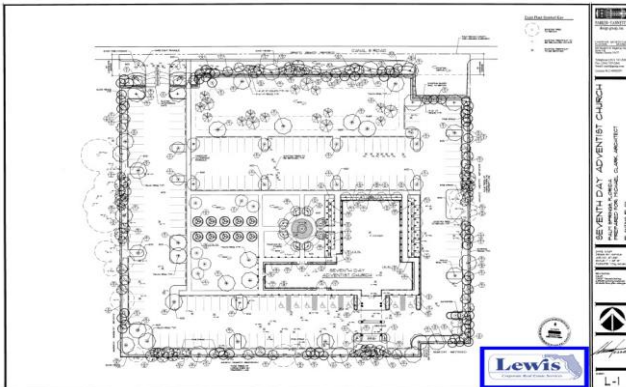


FOR SALE Multi-Family Land

3.38+/- ac. Land with Church Special Exception



4234 Canal 8 Road; off Military Trail, Palm Springs, FL



- Land Improvements include in excess of \$500,000.00 of underground Utilities, sewer, water detention and paving. Call Listing Office for complete details
- Approved for a 13,000+ Place of Worship
- Town of Palm Springs - This property is designated Residential Multiple-family (RM) with a Future Land Use designation of Medium Density Residential, the property has 3.38 acres that will allow a maximum of 33 units.
- **PURCHASE PRICE: Drastically Reduced for Quick Sale: \$675,000.00**

For Personal Inspection or Addition
LEWIS REALTY GROUP, L.L.C. Daniel P. Lewis, S
561-629-499

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITATIVE, HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE. PRICE SUBJECT TO CHANGE WITHOUT NOTICE. NEITHER SELLER NOR LEWIS REALTY GROUP, L.L.C. CANNOT REPRESENT THE PAST, PRESENT AND FUTURE FINANCIAL CONDITIONS, ZONING OR LAND USE OF THE PROPERTY, INCLUDING THE INCOME AND EXPENSES. THANK YOU.



Village of Palm Springs

"a great place to call home"

226 Cypress Lane • Palm Springs, Florida 33461-1699
561.965.4010 • Fax 561.965-0899

February 13, 2009

Rendel Forbes
2410 Embassy Drive
West Palm Beach, FL 33401

RE: Site Plan Approval
Seventh Day Adventist Church

Dear Mr. Forbes:

At their regular council meeting on February 12, 2009, the Mayor and Village Council adopted Resolution No. 2008-93, approving with Conditions, the application of Florida Conference Association of the Seventh Day Adventist Church, for site plan approval (SPR 08-12) for construction of a 13,632 square foot two-story church building, consisting of a sanctuary, fellowship hall, and classrooms, located at 4234 Canal 8 Road.

Enclosed is a copy of the signed Resolution No. 2008-93, for your records.

Should you have any questions, please contact Bette Lowe, Land Development Director, at 965-4016.

Sincerely,

Virginia M. Walton, CMC
Village Clerk

Enclosures

Cc: Bette J. Lowe, Land Development Director



Council Agenda

Date: February 12, 2009

Subject: Resolution No. 2008-93, Site Plan Review (SPR08-12) for Seventh Day Adventist Church Located at 4234 Canal 8 Road

Honorable Mayor
and
Members of the Village Council

As an item for the agenda for the Council Meeting of February 12, 2009 is Resolution No. 2008-93, a site plan review for the Seventh Day Adventist Church property located at 4234 Canal 8 Road. Mr. Rendel Forbes, agent for Florida Conference Association of the Seventh-Day Adventists, owner of the property, has submitted the request.

The 3.2 acre property is proposed to be a 13,632 sq. ft. church. The proposed church is located at the end of a dead end shell rock road directly west of the Woodland town home community.

Resolution No. 2007-37 approved this site plan on June 14, 2007. The site plan approval has expired, and therefore the applicant is reapplying.

The Land Development Board heard the request at their November 18, 2008 meeting and recommended approval to the Village Council for the February 12, 2009, Regular Council Meeting.

It is requested that the Council adopt Resolution No. 2008-93.

Respectfully submitted,

Karl E. Umberger
Village Manager

Attachment

RESOLUTION NO. 2008-93

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, APPROVING WITH CONDITIONS THE APPLICATION OF FLORIDA CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTIST CHURCH, FOR SITE PLAN APPROVAL (SPR 08-12) FOR CONSTRUCTION OF A 13,632 SQUARE FOOT TWO-STORY CHURCH BUILDING, CONSISTING OF A SANCTUARY, FELLOWSHIP HALL AND CLASSROOMS, ON APPROXIMATELY 3.2 ACRES LOCATED AT 4234 CANAL 8 ROAD; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on November 18, 2008, the Land Development Board reviewed and considered the application submitted by Rendel Forbes, agent for the owner, Florida Conference Association of the Seventh Day Adventist Church, (SPR 08-12) for construction of a 13,632 square foot two-story church building, consisting of a sanctuary, fellowship hall and classrooms, on approximately 3.2 acres located at 4234 Canal 8 Road; and

WHEREAS, the recommendation of the Land Development Board to approve, with conditions, the Applicant's request has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session at a quasi-judicial hearing; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village staff and Land Development Board; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of the Applicant for construction of a 13,632 square foot two-story church building, consisting of a sanctuary, fellowship hall and classrooms, on approximately 3.2 acres located at 4234 Canal 8 Road; and the same having been heard in Regular Session on February 12, 2009, and having been otherwise fully apprised of the premises herein, the Village Council hereby approves the Application, with the conditions attached hereto as **Exhibit "A"**, and which is incorporated herein by reference.

a. Notwithstanding any exceptions, conditions or other approvals granted herein, the Applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

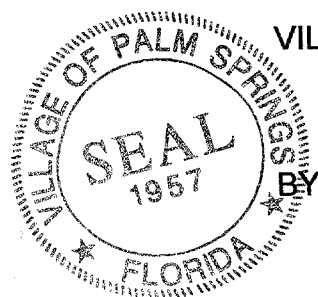
Section 2. This Resolution shall take effect immediately upon adoption.

Resolution No. 2008-93

Council Member Osborne offered the foregoing resolution. Council Member Smith seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
JOHN M. DAVIS, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, VICE MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, MAYOR PRO TEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHET OSBORNE, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BEV SMITH, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Resolution duly passed and adopted this 12th day of ~~JANUARY~~ FEBRUARY 2009.



VILLAGE OF PALM SPRINGS, FLORIDA

BY: John M. Davis
JOHN M. "MIKE" DAVIS, MAYOR

ATTEST:

BY: Virginia M. Walton
VIRGINIA M. WALTON, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: Glen J. Torcivia
GLEN J. TORCIVIA, VILLAGE ATTORNEY

EXHIBIT "A"

1. There is 156 parking spaces, enough parking for 620 seats which is less than the maximum number permitted by the fire marshal. Seating in sanctuary shall not exceed 620 seats. Correct the parking calculation/tabular data prior to **permitting**. Indicate the correct number of parking spaces and the limitation on the occupancy.
2. The request is for a church and Sunday school only. Any other uses or tenants such as a daycare shall require a site plan amendment.
3. The properties to the west of the church are unincorporated Palm Beach County. The Village currently has no plans to pave the L-8 Canal Road right-of-way.
4. Signage has not been submitted as part of this plan. Any signage shall require a permit from the Village of Palm Springs and shall comply with section 34-261 thru 34-330 of the Land Development Code.
5. Canal 8 Road is a Palm Beach County right-of-way. A permit from Palm Beach County is required for any curb cut or drainage into the right-of-way.
6. A permit from Lake Worth Drainage District, South Florida Water Management District, Palm Beach County, and all other Authorities Having Jurisdiction shall be obtained and copies submitted to the Village prior to **permitting**.
7. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the Land Development Department **prior to any clearing of and land**.
8. The electrical service shall be underground. FPL will require Load calculations, meter location, voltage requirements and phasing **prior to permitting**.
9. The photometric plan does not comply with the Palm Beach County Lighting Ordinance. Revise prior to **permitting**.
10. Indicate placement of the site lighting fixtures on the Landscape Plan prior to **permitting**.
11. A tree survey has been submitted to the Land Development Department. Mitigation will be required for slash pines, avocado trees and oaks. A mitigation schedule will be submitted to the Land Development Department for approval prior to **permitting**.

12. Commercial buildings are required to have dumpsters for 3 days accumulation of garbage and trash in compliance with section 62-34 of the Code of Ordinances and shall be screened in accordance with section 62-42.
13. Features of the development which are typically noisy or unsightly such as air conditioner compressors shall be properly buffered in accordance with section 34-1353 of the Code of Ordinances.
14. Details of the vertical accessibility to the second floor shall be indicated in the construction plans and shall comply with the Florida Accessibility Code. If chair lifts are used, they are required for both stairways.
15. The applicant shall provide any easements required for the installation and maintenance of utilities and will abandon any easements no longer needed due to relocation prior to **permitting**.
16. The plans indicate chain link fence. However, the existing heavy vegetation will be replaced by much smaller hedges and trees. Therefore, the chain link fence on the south, east and west property lines shall be replaced by a 6 ft. high wall finished and painted such that it is architecturally compatible with the church. Revise the plans prior to **approval**. Identify the type of fence on the north property line. A Knox box shall be provided for public safety access to the electric gate on the north fence. The wall shall be constructed first before any site work or other construction and a temporary construction fence will be installed along the north property line with a silt barrier until the permanent fencing is installed..
17. Revise the tabular data to reflect the correct parking count. There are 160 spaces not 161.
18. The automatic irrigation system shall have a rain sensor. Irrigation shall be provided, if possible, from the LWDD canal. If LWDD will not permit such irrigation, then a well shall be provided. Irrigation shall not be permitted from the Village's potable water system.
19. All Ficus, Malaleuca, Australian Pines, Brazilian Pepper, Acacia, Carrotwood and Schefflera trees are prohibited species and shall be removed.
20. Any substitution of landscaping materials shall be approved by the Landscape Architect and the Village of Palm Springs.
21. The landscaping shall be certified upon completion by the Landscape Architect.
22. Outside deliveries, including garbage pick-up shall not be permitted prior to 8:00 am nor continue after 9:00 pm. The trash pick-up provider including construction dumpsters shall be the provider under contract with the Village.

Palm Springs Seven Day Adventist Church

Site Plan SPR-08-12

VC 2/12/09

23. Construction traffic or operations involving heavy equipment or noise shall not occur prior to 7:00 a.m. or after 7:00 p.m.
24. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
25. The owner is responsible for hiring a resident inspector, approved by the building official, to perform all building inspections as required by the building department. The inspector shall report to the Village of Palm Springs building official.
26. Buildout of the project shall be completed by December 31, 2010.
27. Two 4 in. diameter sleeves shall be placed under the driveway for use by Bellsouth.
28. Trees shall be planted a maximum of twenty ft. apart on center and shrubs shall be a maximum of two ft. apart in accordance with section 34-162 of the Land Development Code.



VILLAGE OF PALM SPRINGS

LAND DEVELOPMENT BOARD

APPLICATION FOR SITE AND DEVELOPMENT PLAN APPROVAL
(Filing Fee: Minor \$500.00 - Major \$1500.00)

FOR VILLAGE USE ONLY	
Date Filed: _____	
Date of Land Development Board Hearing _____	Date of Village Council Hearing _____
Land Development Board Recommendation _____	Village Council Decision _____

INSTRUCTIONS TO APPLICANT

10-31-2008

Application will not be accepted and technical review will not occur until **ALL** _____ are submitted

Check mar

1. Pre-application confer:
2. Answer all requirements as ~~Specified~~
3. A filing fee of Minor S accompany this application
4. Check with the Land Dev place of public hearings o held 2nd Tuesday of each Thursday of each month)

Orig. 7
~~Specified~~
June 14, 07
1407 RCM
May 8, 07 LDB
5PR07-09
Res. 2007-37
*27 Permits by Jan 08
Bld out Dec. 2008
New 5PR 08-12
PSE 08-12

ust



5. X Attach a copy of the latest warranty deed of the property involved with this application.
6. X Three (3) Sets of Mailing Labels for all property owners and Radius Map within 300 feet of the property from Palm Beach County Property Appraiser's Office, telephone number 355-2358 after contacting their Mapping Department at 355-2881.
7. X Provide twenty (20) copies of the each plan listed as they pertain to the project. Including three (3) sets of all plans shall be signed and sealed original:
 - a. Site plan- include but not limited to:
 - Signage
 - Tabular data
 - Utility tie-ins
 - Fire hydrant locations
 - Adjacent zoning
 - Ultimate right-of-way widths
 - b. ABSTRACTED Boundary Survey (within the last calendar year)
 - c. Drainage plan with drainage calculations
 - d. Landscaping plan must show all species and sizes (Florida Grade No. 1 only)
 - e. Tree Survey of existing site
 - f. Elevation plans
 - g. Signage plan
 - h. Photometric plan (Showing spillover at adjacent properties)
8. X Traffic Statement/Study.
9. X Approval from the Palm Beach County Traffic Department.
10. N/A Concurrency application and approval from Palm Beach County School Board (Residential only).
11. X Attach an Agent's Agreement or Power of Attorney if applicant is different than owner.
12. X Copies of Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD), and Florida Department of Transportation (FDOT) permit applications.
13. X Color chips or color rendering.

VILLAGE OF PALM SPRINGS
APPLICATION FOR SITE AND DEVELOPMENT PLAN APPROVAL

Page 8

1. **PROJECT NAME:** Palm Springs Seventh Day Adventist Church

AGENT'S NAME: Rendel Forbes

ADDRESS: 2410 Embassy Dr.

