



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
AUGUST 11, 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 June 9, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the June 9, 2026, minutes from the Planning and Zoning Board meeting.
Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Minor Site Development Plan (SPR26-07) with five variances (PSV26-14 through PSV26-18) — Summit Square Retail Building — 4363 10th Avenue North:**
Staff: Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

TUESDAY, SEPTEMBER 8, 2026 @ 6:30 PM, VILLAGE COUNCIL CHAMBERS

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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



Village of Palm Springs

Staff Report

AGENDA DATE: August 11, 2026

DEPARTMENT: Village Clerk

ITEM #2: June 9, 2026, Planning and Zoning Board Meeting Minutes

FISCAL IMPACT:

There is no fiscal impact to the Village.

ATTACHMENTS:

1. June 9, 2026 Planning and Zoning Advisory Board Meeting Minutes



MINUTES
PLANNING AND ZONING BOARD VILLAGE
HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461 JUNE
9, 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

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

Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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

CALL TO ORDER

The meeting was called to order at 6:32 PM by Chairman Ralph Lashells.

ROLL CALL

Present: Chairman Ralph Lashells, Vice-Chairman Richard Hughes, Board Member Ralph Wiles, Board Member Peter Braun, Senior Alternate Board Member Brian Ruscher

Absent: Board Member Kim Gehrman and Junior Alternate Board Member Brenda Browning

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

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

Staff: Jane Worth, Deputy Village Clerk

There were no ex parte communication disclosures reported by Board members.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

Deputy Clerk Worth stated, for clarification, the continued from date on Items #2 and #3 was May 12, 2026, not May 14, 2026.

APPROVAL OF MINUTES

2. **Approval of May 12, 2026, Planning and Zoning Board Meeting Minutes: Motion to approve May 12, 2026, minutes from the Planning and Zoning Board meeting.**

Staff: Jane Worth, Deputy Village Clerk

Chairman Lashells asked for a motion to approve the minutes of May 12, 2026. A motion to approve was made by Mr. Ruscher and seconded by Mr. Hughes. The motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **(THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING) Planning & Zoning Board Order No. 2026-02 - Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse – 4300 Lake Worth Road: Motion for approval of an application submitted by Mr. Gabriel Bagnoli, agent for the applicant, agent for Cida Properties Inc. (“Owner”), is requesting a variance relief from Section 34-826.9 to allow a minimum rear setback of 20.2’ instead of the 30’ minimum required adjacent to residential.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square foot flex-space facility within a two-floor structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

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

1. **PSV26-09** – Variance Relief from Sec. 34-826.9 — to allow a minimum rear setback of 20.2’ instead of the 30’ minimum required adjacent to residential.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square foot warehouse will be renovated to include 166 square feet of waste room. Access to the site will be via a full-access driveway connection on 42nd Way South.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff conducted a review of the variance application and found the proposed variance to be generally consistent with the Land Development and zoning regulations, and recommended conditional approval.

Planning, Zoning, and Building Planner Christian Melendez said he would be presenting both Item #3 and Item #4 together. Planner Melendez stated that Mr. Gabriel Bagnoli, representing owner Cida Properties, Inc., is requesting a Site Development Plan Amendment, a Special Exception use, and one Variance to redevelop the property. The project involves constructing an 8,428-square-foot, two-story flex-space facility. To accommodate this new building, one existing warehouse will be demolished, while another will undergo minor renovations to add a 166-square-foot waste room. There will be two (2) properties combined. There is a request for variance relief from Sec. 34-826.9.

Mr. Patrick Soares, Project Architect, presented plans for a proposed two-story warehouse facility to be utilized by the property owner for a plumbing business. Mr. Soares noted that the site is currently occupied and operating under a multitude of existing property issues. The updated site design features a six-foot decorative fence with integrated landscaping along the eastern and northern boundaries, and an eight-foot concrete privacy fence along the rear perimeter. Visual renderings of the proposed development were provided for evaluation by the Board and the public.

The Board had questions, which Mr. Soares answered, along with a discussion about the proposed project.

Chairman Lashells requested comments from the Board and/or the public. Hearing none, Chairman Lashells asked for a motion to approve Planning and Zoning Board Order No. 2026-02 - Planning & Zoning Board Order No. 2026-02 - Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse. A motion to recommend approval was made by Mr. Hughes, subject to Staff conditions, and seconded by Mr. Braun. The motion carried 5-0.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may positively affect neighboring properties.

4. **(THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING) Site Development Plan Amendment (SPR26-03) and Special Exception Use (PSSE26-02) – EPLUMBINGFL Flex Space – 4300 Lake Worth Road: Motion to recommend approval of a Site Plan Amendment (SPR26-03) and Special Exception (PSSE26-02) with one (1) variance to allow redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One existing warehouse building will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.**

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square feet warehouse will be renovated to include 166 square feet of waste room and enhance the exterior façade to match the proposed new structure. Access to the site will be via a full-access driveway connection on 42nd Way South.

As part of the proposed Site Plan, the applicant is requesting one (1) variance:

1. **PSV26-09** - Request relief from Sec. 34-826.9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to a residential property.

Note: The requested variance is subject to the Planning & Zoning Board's consideration.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan, subject to the thirty-five (35) conditions stated in the staff report.

Mr. Patrick Soares presented this with Item #3. Mr. Soares reiterated that the blend works very well to have warehouse space on the bottom and office space

on the top. The aesthetics for this type of district complement it.

The Board agreed it was a great CRA project and mentioned that this was a project where Lake Worth Road was a principal arterial.

Chairman Lashells requested a motion to recommend approval of Site Plan Amendment (SPR26-03) and Special Exception Use (PSSE26-02). A motion to approve was made by Mr. Ruscher and seconded by Mr. Wiles. The motion carried 5-0.

FISCAL IMPACT:

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

2. **Site Plan Amendment (SPR26-06) and Special Exception Use (PSSE26-06) - Centro Familiar de Adoración, INC. - 4216 Lake Worth Road:** Motion to approve an application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant" is requesting a Site Plan Amendment (SPR26-066) and Special Exception Use (PSSE26-06) to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road.

Staff: Christian Melendez Berrios, PZ&B Technician

SUMMARY: An application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant", requesting a Site Plan Amendment (**SPR26-06**) and Special Exception Use (**PSSE26-06**) to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 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 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be six (6) administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

Note: An application is being processed for a church in the same plaza, in unit 4210. The proposed church's hours of operation will be on Thursdays at 7:30 pm and on Sundays at 5:00 pm. According to both churches' hours of operation, there will be simultaneous operations on Thursdays between 7:30 pm and 9:00 pm. There will be a minimum of 118 parking spaces required during these hours.

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.

Planning, Zoning, and Building Planner Christian Melendez presented the item. Planner Melendez stated the applicant was requesting a site plan amendment for a 5,247 square foot place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road. The place of worship will have a maximum of 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be six (6) administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

Ms. Jordania Arias, agent for Centro Familiar de Adoracion, Inc., along with being a member of the establishment, and Ms. Sandra Puerta, Architect. Ms. Puerta stated they were present to request approval of the site plan amendment and special exception. There will be no exterior changes; the interior use will have to change. Ms. Arias not only wants this to be a place of worship, but also an environment for the entire village community, and to offer mentorship to the youth. She also stated they wanted to be able to connect and utilize the businesses within the same location. Also, to mentor people.

The Board asked if food would be served. Ms. Puerta said there would be no food. Also, what was the size of the membership? Ms. Puerta stated there were 50 members, and the capacity of the

Mr. Michael Jezinski, property owner, informed the Board that the tenant has occupied the property for 17 months. The tenant was thoroughly vetted before occupancy and has maintained an exemplary tenancy record.

Chairman Lashells requested comments from the Board and the public. Hearing none, Chairman Lashells asked for a motion to approve the Site Plan Amendment (SPR26-06) and Special Exception Use (PSSE26-06). A motion to recommend approval was made by Mr. Wiles, subject to Staff conditions, and seconded by Mr. Ruscher. The motion carried 5-0.

FISCAL IMPACT:

The proposed request has no immediate fiscal impact on the Village, as the church is tax-exempt.

OTHER BUSINESS

Mr. Brian Ruscher wanted to make a note about the property tax amendment that is going forward. He stated the Village of Palm Springs website explains it very well.

ADJOURNMENT

Hearing no further business, Chairman Lashells adjourned the meeting at 7:01 PM.

NEXT MEETING
TUESDAY, JULY 14, 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 **June 9, 2026**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **August 11, 2026**.

Jane R. Worth

Jane R. Worth, Deputy Clerk

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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Name: Ashley Saingilus

Address: 226 Cypress Lane, Palm Springs, FL 33461

Email: asaingilus@vpsfl.org

Phone: (561)584-8200 Ext. 8421

III. Complaint Procedures:

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



Village of Palm Springs

Staff Report

AGENDA DATE: August 11, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Minor Site Development Plan (SPR26-07) with five variances (PSV26-14 through PSV26-18) — Summit Square Retail Building — 4363 10th Avenue North

SUMMARY: Mr. Luigi Vitalini, agent for the owner, Summit Square LLC ("Applicant"), is requesting a Minor Site Development Plan approval (SPR26-07) to develop a 0.26-acre Commercial General property, with the construction of a 1,796 square-foot commercial building designated for office and retail use. The property was annexed into the Village of Palm Springs on December 08, 2016, as a vacant parcel, and has never been developed.

The applicant plans to design the corridor with a focus on enhancing both the aesthetic and functional aspects of 10th Avenue North. The design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The proposed commercial building is designed with a keen eye for detail, aiming to be a valuable addition to the 10th Avenue North corridor. It will not only match the existing aesthetic standards but also make a positive contribution to the local commercial landscape.

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

1. **PSV26-14** - Variance relief from Section 34-826 (3) to reduce the minimum lot depth from 200 ft. to 113.5 ft.
2. **PSV26-15** – Variance relief from Section 34-1330 (C) (1) to eliminate the required loading space.
3. **PSV26-16** – Variance relief from Section 34-826 (6) to reduce the minimum rear yard setback adjacent to residential from 30 ft. to 12.1 feet.
4. **PSV26-17** – Variance relief from Section 34-162 (3) to reduce the required 15-foot-wide landscape buffer next to residential property from 15 ft to 12.1 ft.
5. **PSV26-18** – Variance relief from Section 34-162 (1) to allow the exclusion of the required 5 ft. wide buffer on the north side of the dumpster area.

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

FISCAL IMPACT:

The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation.

ATTACHMENTS:

1. Planning and Zoning Order No. 2026-04 - Minor Site Plan Amendment and Variances- 4363
10th Avenue North
2. Exhibit A Staff Report
3. Justification Statement
4. Combined Plans
5. Rendering
6. Aerial and Location Maps



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

**PLANNING AND ZONING ORDER NO. 2026-04
MINOR SITE PLAN AMENDMENT (SPR26-07)
AND VARIANCES (PSV26-14 through PSV26-18)**

**Summit Square LLC
4363 10th Avenue North
Palm Springs, FL 33461**

Applicant(s)

PCN: 70-42-44-24-05-000-0170

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board (the "Board") on August 11, 2026. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over minor site plan applications and variances.
2. The above identified Applicant(s) are the owners of the real property legally described as: **GRAMMES HOMESITES LTS 17 & 18 /LESS S 15 FT RD R/W/** within the Village of Palm Springs.
3. The Applicant seeks approval of a minor site plan from the Board in accordance with section 34-681 of the Land Development Code to construct a 1,796 square foot commercial building designated for office and retail use at the property (**SPR26-07**).
4. The Applicant also seeks approval of five (5) variances from the requirements of the Village's Land Development Code in order to construct the commercial building:
 - a. **PSV26-14** - Variance relief from Section 34-826(3) to reduce the minimum lot depth from 200 ft. to 113.5 ft.
 - b. **PSV26-15** – Variance relief from Section 34-1330(C)(1) to eliminate the required loading space.

- c. **PSV26-16** – Variance relief from Section 34-826(6) to reduce the minimum rear yard setback adjacent to residential from 30 ft. to 12.1 feet.
 - d. **PSV26-17** – Variance relief from Section 34-162(3) to reduce the required 15-foot-wide landscape buffer next to residential property from 15 ft to 12.1 ft.
 - e. **PSV26-18** – Variance relief from Section 34-162(1) to allow the exclusion of the required 5 ft. wide buffer on the north side of the dumpster area.
5. The Village's Land Development Code Section 34-603(b) requires the Board to determine that the requested variances meet certain required criteria. Based on the staff report, the applicant's justification statement, and other evidence and testimony presented regarding the property and the proposed development, the Board has determined that the requested variances (**PSV26-14 through PSV26-18**) satisfy the criteria of section 34-603(b) of the Land Development Code.
6. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application complies with the land development regulations and requirements of the Village's comprehensive development plan. Based on the staff report, the applicant's justification statement, and other evidence and testimony presented, the Board has determined that the requested minor site plan complies with the aforementioned regulations, requirements, and is consistent with the Village's comprehensive development plan.

ACCORDINGLY, the Applicant's Minor Site Plan and Variances applications are hereby **CONDITIONALLY APPROVED** **SUBJECT TO THE CONDITIONS SET FORTH IN THE PLANNING, ZONING & BUILDING DEPARTMENT STAFF REPORT, WHICH IS INCOPRORATED HEREIN BY REFERENCE AND DEEMED OPERATIVE CONDITIONS OF THIS DEVELOPMENT ORDER APPROVAL.**

DONE AND ORDERED in Palm Springs, Florida, on this **11th** day of **August 2026**.

ATTEST:

Jane Worth
Deputy Village Clerk

Ralph Lashells
Chairman – Planning and Zoning Advisory Board

Copies furnished to:

Mr. Luigi Vitalin, Vitalini Architects, 300 Aragon Avenue – Suite 330, Coral Gables, FL 33134

Summit Square LLC, 4363 10th Avenue North, Palm Springs, FL 33461

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

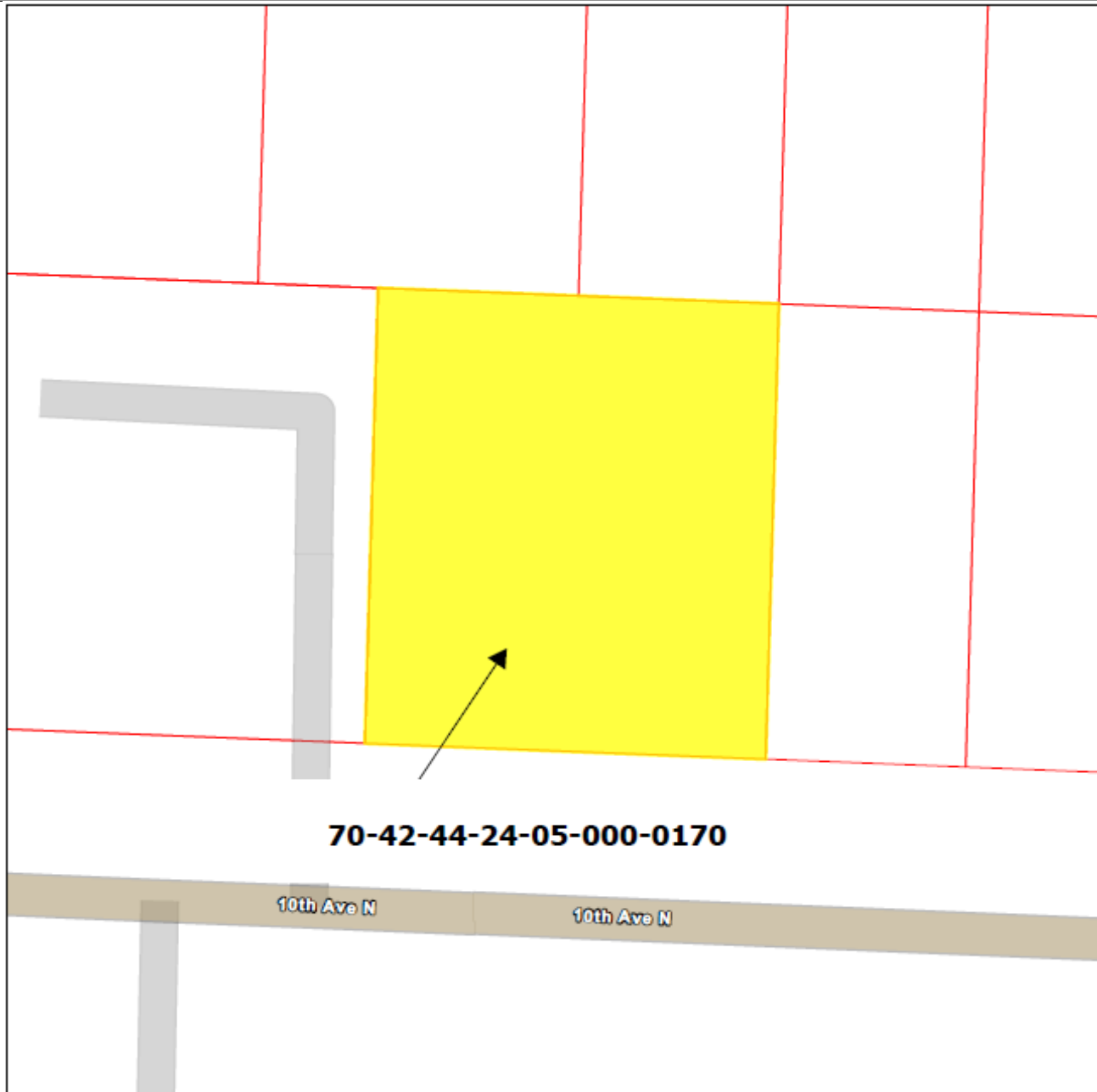


PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan – Summit Square Retail Building – 4363 10 Avenue North

Application Summary			
Applicant / Petitioner	Luigi Vitalini	Submittal Date	08/08/2025
Reference Name	Summit Square Retail Building	Case Number	SPR26-07, PSV26-14, PSV26-15, PSV26-16, PSV26-17, PSV26-18
		Parcel Control No.	70-42-44-24-05-000-0170
Location	4363 10 Avenue North	Site Area	± 0.26 acres
P&Z Board	July 14, 2026	Village Council	N/A
Requests			
Proposed Use(s)	Minor Site Development Plan to construct a 1,796-sf retail building.		
Number of Buildings	One (1) one-story building – 1,796 square feet		
Variance	1- PSV26-14 - A Variance relief from Section 34-826 (3) to reduce the minimum lot depth from 200 ft to 113.5 ft. 2- PSV26-15 – A Variance relief from Section 34-1330 (C) (1) to eliminate the required 1 loading space. 3- PSV26-16 – A Variance relief from Section 34-826 (6) to reduce the minimum rear yard setback adjacent to residential from 30 feet to 12.1 feet. 4- PSV26-17 – A Variance relief from Section 34-162 (3) to reduce the required 15-foot-wide landscape buffer next to residential from 15 ft to 12.1 ft 5- PSV26-18 – A Variance relief from Section 34-162 (1) to allow the exclusion of the required 5 ft wide buffer on the north side of the dumpster area.		
Parking			
Code	Required	Provided	Meets Requirement
Total Vehicular Parking	Retail - 1 Space/200 sf @ 1,796 sf = 9	9 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front Yard (South)	50'	70'	Yes
Rear Yard (North) adjacent to residential	30'	12.1'	No (variance requested)
Side Yard (East)	15'	16'	Yes
Side Yard (West)	15'	16'	Yes
Site Characteristics			
Existing Use	Vacant Lot	Proposed Use	Retail
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential	Unknown Unincorporated Palm Beach County	Unincorporated Palm Beach County
South	Commercial	Commercial	Commercial General (CG)
East	Commercial	Commercial	Commercial General (CG)

West	Commercial	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the proposed site development plan to construct a 1,796 square foot office building as depicted on the site plan, based on compatibility with surrounding uses.			



