CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- Planned Community Development (PCD)
- Planned Unit Development (PUD)
- Amendment to PCD, PUD or Site Plan
- Conditional Use
- Amendment to the Comprehensive Plan
- Administrative Approval
- Administrative Appeal
- Annexation
- Rezoning
- Site Plan Review
- Concurrency Certificate
- Time Extension
- Miscellaneous
- Other

Date Submitted:

Project Name: Salon Lab Suites

Owner: Woods Ronald G.

Applicant (if not Owner): Panos Antoniou

Applicant's Address: 588 Northlake Boulevard, Lake Park Telephone No. 561-662-9012

Agent: Bill Pfeffer / Jenny Baez (Bowman Consulting Group)

Contact Person: Jenny Baez E-Mail: jbaez@bowmanconsulting.com

Agent's Mailing Address: 13450 West Sunrise Boulevard, Suite 320, Sunrise FL 33323

Agent's Telephone Number: 954-314-8468

FOR OFFICE USE ONLY

Petition Number: Date & Time Received:

Fees Received

Application $ Engineering $  
Receipt Number: 

1
Site Information:  

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: NE of Alternate A1A and South of Lighthouse Dr.

Address: ______________________________________________________________________

Section: ____________  Township: _______________  Range: __________________________

Property Control Number(s): 52-43-42-18-00-000-1180

Acreage: 1.1839  Current Zoning: CG1 - General Commr  Requested Zoning: CG1 - General Commr

Flood Zone 12099C0379F  Base Flood Elevation (BFE) – to be indicated on site plan

Current Comprehensive Plan Land Use Designation: ______________________________________________________________________

Existing Land Use: vacant  Requested Land Use: commercial

Proposed Use(s) i.e. hotel, single family residence, etc.: __________

Personal services/hair salon suites

Proposed Square Footage Use: 10,220

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable): 1
Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: SITE PLAN APPLICATION
The 1.65 acre parcel is currently vacant, and the applicant is seeking to develop it into a two-story business called Lab Salon Suites, with 43 suites for lease for personal hair styling services.
The parcel will have 47 parking spaces and all the drainage and utility infrastructure to support it.

2. What will be the impact of the proposed change on the surrounding area?
This parcel is located at the "entrance" to the City, and the development is proposing a 55-foot building setback per the Alternate A1A requirements with beautiful landscaping and appealing architectural features - which will improve this prominent intersection in both utility and aesthetics.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.
The development is located in an Urban Suburban area, with commercial designation. The project is in line with the City comprehensive plan and the applicant is seeking to develop by meeting all land development code requirements without the need to rezone into a PD or seek variances.
4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The submittal is including landscape plans that were designed keeping in mind the City's landscape requirements and Florida friendly materials while preserving existing mature vegetation as much as possible.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The project currently proposes improvements to the principal frontage (Alt A1A) with extensive landscaping and pedestrian connectivity; the applicant will discuss public art opportunities or contributions in lieu during the review process.

6. Has project received concurrency certification?

the concurrency application will be reviewed concurrently to the site plan and plat applications

Date Received:                  

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately _____ mile(s) from the intersection of _______

Alternate A1A, on the □ north, □ east, □ south, □ west side of Lighthouse Dr. (street/road).
Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Woods Ronald G. who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.

2. That he/she is requesting Site Plan, Concurrency, and Plat applications in the City of Palm Beach Gardens, Florida.

3. That he/she has appointed Jenny Baez, Bill Pfeffer (Bowman Consulting) to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Woods Ronald G.

Signature of Owner: _______________________

123 Quayside Dr.

Street Address: _______________________

P. O. Box: 561 - 33474-4756

Telephone Number: _______________________

e-mail Address: rdbcw@comcast.net

City, State, Zip Code: 

Owner

By: 

Name/Title: 

Jupiter, FL 33477

City, State, Zip Code: 

Fax Number: 

My Commission expires:

3 April 2021

[Stamp of Notary Public]
Applicant’s Certification

I/we affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/we further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

Signature of Applicant

Owner

Panos Antoniou

Print Name of Applicant

Optionee

838 Northlake Boulevard,

Street Address

Lessee

Lake Park 33408

City, State, Zip Code

Agent

561-662-9012

Telephone Number

Contract Purchaser

Fax Number

panos@thelabsalonuites.com

E-Mail Address
Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Owner's signature

Woods Ronald G.
Owner printed name

DESIGNEE/BILL TO:
Panos Antoniou

Date
6-17-2019

Property Control Number
52-43-42-18-00-000-1180

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of June, 2019, by Ronald Woods/Panos Antoniou. He or she is personally known to me or has produced as identification.