West Palm Beach, FL 33401

PHONE: ~~561-968-6144~~ 379-7239

Florida Conference Association of the

2. **OWNER'S NAME:** Seventh Day Adventist Church

(or Trustee's)

ADDRESS: 655 N. Wymore Rd

Winter Park, FL 32789-2867

3. **PROJECT**

LOCATION: 4234 Canal 8 Road, Palm Springs, FL 33406

(not legal description)

4. **CORRESPONDENCE**

ADDRESS: Same as Agent

(if different from agent or owner)

● This is the address to which all agendas, letters and other materials will be sent.

5. **PETITIONER'S STATEMENT** (Explanation and reasons for the request):

Construct new Church Home Facility

VILLAGE OF PALM SPRINGS
APPLICATION FOR SITE AND DEVELOPMENT PLAN APPROVAL

Page 4

6. ZONING DISTRICT: _____

7. PROPERTY SIZE (Square feet or acres): 3.20 Acres

8. PRESENT USE OF PROPERTY: Church Facility

9. IS THERE AN ANNEXATION AGREEMENT? NO (If yes, attach)

10. IS THERE ANY APPROVED VARIANCE REQUESTS FOR THIS PROPERTY?
_____ (If yes, attach)

11. OWNER'S AUTHORIZATION: Each petition must bear the signatures of all owners of property in the petitioned area. A letter of authorization allowing a person other than the owner to sign such a petition must be attached to an accompany said petition.

Glenn Carter

Signature of Owner(s) of Record
Glenn E. Carter
Vice President

Signature of Applicant

Type Name of Owner(s)

Type Name of Applicant

Florida Conference Association of S.D.A.

Street Address Post Office Box 2626
Winter Park, Florida 32790-2626

Street Address

City, State and Zip Code

City, State and Zip Code

407-644-5000

(Area Code) Telephone Number

(Area Code) Telephone Number

STATE OF FLORIDA

COUNTY OF ~~PALM BEACH~~ Orange

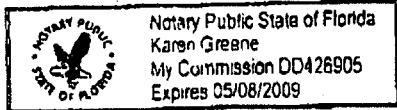
The following instrument was acknowledged before me, President ^{7th} day of February
20 07 by Glenn E. Carter AS Vice President who is

personally known to me or who has produced
as identification and who did did not take an oath.

Karen Greene
Notary Public

Karen Greene

My commission expires 5/8/2009



**THE
LAKE WORTH HERALD**

Published Once a Week
Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Notice of Public Hearings at 6:30 p.m. on November 18 and at 7:30 p.m. on December 11, 2008, in the Community Room at Village Hall, 226 Cypress Lane, Palm Springs, Florida, to consider SPR 07-09

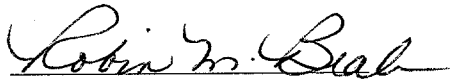
was published in said newspaper in the issue of

November 6, 2008.


Affiant further says that the said *The Lake Worth Herald* is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 6th day of November, 2008, by Mark J Easton, who is known to me.


Notary Public, State of Florida at Large

(SEAL)
My Commission Number:
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Robin M. Beale
Commission # DD509686
Expires: FEB. 10, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Legal Notice No. 21879

PUBLIC HEARING NOTICE

Notice is hereby given that public hearings will be held on:

Tuesday, November 18, 2008 at 6:30 p.m. by the Land Development Board
Thursday, December 11, 2008 at 7:30 p.m. by the Village Council in the Village Hall Community Room at 226 Cypress Lane, Palm Springs to consider:

An application submitted by Rendel Forbes, agent for the owner, Florida Conference Association of the Seventh Day Adventist Church, for Site Plan Review (SPR 07-09) for construction of a 13,632 square foot two-story church building, consisting of a sanctuary, fellowship hall and classrooms, on 3.2 acres located at 4234 Canal 8 Road.

All persons interested in these matters may appear at the times and place aforesaid and be heard. Prior to the meeting the application may be reviewed at the Village Clerk's Office.

If a person decides to appeal any decision made by the above Boards with respect to any matter considered at such hearings, he or she will need a record of the proceedings, and for such purpose 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. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at 965-4010 at least 3 days prior to the meeting in order to request such assistance.

VILLAGE OF PALM SPRINGS, FLORIDA
Virginia M. Walton, CMC, Village Clerk

Publish: *Lake Worth Herald*
November 6, 2008

Lake Worth Herald Press, Inc.

130 South H Street
Lake Worth, FL 33460-4431

Invoice

DATE INVOICE #

11/6/2008 L21879

Phone # 561-585-9387

Village of Palm Springs
Attn: Village Clerk
226 Cypress Lane
Palm Springs, FL 33461-1699

P.O. NO.	REP	Contract thru
	LGL	
COL. INCHES	DESCRIPTION	AMOUNT
6.75	November 6, 2008 - Legal #21879 - Notice of Public Hearing 11/18, 12/11 - SPR 07-09	68.18

TOTAL: \$68.18

TERMS Due on receipt

APPR #

**PLEASE SEND ALL FUTURE PAYMENTS TO OUR STREET ADDRESS,
above, and delete our P.O. Box from your records.**

Please refer to invoice number(s) when you send in your payment.

We also accept VISA, MasterCard, Discover and American Express. If you wish to pay by credit card, or if you have billing questions, please call our bookkeeper, Robin, at 561-585-9387.

Frank McMillan

ATTORNEY AND COUNSELOR AT LAW

655 NORTH WYMORE ROAD
SUITE 101

Winter Park, Florida 32789-2865

TELEPHONE 407-644-7200

FAX 407-644-7438

EMAIL FRANKM@MINDSPRING.COM

January 8, 2009

Target Surveying, Inc. and
Village of Palm Springs
Land Development
226 Cypress Lane
Palm Springs, FL 33461

**Re: Florida Conference Association of Seventh-day Adventists
Palm Springs Seventh-day Adventist Church**

I hereby certify that as of December 22, 2008 the Property described on Exhibit A attached hereto (the "Subject Property") is owned by Florida Conference Association of Seventh-day Adventists, a Florida corporation, and said property is free and clear of all liens, mortgages and/or encumbrances except as set forth herein. The Subject Property is subject to:

A. All those matters shown on Attorneys' Title Insurance Fund, Inc., Policy OPM-2227228, with an effective date of December 2, 2002, a copy of which is attached


B. Matters that may be shown by an accurate survey of the Subject Property.

C. Taxes subsequent to December 31, 2008.

D. Roadway Easement from Florida Conference Association of Seventh-day Adventists to Palm Beach County dated April 20, 2005 and recorded May 2, 2005 in O. R. Book 18505, Page 1211, Public Records of Palm Beach County, over the East 5 feet of the South 50 feet of the North 90.25 feet of the West half of the NW 1/4 of the NE 1/4 of the NE 1/4 and the West 55 feet of the South 50 feet of the North 90.25 feet of the East half of the NW 1/4 of the NE 1/4 of the NE 1/4 of 13/44/42.

E. Mortgage executed by Florida Conference Association of Seventh-day Adventists to Southern Union Revolving Fund, Inc. dated November 11, 2002 and recorded in Official Records Book 14567, Page 504, Public Records of Palm Beach County, Florida, as modified by instrument recorded in O. R. Book 22651, Page 1332

Sincerely,



Frank McMillan

m

Enclosure: Copy of Title Policy

c: Kathy Fairchild

Exhibit A to
Title Opinion

Florida Conference Association of Seventh-day Adventists
(Palm Springs Seventh-day Adventist Church)

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 LESS the South 275 feet, together with the West 55 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 LESS the South 291.26 feet thereof in Section 13, Township 44 South, Range 42 East, Palm Beach County, Florida, LESS the North 40.26 feet for Canal Right of Way.

SCHEDULE A

Policy No.: OPM-22272

Effective Date: 12/02/02
11:00 p.m.

Agent's File Reference: FCA-EMMANUEL

Amount of Insurance: \$173,219.98

1. Name of Insured:

Florida Conference Association of Seventh-Day Adventists, a
Florida corporation

2. The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in Official Records Book 14567, Page 503, of the Public Records of Palm Beach County, Florida.

3. The land referred to in this policy is described as follows:

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 LESS the South 275 feet, together with the West 55 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 LESS the South 291.26 feet thereof in Section 13, Township 44 South, Range 42 East, Palm Beach County, Florida, LESS the North 40.26 feet for Canal Right of Way.

FRANK McMILLAN, ESO. 4936

ISSUING AGENT - ATTORNEY OR FIRM OF ATTORNEYS AGENT NO.

655 N. WYMORE ROAD
SUITE 101

725
AGENT'S SIGNATURE

MAILING ADDRESS

WINTER PARK, Florida 32789

CITY

ZIP

SCHEDULE B

Policy or Guarantee No.: OPM- 27228

This policy or guarantee does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy or guarantee and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. That certain Mortgage from Florida Conference Association of Seventh-day Adventists in favor of Southern Union Revolving Fund, Inc. dated November 11, 2002, and recorded December 2, 2002, in Official Records Book 14567, Page 504, Public Records of Palm Beach County, Florida.
8. Right of way of the Lake Worth Drainage District, if any, excepted in Deed Book 642, Page 27, as affected by Deed Book 898, Page 699, Public Records of Palm Beach County, Florida
9. Reservation held by Everglades Drainage District now known as South Florida Water Management by Deed recorded in Deed Book 717, Page 374, as affected by release recorded in Deed Book 900, Page 147, Public Records of Palm Beach County, Florida
10. Right of Way of the Lake Worth Drainage District, if any, excepted in Deed Book 727, Page 424, Public Records of Palm Beach County, Florida
11. Easement contained in Warranty Deed recorded October 20, 1972, in O. R. Book 2070, Page 10, Public Records of Palm Beach County, Florida.
12. Easement in favor of Village of Palm Springs, Florida, contained in instrument recorded April 12, 1977, in O. R. Book 2663, Page 1740, Public Records of Palm Beach County, Florida
13. Property Owner Agreement Special Assessment for Utilities Services, Installment Payment and Lien and for Voluntary Annexation with Mary Caquias and the Village of Palm Springs as contained in instrument recorded January 14, 1999 in O. R. Book 11170, Page 1063, Public Records of Palm Beach County, Florida
14. Inter-local Access Easement Agreement recorded in O. R. Book 8215, Page 658; Quit Claim Deed recorded in O. R. book 8337, Page 66 and Drainage Easement recorded in O. R. Book 8337, Page 68, Public Records of Palm Beach County, Florida
15. Items 2 and 5 are hereby deleted.

Frank McMillan

ATTORNEY AND COUNSELOR AT LAW

655 NORTH WYMORE ROAD
SUITE 101

Winter Park, Florida 32789-2865

TELEPHONE 407-644-7200

FAX 407-644-7438

EMAIL FRANKM@MINDSPRING.COM

January 8, 2009

Village of Palm Springs
Land Development
226 Cypress Lane
Palm Springs, FL 33461

**Re: Florida Conference Association of Seventh-day Adventists
Palm Springs Seventh-day Adventist Church**

I hereby certify that as of December 22, 2008 the Property described on Exhibit A attached hereto (the "Subject Property") is owned by Florida Conference Association of Seventh-day Adventists, a Florida corporation, and said property is free and clear of all liens, mortgages and/or encumbrances except as set forth herein. The Subject Property is subject to:

A. Easement contained in Warranty Deed recorded October 20, 2971, in O. R. Book 2070, Page 10, Public Records of Palm Beach, Florida.

B. Easement in favor of Village of Palm Springs, Florida, contained in instrument recorded April 12, 1977, in O. R. Book 2663, Page 1740, Public Records of Palm Beach, Florida.

C. Property Owner Agreement for Special Assessment for Utilities Services, Installment Payment and Lien and for voluntary Annexation with Mary Caquias and the Village of Palm Springs as contained in instrument recorded January 14, 1999, in O. R. Book 11170, Page 1063, Public Records of Palm Beach, Florida.

D. Inter-local Access Easement Agreement recorded in O. R. Book 8215, Page 658; Quit Claim Deed recorded in O. R. Book 8337, Page 66 and Drainage Easement recorded in O. R. Book 8337, Page 68, Public Records of Palm Beach, Florida.

E. Roadway Easement from Florida Conference Association of Seventh-day Adventists to Palm Beach County dated April 20, 2005 and recorded May 2, 2005 in O. R. Book 18505, Page 1211, Public Records of Palm Beach County, over the East 5 feet of the South 50 feet of the North 90.25 feet of the West half of the NW 1/4 of the NE 1/4 of the NE 1/4 and the West 55 feet of the South 50 feet of the North 90.25 feet of the East half of the NW 1/4 of the NE 1/4 of the NE 1/4 of 13/44/42.

Village of Palm Springs
Title Opinion - Page 2
January 8, 2009

F. Right of Way of the Lake Worth Drainage District, if any, excepted in Deed Book 642, Page 27, as affected by Deed Book 898, Page 699, Public Records of Palm Beach County.

G. Reservations held by Everglades Drainage District now known as South Florida Water Management by Deed recorded in Deed Book 717, Page 374, as affected by release recorded in Deed Book 900, Page 147, Public Records of Palm Beach County.

H. Right of Way of the Lake Worth Drainage District, if any, excepted in Deed Book 727, Page 424, Public Records of Palm Beach County.

I. Any other matters that may be shown by an accurate survey of the Subject Property.

J. Taxes subsequent to December 31, 2008.

K. Mortgage executed by Florida Conference Association of Seventh-day Adventists to Southern Union Revolving Fund, Inc. dated November 11, 2002 and recorded in Official Records Book 14567, Page 504, Public Records of Palm Beach County, Florida, as modified by instrument recorded in O. R. Book 22651, Page 1332.

It is my opinion that the survey of Compass Surveying, Project C-10008, revised 01-09-09 (Title Review) addresses each of the matters set forth in this opinion as either "Not Plottable" or "Shown Hereon."

Sincerely,



Frank McMillan

m

c: Kathy Fairchild
Compass Surveying

Exhibit A to
Title Opinion

Florida Conference Association of Seventh-day Adventists
(Palm Springs Seventh-day Adventist Church)

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 275 FEET, TOGETHER WITH THE WEST 55 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 29.26 FEET THEREOF IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40.26 FEET FOR CANAL RIGHT-OF-WAY.