I. Site History

- Ordinance 2016-17: Annexation

The property was annexed into the Village of Palm Springs on December 08, 2016, as a vacant parcel and designated with the Land Development as Commercial General zoning district and Commercial Future Land Use, respectively.

II. Comprehensive Plan Consistency

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

III. Variances Requested

The applicant is seeking the following variance:

- 1- **PSV26-14** - A Variance relief from Section 34-826 (3) to reduce the minimum lot depth from 200 ft to 113.5 ft.
- 2- **PSV26-15** – A Variance relief from Section 34-1330 (C) (1) to eliminate the required 1 loading space.
- 3- **PSV26-16** – A Variance relief from Section 34-826 (6) to reduce the minimum rear yard setback adjacent to residential from 30 feet to 12.1 feet.
- 4- **PSV26-17** – A Variance relief from Section 34-162 (3) to reduce the required 15-foot-wide landscape buffer next to residential from 15 ft to 12.1 ft
- 5- **PSV26-18** – A Variance relief from Section 34-162 (1) to allow the exclusion of the required 5 ft wide buffer on the north side of the dumpster area.

The applicant's full justification is hereto:

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

This special condition is peculiar to this property, and it is not applicable to other lands in the district.

The specific site layout and zoning requirements present a unique challenge for this proposed building and do not generally apply to other properties within the zoning district. The applicant's variance request is a direct result of the nonconforming lot size, which is of no fault of the applicant. According to Village code, the minimum lot size for properties in the CG district is 20,000 square feet, however, the subject property has never been developed, creating a hardship on the applicant to reasonably develop the property without the need to request a variance for this existing condition.

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

The special condition does not result from actions of the applicant. The property is a lot of records previously created which do not meet the minimum current dimensions for a Commercial General lot. The variances requests are directly related to the existing nonconforming lot size, which has never been altered by the applicant. This property existed as-is prior to the adoption of the lot size requirement in the CG district. To make reasonable use of the property we are requesting approval of this request.

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

Granting this application will not confer any special privilege that is denied by the zoning chapter to other land in the same zoning district. A strict interpretation of the 20-foot setback requirement would prevent the applicant from utilizing the property as intended, creating unnecessary hardship for a reasonable development plan. The applicant is simply requesting to develop the vacant commercial property with a professional office building, which is permitted by right in the subject zoning district. The site design has been strategically configured to ensure the proposed development is the minimum amount necessary to provide adequate space for a future office tenant while remaining code compliant to the greatest extent possible. The development

limitations presented by the property's lot size have been fully mitigated by the landscape buffers, alongside the non-intensive office use, to ensure neighboring properties are protected from all impacts of the proposed development.

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

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

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

The variance granted is the minimum variance that will make possible reasonable use of the land. Granting variance aligns with the general intent and purpose of the zoning code and does not compromise zoning principles. The applicant's request is indeed the minimum variances that will make possible the use of the land. The applicant is simply requesting to develop the existing vacant 0.26-acre lot with office use (permitted in the CG district).

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

The granting of the variance will be in harmony with the general intent and purpose of this chapter. Approval of this variance will not negatively impact the surrounding area or be detrimental to public welfare. The granting of the variance will be in harmony with the general intent of the CN district regulations, as all other aspects of this proposal are consistent with the standards outlined in this section. The existing vacant lot is legally nonconforming with the minimum lot size in the CG district and has been this way since it was annexed into the Village. This is a unique situation given the current zoning designation.

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

Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Granting the proposed variance will not be injurious to the area or detrimental to any adjoining neighbors or the public. On the contrary, the proposed office building will enhance the 10th Avenue corridor by incorporating modern architecture and lush landscaping to set a precedent for future development.

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

IV. Neighborhood Compatibility

- 1) The proposed project is located on the north side of 10 Ave N between S Military Trail and Kirk.
- 2) The proposed facility is a desirable use within the Commercial General zoning district.
- 3) A mix of different commercial uses exists along 10 Ave N.
- 4) Transit service is available through Palm Tran.
- 5) Surrounding properties are a mix of residential and commercial uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) The proposed project plan generally meets the required site development regulations.
 - 2) The variances requested shall be approved by the Planning & Zoning Board prior to the consideration of the Site Plan.
 - 3) A right-of-way permit must be obtain with PBC for the driveway connection to 10th Avenue North.
 - 4) Permits from all applicable agencies, including but not limited to PBC Fire Rescue, County Roads, and Village of Palm Springs, are required prior to construction.
 - 5) Civil/Utility plans shall be approved by the Village's Engineer and the Village's Utility Department.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on July 24, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on July 24, 2026.
- Legal advertisement was published on July 14, 2026.
- Staff have not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on August 08, 2026, depict the following:

- An application submitted for a Minor Site Development Plan with 5 variances for the construction of a commercial retail building.
 1. Site Plan received August 8, 2025, revised and resubmitted on July 2, 2026.
 2. Landscape plans received August 8, 2025, revised and resubmitted on July 2, 2026.
 3. Preliminary Engineering plans received August 8, 2025, revised and resubmitted on June 4, 2026.
 4. Architectural plans.
 5. Photometric plan.
 6. Project narrative and Justification Statement of proposed use.
 7. Drainage calculations.
 8. Color rendering

IX. Recommendation

The applicant is requesting a Minor Site Development Plan approval to develop a 0.26-acre Commercial General property, with the construction of a 1,796 square-foot commercial building designated for office and retail use. The property was annexed into the Village of Palm Springs on December 08, 2016, as a vacant parcel, and has never been developed.

The applicant is planning the design to focus on improving the aesthetic and functional fabric of 10 Ave N corridor. The design incorporates a modern elevation with commercial curb appeal, ensuring the building not only blends seamlessly off the street but also elevates the surrounding area's character. The proposed commercial building is designed with a keen eye for detail, aiming to be a valuable addition to 10 Ave N corridor. It will not only match the existing aesthetic standards but also contribute positively to the local commercial landscape.

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

- 1- PSV26-14 - A Variance relief from Section 34-826 (3) to reduce the minimum lot depth from 200 ft to 113.5 ft.
- 2- PSV26-15 – A Variance relief from Section 34-1330 (C) (1) to eliminate the required 1 loading space.
- 3- PSV26-16 – A Variance relief from Section 34-826 (6) to reduce the minimum rear yard setback adjacent to residential from 30 feet to 12.1 feet.
- 4- PSV26-17 – A Variance relief from Section 34-162 (3) to reduce the required 15-foot-wide landscape buffer next to residential from 15 ft to 12.1 ft
- 5- PSV26-18 – A Variance relief from Section 34-162 (1) to allow the exclusion of the required 5 ft wide buffer on the north side of the dumpster area.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed uses do not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems. The proposed project will improve the aesthetics of 10 Ave N corridor.

Planning, Zoning & Building Staff recommend conditional approval of the proposed Minor Site Development Plan with five variances, subject to the following thirty-six (36) conditions below:

1. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
2. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Utility Department **at the time of permitting**.
3. A right-of-way permit needs to be obtained with PBC **at the time of permitting**.
4. A Project Application shall be submitted to FPL (at www.FPL.com/construction) to provide their service.
5. Mesh is not permitted to be used as part of the gates for the dumpster. Plans shall be revised and approved by the PZB department **at the time of permitting**.
6. The commercial business hours shall be in accordance with the Village's hours of operations regulations.
7. **At the time of tree planting**, shall be consider the location in relation to any overhead lines. Guidelines for "Plant the Right Tree in the Right Place" shall be followed.
8. Overnight parking on the property shall be prohibited.
9. The standard lease restrictions should prohibit the parking of oversized vehicles that do not fit within the regular parking spaces.
10. No parking shall be allowed, under any circumstances, along the drive aisle, grass areas or blocking any sidewalks. Tenants and costumers parking shall only occur within designated parking stalls.
11. Failure of the property owner to enforce provisions herein (including violation(s) by tenants may result in code enforcement action against the property owner for the violation(s).
12. No outdoor storage shall be allowed.
13. The proposed fence on the north side shall be reviewed and approved by the Planning, Zoning & Building Department **at the time of permitting**.
14. Any monument and wall signs shall be in accordance with the Village's Land Development Regulations.
15. A root barrier shall be provided on trees that are within 12' of utility lines.
16. Utility easements shall not overlap more than 5' with any landscaped buffers.

17. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
18. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
19. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system.
21. Provide permits from all applicable permitting agencies, including but not limited to PBC Roads, PBC Fire Rescue, and the Village of Palm Springs **at the time of permitting**.
22. 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.
23. All mechanical equipment and above-ground infrastructure shall be screened from view.
24. 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.
25. Based on the number of incidents regarding parking issues, the property owner may be required to undertake additional security measures, as determined by the Planning, Zoning & Building Director. Such additional security measures may include limiting the tenants' customers to provide services by appointment only.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
27. All new electric utilities shall be underground.
28. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. The project shall be constructed following the FBC edition in effect **at the time of permitting**.
29. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), prior to the issuance of any Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
30. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
31. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
32. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
33. Photometrics must be certified by an engineer **before CO**.
34. The civil engineer of record shall certify the site construction **before the Certificate of Occupancy**.
35. The General Contractor shall be on site during all construction activities.
36. **At the time of CO**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

Variance Justification Statement

On behalf of the applicant and owner, I am requesting a minor site development plan with five variances to allow the construction of a new 1,796sf one story commercial building with 9 parking spaces. The building will be in a rectangular shape (68' by 26.5') where the wider side will be facing 10th Avenu North with an expansive glazed area. A 4'8" high parapet will shield the mechanical equipment on the roof. The south glazed façade has a cantilevered highbrow protecting the door entrances.

The project conforms with all the requirements of the Zoning Code except for:

- **Variance # 1**

Section 34-826 (3) of the Palms Springs Village Zoning Code which requires the lot depth to be 200 ft minimum.

Lot depth existing is 113.5 ft.

- **Variance # 2**

Section 34-1330 c.1 of the Palms Springs Village Zoning Code which requires 1 Loading Space for buildings up to 10,000 sq ft of gross floor area.

1loading space required

The building of 1,796 sq ft can be served by smaller trucks not requiring a Loading Space as required by zoning code. The parking layout will accommodate servicing of the 2-yard trash container by the waste removal company.

- **Variance # 3**

Section 34-826 (6) of the Palms Springs Village Zoning Code which requires the lot rear yard to be 30 ft minimum adjacent to residential.

Rear yard proposed is 12.1 ft.

- **Variance # 4**

Section 34-162 (3) of the Palms Springs Village Zoning Code which requires the buffer setback to be 15 ft minimum.

The proposed buffer zone is 12.1 ft with a 6ft wall.

- **Variance # 5**

Section 34-162(1) requires 5 ft wide buffer on the three sides of the dumpster
Proposing no buffer along the north side facing the interior parking lot.

Variance Criteria:

- 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.**

This special condition is peculiar to this property, and it is not applicable to other lands in the district. The specific site layout and zoning requirements present a unique challenge for this proposed building and do not generally apply to other properties within the zoning district. The applicant's variance request is a direct result of the nonconforming lot size, which is of no fault of the applicant. According to Village code, the minimum lot size for properties in the CG district is 20,000 square feet, however, the subject property has never been developed, creating a hardship on the applicant to reasonably develop the property without the need to request a variance for this existing condition.

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

The special condition does not result from actions of the applicant. The property is a lot of records previously created which do not meet the minimum current dimensions for a Commercial General lot. The variances requests are directly related to the existing nonconforming lot size, which has never been altered by the applicant. This property existed as-is prior to the adoption of the lot size requirement in the CG district. To make reasonable use of the property we are requesting approval of this request.

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

Granting this application will not confer any special privilege that is denied by the zoning chapter to other land in the same zoning district. A strict interpretation of the 20-foot setback requirement would prevent the applicant from utilizing the property as intended, creating unnecessary hardship for a reasonable development plan. The applicant is simply requesting to develop the vacant commercial property with a professional office building, which is permitted by right in the subject zoning district. The site design has been strategically configured to ensure the proposed development is the minimum amount necessary to

provide adequate space for a future office tenant while remaining code compliant to the greatest extent possible. The development limitations presented by the property's lot size have been fully mitigated by the landscape buffers, alongside the non-intensive office use, to ensure neighboring properties are protected from all impacts of the proposed development.

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

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

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

The variance granted is the minimum variance that will make possible reasonable use of the land. Granting variance aligns with the general intent and purpose of the zoning code and does not compromise zoning principles. The applicant's request is indeed the minimum variances that will make possible the use of the land. The applicant is simply requesting to develop the existing vacant 0.26-acre lot with office use (permitted in the CG district).

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

The granting of the variance will be in harmony with the general intent and purpose of this chapter. Approval of this variance will not negatively impact the surrounding area or be detrimental to public welfare. The granting of the variance will be in harmony with the general intent of the CN district regulations, as all other aspects of this proposal are consistent with the standards outlined in this section. The existing vacant lot is legally nonconforming with the minimum lot size in the CG district and has been this way since it was annexed into the Village. This is a unique situation given the current zoning designation.

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

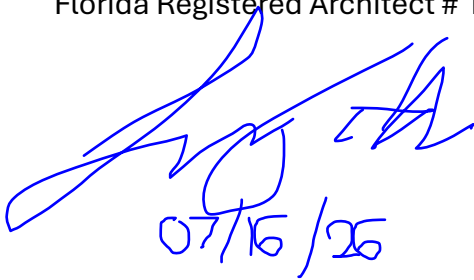
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Respectfully

