TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING AGENDA
FEBRUARY 2, 2015
7:00 P.M.
535 PARK AVENUE
LAKE PARK, FLORIDA

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the Meeting, such interested person 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 with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	☐
Erich Von Unruh, Vice-Chair	☐
Michele Dubois	☐
Martin Schneider	☐
Ludie Francois	☐

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of November 17, 2014

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

* **A. SITE PLAN APPLICATION FOR THE SPECIAL EXCEPTION USE OF A RACETRAC GAS STATION WITH A 5,928 SQUARE FOOT CONVENIENCE STORE WITHIN THE CONGRESS BUSINESS PARK PLANNED UNIT DEVELOPMENT**

* **B. (1) AN AMENDMENT TO THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT (PUD) TO EXPAND ITS BOUNDARIES AND (2) FOR A SPECIAL EXCEPTION USE OF A VEHICLE SALES ESTABLISHMENT**

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

* Plans available in Community Development *

TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
NOVEMBER 17, 2014

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Erich Von Unruh, Vice-Chair	Present
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Present

Also in attendance were Thomas Baird, Town Attorney; Debbie Abraham, Town Planner, and Kimberly Rowley, Recording Secretary.

Chair Thomas requested a motion to approve the Agenda as submitted. Board Member Dubois made the motion and it was seconded by Vice-Chair Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Erich Von Unruh	X	
Michele Dubois	X	
Martin Schneider	X	
Ludie Francois	X	

The Motion carried 5-0 and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the September 8, 2014, Planning & Zoning Board Meeting Minutes as submitted. Board Member Schneider noted a minor correction in the 1st paragraph of Page 13, which we would point out to the Recording Secretary after the meeting. Chair Thomas asked for a motion for the approval of the September 8, 2014, Planning & Zoning Board Meeting Minutes with the noted minor correction. Board Member Schneider made the motion for approval and it was seconded by Board Member Francois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Erich Von Unruh	X	
Michele Dubois	X	
Martin Schneider	X	
Ludie Francois	X	

The Motion carried 5-0, and the Minutes of the September 8, 2014, Planning & Zoning Board Meeting were approved unanimously, with the noted minor correction on Page 13.

PUBLIC COMMENTS

Chair Thomas explained the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A. STAFF INITIATED ITEM TO CREATE A *"FLEXIBLE DEVELOPMENT STANDARDS"* CODE SECTION IN CHAPTER 78 OF THE TOWN CODE, AND THE MODIFICATION OF THE EXISTING *"ARCHITECTURAL DESIGN GUIDELINES"* IN CHAPTER 78 OF THE TOWN CODE

STAFF PRESENTATION

In the absence of the Community Development Director, Debbie Abraham, Town Planner, addressed the Planning & Zoning Board. Ms. Abraham stated that the presentation will be to discuss a text amendment to create Flexible Development Standards and to modify certain elements in the Town's existing Architectural Design Guidelines. She thanked Chair Thomas for the discussion she had with Nadia following the first distribution of the agenda packets regarding the lot size eligibility criteria. Ms. Abraham stated that as the Board may recall, the P&Z Board discussion held in September spoke about a minimum 0.5 acre lot size to be eligible for certain Flexible Development Standards. Staff has since analyzed various developed and undeveloped parcels in Town and bumped the lot size up to 1.5 acres, only to bump it back down to 1.0 acre in the final iteration of the proposed language. It appears the agenda packet initially distributed had 1.5 acres, which Chair Thomas picked up as being quite a large lot size. Staff's final intent is to leave the proposed minimum lot size at 1.0 acre as is reflected in the revised memo distributed last week to the P&Z Board.

Ms. Abraham reviewed the Zoning Map with the Board, pointing out Town boundaries and noting that the Town is surrounded by commercial and industrial parcels along its perimeters with a saturation in the western areas. She stated that it is important for Lake Park to remain competitive in this economic upturn, and part of remaining competitive includes streamlining

processes and allowing for reasonable code provisions, while maintaining the community's health, safety and general welfare. Ms. Abraham stated that the Community Development Director reviewed the flexibility standards of the Town of Jupiter, as well as other municipal standards, and it appears that every municipality addresses flexibility differently given their zoning districts, parcel layouts and sizes. She cited an example of the City of West Palm Beach which allows for flexible zoning in key redevelopment areas, along with a "stretchable" approach on variances. Town Staff believes the "flexible" building approach (which can also be referred to as indirect incentivizing) should be granted to the entire non-residential development and redevelopment area. This could be accomplished comprehensively, given the smaller 2.5 square mile Town size, and relatively similar parcels that are both smaller in size and for those which are built-out, in a non-conforming status as it relates to building setbacks; landscape buffer widths and planting, and off-street parking requirements.

Ms. Abraham pointed out key commercial and industrial areas, remaining vacant parcels, and general lots sizes on the Town Zoning Map. She stated that Staff is proposing an administrative approval process which would provide relief from certain development standards for parcels that come up for development or redevelopment in non-residential areas. Ms. Abraham stated that following the P&Z Board discussion on this topic in September, Staff incorporated consistency in the eligible reduction amount to 20%, a lot size requirement of 1.0 acre or less, as well as the incorporation of minimum requirements for the various categories. Ms. Abraham explained that the first area of focus is building setbacks, and pointed out the Town's various commercial/industrial zoning districts have building setbacks ranging on average at about 25' from the front property line; 15' on the side; and 7' at the rear. The proposal proposes a maximum 20% reduction for lot sizes less than 1.0 acre, or for parcels with topographic limitations (to facilitate the design and development or redevelopment of these parcels). Additionally, a maximum 20% reduction for parcels 1.0 acre in size or less of off-street parking spaces if a parking needs analysis is submitted; OR an adaptive re-use along with a parking needs analysis being submitted (for example, an older warehouse is converted to a lofty office space); OR an addition to an existing site is proposed whereby the proposed addition meets the parking requirements, but the existing structure's operation retains the existing parking spaces even if they are less than the current code requirement, keeping in mind that Staff can only waive up to 20%, and a minimum of 5 parking spaces will always be required per the proposed language. Ms. Abraham stated that lastly are landscape buffer widths and the actual plantings within these landscape buffers. The intent is to be able to administratively waive, for lot sizes 1.0 acre or less, up to 20% of the landscape buffer width, along with the number of plantings if they interfere with certain public agency, or public or private utility requirements. however, a minimum 6' buffer width will always be required per the proposed language to ensure an adequate width for planting. An example is the existing front property line buffer width requirement is 15', if the maximum is applied, it would reduce the width to 12' through this administrative process. Alternately, the interior lot buffer width requirement is 8', which would reduce it

to just over 6' if the maximums are applied through this administrative process. It is important to note that if this process is used, a variance cannot be applied for the same code section. If an applicant is able to meet the variance criteria and prefers to go the variance route, this will remain an option and would require the Public Hearing process. Additional conditions of approval and/or mitigation will be applied at Staff's discretion if the administrative waiver process is selected. In conclusion, Ms. Abraham reviewed the key points for the Flexible Development Standards proposal: maximum 20% reduction; minimum 1.0 acre parcel size, with minimum standards for off-street parking and landscape buffers.

Ms. Abraham stated Staff is taking this opportunity to address certain Architectural Design Guidelines which are already in place within the Town Code for internalized industrial parcels, specifically parcels located along 10th Court, 12th Street, 13th Street, 14th Street, 15th Street, Brant Road, Miller Way, Newman Road, Joule Road, Kinetic Road, Gateway Road, South Killian Drive and North Killian Drive. Given their internalized industrial-type location and uses, and from a feasible and reasonable development and redevelopment standpoint, Staff is proposing that the use of certain materials such as wood that is stained or painted, metal siding which is vinyl-coated or otherwise coated, glass window systems and fluted block that is split and scored or ribbed, is permitted along the facades, as long as 25% of the façade for buildings fronting Old Dixie Highway, Watertower Road and Silver Beach Road incorporate additional preferred exterior materials as listed.

Ms. Abraham explained Staff is also proposing flexibility for these parcels to the applicability of blank walls (with the exception of front walls), such that side and rear walls within these areas measuring less than 100' in length which are used primarily for garage bay door access, are exempt from adding additional decorative features other than variation in color and material as required by other sections of the Architectural Design Guidelines. Ms. Abraham stated that Code currently requires two roof offsets, one which is required to be located on the front façade. Staff is proposing that these same parcels shall be permitted to provide a minimum of one front façade roof offset (i.e. vertical change), with the exception of corner lots which are required to incorporate an additional roof offset along the side street façade. In conclusion, while Staff was modifying the various Sections of this Chapter, it also took advantage and cleaned up the Applicability Section in Section 78-330 of the Architectural Design Guidelines, so that the language is more consistent and that the repainting of nonresidential buildings would also be subject to the Building Color and Finish Provisions of the Architectural Design Guidelines, in order to protect the aesthetic integrity of our commercial/industrial corridors. Currently, nonresidential buildings that are simply repainting can paint the exterior any color per the existing Code requirements.

BOARD MEMBER DISCUSSION

Board Member Von Unruh noted a correction that needed to be made regarding the referenced acreage size listed on Page 2 under *the Scope of the Standards* - changing from 1.5 acres to 1.0 acres. Board Member Von Unruh questioned if when an Applicant gets a waiver approved, does the approved waiver stay with the land even if the property changes ownership. Ms. Abraham confirmed that an approved waiver does stay with the land.

Board Member Francois had no comments.

Board Member Dubois had no comments.

Board Member Schneider questioned (Page 2) - Section 78-321 - Scope of Standards, A(1) *The parcel of land cannot be redeveloped and meet these standards as set forth in this Chapter:* How is it determined that a parcel cannot be redeveloped and meet these standards? Is the language precise enough as written? Board Member Schneider stated that it may be theoretically possible to find a way to redevelop a site, but the question is does it work practically? Ms. Abraham stated that the intent of this language is not to establish the eligibility criteria, but to explain the reasons behind granting the eligibility requirements. The eligibility requirements are seen in *Section 78-325- Development Standards Eligible for Waivers.* The Town Attorney suggested replacing the words "meet these standards" with "land development regulations". The Town Attorney further stated that the terminology "The parcel of land" makes it sound as if it's a non-conforming lot, which by definition wouldn't meet the land development regulations, though he doesn't know if that was Staff's intent. The Town Attorney questioned if the language intended to address the lot itself, or, like the other criteria, the proposed development or redevelopment of the parcel? Chair Thomas stated she believes that it was the intent of the Community Development Director to create flexibility for parcels which cannot develop under current land development regulations. Ms. Abraham agreed that it is her understanding also.

The Town Attorney pointed out that Section 78-320 – Purpose and Intent sets forth that this only applies to non-residential zoning districts, so it would not be necessary to repeat throughout the article that this only applies to non-residential districts.

Chair Thomas suggested inserting "developed" into Section 78-321 – Scope of the Standards (a)1 and (a)4 in order to be consistent as it is not restricted to only properties being redeveloped. Ms. Abraham agreed that inserting "developed" would not be a problem and would not affect the intent.

PUBLIC COMMENTS

Richard Ahrens – 1461 Kinetic Road (Corporate Office).

Mr. Ahrens stated he was in front the P&Z Board several months ago representing Mr. Kauff's project, and at that time they were seeking variances for the development of a small vacant parcel located on 10th Court. Mr. Ahrens stated there were issues then which now meet the

current criteria on the smaller sub-divided parcels, and he feels that these proposed changes are fair, which will be helpful and bring additional tax base into the Town.

Richard Kauff

Mr. Kauff stated that he is the owner of the last vacant lot on 10th Court, and he also owns another property located on 13th Street. Mr. Kauff stated that the lot on 10th Court is currently being utilized by Kauff's Truck and Trailer for storage. He stated that he would like to build a small affordable building on the vacant lot and rent it out to someone to operate a small business, however, he cannot get it done with the current requirements in place. Mr. Kauff stated that the current requirements are work great on Congress Avenue and Northlake Boulevard, however it is impossible to meet the standards as they are today without some flexibility and be able to build a facility which is affordable.

BOARD MEMBER DISCUSSION (CONTINUED)

Board Member Schneider questioned (Page 3) Section 78-324(b) – Limitations on Flexible Development Standards: *The cumulative total of any flexible development standard applied to a property by category or location shall not exceed the maximums set forth in this Section.* Board Member Schneider asked for an explanation of what is meant by that statement. Ms. Abraham responded that it means the maximum waiver that can be applied for is 20% individually for setbacks, landscaping and off-street parking, should it be part of the application and they meet the eligibility requirements. Board Member Schneider stated that using the word cumulative is confusing, but it does mean more than one category. The Town Attorney suggested that it might read "the cumulative total shall not exceed 20%". There was discussion regarding the word "cumulative" and (a) and (b). Board Member Schneider suggested possibly amending (a) to add the word "any". The final consensus was to remove the word "cumulative" as it caused confusion.

Board Member Schneider asked what would be the maximum setback. Are there any large setbacks, as a 25' setback would allow up to a 5' waiver. Ms. Abraham stated that in the commercial/industrial area the maximum setback is 25'. Chair Thomas asked if the vacant parcel on Watertower Road has three (3) street frontages, would there be a 25' setback on all three streets? Ms. Abraham stated that the front/entrance would be considered the frontage with a 25' setback and the other two would be the sides. There was discussion regarding front yard setbacks within the industrial zoning district.

Board Member Schneider stated that Section 78-325(b)- Development Standards Eligible for Waivers – Off Street Parking does not reference the lot size requirement of 1.0 acre or smaller, as it does throughout the other sections, and would it be helpful to add it. Ms. Abraham responded that the lot size is stated within the eligibility requirements and Section 78-320 Purpose and Intent, so it would not be necessary.

Chair Thomas stated that her questions are general/overall and she is trying to apply the code as it is. She expressed a concern that the maximum lot size that can qualify for an administrative waiver is an acre. She feels that the parcels that would have more of a hardship meeting setback

requirements would be a half-acre or less. Her other concern was with waivers on small lots and assuring there is uniformity with the neighboring properties in the industrial areas and uniformity with the façade and frontage of other developed properties within Town. Ms. Abraham reiterated Chair Thomas' concern that if 1.0 acre vacant parcels are granted these waivers that they will not apply to be in uniformity with their neighboring properties. Ms. Abraham responded that regarding uniformity, Town Code does not have a build-to line in the industrial/commercial areas for the frontage and Staff is willing to take any P&Z recommendations to bring to the Town Commission. Regarding Chair Thomas' concern of having a minimum of one acre, Ms. Abraham showed a visual of vacant parcels in Town which are an acre or greater in Town. Ms. Abraham stated that most of the parcels that this would affect are mostly parcels that are smaller than an acre, unless they are combined. Ms. Abraham stated that the language could be changed to say "less than an acre" if that is the concern, but there are not many undeveloped properties in Town that are an acre or greater. Board Member Von Unruh asked if this applies to properties that want to redevelop, and Ms. Abraham stated that is correct. Regarding Chair Thomas' concerns, Board Member Von Unruh pointed out Section 78-324(d) - Limitations on Flexible Development Standards: *No waiver of the standards of this Chapter shall be granted where it would result in a substantial inconsistency with the existing pattern of development of the surrounding area.* Chair Thomas stated that she would like to know what the word substantial means. There was discussion amongst the Board Members regarding uniformity, inconsistencies and build out properties. Chair Thomas stated that she believes in shared power with Administration to a point, but her concern is how far should that shared power go? Are we going to make it so broad that it takes the opportunity away from the Board to provide input on the criteria set forth? Ms. Abraham stated that is exactly why the maximums are set forth, and the maximums guarantee the community and the Board that even if an Applicant meets all of the eligibility requirements for a waiver, the maximum is 20% in the waiver process.

Board Member Schneider commented that he is comfortable with a site which is less than an acre with a 20% maximum and the fact that they can't do if it's inconsistent with the overall character of the area, as that is where Staff can help developments move along with a little bit of flexibility, instead of getting hung up and/or denied in Public Hearings. Board Member Schneider stated it doesn't give Staff too much power by keeping it at 20% and if it applies to small lots which are less than an acre. Board Member Von Unruh stated a concern about redevelopment. Chair Thomas asked about the application process and associated fees. Ms. Abraham reviewed the application and review process. The Town Attorney referred to Section 78-322(c) – Reviewing Authority: *The decision of the Community Development Director shall be in writing and shall constitute the Development Order as applied to the parcel of land which is the subject of the application…*and stated that therefore there will be two (2) Development Orders, one for the waivers and one for the site plan. The Town Attorney suggested that the waiver expressed in the Community Development Director's Development Order be incorporated into the Resolution in terms of where it's missing that sub-section. There was discussion about various hypothetical development scenarios and how the proposed administrative waivers would apply. Chair Thomas asked if there could be clarity or language to state that the waivers must be consistent with the approved site plan. The Town Attorney stated that the property needs to be developed consistent with the site plan and pointed out Section 78-323(a) -- Applications: *Applications for administrative waivers to the development standards of*

this Chapter shall be submitted, together with the applicable administrative fee, which is equivalent to the variance fee on the fee schedule approved by Resolution, to the Department of Community Development, and shall be accompanied by a site plan, survey, or other sealed plan which is sufficient to identify the development or redevelopment of the property to which the waiver request applies. Therefore, the submitted (sealed) site plan will reflect any waivers from the land development regulations, and once approved, development or redevelopment must be in accordance to the site plan. If the development or redevelopment doesn't occur within a two (2) year period, the site plan lapses and the property owner or the successor no longer has the entitlement to the regulations that were waived within the development order.

Chair Thomas mentioned that it would be helpful in the future when we have technical reports if Staff would provide visuals showing the process for the public.

PLANNING & ZONING BOARD RECOMMENDATION

Chair Thomas asked for a motion for approval of the Staff initiated Text Amendment for administrative waivers. Board Member Schneider made a motion for the **approval of Staff initiated Text Amendment with the clarifications as discussed (change "Development Standards to Land Development Regulations; change "parcels of land" to properties; add "developed or" to Section 78-321(a)(1); change Section 78-321 (a) The Community Development Director "grants waivers of the Land Development Regulations...."; Remove the word cumulative" in Section 78-324(b) so as to avoid confusion).** The motion was seconded by Board Member Von Unruh and the vote was as follows:

		Aye	Nay
Judith Thomas		X	
Erich Von Unruh		X	
Michele Dubois		X	
Ludie Francois		X	
Martin Schneider		X	

The motion passed 5-0, and the Staff initiated Text Amendment for administrative waivers was unanimously approved with the clarifications as discussed during the Meeting.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

The Community Development Director was not present.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 8:25 p.m.

Respectfully Submitted,

Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

_____
Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:

* Plans available in Community Development *

TOWN LAKE OF PARK
PLANNING & ZONING BOARD
MEETING DATE: FEBRUARY 2, 2015

APPLICATION: SITE PLAN APPLICATION FOR THE SPECIAL EXCEPTION USE OF A RACETRAC GAS STATION WITH A 5,928 SQUARE FOOT CONVENIENCE STORE WITHIN THE CONGRESS BUSINESS PARK PLANNED UNIT DEVELOPMENT

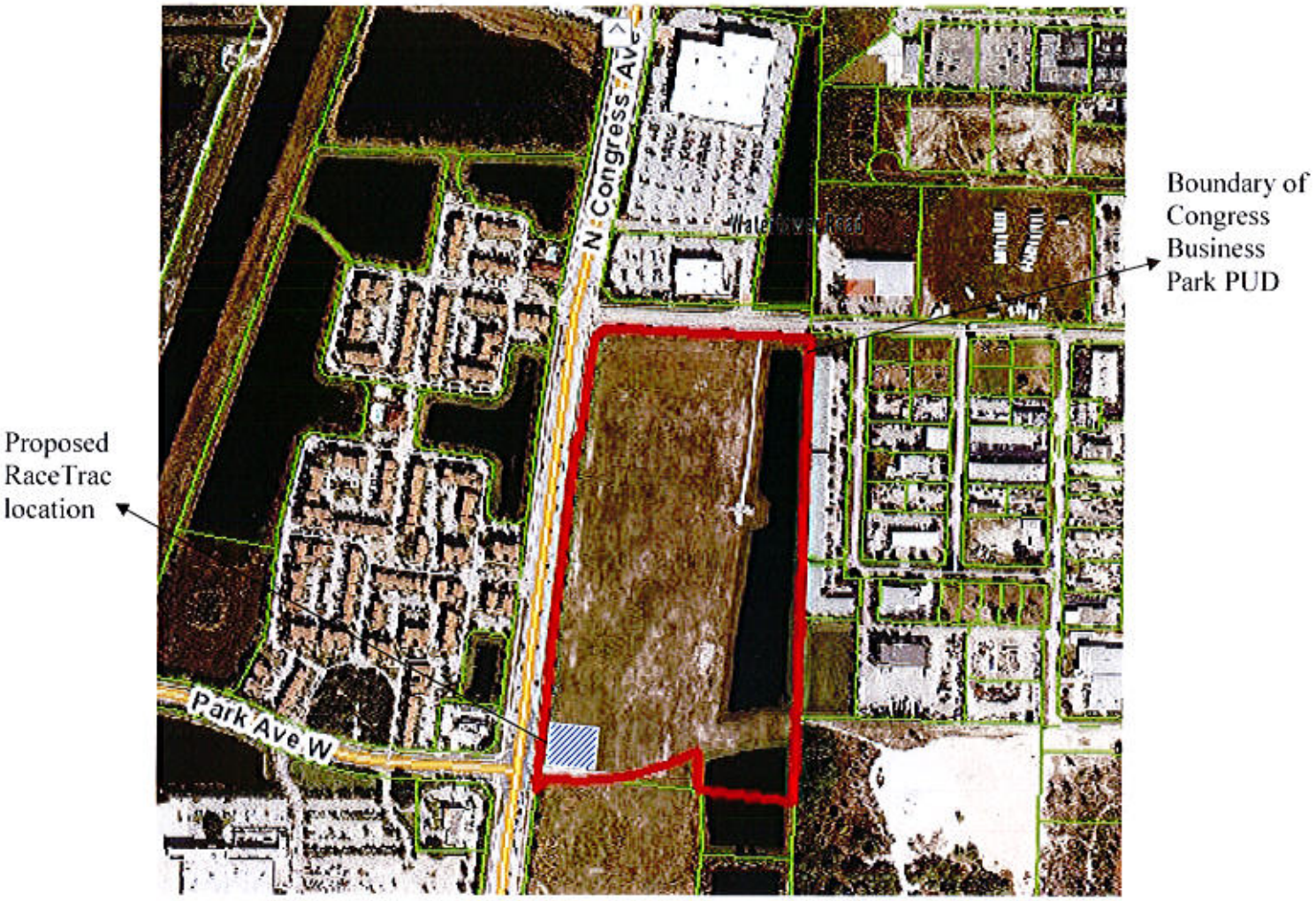
SUMMARY OF APPLICANT'S REQUEST: RaceTrac Petroleum, Inc. ("Applicant"), is proposing to develop a gas station with a 5,928 square foot convenience store within Tract B of the Congress Business Park Planned Unit Development (PUD) ("the Site"). The Site is currently owned by Congress Avenue Properties ("Owner"). The Applicant has a contract to purchase the Site from the Owner and has submitted Applications for a Site Plan and the Special Exception Use of a gasoline station.

