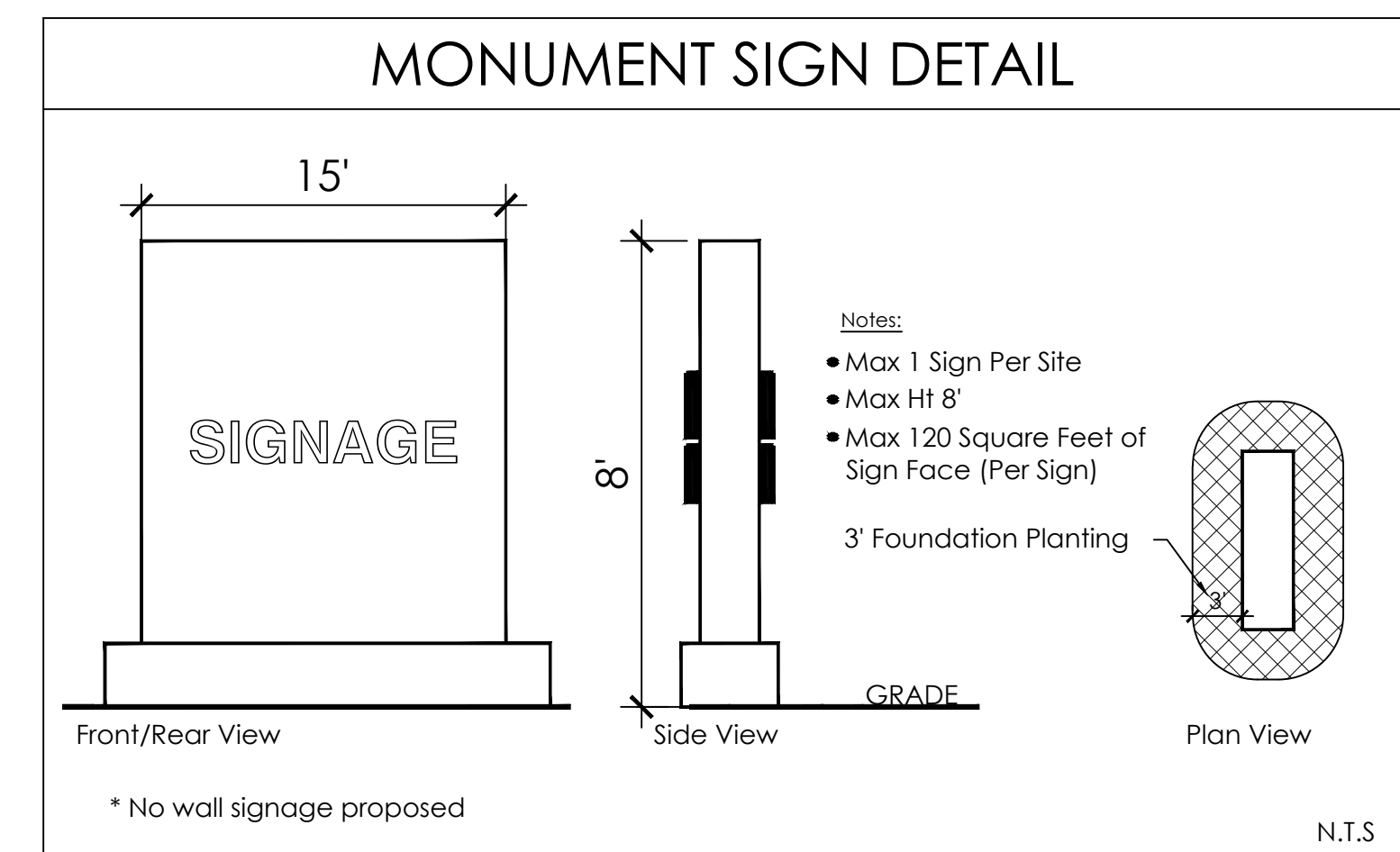
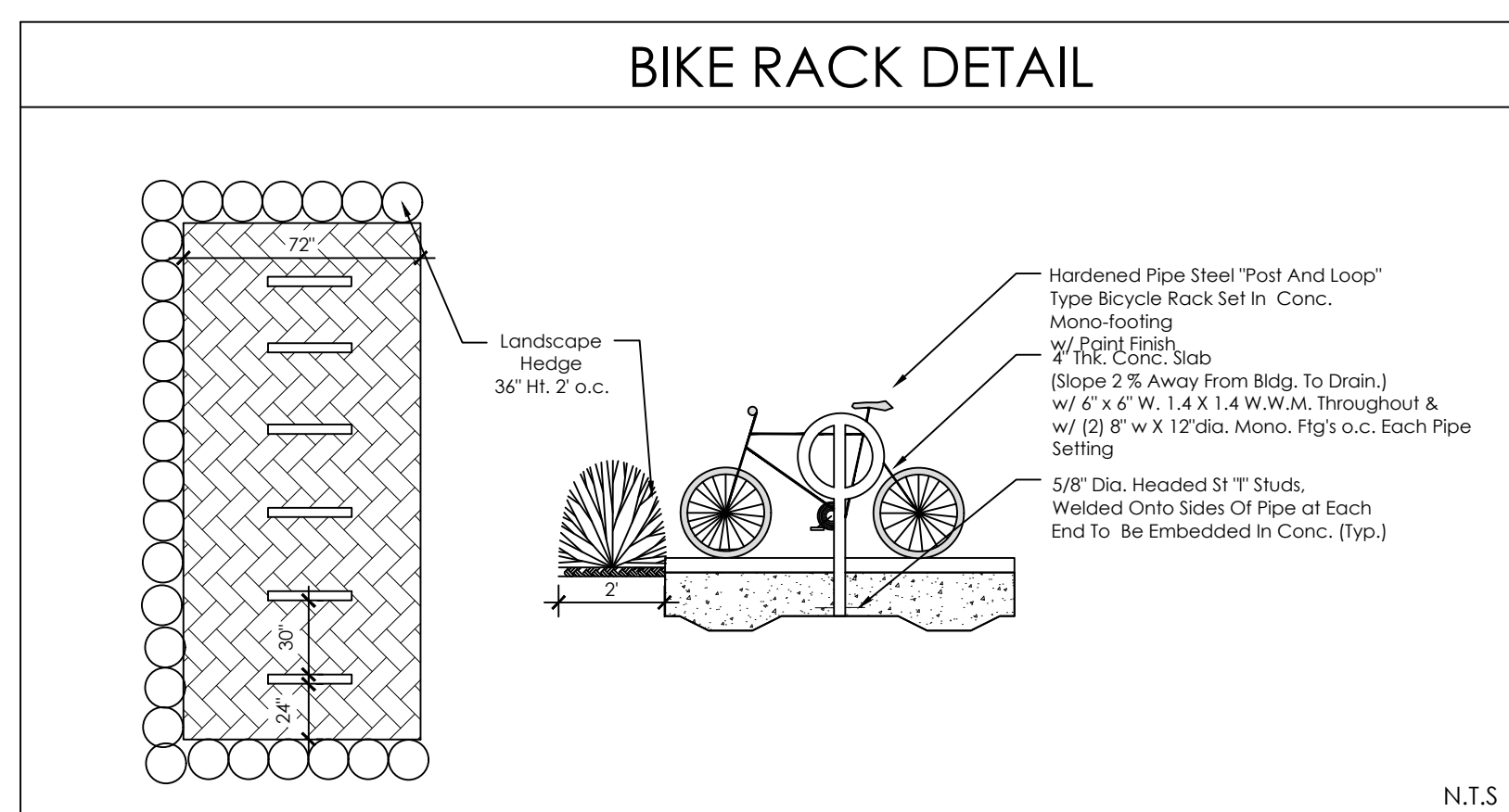
NOTES
 BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY MICHAEL B. SCHORAH & ASSOCIATES, INC. DATED 07/31/2023



SITE TABULAR DATA	
Application Name	Court Club
Application Number	SPR25-02, PSSE25-01
Future Land Use Designation	Medium Density Residential
Zoning District	Residential Multiple-Family (RM)
Section, Township, Range	12/44/42
Property Control Number	70-42-44-12-39-000-0020
Existing Use	Place of Worship
Proposed Use	Recreation Uses and Facilities
Total Gross Site Area	5.07 AC. (220,689 s.f.)
Total Gross Floor Area	17,683 s.f.
Phase 1	
Building A	7,813 s.f.
Spa and Health Center (Clubhouse)	
Building C	384 s.f.
Tennis Storage	384 s.f.
Building D	384 s.f.
Pickleball & Padel Storage	
Building E	339 s.f.
Pool Restroom	
Phase 2	
Building A	2,597 s.f.
Spa and Health Center (Clubhouse)	
Building B	6,496 s.f.
Indoor Padel Courts	
Total Floor Area Ratio (Phase 1)	0.04
Total Floor Area Ratio (Phase 2)	0.08
Total Building Coverage (Phase 1 - including canopies of 9,843 s.f.)	9%
Total Building Coverage (Phase 2 - including canopies of 157 s.f.)	10%
Impervious Area	34% (75,014 s.f.)
Buildings (17,683 s.f.)	8%
Pavements/Walks (56,478 s.f.)	26%
PerVIOUS/Semi-PerVIOUS Area	66% (145,135 s.f.)
Recreation/Open Space	% (ac.)
Max. Building Height	max. 35'
Proposed Building Height	23'-11"
Number of Stories	1
Parking Required	72 SPACES
Phase 1	
Outdoor athletic courts - 1 space/1,500 square feet of court area and adjoining paved area @ 54,250 s.f. = 38	
Spa and Health Center - 1 space/300 s.f. @ 7,813 s.f. = 26	
Phase 2	
Spa and Health Center - 1 space/300 s.f. @ 2,267 s.f. = 8	
Proposed Parking	81 SPACES
Handicap Spaces Required	4
Handicap Spaces Proposed	4
Loading Required (12' x 40' Min.)	2
Loading Provided	2
Bicycle Spaces Required	19
Bicycle Spaces Provided	20
Traffic Analysis Zone	294
Concurrency Approval* Recreation Use and Facility 8,920 s.f. (Phase 1) Recreation Use and Facility 8,763 s.f. (Phase 2)	
*Concurrency is approved for the above uses and amounts shown on this plan	



PROPERTY DEVELOPMENT REQUIREMENTS												
ZONING DISTRICT	CODE	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MAX IMPERVIOUS	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
RM	N/A	80'	80'	100'	N/A	40%	55%	25'	15'	20'	25'	
PROP	RM	5.07 AC.	714.72'	714.72'	294.37'	0.08	10%	34%	69'	15'	N/A	25'



SCHMIDT NICHOLS
 LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr. Ste 102
 West Palm Beach, FL 33401
 Phone: 561.684.6141
 Email: info@snlandplan.com
 Website: www.snlandplan.com
 License No: LC26000232

Court Club
 Village of Palm Springs, Florida

Date: 01/29/25
 Scale: 1" = 60'
 Design By: AH
 Drawn By: AH
 Checked By: JS
 File No: 1148.01
 Job No: 23-67

REVISIONS / SUBMISSIONS
 01/13/25 Resubmittal
 02/28/25 Resubmittal

PRELIMINARY SITE PLAN

PSP-1 of 1

Court Club

Village of Palm Springs, Florida

SHEET	NAME	REV 1 PREC XX/XX/XX	REV 2 PREC XX/XX/XX	REV 3 PREC XX/XX/XX
A-1	MAIN CLUBHOUSE - FLOOR PLAN			
A-2	MAIN CLUBHOUSE - ROOF PLAN			
A-3	MAIN CLUBHOUSE - EXTERIOR ELEVATIONS			
A-4	MAIN CLUBHOUSE - PHASE 1 EXHIBIT			
A-5	POOL BAR BUILDING			
A-6	INDOOR PADEL BUILDING - PHASE 2			

- INDICATES A PREVIOUS DRAWING THAT HAS BEEN MODIFIED UNDER THE ASSOCIATED REVISION
- HOLLOW INDICATES SHEET THAT IS ENTIRELY NEW UNDER THE ASSOCIATED REVISION



SITE PLAN SUBMITTAL (01-13-25)

CONSULTANTS:

**SCHMIDT & NICHOLS
LANDSCAPE ARCHITECT**

1991 NORTH FLAGLER DRIVE, SUITE 102
WEST PALM BEACH, FL 33401
(561) 884-8141

**SCHMIDT & NICHOLS
LAND PLANNERS**

1991 NORTH FLAGLER DRIVE, SUITE 102
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**MICHAEL B. SCHORAH &
ASSOCIATES
CIVIL ENGINEER**

1850 FOREST HILL BLVD, SUITE 208
WEST PALM BEACH, FL 33409
(561) 988-0080



SPINAOROURKE
+ PARTNERS

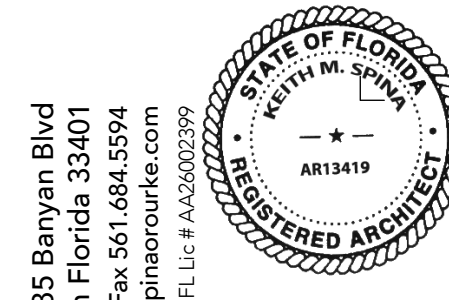
Architecture + Interior Design

Keith M. Spina # AR13419

285 BANYAN BLVD
WEST PALM BEACH, FLORIDA 33401

ph: 561.684.6844 • spinaorourke.com

FL Lic. # AA26002399



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SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419



New Construction For:
Court Club
Village of Palm Springs, Florida

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Revisions:

Project no: 24031
Date: (01-13-25)
Drawn by: CG
Project Manager: CG

CVR-Z
SITE PLAN SUBMITTAL

COVER SHEET - SPA

MATERIAL AND COLOR LEGEND

- PT-1 BUILDING BODY AND WINDOW SILLS - STUCCO PAINTED BENJAMIN MOORE SHIP-Y WHITE
- ST-1 EXTERIOR TRIM & HARDSCAPE, COQUINA NATURAL
- TER-1 2 PIECE TERRA COTTA BARREL TILE
- MTL-1 EXTERIOR KYNAR BRONZE FINISH, TYPICAL DOORS & WINDOWS
- MTL-2 EXTERIOR KYNAR 'LIGHT BLUE' FINISH, TRELLIS & SHUTTERS
- MTL-3 EXTERIOR CORRUGATED METAL SIDING, 'COLONIAL RED' OR SIMILAR TO NAT'L TERRA COTTA BARREL TILE COLOR

NOTE: EXTERIOR ELEVATIONS SHOW FINAL OF PHASE 2 CONSTRUCTION, SEE SHEET A-4 FOR PHASE 1 CONDITIONS



- 19'-0" TO PARAPET
- 17'-0" T.O. BEAM (GLBHS - 2)
- 14'-0" T.O. BEAM (GLBHS - 1)
- 0'-0" 01 LEVEL 1



- 19'-0" TO PARAPET
- 17'-0" T.O. BEAM (GLBHS - 2)
- 14'-0" T.O. BEAM (GLBHS - 1)
- 0'-0" 01 LEVEL 1

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



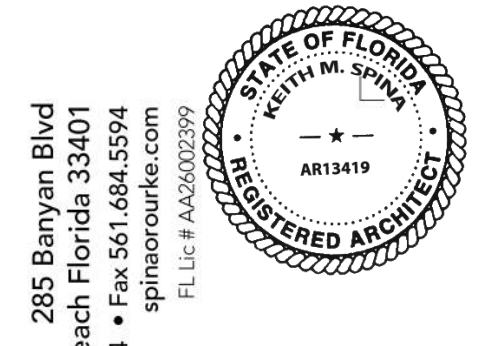
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- 19'-0" TO PARAPET
- 17'-0" T.O. BEAM (GLBHS - 2)
- 14'-0" T.O. BEAM (GLBHS - 1)
- 0'-0" 01 LEVEL 1



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

- 19'-0" TO PARAPET
- 17'-0" T.O. BEAM (GLBHS - 2)
- 14'-0" T.O. BEAM (GLBHS - 1)
- 0'-0" 01 LEVEL 1



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FL LIC # A24000099

SPINAOROURKE
+ PARTNERS



Architecture • Interior Design
Ken M. Spina #ART3419

New Construction For:
Court Club
Village of Palm Springs, Florida

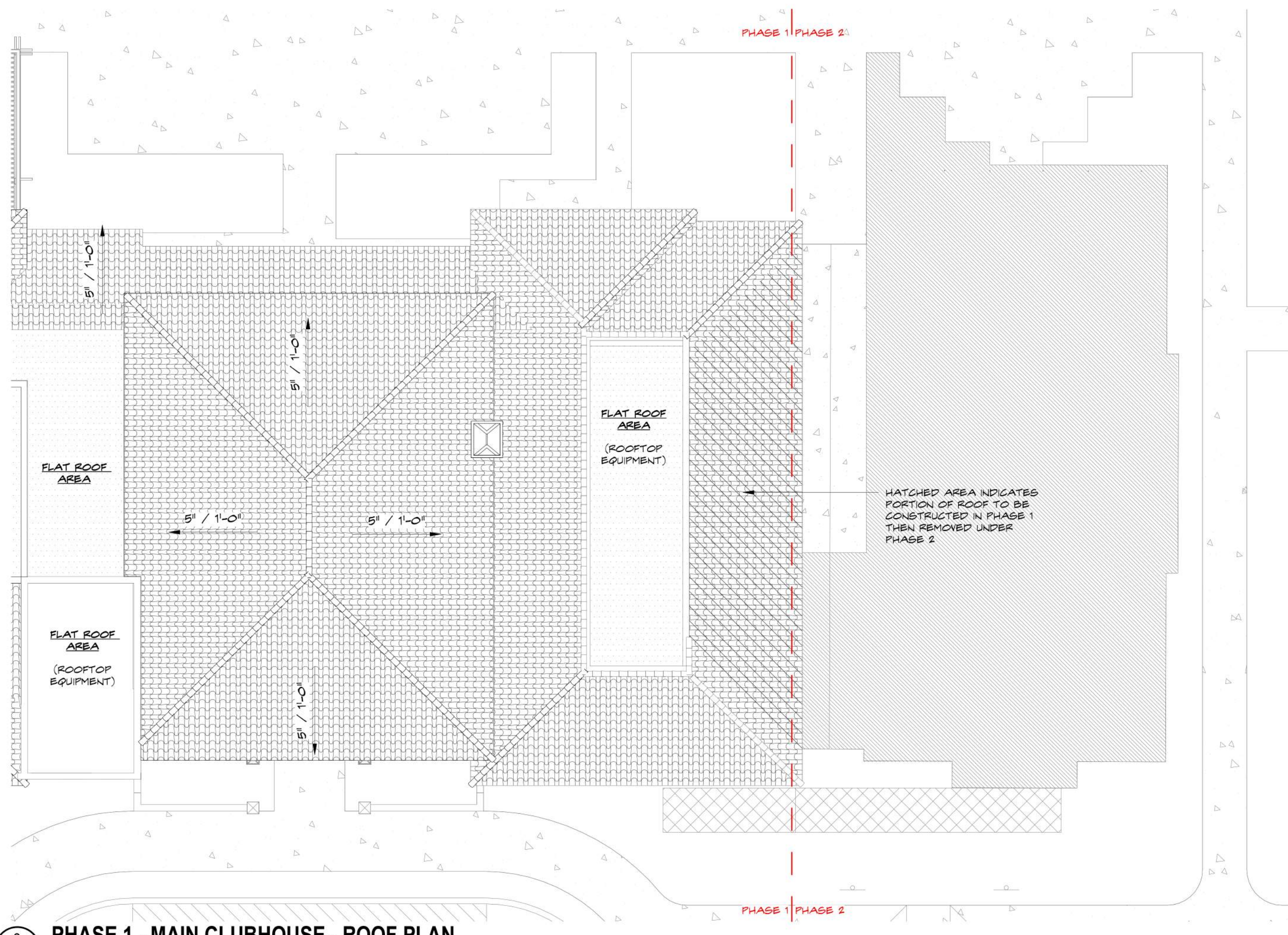
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Revisions:

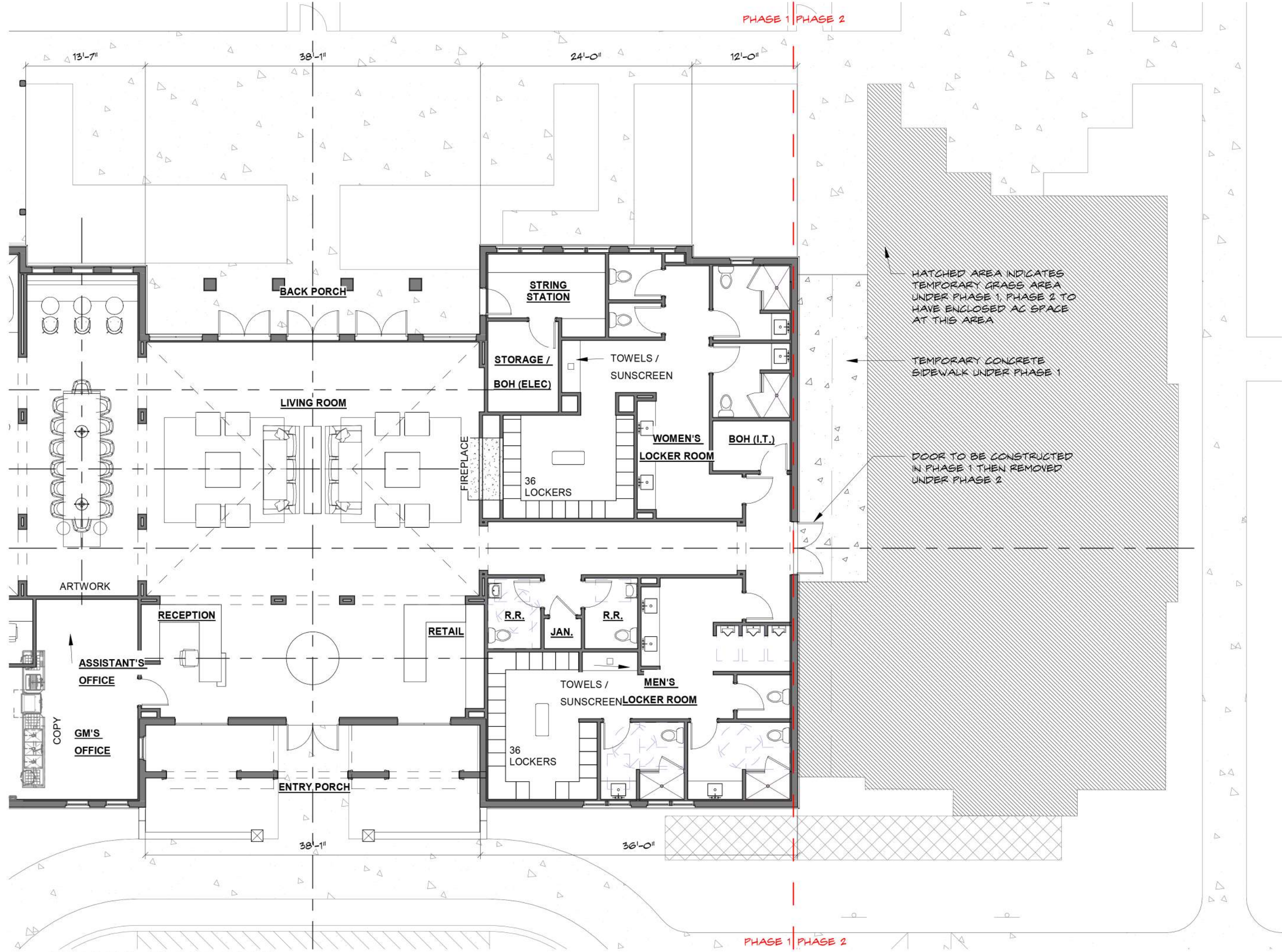
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Project no: 24031
Date: (01-13-25)
Drawn by: CG
Project Manager: CG