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 275 FEET, TOGETHER WITH THE WEST 55 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 29.26 FEET THEREOF IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40.26 FEET FOR CANAL RIGHT-OF-WAY.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, WHICH ARE NOT REIMPOSED HEREBY, AND TAXES SUBSEQUENT TO DECEMBER 31ST, 2001.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE OWNER. THE OWNERS NAME AND ADDRESS ARE:

FLORIDA CONFERENCE ASSOCIATION OF THE SEVENTH-DAY ADVENTISTS, A FLORIDA CORPORATION
655 N. WYMORE ROAD
WINTER PARK, FLORIDA 32789

COMMUNITY NUMBER: 120192
PANEL: 0165
SUFFIX: B
FLOOD ZONE: B



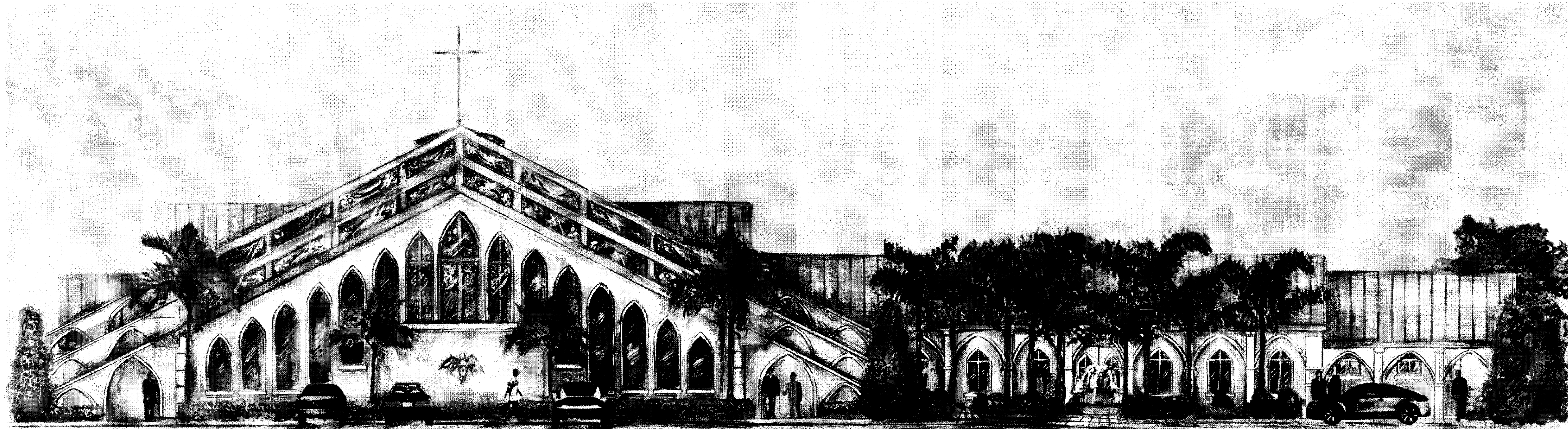
I have reviewed ATTORNEYS' TITLE INSURANCE FUND, INC., Policy Number: OPM-2227228, dated December 02, 2002 @ 11:00 P.M. together with Title Opinion Letter of Frank McMillan, Attorney at Law, dated January 8, 2009. All Policy and Title Search items have been abstracted and all that apply are shown hereon.

O.R.B.	PG.	CONVEYANCE	STATUS
14567	504	MORTGAGE	NOT PLOTTABLE
2070	10	WARRANTY DEED	SHOWN HEREON
2663	1740	EASEMENT	SHOWN HEREON
11170	1063	SPECIAL ASSESSMENT	NOT PLOTTABLE
8215	658	EASEMENT AGREEMENT	SHOWN HEREON
8337	66	QUIT CLAIM DEED	SHOWN HEREON
8337	68	DRAINAGE EASEMENT	SHOWN HEREON
18505	1211	ROADWAY EASEMENT	SHOWN HEREON

D.B.	PG.	CONVEYANCE	STATUS
642	27	QUIT CLAIM DEED	NOT PLOTTABLE *
898	699	QUIT CLAIM DEED	NOT PLOTTABLE *
717	374	RESERVATIONS	NOT PLOTTABLE **
900	147	RELEASE	NOT PLOTTABLE **
727	424	QUIT CLAIM DEED	NOT PLOTTABLE

A/C	AIR COI
B.M.	BENCH
B.F.P.	BACKFL
CATV	CABLE I
C.B.S.	CONCR
EL.	ELEVAT
F.	FOUND
F.F.	FINISHE
F.C.M.	FOUND
F.P.K.	FOUND
I.D.	IDENTIF
IP.	IRON PI
IR.	IRON RI
L.B.	LICENS
N.A.V.D.	NORTH
N&D	NAIL & I
N.G.V.D.	NATION
N.T.S.	NOT TO
OHL	OVERHI
O.R.B.	OFFICIA

* = DEED BOOK 642, PAGE 27, DEEDS THE WEST 2 ACRES OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 13 TO THE LAKE WORTH DRAINAGE DISTRICT.
 * = DEED BOOK 898, PAGE 699, RELEASES THAT SAID PARCEL OF LAND MENTIONED IN DEED BOOK 642, PAGE 27 BACK TO THE ORIGINAL LAND OWNER.
 ** = DEED BOOK 717, PAGE 374, DEEDS THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 13 TO THE LAKE WORTH DRAINAGE DISTRICT.
 *** = DEED BOOK 900, PAGE 147, RELEASES THAT SAID PARCEL OF LAND MENTIONED IN DEED BOOK 717, PAGE 374 BACK TO THE ORIGINAL LAND OWNER.



PALM SPRINGS SEVENTH DAY ADVENTIST CHURCH

for
Florida Conference of
Seventh Day Adventists

- MICHAEL CLARK,
Architect
- COMPASS SURVEYING, INC.
Surveyor
- STORMWATER J ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineer
- PERMIT ENGINEERING SERVICES, INC.
Structural Engineer
- LEONARDO NAVEIRAS, INC.
Mechanical/Electrical/Plumbing Engineer
- PARKER-YANETTE DESIGN GROUP, INC.
Landscape Architect
- CAPTEC ENGINEERING, INC.
Traffic Engineer
- NUTTING ENGINEERS OF FLORIDA, INC.
Geotechnical Engineer

M
MICHAEL CLARK, ARCHITECT
ARCHITECT, LAND PLANNER
ARCHITECT'S LICENSE NUMBER ART 001776
GENERAL CONTRACTOR # CC0006076
SUITE 400
1800 US HIGHWAY ONE
JANU BEACH, FLORIDA 33408
PHONE: 561-944-0008
FAX: 561-944-0028

PROPOSED
PALM SPRINGS
SEVENTH DAY ADVENTIST CHURCH
4234 CANAL 8 ROAD - PALM SPRINGS
WEST PALM BEACH - FLORIDA
ZIP CODE 33461

Michael Clark
10-31-08

REVISIONS		
LYC	△	01/08/08
LYC	△	02/05/08
LYC	△	02/25/08
LYC	△	05/12/08
LYC	△	06/10/08

PROJECT NO.	25-225
DATE	10-24-2008
DRAWN BY	LYC
CHECKED BY	MC
SCALE	AS-SHOWN

PROJECT TITLE:
COVER SHEET
SHEET:
A-00

RM - PALM SPRINGS
Adjacent Zoning

L.W.D.L. - 8 CANAL

ARCHITECT OF RECORD STATEMENT:

AS THE ARCHITECT OF RECORD FOR THE DESIGN OF THE ARCHITECTURAL COMPONENTS OF THIS BUILDING, I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE DESIGN THEREOF AS SHOWN ON THIS PLAN DRAWING, AND RELATED PLAN DRAWINGS AND SPECIFICATIONS, IS IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION, APPLICABLE FIRE SAFETY STANDARDS, THE BUILDING CODE AMENDMENTS THEREOF FOR PALM BEACH COUNTY, AND FLORIDA STATUTES, SUBCHAPTER 633 (F.S.633).

TABULAR DATA:

PALM SPRINGS SEVENTH DAY ADVENTIST CHURCH

CHURCH/PLACE OF WORSHIP
ZONING: RM (SPECIAL EXCEPTION PREVIOUSLY GRANTED)
LAND USE: MEDIUM DENSITY RESIDENTIAL
PCN #: 00-42-44-13-00-000-020
SECTION 13
TOWNSHIP 44
RANGE 42
ANNEXATION AGREEMENT RESOLUTION # 2001-004
ANNEXATION ORDINANCE # 2000-80
TOTAL GROSS LAND AREA: 18,856 SQ. FT.
TOTAL GROSS BUILDING AREA: 19,632 SQ. FT.
FLOOD ZONE: ZONE B

BUILDING AREA BREAKDOWN:	PARKING REQUIRED
SANCTUARY = 6,646 S.F.	1/100 ~ 66.46
OFFICES = 278 S.F.	1/200 ~ 6.35
FELLOWSHIP HALL = 2,124 S.F.	1/100 ~ 21.24
SECOND FLOOR = 1,955 S.F.	1/100 ~ 19.55
TOTAL AREA = 11,998 S.F.	114.00

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH) =	25'-0"	172'-0"
SIDE (EAST) =	10'-0"	55'-2"
SIDE (WEST) =	10'-0"	52'-0"
REAR (SOUTH) =	15'-0"	17'-0"

PARKING	REQUIRED	PROVIDED
REGULAR SPACES =	08	152
H.C. =	06	08
TOTAL SPACES =	14	160
LOADING SPACE =	02	01 (APPROVED FOR 0)

LAND DEVELOPMENT REGULATIONS:	REQUIRED	PROVIDED
BUILDING HEIGHT	35' MAX.	55'
BUILDING LOT COVERAGE	40% MAX.	41.82%
PERVIOUS AREA	20% MIN.	55%
IMPERVIOUS AREA	80% MAX.	65%
FINISH GRADE ELEVATION	EXISTING	4.2'

SEATING CALCULATIONS:
SANCTUARY = 6,646 S.F. / 100 ~ 66.46
OFFICES = 278 S.F. / 200 ~ 6.35
FELLOWSHIP HALL = 2,124 S.F. / 100 ~ 21.24
SECOND FLOOR = 1,955 S.F. / 100 ~ 19.55
TOTAL AREA = 11,998 S.F. / 100 ~ 114.00 TOTAL REQUIRED

1 SPACE/4 SEATS = 61 x 4 SEATS = 244 SEATS TOTAL PARKING (PER SEATING ALLOWABLE & PROVIDED)

OCCUPANCY:
1 PERSON/LINEAL FEET OF FIXED SEATING OR 7 SF. FT/PERSON
6646 = 448 PERSON MAXIMUM OCCUPANCY
6646 = 448 PERSON MAXIMUM OCCUPANCY
PER FIRE MARSHAL (PER SQ. FT. CALC.)
SEE LIFE SAFETY PLAN SHEET A-10 FOR MAX OCCUPANCY EACH ROOM AND TOTAL MAX. OCCUPANCY PER FIRE MARSHAL.

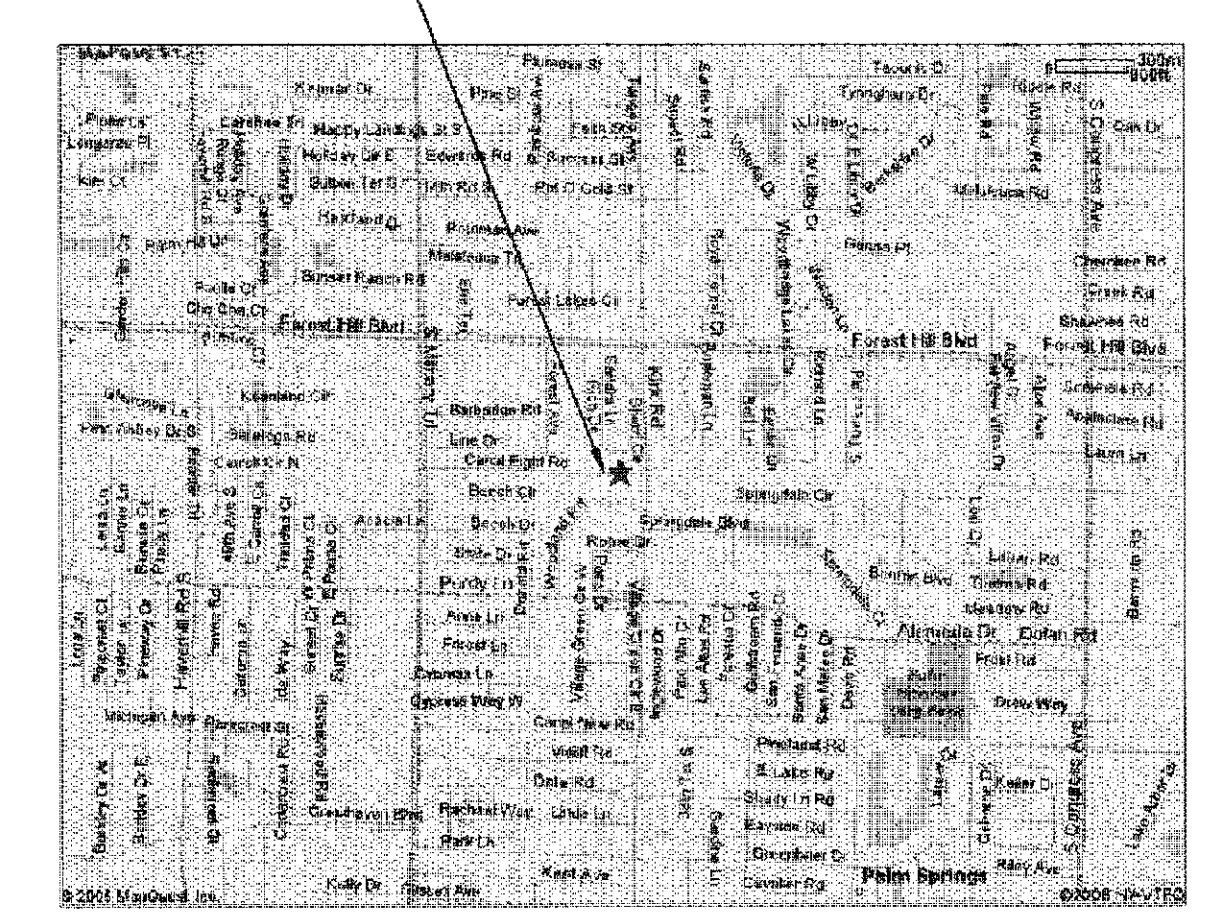
NOTE
2ND FLOOR WILL HAVE HANDICAP ACCESS BY A WHEELCHAIR LIFT & THE TWO (2) FIRE RATED STAIRS (ONE HOUR FIRE RATING)

Adjacent Zoning
RM - PALM SPRINGS

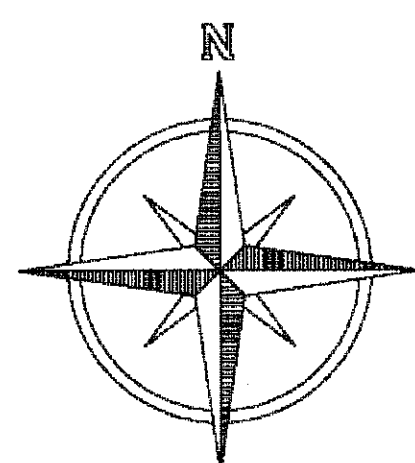
LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 215 FEET TOGETHER WITH THE WEST 55 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LESS THE SOUTH 241.26 FEET THEREOF IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40.26 FEET FOR CANAL RIGHT OF WAY.