The Site has a "Commercial/Light Industrial" future land use designation and is within the Congress Business Park PUD Zoning District. The Site has a Commercial-2 Business District (C-2) zoning designation. The C-2 designation allows "gasoline and other motor fuel stations" as special exception uses.

BACKGROUND:

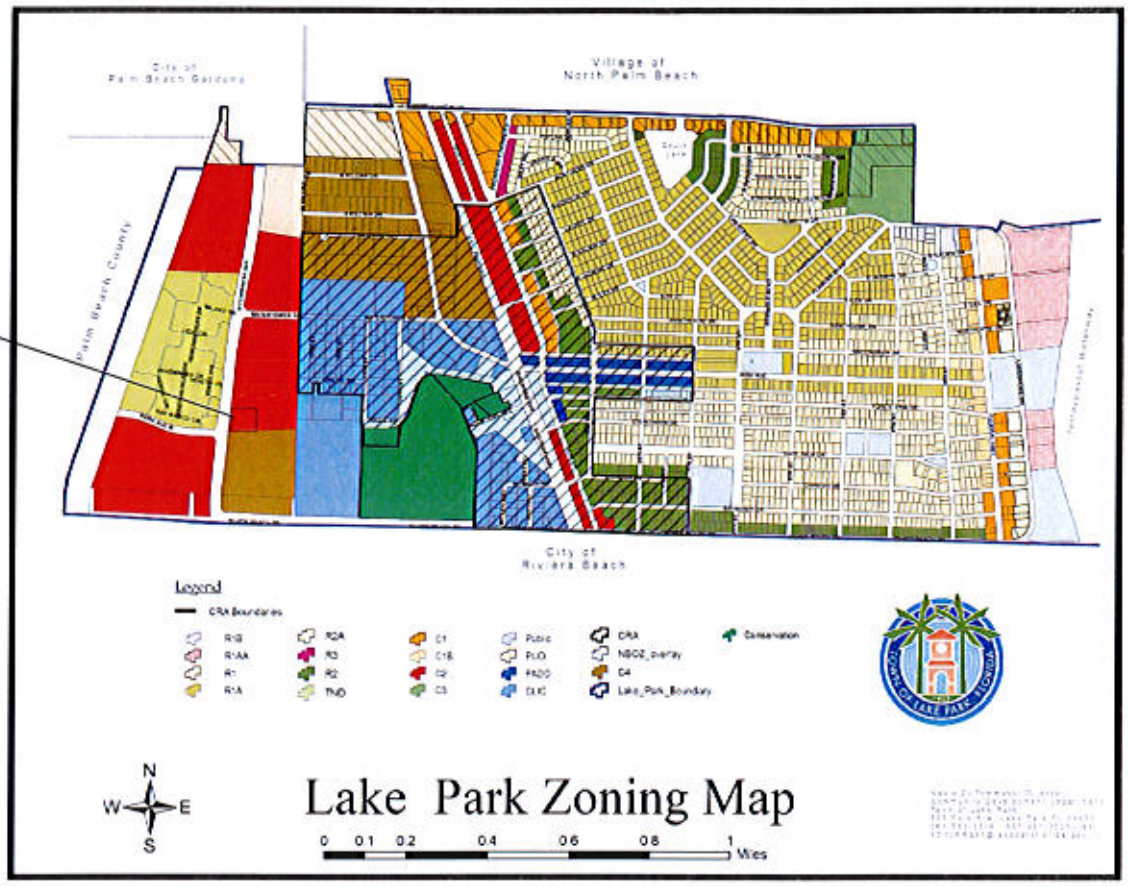
Applicant(s):	RaceTrac Petroleum, LLC / Bill Milam, COO
Owner(s):	Congress Avenue Properties, LLC
Address/Location:	North Congress Avenue
Net Acreage:	2.285 acres
Legal Description:	see survey (sheet ALTA)
Existing Zoning:	Planned Unit Development (PUD)/Commercial 2 (C-2) Commercial 2 (C-2) Business District
Future Land Use:	Commercial/Light Industrial

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP

Subject Site

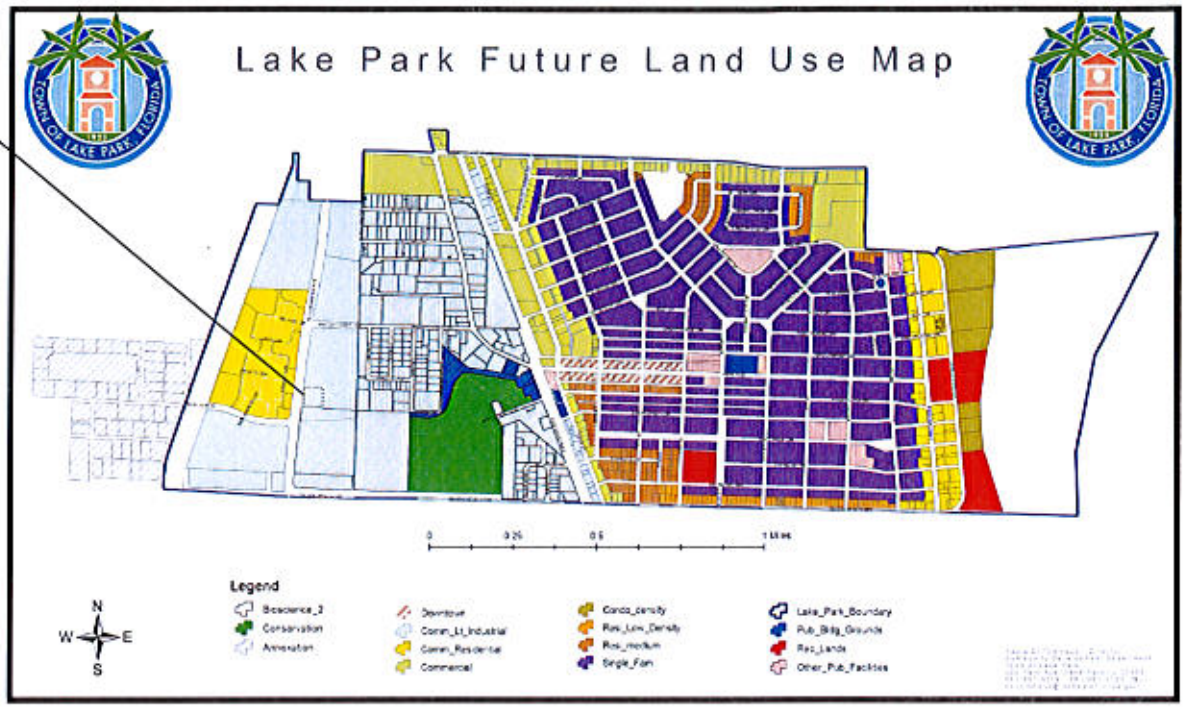


Adjacent Zoning

North:	Planned Unit Development (PUD) / Commercial 2 (C-2)
South:	Commercial 2 (C-2)
East:	Planned Unit Development (PUD) / Commercial 2 (C-2)
West:	Traditional Neighborhood District (TND)

LAKE PARK FUTURE LAND USE MAP

Subject Site



Adjacent Existing Land Use

North:	Commercial/Light Industrial
South:	Commercial/Light Industrial / Bioscience Overlay
East:	Commercial/Light Industrial
West:	Commercial/Residential

PART I: APPLICATION FOR A SPECIAL EXCEPTION USE

ANALYSIS OF SPECIAL EXCEPTION CRITERIA

Town Code **Section 78-184** sets forth the criteria, all of which must be met to entitle an applicant to a Special Exception use. **Note: Staff's analysis of the criterion are in bold.**

1. Is the proposed Special Exception Use consistent with the goals, objectives, and policies of the Town's Comprehensive Plan?

   Staff has determined that the proposed use would specifically further the following Objective and Policy of the Future Land Use Element of the Comprehensive Plan:

   Objective 1, Policy 1.5:

   > ***The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development, and adopted Levels of Service standards.***

   Objective 5:

   > ***As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.***

   New development on what is now an undeveloped parcel will increase the Town's tax base. The Site is not environmentally sensitive or historically significant and therefore, the development of the Site would not cause negative impacts to the surrounding area, or existing neighborhoods. There is a multi-family residential development west of the Site; however, this neighborhood is separated by North Congress Avenue. Staff finds that the proposed special exception use of a gas station and convenience store in this area of the town is consistent with Policy 1.5.

   Other properties along Congress Avenue have been developing and the Site is one of the few remaining areas for new development in the Town. Therefore, the staff finds that the development of a gas station and convenience store along Congress Avenue would be infill development consistent with Objective 5.

CRITERIA MET.

2. Is the proposed Special Exception Use consistent with the Town's land development and zoning regulations and all other portions of this Code?

   The Site Plan which has been submitted meets the Land Development Regulations and all other portions of the Town Code.

   CRITERIA MET

3. Is the proposed Special Exception Use compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property?

   North Congress Avenue corridor has developed with a variety of intensive commercial uses including a gas stations, department stores, retail, fast food restaurants , and financial institutions. The scale and intensity of the proposed gas station and convenience store is compatible with the character of the surrounding properties. The County Engineering Department has verified that the Site meets the County's traffic concurrency standards.

   The Applicant's proposed building meets the Town's Land Development Regulations regarding building setbacks. The convenience store building and the gas station's canopy are generally compatible with the mass, and height of the character of the surrounding area. Furthermore, the character of the proposed convenience store building has some design features which have been included in the renderings and elevations of the ALDI store that has recently received site plan approval, as well as the Bank of America and Sonic restaurants built a few years ago along the Congress Avenue corridor. The proposed convenience store building meets the Town's Architectural Guidelines.

   While gas stations and convenience stores tend to be open at all hours, these types of establishments are not expected to cause any type of nuisance primarily because patrons of these establishments come and go within a short timeframe and the existing Congress Avenue corridor already has a gas station with smaller convenience store that operates using similar hours without creating any disturbances to the area

   CRITERIA MET

4. Will the proposed Special Exception Use on the Site create a concentration or proliferation of the same or similar type of use, which may be detrimental to the development or redevelopment of the area?

Section 78-148(a) of the Code requires that there be a 500 foot distance between gas stations so as to prohibit their proliferation or concentration in an area of the town. The proposed use is more than 800 feet away from the nearest gas station. Therefore, the proposed use meets the separation requirement of section 78-148 (a) of the Code.

CRITERIA MET

5. Will the proposed Special Exception Use have a detrimental impact on surrounding properties based on:

a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

The proposed use is not expected to have a detrimental impact on the surrounding properties or individuals working or residing in the area. The Site Plan meets the town's Land Development Regulations which have been enacted in order to mitigate adverse impacts on surrounding properties. The proposed use is not expected to have a detrimental impact on the individuals working in the area. The proposed convenience store and gas station may be of benefit to those individuals working or residing in the area due to its location.

CRITERIA MET

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

Due to the nature of the use, it has the potential to create noise, odor, and visual (lighting from the large canopy). The Applicant has demonstrated that it can control the trash that is to be expected through a secured dumpster area. While there may be noise from the all-night convenience store and gas station and possible odor from the constant dispensation of fuel on the Site, the corridor already has an identical use which has not demonstrated or experiences any known nuisances. The Site provides adequate screening for their dumpster and mechanical equipment to avoid visual nuisances as well.

CRITERIA MET

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

The Palm Beach County Traffic Division has submitted a Traffic Concurrency Letter to the town which verifies that the projected traffic upon the affected roadways is within acceptable level of service and therefore consistent with the County's Traffic Performance Standards.

CRITERIA MET

6. Does the proposed Special Exception Use:

a. Significantly reduce light and air to adjacent properties?

The large canopy will create light pollution and illuminate the sky in the area. This potentially creates an impact on the residential community to the west, but this is very similar to the illumination of the Walmart center to the south side of the residential community. However, it is not expected that the one-story convenience store will reduce light and air on this adjacent residential property and the Applicant has met the Master PUD regulations and the Town Code's setback requirements.

CRITERIA MET

b. Adversely affect property values in adjacent areas.

Developing on a vacant parcel raises the property value of the subject Site and therefore, will not adversely affect property values in the adjacent areas even though there will be added light to the area.

CRITERIA MET

c. Deter the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

The proposed Special Exception Use would not be a deterrent to the improvement, development or redevelopment of surrounding properties.

CRITERIA MET

d. Negatively impact adjacent natural systems or public facilities, including parks and open spaces.

The proposed Site is not within or in close proximity to any naturally sensitive areas or parks. While the Palm Beach County conservation area is nearby, it is not adjacent to the site and actually separated by other parcels measuring over 1,200 feet wide. The PUD has satisfied

concurrency standards for the adjacent public facilities which verifies that the proposed use will not be a negative impact.

CRITERIA MET

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

The Site Plan includes a continuous pedestrian network, trash receptacles, an outdoor seating area. Bike racks have also been incorporated into the site plan. A pedestrian pathway around the perimeter of the Site provides connectivity to and from North Congress Avenue.

CRITERIA MET

PART II: APPLICATION FOR A SITE PLAN

The Site Plan has been reviewed by the Town's consulting Engineer and Landscape Architect, as well as the Community Development Department. Based upon this review, the Staff finds that the Site Plan meets the Land Development Regulations of the Town Code, and is consistent with the Signage and Architectural Guidelines, and the Landscaping Plan established pursuant to the Congress Avenue Park PUD.

SITE PLAN PROJECT DETAILS:

Building Site: The Site is within Tract B of the Congress Business Park PUD.

Site Access: The Site has two entrances and exits. One is on the west side of the Site at the northwest corner of the Park Avenue West extension and the PUD's internal road network. The other is on the north side of the Site where vehicles will access the PUD's internal road network between the Site and Tract F (the recently approved as an ALDI grocery store).

Traffic: The Applicant has received a letter from Palm Beach County's Traffic Division which confirms that there is adequate capacity on the roadways to serve the Site.

Landscaping: The Site Plan meets the Town's Landscaping Code regulations per the Town's consulting landscape architect review and is consistent with the Congress Avenue PUD's Landscaping Master Plan.

Drainage: The Town's Engineer has reviewed the Applicant's Paving and Drainage Plan and has determined that it meets the engineering requirements for drainage.

Parking: The Code requires 4 spaces per 1,000 square feet of the pump area plus an additional 5 spaces per 1,000 square feet of the convenience store which totals 31 spaces. The Applicant is proposing 34 spaces, inclusive of 2 ADA spaces, which exceeds the minimum number of parking spaces required by the Code.

Signage: The Applicant's proposed Master Signage Plan is consistent with the Town's Sign Code and the previously approved PUD Master Signage Plan. The Applicant is proposing a wall sign above the main entrance on the west side (which will be visible from Congress Avenue), and an additional wall sign along the side entrance on the east side (visible from the PUD's interior roadway). One canopy and one monument sign are prosed for the purposes of displaying gas prices. All of the proposed signs are consistent with the PUD signage regulations and Code.

Zoning: Gas stations are special exception uses in the C-2 zoning district.

Water/Sewer: Seacoast Utilities Authority (SUA) has determined that the Applicant has reserved sufficient water capacity to serve the Site. Drainage permits are required prior to the issuance of building permits per SUA.

Design: The proposed Elevations for the convenience store building and gasoline pump canopy meet the Town's Architectural Guidelines as well as the architectural guidelines established by the PUD. The Applicant has incorporated design features for the building which are consistent with the intent of the Code and the previously approved PUD.

Fire: The Palm Beach County Fire Rescue Department has completed its preliminary review of the proposed Site Plan and has no comments on it at this time. PBC Fire will be reviewing the plans in greater detail as part of the building permit review process.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was done by the Town Planner who is CPTED Certified rather than the Palm Beach Sheriff's Office (PBSO). The Applicant incorporated many of the recommendations and there are no additional concerns at this time.

PART III: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the site plan and the Special Exception Use of a gas station with a 5,928 square foot convenience store in the Congress Business Park PUD. Staff recommends **APPROVAL** of the Site Plan subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans:
    a. Site Plan, Civil Plans, Paving, Grading, Drainage, Utility, Water/Sewer and Signage Plans referenced as Sheets ES1, ES2, C2.1, C2.2, C2.3, C3, C4, SD1, SD2, SD3, SD4, D1, D2, D3.1, and D3.2; signed and sealed on 1-21-15 and prepared by Bowman Consulting; received and dated by the Department of Community Development on 1-23-15.
    b. Survey referenced as sheet ALTA; signed and sealed 9-14-14 and prepared by Bloomster Professional Land Surveyors, Inc.; received and dated by the Department of Community Development on 1-23-15.
    c. Landscape Plans and Irrigation Plans, referenced as Sheets L-1, L1.1, L1.2, L1.3; signed and sealed on 1-13-15 and prepared by HJA Design Studio; received and dated by the Department of Community Development on 1-23-15.
    d. Elevations referenced as Sheets A000 and A300; signed and sealed on 1-5-15 and prepared by Hill Foley Rossi & Associates; received and dated by the Department of Community Development on 1-7-15.
    e. Photometric Plan referenced as Sheet SP-1; signed and sealed 11-24-14 and prepared by GTP Consulting Engineers; received and dated by the Department of Community Development on 1-23-15.

2. The Owner, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
3. *The site shall incorporate stamped concrete ground treatment around active entrances to the building, so as to be consistent with the entrance design of the previously approved ALDI grocery store within the PUD.*
4. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director (Director). Any proposed disruption to the normal flow of traffic within the rights of way of North Congress Avenue or the Park Avenue West Extension as part of the construction of the Site, shall also be subject to the review and approval of the Community Development Director and Public Works Director.
5. Should any disruption to the surrounding entrance/exit streets and parking areas along North Congress Avenue or the Park Avenue West Extension occur such that the daily operation of nearby businesses is adversely impacted, the construction activities shall cease until the Applicant has secured the written approval of the Director.
6. All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner/Applicant shall replace any and all dead or

dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.

7. The hedge material for the Site shall be maintained at five feet unless otherwise noted on the approved plans for the site or the PUD.
8. Safe and adequate pedestrian passage shall be maintained along both of the Site's entrances.
9. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
10. The dumpster shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
11. Prior to issuance of the Certificate of Occupancy, the Owner or Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
12. The Site is to be subject to the Unity of Control for the PUD. A copy of the recorded Unity of Control is required prior to the issuance of any building permit.
13. The Site shall be platted, and approval of the Plat is required prior to the issuance of any building permits.
14. Prior to the issuance of any building permits, the Owner or Applicant shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
15. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
16. All interior roadways within the PUD that immediately surround the Site, including all adjoining curb-cuts and the Park Avenue Extension roadway shall be completed prior to the issuance of a Certificate of Occupancy.
17. **The Owner or Applicant shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Failure to do so shall render the Development Order void. Once initiated, the development of the Site shall be completed within 18 months.**

18. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

RaceTrac

Proposal

Exterior

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES NO SUBSTITUTIONS ALLOWED

Community

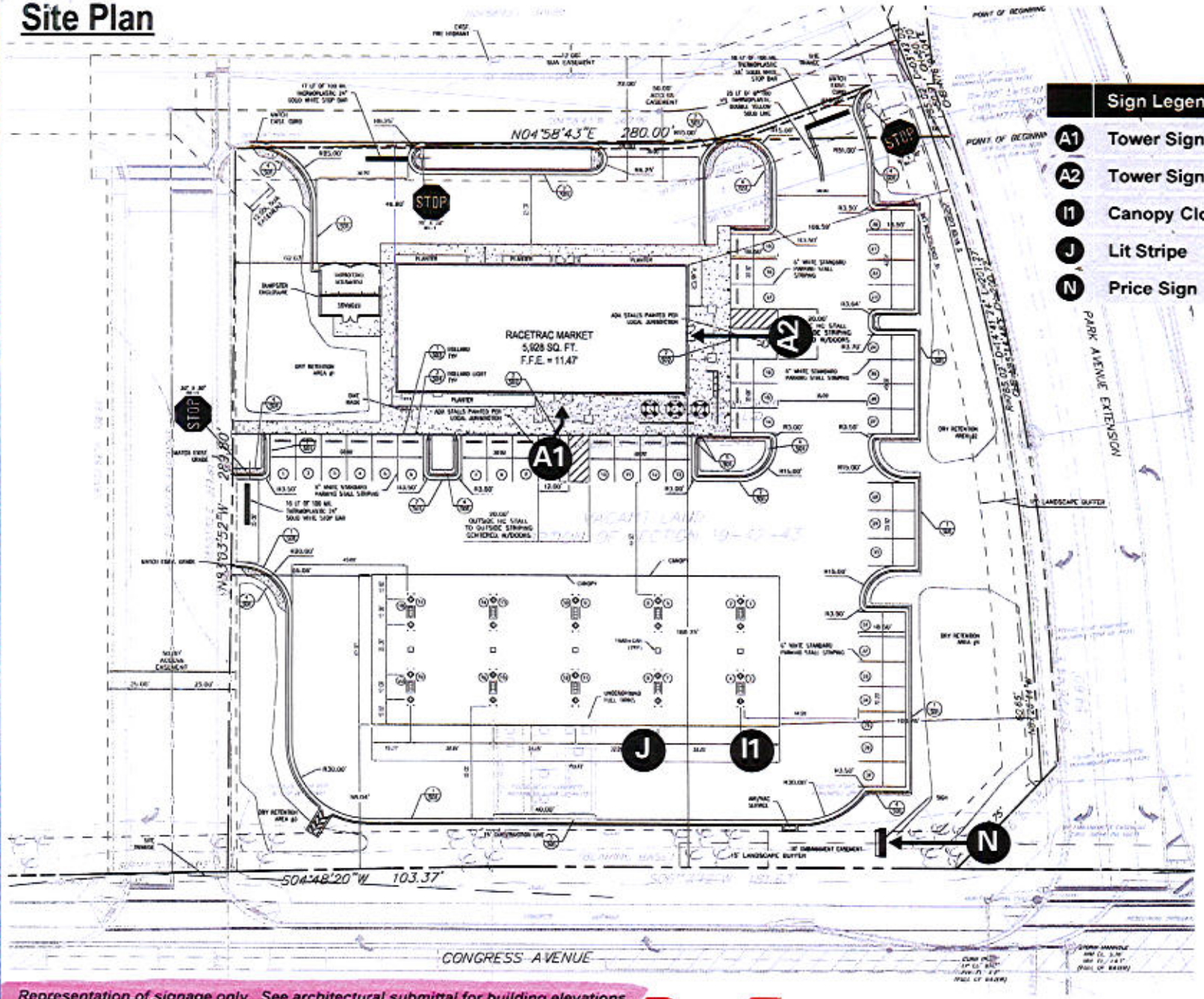
JAN - 7 2015

Development

RT1120 Congress & Park - Lake Park, FL
Sept. 24, 2014
December 18, 2014

Representation of signage only. See architectural submittal for building elevations