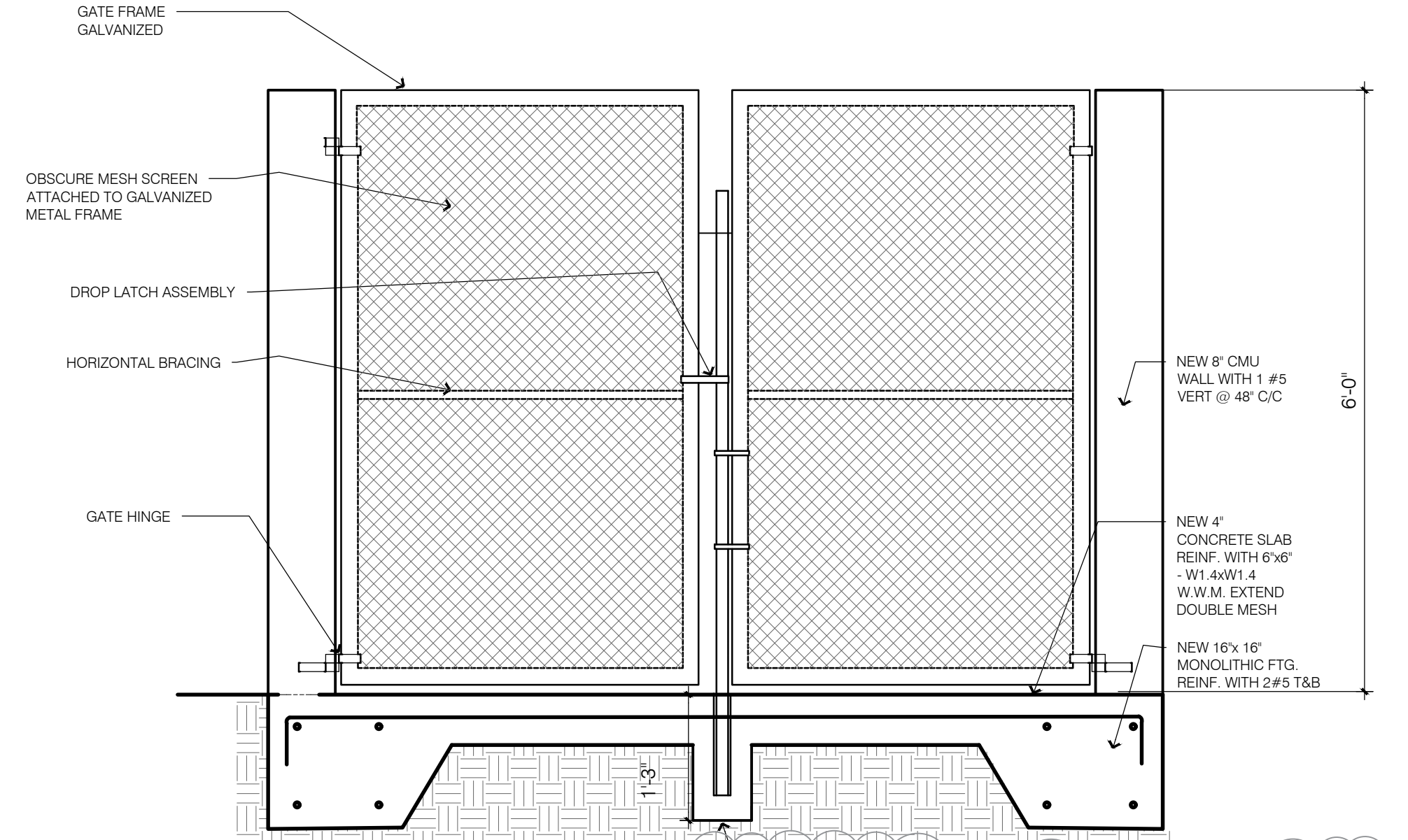
Luigi Vitalini

Vitalini Architects

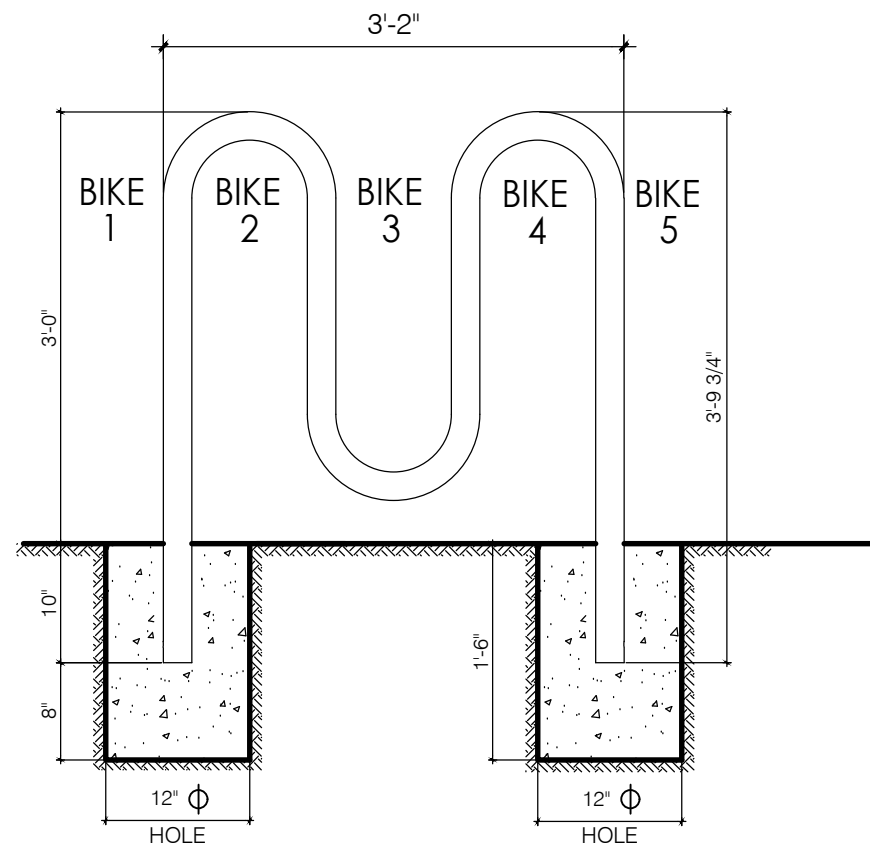
Florida Registered Architect # 13,513



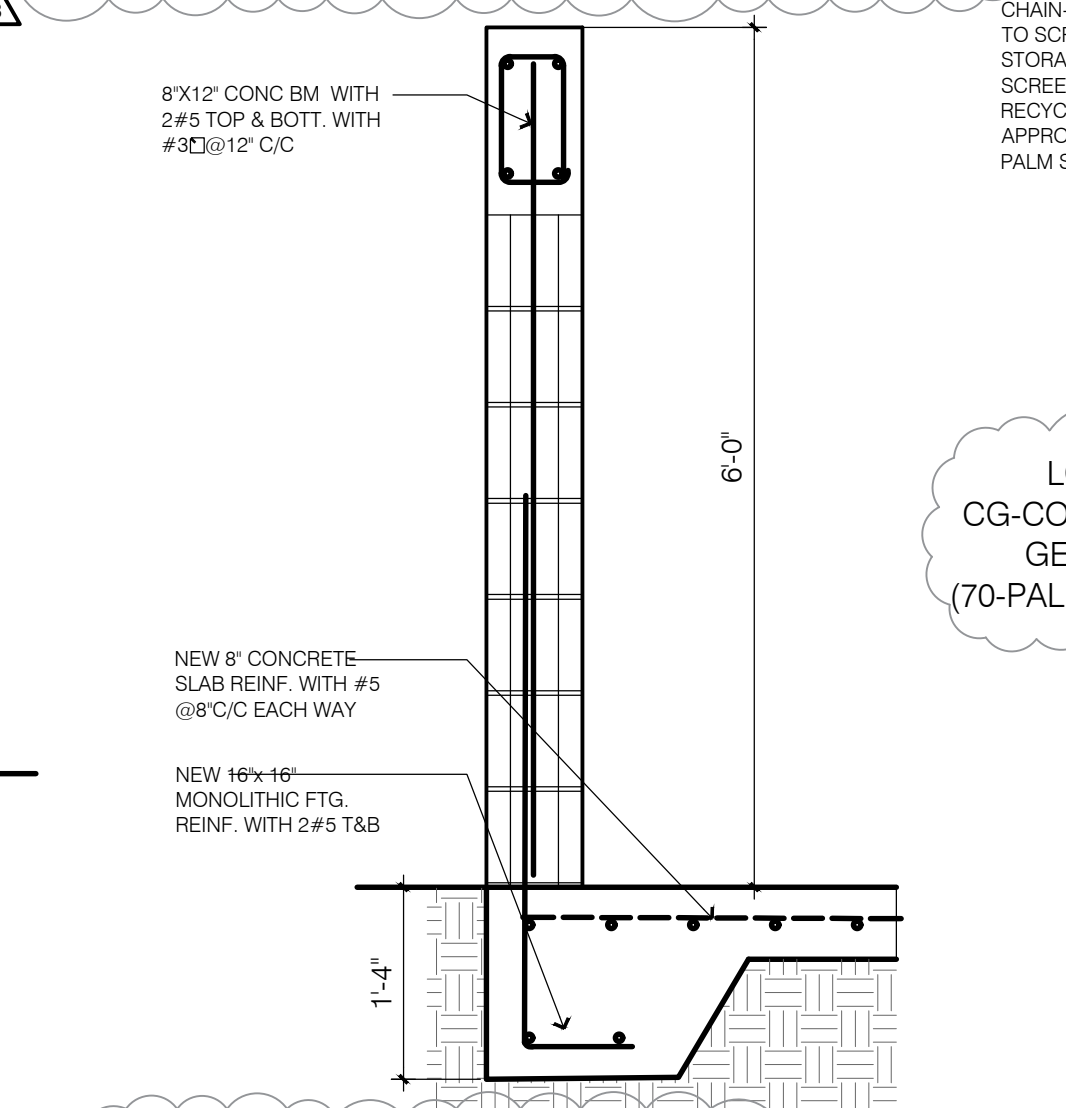
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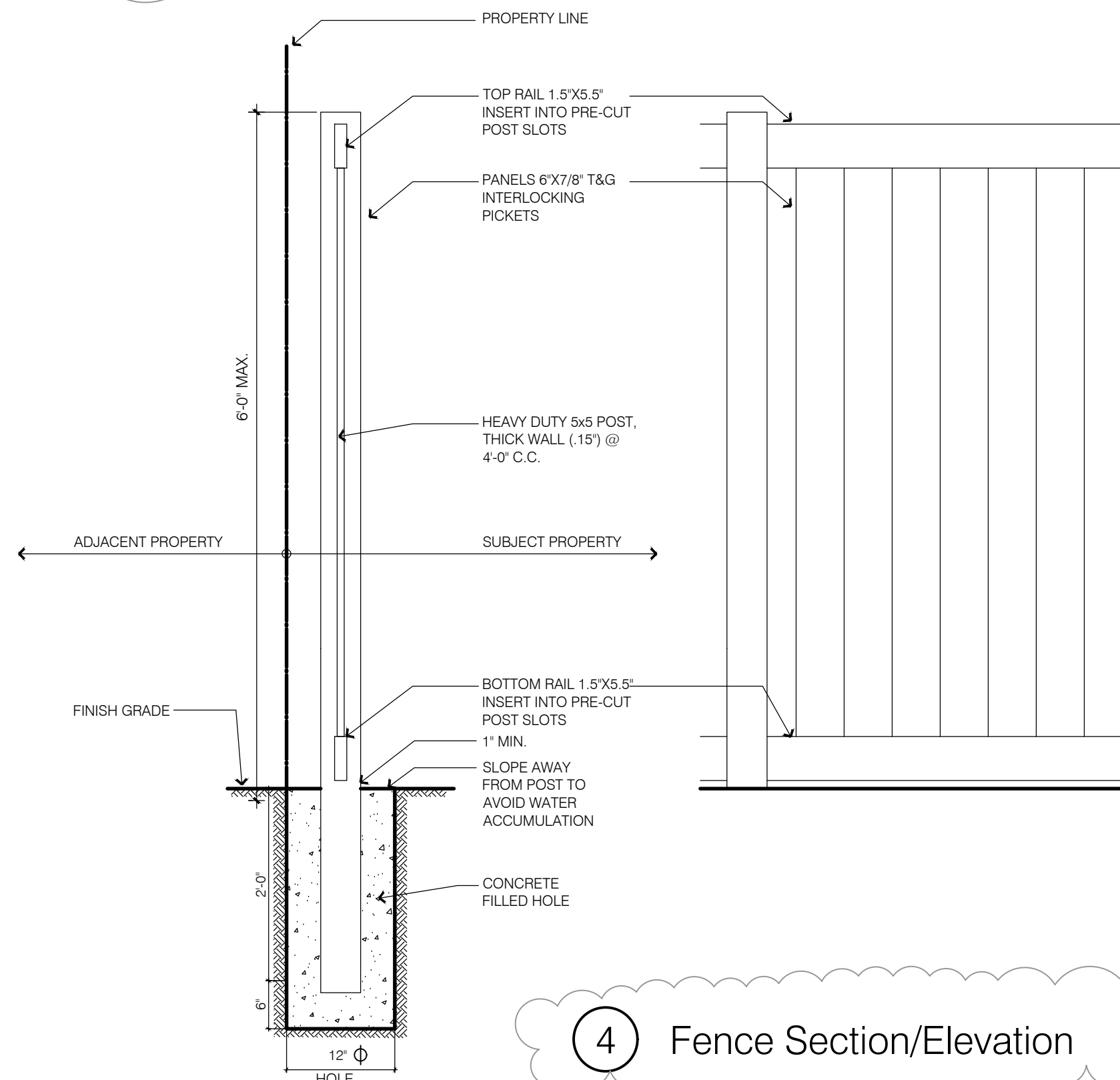
1 Dumpster Gate Elevation 3/4"



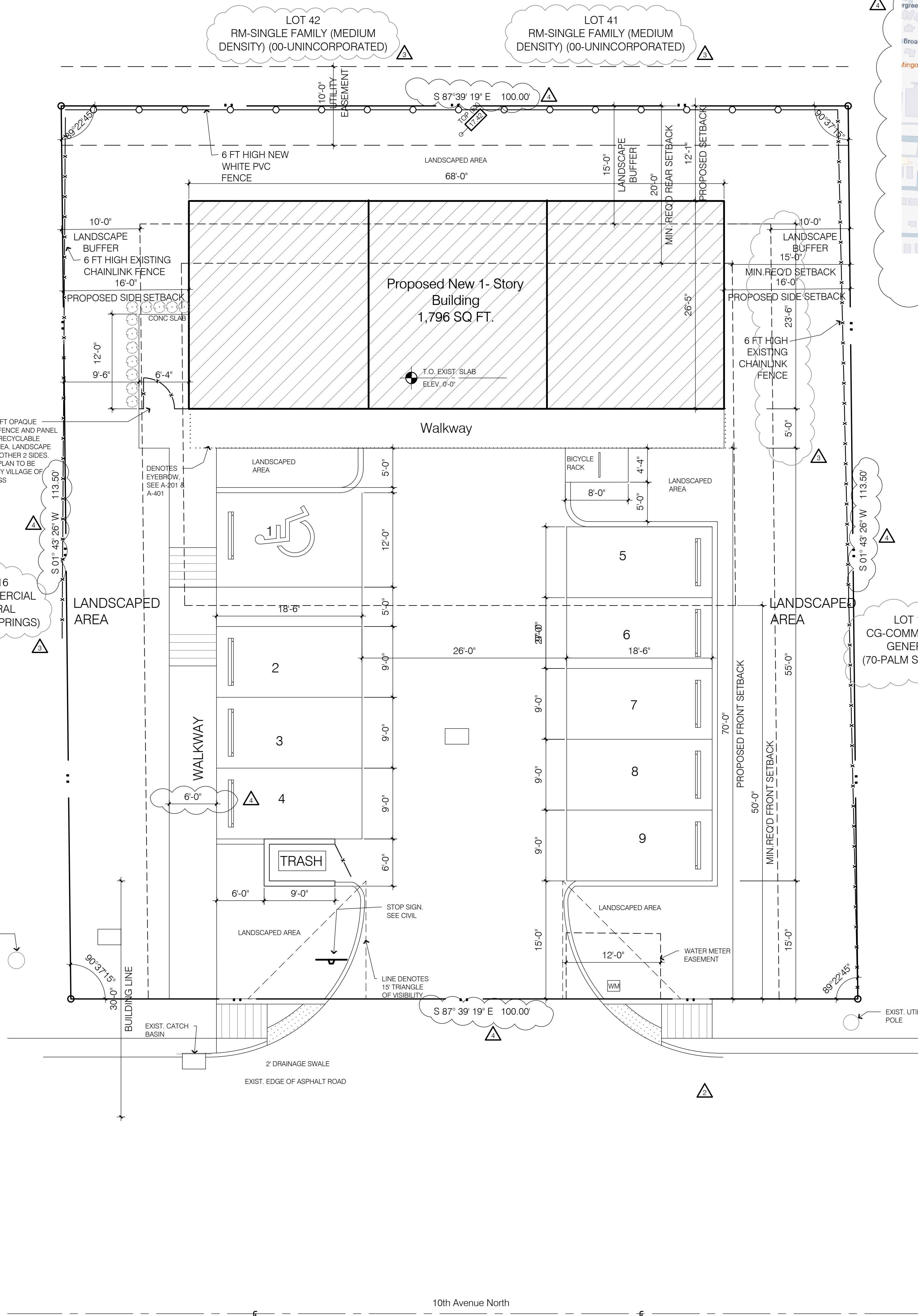
3 Bike Rack 3/4"



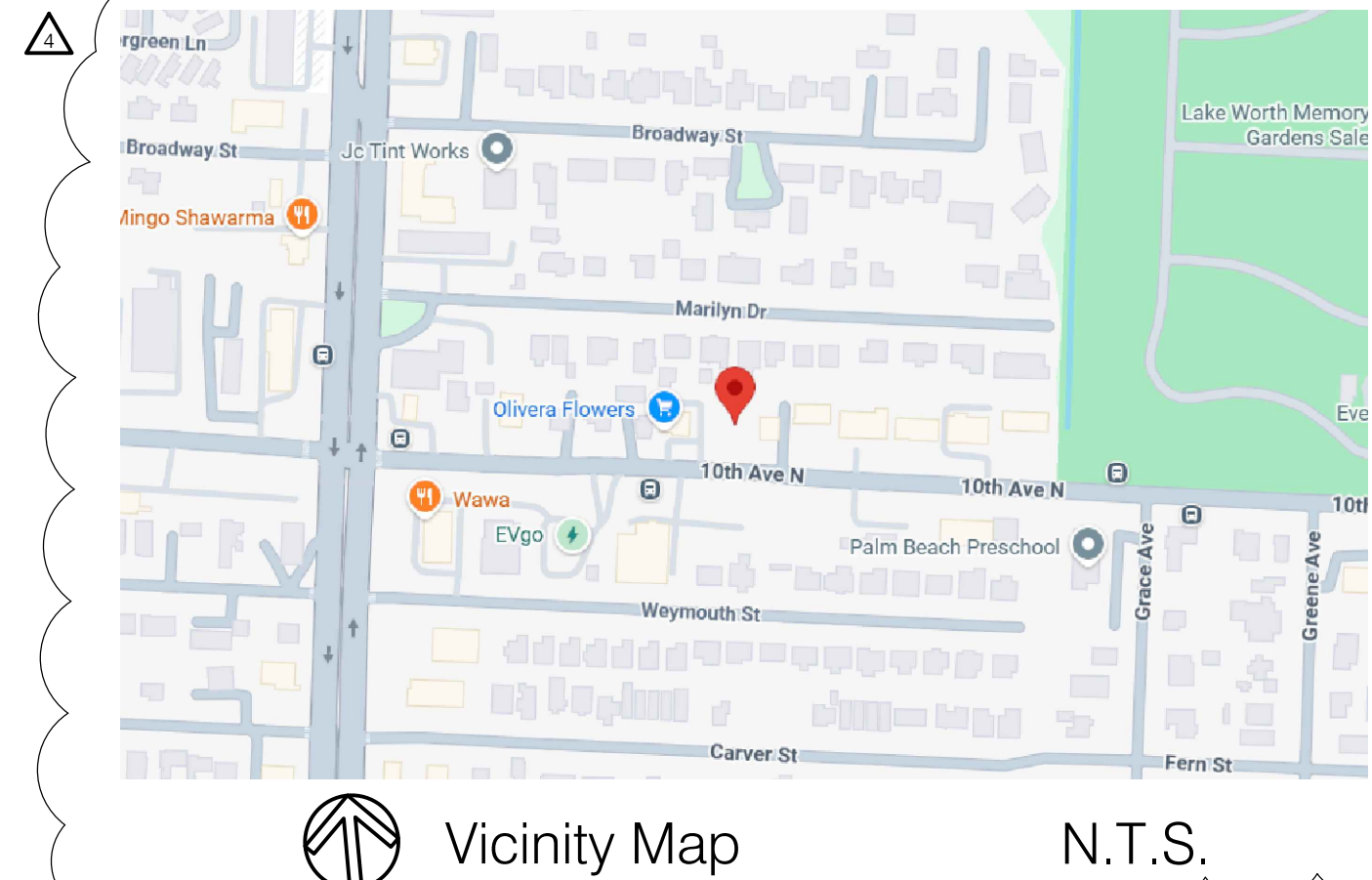
2 Dumpster Enclosure Section 3/4"



4 Fence Section/Elevation 3/4"



Site Plan 1/8"



General Code Data	
ZONING:	CG (COMMERCIAL GENERAL)
NET LOT AREA:	11,350 SF (0.2626 ACRES)
FUTURE LAND USE DESIGNATION:	COMMERCIAL
EXISTING USE:	COMMERCIAL VACANT
PROPOSED USE:	BUSINESS OFFICES

Setbacks & Height Requirements		
Item	Requirement	Reference
SETBACKS REQUIRED:	FRONT 50'-0"	
	SIDE 15'-0"	
	REAR 20'-0"	
SETBACKS PROVIDED:	FRONT 70'-0"	
	SIDE 16'-0"	
	REAR 12'-1" *	
MAXIMUM HEIGHT ALLOWABLE	4 STORIES - 45 FEET	
MAXIMUM HEIGHT PROVIDED	1 STORY (18'-10")	
* VARIANCE REQUEST		

Building/Pervious Requirements		
Item	Requirement	Reference
BUILDING REQUIRED:	N/A	
BUILDING PROVIDED:	1,796 SF (15%)	
PAVEMENT/WALKS:	4,700 SF (41%)	
PERVIOUS REQUIRED:	N/A	
PERVIOUS PROVIDED:	5,000 SF (44%)	

F.A.R. & Lot Coverage Requirements		
Item	Requirement	Reference
F.A.R. ALLOWABLE:	N/A	
F.A.R. PROVIDED:	.15	
MAX. GROSS FLOOR AREA REQ.:	50% OF LOT AREA = 5,675 SF	
GROSS FLOOR AREA PROV.:	1,796 SF (15%)	

Parking Requirements	
Item	Requirement
PARKING REQ. FOR RETAIL	1 PER 200 GSF = 1,796/200 = 8.99 = 9 SPACES
PARKING SPACES PROVIDED	9 SPACES
ACCESSIBLE SPACES REQUIRED	FOR 25, PROVIDE 1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE
BICYCLE SPACES REQUIRED	1 PER 1000 GSF = 1,796/1000 = 1.8 = 2 SPACES
BICYCLE SPACES PROVIDED	2 SPACES
LOADING SPACES REQUIRED	N/A

Requested Variances		
Variance No.	Palm Springs Zoning Code Section	Requirement
1	SECTION 34 826 (3)	MINIMUM LOT DEPTH 200 FT
2	SECTION 34 1330 C.1	REQUIREMENT OF 1 LOADING DOCK FOR BLDG UP TO 10,000 SQ FT
3	SECTION 34 826 (1)	REQUIREMENT OF 20 FT MIN REAR YARD
4	SECTION 34 162 (3)	REQUIREMENT OF REAR BUFFER 15 FT MIN.
5	SECTION 34 162 (b)(1)	REQUIREMENT FOR DUMPSTER BUFFER 3 SIDES

Legend

- PVC FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- SET BACK LINE
- CENTER LINE
- NEW BUILDING FOOTPRINT
- NEW COVERED AREAS (OPEN)
- ELEVATION MARK (NGVD)
- ELEVATION MARK - GRADES, NEW
- ELEVATION MARK - GRADES, EXISTING
- POINT OF BEGINNING (P.O.B.)

Legal Description

LOT 17 AND 18, LESS THE SOUTH 15 FEET THEREOF OF GRAMMES HOMESITES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21 AT PAGE 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

VITALINI ARCHITECT

300 Aragon Avenue, Suite 330
Coral Gables, FL 33134
tel: 305.567.0602 | fax: 305.446.3197
FL Registration AR13,513
www.vitalini.com

PROJECT No.