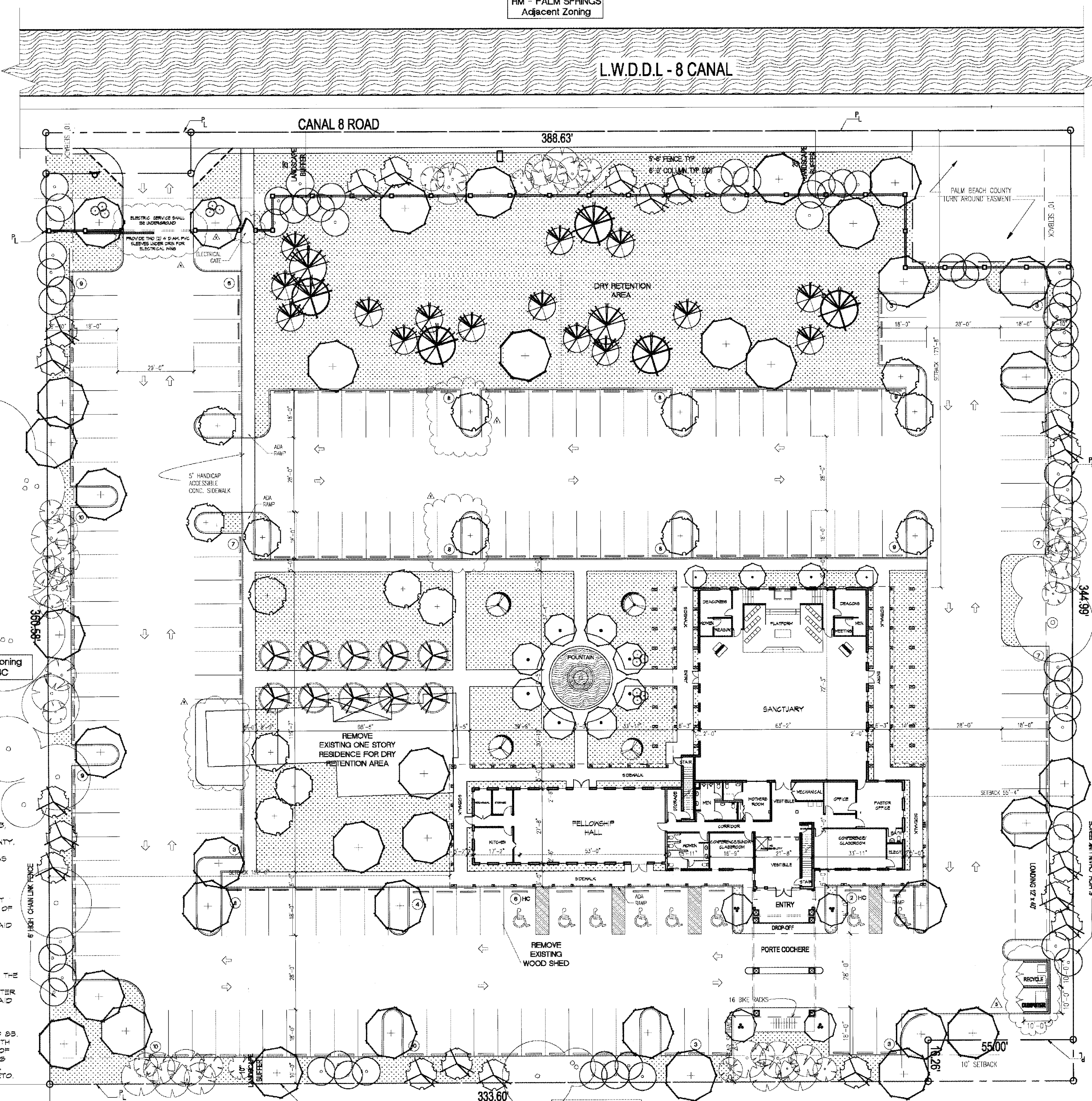
LOCATION



N.T.S.



LEGAL DESCRIPTION:
(for turn around easment)
A ROADWAY EASEMENT IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST 5.00 FEET OF THE SOUTH 50.00 FEET OF THE NORTH 40.26 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13,
TOGETHER WITH:
THE WEST 55.00 FEET OF THE SOUTH 50.00 FEET OF THE NORTH 40.26 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13,
BEARING BASE BEARINGS SHOWN HEREON ARE NAD 83, 1980 ADJUSTED GRID WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 HAVING A BEARING OF NORTH 89°43'46" WEST AND ALL BEARINGS ARE REFERENCED THERETO.



SITE PLAN

1" = 20'-0"

LOCATION MAP

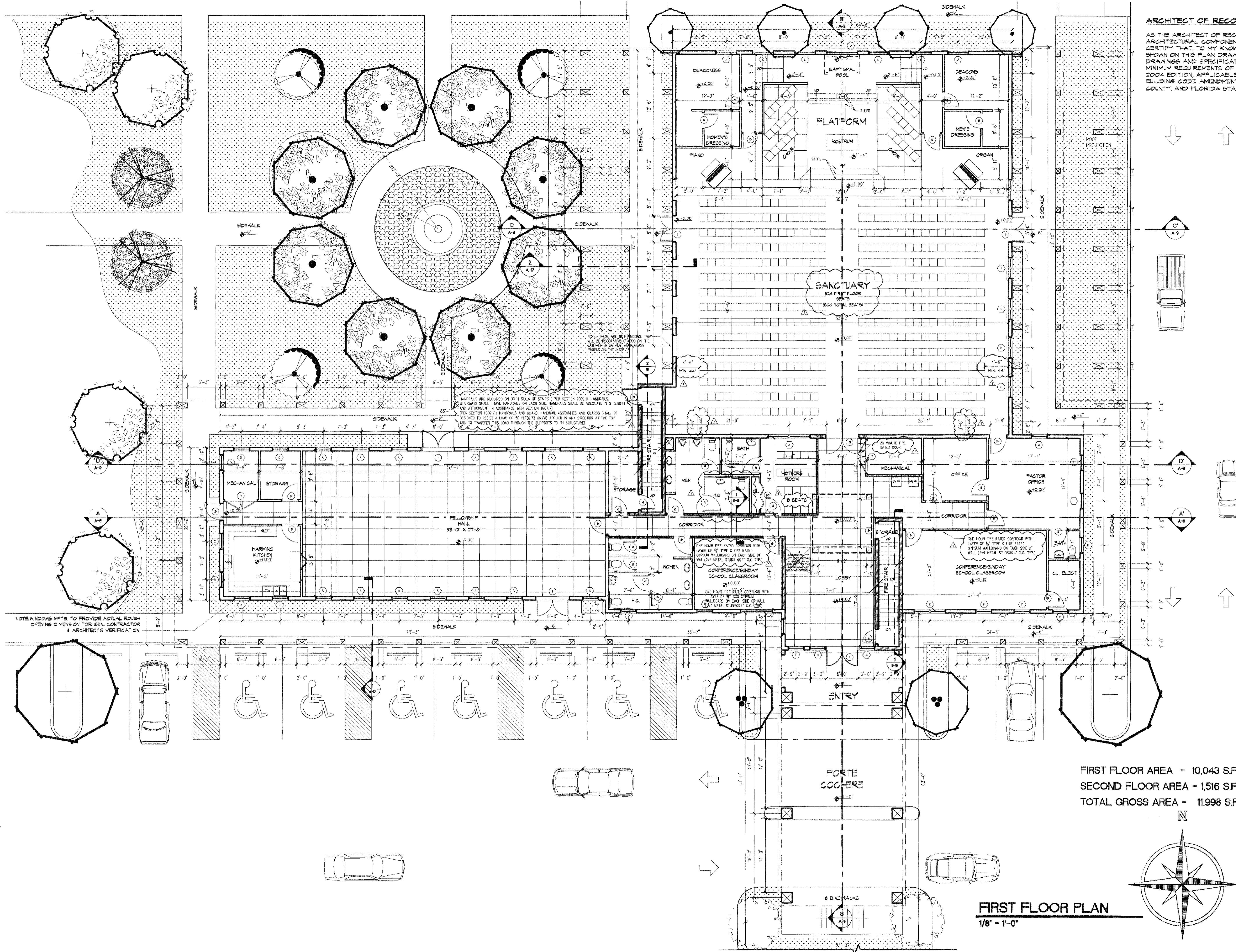
MICHAEL CLARK, ARCHITECT
ARCHITECT, LAND PLANNER
ARCHITECTS LICENSE NUMBER AR 001778
GENERAL CONTRACTOR # C00355876
SUITE 200
200 S. UNIVERSITY AVE.
JANESVILLE, WI 53405
PHONE: 951.984.0000
FAX: 951.984.9330

PROPOSED
PALM SPRINGS SEVENTH DAY ADVENTIST CHURCH
4234 CANAL 8 ROAD - PALM SPRINGS
WEST PALM BEACH - FLORIDA

Michael Clark
11-26-08

REVISIONS
LYC Δ 01/08/08
LYC Δ 02/05/08
LYC Δ 02/25/08
LYC Δ 05/12/08
LYC Δ 06/10/08

PROJECT NO:	08-003
DATE:	07-28-2008
DRAWN BY:	LYC
CHECKED BY:	MC
SCALE:	AS SHOWN
SHEET TITLE:	SITE PLAN
SHEET:	A-1



ARCHITECT OF RECORD STATEMENT:

AS THE ARCHITECT OF RECORD FOR THE DESIGN OF THE ARCHITECTURAL COMPONENTS OF THIS BUILDING, I HEREBY CERTIFY THAT TO MY KNOWLEDGE, THE DESIGN THEREOF AS SHOWN ON THIS PLAN DRAWING, AND RELATED PLAN DRAWINGS AND SPECIFICATIONS, IS IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION, APPLICABLE FIRE-SAFETY STANDARDS, THE BUILDING CODE AMENDMENTS THEREOF FOR PALM BEACH COUNTY, AND FLORIDA STATUTES, SUBCHAPTER 633 (F.S. 633).