Site Plan



Representation of signage only. See architectural submittal for building elevations

RaceTrac

Building Elevations

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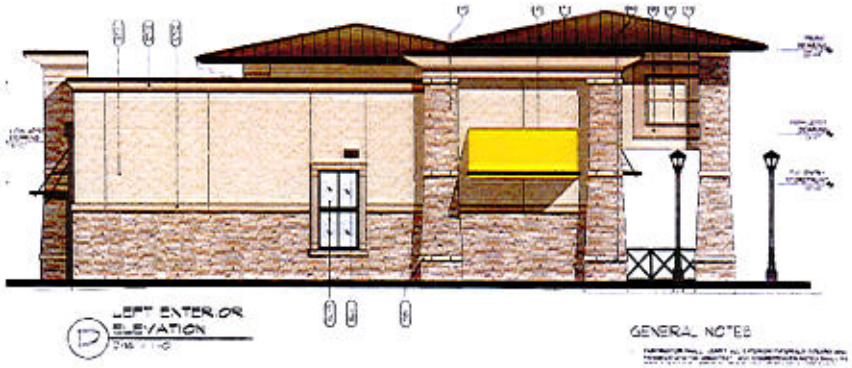

LEFT EXTERIOR ELEVATION

GENERAL NOTES

RIGHT EXTERIOR ELEVATION

REAR EXTERIOR ELEVATION

FRONT EXTERIOR ELEVATION

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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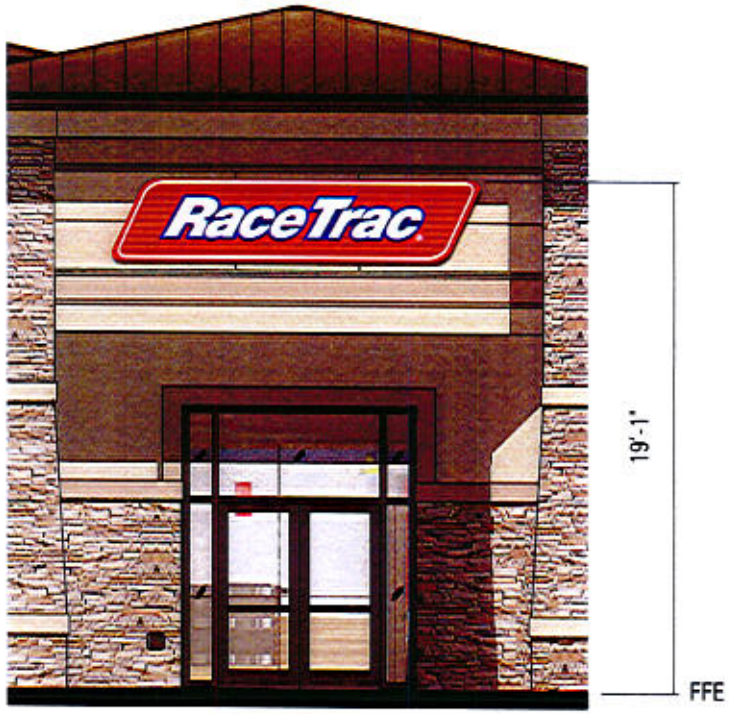
EIFS Tower Sign

A1

FRONT ENTRANCE

A2



SIDE ENTRANCE

Sign Label	Sign Type	Height	Length	Total Area
A1	Tower Sign	3'-0"	13'-5/8"	41 sf
A2	Tower Sign	3'-0"	13'-5/8"	41 sf

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EIFS Tower Sign

A1: Front Entrance
A2: Side Entrance

RaceTrac Parallelogram Cabinet:

Formed clear polycarbonate face with Sloan VL PLus 2 Series White LED illumination and digitally printed red background stripes and white border applied to 2nd surface. Blue area for logo graphic to be embossed 1" and white portion of logo to be embossed 1". RaceTrac letters and outline painted 2nd surface.

COLOR REFERENCE

- PMS 485 C
- PMS 1805 C
- PMS 280 C

All Colors to be Verified

- White
- Akzo Nobel Duranodic Bronze SIGN31054 with Clear Gloss Top Coat

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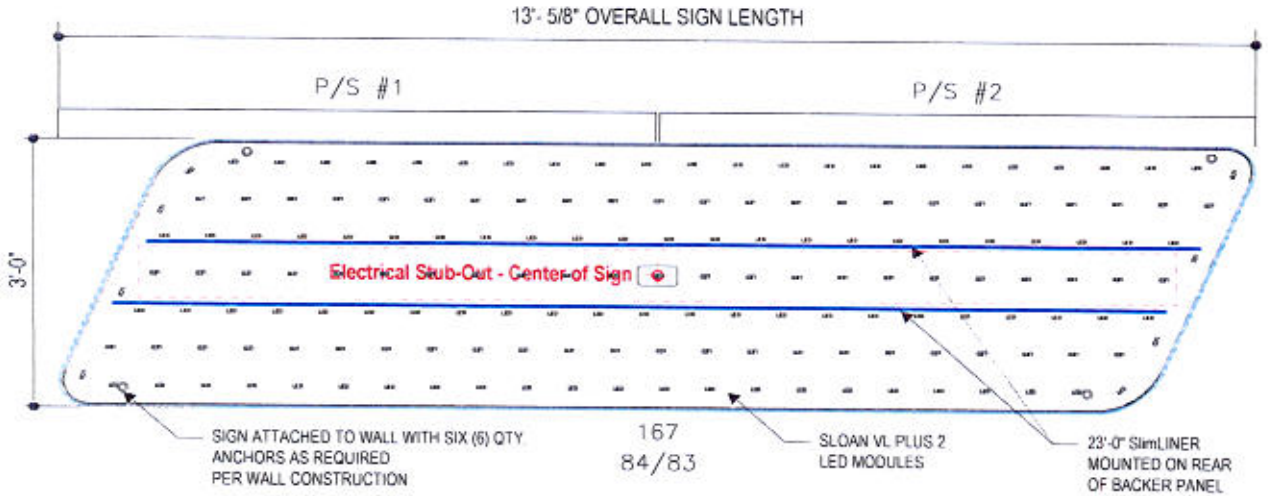
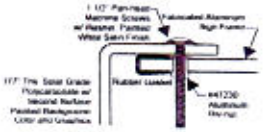
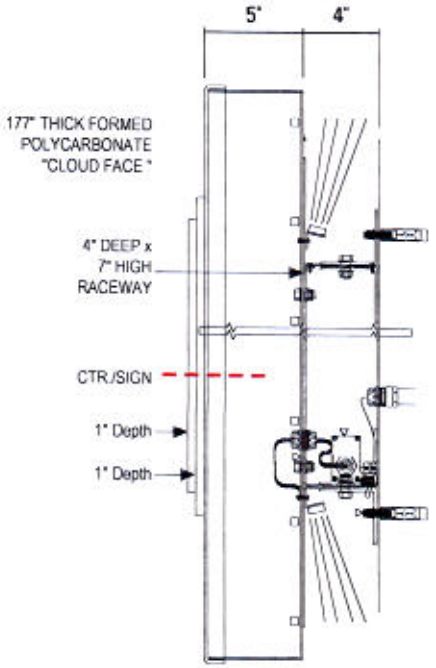
EIFS Tower Sign - Construction and Electrical Details



Front View Construction & LED Illumination Detail



Face Mounting Detail
Scale: N.T.S.



SIDE VIEW CONSTRUCTION DETAIL
FACE LIT/BACK LIT LED ILLUMINATED CHANNEL LETTER

c UL us LISTED **ELECTRIC SIGN** — THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. — GROUNDED ELECTRICAL CONNECTIONS

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) VL PLUS 2 WHITE 6500K LONG LAID OUT AT 2.0 MODULES PER FOOT, 5.0" ON CENTER
3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 100 VL PLUS 2 WHITE 6500K LONG MODULES
4) LAYOUT BASED ON A 5" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

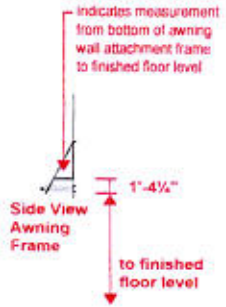
ESTIMATED PRODUCT B.O.M. PER SIGN:

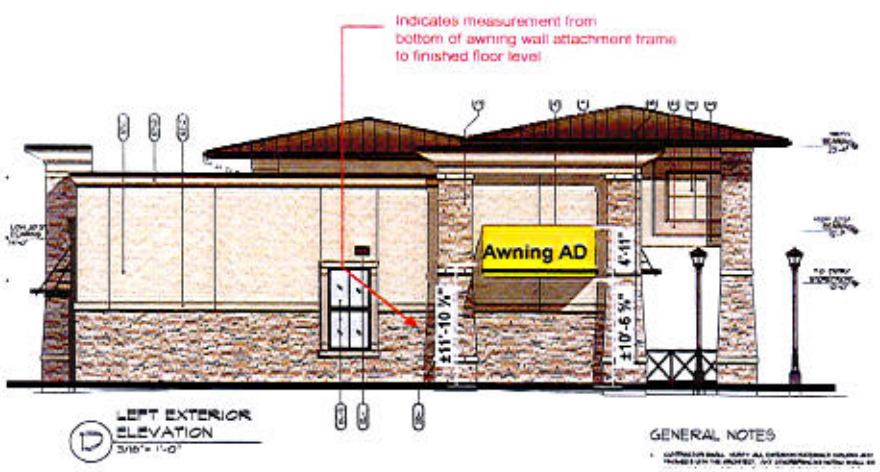
167	Each	VL Plus 2 White 6500K Long Modules – 84'
PN:		701269-6WLA2-MB
2	Each	Modular 60 Power Supplies 12VDC
1	Each	100' Roll of Jacketed Cable

Representation of signage only. See architectural submittal for building elevations

RaceTrac

Building Awnings





Note:
Actual awning installation height to be verified with site specific store locations.

NON-BID ITEM

Representation of signage only. See architectural submittal for building elevations

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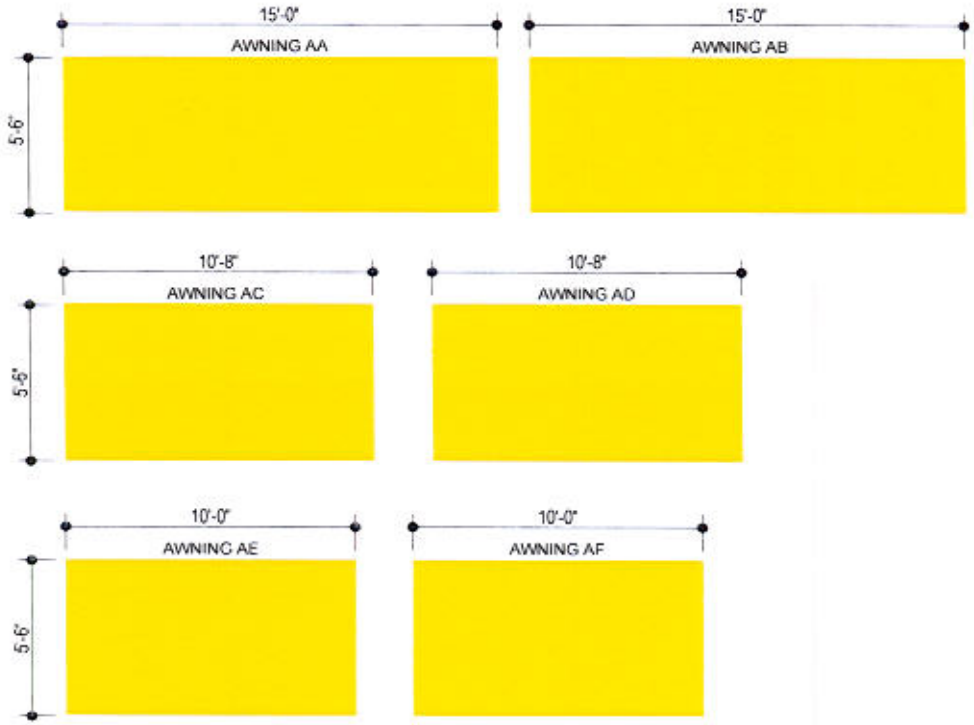
Building Awnings - Yellow Standard Color Scheme



Awning Sizes - Front View - Graphic Layout

Awning Colors:

Yellow

Awning Background Color Painted to match Akzo Noble SIGN40388 CGP Satin, RaceTrac Awning Yellow
C 0, M 10, Y 100 , K 0

NON-BID ITEM

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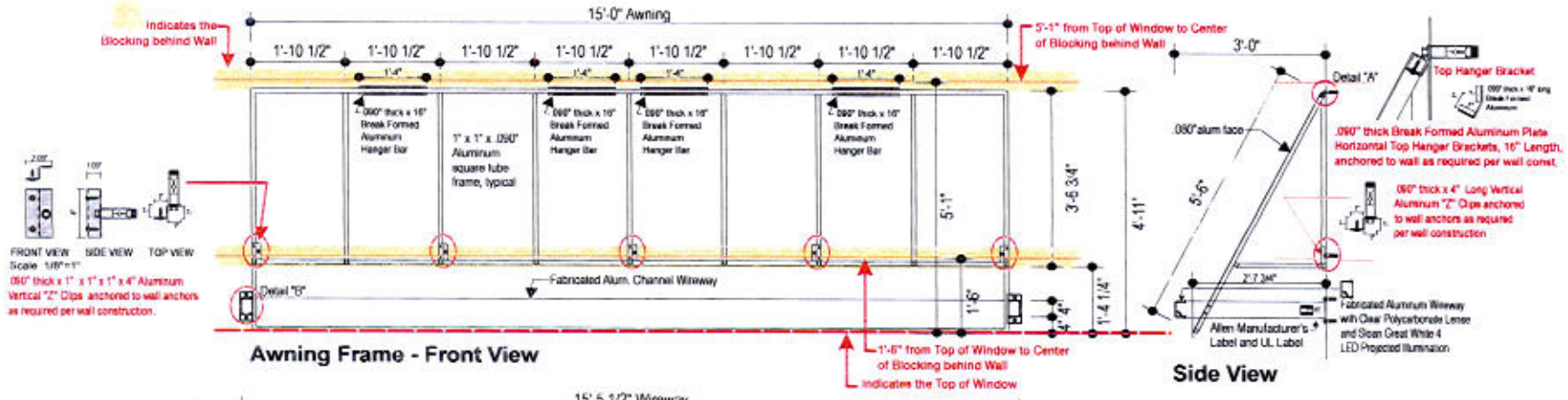
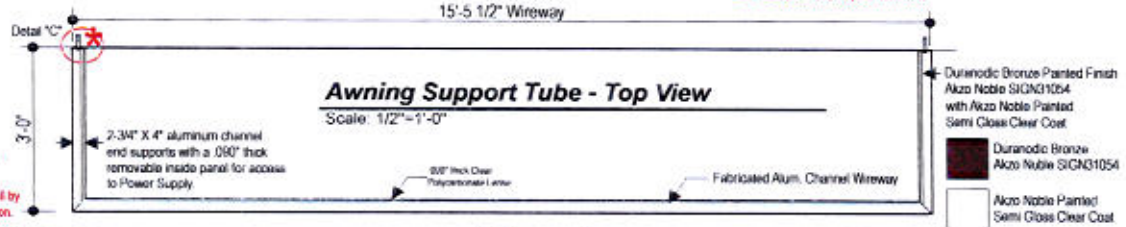
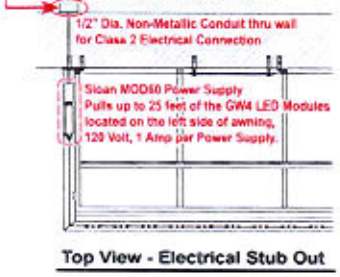
Building Awnings - Manufacturing Details - 15' Awnings (AA & AB)

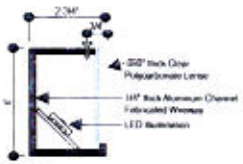




* Note
Electrical Stub Out Always at the Left End of Awning at the Support Arm Wall Attachment location

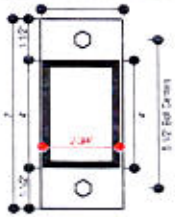


Top View - Electrical Stub Out



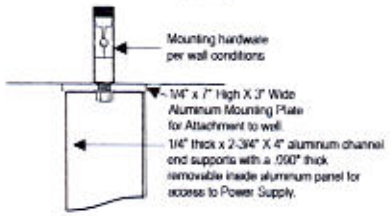
Detail B

Side View Detail - Aluminum Wireway with Clear Poly Lense and LED Illumination



Side View
Fabricated Alum. Channel End Supports with 1/4" thick Aluminum Mounting Plate

Channel Wireway Detail



Detail C

NON-BID ITEM

c UL us LISTED ELECTRIC SIGN

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GROUNDED ELECTRICAL CONNECTIONS

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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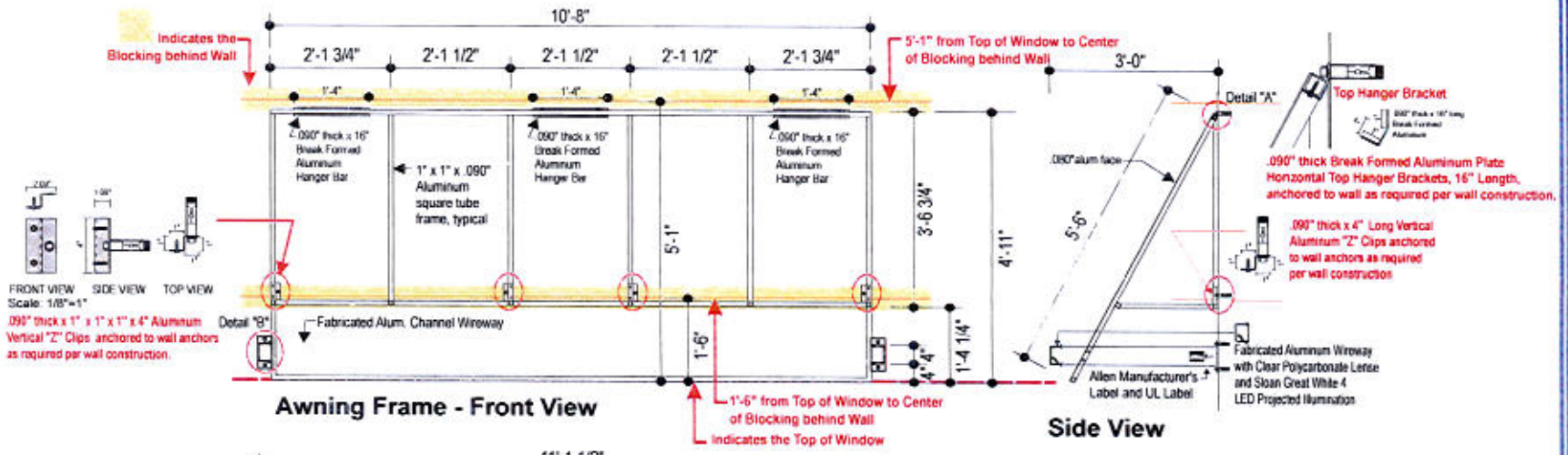
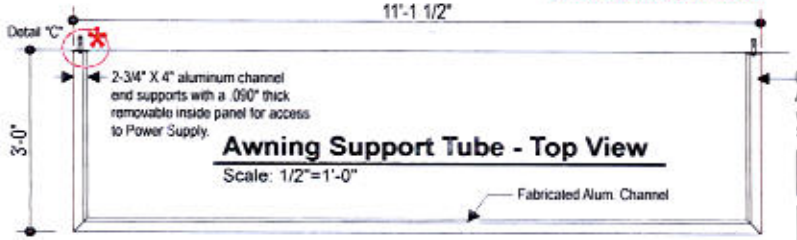
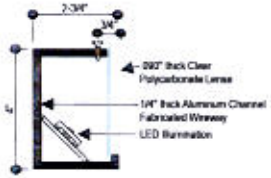
Building Awnings - Manufacturing Details - 10'-8" Awnings (AC & AD)



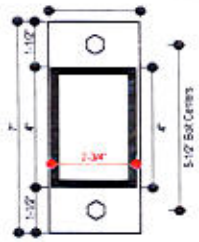


* Note:
Electrical Stub Out Always at the Left End of Awning at the Support Arm Wall Attachment location

Top View - Electrical Stub Out

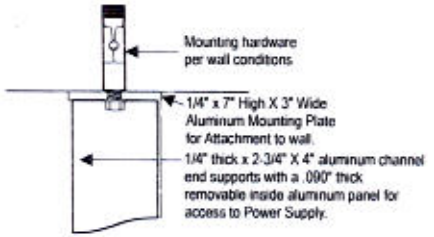


Detail B
Side View Detail - Aluminum Wireway with Clear Poly Lense and LED Illumination



Side View
Fabricated Alum. Channel End Supports with 1/4" thick Aluminum Mounting Plate

Channel Wireway Detail



Detail C

NON-BID ITEM

c UL us LISTED ELECTRIC SIGN

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GROUNDED ELECTRICAL CONNECTIONS