A-3
SITE PLAN SUBMITTAL



2 PHASE 1 - MAIN CLUBHOUSE - ROOF PLAN
SCALE: 1" = 10'-0"



1 PHASE 1 - FLOOR PLAN
SCALE: 1" = 10'-0"



3 PHASE 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



285 Banyan Blvd
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FILED # AB20070399



Architecture • Interior Design
Keith M. Spina # AB20070399

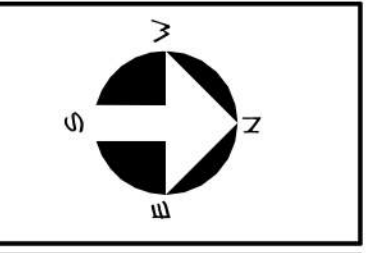
New Construction For:
Court Club
Village of Palm Springs, Florida

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Revisions:

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Project no: 24031
Date: (01-13-25)
Drawn by: CG
Project Manager: CG



A-4
SITE PLAN SUBMITTAL

MATERIAL AND COLOR LEGEND

- PT-1 BUILDING BODY AND WINDOW SILLS - STUCCO PAINTED BEAUMIN MOORE SIMPLY WHITE
- ST-1 EXTERIOR TRIM & HARDSCAPE, COQUINA NATURAL
- TER-1 2 PIECE TERRA COTTA BARRELTILE
- MTL-1 EXTERIOR KYNAR BRONZE FINISH, TYPICAL DOORS & WINDOWS
- MTL-2 EXTERIOR KYNAR 'LIGHT BLUE' FINISH, TRELLIS & SHUTTERS
- MTL-3 EXTERIOR CORRUGATED METAL SIDING, 'COLONIAL RED' OR SIMILAR TO MATCH TERRA COTTA BARREL TILE COLOR

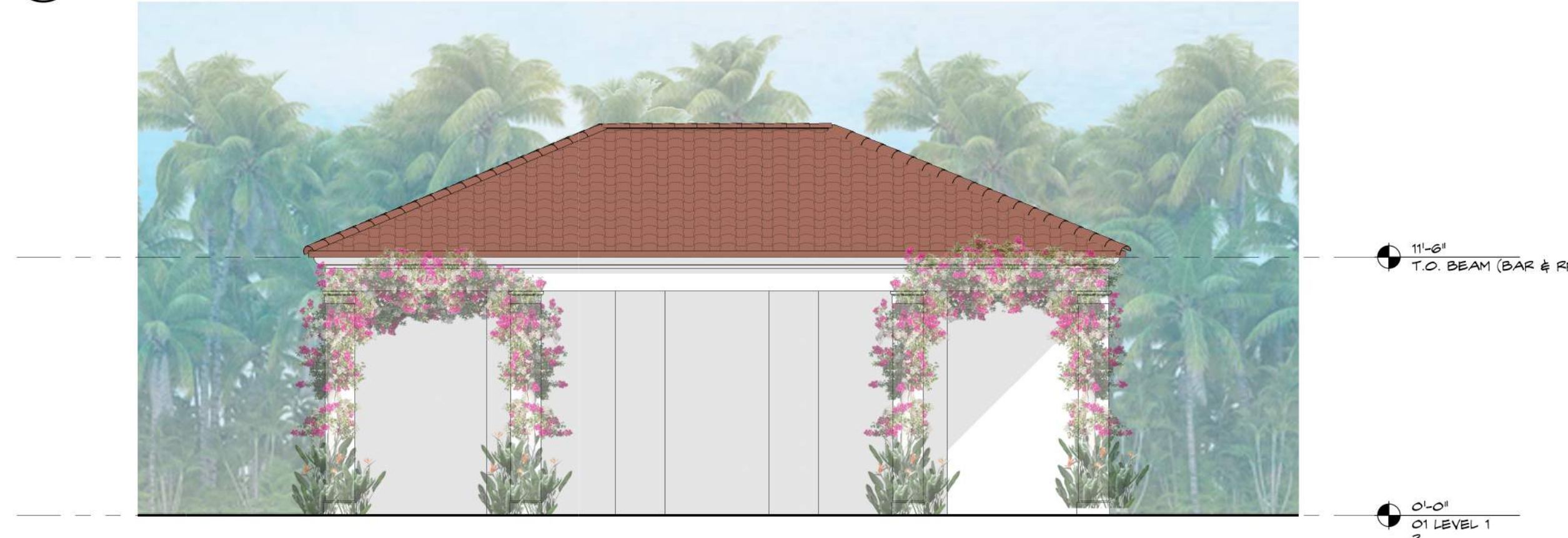
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



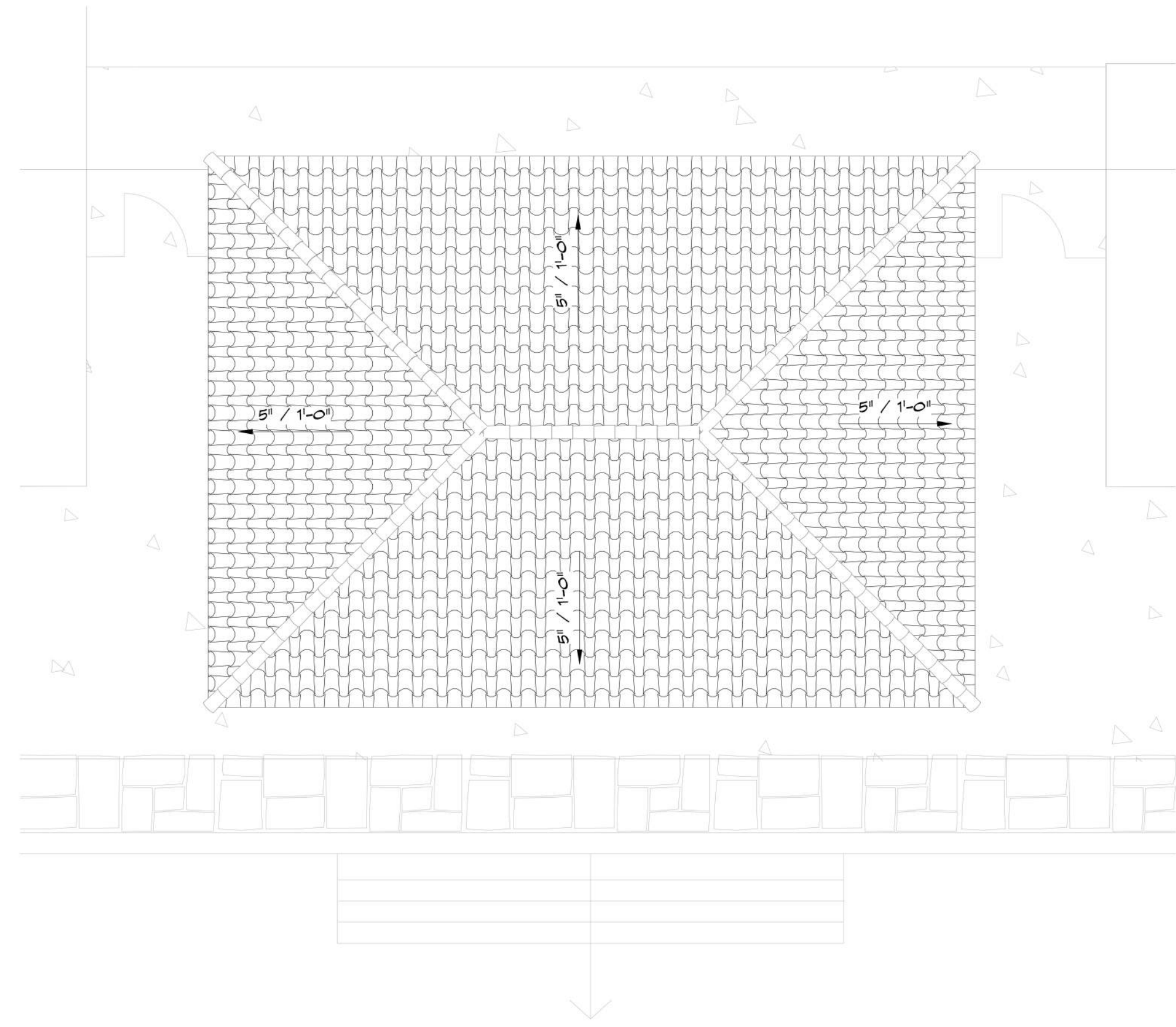
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



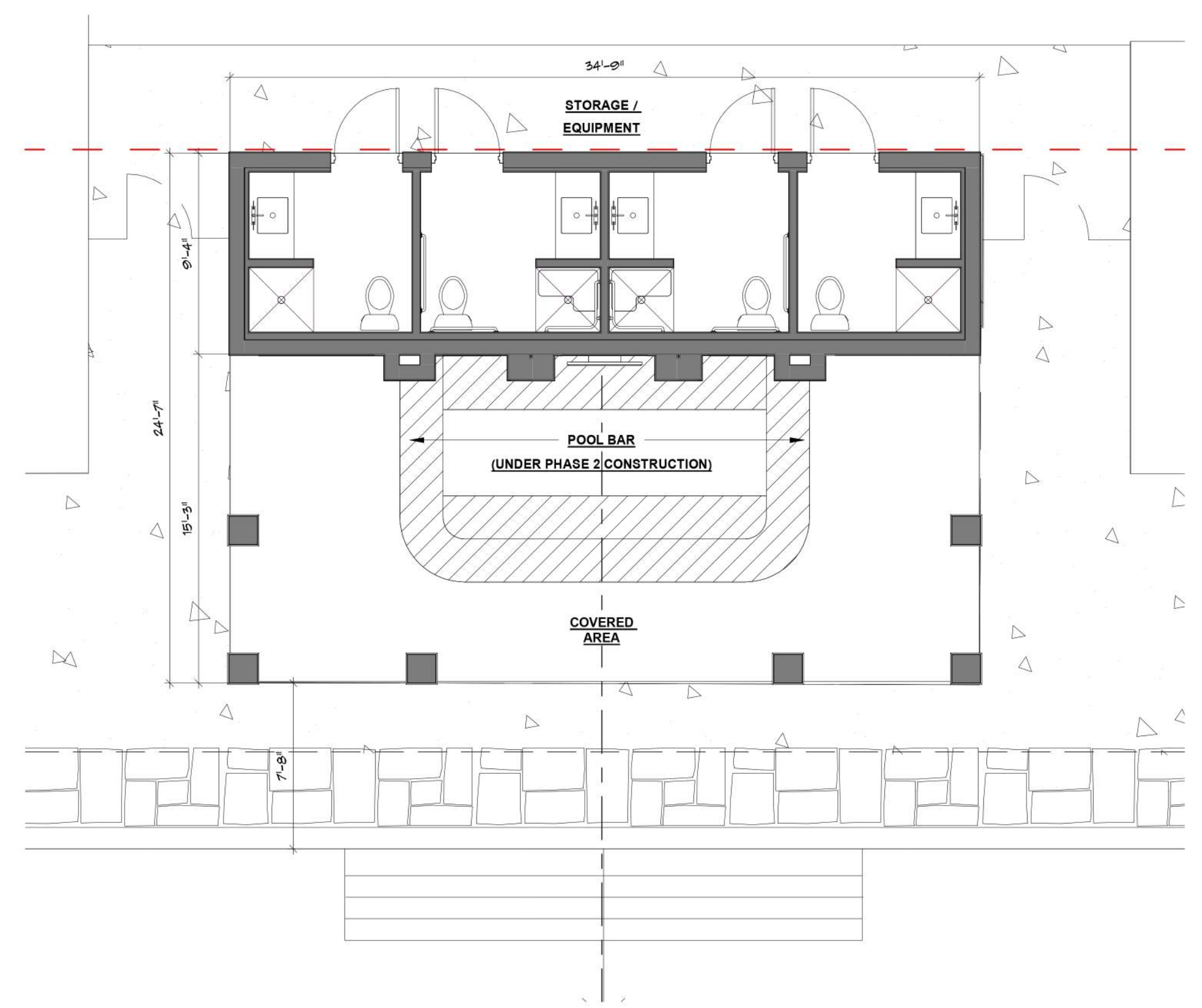
2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



B ROOF PLAN
SCALE: 3/16" = 1'-0"



A FLOOR PLAN
SCALE: 3/16" = 1'-0"

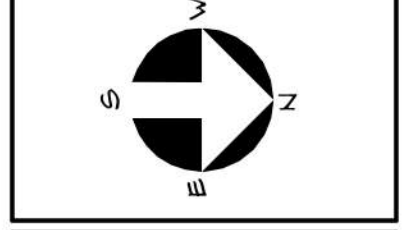


New Construction For:
Court Club
Village of Palm Springs, Florida

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Revisions:

Project no: 24031
Date: (11-27-24)
Drawn by: CG
Project Manager: CG



A-5
SITE PLAN SUBMITTAL

MATERIAL AND COLOR LEGEND

- PT-1 BUILDING BODY AND WINDOW SILLS - STUCCO PAINTED BEAUMIN MOORE SIMPLY WHITE
- ST-1 EXTERIOR TRIM & HARDSCAPE, COQUINA NATURAL
- TER-1 2 PIECE TERRA COTTA BARREL TILE
- MTL-1 EXTERIOR KYNAR BRONZE FINISH, TYPICAL DOORS & WINDOWS
- MTL-2 EXTERIOR KYNAR 'LIGHT BLUE' FINISH, TRELLIS & SHUTTERS
- MTL-3 EXTERIOR CORRUGATED METAL SIDING, 'COLONIAL RED' OR SIMILAR TO MATCH TERRA COTTA BARREL TILE COLOR

NOTE: INDOOR PADEL BUILDING WILL BE CONSTRUCTED UNDER PHASE 2 OF THE PROJECT.