MICHAEL CLARK, ARCHITECT
 ARCHITECT, LAND PLANNER
 ARCHITECT'S LICENSE NUMBER AR 001778
 GENERAL CONTRACTOR # C00058978

DATE: 05/12/08
 3900 W. PALM BEACH BLVD.
 SUITE 200
 PALM BEACH, FLORIDA 33409
 PHONE: 561-854-5048
 FAX: 561-854-5033

PROPOSED
PALM SPRINGS
SEVENTH DAY ADVENTIST CHURCH
 4254 CANAL & ROAD - PALM SPRINGS
 WEST PALM BEACH - FLORIDA
 ZIP CODE 33461

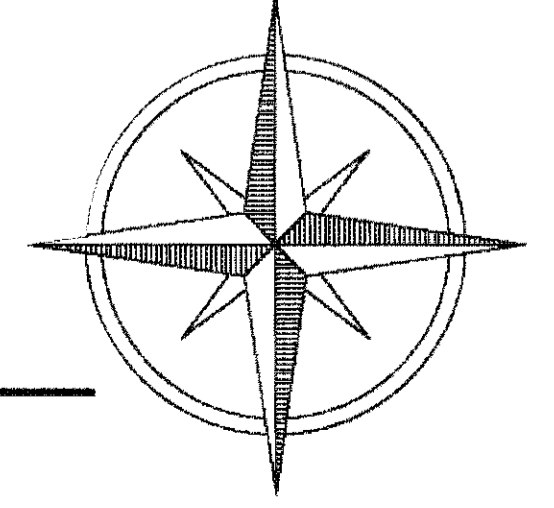
Michael Clark

REVISION	DATE
LYC	01/08/08
LYC	02/05/08
LYC	02/25/08
LYC	05/12/08
LYC	06/10/08

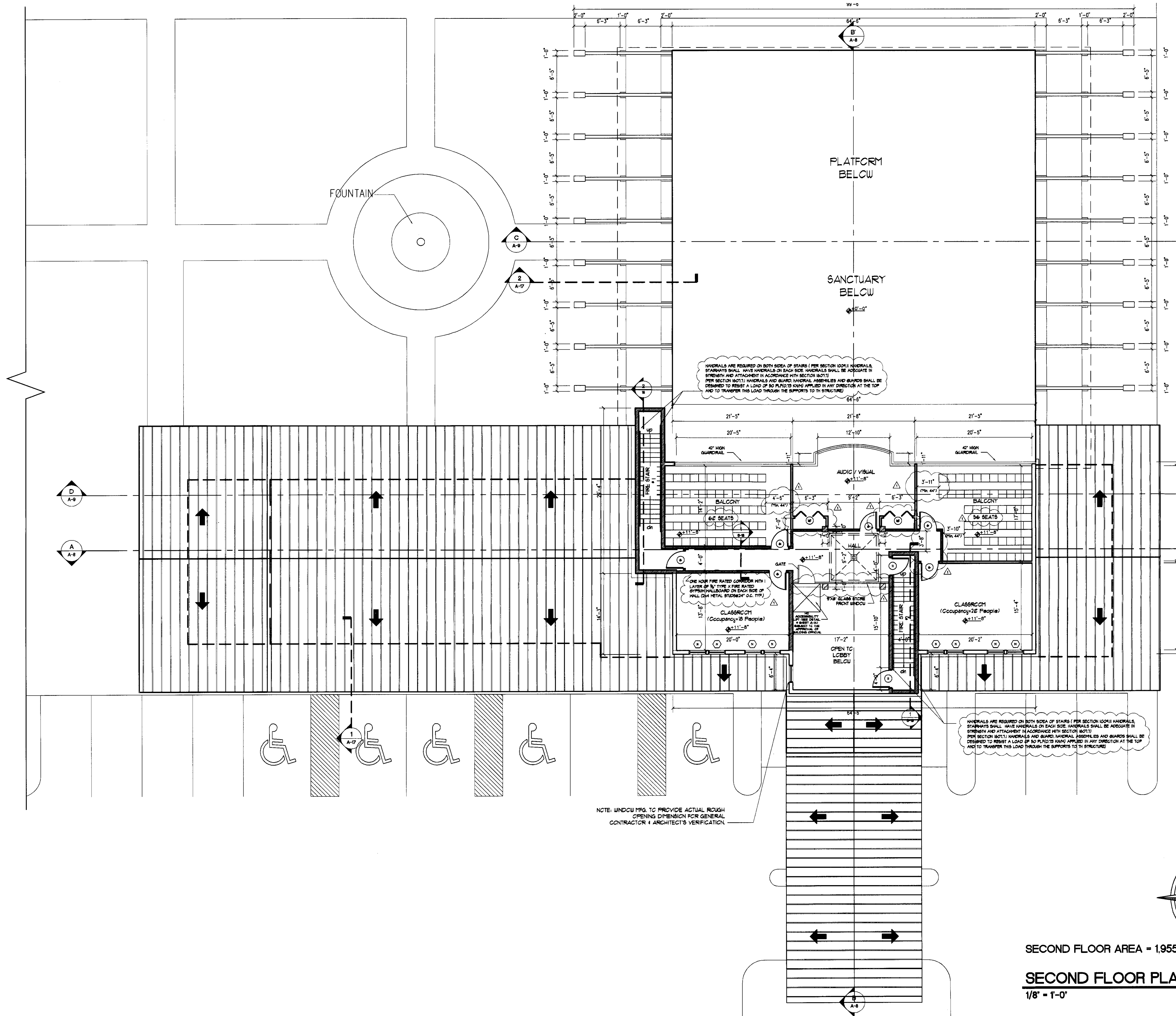
PROJECT NO:	CS-005
DATE:	10-24-2008
DRAWN BY:	LYC
CHECKED BY:	MC
SCALE:	AS SHOWN

SHEET TITLE:
FIRST FLOOR
 SHEET:
A-2

FIRST FLOOR AREA = 10,043 S.F.
 SECOND FLOOR AREA = 1,516 S.F.
 TOTAL GROSS AREA = 11,998 S.F.



FIRST FLOOR PLAN
 1/8" = 1'-0"

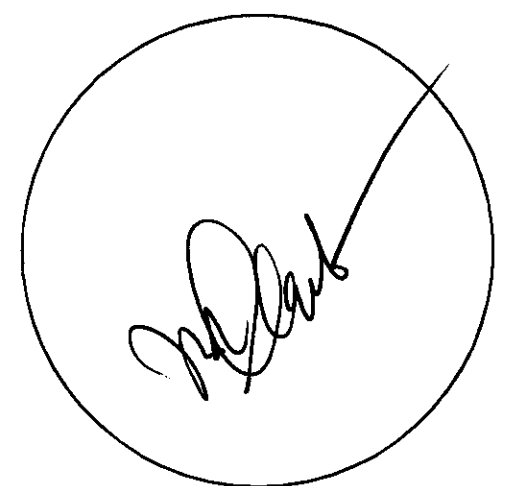


ARCHITECT OF RECORD STATEMENT:
 AS THE ARCHITECT OF RECORD FOR THE DESIGN OF THE ARCHITECTURAL COMPONENTS OF THIS BUILDING, I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE DESIGN THEREOF AS SHOWN ON THIS PLAN DRAWING, AND RELATED PLAN DRAWINGS AND SPECIFICATIONS, IS IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2024 EDITION, APPLICABLE FIRE-SAFETY STANDARDS, THE BUILDING CODE AMENDMENTS THEREOF FOR PALM BEACH COUNTY, AND FLORIDA STATUTES, SUBCHAPTER 633 (F.S.633).

MICHAEL CLARK, ARCHITECT
 ARCHITECT, LAND PLANNER
 ARCHITECT'S LICENSE NUMBER AR 001776
 GENERAL CONTRACTOR # 00006976

1000 STATEWAY ONE
 WEST PALM BEACH, FLORIDA 33411
 PHONE: 561-844-0088
 FAX: 561-844-0083

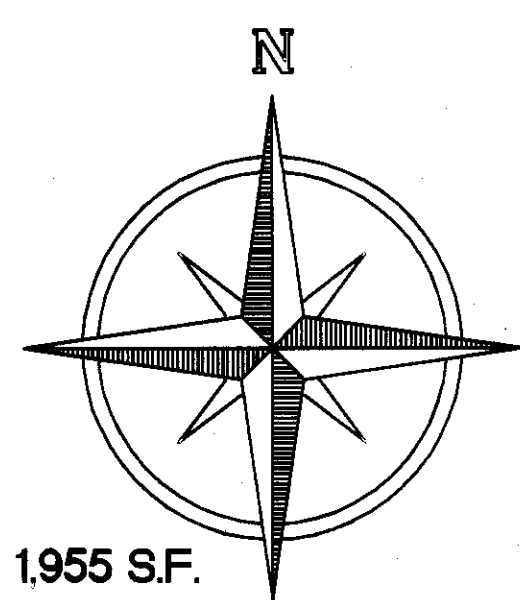
PROPOSED
PALM SPRINGS
SEVENTH DAY ADVENTIST CHURCH
 4234 CANAL B ROAD - PALM SPRINGS
 WEST PALM BEACH - FLORIDA
 ZIP CODE 33461



REVISION	DATE
LYC	01/08/08
LYC	02/25/08
LYC	05/12/08
LYC	06/10/08

PROJECT NO.	23-225
DATE	12-24-2023
DRAWN BY	LYC
CHECKED BY	MC
SCALE	AS SHOWN

SHEET TITLE	SECOND FLOOR
SHEET	A-3



SECOND FLOOR AREA = 1955 S.F.

SECOND FLOOR PLAN

1/8" = 1'-0"

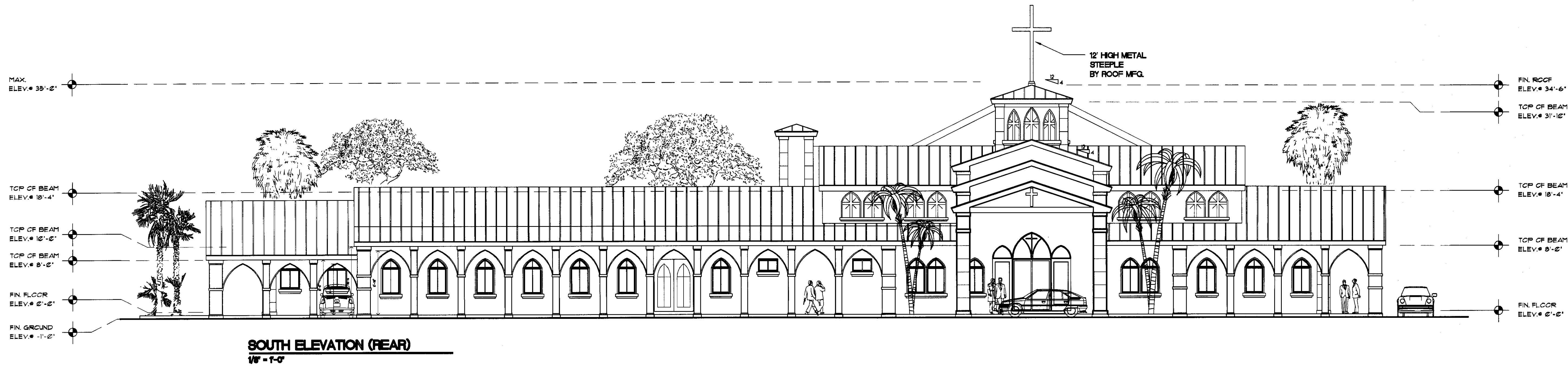
10-31-2008

ARCHITECT OF RECORD STATEMENT:

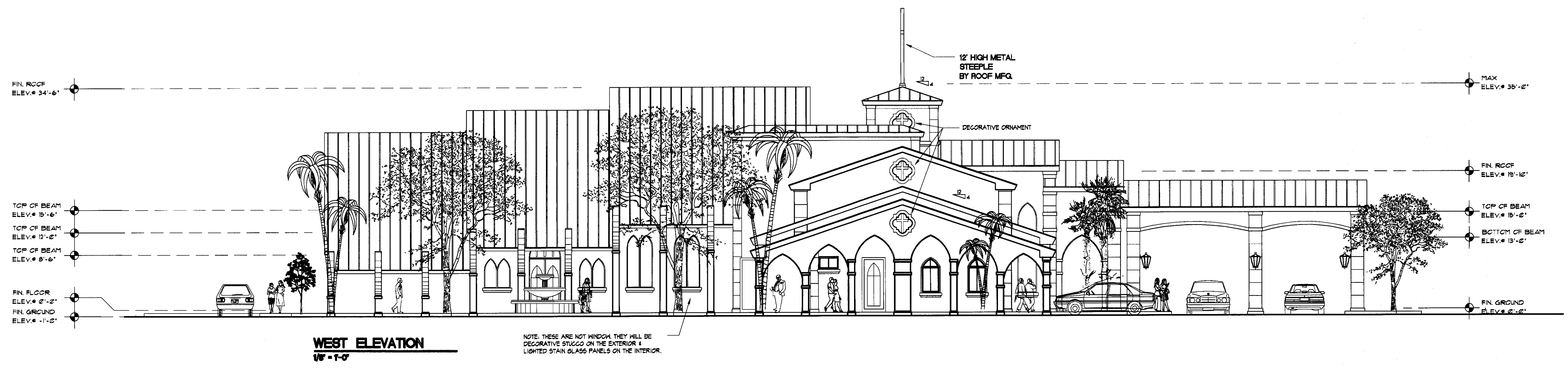
AS THE ARCHITECT OF RECORD FOR THE DESIGN OF THE ARCHITECTURAL COMPONENTS OF THIS BUILDING, I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE DESIGN THEREOF AS SHOWN ON THIS PLAN DRAWING, AND RELATED PLAN DRAWINGS AND SPECIFICATIONS, IS IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION, APPLICABLE FIRE SAFETY STANDARDS, THE BUILDING CODE AMENDMENTS THEREOF FOR PALM BEACH COUNTY, AND FLORIDA STATUTES, SUBCHAPTER 633 (F.S.633).

MICHAEL CLARK, ARCHITECT
 ARCHITECT, LAND PLANNER
 ARCHITECTS LICENSE NUMBER AR 001778
 GENERAL CONTRACTOR # 000055876

10150 SW 15TH WAY ONE
 SUITE 100
 PALM BEACH, FLORIDA 33409
 PHONE 561-844-0088
 FAX 561-844-0083



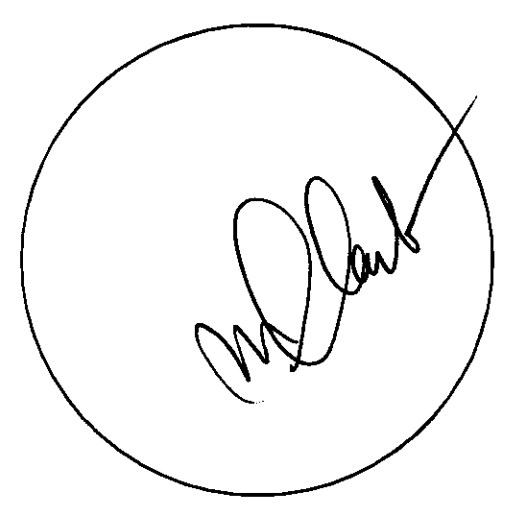
NOTE:
 ALL EXTERIOR GLAZING FOR WINDOWS,
 DOORS, SIDELIGHTS, ETC. ARE APPROVED
 (BY NOA) IMPACT RESISTANT GLASS.



NOTE: THESE ARE NOT WINDOWS. THEY WILL BE
 DECORATIVE STUCCO ON THE EXTERIOR &
 LIGHTED STAIN GLASS PANELS ON THE INTERIOR.