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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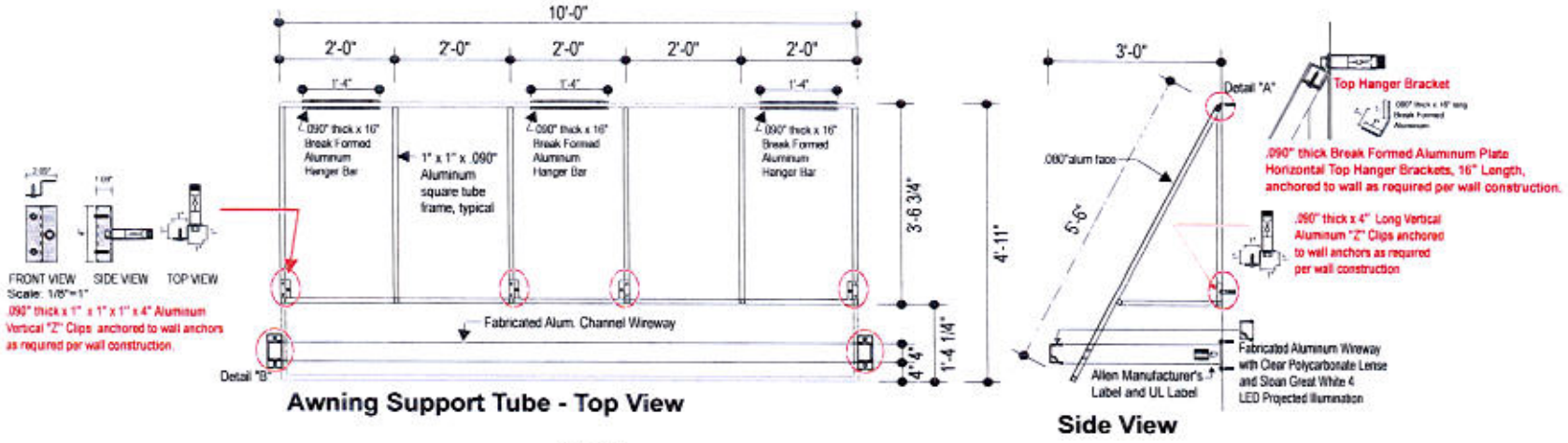
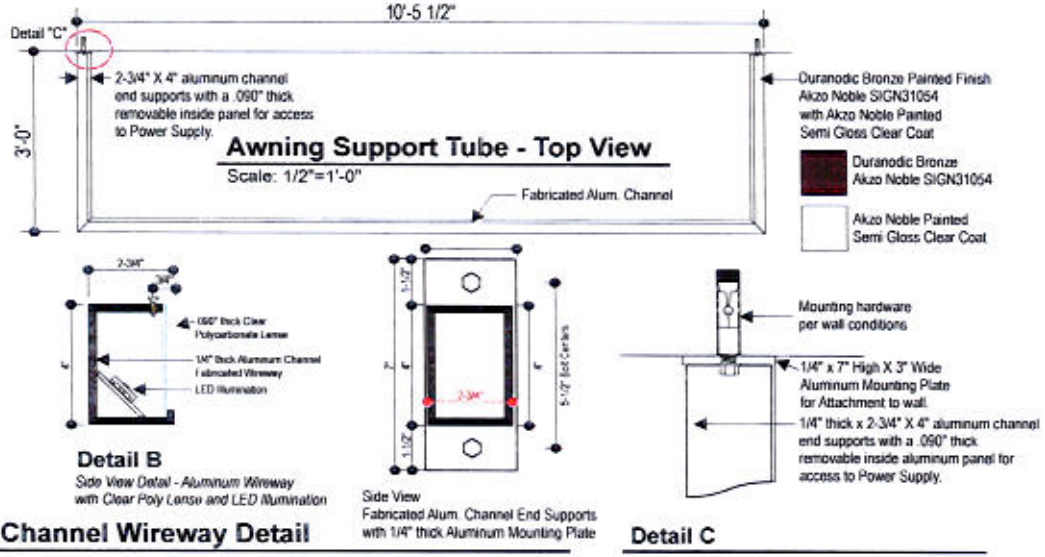
Building Awnings - Manufacturing Details - 10' Awnings (AE & AF)





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GROUNDED ELECTRICAL CONNECTIONS

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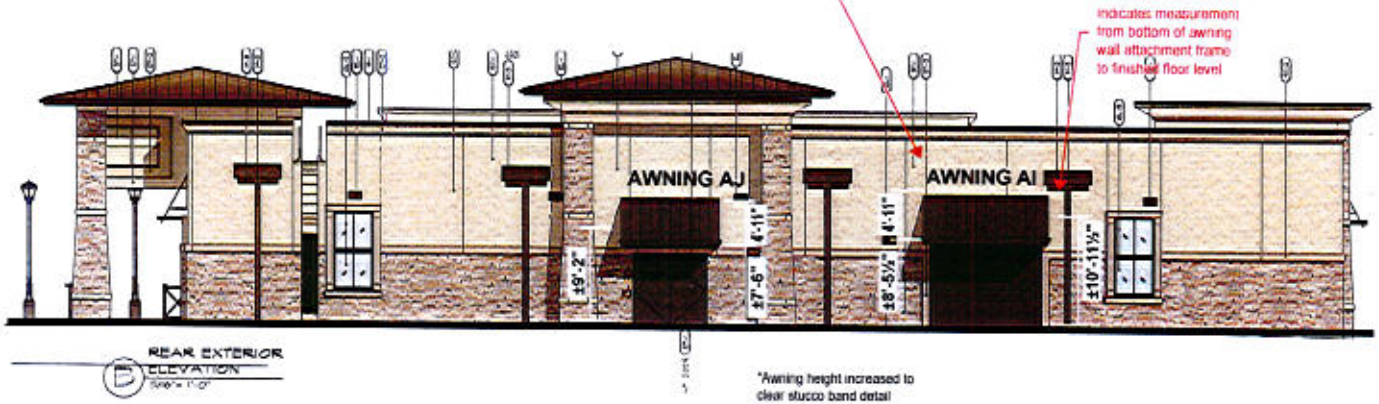
Building Awnings - Standing Seam

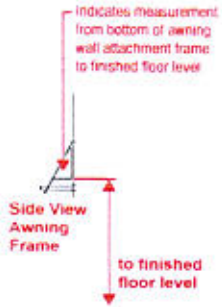
Note:
Standing seam metal awning installed over the electrical panel door at back of building to cover the horizontal barrel assembly located above the door. Installation height above finished floor level may vary. Exact placement to be located as required to cover horizontal barrel assembly.



REAR EXTERIOR ELEVATION

*Awning height increased to clear stucco band detail

for EIFS Installations



NON-BID ITEM

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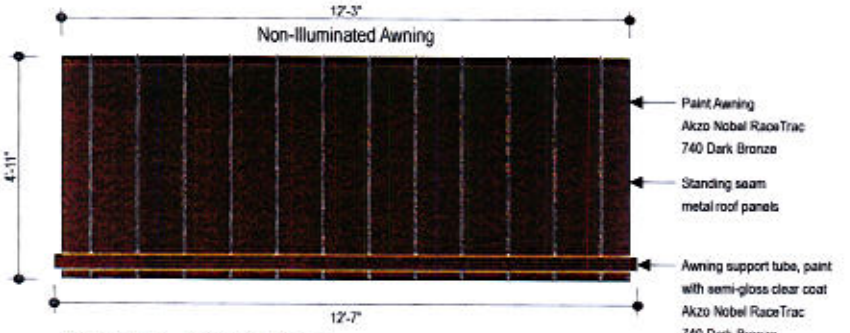
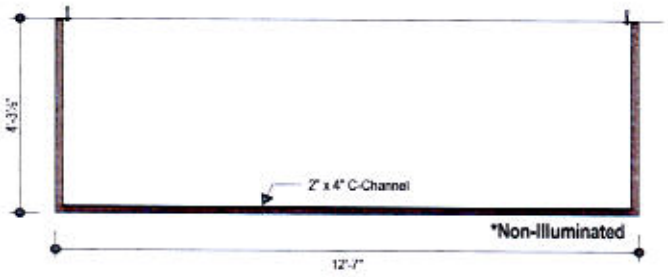
NO SUBSTITUTIONS ALLOWED

Building Awnings - Standing Seam - EIFS Install (AI)

(Electrical Panel Door)

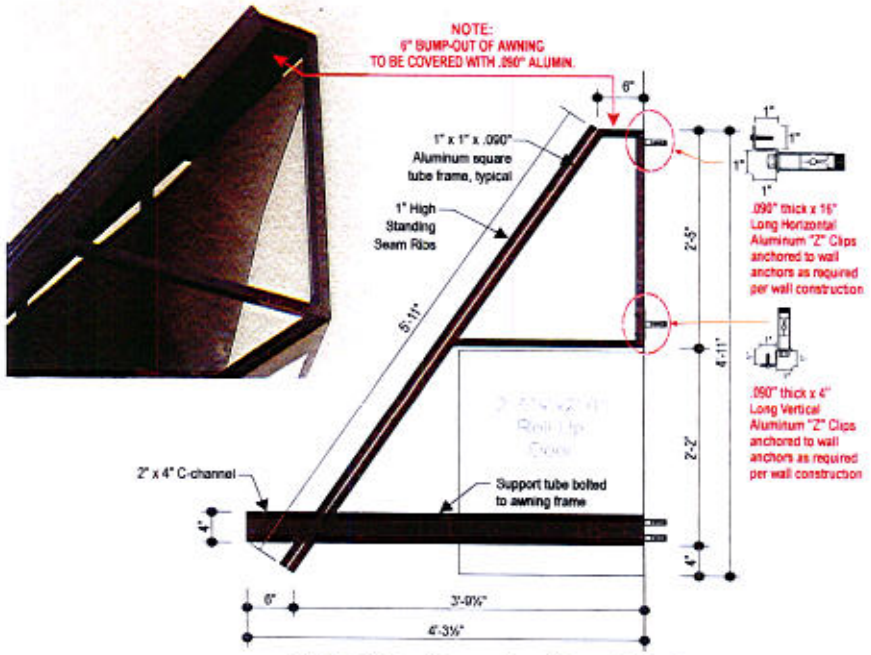


Awning - Front View

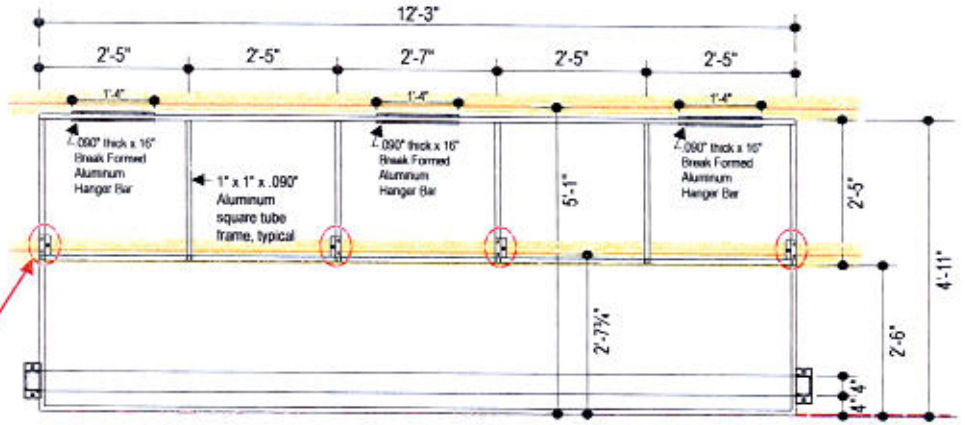


Awning Support - Top View

Note:
Standing Seam Metal Awning Installed Over the Electrical Panel Door at Back of Building Above the Roll Up Unit located over the doorway. Exact Placement of Metal Awning to be located as required to cover the Roll Up Unit. Installation height above Finished Floor Level May Vary.



Side View Construction Detail

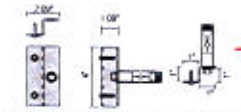


Awning Frame - Front View

Indicates the Blocking behind Wall

NON-BID ITEM

Akzo Nobel RaceTrac 740 Dark Bronze		
Colorant	Amount (0.9 Liter)	Cumulative (0.9 Liter)
B01	607.6	607.6
B41	6.3	613.9
B23	33.4	647.3
B15	148.1	795.4
B16	229.4	1024.8



.090" thick x 1" x 1" x 1" x 4" Aluminum Vertical "Z" Clips anchored to wall anchors as required per wall construction.

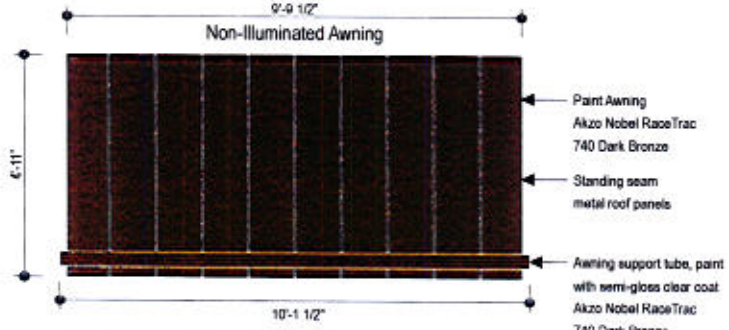
Representation of signage only. See architectural submittal for building elevations

RaceTrac

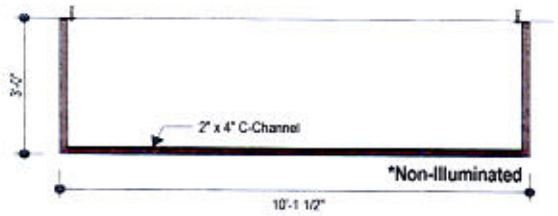
GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES NO SUBSTITUTIONS ALLOWED

Building Awnings - Standing Seam Awning - EIFS Install (AJ)

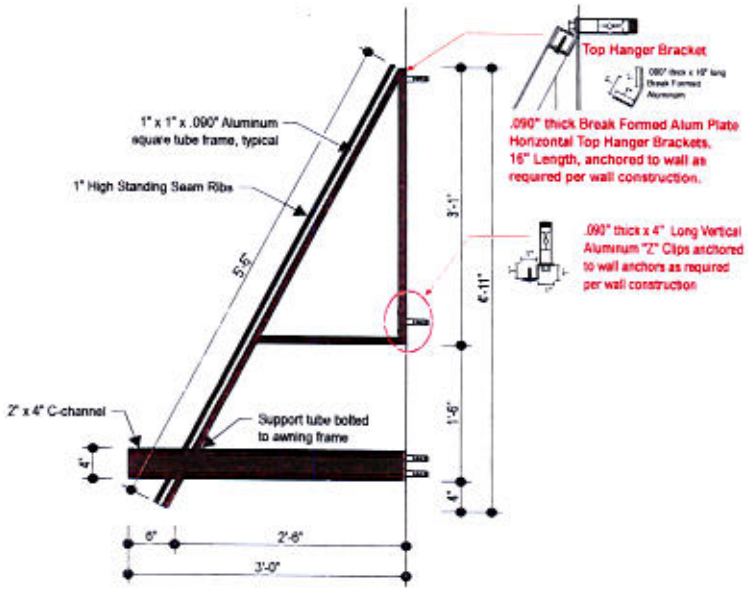
(Service Entrance Back Door)



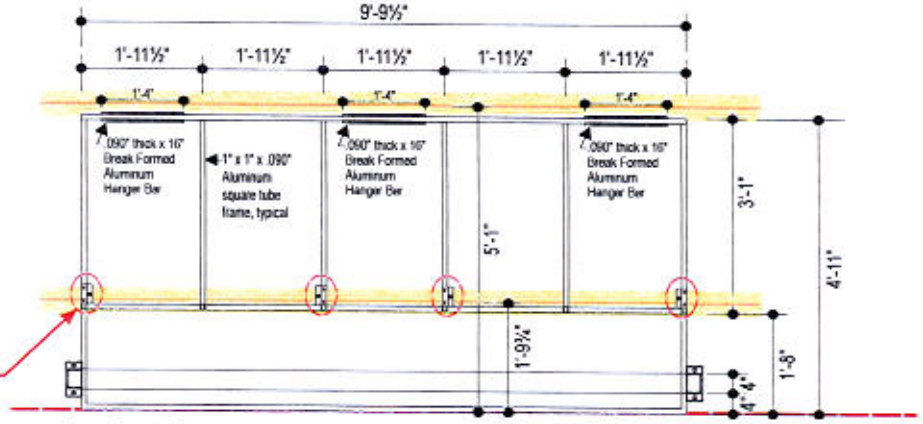
Awning - Front View



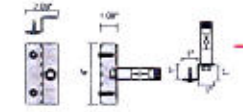
Awning Support - Top View



Side View Construction Detail



Awning Frame - Front View



.090" thick x 1" x 1" x 1" x 4" Aluminum Vertical "Z" Clips anchored to wall anchors as required per wall construction.

indicates the Blocking behind Wall

NON-BID ITEM

Akzo Nobel RaceTrac 740 Dark Bronze		
Colorant	Amount (0.9 Liter)	Cumulative (0.9 Liter)
B01	607.6	607.6
B41	6.3	613.9
B23	33.4	647.3
B15	148.1	795.4
B16	229.4	1024.8

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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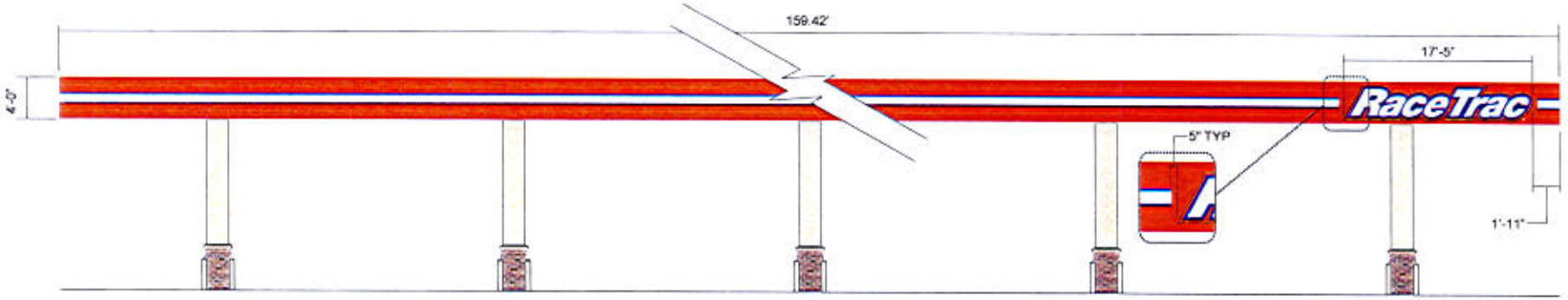
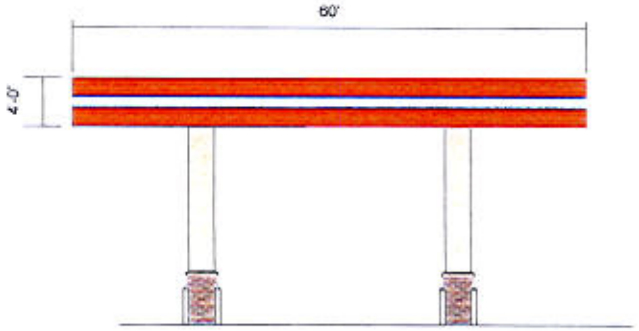
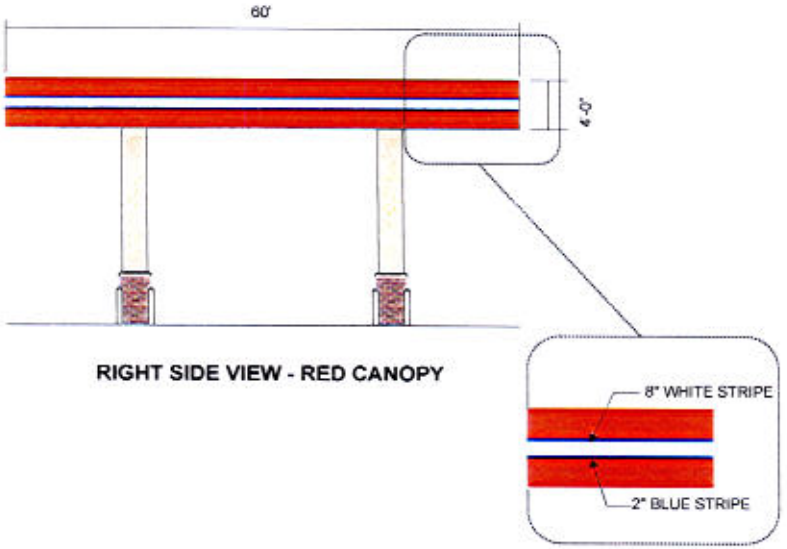
57 SF Canopy LED Cloud Sign - Red Canopy



GAS CANOPY FRONT ELEVATION



LEFT SIDE VIEW - RED CANOPY



RIGHT SIDE VIEW - RED CANOPY

COLOR SCHEDULE

RaceTrac Red
To Match RGB = 216, 30, 5

RaceTrac Blue
To Match RGB = 0, 43, 127

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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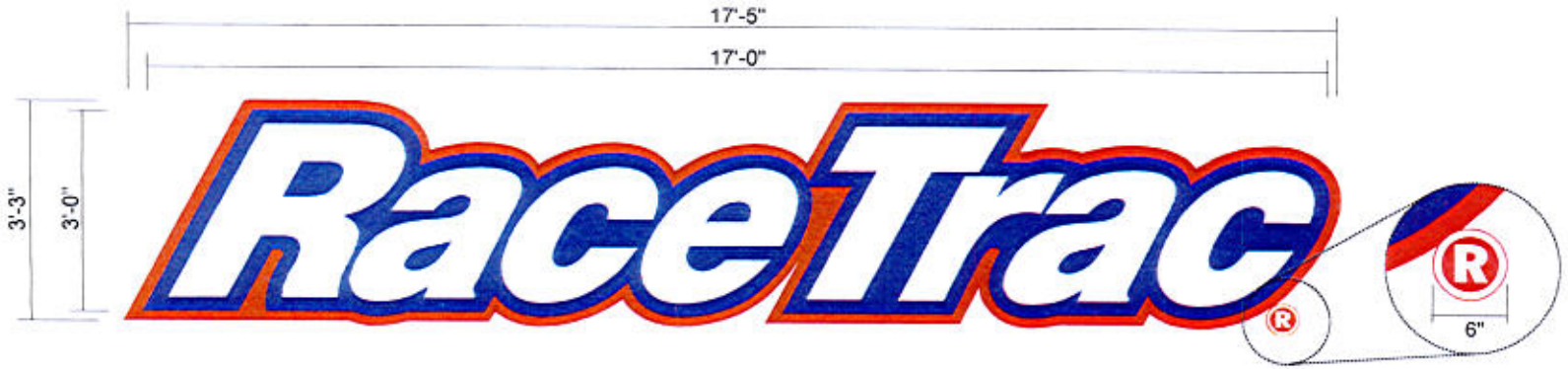
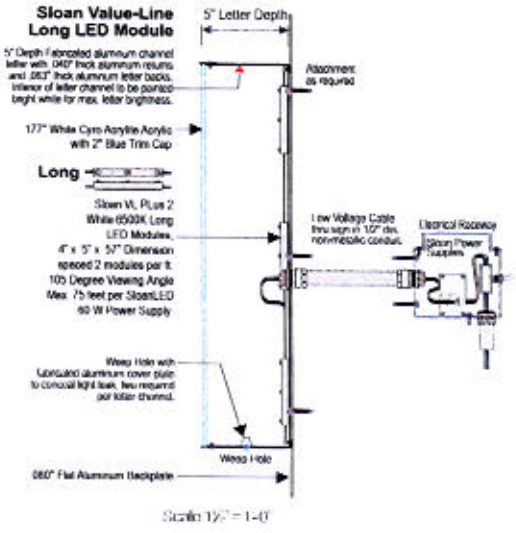
NO SUBSTITUTIONS ALLOWED

57 SF Canopy LED Cloud Sign (I)



SPECIFICATIONS:

FACES: .177 WHITE CYRO ACRYLITE ACRYLIC.
FACE VINYL: 3M 180 SAPPHIRE OPAQUE BLUE.
TRIMCAP: 2" BLUE.
BACKS: .063 ALUMINUM.
RETURNS: 5", .040 ALUMINUM PAINTED TO MATCH PMS 485 RED.
CLOUD BACKGROUND: .080 ALUMINUM PAINTED TO MATCH PMS 485 RED.
REGISTRATION MARK: .080 ALUMINUM PAINTED TO MATCH PMS 485 RED.
w/ WHITE VINYL APPLIED. MARK IS INTEGRATED PART OF CLOUD SHAPE.
ILLUMINATION: SLOAN VALUE LINE PLUS LONG LED MODULES.