4 NORTH ELEVATION
SCALE: 1" = 10'-0"



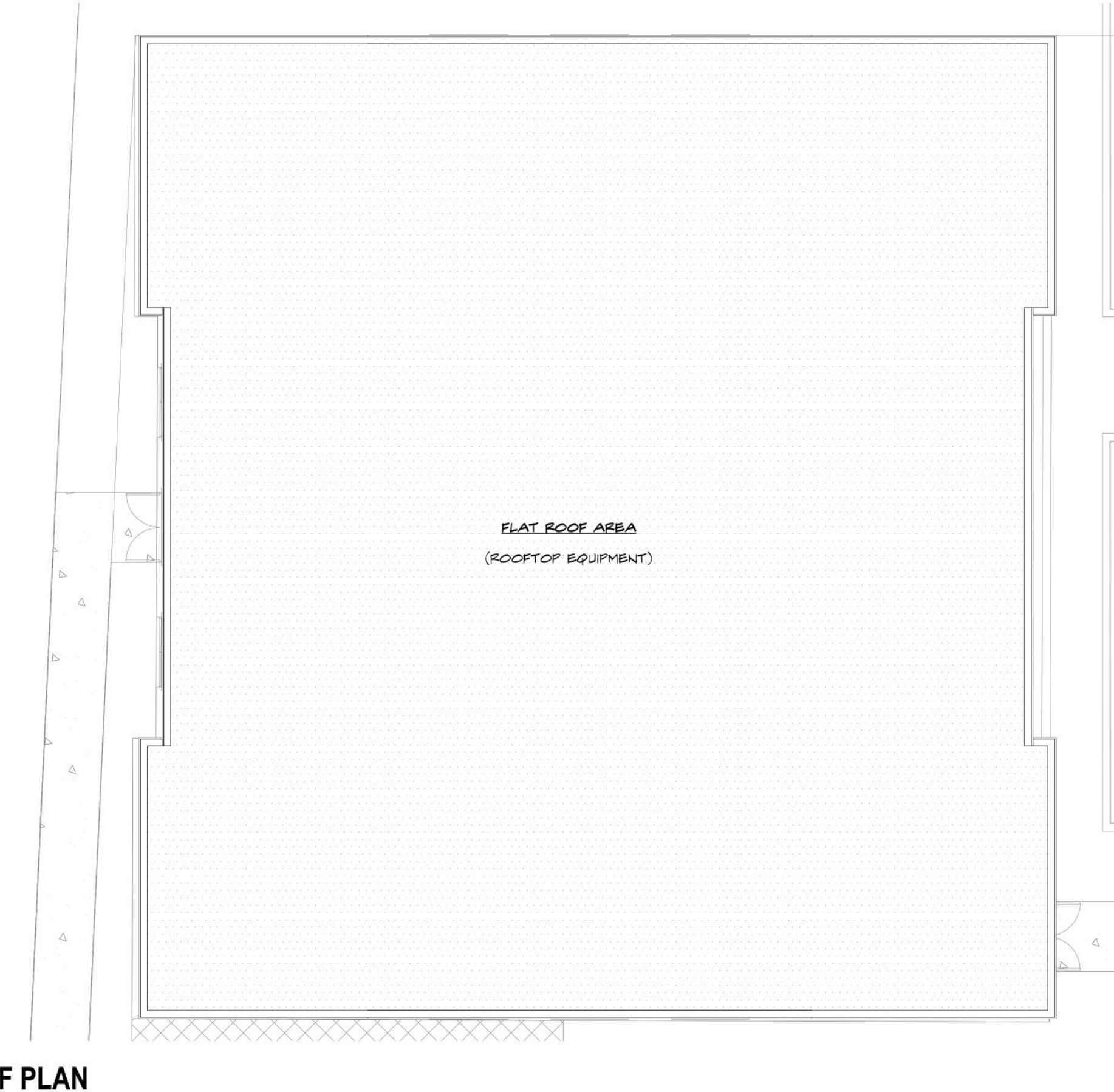
3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



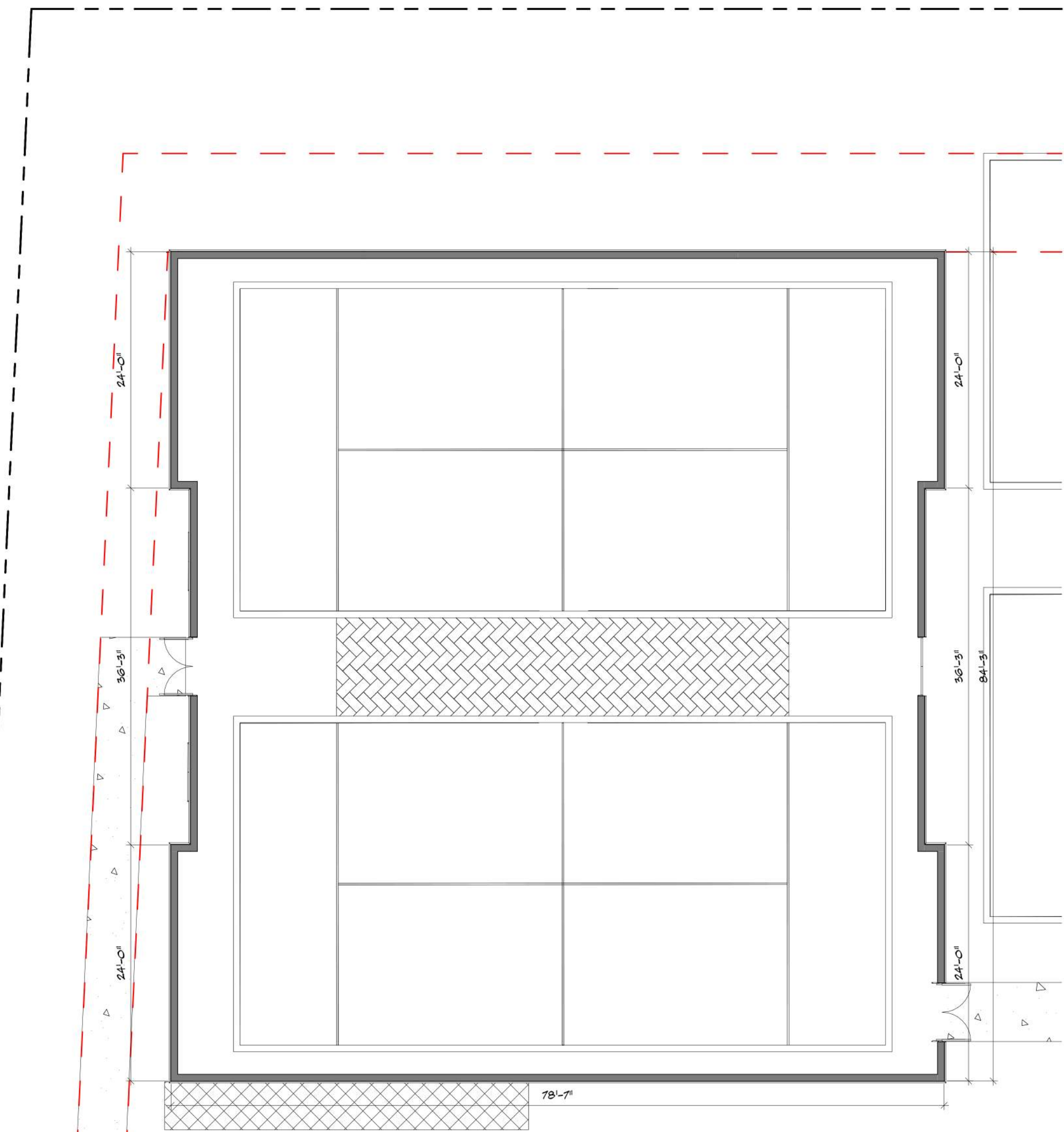
2 WEST ELEVATION
SCALE: 1" = 10'-0"



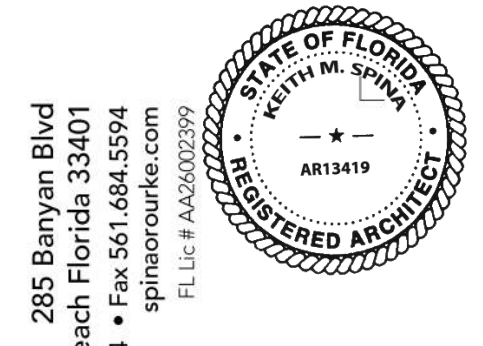
1 EAST ELEVATION
SCALE: 1" = 10'-0"



B ROOF PLAN
SCALE: 1" = 10'-0"



A FLOOR PLAN
SCALE: 1" = 10'-0"



285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A242000999

SPINAOROURKE
+ PARTNERS



Architecture • Interior Design
Keith M. Spina # A013419

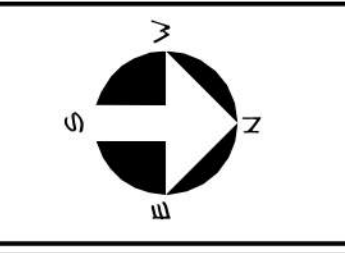
New Construction For:
Court Club
Village of Palm Springs, Florida

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINAOROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINAOROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

