



Urban Design Studio provided planning and landscape architectural services for the submission and representation of a future land use plan amendment, rezoning, special exception and site plan approval for the construction of a 211,363 square foot two-story building for Oxygen Development. The building will consist of 44,485 square feet of office and 166,878 square feet of warehouse / manufacturing space and will be situated on 14.36 acres of land located 0.15 miles north of the Forest Hill Boulevard and Congress Avenue intersection on the west side of Congress.

The research and development building will serve as the headquarters for Oxygen Development, which specializes in the development of personal care products. Oxygen Development is a multi-dimensional organization that combines creativity with leading edge technology providing a unique resource in the color cosmetic, skin care and hair care industries. This facility will provide as many as 400 to 500 new quality jobs within the Village of Palm Springs.

This infill development will facilitate economic development within the Village, which is consistent with the Village's Comprehensive Plan and the Palm Beach County-led Urban Redevelopment Area study for the area. In addition, the provision of this light industrial use will provide additional revenues to the Village on a property that is currently vacant. This economic development will also diversify the Village's land use mix, which provides for a stable foundation for the Village's economy. Because the site is currently vacant and an infill development site, the project will be able to utilize the existing infrastructure and will not require the extension of new public facilities.

Client: Oxygen Development

Site Area: 14.36 Acres

Building Area: 211,363 SF

Architect: RLC Architects