Retail Bldg

4363 10th Ave
Palm Springs, Florida 33409

OWNER

Summit Square LLC

4363 10th Ave
Palm Springs, Florida 33409

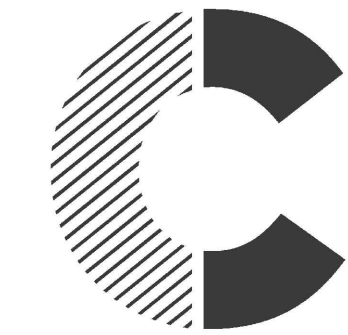
DISTRIBUTION

DESIGN PROGRESS SET	03/
SITE PLAN SUBMITTAL SET	06/
SITE PLAN SUBMITTAL SET-2	07/
SITE PLAN SUBMITTAL SET-3	09/
SITE PLAN SUBMITTAL SET-4	02/
REV 5 - PLANNING COMMENTS	06/

Luigi Vitalini | AR - 13,513

SHEET NO.

A-101



CHRIS CABEZAS
LANDSCAPE ARCHITECTURE, INC.
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
561.596.6777 | chris@chriscazas.com
www.chriscazaslandscape.com

PROJECT: 4363 10TH AVENUE, LAKE WORTH, FL 33461
LANDSCAPE PERMIT DRAWINGS
CLIENT: SUMMIT SQUARE, LLC

REVISIONS:	
12/29/21	CITY COMMENTS
08/02/22	CITY COMMENTS
06/24/24	SITE PLAN UPDATES
10/21/25	SITE PLAN UPDATES
02/04/26	CITY COMMENTS
06/26/26	CITY COMMENTS

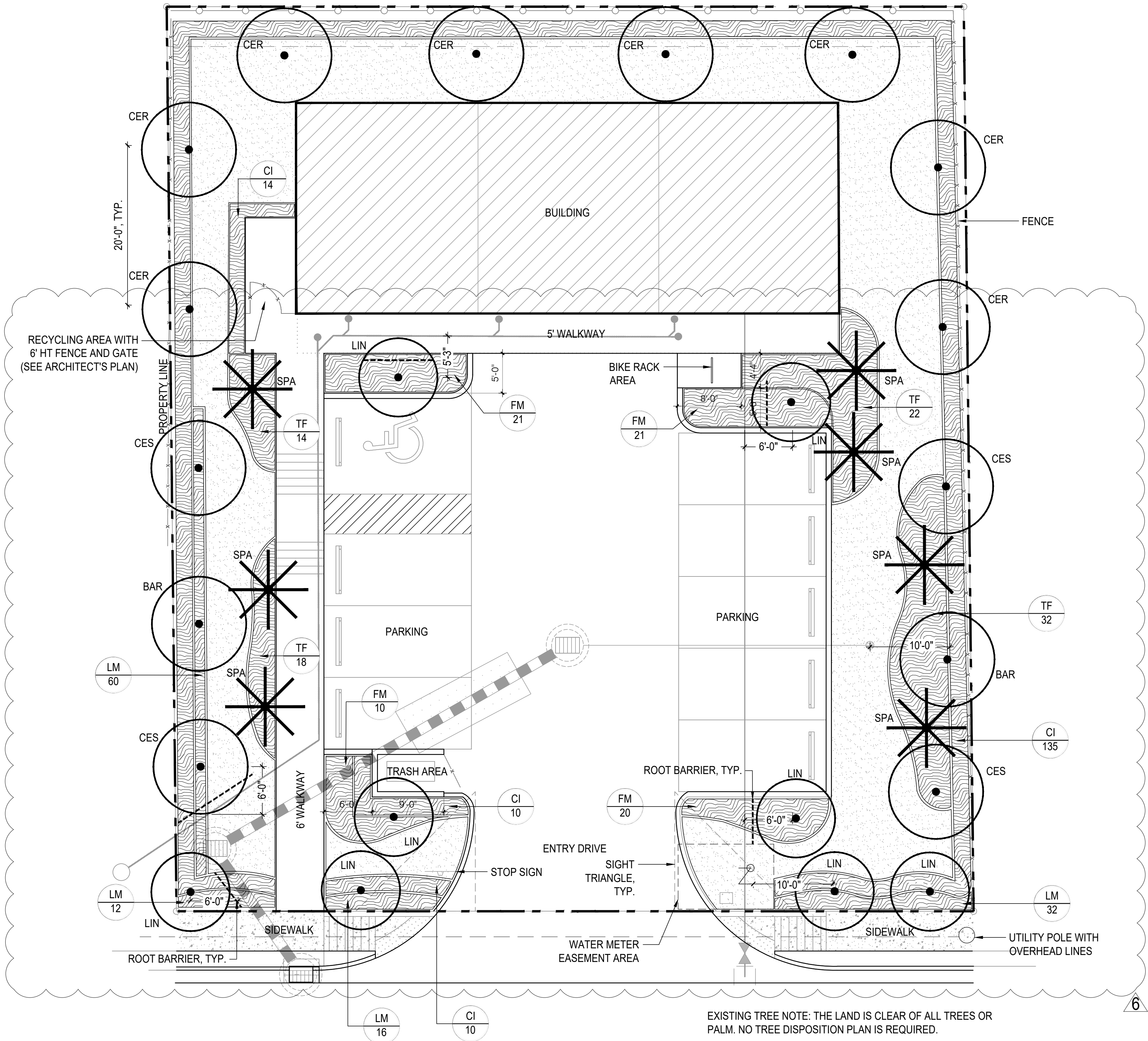
SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

REGISTRATION NO. RLA 0667347
SHEET TITLE:

LANDSCAPE PLAN

Scale: 1/8" = 1' - 0"
Drawn By: CC
Checked By: CC
Date: 07/01/2021
SHEET NUMBER:

LP-1



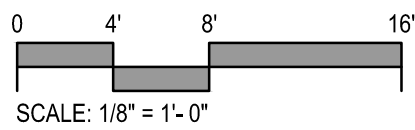
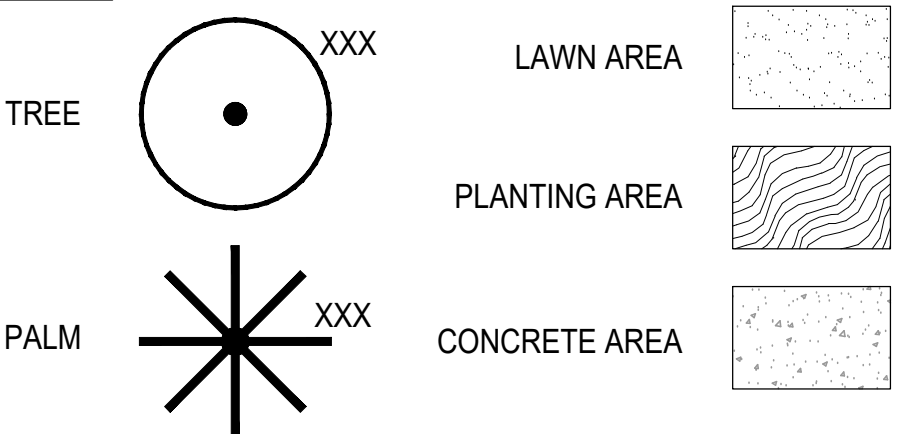
SITE DATA	
Zoning District	CG (COMMERCIAL GENERAL)
Gross Site Area	11,350 SF (0.2626 ACRES)
Building Area	1,796 SF
VUA (Parking Stalls +Trash pickup Area)	+/- 1,692 SF
VUA (other than parking areas)	+/- 1,609 SF
Pervious Area (Green Space)	+/- 4,994 SF (44%)
Impervious Area (Pavement + Walkways)	4,560 SF

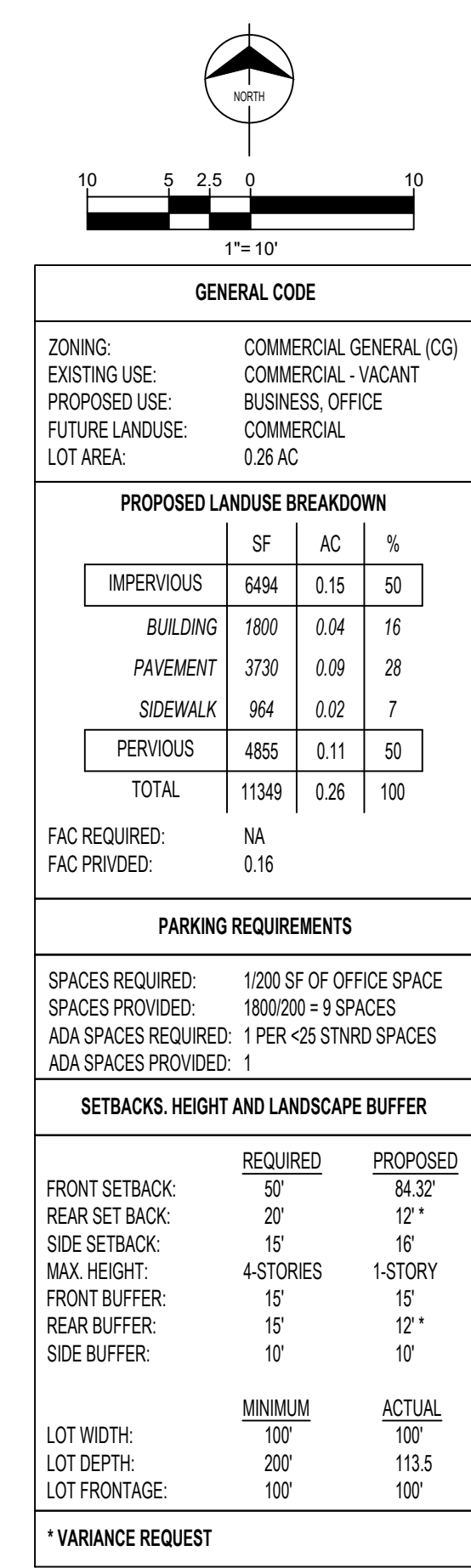
LANDSCAPE REQUIREMENTS		
PERIMETER BUFFER PLANTING (E, W & N sides)	Required	Provided
15' Buffer on 10th Ave / 10' Buffer on E & W sides	Yes	Yes
Buffer Trees 20' O.C.	Yes	Yes
VUA	Required	Provided
20 SF Landscape Area / Parking Stall (9)	169 SF	370 SF
10% Landscape Area for VUA (other than parking area)	161 SF	385 SF
NET LOT ARE TREES & SHRUBS REQUIREMENTS	Required	Provided
Trees (1 / 2,500 SF Gross Lot Area)	5	8
Trees (1 / 200 SF VUA (other than parking area))	1	1
Trees (1 / 30 LF Building Facade) 70 LF	2	2
Buffer Trees 20' O.C.	14	14
TOTAL TREES (3 palms = 1 tree)	22	24
NATIVE PLANTING	Required	Provided
Percent of Native Shrubs (40%)	40%	75%
Percent of Native Trees (50%)	50%	60%

PLANT SCHEDULE						
TREES	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant
BAR	2	Bulnesia arborea	Verawood	12' HT, 5' CT, 5' SPR		✓
CES	4	Conocarpus erectus var. sericeus	Silver Buttonwood	12' HT, 5' CT, 5' SPR	✓	✓
CER	8	Conocarpus erectus	Green Buttonwood	12' HT, 5' CT, 5' SPR	✓	✓
LIN	8	Lagerstroemia indica	Crape Myrtle	12' HT, 5' CT, 5' SPR		✓
Total	21				12	20
PALMS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant
SPA	7	Sabal palmetto	Sabal Palm	15' HT	✓	✓
SHRUBS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant
CI	169	Chrysobalanus icaco	Cocoplum	36" HT	✓	✓
FM	72	Ficus microcarpa 'Green Island'	Ficus Green Island	3 Gallon, Full		✓
TF	86	Triplaris flodana	Dwarf Fakahatchee	3 Gallon, 24" HT	✓	✓
Total	327				245	327
GROUND COVERS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant
LM	120	Liriope mascan 'Super Blue'	Lilyturf	1 Gallon		✓
SOD	QTY	Scientific Name	Common Name	Specs		Notes
SS	+/-4,000 sf	Stenotaphrum secundatum	Saint Augustine	Pallets		

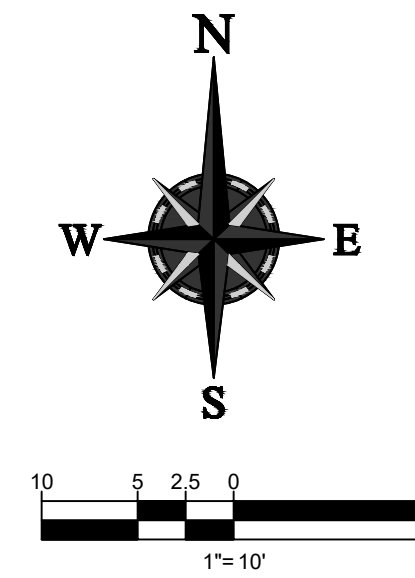
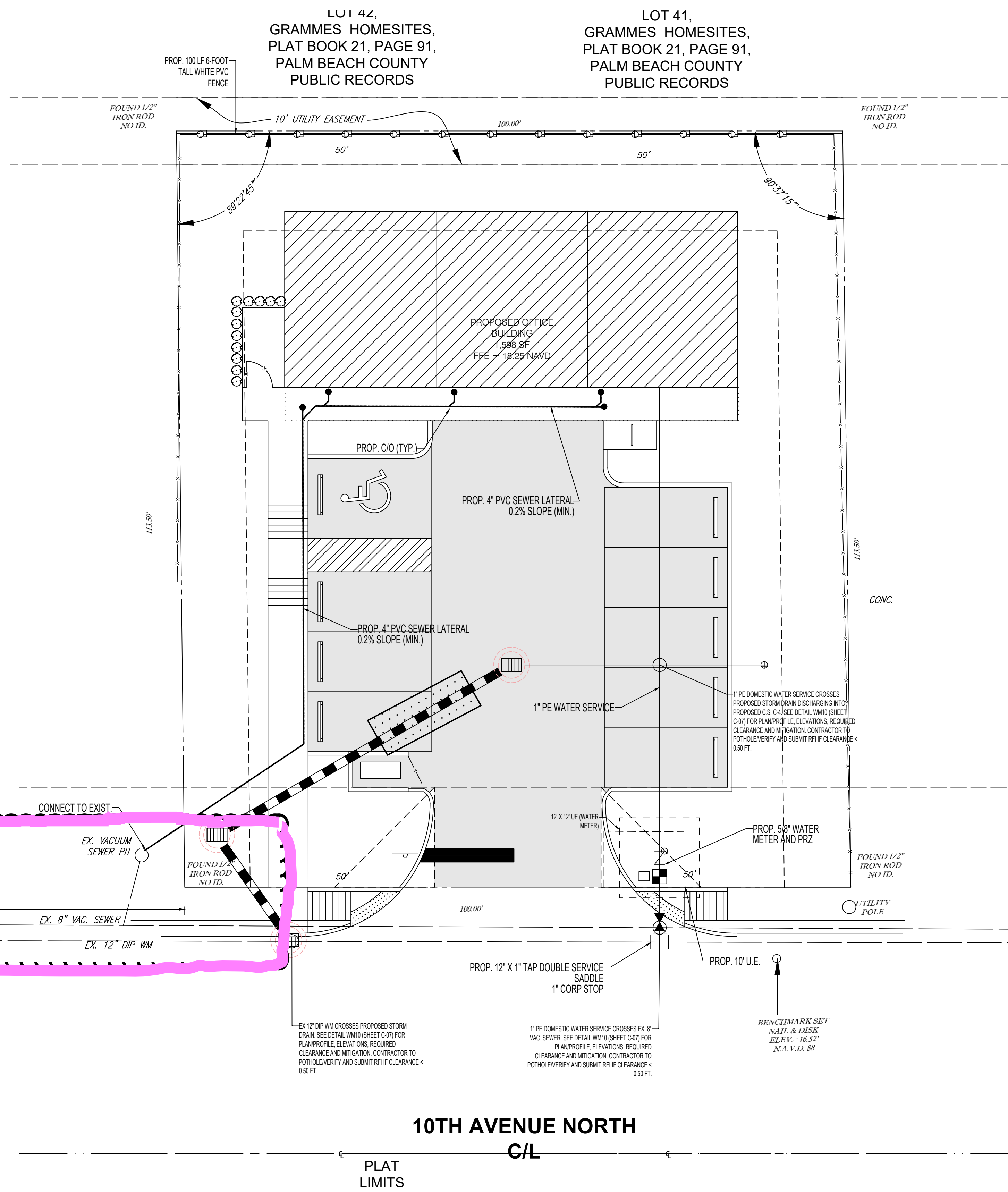
LEGEND

PROPOSED:





THERE ARE NO MODIFICATIONS OR IMPROVEMENTS TO PRIMARY AND SECONDARY DRAINAGE FACILITIES ARE PROPOSED AS PART OF THIS DEVELOPMENT, AS PERMITTED UNDER SEC. 34-373



CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH VILLAGE OF PALM SPRINGS REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. IF PROPOSED WORK DAMAGES PALM BEACH COUNTY ROADWAY AND/OR SIDEWALK IT SHALL BE CONSTRUCTED, REPAIRED OR REPLACED TO ITS ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