PROPOSED
**PALM SPRINGS
 SEVENTH DAY ADVENTIST CHURCH**

4234 CANAL & ROAD - PALM SPRINGS
 WEST PALM BEACH - FLORIDA
 ZIP CODE 33461



REVISIONS		
LYC	01/08/08	
LYC	04/28/08	
LYC	02/25/08	
LYC	05/12/08	
LYC	06/10/08	

PROJECT NO:	25-225
DATE:	07-28-2008
DRAWN BY:	LYC
CHECK BY:	MC
SCALE:	AS-SHOWN

SHEET TITLE:	ELEVATIONS
SHEET:	A-6

10-31-2008

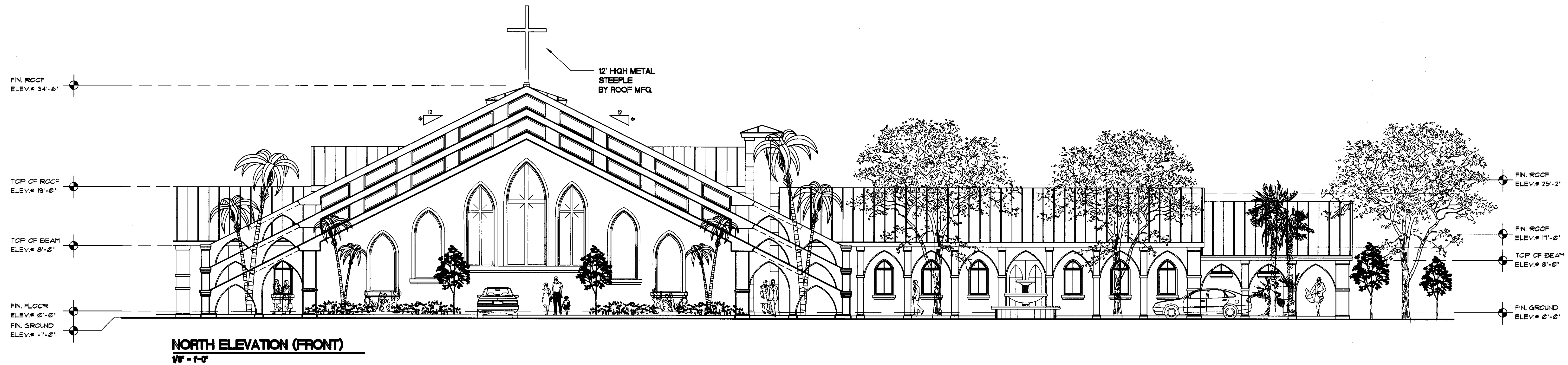
ARCHITECT OF RECORD STATEMENT:

AS THE ARCHITECT OF RECORD FOR THE DESIGN OF THE ARCHITECTURAL COMPONENTS OF THIS BUILDING, I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE DESIGN THEREOF AS SHOWN ON THIS PLAN DRAWING, AND RELATED PLAN DRAWINGS AND SPECIFICATIONS, IS IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE 2004 EDITION, APPLICABLE FIRE-SAFETY STANDARDS, THE BUILDING CODE AMENDMENTS THEREOF FOR PALM BEACH COUNTY, AND FLORIDA STATUTES, SUBCHAPTER 633 (F.S.633).



MICHAEL CLARK, ARCHITECT
 ARCHITECT, LAND PLANNER
 ARCHITECT'S LICENSE NUMBER A1 001778
 GENERAL CONTRACTOR # 00005576

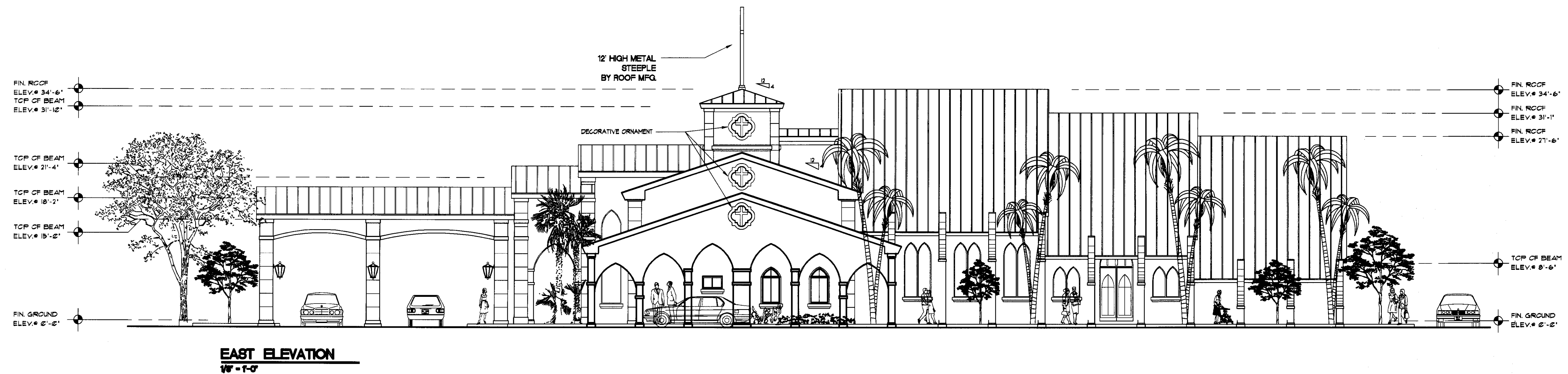
1000 U.S. HIGHWAY ONE
 JACO BEACH, FLORIDA 33408
 PHONE: 561-844-0000
 FAX: 561-844-0333



NOTE:
 ALL EXTERIOR GLAZING FOR WINDOWS,
 DOORS, SIDELIGHTS, ETC. ARE APPROVED
 (BY NOA) IMPACT RESISTANT GLASS.

PROPOSED
**PALM SPRINGS
 SEVENTH DAY ADVENTIST CHURCH**

4234 CANAL 8 ROAD - PALM SPRINGS
 WEST PALM BEACH - FLORIDA
 ZIP CODE 33461

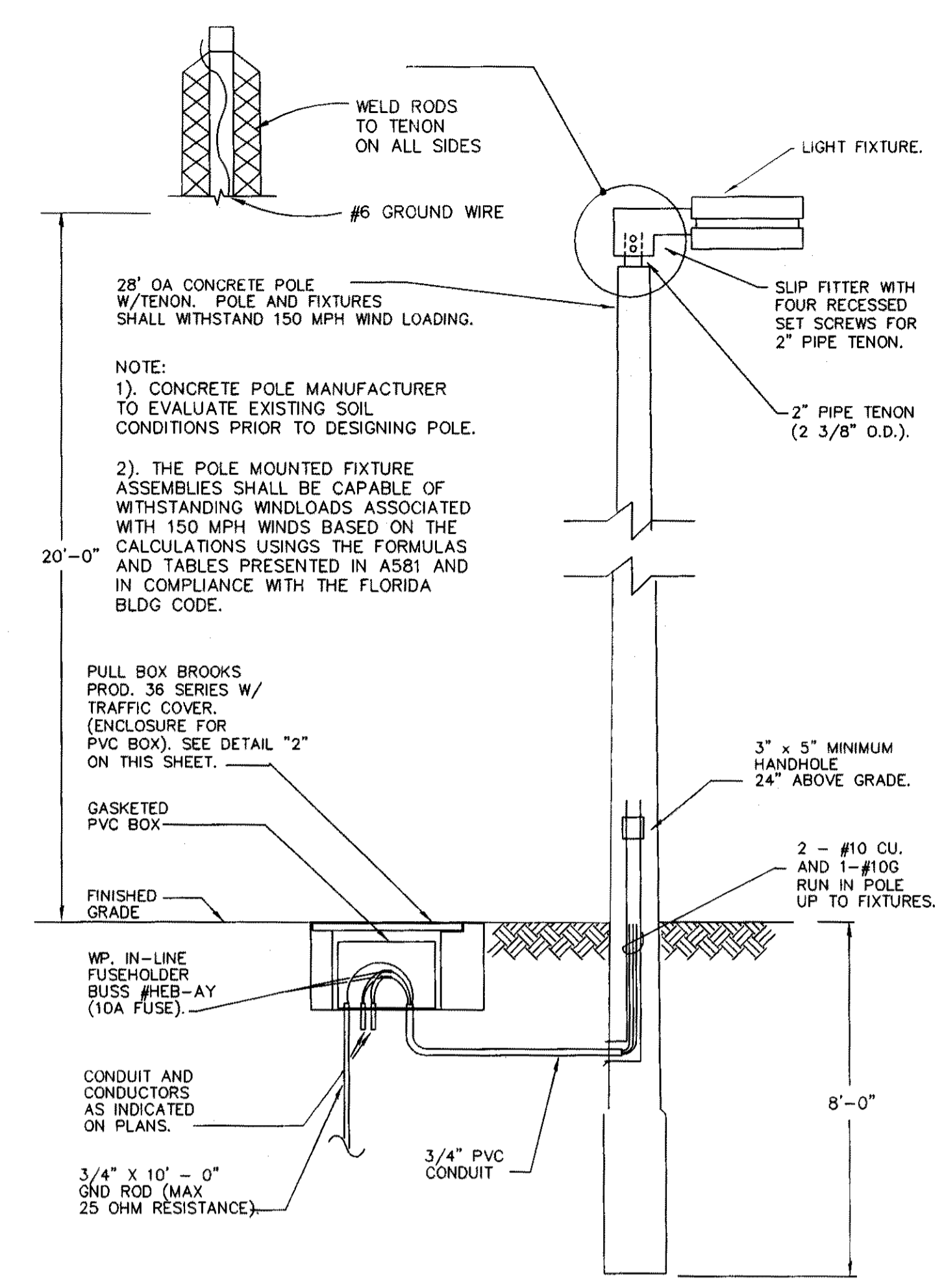
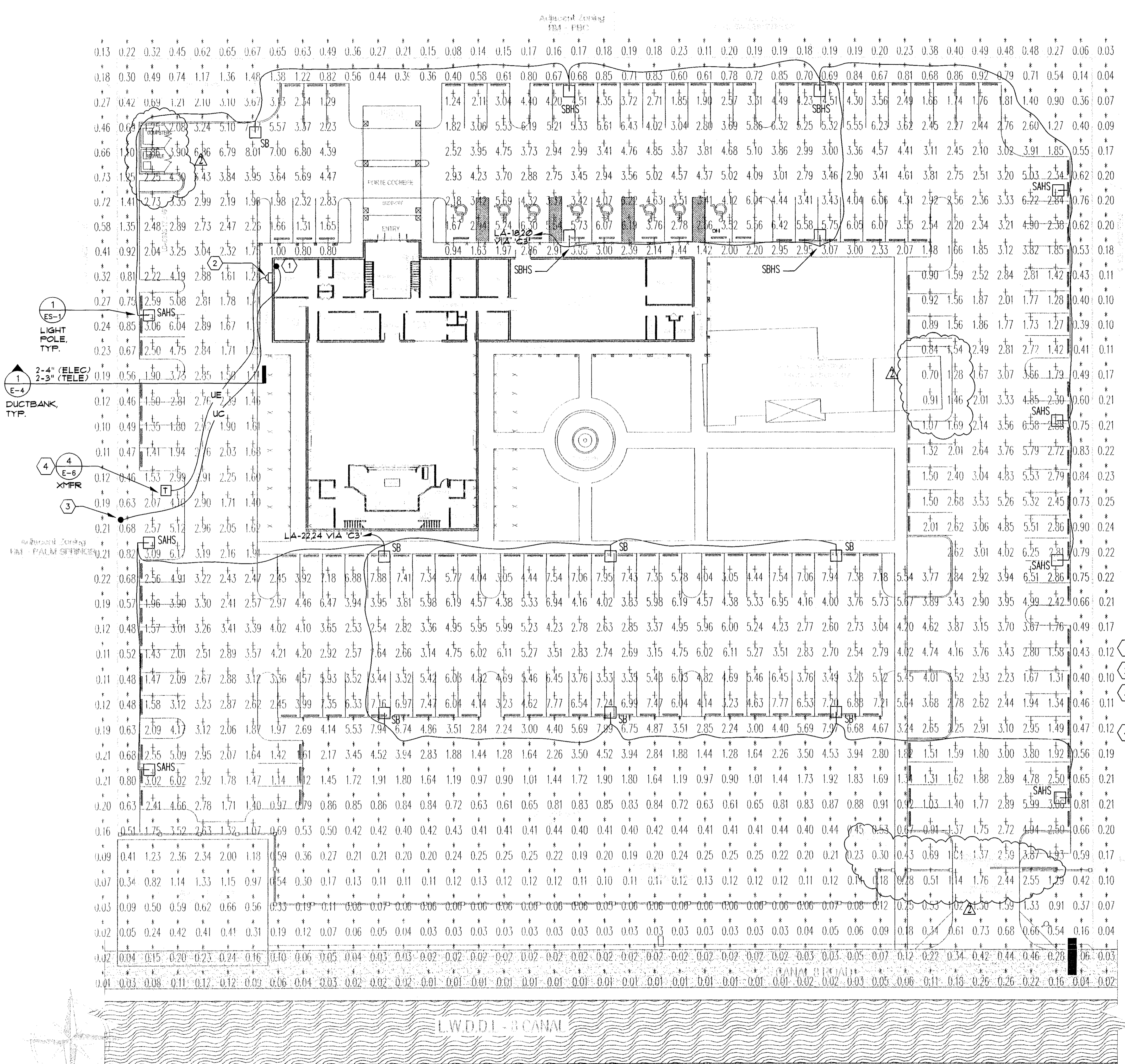