Scale: 1/2" = 1'-0"

COLOR SCHEDULE

- White
- PMS 485 Red
- 3M Sapphire Blue

c UL us LISTED ELECTRIC SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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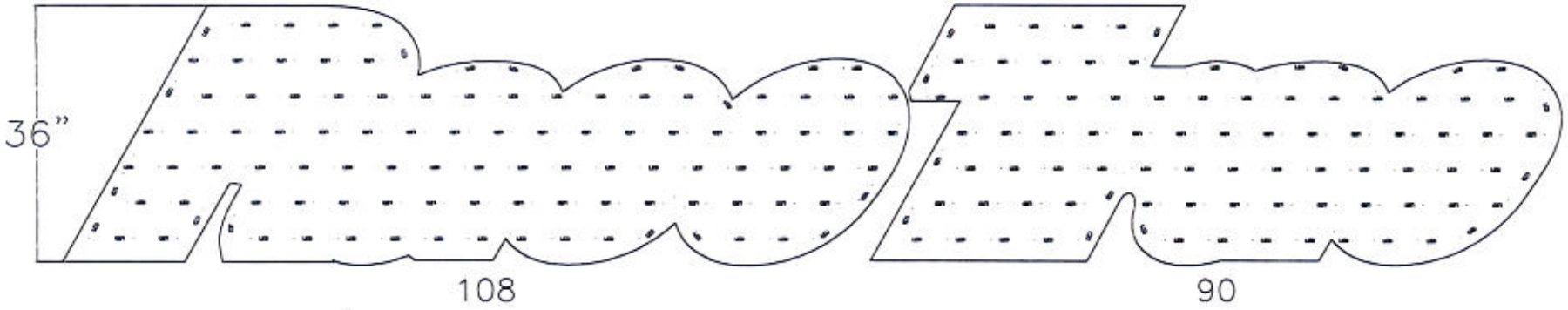
NO SUBSTITUTIONS ALLOWED

57 SF Canopy LED Cloud Sign (I)

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) VL PLUS 2 WHITE 6500K LONG LAID OUT AT 2.0 MODULES PER FOOT, 5.0" ON CENTER
3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 100 VL PLUS 2 WHITE 6500K LONG MODULES
4) LAYOUT BASED ON A 5" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

SloanLED
Leaders in LED Technology
www.SloanLED.com
Toll-Free 888 747 4LED
Phone 805.676.3200
Fax 805 676 3206



ESTIMATED PRODUCT B.O.M. PER SIGN:

198	Each	VL Plus 2 White 6500K Long Modules – 99'
PN:		701269-6WLA2-MB
2	Each	Modular 60 Power Supplies 12VDC
1	Each	100' Roll of Jacketed Cable

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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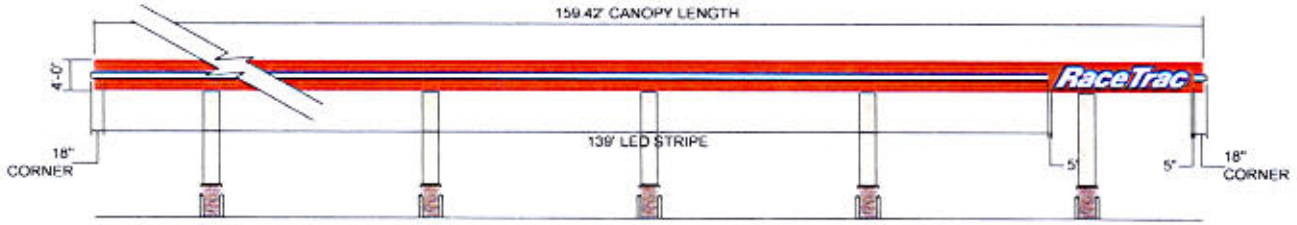
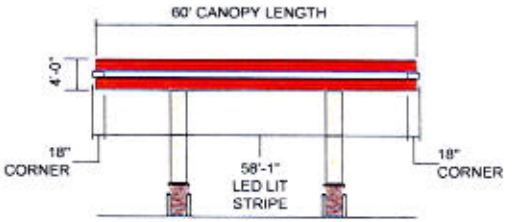
Canopy Stripe - LED Lit Stripe (J)

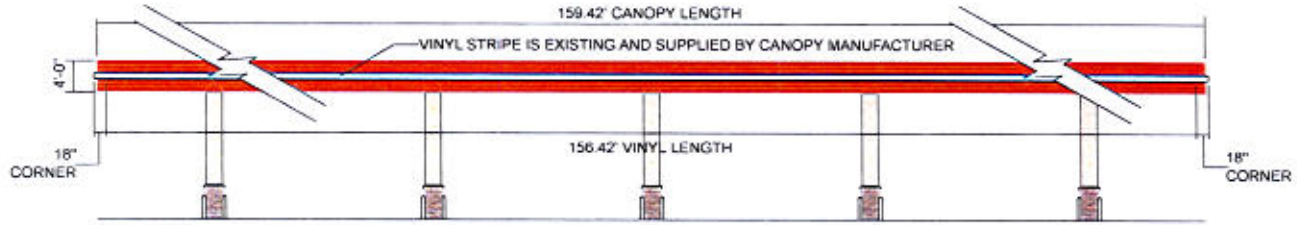


*REFER TO CANOPY PLANS OR ON-SITE CONDITIONS FOR ARCHITECTURAL FINISHES

GAS CANOPY FRONT ELEVATION

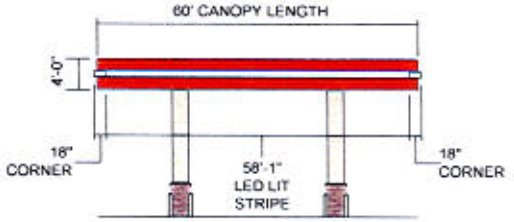


RIGHT SIDE VIEW - RED CANOPY



*REFER TO CANOPY PLANS OR ON-SITE CONDITIONS FOR ARCHITECTURAL FINISHES

GAS CANOPY REAR ELEVATION

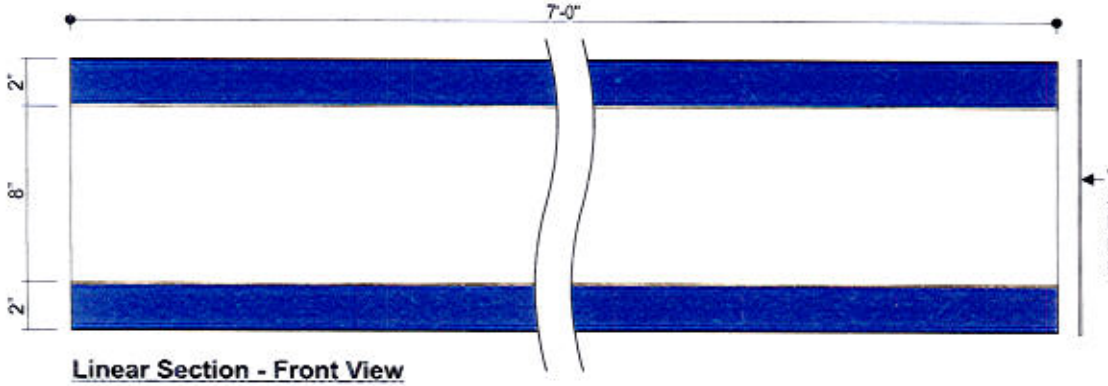


LEFT SIDE VIEW - RED CANOPY

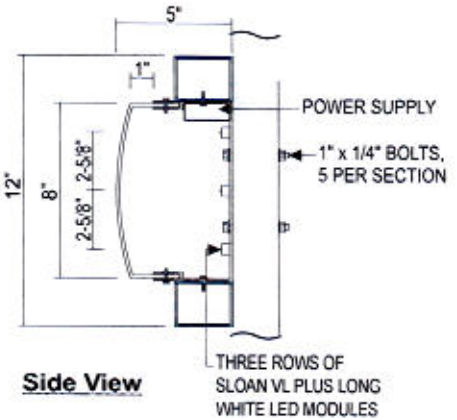
APPLICATION EXAMPLE

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

8" White & Blue Lit Canopy Stripe - Red Canopy (J)

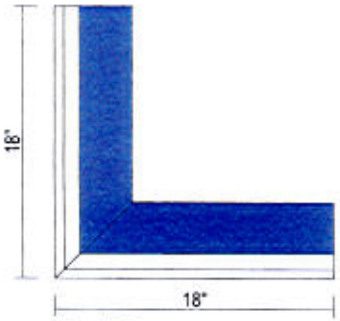


Linear Section - Front View

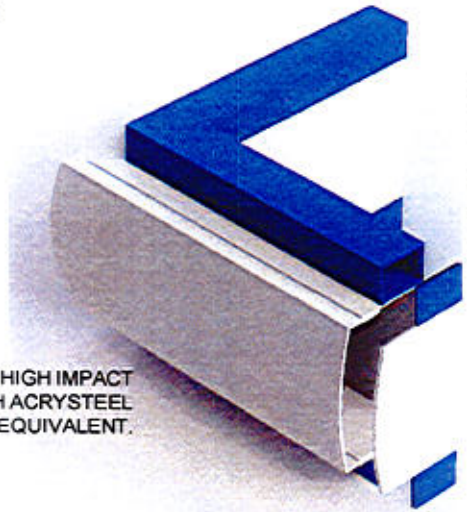


Side View

701269-WV-MB
VL PLUS LONG
2 MODELS PER FOOT



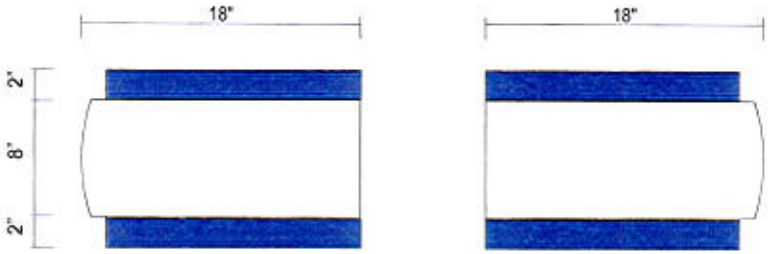
Top View



8", .063" EXTRUDED ALUMINUM CHANNEL PAINTED WHITE.

2", .063" EXTRUDED ALUMINUM SHAPES PAINTED TO MATCH 3M SAPPHIRE BLUE.

.125" THK. #7328 WHITE HIGH IMPACT ACRYLIC, ARISTECH ACRYSTEEL OR EQUIVALENT.



Corner Section - Left Side

Right Side

COLOR SCHEDULE

PAINT TO MATCH 3M SAPPHIRE BLUE

NOTES:

- 7'-0" LONG UNITS W/90 DEGREE CORNERS

Representation of signage only. See architectural submittal for building elevations

c UL us LISTED ELECTRIC SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

RaceTrac

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES
NO SUBSTITUTIONS ALLOWED

General Roadside Sign Specifications (Pylon and Monument - N)

SPECIFICATIONS:

- Standard Sign SF -
  Horizontal: 35, 50, 65, 75, 100, 125, 150, 200, 250, 300, 500.
  Vertical: 35, 50, 65, 75, 100, 125, 150, 200, 250, 300, 500.
- Sign square footage and dimensions to be determined by jurisdiction.
- RaceTrac logo and price signs to be read from left to right (both sides).
- Cabinet faces: See specifications sections on each sign.
- Sign support: to be determined by location (direct burial).
- Sign foundation: to be determined by location.
- All sign components to be U.L. listed. All wiring to be U.L. specs. Installation to be per N.E.C. All signs to have U.L. labels.

LED SPECIFICATIONS:

- Available LED sizes (inch): 10, 16, 20, 24, 28, 32, 36, 40, 48, 61, 76.
- Price changers: Sunshine LED specifications. Supplied by owner and installed by sign vendor.
- Hard wired connection. Conduit and cable to be installed by GC (must be dedicated circuits with their own neutrals and ground wires for each).

SIGN VENDOR RESPONSIBILITIES:

- Install communication hardware, software, and programming to ensure proper communication with RaceTrac Verifone POS system.
- LED price sign package to be installed into cabinet by sign vendor.
- LED sign to be tested prior to store opening.

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NO SUBSTITUTIONS ALLOWED

50 SF Price Sign - 28" & 10" LED (N)

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

FRONT ELEVATION

SIDE VIEW

Sloan Sign Box II
LED Interior Illumination

E85

Note: If E85 Fuel Product is required use 3M Translucent Yellow Vinyl 3630-015, (PMS 109 Yellow) Background Color with Black Text Color, Arial Black Letter Font.

Specifications:

Sign Faces:

- Logo panel: Bronze alluminum panel with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digitally printed red background stripes and white border with blue area of logo graphic also printed. Cabinet and trim cap to be red to match Axzo Nobel #SIGN20448.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl opaque 180C-22 Matte Black; "Regular" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl translucent 3630-26 Green; "Diesel" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Plus Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied 3M vinyl translucent 3630-33 Red; "Plus" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.

Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.

Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted dark bronze and black.

Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.

External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

Representation of signage only. See architectural submittal for building elevations

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50 SF Price Sign - 28" & 10" LED (N)

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

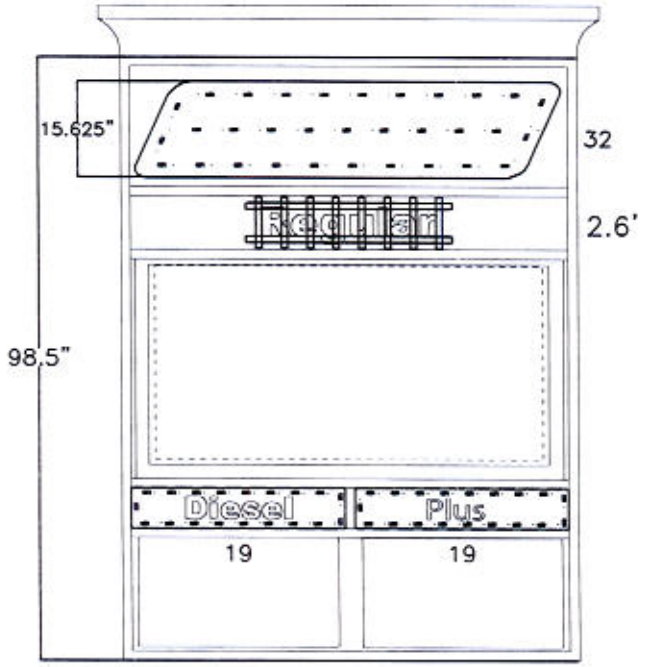
1) SignBOX II LIGHTS LAID OUT 12" CENTER TO CENTER
2) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 20' SINGLE SIDED SignBOX II LIGHTS
3) LAYOUT BASED ON THE SIGNBOX II BEING MOUNTED 5-12" FROM THE FACE MATERIAL
4) ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED

STRUCTURAL SUPPORT GUIDELINES FOR SIGNBOX II LIGHT:
VERTICAL MOUNTING: SPACE SUPPORTS AT EVEN INTERVALS, BUT NO FURTHER APART THAN 8' (2.4M)
HORIZONTAL MOUNTING: SPACE SUPPORTS AT EVEN INTERVALS, BUT NO FURTHER APART THAN 4' (1.2M)

FOR BEST RESULTS THE SIGNBOX II LIGHTS HAVE BEEN PLACED IN THE SIGN:
☐ VERTICALLY
☒ HORIZONTALLY

SloanLED®
Leaders in LED Technology
SloanLED.com Tel 805.676.3200
Toll-free 888.747.4LED Fax 805.676.3206

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) a. VL PLUS 2 WHITE 6500K LONG LAID OUT AT 2.0 MODULES PER FOOT, 5.0" ON CENTER – RACETRAC CABINET
   b. VL PLUS 2 WHITE 6500K SHORT LAID OUT AT 2.5 MODULES PER FOOT, 5.0" ON CENTER – DIESEL/PLUS
3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 100 VL PLUS 2 WHITE 6500K LONG/SHORT MODULES
4) LAYOUT BASED ON A 4" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
6) 701269-6WLA2-MB WATTS PER MODULE: .54; 701269-6WSA2-MB WATTS PER MODULE
7) PRIMARY SYSTEM POWER: 94.50 WATTS
8) LED MODULE POWER USAGE(secondary): 75.6 WATTS



ESTIMATED PRODUCT B.O.M. PER DOUBLE SIDED SIGN:
64 Each VL Plus 2 White 6500K Long Modules – 32'
PN: 701269-6WLA2-MB
76 Each VL Plus 2 White 6500K Short Modules – 31'
PN: 701269-6WSA2-MB
2 Each Modular 60 Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

ESTIMATED PRODUCT B.O.M. PER DOUBLE SIDED SIGN:
5.3' Each 701946-6WS201 – Single Sided SignBox II (Sold in Cartons of 20' Each)
2 Each 701507-MODW – Modular 60 Power Supply 12VDC
(16 Each Clamps – P/N 410155 16 included with each 20' length)
1 Each 100' Roll of Jacketed Cable

OPTIONAL MOUNTING HARDWARE:
1 Each 401330-10 – 10 Each Bag of Couplers
1 Each 401309-10 – 10 Each Bag of Mounting Brackets

DRAWN	DATE	JOB NUMBER	RACETRAC PYLON VERTICAL
KM/DH	10/30/2014	21687	50 SQ FT

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3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

Representation of signage only. See architectural submittal for building elevations

RaceTrac

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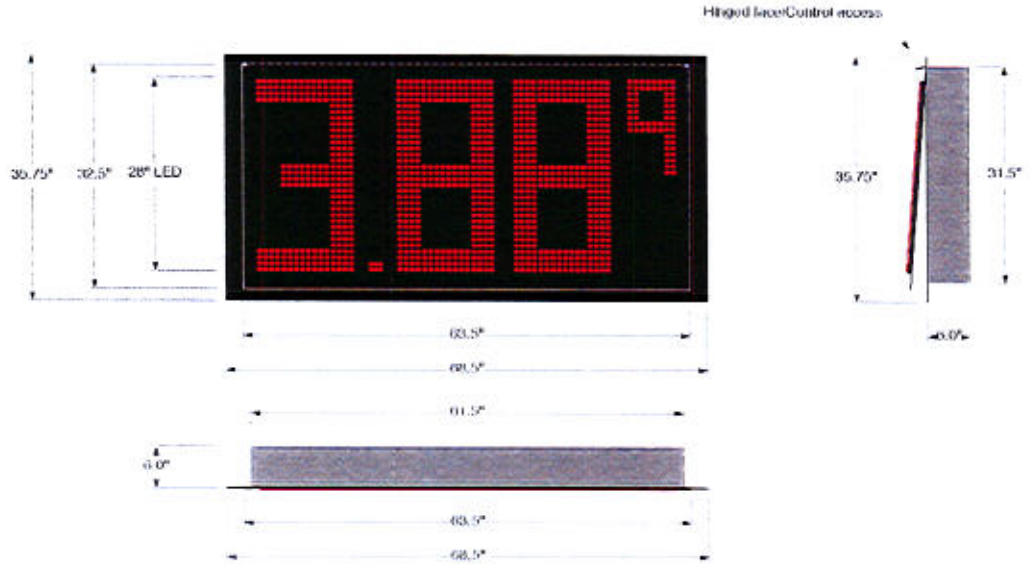
SUNSHINE ELECTRONIC DISPLAY CORPORATION

Client: RaceTrac	Sales Rep: Mark Allaman	Job #
Client Contact Info	Site To Location	Install Location: 50 sq ft vertical pylon sign
Customer Approval	Date	Date: Sept 19, 2013

Revisions	Date

RTV_50SF_28r_10ga

For install help call: 800-821-9013 ext. 4216



Cabinet & Digit Specs:	
Digit Size & Style:	28" LED
Digit Color:	Red
Overall Cabinet Size:	35.75"h x 68.5"w x 6"d
Cabinet Color:	Black
Single or Double Face:	Double

Label Specs:

NA

Other:

- Warranty: 2 year on-site parts/labor
- Control: Wireless POS with Handheld backup
- Constant Hot AC Power must be provided by 'others'
- Crane truck/crew must be provided by 'others'

This original drawing is property of Sunshine Electronic Display Corporation and is not to be used without written permission of Sunshine Electronic Display Corporation. All specifications are approximate only. All signs must be installed in accordance with the National Electrical Code and all applicable local codes. Sunshine Electronic Display Corporation assumes no responsibility for installation or electrical concerns. Please see that you are responsible for the Power Source.

* Actual LED size and configuration may vary.