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PERMITS REQUIRED

☒ VILLAGE OF PALM SPRINGS

PERMIT#

1	PER TOWN COMMENTS	6/25
2	PER TOWN COMMENTS	9/25
3	PER TOWN COMMENTS	02/26
NO.	REVISIONS	DATE

SUMMIT SQUARE

4363 10th Ave N
Lake Worth Beach
FL 33461

SHEET TITLE
WATER, SEWER & UTILITY PLAN

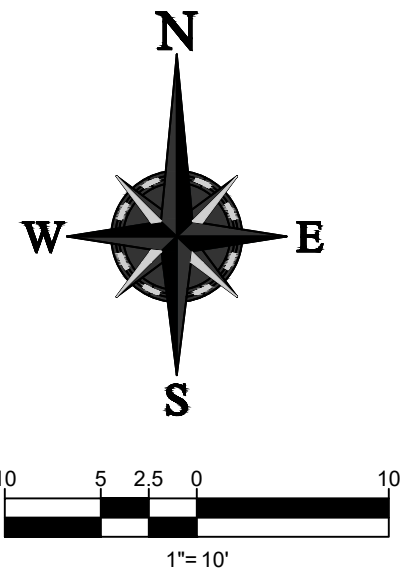
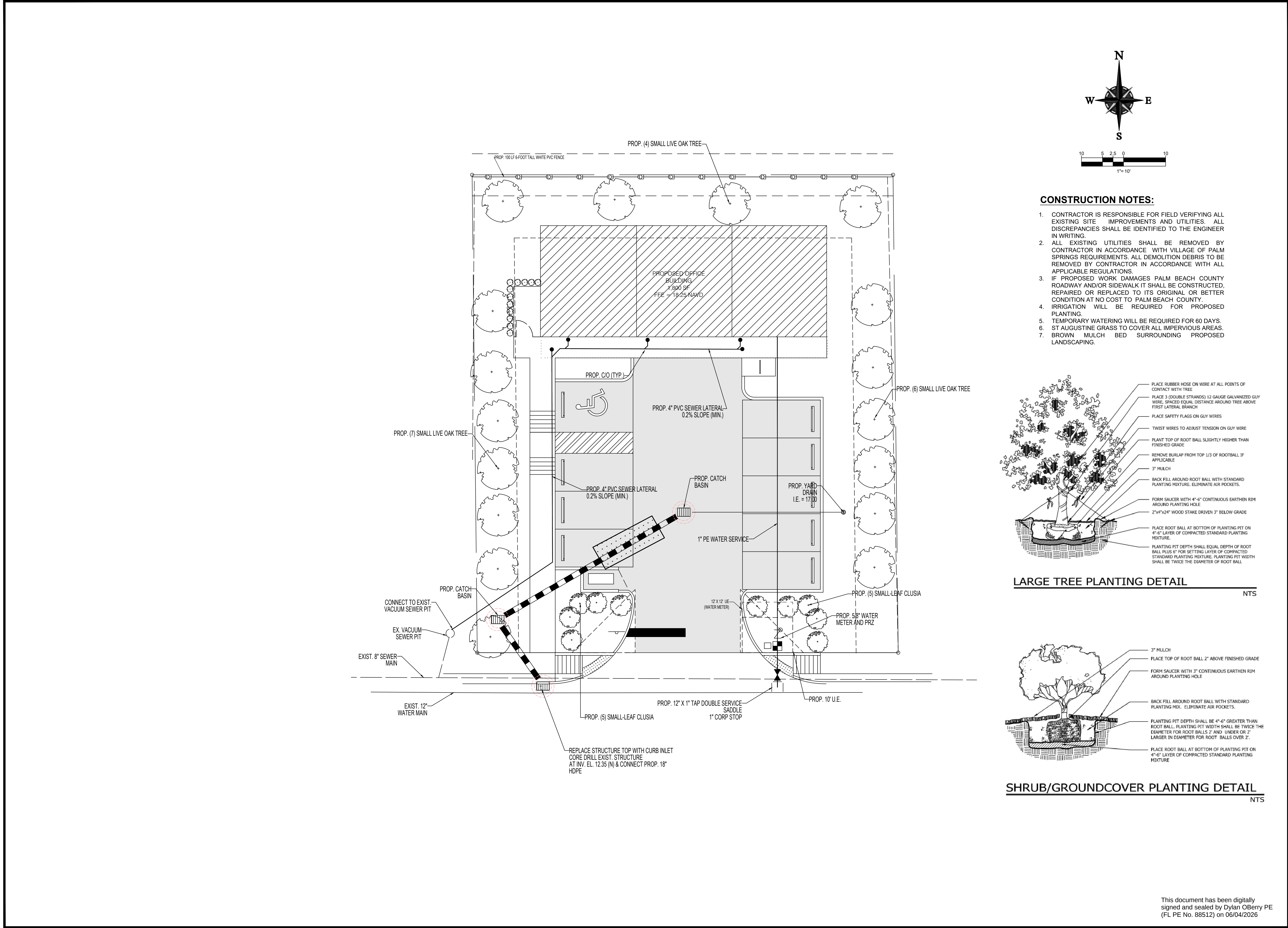
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07/09/2025

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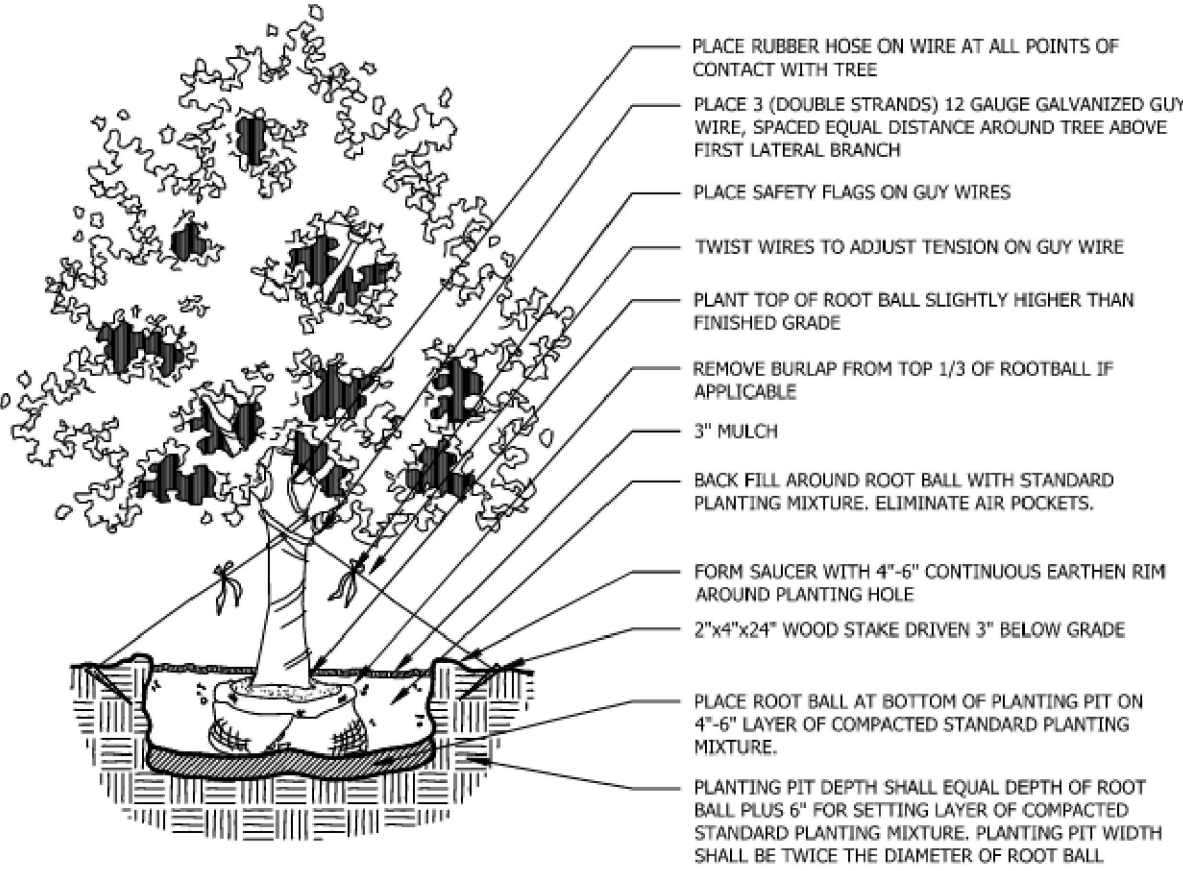
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L.S

SHEET

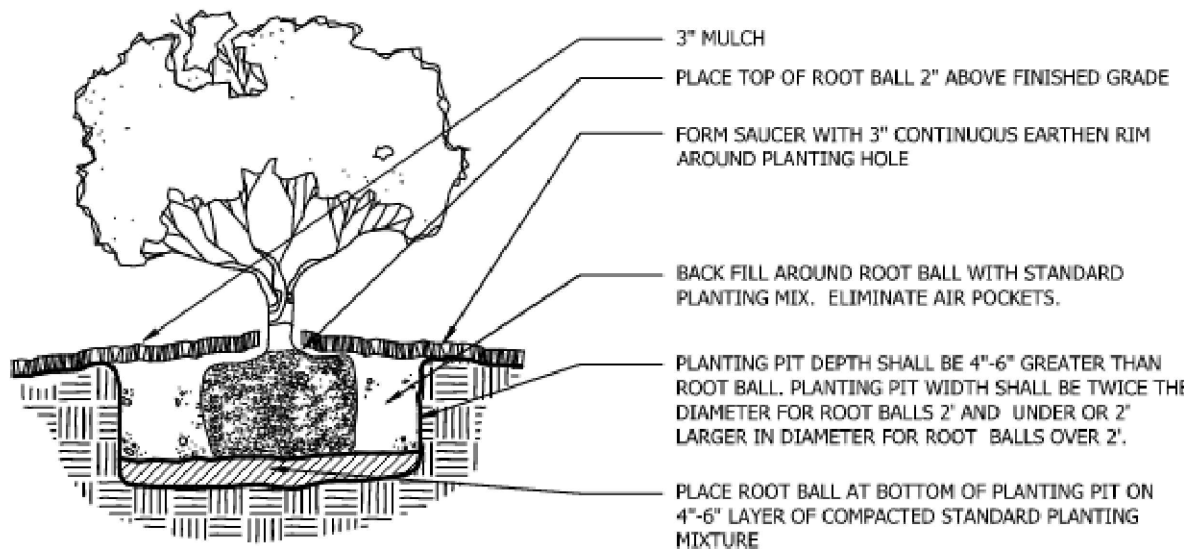
C-03



- CONSTRUCTION NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH VILLAGE OF PALM SPRINGS REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 3. IF PROPOSED WORK DAMAGES PALM BEACH COUNTY ROADWAY AND/OR SIDEWALK IT SHALL BE CONSTRUCTED, REPAIRED OR REPLACED TO ITS ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.
 4. IRRIGATION WILL BE REQUIRED FOR PROPOSED PLANTING.
 5. TEMPORARY WATERING WILL BE REQUIRED FOR 60 DAYS.
 6. ST AUGUSTINE GRASS TO COVER ALL IMPERVIOUS AREAS.
 7. BROWN MULCH BED SURROUNDING PROPOSED LANDSCAPING.

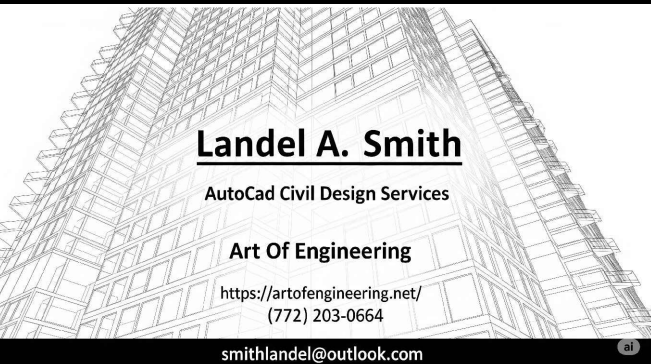


LARGE TREE PLANTING DETAIL
NTS



SHRUB/GROUNDCOVER PLANTING DETAIL
NTS

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PERMITS REQUIRED

VILLAGE OF PALM SPRINGS

PERMIT#

1	PER TOWN COMMENTS	6/25
2	PER TOWN COMMENTS	9/25
NO.	REVISIONS	DATE

SUMMIT SQUARE

4363 10th Ave N
Lake Worth Beach
FL 33461

SHEET TITLE
LANDSCAPE PLAN

DATE
07/09/2025

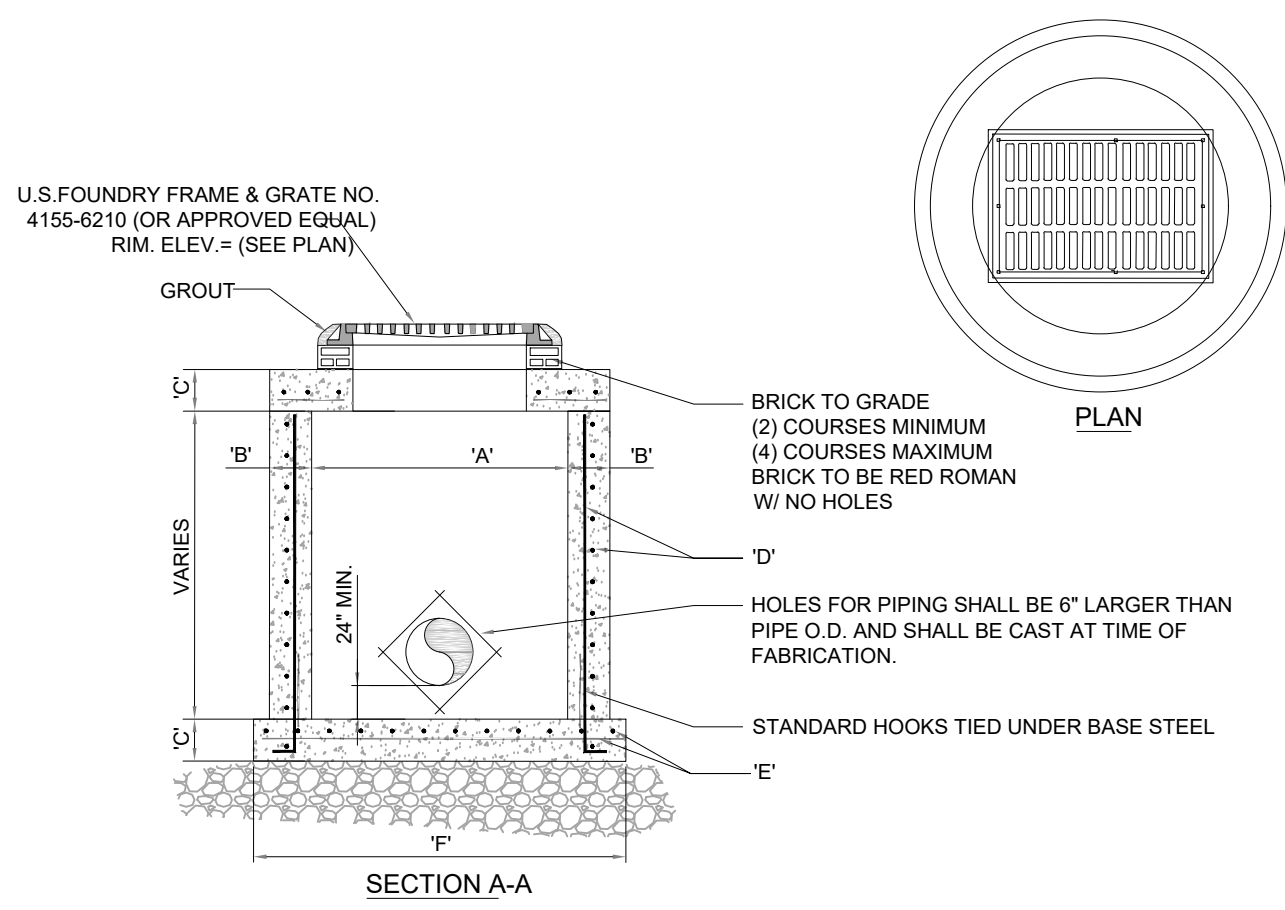
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L.S

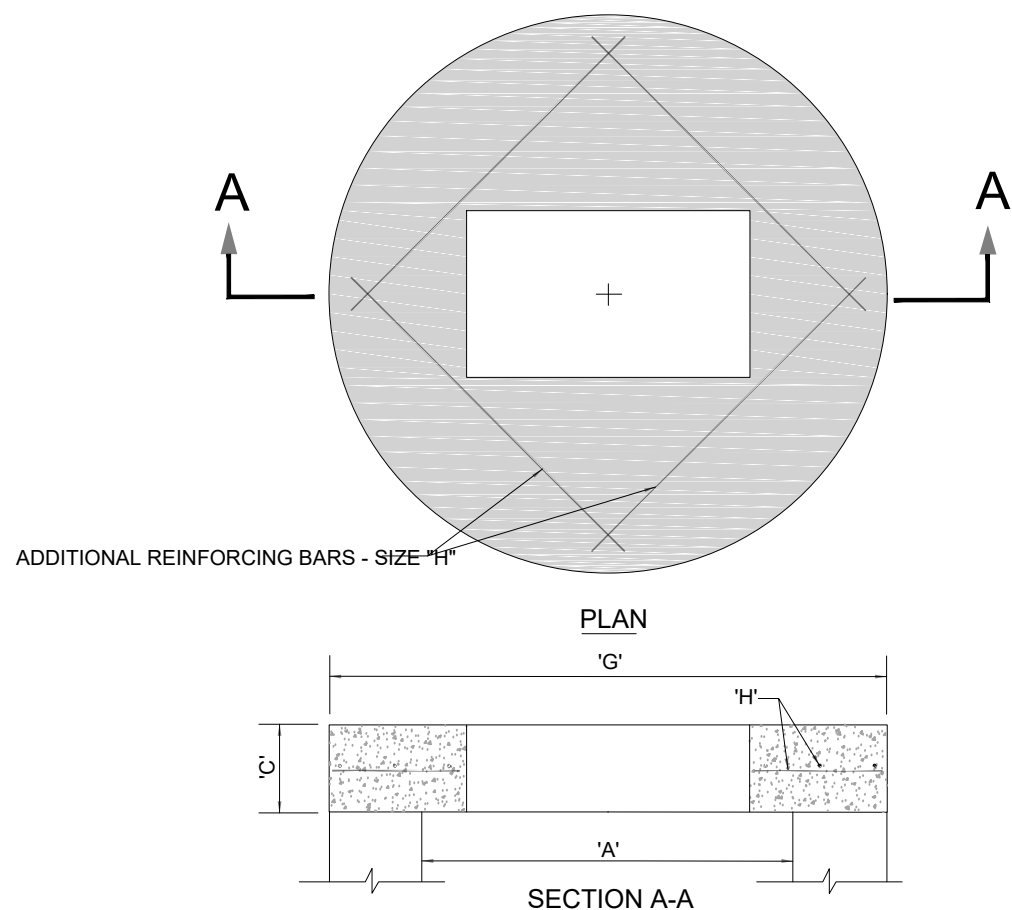
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C-04

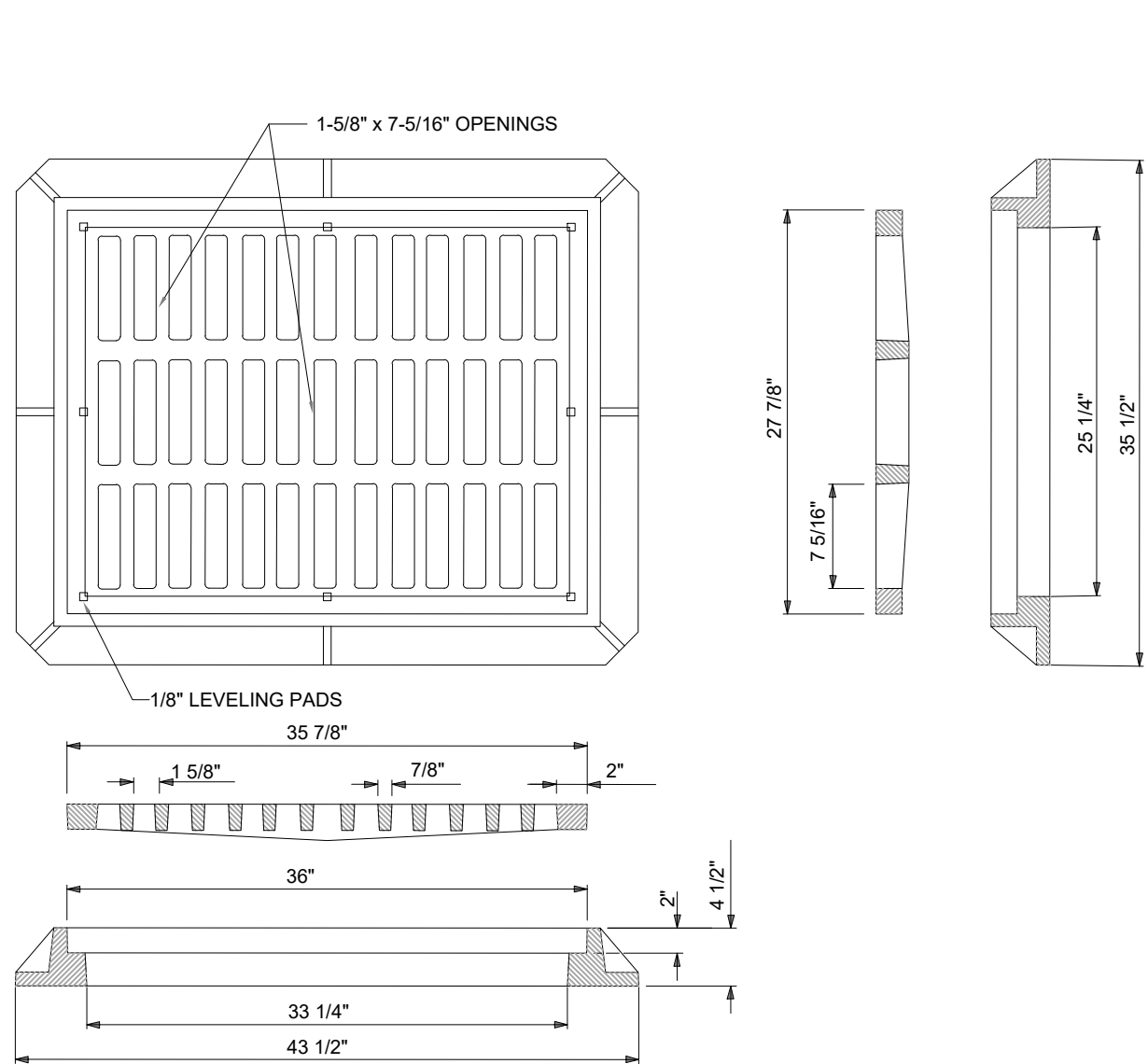
This document has been digitally
signed and sealed by Dylan O'Berry PE
(FL PE No. 88512) on 06/04/2026