No.	Description

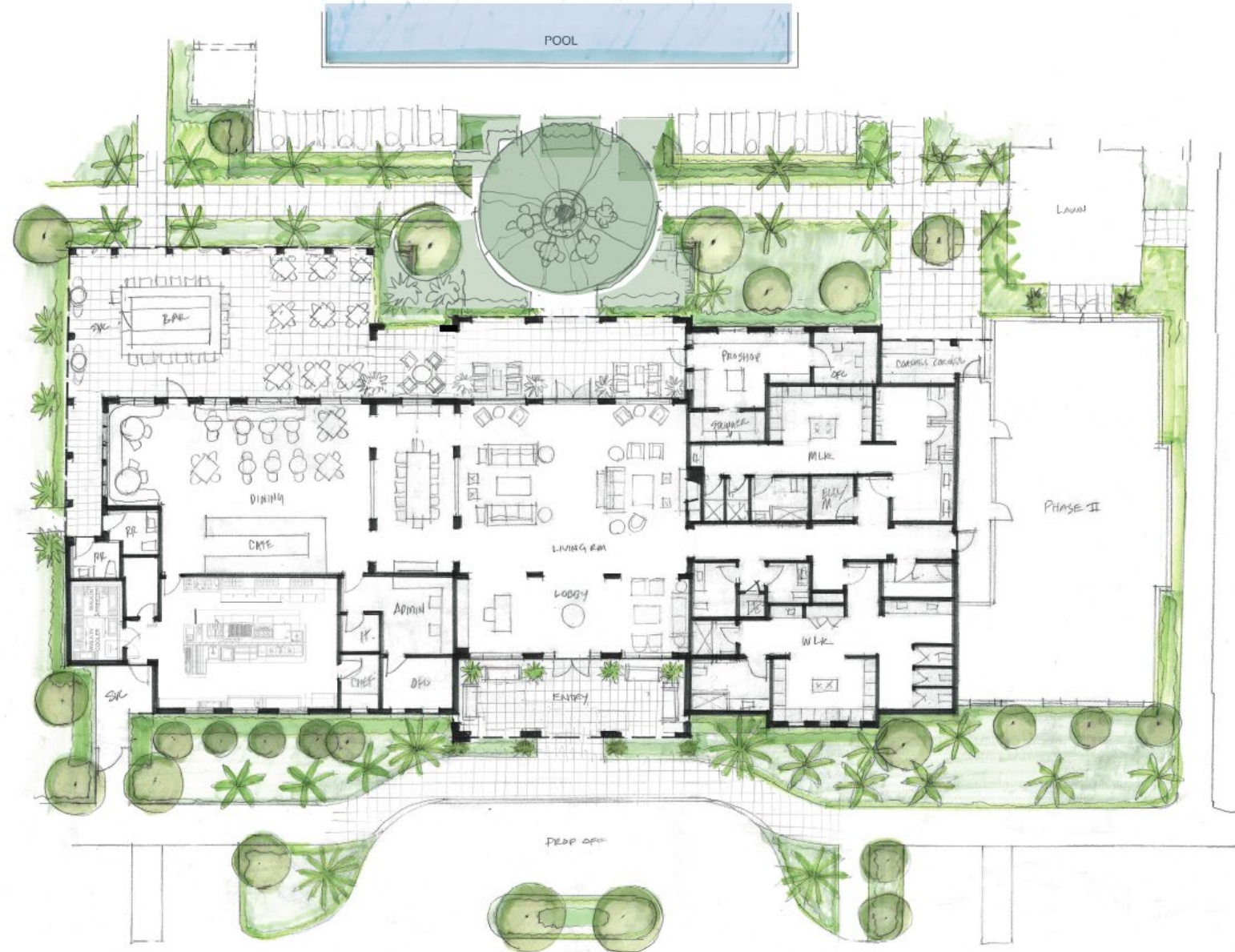
Project no: 24031
Date: (01-13-25)
Drawn by: CG
Project Manager: CG



A-6
SITE PLAN SUBMITTAL



ARCHITECTURAL FLOOR PLAN



NORTH



POOL RENDERING





SITE RENDERING







Village of Palm Springs

Staff Report

AGENDA DATE: May 12, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #6: PZ&B Order No. 2026-03 - Side Setback Variance (PSV26-11) — Wawa Gas Station - 1771 South Congress Avenue

SUMMARY: An application submitted by Austing Bouchard, agent for VCC Palm Springs LLC (“Owner and Applicant”), is requesting Variance relief (**PSV26-11**) to allow a reduction in the side setback from the required 15’ setback to 10’ setback for the proposed EV charging station canopy located on the south side of the property at 1771 South Congress Avenue within the existing WAWA gas station site.

Note: Currently, the property is proposed to be improved with public electric vehicle charging stations (EV) and an associated elevated canopy structure to serve vehicles actively charging on site. An administrative site plan amendment is being requested to enable the applicant to perform these improvements.

As part of the site plan amendment requested, the applicant is requesting a variance, which is subject to the Planning & Zoning Board's consideration:

1. PSV26-11 - Request to allow a 10' side setback (5' less) — provides relief from **Section 34-826 (7)** that restricts the minimum side setback to 15'.

The proposed canopy includes a total of five (5) columns, of which only two (2) columns encroach onto the required south yard setback. The proposed canopy column encroaches approximately 3 feet into the required setback, with the associated column foundation encroaching approximately 5 feet. These encroachments are minimal solely to the structural support elements of the canopy; no enclosed structures, parking spaces, or circulation areas are proposed within the setback area.

Planning and Zoning Staff recommends conditional approval of the requested setback variance for the proposed canopy as depicted on the proposed site plan to facilitate the proposed improvements for the property.

FISCAL IMPACT:

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

ATTACHMENTS:

1. PZ&B Order No. 2026-03 - WAWA Gas Station - 1771 South Congress Avenue
2. Exhibit "A" Staff Report
3. Justification Statement
4. Electric Vehicle Site Plan

5. Aerial and Location Maps



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

**PLANNING AND ZONING ORDER NO. 2026-03
VARIANCE (PSV26-11)**

WAWA

**1771 South Congress Avenue
Palm Springs, FL 33461**

Applicant(s)

PCN: 70-43-44-07-38-000-0010

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on May 12, 2026. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application, **PSV26-11**.
2. The above Applicant(s) are the owners of the property legally described as:
1771 SOUTH CONGRESS AVENUE LT 1
3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida, as set forth below:
4. **(PSV26-11)** - The applicant is requesting a Variance from Section 34-826(7) to allow a 10' side setback (5' less) that restricts the minimum side setback to 15' minimum.
5. The Village's Land Development Code Section 34-826(7) requires the Board to determine that the variance meets the following requirements:
 1. Property Development Regulations: *Minimum side yard (interior)*: 15 feet.
 2. The Board has determined that Variance **PSV26-11** has met the requirements of Section 34-826(7) of the Land Development Code.
 3. The Variance is hereby **GRANTED/DENIED**.

PZ&B Order 2026-03 - Side Setback Variance Request (PSV26-11) – WAWA – 1771 South Congress Avenue

DONE AND ORDERED in Palm Springs, Florida, on this 12th day of May 2026.

ATTEST:

Jane Worth
Deputy Village Clerk

Ralph Lashells
Chairman – Planning and Zoning Advisory Board

Copies furnished to:

WAWA, 1771 South Congress Avenue, Palm Springs, FL 33461

Kimley-Horn, 8201 Peters Road, Suite 2200, Plantation, Florida 33322

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

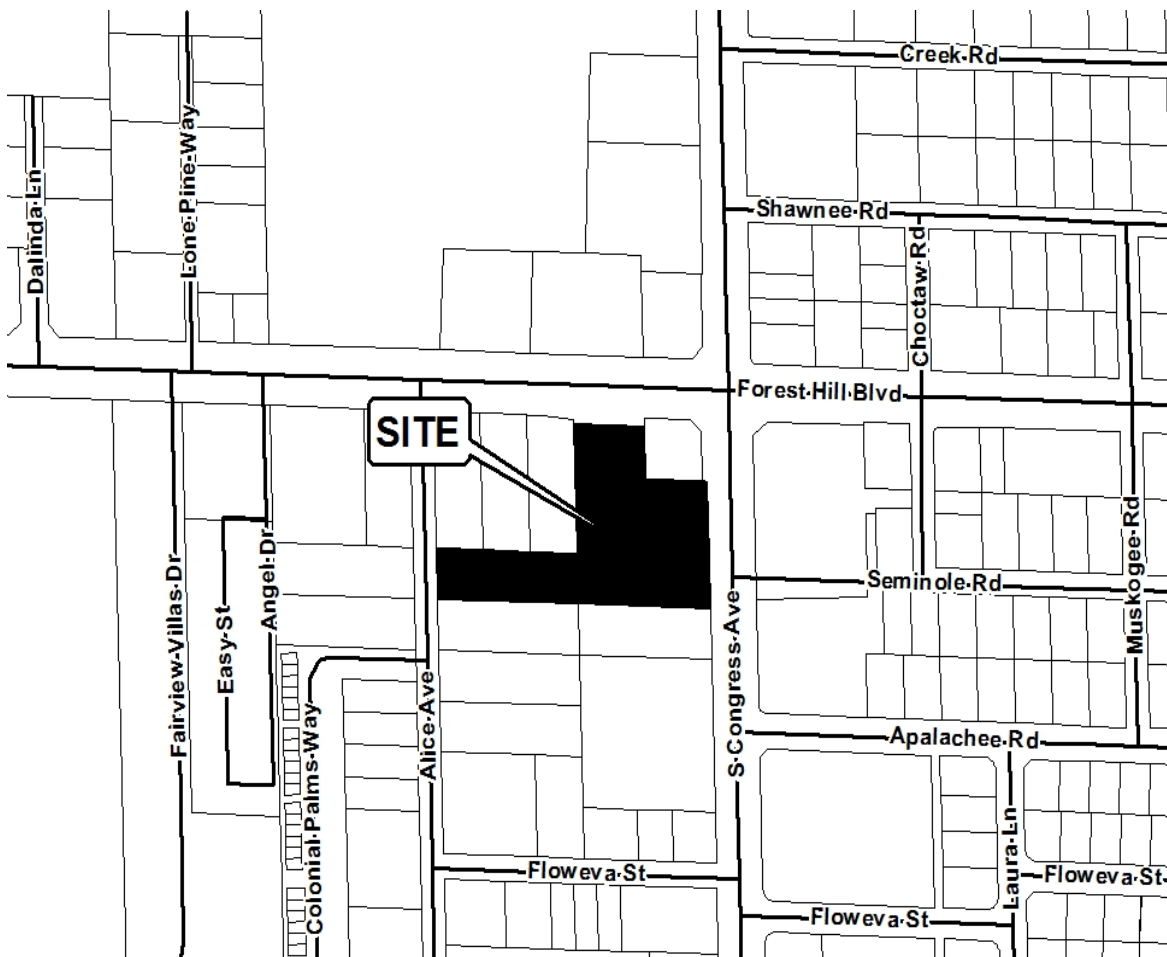
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Setback Variance - WAWA Gas station.

Application Summary			
Applicant	WAWA	Submittal Date	3/24/2026
Case Number	PSV26-11	Parcel Control No	70-43-44-07-38-000-0010
Location	1771 S Congress Ave	Site Area	2.61 acres
LDB Meeting	May 12 th , 2026		
Requests			
Proposed Use(s)	New Canopy for EV Charging Stations		
Number of Buildings (existing)	1 building (5,636 s.f.) and 1 canopy with 6 fuel pumps (4,582 s.f.)		
Variance	Variance request from Section 34-826 (7) for the required 15' side setback to 10' side setback for the proposed additional canopy on the south side of the property for EV Charging stations.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	57	62 (including 12 parking at fuel pumps and the new proposed conversion of 8 EV charging parking spots)	Yes
Parking (Bicycle)	Rack to hold 6 bikes	2 racks to hold up to 5 bikes each	yes
Setbacks			
Code	Required Minimum	Existing / Proposed	Meets Requirement
Existing - Front yard (east)	50'	69.1'	Yes
Existing - Rear yard (west)	20'	35'	Yes
Existing - Side yard corner (north)	25'	28'	Yes
Side interior (south side)	Existing - 15' Proposed Canopy - 15'	84.3' Proposed Canopy - 12'	Yes *No variance requested
Site Characteristics			
Existing Use	Gas Station with 6 fuel pumps and restaurant with outdoor seating.	Proposed Use	Same use but adding a canopy for EV charging stations
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	Commercial Plaza	Commercial	Commercial General (CG)
South	Commercial vacant lot & residential multiple- family	Commercial & Medium Density Residential	Commercial General (CG) & residential Multiple-Family (RM)
East	Walgreen store	Commercial	Commercial General (CG)
West	Vacant Building	Commercial	Commercial General (CG)
Recommendation			
Planning and Zoning Staff recommends conditional approval of the variance requested to facilitate the installation of a canopy for EV charging stations as depicted on the proposed site plan, based on compatibility with the use of the property.			



I Site History

- Ordinance 1999-50: Annexation
The property 1771 South Congress Avenue was voluntarily annexed into the Village of Palm Springs in October 1999 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 agreement (Resolution 99-075) to continue the special exception use of one of the tenants as a restaurant and allow the two billboards to remain, without the requirement for a Variance, until January 1, 2015.
- Resolution 2010-54: Hours of Operation Variance
In October 2010, the Village Council denied the above resolution for a variance on the hours of operations, to extend the operation hours of the existing restaurant to four in the morning, Fridays through Saturdays, to allow the restaurant to incorporate music, dance, and karaoke.
- Ordinance 1999-49: Annexation
The property 1769 South Congress Avenue was voluntarily annexed into the Village of Palm Springs in October 1999 and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation, there were five different structures on the property that were demolished in December 2009.