UL LISTED UL File Number E343754 QCNL.E3771

ETL LISTED 123457 CONFORMS TO UL STD 48 UL STD 5453 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

VERSION 1

Representation of signage only. See architectural submittal for building elevations

RaceTrac

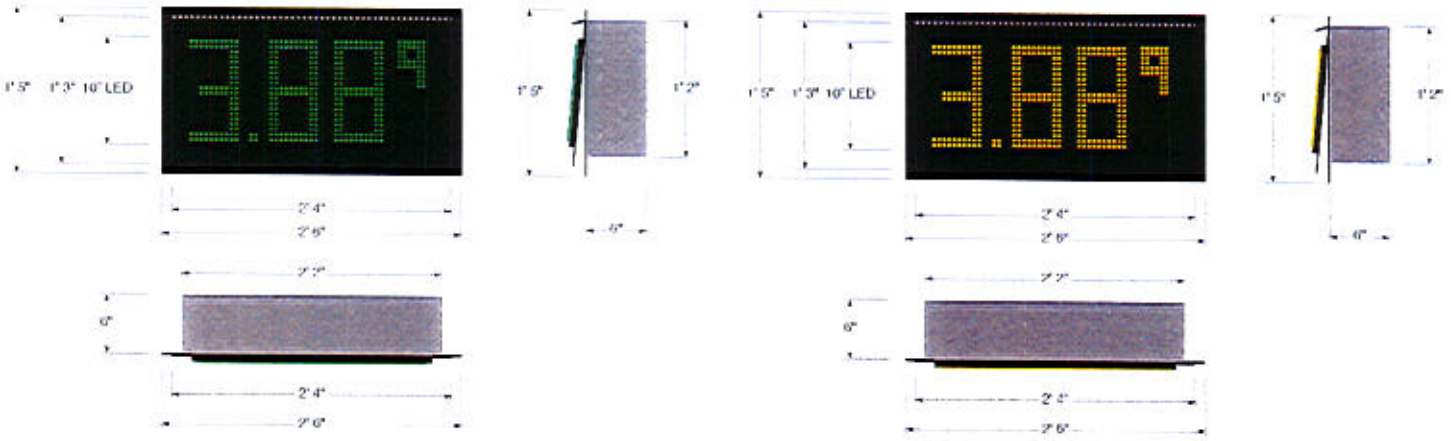
GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

SUNSHINE
ELECTRONIC DISPLAY CORPORATION
616 N. 6TH ST. • SAINT JOSEPH, MISSOURI 64501
800.821.9013 • (P) 816.232.9013 • SUNSHINEDX.COM

Client: RaceTrac		Sales Rep: Mark Allaman	Job #:
Client Contact Info:	Ship To Location:	Install Location: 50 sq ft vertical pylon sign	Date: Sept 19, 2013
Customer Approval:	Date:		Revisions: / Date:

RTV_50SF_28r_10ga

For install help call: 800-821-9013 ext. 4216



Cabinet & Digit Specs:	
Digit Size & Style:	10" LED
Digit Color:	Green & Amber
Overall Cabinet Size:	1'5"h x 2'6"w x 6"d
Cabinet Color:	Black
Single or Double Face:	Double

Label Specs:

NA

Other:

- Warranty: 2 year on-site parts/labor
- Control: Wireless POS with Handheld backup
- Constant Hot AC Power must be provided by 'others'
- Crane truck/crew must be provided by 'others'

COMPLIES TO UL STD 48 UL STD 9451 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

Representation of signage only. See architectural submittal for building elevations

RaceTrac

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

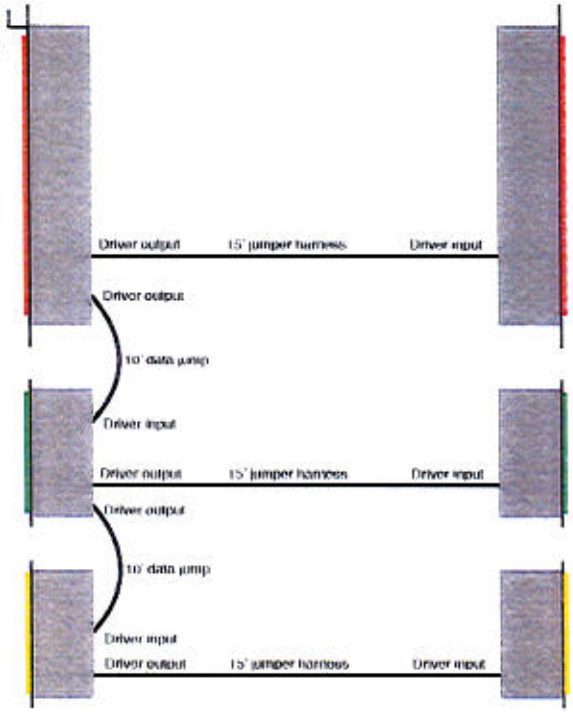
SUNSHINE ELECTRONIC DISPLAY CORPORATION

CLIENT: RaceTrac		SALESREP: Mark Allaman
CLIENT CONTACT INFO:	SHIP TO LOCATION:	INSTALL LOCATION: 50 sq ft vertical pylon sign
CUSTOMER APPROVAL:	DATE:	

JOB #:
DATE: Sept 19, 2013

REVISIONS:	DATE:

Master will have antenna facing store (if possible)



RTV_50SF_28r_10ga

For install help call: 800-821-9013 ext. 4216

POS wireless board mounted in store

15 amp 120V circuit on 24 hours connected to each box

Junction boxes located inside cabinet

Must be dedicated circuit and have their own neutral and ground

CABINET & DIGIT SPECS:	LABEL SPECS:	OTHER:
		• Warranty: 2 year on-site parts/labor • Control: Wireless POS with Handheld backup • Constant Hot AC Power must be provided by 'others' • Crane truck/crew must be provided by 'others'

This drawing is considered an instrument of service and is the property of Sunshine Electronic Display Corporation. It is not to be reproduced, published or used in any way without the written permission of Sunshine Electronic Display Corporation. All installations shall be performed by a licensed electrical contractor in accordance with local codes. Sunshine Electronic Display Corporation assumes no responsibility for the design concept or performance of the sign when the sign is not installed by Sunshine Electronic Display Corporation. Sunshine Electronic Display Corporation assumes no responsibility for underground electrical, telephone or gas lines. Contractor is responsible for locating all underground utilities. Contractor is responsible for electrical connections. Sunshine Electronic Display Corporation assumes no responsibility for the design, construction or performance of the sign foundation. Contractor is responsible for the sign foundation. Sunshine Electronic Display Corporation assumes no responsibility for the sign foundation. Contractor is responsible for the sign foundation.

UL LISTED File Number: E140894 CONFORMS TO UL STD 48 UL STD 1463 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

Community

AUG 0 8 2014

Development

THE TOWN OF LAKE PARK
Community Development Department

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Name of Applicant/Agent: RaceTrac Petroleum, Inc.

Address: 3225 Cumberland Blvd Suite 100, Atlanta, GA 30339

Telephone: 770-431-7600 x1562 Fax: 678-503-1112

E-mail address: dbrown@racetrac.com

_____ Owner X Agent (Attach Agent Authorization Form)

Owner's Name (if not applicant): Congress Avenue Properties, LTD

Address: 4500 PGA Blvd., Suite 270, Palm Beach Gardens, FL 33418

Telephone: _____ Fax: _____

E-Mail address: _____

Property Location: NE Corner of Congress Ave. and Park Ave.

Legal Description: (see attached legal description)

Property Control Number: 36-43-42-19-00-000-5040

Future Land Use: PUD Zoning: PUD

Acreage: +/- 2.06 Square Footage of Use: +/- 5,928 SF Retail, 20 fueling position

Proposed Use: Retail / Gas Station

Adjacent Property

Direction	Zoning	Business Name	Use
North	PUD	(Vacant)	(Vacant)
East	PUD	(Vacant)	(Vacant)
South	C-2	(Vacant)	(Vacant)
West	C-2	Walmart	Retail

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of theTown's Comprehensive Plan.

See attached justification statement letter

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

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

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

7. Please provide the following:

   a. Special Exception fee plus escrow of $800.00.

   b. Advertising costs: The petitioner shall pay all costs of publication of public hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.

   c. Courtesy Notice Property Owners List. A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official tax role in the County Court House. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.

   d. The applicant must place a 3'x 3' sign on the property to be readily visible to vehicular and pedestrian traffic stating "THIS SITE IS BEING CONSIDERED FOR A CONDITIONAL USE – TOWN OF LAKE PARK". The applicant shall remove sign from subject property within ten (10) days of final action.

   e. Location Map

f. Provide a site plan drawn to scale indicating the size of the buildings, the intended floor area ratios, the quantity of parking spaces proposed to be provided, the intended access road(s), the general type of construction in accordance with the Florida Building Code and the codes of the Town of Lake Park, and the availability and approximate location of utilities.

g. Provide a certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.

DOCUMENTS:

1. A statement of the applicant's interest in the property.

2. A warranty deed with an affidavit from the applicant that the deed represents the current ownership.

REPORTS:

A traffic impact analysis, if required by the Town Engineer or staff, on the project generated Traffic impact on the external street serving the site.

For the final review, 13 complete sets of all final required documents, after approval of all other governing agencies, must be submitted.

The Town of Lake Park
Community Development Department

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that the Town of Lake Park Code of Ordinances under Section 51-6 provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs can include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional staff time, cost of reports and studies, NPDES stormwater review and inspection costs, all engineering fees and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions please contact the Community Development Department at 561-881-3318.

I, William Milam, have read and understand the regulations above regarding cost recovery.

Signature of Property Owner — Date: 5/9/2014

535 Park Avenue, Lake Park, Florida 33403
Phone: (561) 881-3318 Fax: (561) 881-3323
Web Site: www.lakeparkflorida.gov

Bowman
CONSULTING

Melbourne Office
4450 W. Eau Gallie Blvd., Suite 232
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

Community
AUG 08 2014
Development

August 5, 2014
Project # 010103-01-001

The Town of Lake Park
Community Development Department
535 Park Avenue
Lake Park, FL 33403

RE: Lake Park RaceTrac #1120 Special Exception Justification Statement

To whom it may concern,

Bowman Consulting is responding to the questions asked regarding the Special Exception Review Application. Please see the following responses for further clarification to the answers requested:

1. Please discuss how the Special Exception use is consistent with the goals, objectives and policies of the Town's Comprehensive Plan.

   Response: RaceTrac provides many services to better accommodate the local citizens through the selling of gasoline and other goods sold at a convenience store. It provides an important development opportunity to better service the needs of Lake Park and increase their economic value.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

   Response: The Proposed site is located within the Congress Business Park PUD, which allows for a gas station as a Special Exception Use.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

   Response: The proposed gas station will be on the northeast corner of Congress Avenue and Park Avenue. Congress Ave is a commercial corridor which is appropriate for gas station uses. All vehicle activity will be screened from adjacent properties by the proposed building. There are no residential zoned properties immediately surrounding the property. The intended use is a convenience store and gas station and the location, mass, height and setback will have no impact on the surrounding area. An existing gas station is located approximately 0.2 miles south on Congress Ave from the proposed RaceTrac development.

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

   Response: Granting a Special Exception use to the proposed RaceTrac development will not cause a concentration or proliferation of similar Special exception uses in the immediate vicinity. There is currently only one other gas station operating under a similar Special Exception use along Congress Ave. & no others within approximately a 1 mile radius from the RaceTrac site. The majority of the properties along Congress Ave. have been built out, and the Congress Business Park will only not allow another gas station within its PUD limits.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) the number of persons anticipated to be using or residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) the effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

   Response: The intended use for the Special Exception is a gas and convenience store so the amount of people using the property will be limited. RaceTrac fuel center and convenience store insures a safe degree of noise, odor, visual, or potential nuisance factors for the surrounding area of the property. The proposed fuel center and convenience store is on the corner of two non-residential roads, one of which is a major arterial road. The effect on the amount and flow of traffic is not anticipated.

6. Please explain the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

   Response: The current property has adjacent empty lots so the lighting and property values will not be affected by the construction of the fuel center and convenience store.
   a. **The proposed building and canopy will not be greater than 24 ft. above adjacent grade, so will not cast shadows or restrict air flow to adjacent properties. The on-site lighting plan will be designed and installed in accordance with the Town's lighting code.**
   b. **Currently, the surrounding site are vacant, so the RaceTrac development will not adversely affect adjacent property values. The**

proposed building is a state of the art fuel center with attractive architecture and landscaping which are aesthetically pleasing and not detrimental to adjacent property values.

c. **Granting the Special Exception Use to the RaceTrac development would not be a deterrent to improvement, development, or redevelopment to the surrounding properties. RaceTrac gas stations existing in harmony with other developments throughout the southeastern United States.**
d. **The proposed development is being done in accordance with all applicable environmental regulations and will not negatively impact surrounding natural areas or open spaces.**
e. **The proposed RaceTrac will provide outdoor seating, trash receptacles, and bicycle parking to its customers.**

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew J. Petersen, P.E.
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

Community

AUG 08 2014

Development

CONSENT FORM FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT

Before me, the undersigned authority, personally appeared Phillip Brandt, 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 and Special Exception Applications in the Town of Lake Park, Florida;
3. That he/she is appointed RaceTrac Petroleum, Inc. to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: Congress Avenue Properties, Ltd

Property Owner Signature	By: Name/Title: Phillip Brandt, CFO
4500 PGA Blvd, Suite 207	Palm Beach Gardens, FL 33418
Street Address	City, State, Zip Code
561-691-9050	561-622-1851
Telephone Number	Fax Number
philbrandt@bivosta.investments.com	
E-Mail Address	

Sworn and Subscribed before me on this 12th **day of** May, **20** 14,

Debbie Powell

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DEBBIE POWELL
MY COMMISSION # EE 142483
EXPIRES: December 13, 2015
Bonded Thru Notary Public Underwriters

REVISED 10/30/2013

*on hold until PUD gets approved *

Community

JAN 27 2014

Development

THE TOWN OF LAKE PARK

APPLICATION FOR SITE PLAN REVIEW

Project Name: Lake Park RaceTrac #1120

Property Address: Northeast corner of Congress Ave & Park Ave

Owner: Congress Avenue Properties LTD Address: 4500 PGA Blvd Ste 270 Palm Beach Gardens, FL 33418

Applicant (if not owner): RaceTrac Petroleum, Inc [Bill Milam, COO]

Applicant's Address: 3225 Cumberland Blvd Ste 100 Atlanta, GA 30339 Phone: 770-431-7600 ex 1562

Fax: 678-503-1112 Cell Phone: 404-313-9652 E-Mail: dbrown@racetrac.com

Property Control Number (PNC): 36-43-42-19-00-000-5040

Site Information:

General Location: Northeast corner of Congress Ave & Park Ave

Address: Undetermined

Zoning District: C2 Future Land Use: Bioscience 2 Comm Light Industrial Acreage: +/- 2.06

Adjacent Property:

Direction	Zoning	Business Name	Use
North	C2	Vacant Property	Vacant Property
East	C2	Vacant Property	Vacant Property
South	C4	Vacant Property	Vacant Property
West	R2A	Sonic and Van Marco Tillas	Fast Food and Residential

Justification:

Information concerning all requests (attach additional sheets if needed.)

1. Explain the nature of the request

Construction of a 5,928 RaceTrac Convenience Store with 24 fueling positions.

2 What will be the impact of the proposed change on the surrounding area?

No impact to the surrounding area is anticipated. The Congress Ave. corridor is currently built out as a heavy commercial corridor. Site and other surrounding properties are zoned commercial.

3 How does the proposed project comply with Town of Lake Park's zoning requirements?

The site is currently zoned commercial and is within an existing heavily commercial corridor.

Legal Description:

The subject property is located approximately 0 mile(s) from the intersection of Congress Ave and Park Ave, on the ____ north, X east ____, south, ____, west side of Congress Ave (street/road)

Legal Description See attached Legal Description

I hereby certify that I am (we are) owner(s) of record of the above described property or that I (we) have written permission from the owner(s) of record to request this action

Signature of Owner/Applicant

1/17/2014
Date

Consent Form from Owner and Designation of Authorized Agent:

Before me, the undersigned authority, personally appeared _____
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 approval for a RaceTrac market and fuel station in the Town of Lark Park, Florida
3. That he/she has appointed RaceTrac Petroleum, Inc. to act as authorized on his/her behalf to accomplish the above project

Name of Owner Congress Avenue Properties, Ltd.

Signature of Owner

By Phillip Brandt, CFO
Name/Title

4500 PGA Blvd #207
Street Address

Palm Beach Gardens, FL 33418
City, State, Zip code

P O Box

City, State, Zip code

561-691-9050
Telephone Number

561-622-1851
Fax Number

phillbrandt@divosbainvestments.com
Email Address

Sworn and subscribed before me this 6th day of January 2014

Debbie Powell
Notary Public

My Commission expires

12-13-15

DEBBIE POWELL
MY COMMISSION # EE 142483
EXPIRES: December 13, 2015
Bonded Thru Notary Public Underwriters

* Plans available in Community Development *

TOWN LAKE OF PARK
PLANNING & ZONING BOARD
MEETING DATE: FEBRUARY 2, 2015

APPLICATIONS: (1) AN AMENDMENT TO THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT (PUD) TO EXPAND ITS BOUNDARIES AND (2) FOR A SPECIAL EXCEPTION USE OF A VEHICLE SALES ESTABLISHMENT.

HISTORY: The Earl Stewart Toyota vehicle sales dealership was constructed in the mid to late 1970's on 4.47 acres of property with the address of 1215North Federal Highway (the Site). The original development of the Site also included a 14,200 square foot Park Center hardware store. The old dealership and Park Center Hardware remained until 2003 when the Property was approved as a PUD by the Commission's adoption on May 21, 2003 of Ordinance 14-05-03. This resulted in the redevelopment of the Site as it exists today. The ordinance creating the PUD included these waivers to the land development regulations of the Code: (1) a display parking setback of 15 feet instead of 25 feet; (2) to allow for the spacing of shade trees along Federal Highway to be 30 feet instead of 20 feet; (3) the elimination of wheel stops; (4) no planters on the roof of the garage; (5) to allow a 40-foot freestanding monument sign to replace the then conforming 15-foot freestanding monument sign. The code allows a maximum 10-foot height for monument signs; therefore, the application proposes to remove this second existing monument sign and replace it with a 10-foot compliant sign).

In 1969 the Commission approved the development of a 2.23 acre parcel with an address of 1017 Federal Highway. This property is located immediately to south of the Earl Stewart Toyota dealership. The Commission's approval authorized the development of a 111-unit hotel known as the Journey's Inn, and a 2,150 square foot restaurant known as the El Colonial. The applicant agreed to demolish the Journey's Inn and Colonial restaurant in exchange for the "temporary" use of the 2.23-acre parcel for vehicular storage and the placement of an office trailer thereon while the applicant finalized plans for the expansion of the dealership. Since then, this "temporary" use has been extended several times, each time predicated on the applicant's preparation of a site plan for the expansion of the dealership.

Together with the applicant's 2004 application to expand the dealership, he submitted an application to abandon East Jasmine Drive as a public right-of-way. The purpose of the abandonment application was to acquire the right of way to allow for the expansion of the

dealership on to the property which was formerly occupied by Journey's Inn and the Colonial restaurant Resolution 43-07-04 approved the abandonment with conditions. However, the applicant did not meet the conditions associated with the abandonment and as a result the abandonment became null and void. Accordingly, East Jasmine Drive remains a public right-of-way.

SUMMARY OF APPLICANT'S REQUEST: Urban Design Kilday Studios ("Applicant") as the authorized agent for Earl Stewart Toyota and Commercial Investments LLC (together referred to herein as "Owner") is again proposing to expand the dealership onto the 1017 property. (The dealership operates out of 1215 Federal Highway, which is owned by Earl Stewart, LLC and pursuant to the 2004 approval uses 1017 Federal Highway (the former Journey's Inn/Colonial restaurant property), owned by Commercial Investments, LLC ("Property Owner") to store and display vehicles used by the dealership.

The Applicant is requesting to amend the existing PUD to [include the East Jasmine right-of-way, once abandoned, and the 1017 Federal Highway property within its boundaries. The applicant then proposes to develop the amended PUD in three development phases. The first phase includes a 3 story extension of the existing dealership building onto [part of East Jasmine Drive. The extension will create space for a car wash, preparation area, service bays, offices, and vehicle display and parking areas. The second phase is focused on the creation of office spaces from the shell area of the 3 story extension to be developed in phase 1. Phase 3 proposes the development of a new 5 story parking garage on the existing 1017 Federal Highway parcel with additional parking and display areas.

The applicant has submitted an Abandonment Application. Prior to the approval of the PUD, the abandonment together with the fair market value of the public property the Commission requires for the applicant's conversion of property dedicated to the public to a private commercial use will have to be approved by the Commission.

Since the applicant proposes to extend the boundaries of the existing PUD to other properties, these properties will also need to be rezoned to PUD. If the abandonment and rezoning are approved, the Applicant may then proceed with site plan review for the PUD. The applicant must also submit an application for a special exception use of "vehicle sales establishment" for the property encompassed within the PUD. Finally, the applicant will be required to replat the Site.

BACKGROUND:

Applicant(s): Urban Design Kilday Studios on behalf of Earl Stewart Toyota/Commercial Investments LLC

Address/Location: 1215 Federal Highway / 1017 Federal Highway

Owner(s):

1215 Federal Highway: Earl Stewart, LLC
1017 Federal Highway: Commercial Investments, LLC

Net Acreage:

1215 Federal Highway: 4.4652 acres
1017 Federal Highway: 2.2256 acres

Legal Description:

1215 Federal Highway: STEWART TOTOYA ALL OF PLAT (see survey)
1017 Federal Highway: KELSEY CITY LTS 1 TO 11 INC /LESS W 20 FT RD R/W/ & LTS 12 TO 22 INC BLK 121 (see survey)

Existing Zoning:

1215 Federal Highway: Planned Unit Development (PUD) with underlying Commercial-1 Business District (C-1)
1017 Federal Highway: Commercial-1 Business District (C-1)

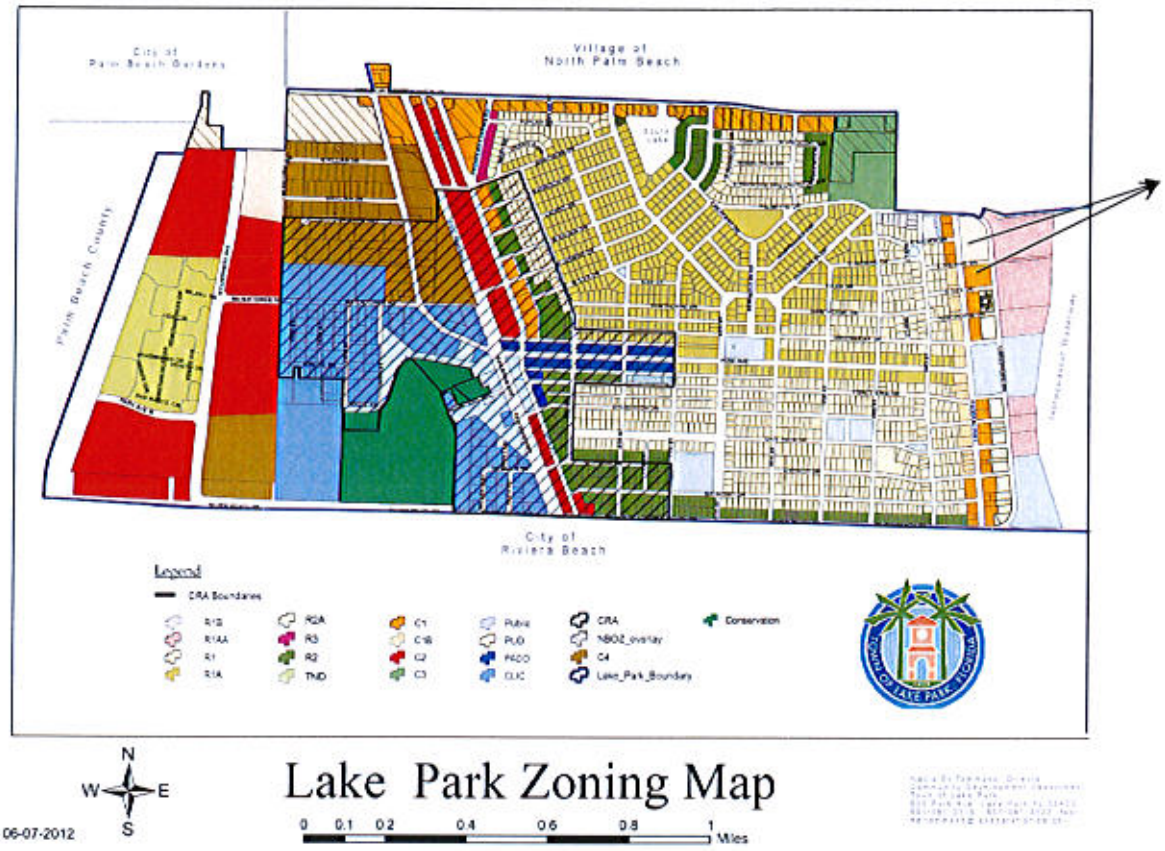
Future Land Use:

1215 Federal Highway: Commercial/Residential
1017 Federal Highway: Commercial/Residential

Figure 1: Aerial View of Existing Site
(image not to scale; for visual purposes only)

Figure 2: Aerial Image of Site with Proposed Boundaries

LAKE PARK ZONING MAP

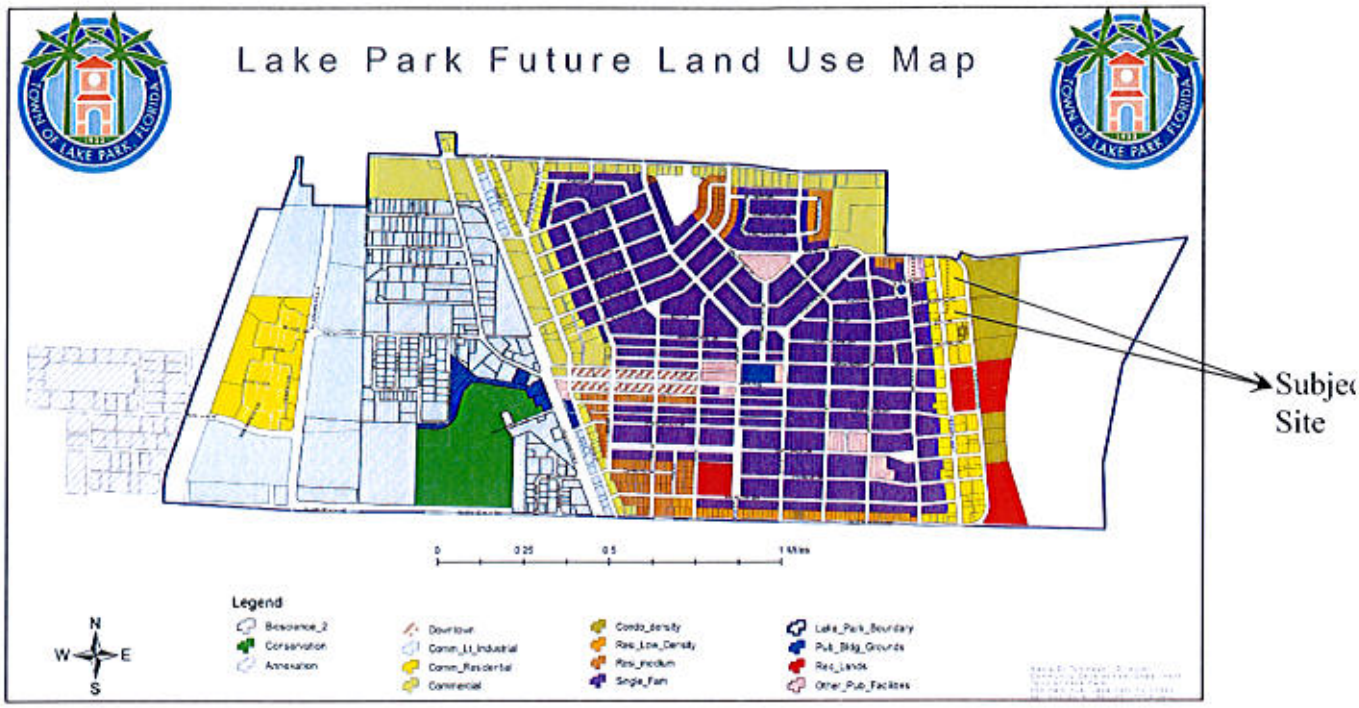


Adjacent Zoning

1215 Federal Highway:

North:	Village of North Palm Beach
South:	Commercial 1 (C-1) Business District/Residential-2A
East:	Residential 1AA
West:	Commercial 1 (C-1)/Commercial 1B Business District

LAKE PARK FUTURE LAND USE MAP



Adjacent Existing Land Use

1215 Federal Highway:

North: Village of North Palm Beach

South: Commercial/Residential

East: Condo Density

West: Commercial/Residential

PART I: APPLICATION FOR REZONING

The Application to expand the PUD boundaries to include the property at 1017 Federal Highway and the East Jasmine Drive right of way (assuming it is abandoned) necessitates the rezoning of these two properties.

Consistency with Town Zoning Code:

The Applicant has applied to rezone the East Jasmine Drive right-of-way, and the parcel immediately south of the right of way, having an address of 1017 Federal Highway. The rezoning is necessary in order to incorporate these properties into the PUD zoning designation which has been assigned to the Earl Stewart Toyota property. The Applicant must also receive the Commission's approval of a special exception use for the expansion of the vehicle sales use to the right-of-way and the property at 1017 Federal Highway.

Consistency with the Town's Comprehensive Plan:

The Site has a "Commercial/Residential" land use designation which allows for commercial only developments without a residential component. The proposed expansion of the vehicle sales dealership is consistent with the future land use designation.

PART I: APPLICATION FOR A SPECIAL EXCEPTION USE

ANALYSIS OF SPECIAL EXCEPTION CRITERIA

Section 78-184 of the Code sets forth the criteria which must be met to entitle an applicant to a Special Exception use. There are six criteria, all of which must be met. **Note: Staff's analysis of the criterion are in bold.**

1. Is the proposed Special Exception Use consistent with the goals, objectives, and policies of the Town's Comprehensive Plan?

   Staff has determined that the proposed use is consistent with the following Objectives and Policies of the Future Land Use Element of the Town's Comprehensive Plan:

Policy 1.5:

The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development, and adopted Levels of Service (LOS) standards."

The redevelopment of 1017 Federal Highway as part of the expansion of Earl Stewart Toyota will increase the value of this now vacant property and add to the Town's overall tax base. There are no natural or historic resources which would be adversely affected by the redevelopment. The expansion of the dealership at this location would not adversely affect the surrounding neighborhood Palm Beach County's Traffic Division has confirmed that the expansion of the vehicle sales use, including the redevelopment of 1017 Federal Highway meets the County's Traffic Performance Standards, and is within the adopted Level of Service Standard (LOS).

"Objective 5:

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions."

The proposed expansion of the special exception use promotes infill development in a manner that is consistent with the commercial uses of the Federal Highway corridor and does not negatively affecting the existing neighboring residential and commercial uses.

Policy 5.2:

The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions."

The property at 1017 Federal Highway is currently underutilized as it vacant because of the demolition of the Journey's Inn and Colonial restaurant structures. The redevelopment of this lot will result in an increase in the value of the Earl Stewart dealership.

CRITERIA MET.

2. Is the proposed Special Exception Use consistent with the Town's land development regulations and all other portions of this Code?

   Phases 1-3 of the proposed Site Plan meet the Land Development Regulations of the Town Code both for the PUS and underlying C-1 district requirements.

   CRITERIA MET

3. Is the proposed Special Exception Use compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property?

   The special exception use of vehicle sales is consistent with the character of the other retail uses within the C-1 Business District along the Federal Highway between Palmetto Drive and East Ilex Drive. Palm Beach County's (PBC) Traffic Division has issued a Traffic Performance Standards (TPS) letter verifying that the amount of traffic expected to be generated from Phases 1-3 is within the LOS. The redeveloped dealership buildings and the new building to be constructed on 1017 Federal Highway will be compatible with the character and uses of the surrounding properties as well as the Town's Architectural Guidelines.

   CRITERIA MET

4. Will the proposed Special Exception Use on the Site create a concentration or proliferation of the same or similar type of use, which may be detrimental to the development or redevelopment of the area?

   The expansion of the existing vehicular dealership use is not likely to cause a concentration or proliferation such uses in this area of the Town because of the acreage required for such uses. The relatively small lot sizes along this area of Federal Highway would require someone to purchase multiple lots and aggregate them so as to make the development of another vehicular dealership economically viable.

   CRITERIA MET

5. Will the proposed Special Exception Use have a detrimental impact on surrounding properties based on:

   a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

      Once redeveloped there will be a modest increase of employees. It might also be anticipated that the Applicant will have more inventory for sale. This may result in more customers visiting the dealership, and more

purchases of vehicles. This may also result in an increase in activity at the repair facility.

CRITERIA MET

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

All uses, including the car wash and service bays provided in Phase 1, will be operated within a building. These uses are not expected to produce excessive noise, odors, or other types of nuisances.

CRITERIA MET

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

Palm Beach County's Traffic Engineering Division has verified that the projected traffic upon the affected roadways of the redevelopment meets the County's Traffic Performance Standards.

CRITERIA MET

6. Does the proposed Special Exception Use:

a. *Significantly* reduce light and air to adjacent properties?

The proposed Phase 1 Site Plan proposes the development of a 3 story building while Phase 3 proposes the construction of a 5 story parking garage which is the maximum permitted height for structures within a PUD. Since the current Site has a one story building on one lot and no permanent structure on the other, there will be a significant increase in the massing and height of the structures on these properties as compared to what currently exists. The increased height can be expected to result in a reduction of light and air to the adjacent properties. The condominiums directly east of the Site are eight stories. The one story buildings on the west side of Federal Highway are separated from the Site by 77 feet of public right of way. The Town's PUD regulations allow for a PUD to build up to 5 stories. The Applicant incorporated the necessary architectural features per the code's minimum requirements.

CRITERIA MET

b. Adversely affect property values in adjacent areas.

The proposed development is not expected to adversely affect property values in the adjacent areas.
CRITERIA MET

c. Deter the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

The proposed Special Exception Use would not be a deterrent to the improvement, development or redevelopment of surrounding properties. It may promote the redevelopment of other sites.

CRITERIA MET

d. Negatively impact adjacent natural systems or public facilities, including parks and open spaces.

The proposed Site is not adjacent to any naturally systems or public facilities and therefore is not expected to negatively impact any natural systems.

CRITERIA MET

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

The Site Plan shows a continuation of the interior pedestrian walkways and proposes trash receptacles, bike racks, as well as additional benches at appropriate locations on the Site.

CRITERIA MET

PART II: APPLICATION FOR THE AMENDMENT OF THE PUD

Section 78-77(2)(f) outlines the types of PUD amendments that require Town Commission's approval):

- *an increase in the square footage of any building more than ten percent*
- *an increase in the number of structures*
- *an increase in the building height by more than five feet*
- *any boundary changes*
- *any increase in traffic impacts that exceed 5% or 100 trips*
- *changes in architecture*
- *changes to a PUD phasing plan*

The Applicant's request to amend the PUD requires Commission approval.

Section 78-77(2)(c) of the Town Code requires a phasing schedule for all PUD's. The Applicant proposes 3 phases of development, as follows:

Phase 1
Commencement of Development: September 2016
Completion Date: September 2017

Phase 2
Commencement of Development: December 2017
Completion: December 2018

Phase 3
Commencement of Development: June 2020
Completion: December 30, 2021

Section 67-42 of the Town Code requires the commencement of development within 18 months of development approval and the completion of the development within 18 months of the commencement. The Applicant's proposed phasing plan of development, if followed would meet the requirement of Section 67-42.

The Applicant proposes to expand the boundaries of the PUD to include East Jasmine Drive and 1017 Federal Highway. Phase 1 increases the building footprint of the existing building. Phase 2 proposes the interior build-out f the office spaces constructed in Phase 1. Phase 3 adds an additional structure 5-story parking garage structure on the property to the south. The increased square footage of the Phase 1 plans account for additional accessory services such as a car wash and service bays. The increased square footage will result in a modest increase in traffic.

The applications amended PUD Master Plan has been reviewed by the Town's Consulting Engineer and Landscape Architect. Based upon their review and the review of the Community Development Department, the Staff finds that the amendments to the PUD Master Plan meet the Town's Land Development Regulations, and is consistent with the PUD's established Signage and, Architectural Guidelines, and its Landscaping Plan.

SITE PLAN PROJECT DETAILS:

Building Site: The Site would be expanded to include the East Jasmine Drive right-of-way and the property with the address of 1017 Federal Highway (hereinafter the three properties will be referred to as the Site).

Site Access: The amendment to the Master Plan shows 5 access points: two off of Federal Highway; one off East Ilex Drive; one off of Lakeshore Drive; and one off of Palmetto Drive.

Traffic: The Applicant has received confirmation from the County's Traffic Engineering Division which confirms that there is adequate capacity on the roadways serve the Site.

Landscaping: All three phases of the proposed Site Plan meet the Town's Landscaping Code regulations. The Applicant's Landscaping Plan has been determined to be "satisfactory for Site Plan Approval" by the Town's consulting Landscape Architect. This finding is predicated on the Applicant having been previously given 3 waivers to the Town's minimum landscaping requirements: 1. To allow for an increase of spacing between trees; 2. To waive the requirement for planters on the roof; 3. To waive the requirement for wheel stops or curbs for parking areas.

Drainage: The Town's Engineer has reviewed the Applicant's Paving and Drainage Plan for all three phases and has determined that it meets the engineering requirements for Site Plan review.

Parking: Section 78-145(g)(3) of the Town Code requires the following breakdown of parking spaces for the use of vehicle sales establishments: 1 space for every 500 square feet of gross floor area (76 spaces); 1 space for every 4,500 square feet of outdoor storage (5 spaces); 1 space per service bay (48 spaces); 1 space per employee at max shift (75 spaces) which totals 204 spaces. American Disability Association (ADA) requires 1 space for every 25 spaces (9 spaces). The number of ADA spaces can be inclusive of the number of spaces provided. The Applicant is proposing 204 spaces, inclusive of 9 ADA spaces. The Applicant's site plan meets the Town's minimum parking requirements.

Signage: The Applicant has submitted a proposed Master Signage Plan that is consistent with the Town's Sign Code. The Applicant is proposing a total of 4 monument signs, 3 of which currently exist and 1 sign is new. The existing monument sign on the corner of Palmetto Drive and Federal Highway is 40 feet tall and previously received a waiver from the Town's sign regulations. The existing directional monument sign inside the parcel meets the Town's Sign Code. The existing 15' directional monument sign located off of the main entrance from Federal Highway exceeds the maximum permitted height allowed for monument signs. The Applicant has agreed to make the sign compliant by decreasing the height to 10 feet, and therefore the approval requiring a reduction of this sign will be included in the Development Order. The Applicant is proposing an additional monument sign along Federal Highway. This sign is permitted by the Town Code.

The Applicant's Master Sign Plan indicates a wall sign of 728 square feet. This is within their 1074.75 square feet maximum permitted signage allowance.

Zoning: The proposed Site Plan is within a PUD zoning district and has an underlying C-1 zoning designation. The Site currently consists of two different parcels and a right of way; one parcel (1215 Federal Highway) is already within the PUD zoning district and the second parcel (1017 Federal Highway) as well as the East Jasmine Drive right of way must be rezoned as part of the PUD Site Plan Amendment to "PUD" with an underlying C-1 zoning designation. Abandonment approval of the public right-of-way is also required.

Water/Sewer: Staff has received confirmation from Seacoast Utilities Authority (SUA) that the Applicant's Site Plan is satisfactory for site plan approval subject to conditions it is requesting to be reflected on the building permits.

Design: The Applicant's proposed Elevations Plans for all three phases meets the Town's Architectural Guidelines.

Fire: The Palm Beach County Fire Rescue Dept. completed a preliminary site plan review of the proposed Site Plan and has no comments pertaining to the Site Plan. Palm Beach County Fire Rescue has indicated that it will be reviewing the plans in greater detail as part of the building permit review process at that time and will apply the most current codes available at the time of review.

PBSO: A Crime Prevention Through Environmental Design (CPTED) review was conducted by the Town Planner who is CPTED Certified. There are no outstanding comments.

PART III: STAFF RECOMMENDATION

(1) Staff recommends **APPROVAL** of the rezoning of the East Jasmine Drive right-of-way and the property with a street address of 1017 Federal Highway to PUD with an underlying C-1 zoning designation.

(2) Staff recommends **APPROVAL** of the proposed Special Exception Use of a vehicle sales establishment for the PUD.

(3) Staff recommends **APPROVAL** of the amendment to the PUD Master Plan with the following conditions:

CONDITIONS

1. The Applicant shall develop the Site consistent with the following Plans:
    a. Site Plan, Landscape Plans and Irrigation Plans referenced as sheets SP-1, LP-1 through LP-7, and IR-1 through IR-4; signed and sealed 1-7-15, 1-7-15 and 1-24-15 respectively and prepared by Urban Design Kilday Studios; received and dated by the Department of Community Development on 1-28-15.
    b. Survey referenced as drawing #D14-032; signed and sealed 3-26-14 and prepared by Lidberg Land Surveying; received and dated by the Department of Community Development on 1-28-15.
    c. Phasing Plans referenced as sheets PH-1 (SP-1, A-2.0, A3.0, A4.0), PH-2 (SP-1, A-2.0, A3.0, A4.0), and PH-3 (SP-1, A-2.0, A3.0, A4.0; signed and sealed 1-7-15 and prepared by Glidden Spina & Partners; received and dated by the Department of Community Development on 1-28-15.
    d. Sign Plan referenced as sheet PH-3 (SIGN); signed and sealed 1-7-15 and prepared by Glidden Spina & Partners; received and dated by the Department of Community Development on 1-28-15.
    e. Photometric Plans referenced as sheets PH-1 (E-1 through E-3); signed and sealed 1-7-15 and prepared by Glidden Spina & Partners; received and dated by the Department of Community Development on 1-28-15.
    f. Conceptual Engineering Plans referenced as drawings #1443PRE (sheets 1 of 2, and 2 of 2); signed and sealed 10-20-14 and prepared by McLeod, McCarthy &Associates; received and dated by the Department of Community Development on 1-28-15.
2. The driveway entrance along East Ilex Drive, including the entire East Ilex Drive right-of-way must not be used for loading/unloading or parking of vehicles at any time.
3. The Owners, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
4. **This approval is contingent upon rezoning and right-of-way approval by the Town Commission.**
5. Construction of the improvements associated with the applications is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director.
6. Any proposed disruption to the normal flow of traffic within the rights of way of North Federal Highway, Lakeshore Drive or East Ilex Drive as part of the construction of the Site, shall be subject to the review and approval of the Community Development Director (Director).
7. Should any disruption occur during construction which causes a disruption to the normal flow of traffic shall be subject to the review and approval of the Directors of the Town's Public Works Department and Community Development Departments.
8. Should any disruption to the surrounding entrance/exit streets and parking areas along North Federal Highway, Lakeshore Drive or East Ilex Drive occur such that the daily operation of nearby businesses is adversely impacted, the construction activities shall cease until the Applicant has secured the written approval of the Director.

9. All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner/Applicant shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
10. The hedge material for the Site shall be maintained at five feet unless otherwise noted on the approved plans for the PUD.
11. Safe and adequate pedestrian passage shall be maintained along the Site's entrances.
12. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Property.
13. The dumpster shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
14. Prior to issuance of the Certificate of Occupancy, the Owner or Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site Plan and the Landscaping Plan.
15. The redevelopment and the additional property to be developed shall be subject to a Unity of Control which joins the PUD. The Unity of Control shall be subject to the review and approval of the Town Attorney. The Applicant shall record the Unity of Control and return the recorded instrument to the Community Development Department prior to the issuance of any building permit.
16. The Site shall be platted prior to the issuance of any building permits.
17. Prior to the issuance of any building permits, the Owner or Applicant shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
18. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, statement of use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
19. The Phasing schedule includes the following:
    - →Phase 1 Commencement of Development – September 2016
    - →Phase 1 Completion of Development – September 2017
    - →Phase 2 Commencement of Development – December 2017
    - →Phase 2 Completion of Development – December 2018
    - →Phase 3 Commencement of Development – June 2020
    - →Phase 3 Completion of Development – December 30, 2021

20. Cost Recovery. All fees and costs, including legal fees incurred by the Town in reviewing the Application shall be paid to the Town within 10 days of receipt of an invoice from the Town. Failure by the Owner/Applicant to reimburse the Town within the 10 day time period may result in the suspension of further review of plans or building activities, and/or the revocation of the approved Development Order.

Community
JAN 26 2015
Development

To: Town of Lake Park

Attn: Nadia DiTommaso

From: Sami Baghdady, Abutter

Date: January 23, 2015

Re: Earl Stewart Toyota/Commercial Investments LLC

In response to the notice dated January 15, 2015 regarding Earl Stewart Toyota, I have several serious concerns regarding their proposal.

To begin with, Toyota had presented this proposal back in 2007. It was debated in a hearing and was denied.

The issues of concern are as follows:

1. Health problems emerging from the toxic fumes from the car storage facility.

2. The acquisition of Jasimin Drive by Toyota diverts the traffic to E. Ilex Drive thus, adding congestion to E. Ilex Drive.

3. The access to the Toyota Facility to E. Ilex Drive is dangerous and causes inconvenience to the residents of E. Ilex Drive.

4. The acquisition of Jasmine Drive and the conversion of residential real estate into commercial real estate alters the character of the town of which we invested.

5. Mr. Stewart has several other properties in the area that can accommodate the type of service he is seeking for E. Ilex. The annexation of Jasmine Drive would cause the traffic to move to E. Ilex.

6. The Town of Lake Park reversed itself. It caused the restaurant that was located on U. S. 1 (Baker) to leave the area because they would not grant him permission to use the lot he purchased on Lake Shore Drive for parking for his customers.

I would like to have my concerns considered before any approval is made.

A concerned citizen (and property owner)

Sami J. Baghdady

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT

(Rezoning)

For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the Town Code of Ordinances for additional requirements

Project Name: Earl Stewart Toyota

Project Address: 1017/1215 Federal Highway

Property Owner: Commercial Investment, LLC and Earl Stewart, LLC

APPLICANT INFORMATION:

Applicant Name: Anne Booth, Principal, Urban Design Kilday Studios

Applicant Address: 477 S. Rosemary Avenue, Suite 225, West Palm Beach, FL 33401

Phone: (561) 366-1100 **Fax:** (561) 366-1111 **E-Mail:** abooth@udkstudios.com

SITE INFORMATION:

General Location: Southeast corner of Federal Highway (U.S. 1) and Lake Shore Drive

Address: 1017/1215 Federal Highway

Zoning District: PUD/C-1 **Future Land Use:** Commercial Residential **Acreage:** 7.19

Property Control Number (PCN): 36-43-42-20-01-121-0010 & 36-43-42-21-27-000-0000

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	R-3/C-1 (NPB)	Islamic Center of Palm Beach & Sunoco	House of Worship/C-Store w/Gas Sales
East	R-1AA	Bay Reach & Mariner's Key	Condominiums
South	R-2A/C1	Cedar Crest & Variety of Commercial Businesses	Condominiums & Variety of Commercial Businesses

West	C1B	Variety of Commercial Businesses	Variety of Commercial Businesses

JUSTIFICATION:

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

Please see attached justification statement.

2. What will be the impact of the proposed change to the surrounding area?

Please see attached justification statement

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

Please see attached justification statement

LEGAL DESCRIPTION:

The subject property is located approximately 0 mile(s) from the intersection of Federal Highway (U.S.1) and Lake Shore Drive, on the ___ north, X east, _____south, _____ west side of the Federal Highway (U.S.1) (street/road).

Legal Description: See attached Survey.

I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.