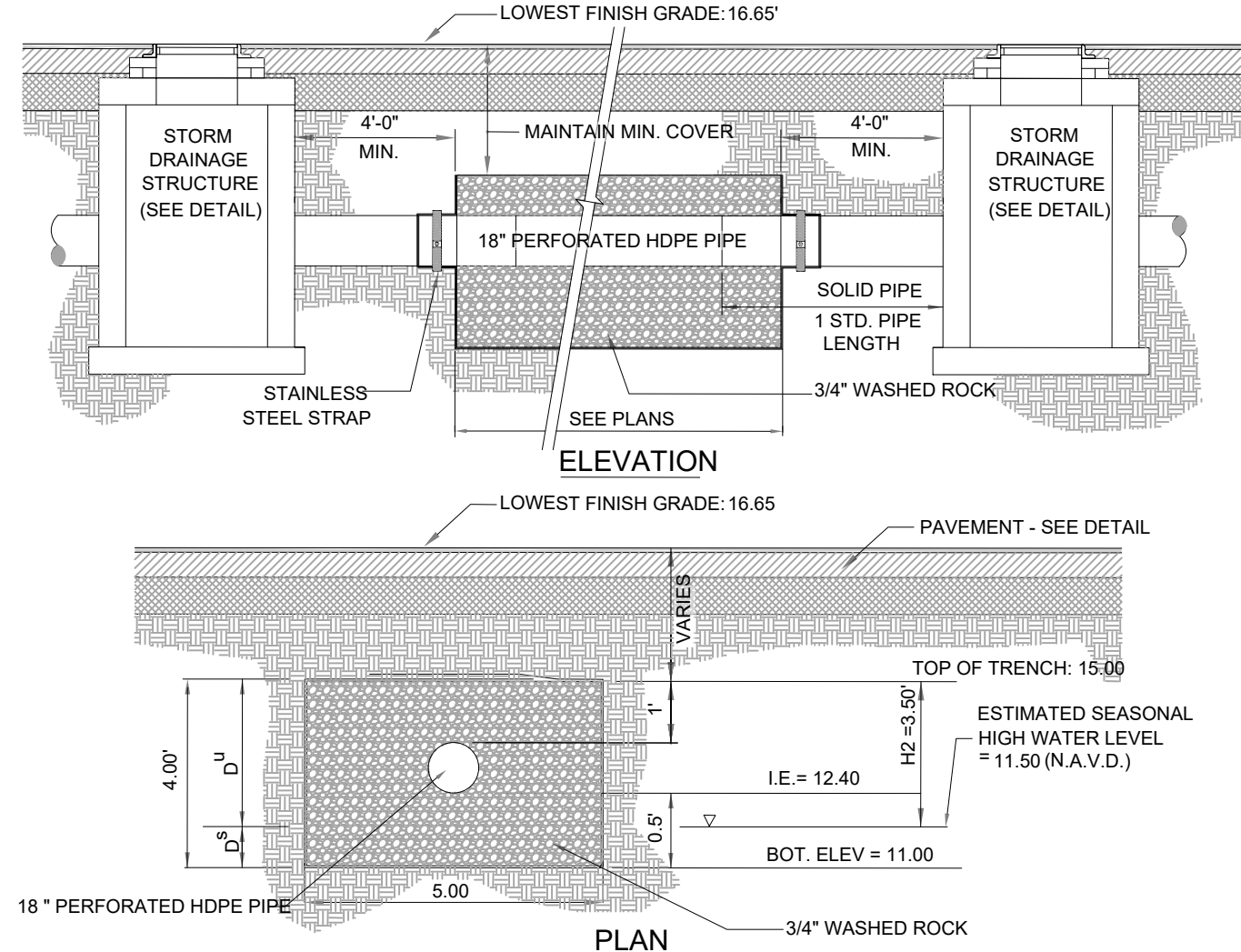
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	# 5 @ 6" C.C.E.W.	# 5 @ 6" C.C.E.W.	10'-8" Ø



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.



NOTE:
1. GRATE TO BE TYPE U.S.F. No. 4155-6210



NOTES:
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4548 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

1 PRECAST CIRCULAR CATCH BASIN

SCALE: NONE

2 PRECAST CONCRETE-TOP SLAB

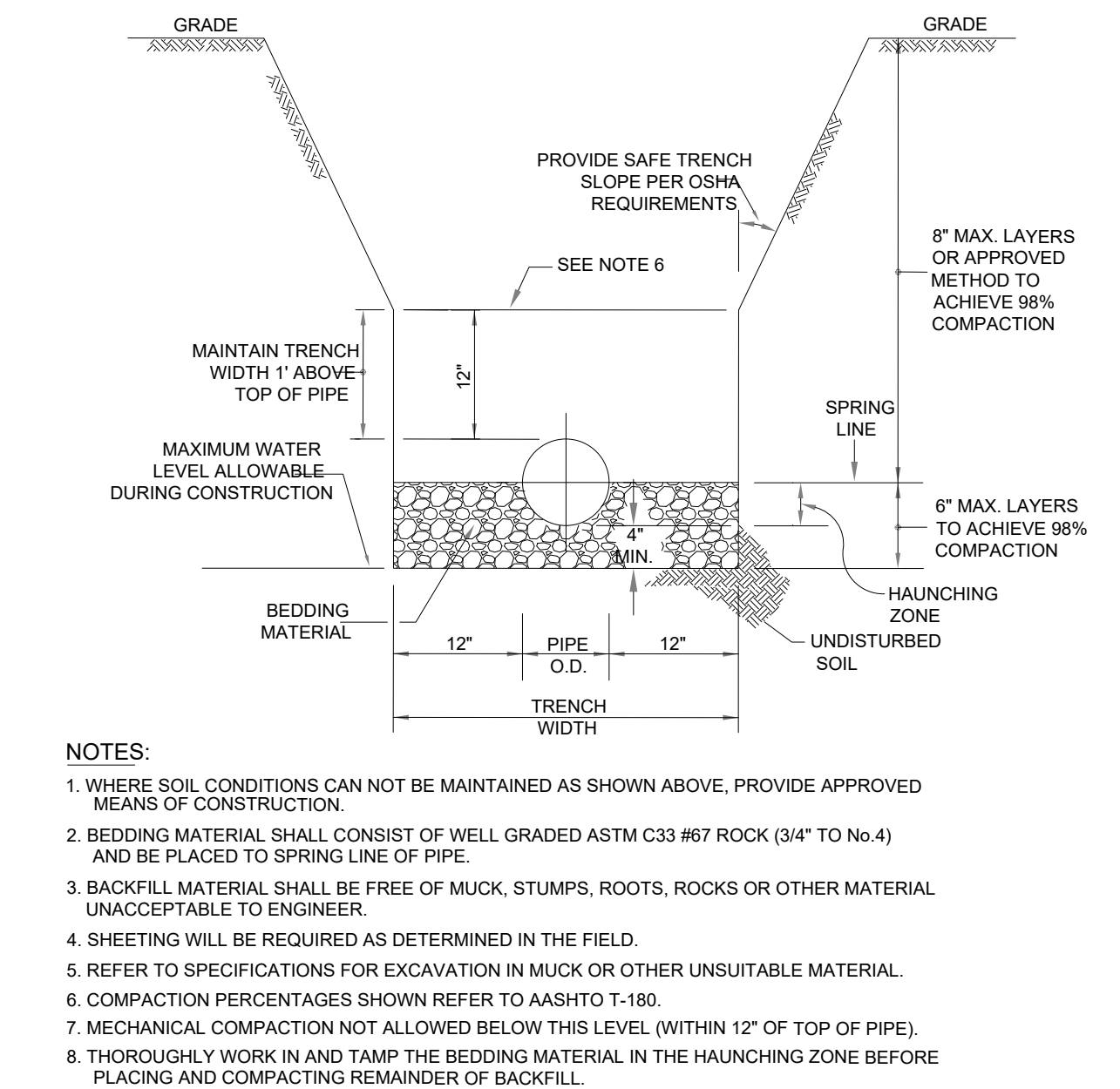
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3 FRAME AND GRATE DETAIL

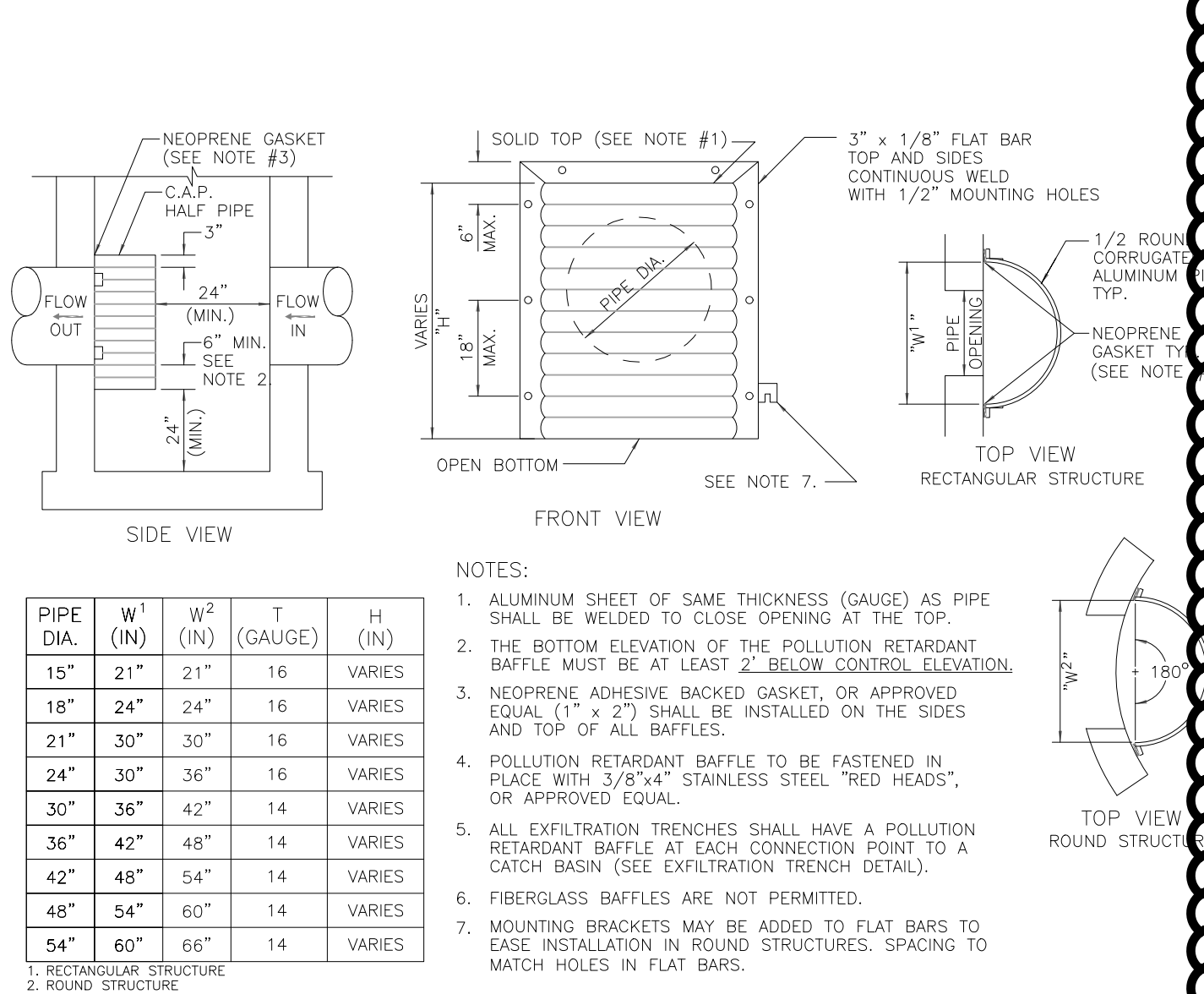
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4 EXFILTRATION TRENCH DETAIL

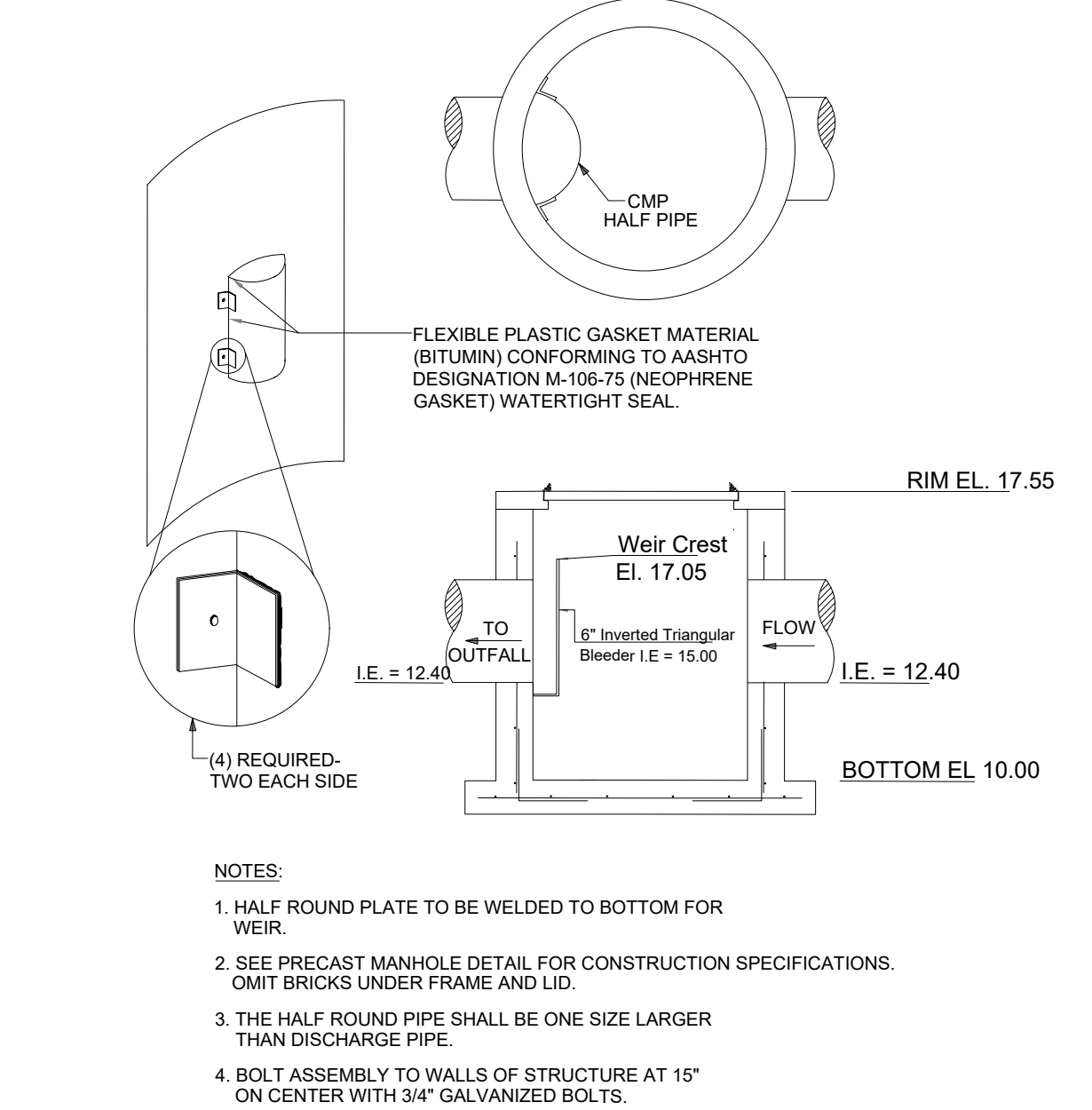
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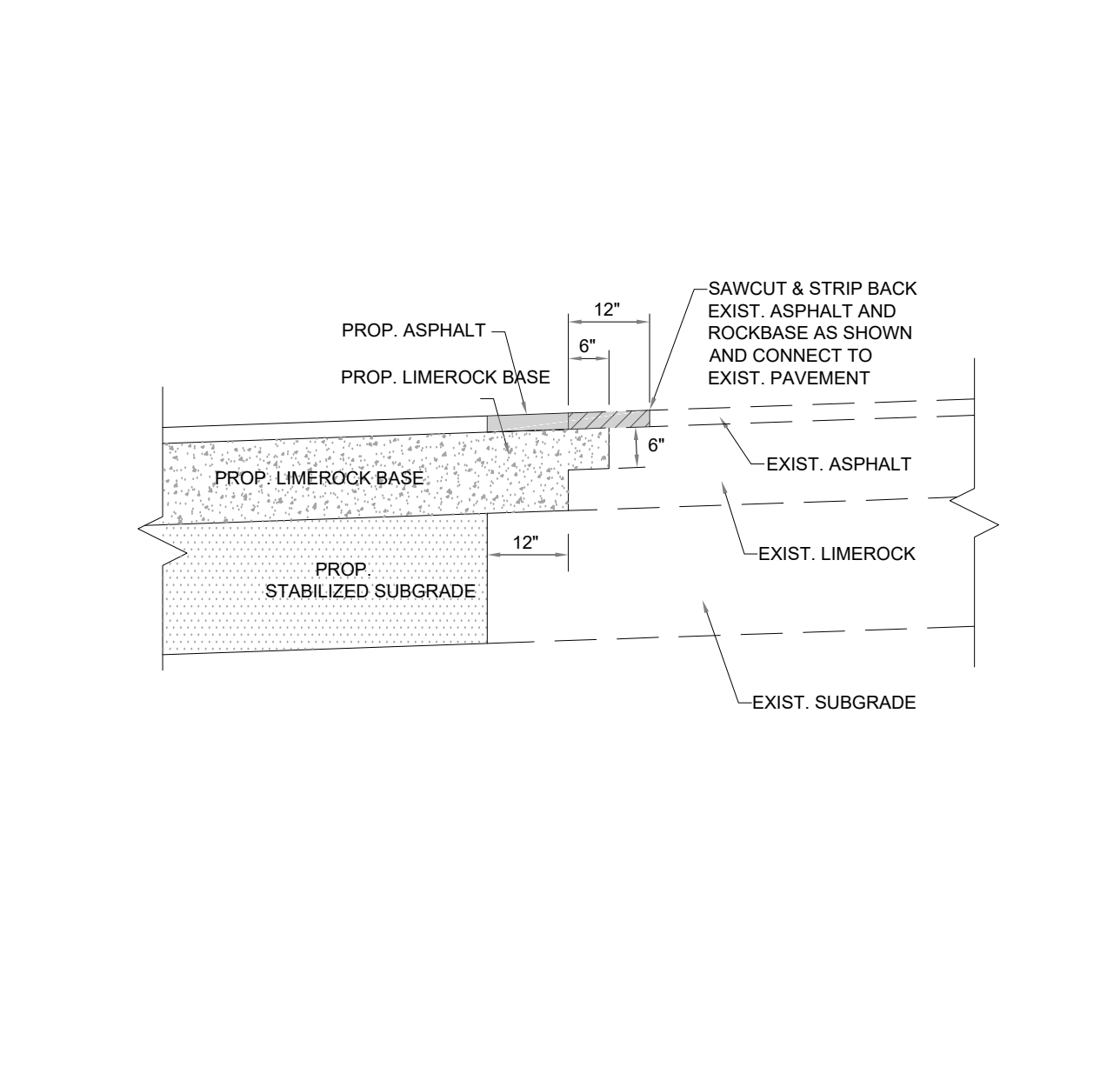
NOTES:
1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No. 4) AND BE PLACED TO SPRING LINE OF PIPE.
3. BACKFILL MATERIAL SHALL BE FREE OF MUCK, STUMPS, ROOTS, ROCKS OR OTHER MATERIAL UNACCEPTABLE TO ENGINEER.
4. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
5. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
6. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
7. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
8. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.



NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x1/4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A CATCH BASIN (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.



NOTES:
1. HALF ROUND PLATE TO BE WELDED TO BOTTOM FOR WEIR.
2. SEE PRECAST MANHOLE DETAIL FOR CONSTRUCTION SPECIFICATIONS. OMIT BRICKS UNDER FRAME AND LID.
3. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
4. BOLT ASSEMBLY TO WALLS OF STRUCTURE AT 15" ON CENTER WITH 3/4" GALVANIZED BOLTS.



5 STEP CUT PAVEMENT CONNECTION DETAIL

SCALE: NONE

6 STORM-RAIN TRENCH DETAIL

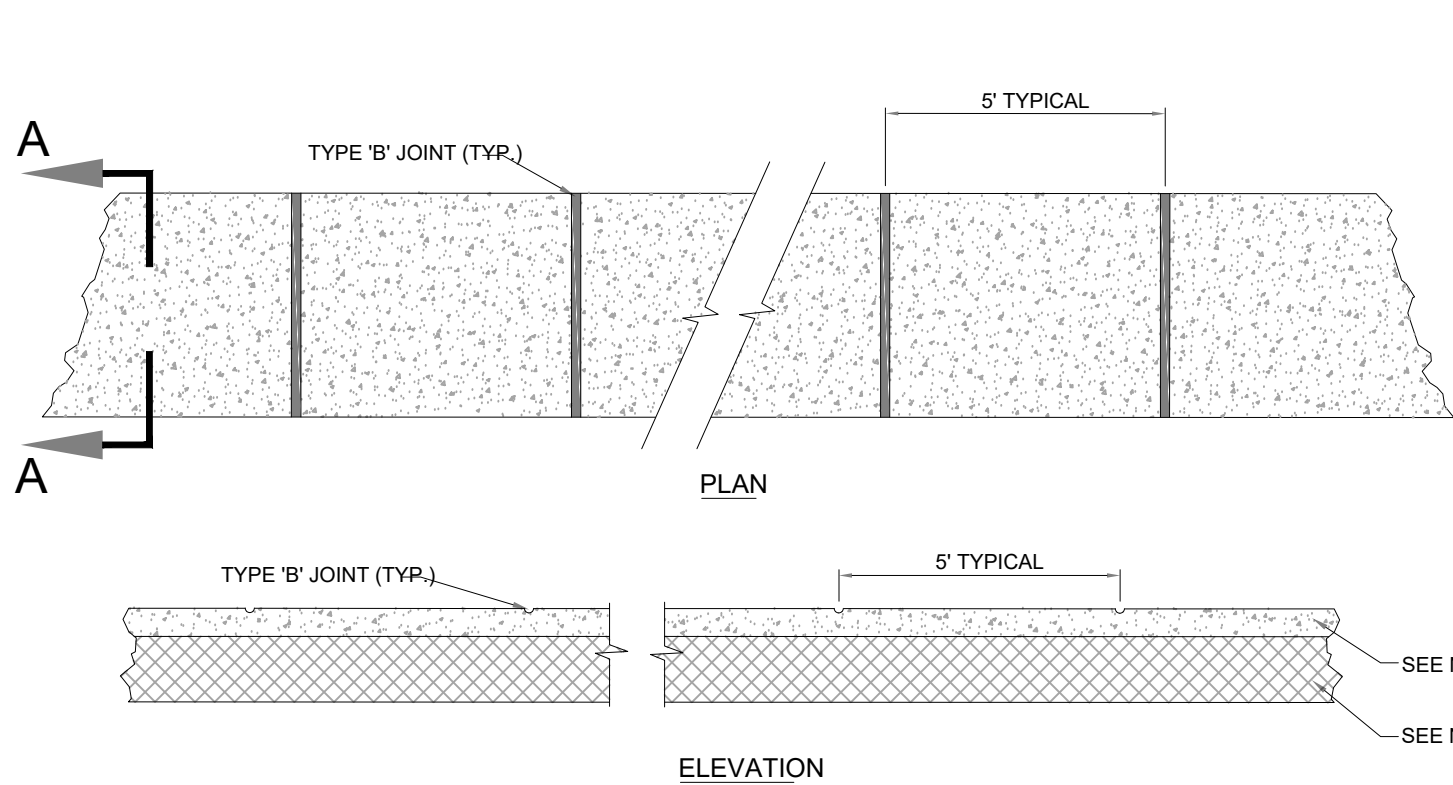
SCALE: NONE

7 POLLUTION RETARDENT BAFFLE DETAIL

SCALE: NONE

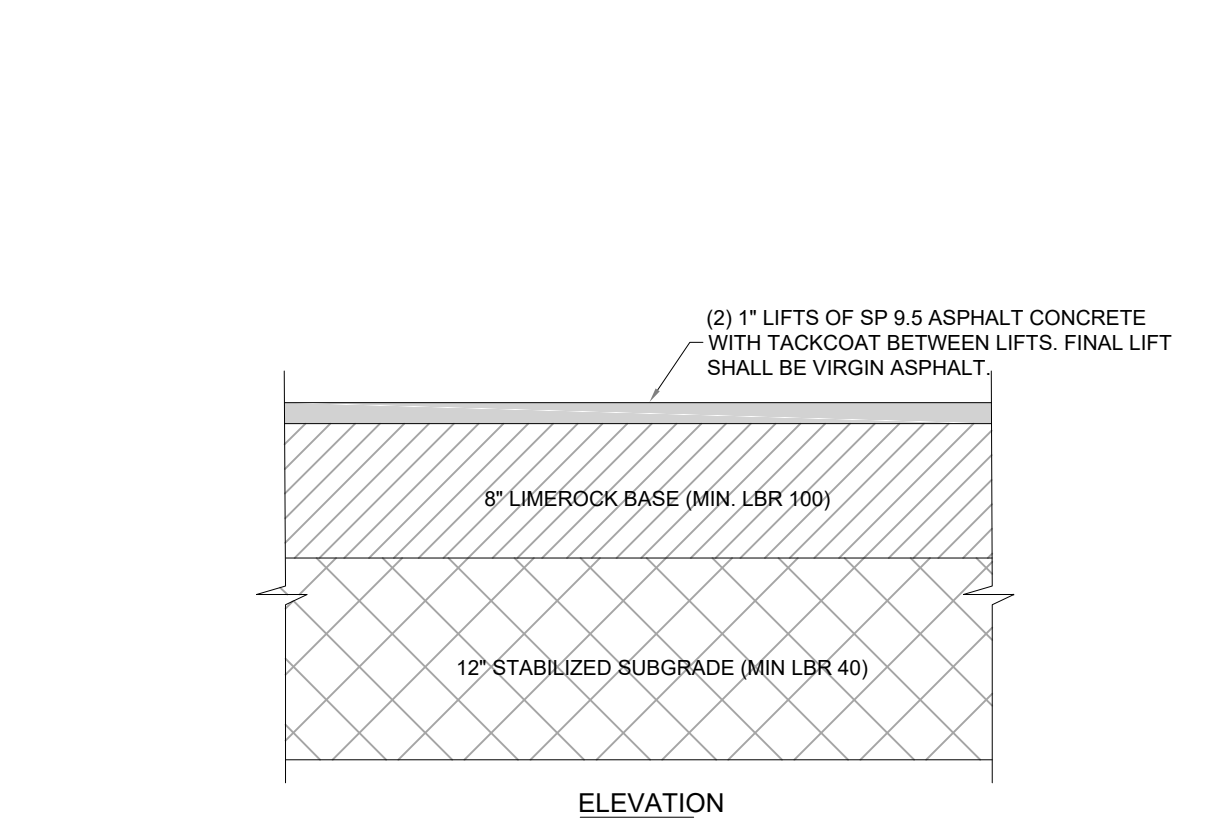
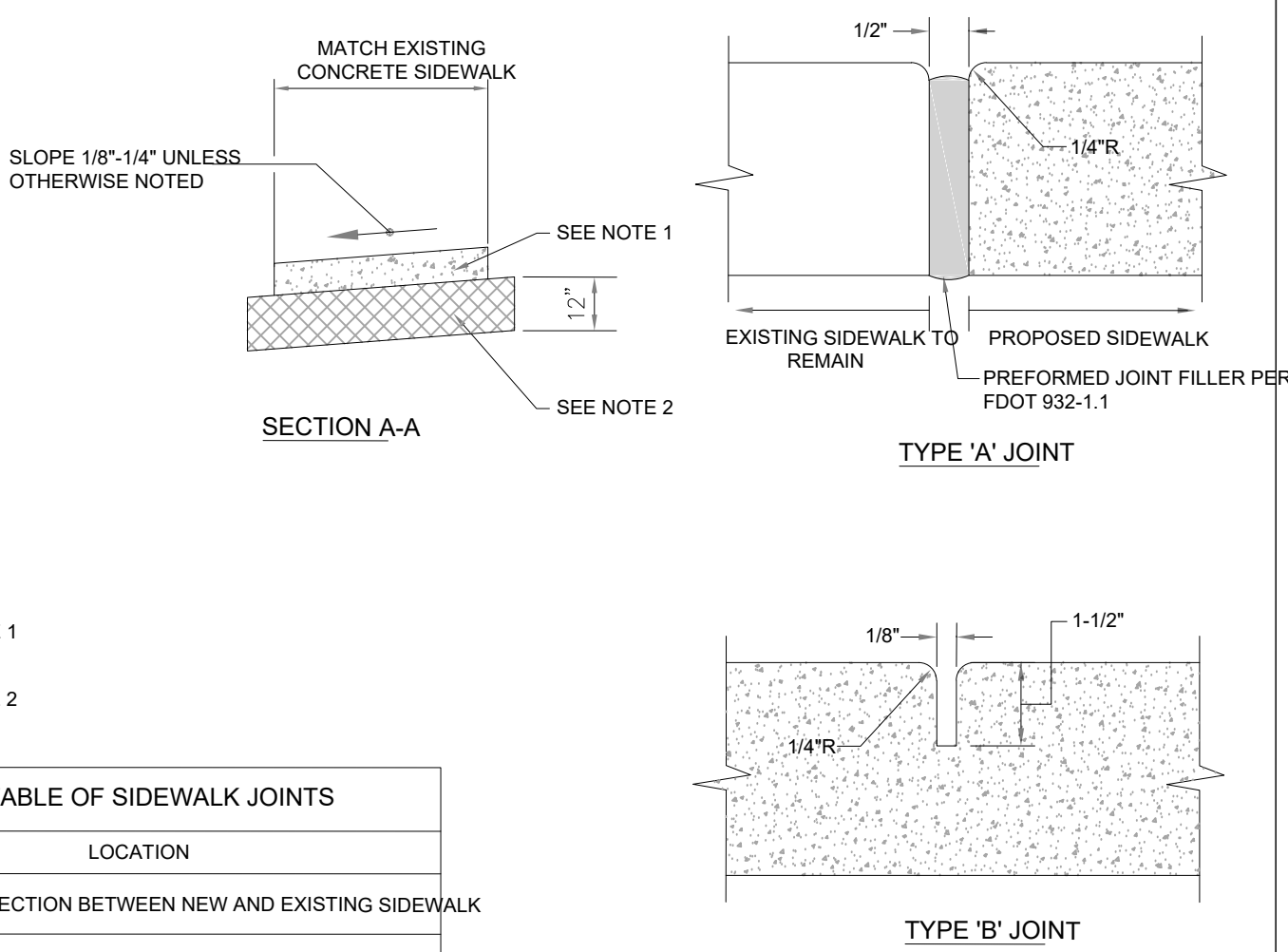
8 CONTROL STRUCTURE DETAIL

SCALE: NONE



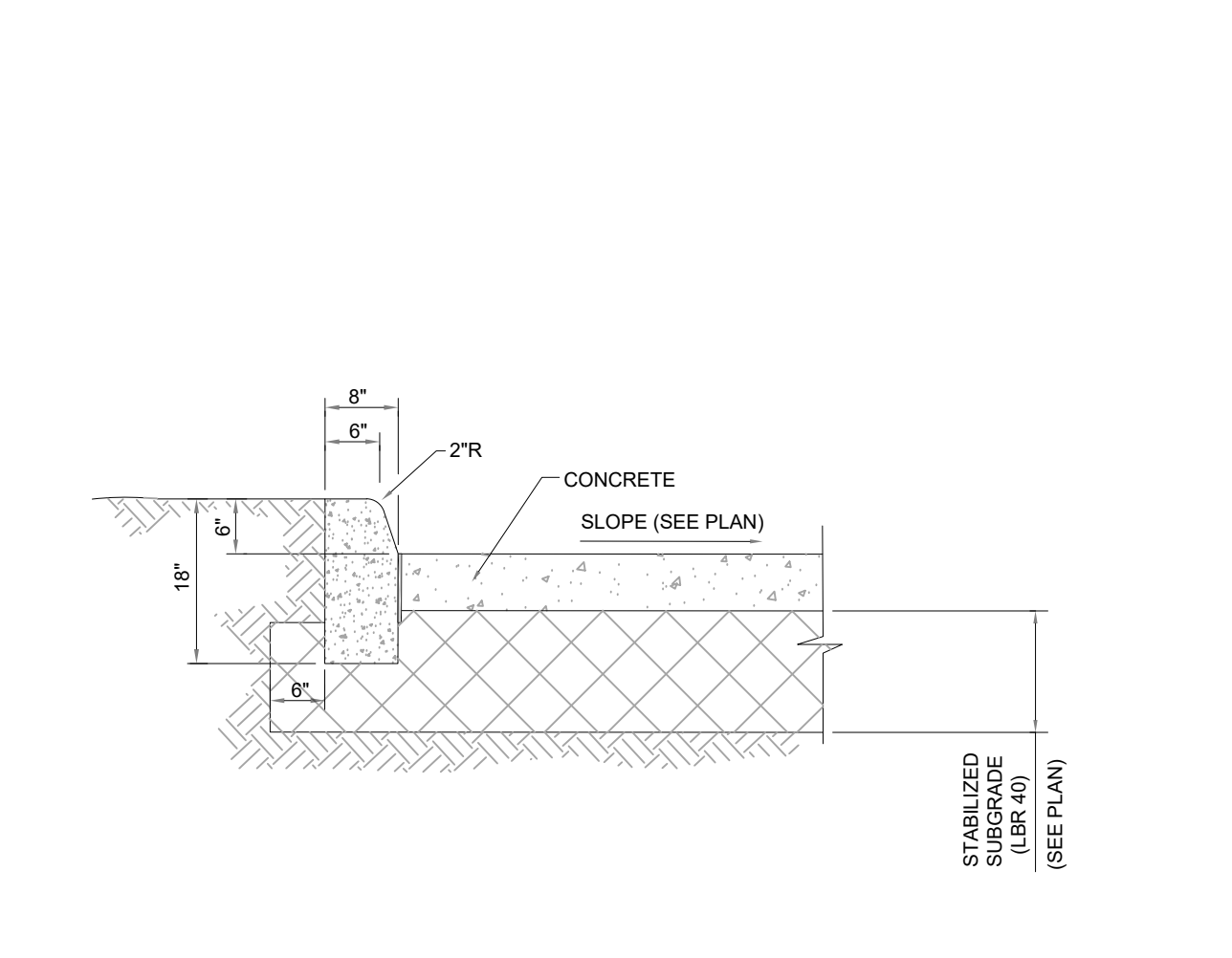
NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



9 ASPHALTIC CONCRETE PAVEMENT DETAIL

SCALE: NONE



10 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE

11 SIDEWALK DETAILS

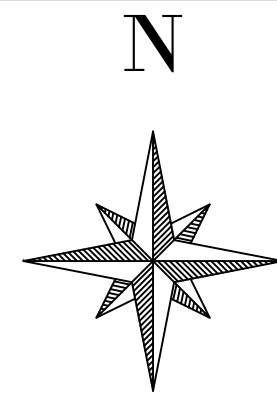
SCALE: NONE

12 ASPHALTIC CONCRETE PAVEMENT DETAIL

SCALE: NONE

13 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE



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PERMITS REQUIRED

VILLAGE OF PALM SPRINGS

PERMIT#

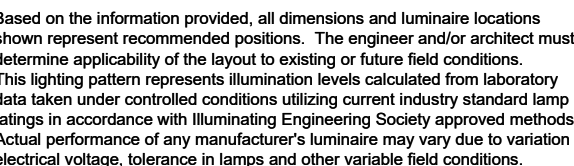
NO. REVISIONS DATE

SUMMIT SQUARE

4363 10th Ave N
Lake Worth Beach
FL 33461

This document has been digitally signed and sealed by Dylan OBerry PE (FL PE No. 88512) on 06/04/2026

SHEET TITLE	
PAVING, GRADING & DRAINAGE DETAILS	
DATE 07/09/2025	SHEET
SCALE N.T.S	C-05
DRAWN BY L.S	



5	PHOTOMETRIC STUDY	11/03/25
4	PHOTOMETRIC STUDY	08/01/25
3	PHOTOMETRIC STUDY	07/20/22
2	PHOTOMETRIC STUDY	12/21/21
1	PHOTOMETRIC STUDY	08/18/21
o.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address:

SUMMIT SQ. RETAIL
LIGHTING STUDY - SITE
NORMAL MODE
Palm Springs, FL

FILE P:\PROJECTS\2021\AUG
CLIENT VC ARCHITECTS

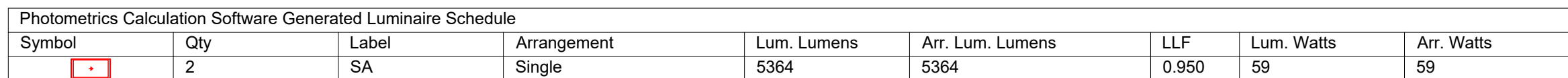
Project SUMMIT SQ. RETAIL

11/03/2025

scale $1/8" =$

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RAWN BY
JV / MR / VT / VI



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT ENTRANCE	illumination	Fc	0.04	0.2	0.0	N.A.	N.A.
PROPERTY LINE @ 6 AFG	illumination	Fc	0.00	0.1	0.0	N.A.	N.A.
ROW 1 @6 AFG	illumination	Fc	0.00	0.0	0.0	N.A.	N.A.
ROW 2 @6 AFG	illumination	Fc	0.00	0.0	0.0	N.A.	N.A.
WALKWAY	illumination	Fc	1.65	4.1	0.1	16.50	41.00
PARKING LOT	illumination	Fc	2.03	3.6	1.2	1.69	3.00
RAMP	illumination	Fc	0.63	1.0	0.3	2.10	3.33

SUMMIT SQUARE LLC

4263 10TH AVE, PALM SPRINGS FL

LIGHTING FIXTURE SCHEDULE

TYPE	PHOTO/LINK	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATTS	FINISH	DIMMING	MOUNTING	NOTES
SA		GALLEON PEDESTRIAN COMPANION	MCGRAW-EDISON	GPC-8A1-C-740-U-T4FT-HS-QM-XX	120-277	4000K	59	TBD	N/A	15' POLE	

~~LIGHTING SCHEDULE NOTES:~~

1. CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT GUS MACIAS @ LIGHTINGDYNAMICS 305-345-7571 OR GMACIAS@LIGHTINGDYNAMICS.COM

2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT

3. THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE....

3. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHAL DICTATE.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG

5. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY



Village of Palm Springs Development Review

DATE: 7/20/2026
DESCRIPTION: Summit Square Retail Building
APPLICANT/AGENT: Luigi Vitalini/Vitalini Corazzini Architects
OWNER: Summit Square, LLC
APPLICATION TYPE: Development Order Amendment* (DOA)
REQUEST: Utility/Civil Plan and Landscape Plan Review
LOCATION: 4363 10th Ave., Palm Springs, FL 33461
STAFF REVIEW: **APPROVAL LETTER**

The Engineering Department recommends approval of the subject referenced Development Order Amendment.