- **Ordinance 2000-34: Annexation**
The vacant lot on Alice Avenue was voluntarily annexed into the Village of Palm Springs in June 2000, and designated with the Land Development as Commercial General zoning district and future land use Commercial.
- **Resolution 2016-06: Site Plan and Special Exception**
On January 14, 2026, the Village Council approved with conditions a Site Plan and Special Exception for a new 5,636 square feet gas station with convenience store and restaurant use, including six (6) fueling dispenser pumps under a 4,582 square feet canopy within the three combined properties.
- **Resolution 2016-07: Hours of Operation Variance**
On January 14, 2026, the Village Council approved with conditions an Hours of operation variance to permit the gas station to operate 24 hours.

II Comprehensive Plan Consistency

The subject property Zoning and Future Land Use designations are Commercial and Commercial General (CG), respectively. The proposed variance for the installation of a canopy at the gas station is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III Variances Requested

The applicant is requesting a variance relief from the Village Regulation Section 34-826(7), to allow the reduction on the side setback from 15' to 10' on the proposed canopy for the new EV charging station on the south side.

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which do not apply to other lands, structures, or buildings in the same Planning, Building & Zoning district.

The site is an existing, fully developed commercial property with a fixed parking lot geometry, established drive aisles, and circulation patterns that cannot be reasonably altered without creating operational and safety conflicts. The proposed EV charging infrastructure must align precisely with designated charging stalls to ensure safe vehicle access, adequate maneuvering clearance, and functional canopy coverage. These site constraints limit the placement options for charging canopy columns, resulting in minor encroachments into the south yard setback that are specific to the physical layout of this property.

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

The existing site layout, parking configuration, and setback conditions predate the proposed development and were established through prior approvals.

- (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.

Granting the requested variance will not confer a special privilege that is denied to other properties within the same Planning, Building, and Zoning district. The variance is limited in scope and applies only to minor structural encroachments necessary to support EV charging infrastructure. Similar canopy structures are commonly associated with vehicle fueling uses, including traditional gasoline stations, and are functionally consistent with existing site design standards. Approval of this variance would not establish preferential treatment but would allow the property to function comparably to other fueling facilities.

- (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.

A literal interpretation of the setback requirements would deprive the applicant of rights commonly enjoyed by similarly zoned properties and would impose unnecessary and undue hardship. Strict compliance would prevent construction of the EV charging canopy altogether or require unsafe or impractical reconfiguration of vehicle circulation and parking geometry. Without the variance, the site would be unable to provide weather protection and user amenities typically associated with fueling infrastructure, limiting the reasonable and functional use of the property in comparison to similar commercial sites.

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

The requested variance represents the minimum relief necessary to enable reasonable use of the site. Only two (2) of the five (5) proposed canopy columns encroach into the south yard setback, with column encroachments of approximately three (3) feet and foundation encroachments of approximately five (5) feet. No enclosed structures, parking stalls, or drive aisles are proposed within the setback, and all other site elements fully comply with applicable zoning requirements. The variance is limited strictly to what is required for structural support.

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

Granting the variance is consistent with the intent and purpose of Chapter 34 of the Code of Ordinances. The proposed EV charging facility promotes sustainable transportation, modern infrastructure, and efficient use of existing developed land while maintaining site functionality and visual cohesion.

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

The requested variance will not be injurious to the surrounding area or detrimental to public welfare. The encroachments are minor, structural in nature, and do not obstruct visibility, access, or circulation. The canopy will enhance user safety and comfort, encourage EV adoption, and will not create adverse impacts on adjacent properties. The project maintains compliance with all applicable safety, access, and operational standards.

Staff does not object to the applicant's request, based on the applicant's intent to provide more alternatives to the customers and the public who drive electric vehicles. Staff found the variance to be in harmony with the general intent of the Village Code and will not create conflicts from the use. Additionally, granting the variance will give the applicant more flexibility to provide adequate traffic circulation without affecting parking areas.

III Neighborhood Compatibility

1. The proposed project is located on the Southwest corner of Forest Hill Boulevard and South Congress Avenue.
2. Properties to the North, East, and West are Commercial General.
3. Properties to the South are generally residential.

IV Regulatory Issues:

The current site conforms to the property development standards of the CG district. The setback variance needs to be approved before the site plan amendment can be processed for the addition of the canopy.

V Environmental Issues:

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

VI Community Outreach/ Notification

- The subject property was posted on April 30, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on April 30, 2026.
- Legal advertisement was published in the paper on April 22, 2026.
- Staff have not received any inquiries or comments as a result of the notices.

VII Recommendation

Staff have conducted a review of the application and found the proposed Variance to be consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. Planning and Zoning Staff recommends conditional approval of the variance request, following the eighteen (18) conditions below:

1. Unless expressly modified herein, all 32 conditions on Resolution 2016-06 remain in effect.
2. An Administrative Site Plan Amendment shall be approved by the Planning, Zoning & Building Department before the issuance of a building permit.
3. All mechanical equipment and utility facilities shall be screened from view with landscaping. Equipment boxes that cannot be fully screened shall be wrapped with a decorative vinyl wrap. The design of vinyl wraps shall not include commercial messages or logos.
4. Any proposed bollards shall be decorative.
5. Electrical equipment and transformers shall be screened from view.
6. Landscape inspection is required at the time of final inspection.
7. A building permit is required to be obtained from the Village
8. Trees/palms slated for removal and destruction shall be offered to the Village for relocation to public property. Property owners shall provide at least 60 days' notice to the Village and grant the Village permission to enter the property and relocate any trees approved for removal.
9. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
10. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.).
11. New irrigation systems shall be maintained separately from potable water distribution systems and shall include rain sensor shut-off mechanisms.
12. All electrics shall be underground.
13. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and Standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
14. Any sidewalk broken or damaged during construction shall be replaced by the contractor before CC.
15. The civil engineer of record shall certify the site construction before the Certificate of Completion.
16. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.
17. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
18. At the time of CC, the petitioner shall provide the Land Development Department with electronic copies of as-builts.



April 6, 2026

TO: *Village of Palm Springs
Zoning and Planning
226 Cypress Lane
Palm Springs, FL 33461*

PROJECT: *1771 S Congress Ave Palm Springs iONNA EV Charging – Parking Lot
Installation, Application Number: AP26-0015*

The purpose of this letter is to provide a formal justification letter for the variance requested for the required 15-foot south yard setback to allow minor encroachments associated with the proposed EV charging canopy columns. The subject property is proposed to be improved with public electric vehicle (EV) charging stations and an associated elevated canopy structure to serve vehicles actively charging on site.

The proposed canopy includes a total of five (5) columns, of which only two (2) columns encroach into the required south yard setback. The proposed canopy column encroaches approximately 3 feet into the required setback, with the associated column foundation encroaching approximately 5 feet. These encroachments are minimal in nature and are limited solely to the structural support elements of the canopy; no enclosed structures, parking spaces, or circulation areas are proposed within the setback area.

Per Section 34-603(b)(1) of the Code, the following narrative is to include comments on each of the following individually:

(a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same Planning, Building & Zoning district.

The site is an existing, fully developed commercial property with a fixed parking lot geometry, established drive aisles, and circulation patterns that cannot be reasonably altered without creating operational and safety conflicts.

The proposed EV charging infrastructure must align precisely with designated charging stalls to ensure safe vehicle access, adequate maneuvering clearance, and functional canopy coverage. These site constraints limit the placement options for the charging canopy columns, resulting in minor encroachments into the south yard setback that are specific to the physical layout of this property.

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

The existing site layout, parking configuration, and setback conditions predate the proposed development and were established through prior approvals.

The applicant is proposing modern EV charging infrastructure within an already-developed site and is responding to existing physical constraints rather than creating them. The need for the variance arises solely from adapting new technology to an existing built environment.

(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.

Granting the requested variance will not confer a special privilege that is denied to other properties within the same Planning, Building, and Zoning district. The variance is limited in scope and applies only to minor structural encroachments necessary to support EV charging infrastructure.

Similar canopy structures are commonly associated with vehicle fueling uses, including traditional gasoline stations, and are functionally consistent with existing site design standards. Approval of this variance would not establish preferential treatment but would allow the property to function comparably to other fueling facilities.

(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.

A literal interpretation of the setback requirements would deprive the applicant of rights commonly enjoyed by similarly zoned properties and would impose unnecessary and undue hardship. Strict compliance would prevent construction of the EV charging canopy altogether or require unsafe or impractical reconfiguration of vehicle circulation and parking geometry.

Without the variance, the site would be unable to provide weather protection and user amenities typically associated with fueling infrastructure, limiting the reasonable and functional use of the property in comparison to similar commercial sites.

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

The requested variance represents the **minimum relief necessary** to enable reasonable use of the site. Only two (2) of the five (5) proposed canopy columns encroach into the south yard setback, with column encroachments of approximately three (3) feet and foundation encroachments of approximately five (5) feet.

No enclosed structures, parking stalls, or drive aisles are proposed within the setback, and all other site elements fully comply with applicable zoning requirements. The variance is limited strictly to what is required for structural support.

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

Granting the variance is consistent with the intent and purpose of Chapter 34 of the Code of Ordinances. The proposed EV charging facility promotes sustainable transportation, modern infrastructure, and efficient use of existing developed land while maintaining site functionality and visual cohesion.

The canopy design aligns with the character of existing fueling facilities and does not undermine the goals of setbacks, which are intended to preserve site compatibility, safety, and aesthetics.

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

The requested variance will not be injurious to the surrounding area or detrimental to the public welfare. The encroachments are minor, structural in nature, and do not obstruct visibility, access, or circulation. The canopy will enhance user safety and comfort, encourage EV adoption, and will not create adverse impacts to adjacent properties. The project maintains compliance with all applicable safety, access, and operational standards.

Conclusion

Based on the criteria above, the requested south yard setback variance satisfies the requirements of Sections 34-602 and 34-603(b)(1) of the Village of Palm Springs Code of Ordinances. The variance is justified, limited in scope, and necessary to allow reasonable use of the property while remaining consistent with the intent of the zoning regulations.

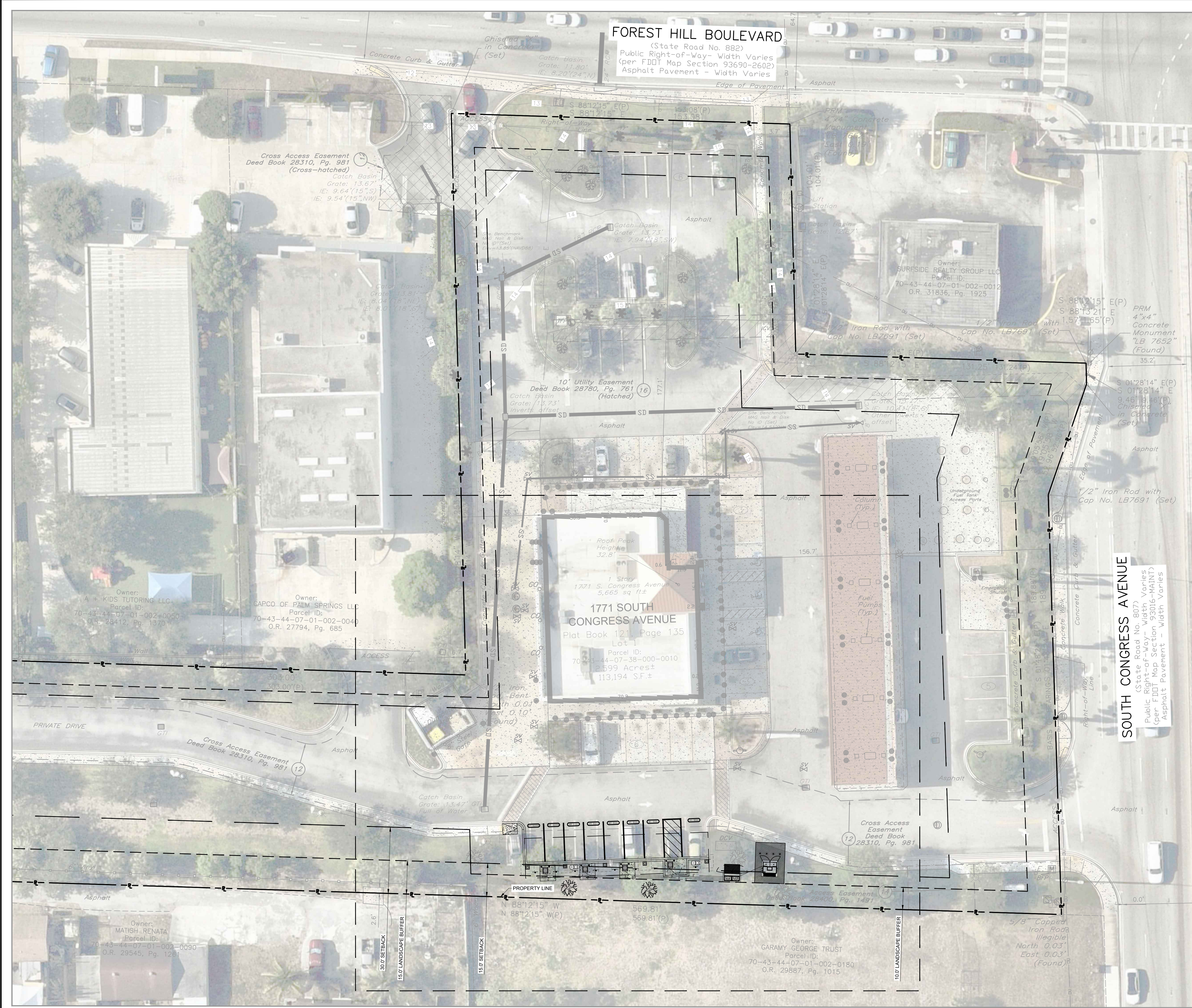
The intent of the canopy is to provide weather protection and user comfort for vehicles utilizing the EV charging stations, consistent with the function and design of the existing fueling stations that incorporate overhead canopies above gas pumps. Providing a canopy over the EV charging stalls promotes uniformity and cohesion throughout the site by maintaining a consistent visual and functional standard for vehicle fueling infrastructure, whether gasoline or electric.