Notary public signature

Jenny Baez
Printed name

State of Florida at-large
My Commission expires: 3 April 2021
27 August 2019

Dawn Sonneborn, Senior Planner
10500 N. Military Trail
Palm Beach Gardens, FL 33410
DSONNEBORN@PBOFL.COM / 561.799.4219

**Project: The Lab Salon Suites**
At A1A & Lighthouse drive
Site Plan/Concurrency/Plat application review

**EXECUTIVE SUMMARY – SITE PLAN APPLICATION**

The purpose of this letter is to accompany the Site Plan review request and Concurrency certificate request for the above referenced commercial project. Ronald G Woods ("Property Owner") owns the +/-1.65-acre property, generally located to the northeast of Alternate A1A and south of Lighthouse Drive ("Property") within the City of Palm Beach Gardens. The parcel is associated with parcel ID 52-43-42-18-00-000-1180.

The Property is currently vacant. Panos Antoniou ("Applicant") is looking to develop the site into a two-story, 10,220 SF business (5,110 SF per story) called "Lab Salon Suites". This project aims to set a new standard for the Salon Suite business through its décor, business model and customer experience. The site will be developed with 43 parking spaces and the appropriate utility and drainage infrastructure to support it. The parcel has one (1) access point from Alternate A-1-A (State Road 811) and one (1) access point from Lighthouse Drive.

**Background**

The subject site is vacant, with some vegetation and peripheral utilities services in adjacent parcels. The site also abuts a former canal area owned by the Village of North Palm that contains some irrigation pumps for the landscaped medians along Alternate A1A. The Applicant is looking to design the site without rezoning for Planned Development district in effort to meet all the City of Palm Beach Gardens Land Development Code, despite the challenges that come with the site given its peculiar shape and size.

The project is being jointly designed with the Village of North Palm in order to develop the above-mentioned underutilized canal area in order to provide landscaping and screening for the residential uses to the east of the principal site. This area will preserve and provide maintenance access to the Village of North Palm for the existing irrigation equipment and also serve as overflow parking for the Lab Salon Suites principal building on the Palm Beach Gardens parcel in order to provide stylists with additional parking opportunities for customers in peak times – mainly holidays and special events. The project is currently under review with the Village of North Palm Staff concurrent to the City of Palm Beach Gardens application and will be linked in terms of development timing.

**Land Use and Zoning**

The project is located in the CG-1 district and no variances or waivers are being requested. The only design consideration requested is handled by the City of Palm Beach Gardens Engineering Division and pertains to the 100-foot stacking requirement at the entrances to the City per Code Section 78-344 (h). The Section reads:

"Entrances and exits. The number of entrances and exits to a facility shall be as few as possible, and shall be provided and located so as to minimize traffic congestion. Vehicles shall not be permitted to back out from a parking space into a public street or right-of-way. At least 100 feet, or as otherwise approved by the city engineer, of off-street stacking distance shall be provided between the edge of right-of-way and the nearest intersecting drive aisle of a parking lot or location of a conflicting traffic movement."

The applicant is therefore requesting that the City Engineer considers a reduction from this request as the proposed use does not warrant, even at peak times, such an aggressive throat depth into the site. 26 trips are expected at AM peak hours. Furthermore, the principal entrance into the site along Alternate A1A is providing 35 feet stacking capacity, measured from edge of pavement, which exceeds the requirement per the Florida Department of...
Transportation for a typical personal service use as the one proposed. The Applicant is also planning to stripe the first parking spaces from Alternate A1A to allow for designated employee parking spaces in order to further minimize the number of vehicles backing out of those parking spaces and limit the potential conflicts with other circulating vehicles. The main reason for the request to reduce the stacking measurement from 100 feet to 35 and 50 feet (on Alternate A1A and Lighthouse Drive respectively) is that it would lay a significant burden on the Applicant's capacity to provide the Code requirement for parking on the site. In addition, the Applicant has operational experience with this type of use and parking becomes quintessential during holiday periods where the stylists have a higher number of appointments for services. All the suites at the proposed Lab Salon Suites will be individually leased and if the stylists do not have enough capacity to allow for the customers to park and enter the building during their appointment times or other consultations, the business is likely to experience operational difficulties. These peak periods are expected to be only seasonal and vary in duration, not the standard all year round.

**Parking and Loading**

The project requires a total of 41 parking spaces with professional office use at 1 space per 250 square feet. The project has been designed with the minimum total of 43 parking spaces, including 2 ADA parking spaces. This type of business does not require loading capacity for large delivery trucks. At most, hair stylists get deliveries of materials, tints and other business tools in vehicles that can park briefly in a standard parking space. A total of 4 bike racks are proposed on the South side of the building.

**Landscape Buffers and Open Space**

The proposed landscaping is designed to provide shade and groundcover in an aesthetically pleasing manner. The building mass is broken down with tall McArthur palms and the proposed Date Palms along A-1-A provide a strong presence along the corridor. Most existing Cabbage Palms are proposed to be relocated on site. The existing Live Oak tree on the East property line is to be protected in place. The trunk diameter is 24", the tree is about 30' tall with a 30' crown diameter. The site will have a 25' landscape buffers to the north and south and 8' buffer to the east and west.