Utilities/Engineering/Etc.

1. On Sheet C-02, provide drainage arrows to illustrate the direction in which runoff will flow throughout the parking lot, ensuring that the spot elevations coincide with the arrows, and that runoff is directed towards the catch basins.
Applicant Response: See Rev_4363_C2_PGD Plan Sheet 2 of 4 REV2.
Village Response: Comment addressed.
2. On Sheet C-02, the length of proposed 18" HDPE pipe going from PROPOSED C-4 CATCH BASIN to PROPOSED C.S. C-4 CATCH BASIN is measured to be 47'-1" using the specified 1" = 10' scale. The callout states that the length of pipe is 51 LF. Please revise the callout to be representative of the actual length of proposed pipe.
Applicant Response: See Rev_4363_C2_PGD Plan Sheet 2 of 4 REV2.
Village Response: Comment addressed.
3. On Sheet C-02, the length of proposed 5'X4' EXFIL TRENCH going from PROPOSED C-4 CATCH BASIN to PROPOSED C.S. C-4 CATCH BASIN is measured to be 15'-10 1/2" using the specified 1" = 10' scale. The callout states that the length of exfiltration trench is 14 LF. Please revise the callout to be representative of the actual length of proposed pipe.
Applicant Response: See Rev_4363_C2_PGD Plan Sheet 2 of 4 REV2.
Village Response: Comment satisfied.
4. On Sheet C-02, the length of proposed 18" HDPE pipe going from PROPOSED C.S. C-4 CATCH BASIN to the catch basin on 10th Avenue North is measured to be 15'-1/4" using the specified 1" = 10' scale. The callout states that the length of pipe is 19 LF. Please revise the callout to be representative of the actual length of proposed pipe.
Applicant Response: See Rev_4363_C2_PGD Plan Sheet 2 of 4 REV2.
Village Response: Comment satisfied.
5. Provide a field topographical survey prepared by a Florida licensed professional surveyor or digital topography showing existing conditions of the site.
Applicant Response: See Rev_4363_Site Plan Sheet 1 of 4 REV2.
Village Response: Comment satisfied.

6. Per Sec. 34-373. – Master Drainage Plan. A master drainage plan outlining the primary and secondary drainage facilities needed for the proper development of the subdivision, excluding tertiary facilities which are required on construction plans, shall be submitted with the subdivision site plan. The master drainage plan shall consist of a plan and report indicating the method of drainage, existing water elevations, recurring high water elevation, proposed design water elevation drainage structures, canals and ditches, and any other pertinent information pertaining to the control of stormwater and groundwater. In cases where modifications or improvements are not planned for primary and secondary drainage facilities, such requirement may be accomplished by indicating such on the subdivision site plan.

Applicant Response: See Rev_4363_Utility Plan Sheet 3 of 4 Rev2.

Village Response: Comment not satisfied. Provide a report indicating the method of drainage, existing water elevations, recurring high water elevation, proposed design water elevation drainage structures, canals and ditches, and any other pertinent information pertaining to the control of stormwater and groundwater.

Applicant Response: No response provided.

Village Response: Comment not satisfied. The applicant shall either (a) supplement the Drainage Report and plan set with a master drainage plan drawing and updated supporting data that addresses all elements required by Sec. 34-373, including existing and recurring high water elevations, identification of primary and secondary drainage facilities, and current geotechnical data substantiating the assumed seasonal high water table elevation; or (b) add a clear notation to the Site Plan (Sheet C-01) or Paving, Grading & Drainage Plan (Sheet C-02) explicitly stating that no modifications or improvements to primary and secondary drainage facilities are proposed as part of this development, as permitted under Sec. 34-373.

Applicant Response: A note has been added to both the Site Plan (Sheet C-01) and Paving, Grading & Drainage Plan (Sheet C-02) explicitly stating that no modifications or improvements to primary and secondary drainage facilities are proposed as part of this development, as permitted under Sec. 34-373.

Village Response: Comment addressed.

7. On Sheet C-03, provide a callout for the conflict between the 1" PE Water Service and the existing storm drain discharging into the PROPOSED C.S. C-4 CATCH BASIN.

Applicant Response: See Rev_4363_Utility Plan Sheet 3 of 4 Rev2.

Village Response: Comment satisfied.

8. On Sheet C-03, the existing 12" DIP WM runs perpendicular to the curb inlet on 10th Avenue North. Provide a callout for the conflict between this pipe and structure.

Applicant Response: See Rev_4363_Utility Plan Sheet 3 of 4 Rev2.

Village Response: Comment satisfied.

9. On Sheet C-03, provide a callout for the conflict between the 8" VAC. SEWER and the 1" PE WATER SERVICE.

Applicant Response: See Rev_4363_Utility Plan Sheet 3 of 4 Rev2.

Village Response: Comment satisfied.

10. Per Sec. 14-1364. – Outdoor lighting. The photometric plans shall include manufacturer's catalog cuts that provide a description of the luminaries, including wattage, lumen output, glare reduction/control devices, lamps, on-off cycle control devices and mounting devices.

Applicant Response: See REV_L1_LIGHTING_DYNAMICS_NOV2025.

Village Response: Comment satisfied.

11. Per Sec. 14-1364. – Outdoor lighting. All photometric plans must be signed and sealed by a registered design professional per Florida Statutes.
Applicant Response: See REV_L1_LIGHTING_DYNAMICS_NOV2025.
Village Response: Comment satisfied.
12. On Sheet C-05, Correct the exfiltration and control structure detail elevations.
Applicant Response: No response provided.
Village Response: Comment not addressed. Comment is still outstanding.
Applicant Response: No response provided.
Village Response: Comment not addressed. The control structural detail has text overlap on it, making it difficult to read the elevations listed in the detail.
Applicant Response: The Control Structure detail has been corrected to properly display the annotations.
Village Response: Comment addressed.

Landscape Plan

13. Terminal landscape islands shall be a minimum of 5' in width and have the same depth as the abutting parking space.
Applicant Response: See Rev Summit Square_4_2025_1021_Landscape.
Village Response: Comment addressed.
14. All terminal landscape islands shall contain at least one (1) tree.
Applicant Response: See Rev_4363_Landscape Plan Sheet 4 of 4REV2.
Village Response: Comment addressed.
15. The variance request (variance 4) will be reviewed and granted/denied by the Village staff.
Applicant Response: No response provided.
Village Response: Comment addressed.
16. Show all underground utilities and storm drainage on Landscape plan, adjust any tree locations that may be impacted and provide root barrier where necessary.
Applicant Response: No response provided.
Village Response: Comment remains. No underground utilities have been shown on the Landscape Plan.
Applicant Response: Underground utilities and tree relocations available LP-1 REV5.
Village Response: Comment satisfied.

Site Plan

17. Provide an Auto Turn analysis for both a fire truck and a waste management truck.
Applicant response: See Rev_4363_Auto_TURN_EXHIBIT and Rev_4363_Auto_TURN_EXHIBIT(2).
Village Response: Comment Satisfied.
18. Provide details of the bicycle rack.
Applicant response: See B2103.00_ARCHITECTURALSET/A101.
Village Response: Comment Satisfied.
19. Provide details of the dumpster.
Applicant response: See B2103.00_ARCHITECTURALSET/A101.
Village Response: Comment Satisfied.
20. Provide details of the proposed white PVC fence.
Applicant response: See B2103.00_ARCHITECTURALSET/A101.

Village Response: Comment Satisfied.

21. Revise the site plan to accurately depict the front yard setback. The measurement provided does not reflect the distance from the front property line to the proposed principal structure.”

Applicant response: See B2103.00_ARCHITECTURALSET/A101.

Village Response: Comment Satisfied.

22. Provide approval for all variances requested.

Applicant Response: No response provided.

Village Response: Comment not addressed. Comment is still outstanding.

Applicant Response: No response provided

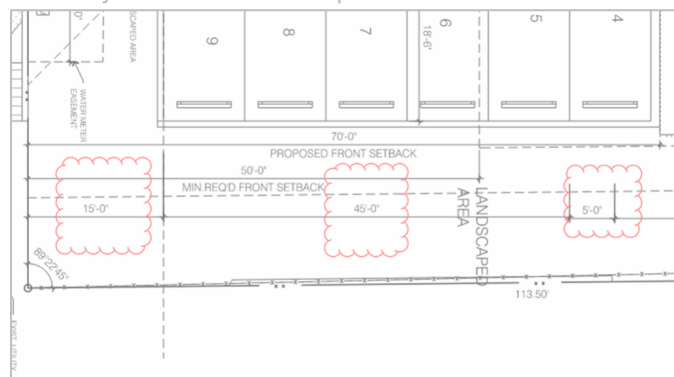
Village Response: Comment not addressed.

23. Clarify Variance 4. The request states, “The proposed buffer zone is 12.1 ft with a 6 ft wall,” however, the site plan does not depict any wall.

Applicant response: See Variance Application Letter11_14_2025.

Village Response: Acknowledge.

24. Revise site plan or clarify the measurement provided. See below.



Applicant response: See B2103.00_ARCHITECTURALSET/A101.

Village Response: Comment Satisfied.

25. Revise site plan to provide the uses and zoning of the adjacent properties.

Applicant response: See B2103.00_ARCHITECTURALSET/A101.

Village Response: Comment Satisfied.

26. Revise site plan as the proposed storage area must be screened by a solid barrier and not visible from public view.

Applicant response: As per your answer on 9/24/2025 the proposal was accepted, see proposal Per Sec. 62.75. "Screenings. All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened on at least three sides by a solid opaque enclosure constructed of landscape, or a block and stucco or decorative block wall consistent with the architectural character of the principal buildings."

Village Response: Acknowledged.

Architecture

27. Revise color elevations – must provide a table with color pallet.

See B2103.00_ARCHITECTURALSET/A401-A403.

Village Response: Acknowledged.

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



7/20/2026

George Krawczyk, P.E.

Chen Moore and Associates

Tel: 954.730.0707

Email: gkrawczyk@chenmoore.com

Good afternoon, Rogelio,

LWDD has no objection to the certification of this petition. It is located south of the L-10 Canal and is not adjacent.

Thank you.

Anne Perry Schreiner

Anne Perry Schreiner | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



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9-3-2021

No fire rescue comments. Thank you.

Wesley Jolin, IAAI-CFI[®]
Fire Safety Specialist
Palm Beach County Fire Rescue
wjolin@pbcgov.org
561.233.2695
2300 North Jog Road: Suite 1E-40
West Palm Beach FL 33411

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June 26, 2026

Amir Jamali, PE, AICP, PTOE
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Tampa, FL 33624

**Engineering and
Public Works Department**

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**Palm Beach County
Board of County
Commissioners**

Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator

Joseph Abruzzo

**RE: 4363 10th Ave N
Project #: 260518
Traffic Performance Standards (TPS) Review**

Dear Mr. Jamali:

The Palm Beach County Traffic Division has reviewed the above reference project Traffic Impact Statement, dated May 25, 2026, and supplemental changes and information provided to the Traffic Division, dated 06/24/2026, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	North side of 10 th Ave N, about 650 feet east of S Military Trail
PCN:	70-42-44-24-05-000-0170
Access:	One full access connection onto 10 th Ave N <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Strip Retail Plaza = 1,800 SF
Proj Daily Trips:	98
Proj Peak Hour Trips:	3 (1/2) AM; 4 (2/2) PM
Build-out:	December 31, 2028

Based on our review, the Traffic Division has determined the proposed use will have an insignificant impact on the area roadways within the Radius of Development Influence. Therefore, it meets the TPS of Palm Beach County.

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

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

"An Equal Opportunity Employer"



Amir Jamali, PE, AICP, PTOE
June 26, 2026
Page 2 of 2

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

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

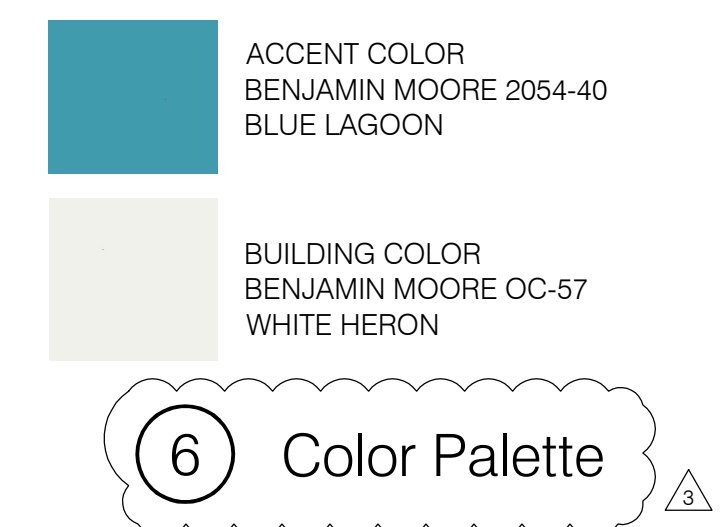
A handwritten signature in blue ink that reads "Rahman".

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

MR:QB:ep

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

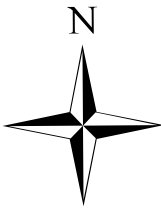
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Village of Palm Springs

4360 10 Ave North



-  Parcel
-  Proposal Parcel

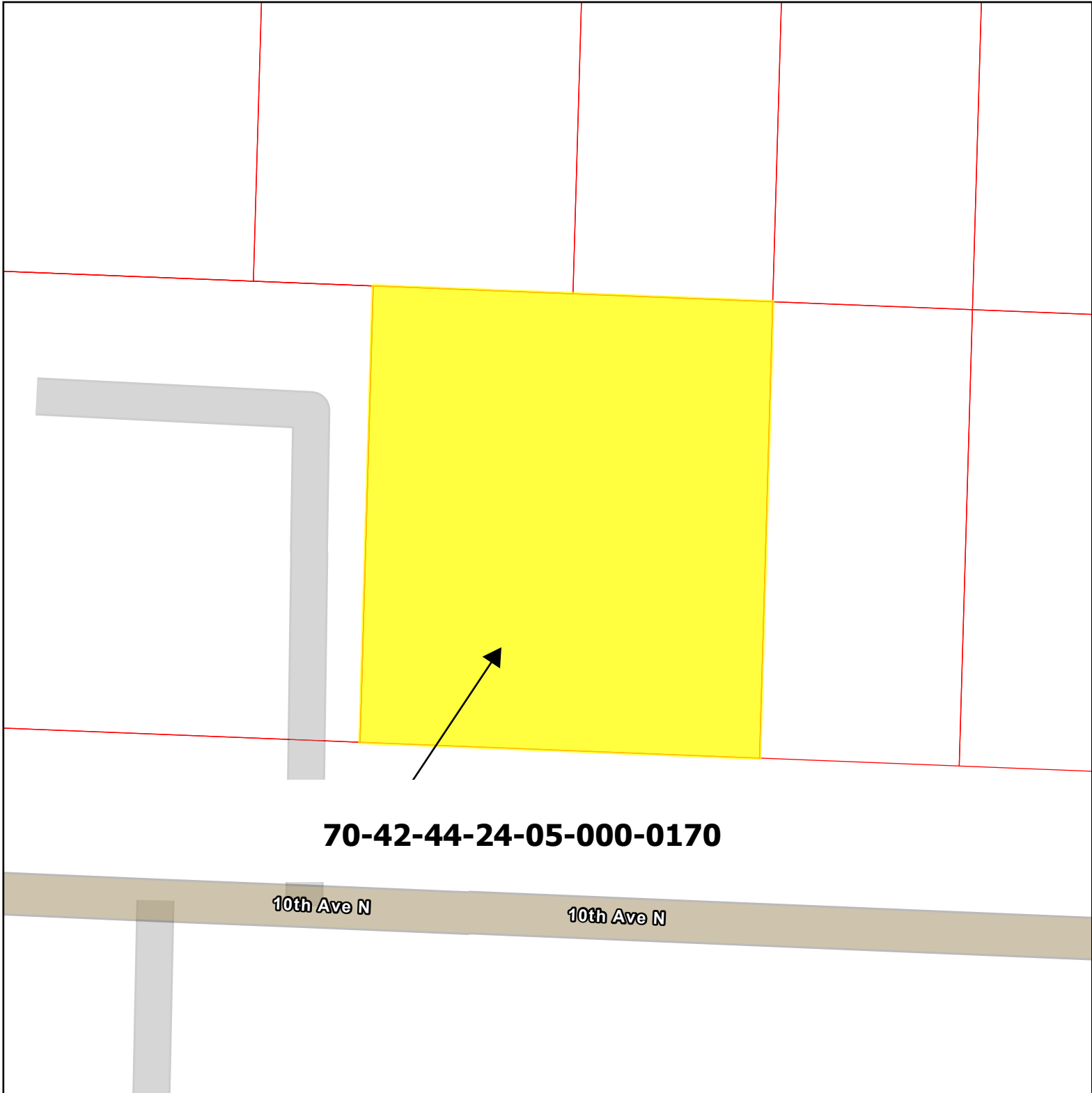
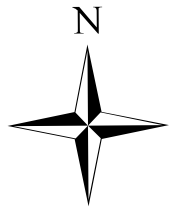
Date: 6/26/2026





Village of Palm Springs

4360 10 Ave North



Parcel

Proposel Parcel

Date: 6/26/2026

0 10 20 40 US Feet