As previously notes, due to the fixed geometry of the parking layout and required drivability clearances, strict compliance with the setback would preclude the ability to construct the canopy without compromising site functionality or user safety. Granting the requested variance will allow the canopy to be properly aligned with the charging stalls while maintaining safe vehicle circulation and efficient use of the site.

The requested variance represents the minimum relief necessary, will not adversely impact adjacent properties, and is consistent with the spirit and intent of the Village's zoning regulations by supporting modern transportation infrastructure while preserving site design integrity. Based on the above, approval of the requested south yard setback variance is respectfully requested.

Thank you for your consideration. Please let us know if additional information or clarification is required.

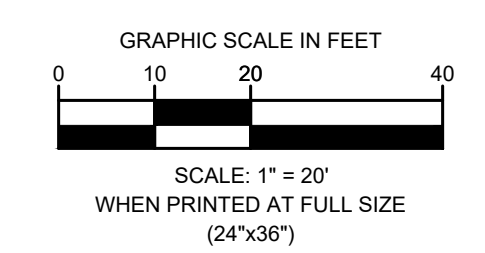
Sincerely,
Kimley-Horn and Associates, Inc.



FOREST HILL BOULEVARD
 (State Road No. 882)
 Public Right-of-Way - Width Varies
 (per FDOT Map Section 93690-2602)
 Asphalt Pavement - Width Varies

SOUTH CONGRESS AVENUE
 (State Road No. 807)
 Public Right-of-Way - Width Varies
 (per FDOT Map Section 93016-MAINT)
 Asphalt Pavement - Width Varies

1771 SOUTH CONGRESS AVENUE
 Plat Book 121, Page 135
 Lot 1
 Parcel ID:
 70-43-44-07-38-000-0010
 2.599 Acres±
 113,194 S.F.±



STIPULATION FOR REUSE
 THIS PLAN WAS PREPARED FOR USE ON A SPECIFIC SITE: 1771 S CONGRESS AVE, PALM SPRINGS, FL, AND IS VALID ONLY AS OF ITS ISSUE DATE (3/4/2026). IT IS NOT SUITABLE FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. ANY USE OF THIS PLAN AS A REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE INVOLVEMENT OF APPROPRIATELY LICENSED ENGINEERS. REPRODUCTION OR REUSE OF THIS PLAN FOR ANOTHER PROJECT IS UNAUTHORIZED AND MAY VIOLATE APPLICABLE LAWS.

DATE	BY

ISSUE BLOCK	NO.	DATE	BY
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KHA PROJECT	296087119
DATE	3/4/2026
SCALE	AS SHOWN
DESIGNED BY	AK
DRAWN BY	AK
CHECKED BY	APB

IONNA™
 1771 S CONGRESS AVE
 PALM SPRINGS, FL 33406
 SITE NO.: FL-0043

SITE PLAN

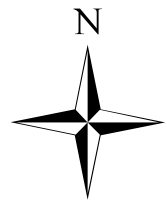
SHEET NUMBER
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without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



Village of Palm Springs

1771 S Congress Ave



70-43-44-07-38-000-0010

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor

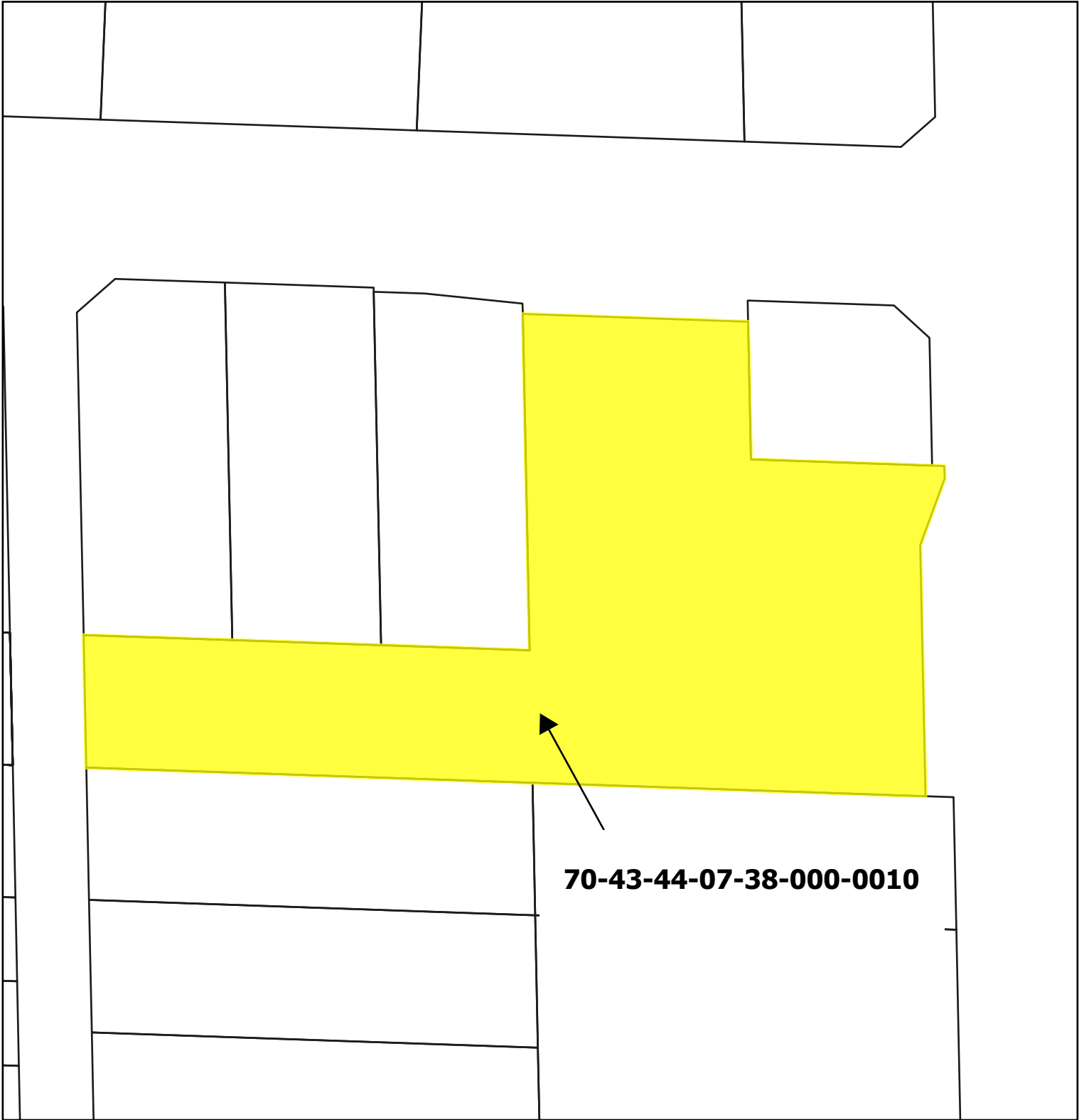
- ▭ Parcels
- ▭ Proposal Parcel

Date: 4/17/2026

0 55 110 220 US Feet



Village of Palm Springs
1771 S Congress Ave



- ▭ Parcels
- ▭ Proposal Parcel

Date: 4/17/2026





Village of Palm Springs

Staff Report

AGENDA DATE: May 12, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #7: Site Plan Amendment (SPR26-05) and Special Exception Use (PSSE26-05) — 4210 Lake Worth Road — Ministerio Internacional Jesus El Salvador Lake Worth

SUMMARY: An application submitted by Walfren Paredes, agent for Ministerio Internacional Jesus El Salvador Lake Worth “Tenant and Applicant,” is requesting a Site Plan Amendment (**SPR26-05**) and Special Exception Use (**PSSE26-05**) to allow a 5,500 square feet place of worship within a tenant bay in the existing Commercial General shopping center property located at 4210 Lake Worth Road.

Note: The 4.25-acre property was annexed into the village in 2014 as a developed parcel with a total of 40,240 square feet of building area within two (2) commercial structures.

The project will occupy an existing commercial tenant space and is not proposing any exterior modifications or changes to the site layout. The place of worship will have a maximum of 150 seats and will operate primarily during evenings and weekends, minimizing any potential impact on traffic and parking demand within the commercial plaza. The church's hours of operation will be limited to Thursday at 7:30 pm and Sundays at 5:00 pm.

The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

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

FISCAL IMPACT:

The proposed request does not have any immediate fiscal impact on the Village since the church is tax-exempt.

ATTACHMENTS:

1. Exhibit A -Staff Report
2. Narrative - Special Exception & CRA
3. Site Plan & Life Safety Plan



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Ministerio Internacional, Jesús El Salvador Lake Worth - Site Plan Amendment and Special Exception Use

Application Summary

Applicant / Petitioner	Walfren Paredes (Tenant)	Submittal Date	02/03/2026
Reference Name	Ministerio Internacional Jesús El Salvador Lake Worth	Case Numbers	SPR26-05, PSSE26-05
		Parcel Control No	70-42-44-25-00-000-1030
Location	4210 Lake Worth Rd	Site Area	± 4.25 acres
P&Z Meeting	May 12, 2026	Council Meeting	June 11, 2026

Requests

Proposed Uses	Site Plan Amendment and concurrent Special Exception Use request to allow a place of worship to operate within 5,500 square feet of the existing 40,240 square feet commercial building located at 4236 Lake Worth Road.
Number of Buildings	Two (2) detached commercial buildings. Tenant will occupy one tenant bay (5,500 square feet) within 1 building.