REVISION	DATE
LYC	01/08/08
LYC	02/08/08
LYC	02/25/08
LYC	05/12/08
LYC	05/10/08

PROJECT NO.	25-225
DATE	07-28-2008
DRAWN BY	LYC
CHECK BY	MC
SCALE	A5-SHOW

SHEET TITLE	ELEVATIONS
SHEET	A-7

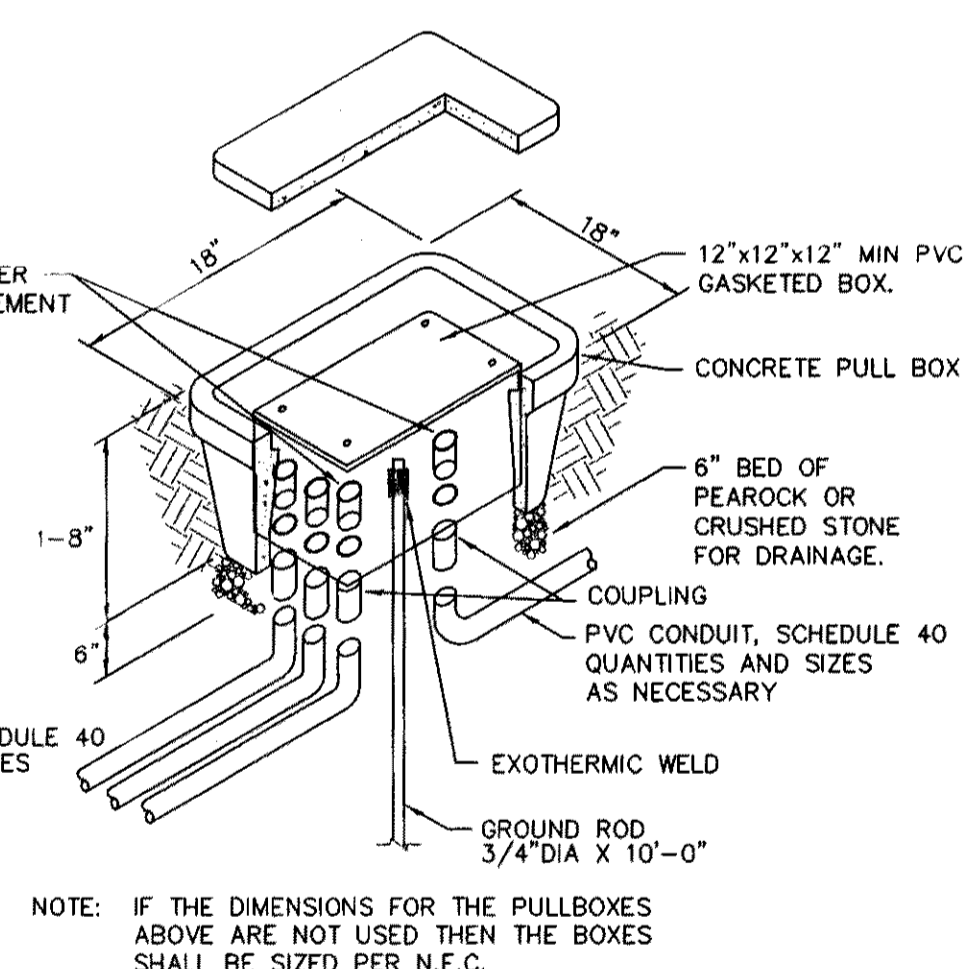
10-31-2008



1 POLE MOUNTING DETAIL
SCALE: NONE

KEY NOTES:

- 1 MAIN ELECTRICAL ROOM.
- 2 SERVICE METER AND DISCONNECT
- 3 2-3" PVC W/FULL STRING STUBBED UP 12" AT BASE OF POLE COORDINATE REQUIREMENTS W/BELL SOUTH ENGINEER.
- 4 COORDINATE UTILITY REQUIREMENTS W/FULL SERVICE PLANNER.



2 PULLBOX DETAIL
SCALE: NONE

DXF file created by LitePro 2.024 on 10/19/2007 8:32:54 AM

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site - 10/18/07	407.90x379.10ft	Fc @ Grade / H-H	634	10.00	<+>	3.49	8.01	0.69	11.59	5.05
			583	10.00	<->	0.78	7.99	0.01	776.26	76.03

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
SAHS	⊥	KIM LIGHTING 400MH TYPE IV w/HSS 1A/WP9L4/400MH***/**-P/HS	(1) MS400/HOR/ED28	40000	20' A.G. POLE T.B.D.	0.72	7
SB	⊥	KIM LIGHTING 400MH TYPE 3 1A/WP9L3/400MH***/**-P	(1) MS400/HOR/ED28	40000	20' A.G. POLE T.B.D.	0.72	7
SBHS	⊥	KIM LIGHTING 400MH TYPE 3 w/HSS 1A/WP9L3/400MH***/**-P/HS	(1) MS400/HOR/ED28	40000	20' A.G. POLE T.B.D.	0.72	4

MICHAEL CLARK, ARCHITECT
ARCHITECT, LAND PLANNER
ARCHITECT'S LICENSE NUMBER AR001078
GENERAL CONTRACTOR'S CCCC05876

1800 W. PALMWAY ONE
JANIS BEACH, FLORIDA, 33408
PHONE: 561-228-1991
FAX: 561-228-1991

PROPOSED
PALMS SPRINGS
SEVENTH DAY ADVENTIST CHURCH
4234 CANAL 8 ROAD - PALM SPRINGS
PALM BEACH COUNTY - FLORIDA

ELECTRICAL SITE PLAN
1" = 20'-0"

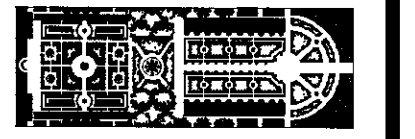
To the best of the engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable Life Safety standards as determined by the Local Authority in accordance with the Florida Bldg Code, 2004 edition, and Chapter 633, Florida Statutes.

RELIABLE DESIGN AND CONSULTING SERVICES, INC.
3923 Lake Worth Rd - #101
Lake Worth, FL 33461
Phone: (561) 228-1991
Fax: (561) 228-1020
Cert. of Auth.: 00008800
David K. Olmstead, P.E.
FLA. License # 25959

REVISIONS	
⚠	P.R.C.-01-15-08
⚠	P.R.C.-10-29-08
PROJECT NO:	05-005
DATE:	10-27-2007
DRAWN BY:	DJP
CHECK BY:	DKO
SCALE:	AS SHOWN
SHEET TITLE:	ELECTRICAL SITE PLAN
SHEET:	ES-1

10-31-2008

[Signature]
10/30/08



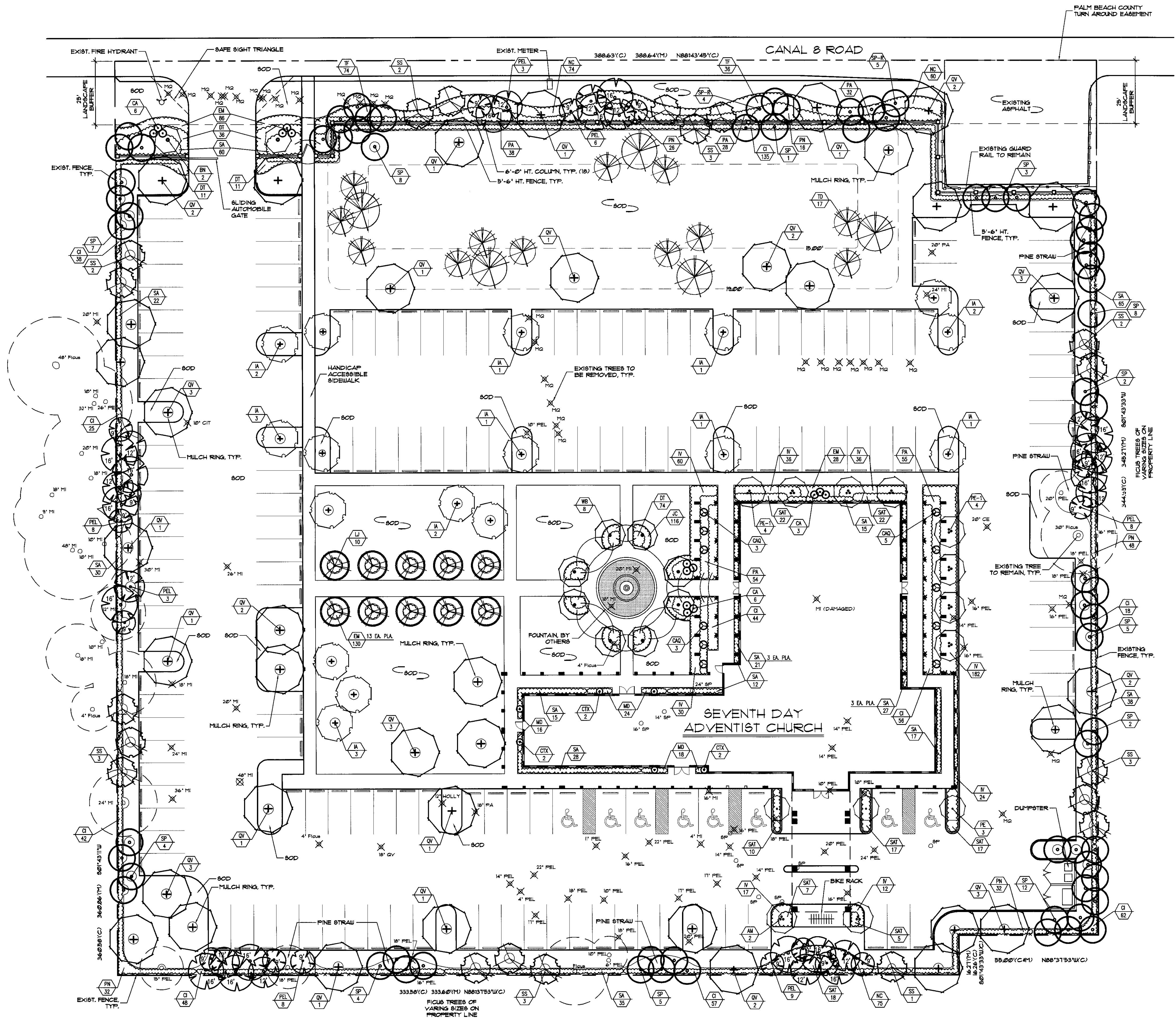
PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

Exist Plant Symbol Key

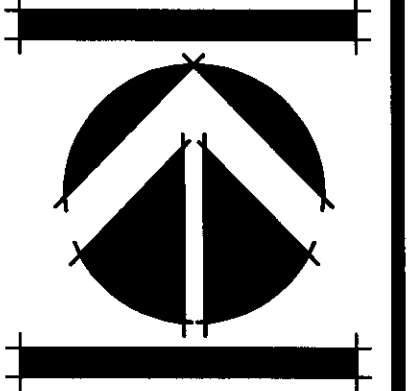
- EXISTING TREE TO REMAIN
- EXISTING TREE/PALM TO BE RELOCATED ON SITE
- ✕ EXISTING TREE/PALM TO BE REMOVED



SEVENTH DAY ADVENTIST CHURCH
PALM SPRINGS, FLORIDA
PREPARED FOR: MICHAEL CLARK, ARCHITECT
PLANTING PLAN

DATE: 12.4.01
DRAWN BY: BJP/BJW
JOB NO.: 01-001
SCALE: 1" = 20'-0"
FILENAME: 7 Day Advent_04

REVISIONS:
3/16/01
1/30/01 Fence/Planting
6/29/02 parking/dumpster
10/28/02 Site plan changes



11.24.02

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of diseases and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition.