**Architectural features**

The revised architectural elevations for the Lab Salon Suites have been revised per feedback received from Palm Beach Gardens staff and in coordination with Panos Antoniou, the Applicant. Items to note include:

- Window cross heads have been revised to all be arched and not varying as was the original Palladian intent.
- Height of the building is now at 35 ft due to the required full RTU (Roof Top Unit) screening per City ordinance. The building parapet has been raised and the overall building proportion has been balanced via an implied balustrade feature at top.
- A stone wall base has been added to the lower level of the building to promote material variation and added texture.
- The lion head medallions are a brand item for Lab Salon Suites and will be lessened in profile to create a more subtle image.
- The architecture is proposed of high quality, unique character, and aesthetic quality, for expected new construction along the Alternate A1A, with an appealing buffer between the building and the principal right of way.

**CONCURREN CY**

**Traffic**

The Applicant prepared a traffic analysis and has the project under review with the City of Palm Beach Gardens as well as Palm Beach County Traffic Division.

The traffic engineer accounted for Medical Office use for the proposed 10,220 SF building, as the salon offers services which are by appointment only, similar to rate generated volumes of a medical office. The development will generate 274 daily driveway trips, with 26 daily AM peak-hour driveway trips, and 33 PM peak-hour driveway trips.
Solid Waste, Water, and Wastewater

Waste Management has provided a letter, dated June 18th, 2019, that disposal capacity is available to accommodate solid waste generation from the proposed site. The SeaCoast Utility Authority (SUA) has provided a water and wastewater capacity letter, dated May 28, 2019.

Drainage

The Applicant submitted a Drainage Statement with the subject petition. The proposed drainage system will be in accordance with SFWMD Rules and Regulations. The proposed underground stormwater system will provide 0.2 ac-feet of water quality and 1.36 ac-ft of storage.

Fire Protection

The site will be fully sprinklered and equipped with a fire alarm. The applicant will also provide a fire hydrant.

Endangered and Threatened Species

There is no indication the site has endangered or threatened wildlife.

Consistency with the City's Comprehensive Plan

The site and proposed development is consistent with the overall intent of the Goals, Objectives, and Policies of the City's Comprehensive Plan. Some of the key goals, objectives, and policies are summarized below:

- **Future Land Use Element (FLUE) Goal 1.2.:** Encourage development or redevelopment activities, while promoting strong sense of community, and consistent quality of design; and do not threaten existing neighborhood integrity and historic and environmental resources. (emphasis added)

  The proposed project does not adversely affect the existing neighborhood character and integrity of the area. As noted previously, the intensity, massing, and scale of the proposed project is consistent with the specific CG-1 zoning district and Special Alternate A1A corridor per the City's Land Development Regulations.

- **FLUE Policy 1.3.5.4.:** The City shall encourage Transit-Oriented Design (TOD) development for areas that are located within one-quarter mile of public transit to promote a pedestrian-friendly and support a transit-user environment.

  The site plan encourages multi-modal transportation with bicycle and pedestrian paths that connect Alternate A1A and Lighthouse Drive, along with bicycle parking on site, which is in line with the Transit Oriented Development goals by the City FLUE.

- **Excerpt from FLUE Policy 1.1.1.7.:** Commercial (C): The Commercial category is intended to accommodate a wide range of retail and general commercial uses. The predominant uses range from stores offering frequently needed goods and services to nearby neighborhoods to those serving a regional market. A representative sample of uses include personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, and medical and dental clinics and is more specifically defined in the City’s Land Development Regulations...

  The Lab Salon Suites will offer personal services, which is compliant with the FLUE commercial policy.

- **Policy 4.C.1.1.3.:** The level of service standard (LOS) for new development will be to have the finished floor above the flooding from a 100-year, 3-day storm with zero discharge, or as
permitted by SFWMD, including conveyance and retention/detention designed for a 3 day/25-year storm for developments greater than or equal to ten (10) acres or for a 1 day/25-year storm for developments less than ten (10) acres in size. Additionally, the LOS for new development shall require that off-site INFRASTRUCTURE 4-5 discharges are limited to historic (predevelopment) discharges and retention/detention requirements shall be the first 1" of run-off or 2.5 inches x the percent of impervious area for the project, whichever is greater, if wet storage is utilized and 75% of wet detention, if dry storage is utilized. All of the above shall be in accordance with SFWMD Rules and Regulations, Basis of Review for Environmental Resource Permit (ERP) Applications. The LOS for redevelopment shall conform with the requirements for new development. The minimum LOS for existing development shall be a surface water management system that protects existing finished floor elevations from flooding during a 1-day/100-year storm."

The proposed drainage design will meet the required Level of Service by providing conveyance and retention for the 25-year, 3-day storm event.

If you have any questions or require additional information, please do not hesitate to contact us,

Jenny Baez | Project Manager
Bowman Consulting

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323
Office: 954-314-0480 | mobile: 954-682-9014
jbaez@bowmanconsulting.com | bowmanconsulting.com