Parking

Code	Required	Provided	Meets Requirement
Total Vehicular Parking	1/ 3 seats @ 150 seats = 50 spaces or 1 / 100 sf = <u>55 spaces</u>	237 spaces for the entire plaza	Yes

Setbacks

Code	Required Minimum	Existing	Meets Requirement
Front (North)	50'	59.6'	Yes
Rear (South)	20'	34.3'	Yes
Side (West)	15'	28.9'	Yes
Side (East)	15'	54'	Yes

Site Characteristics

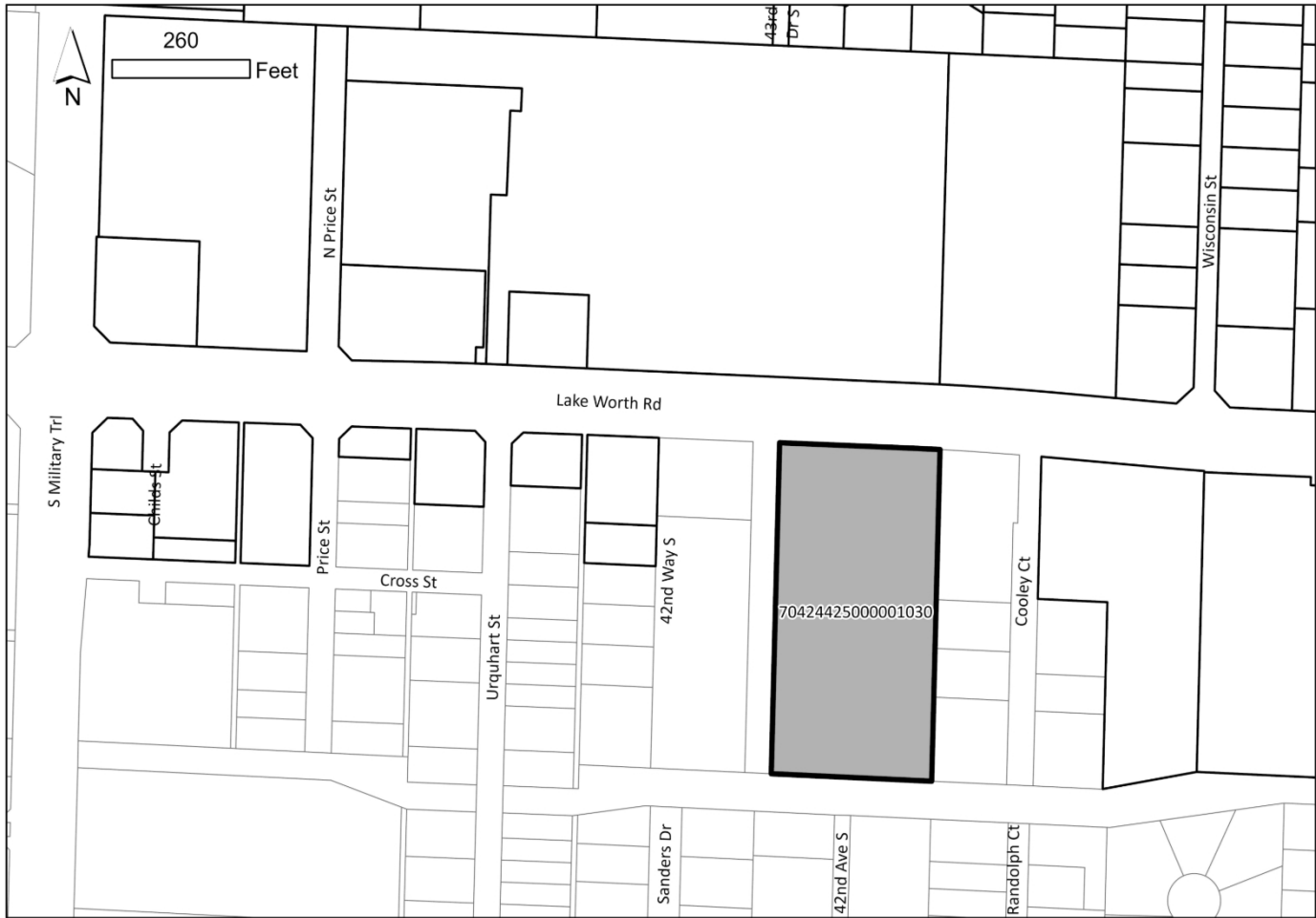
Existing Use	Empty bay	Proposed Use	Place of Assembly - Church
Zoning	Commercial General (CG)	Existing Future Land Use	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning

Direction	Existing Use	Future Land Use	Zoning District
North	Home Depot (Retail Store)	Commercial	Commercial General (CG)
South	Canal L-12, LW Drainage District	Unincorporated PBC	Unincorporated PBC
East	Personal Services, Single-Family Residences	Unincorporated PBC	Unincorporated PBC (UI, MR-5)
West	Multi-Family Residences, Vacant Commercial	Unincorporated PBC	Unincorporated PBC (UI, MR-5)

Recommendation

Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 5,500 sf commercial general space into a place of worship, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.



I. Site History

- **Ordinance 2014-31: Annexation**

On December 11, 2014, the property at 4236 Lake Worth Road was involuntarily annexed into the Village of Palm Springs along with thirty-two (32) other commercial and residential parcels. The parcel at 4236 Lake Worth Road was annexed with a Future Land Use Designation of Commercial and a Zoning Designation of Commercial General (CG).

- **Administrative Site Plan Amendment # 202200051**

On January 26, 2022, the Land Development Director issued conditional approval of the administrative site plan amendment for the proposed exterior remodeling work proposed for 4236 Lake Worth Road. The proposed work involves minor modifications to the exterior façade of the building, including a built-up roof, new stucco, new back-light decorative grill, awning, and canopy additions, and architectural tile additions to the walls.

- **Resolution No.2022-45: Site Plan amendment and Special Exception Use**

On November 10, 2022, the Village Council approved a site plan amendment, concurrently with a special exception use, to allow a 5,495 SF child day care facility to provide care for children with medical or skilled nursing needs.

II. Comprehensive Plan Consistency

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

II. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Lake Worth Road near the southeast corner of Lake Worth Road and Military Trail, between S 42 Way and Colley Court.
- 2) Surrounding properties are a mix of residential and commercial uses. The adjacent residential uses are currently in unincorporated Palm Beach County.
- 3) A variety of restaurants, commercial retail, and professional uses are located within walking distance of the site.
- 4) The existing retail plaza has different tenants occupying the building, providing different retail, professional and personal services.
- 5) Transit service is available through Palm Tran routes 62 and 3.

III. Regulatory Issues:

- The site is subject to site inspection to be performed by PBC Fire Department and the Village of Palm Springs Building Official before the occupancy of the unit.
- Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and the Village, are required before any construction.

IV. Environmental Issues:

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

V. Community Outreach/ Notification

- The subject property was posted on April 22, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on April 24, 2026.
- Legal advertisement was published on April 22, 2026.
- Staff have not received any inquiries or comments because of the notices.

VI. Proposed Development Plan Details

The petitioner's development plans depict the following:

1. Application for Special Exception Use and Site Plan Amendment.
2. Justification Statement of Proposed Use.
3. Floor plan
4. Site Plan
5. Life Safety Plan
6. Survey

VII. Recommendation

The 4.25-acre property was annexed into the Village in 2014 as a developed parcel with a total of 40,240 square feet of building area within two (2) commercial structures.

The applicant is requesting a site plan amendment and special exception use to allow the use of 5,500 square feet of tenant space within the commercial plaza, as a place of worship with a maximum of 150 seats.

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

Planning, Zoning & Building Staff recommends conditional approval of the proposed place of worship use, as depicted on the proposed plans, and recommends that said motion include the following nineteen (19) conditions below:

1. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
2. The worship sanctuary area shall be limited to 150 seats.
3. The room designated as a "Child Care" is for children to use during service hours. No additional childcare services are permitted as part of this application.
4. The special exception use is for a Place of worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
5. All required improvements shall be completed, and a permanent life safety plan shall be approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
6. Any proposed outdoor activities will necessitate subsequent approval from the Village.
7. Hours of operation shall be limited to Thursday at 7:30 pm and Sundays at 5:00 pm.
8. No loitering on the grounds will be permitted.
9. Deliveries shall not occur before 8:00 a.m. or no later than 9:00 p.m.
10. Any special event not covered by the regular business license, including live entertainment, shall be subject to special event code regulations. The Village code allows a maximum of four special events per calendar year and is subject to special event permitting.
11. If a police detail is required, as determined by the Police Chief, it shall be provided and coordinated with the Village Public Safety Department **before any special events**.
12. A Business License must be obtained from the Village before **the commencement of any business operations**.
13. Any construction activity shall obtain permits from the Village of Palm Springs **before any construction commences**.
14. All unpermitted work done on the premises shall be properly permitted and inspected **before the issuance of the business license**.
15. Any sign shall be in accordance with the Village regulations, and a permit must be obtained **before any sign installation**.
16. The Applicant will be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
17. At the time of CO, the petitioner shall provide the Land Development Department with electronic copies of as-builts.
18. Any Grease traps (size, capacity, and installation) will be evaluated and inspected by the Planning, Zoning, and Building Department during the interior build-out work.

19. The construction dumpster shall be provided only by Waste Pro USA, which is under a franchise agreement with the village.

SPECIAL EXCEPTION NARRATIVE

Application No.: AP26-0021

Property Address: 4210 Lake Worth Rd, Palm Springs, FL

Applicant: Ministerio Internacional Jesús El Salvador Lake Worth

(1) Consistency with the Comprehensive Plan

The proposed special exception use, a House of Worship, is consistent with the goals, objectives, and policies of the Village of Palm Springs Comprehensive Plan. The use provides a community-oriented service that promotes social and spiritual well-being, contributing positively to the surrounding area.

(2) Consistency with Planning, Building, and Zoning Regulations

The proposed use complies with all applicable Planning, Building, and Zoning regulations of the Village of Palm Springs. The request is being processed as a Special Exception within the Commercial General (CG) zoning district, where such uses may be permitted subject to approval.

(3) Compatibility with Surrounding Uses

The proposed House of Worship is compatible with the character and use of surrounding properties. The site is located within a commercial corridor along Lake Worth Road and is surrounded by similar commercial uses.

The hours of operation are limited to:

Thursdays at 7:30 PM

Sundays at 5:00 PM

These limited service hours reduce potential impacts related to traffic and noise. The use does not generate industrial activity or excessive noise and is consistent with the scale and function of the surrounding area.

(4) Avoidance of Overconcentration of Similar Uses

The proposed use does not create a concentration or proliferation of similar special exception uses within the area. The introduction of a House of Worship at this location will not be detrimental to the development or redevelopment of the surrounding commercial corridor.

(5) No Detrimental Impact on Surrounding Properties

The proposed use will not have a detrimental impact on surrounding properties based on the following:

a. Number of Persons:

The occupancy load is limited to 150 persons, and attendance is controlled during scheduled service times only.

b. Noise, Odor, and Visual Impact:

The use is conducted entirely within an enclosed building and does not generate noise, odor, or visual nuisances that would affect neighboring properties.

c. Traffic Flow:

Traffic impact is minimal due to limited service hours outside peak business times. The site provides access to approximately 100+ shared parking spaces, which are

largely available during service hours. Additionally, the ministry operates 8 transportation vans, reducing individual vehicle trips and traffic congestion.

(6) No Adverse Physical or Environmental Impact

The proposed use will not adversely affect adjacent properties or the surrounding environment:

a. Light and Air:

The use does not reduce light or air to adjacent properties.

b. Property Values:

The use will not negatively affect property values and is consistent with other community-serving uses.

c. Development Compatibility:

The use supports the continued development and utilization of existing commercial space.

d. Natural Systems and Public Facilities:

The use does not negatively impact natural systems or public facilities.

e. Pedestrian Amenities:

The site provides safe pedestrian access and is consistent with typical commercial site conditions.

(7) Positive Impact and Contribution to the Community

The proposed House of Worship enhances the community by providing a place for worship, community support, and social gathering. It contributes positively to the Village by serving local residents, encouraging community engagement, and supporting neighborhood stability.

CONCLUSIÓN

The proposed use is low-impact, compatible with surrounding uses, and provides meaningful benefits to the community. The application meets all required criteria for Special Exception approval.

For these reasons, approval of this request is respectfully requested.

Section 14 – CRA Response

The proposed use of the subject property as a House of Worship (church) is consistent with the goals and objectives of the Lake Worth Road Corridor Community Redevelopment Area (CRA) Plan.

The project will occupy an existing commercial tenant space and will not require any exterior modifications or changes to the site layout. The use is compatible with surrounding commercial uses.

The church will operate primarily during evenings and weekends, minimizing any potential impact on traffic and parking demand within the commercial plaza.

The proposed use supports the CRA's objectives by encouraging the utilization of existing commercial space and promoting community engagement.

Overall, the proposed use is consistent with the intent of the CRA redevelopment plan.