An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

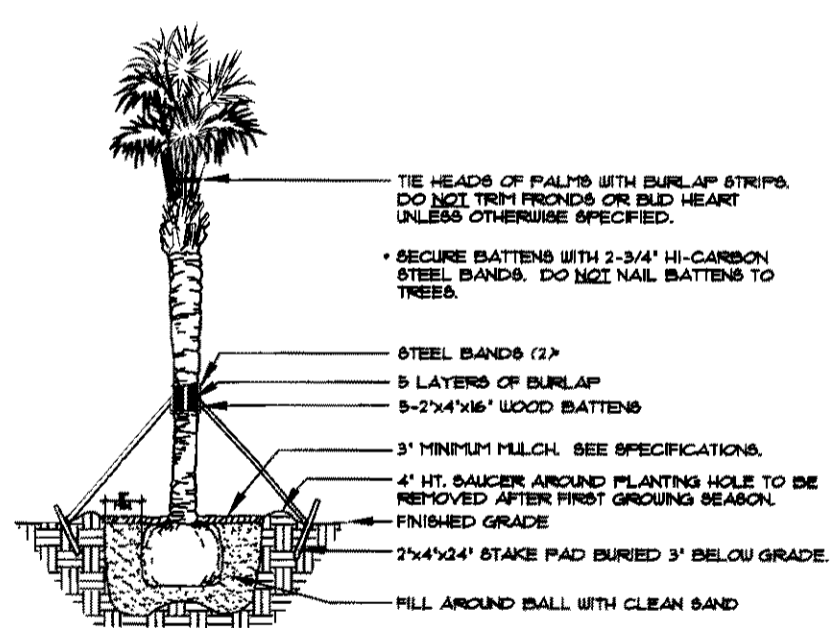
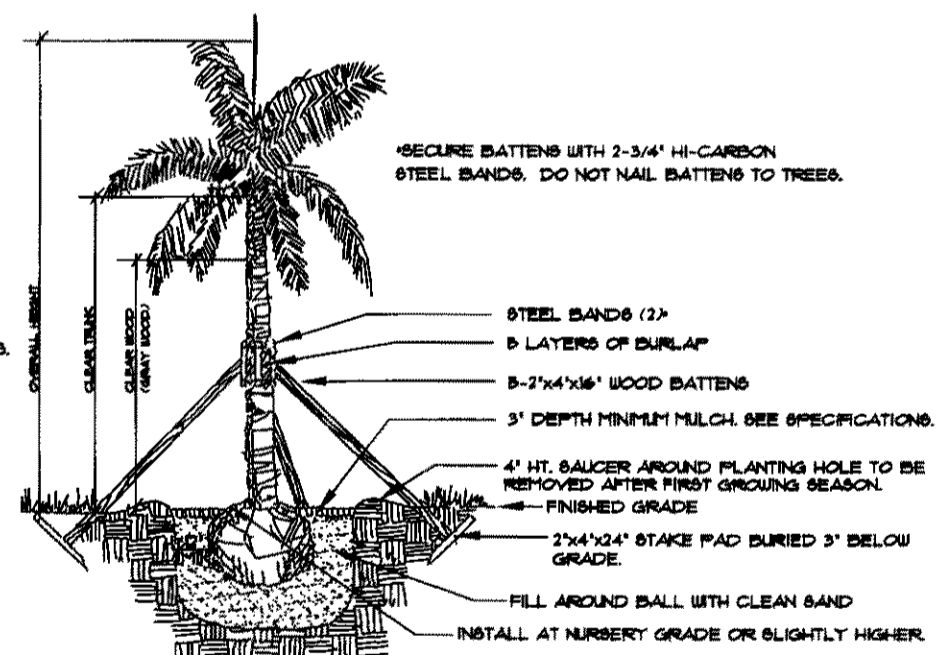
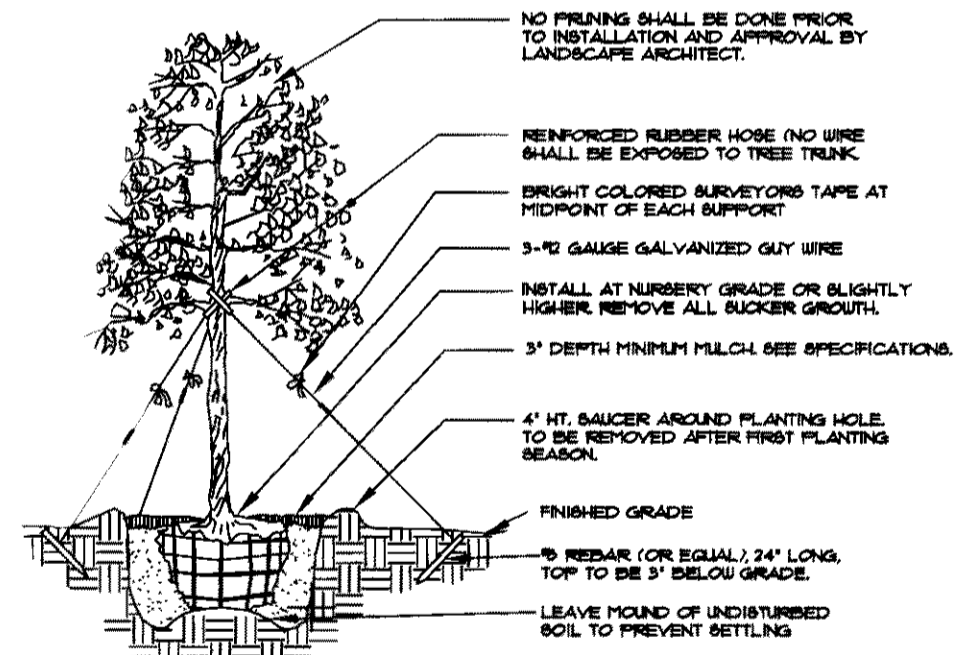
Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (OH) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud.
*Palms with narrow or banded trunks will not be accepted.

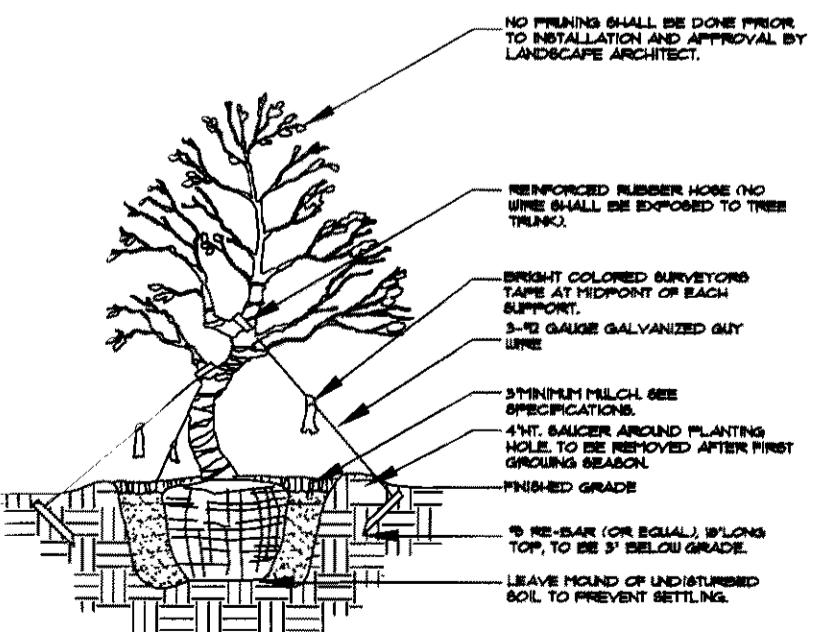
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

Planting Details



Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACINGS - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE.
- LANDSCAPE CONTRACTOR SHALL ADEQUATELY BRACE (OR USE FULL TREE TO PREVENT EXCESSIVE MOVEMENT) AND MAINTAIN A VERTICAL POSITION.

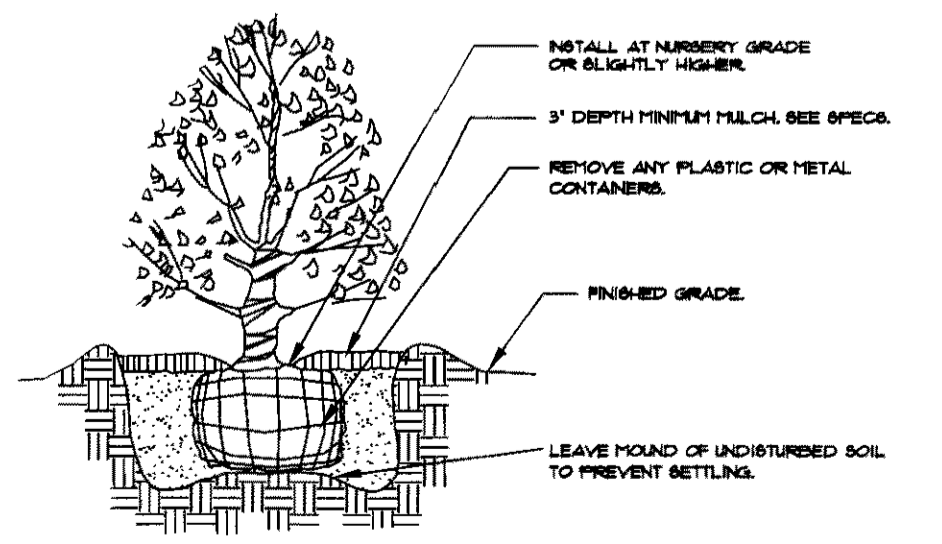


Irregular & Multi-Stem Tree Planting

FOR TREES 8'-14' HT.
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
BRACINGS - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE.
LANDSCAPE CONTRACTOR SHALL ADEQUATELY BRACE (OR USE FULL TREE TO PREVENT EXCESSIVE MOVEMENT) AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, HANUA PALMS.
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
BRACINGS - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE.
LANDSCAPE CONTRACTOR SHALL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

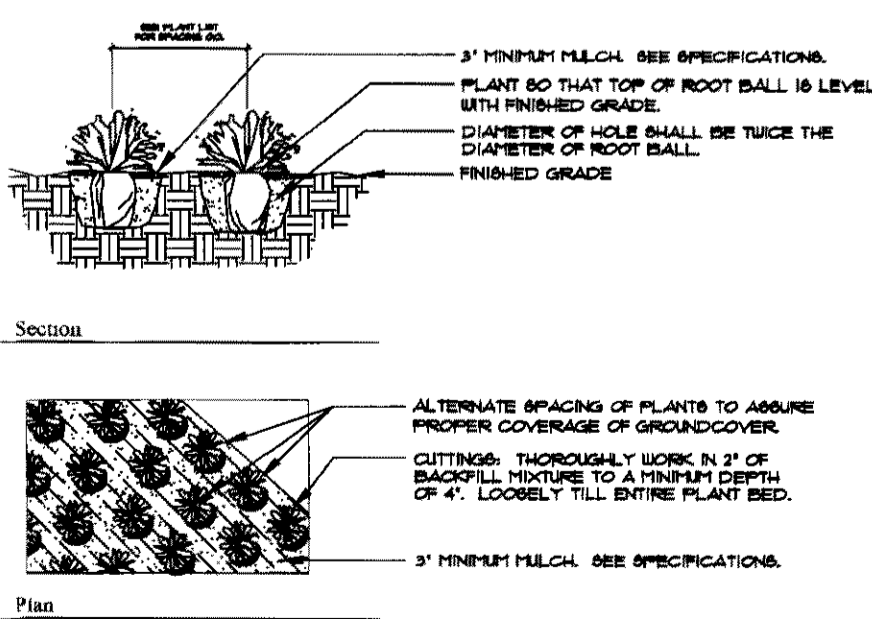


Shrub Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Palm Planting

APPLIES TO: BABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, BENEGAL DATE PALMS.
SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM	2	Adonidia merrillii / Christmas Palm	10' ht, triple stem, full frond
BN	2	Bismarckii nobilis / Silver Bismarck Palm	10' ca, heavy cal, full frond
PE	3	Pythocarpus elegans / Alexander Palm	12' ht, single stem, full frond
PE-1	8	Pythocarpus elegans / Alexander Palm	12' ht, triple stem, full frond
SP	61	Sabal palmetto / Cabbage Palm	14'-18' ht, booted trunks, stagger heights
SP-R	9	Sabal palmetto / Cabbage Palm	Relocated from on site
WB	8	Wodyetia bifurcata / Foxtail Palm	14' ca, heavy cal, full frond, matching
TREES			
IA	11	Ilex attenuata 'East Palatka' / East Palatka Holly	10' x 5' 2 1/2' cal, full canopy
PEL	45	Pinus elliotii / Slash Pine	16" x 6" x 4', 13" x 6", 16" x 6" x 8', full canopy
QV	38	Quercus virginiana / Live Oak	12' x 6', 3' cal, full canopy
SB	18	Senna aurantiaca / Glaucous Cassia	10' x 6', 5' ca., 2 1/2' cal, full canopy
TD	11	Taxodium distichum / Bald Cypress	5" x 10' x 5', 2 1/2' cal, 7" x 14' x 1', 3 1/2' cal, full canopy
ACCENTS			
CA	15	Crinum asiaticum / Crinum Lily	10 gal, 34" x 32", full
CAQ	11	Crinum augatum 'Queen Emma' / Queen Emma Crinum Lily	5 gal, 42" x 40", full
CTX	6	Cordyline terminalis 'Xerox'	7 gal, 32" x 30", full
LJ	10	Ligustrum japonicum / Glossy Privet Standard	9" x 8', multi-stem, limbed up, full canopy
SHRUBS AND GROUNDCOVER			
CI	525	Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba	3 gal, 24" x 22", full
DT	132	Dianella aemalanica / Blueberry Flax Lily	3 gal, 16" x 16", full
EM	244	Euphorbia milii 'Dwarf' / Dwarf Crown of Thorns	2 gal, 12" x 14", full
V	397	Ilex vomitoria 'Stokes Dwarf'	3 gal, 14" x 16", full
JG	116	Juniperus chinensis 'Pereoni' / Parsons Juniper	3 gal, 12" x 16", full
MD	58	Miconia diversifolia / Kangaroo Fern	1 gal, 6" x 10", full
NC	229	Nepenthes cordifolia / Native SWORD FERN	1 gal, 14" x 12", full
PA	207	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal, 18" x 22", full
PN	154	Psychotria nervosa / Wild Coffee	3 gal, 22" x 20", full
SA	385	Schefflera arboricola / Dwarf Schefflera	3 gal, 24" x 22", full
SAT	118	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal, 22" x 20", full
TF	110	Tripsacum floridanum / Dwarf Fakahatchee Grass	3 gal, 18" x 20", full
SOD			
		Paspalum notatum / Bahia Grass	Solid sod, laid tight
		Aramative Stenotaphrum secundatum / St. Augustine Floratan	Solid sod, laid tight

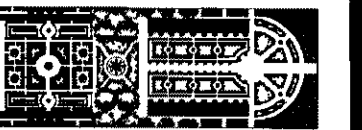
* Denotes native shrub or groundcover
Total number of shrubs or groundcover: 2,655
Total number of native shrubs or groundcover: 1,395
Percent of native shrubs and groundcover: 52.5% (40% min. required)

Existing Tree Key

AE	Casuarina equisetifolia / Australian Pine
CI	Citrus species
FI	Ficus species
HOLLY	Holly species
MI	Mangifera indica / Mango
MU	Melaleuca quinquenaria / Melaleuca
PA	Persea americana / Avocado
PEL	Pinus elliotii / Slash Pine
QV	Quercus virginiana / Live Oak
SP	Sabal palmetto / Cabbage Palm

Tree Requirements

ZONE	TREES REQUIRED	TREES PROVIDED
NORTH BUFFER	20	20
SOUTH BUFFER	20	20
EAST BUFFER	18	18
WEST BUFFER	18	18
INTERIOR TREES	56	51
VEHICULAR USE AREAS	35	35



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING & GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LC-0000297

SEVENTH DAY ADVENTIST CHURCH

PALM SPRINGS, FLORIDA
PREPARED FOR: MICHAEL CLARK, ARCHITECT

PLANTING PLAN

DATE: 12.4.07
DRAWN BY: SJF/SJU
JOB NO.: 071-001
SCALE: N/A
FILENAME: 7 Day Advent_04

REVISIONS:
3/16/07
1/20/07 Fence/Planting
6/25/08 Parking/Groundcover
10/28/08 Site plan changes

SHEET:

L-2