March 14, 2014

OWNER/APPLICANT Signature — Date

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Anne Booth, have read and understand the regulations above regarding cost recovery.

Property Owner/Agent Signature

March 14, 2014
Date

REVISED: 10/29/2013, previous versions obsolete

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Project Name: Earl Stewart Toyota

Project Address: 1017/1215 Federal Highway

Property Owner: Commercial Investment, LLC and Earl Stewart, LLC

APPLICANT INFORMATION:

Applicant Name: Anne Booth, Principal, Urban Design Kilday Studios

Applicant Address: 477 S. Rosemary Avenue, Suite 225, West Palm Beach, FL 33401

Phone: (561) 366-1100 **Fax:** (561) 366-1111 **E-Mail:** abooth@udkstudios.com

SITE INFORMATION:

General Location: Southeast corner of Federal Highway (U.S. 1) and Lake Shore Drive

Address: 1017/1215 Federal Highway

Zoning District: PUD/C-1 **Future Land Use:** Commercial Residential **Acreage:** 7.19

Property Control Number (PCN): 36-43-42-20-01-121-0010 & 36-43-42-21-27-000-0000

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
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East	R-1AA	Bay Reach & Mariner's Key	Condominiums
South	R-2A/C1	Cedar Crest & Variety of Commercial Businesses	Condominiums & Variety of Commercial Businesses
West	C1B	Variety of Commercial Businesses	Variety of Commercial Businesses

APPLICATION REQUIREMENTS

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

   Please see attached justification statement.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

   Please see attached justification statement.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

   Please see attached justification statement.

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

   Please see attached justification statement.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

   Please see attached justification statement.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

   Please see attached justification statement.

7. Please provide the following:

   a. Special Exception fee plus escrow of $800.00.

      Please see enclosed check.

   b. Advertising costs: The petitioner shall pay all costs of publication of public healing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.

      Please see enclosed check.

   c. Courtesy Notice Property Owners List. A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official tax role in the Comity Court House. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.

      This will be provided by the agent once the project is scheduled for public hearings.

   d. The applicant must place a 3'x 3' sign on the propelty to be readily visible to vehicular and pedestrian traffic stating "THIS SITE IS BEING CONSIDERED FOR A CONDITIONAL USE- TOWN OF LAKE PARK". The applicant shall remove sign from subject property within ten (10) days of final action.

      This will be posted once the project is scheduled for public hearings.

   e. Location Map

      Please see enclosed Site Plan prepared by Urban Design Kilday Studios dated March 14, 2014 that includes a location map.

   f. Provide a site plan drawn to scale indicating the size of the buildings, the intended floor area ratios, the quantity of parking spaces proposed to be provided, the intended access road(s), the general type of construction in accordance with the Florida Building Code and the codes of the Town of Lake Park, and the availability and approximate location of utilities.

      Please see enclosed Site Plan prepared by Urban Design Kilday Studios dated March 14, 2014.

   g. Provide a certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.

      Please see enclosed Preliminary Survey prepared by Lidberg Land Surveying dated March 2014.

DOCUMENTS:

1. A statement of the applicant's interest in the property.

   Please see attached justification statement.

2. A warranty deed with an affidavit from the applicant that the deed represents the current ownership.

   Please see enclosed warranty deeds.

REPORTS:

1. A traffic impact analysis, if required by the Town Engineer or staff, on the project generated Traffic impact on the external street serving the site.

   Please see enclosed Traffic Impact Analysis prepared by Yvonne Ziel Traffic Consultants dated March 13, 2014.

2. For the final review, 13 complete sets of all final required documents, after approval of all other governing agencies, must be submitted.

   Please see attached justification statement.

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Anne Booth, have read and understand the regulations above regarding cost recovery.

file copy

Property Owner/Agent Signature

March 14, 2014
Date

REVISED: 10/29/2013, previous versions obsolete

11/21/2003 09:16:51 20030725658
OR BK 16222 PG 0240
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70

Prepared by:
M. Richard Saplr, P.A.
712 U.S. Highway One, Ste. 400
North Palm Beach, FL 33408
561-844-3600
File Number: 10065.000
Property Identification No.: 36-43-42-20-01-122-0010

Warranty Deed

THIS WARRANTY DEED, made as of this 17th day of November, 2003, between **Earl D. Stewart, Jr.**, a married man, whose post office address is **900 Ocean Drive, Unit 401, Juno Beach**, of the County of **Palm Beach**, in the State of **Florida**, Grantor, and **Earl Stewart, LLC**, whose post office address is **1215 N. Federal Highway, Lake Park**, of the County of **Palm Beach**, in the State of **Florida**, Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

THOSE PORTIONS OF LOTS 1 TO 9 AND 26 TO 42 (INCLUSIVE) OF BLOCK 122, KELSEY CITY (NOW LAKE PARK), FLORIDA, AS PER PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTHERLY BOUNDARY OF LOT 42 OF BLOCK 122 OF KELSEY CITY (NOW LAKEPARK), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 35, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, INTERSECTS THE PRESENT EASTERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 1 AS NOW ESTABLISHED (WHICH EASTERLY BOUNDARY LINE IS FIXED AND ESTABLISHED BY CONVEYANCE TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 803, PAGE 158, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE RUNNING SOUTH ALONG THE SAID EASTERLY BOUNDARY LINE OF SAID U.S. HIGHWAY NO. 1 A DISTANCE OF 400 FEET; THENCE RUNNING EASTERLY PARALLEL WITH THE SOUTHERLY BOUNDARY LINES OF LOTS 17 AND 18 OF SAID BLOCK 122 TO THE WESTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE; THENCE NORTHERLY AND WESTERLY FOLLOWING SAID BOUNDARY LINE OF LAKE SHORE DRIVE TO THE POINT OF BEGINNING.

Parcel Identification Number: 36-43-42-20-01-122-0010

Subject to restrictions, reservations, easements, limitations and matters of record, which are not hereby reimposed, and taxes accruing subsequent to 12/31/03.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2003.**

UNOFFICIAL DOCUMENT

The property conveyed hereby is not the homestead of Grantor, who maintains a homestead at 900 Ocean Drive, Unit 401, Juno Beach, Florida.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

THIS TRANSFER IS FROM AN INDIVIDUAL TO HIS PRE-EXISTING WHOLLY-OWNED LIMITED LIABILITY COMPANY AND IS THEREFORE EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO KURO, INC. V. STATE OF FLORIDA, DEPARTMENT OF REVENUE, 713 So.2nd 1021.

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

EARL D. STEWART, JR.

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 18th day of November, 2003, by EARL D. STEWART, JR., who is personally known to me or [__] has produced _____ as identification.

[Notary Seal]

Notary Public
Printed Name: _____

My Commission Expires: _____

F:\WPDOCS\SAPIR\Stewart Agencies & Earl Stewart\Warranty Deed.wpd

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RECORDED 08/26/2004 16:33:23
Palm Beach County, Florida
ANT 2,450,000.00
Doc Stamp 17,150.00
Dorothy H Wilken, Clerk of Court

Prepared By and Return To:
J. Richard Harris, Esquire
Scott, Harris, Bryan, Barra
& Jorgensen, P.A.
4400 PGA Blvd., Suite 800
Palm Beach Gardens, FL 33410
W/C #32 - File No. 40958

Property Control No. 36-43-42-20-01-121-0010

WARRANTY DEED

THIS WARRANTY DEED, made this 25th day of August, 2004

between **Journey's Inn Lake Park, LLC, a Florida limited liability company**

hereinafter called the Grantor,

whose mailing address is 1025 U.S. Highway One
Lake Park, Florida 33403

to **Commercial Investments, LLC, a Florida limited liability company**

hereinafter called the Grantee,

whose mailing address is 1215 North Federal Highway
Lake Park, FL 33403

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirm unto the Grantee, all that certain land situate in the County of Palm Beach, State of Florida, to-wit:

Lots 1 through 11, inclusive, less the West 20 feet thereof, conveyed to the State of Florida in Deed Book 803, at Page 158, and Lots 12 through 22, inclusive, Block 121, KELSEY CITY, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, at Plat Book 8, Pages 15 and 35. (KELSEY CITY IS NOW KNOWN AS LAKE PARK.)

Unofficial Document

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record; taxes for the year 2004 and the years subsequent thereto which are not reimposed hereby; and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Journey's Inn Lake Park, LLC, a Florida limited liability company

By: _____
Douglas A. Holder, Jr., Managing Member

_____
Witness
J. Richard Harris
(print name of witness)

_____
Witness
M. Richard Soffer
(print name of witness)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 25th day of August, 2004, by **Douglas A. Holder, Jr., as Managing Member of Journey's Inn Lake Park, LLC, a Florida limited liability company,** on behalf of the company.

NOTARY PUBLIC

_____

(SEAL)

J. Richard Harris
(Print Name)
My Commission Expires: _____
Commission No.: _____

Personally Known ✓ OR Produced Identification _____.
Type of Identification Produced _____.

J. RICHARD HARRIS
MY COMMISSION # CC 969990
EXPIRES: September 19, 2004
Bonded Thru Notary Public Underwriters

EARL STEWART TOYOTA
JUSTIFICATION STATEMENT

Request(s): Applications for Rezoning, Special Exception Review & Site Plan Review for PUD Amendment
Application Number: 4771
Planning & Zoning Board Submittal: January 28, 2015

urban design kilday STUDIOS

Urban Planning and Design
Landscape Architecture
Communication Graphics

OVERVIEW OF REQUESTS & PROPERTY INTRODUCTION

On behalf of the applicant, Earl Stewart, LLC, and Commercial Investment, LLC, Urban Design Kilday Studios (UDKS) has prepared and hereby respectfully submits these applications for the approval of a Rezoning request, Special Exception Review request and Site Plan Review for PUD Amendment request. These applications are being submitted concurrently with an Application for Abandonment (prepared by the Law Office of Jack B. Owen, Jr., P.A.) to abandon the Right-of-Way (R-O-W) of what is commonly referred to as East Jasmine Drive.

The subject 7.19-acre property is comprised of the following land areas:

- **Lots 1-22/Block 121 of Kelsey City Plat (PCN 36-43-42-20-01-121-0010):** 2.23 acres
- **Plat of Stewart Toyota (PCN 36-43-42-21-27-000-0000):** 4.47 acres
- **East Jasmine Drive R-O-W:** 0.49 acres

All of the land area described above is located within the municipal limits of the Town of Lake Park. The subject property is generally located at the southeast corner of the intersection of Federal Highway (aka U.S. 1) and Lake Shore Drive. The subject property has a Future Land Use (FLU) designation of Commercial Residential and is within the Planned Unit Development (PUD) Zoning District, in part (4.47 acres), and the C-1 Business District Zoning, in part (2.23 acres).

With the above applications the applicant is requesting to expand the boundaries of the existing Earl Stewart Toyota PUD to encompass the 2.23-acre parcel and the East Jasmine Drive R-O-W. Ultimately the applicant is proposing a 71,683 enclosed square foot (s.f.) facility with 22,673 s.f. of outdoor sales area and 1,419 parking spaces broken down as follows:

- **Enclosed Floor Area:** 71,683 s.f.
    - **Sales/Administration:** 37,996 s.f.
        - **Existing Floor Area:** 19,297 s.f.
        - **Phase 1 Floor Area:** 2,420 s.f.
        - **Phase 2 Floor Area:** 8,362 s.f.
        - **Phase 3A Floor Area:** 7,917 s.f.
    - **Service Bays/Storage:** 33,687 s.f.
        - **Existing Floor Area:** 25,911 s.f.
        - **Phase 1 Floor Area:** 7,776 s.f.

610 Clematis Street
Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

- **Phase 2 Floor Area:** 0 s.f.
- **Phase 3A Floor Area:** 0 s.f.

- **Outdoor Sales Display Area:** 22,673 s.f.

- **Parking Provided:** 1,419 spaces
  - **Customer/Employee Spaces:** 204 spaces
  - **Auto Storage/Display Spaces:** 1,215 spaces

The following approvals are included within this request:

1. Rezoning of the 2.23+/- acres from the C-1 Business District Zoning to the PUD Zoning District (it is the applicant's understanding that the 0.49-acre R-O-W will be assigned a FLU designation and Zoning District through the abandonment process);
2. Special Exception request for the Commercial New & Used Auto Dealership (aka, Vehicle Sales and Rental); and
3. Site Plan Review for PUD Amendment (see details in the section below).

APPROVAL HISTORY

As stated previously, the auto dealership was constructed in the mid to late 1970's (note there are conflicting years in previously submitted documents – documents submitted in 2003 showed the year of construction as 1975 whereas documents submitted in 2007 showed the year of construction as 1979) on the 4.47-acre parcel along with a 14,200 s.f. hardware store. The old dealership and Park Center Hardware store remained until 2003 when the 4.47-acre parcel was granted approval for a PUD by the Town of Lake Park Commission through Resolution No. 14-05-03 to allow for the Earl Stewart Toyota as it exists today. That approval, granted on May 21, 2003, not only granted site plan approval but also granted the approval of waivers for (1) display parking setback, (2) spacing of trees along Federal Highway (U.S. 1), (3) elimination of wheel stops, (4) no planters on roof of the garage and (5) to allow two signs that exceeded the maximum height allowances. Please note that the applicant understands that the existing 15' sign will need be removed in accordance with code compliance deadline and replaced with a conforming sign.

The 2.23-acre parcel was granted an approval in 1969 by the Town of Lake Park Commission to allow a 111-unit hotel (became known as Journey's Inn) and a 2,150 s.f. restaurant (became known as El Colonial). These structures were demolished in 2010 after the applicant was granted approval to utilize the 2.23-acre parcel for temporary sales parking.

The applicant had previously requested and been granted approval of the R-O-W abandonment on August 4, 2004 through Resolution No. 43-07-04; however, since not all of the required conditions of approval were complied with the resolution is null and void and the 0.49-acre land area currently exists as public R-O-W.

SURROUNDING USES

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property. Note that the acreages and ownership information referenced in this section is per information obtained from the Property Appraiser of Palm Beach County's web site.

- **North:** To the north of the subject property, across the 60' R-O-W of Lake Shore Drive, are two (2) properties (details below):
  - **PCN 68-43-42-16-01-000-2201:** This 0.7-acre property is currently owned by 100 North Federal Highway, LLC and is within the municipal limits of the Village of North Palm Beach (NPB). This property has a FLU designation of Commercial and is within the Village's C-1 Zoning District;
  - **PCN 68-43-42-16-01-000-1960:** This 0.76-acre property is currently owned by First Church of Christ Scientists, Inc. and is within the municipal limits of the Village of NPB. This property has a FLU designation of High Density Residential and is within the Village's R-3 Zoning District;
- **South:** To the south of the subject property , across the 60' R-O-W of Ilex Drive, are two (2) properties (details below):
  - **PCN 36-43-42-21-21-001-0000**: This 0.72-acre property is currently owned by the Cedar Crest Homeowners Association. This property has a FLU designation of Commercial Residential and is within the R2A Zoning District;
  - **PCN 36-43-42-21-21-001-0000:** This 1.1-acre property is currently owned by Cromwell Properties. This property has a FLU designation of Commercial Residential and is within the C1 Zoning District;
- **East:** To the east of the subject property, across the 60' R-O-W of Lake Shore Drive, are three (3) properties (details below):
  - **Various PCN's**: This is a condominium development owned by a variety of individuals, etc. that has a FLU designation of Condominium Residential and is within the R-1AA Zoning District;
  - **PCN 36-43-42-21-00-002-0060**: This 0.52-acre property is currently owned by Susan Cohen. This property has a FLU designation of Condominium Residential and is within the R-1AA Zoning District;
  - **PCN 36-43-42-21-00-002-0030:** This is a 208-unit condominium development owned by Lake Park Owner, LLC. This property has a FLU designation of Condominium Residential and is within the R-1AA Zoning District;
- **West:** To the west of the subject property , across the 80' R-O-W of Federal Highway (U.S. 1), are nine (9) properties (details below):
  - **PCN's 36-43-42-20-01-044-0200/0270:** This 0.98-acre property is currently owned by the Chaves Lake Park Corporation. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;
  - **PCN 36-43-42-20-01-043-0260:** This 0.52-acre property is currently owned by the Patricia/R W Silc & Sil Fir Corporation. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;

- **PCN 36-43-42-20-01-043-0210:** This 0.36-acre property is currently owned by the Warren B. Mosler Trust. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;
- **PCN 36-43-42-20-01-042-0230:** This 0.78-acre property is currently owned by New Rochelle Plaza. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;
- **PCN 36-43-42-20-01-042-0210:** This 0.17-acre property is currently owned by Trim Endless Inc. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;
- **PCN 36-43-42-20-01-041-0300:** This 0.16-acre property is currently owned by Edward & Cynthia Wollstein. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District;
- **PCN 36-43-42-20-01-041-0230:** This 0.62-acre property is currently owned by L P Fabrics, Inc. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District; and
- **PCN 36-43-42-20-01-041-0210:** This 0.17-acre property is currently owned by Palms Building, LLC. This property has a FLU designation of Commercial Residential and is within the C1B Zoning District.

INTENSITY

Per the Future Land Use Classification System in the Town of Lake Park Comprehensive Plan the Commercial Residential FLU category calls for the following: "Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.4 along major thoroughfares..." At a total of 7.19 acres the maximum 2.4 F.A.R would equate to a total of 751,671 s.f. of commercial uses. As detailed above the applicant is proposing a 71,683 s.f. commercial facility which is well within the allowed F.A.R.

CONCURRENCY

Included with this application are the following documents related to the impact of the proposed project on public facilities:

- **Drainage:** Please see enclosed Preliminary Civil Plans prepared by McLeod McCarthy & Associates in which the details of the proposed drainage system are provided.

- **Traffic:** Please see Traffic Impact Analysis prepared by Yvonne Ziel Traffic Consultants. dated March 13, 2014 in which the conclusion states that "the project meets the Palm Beach County Traffic Performance Standards Ordinance and may be approved." The agent for the applicant will be submitting the analysis and Traffic Performance Standards (TPS) review fee directly to the Palm Beach County (PBC) Traffic Division and requesting issuance of the TPS Review Approval Letter confirming traffic concurrency.

- **Water/Wastewater:** Please see enclosed Preliminary Civil Plans prepared by McLeod McCarthy & Associates in which the details of the proposed water/wastewater system are provided.

PLATTING

The applicant intends to combine all three of the land areas previously described through the necessary platting application.

PHASING

Pursuant to Town of Lake Park Code Section 78-77.2.(c) the applicant intends to develop the project in multiple phases as allowed by code. The enclosed plans provide details of each phase and below is a phasing schedule:

- Phase 1
  - **Commencement of Development:** September 2016
  - **Completion:** September 2017
- Phase 2
  - **Commencement of Development:** December 2017
  - **Completion:** December 2018
- Phase 3
  - **Commencement of Development:** June 2020
  - **Completion:** December 30, 2021

SPECIAL EXCEPTION REVIEW STANDARDS

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

   RESPONSE: First and foremost, it should be noted that the dealership has existed since the mid to late 1970's; however, the provisions in Town of Lake Park Code Section 78-71 have been updated since the most recent approval in 2003 and now require the approval of a Special Exception application for the use. Therefore, the use on the subject property predates the establishment of the Town's Comprehensive Plan. As such, the subject property was assigned a FLU designation due to the use of the property. With that said, the proposed redevelopment is in accordance with the following policies/objectives from the Town's Comprehensive Plan:

   Policy 1.5: *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development, and adopted Levels of Service (LOS) standards.*

   The redevelopment of both the 1017 Federal Highway parcel and the current dealership should increase the value and should add to the Town's overall tax base. There are no known natural or historic resources which would be adversely affected by the redevelopment. The expansion of the dealership at

this location would not adversely affect the surrounding neighborhoods. Lastly, as detailed in the Concurrency section above, the proposed project will not exceed adopted LOS standards.

Objective 5: *As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.*

The proposed expansion of the special exception use promotes infill development in a manner that is consistent with the commercial uses of the Federal Highway corridor and does not negatively affecting the existing neighboring residential and commercial uses.

Policy 5.2: *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The property at 1017 Federal Highway is currently underutilized as it has been utilized as a surface parking lot supporting used vehicle sales for Earl Stewart Toyota in accordance with an agreement between the Town and the applicant.

Lastly, as stated previously, the proposed F.A.R. of 0.23 is well below the maximum allowed of 2.4.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

   RESPONSE: Beyond the waivers that were previously approved through Resolution No. 14-05-03 the proposed site design is consistent with the code in regard to use, layout, function and general development characteristics. Furthermore, the modified development plan will be in compliance with the PUD objectives and standards.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

   RESPONSE: Per the Town of Lake Park Staff Report that detailed the requests eventually approved by Resolution No. 14-05-03 Staff had concluded that, "Generally the proposal is compatible with the surrounding uses." While the applicant is requesting approval of the special exception use it has existed for nearly 40 years and will continue to be compatible with the surrounding properties that support retail uses within the C-1 Business District

along Federal Highway between Palmetto Drive and East Ilex Drive. Also, the proposed redevelopment will be architecturally compatible with the character and uses of the surrounding properties as well as the Town's Architectural Guidelines.

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

   RESPONSE: As stated previously, the use has been established for nearly 40 years. The applicant is requesting approval of a Special Exception Review application due to a code change that occurred after the most recent approval was granted on May 21, 2003. This is a request to expand the dealership from the current square footage of 45,208 square feet to a total of 71,683 square feet (increase of 26,475 square feet). This additional square footage will be for sales/administration and service bays/storage, which are the same types of operations currently on the site. The proposal will add a car wash and a 5-story garage that don't currently exist; however, these are structures common to a dealership and, in this instance, is a dealership that has existed for nearly 40 years and are adding these components to modernize the facility. Furthermore, due to the relatively small lot sizes along this stretch of Federal Highway, it is unlikely that the expansion of the existing dealership will result in a concentration or proliferation of the same or similar types of uses since it would require that future applicant's assemble and aggregate a number of lots to support a car dealership.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

   RESPONSE: The Special Exception will not have a detrimental impact on surrounding properties as (a) there will be a maximum shift of 75 employees on site and customers (number will vary depending on day/time of the week), (b) the potential nuisance from the maintenance, repair and/or cleaning of vehicles will be mitigated by the fact that these uses will be done in enclosed areas and (c) as shown in the enclosed Traffic Impact Analysis prepared by Yvonne Ziel Traffic Consultants. dated March 13, 2014 the combined total of peak hour trips entering the property will be 53 cars (AM)/37 cars (PM) and leaving the property will be 10 (AM)/35 (PM). As such, this shows that the average will be 0.75 cars entering the property every minute during the peak hour and 0.38 cars leaving the property every minute during the peak hour, or an overall average of 0.57 cars per minute. Furthermore, the applicant is

requesting to close one of the existing driveways in the northeast corner of the subject property which will lessen the impact on the neighboring residential properties. Lastly, and most important, the proposed redevelopment will improve the appearance of the dealership through architectural treatments and an increased landscape buffer.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

   RESPONSE: (a) While the proposed garage in the southeast corner of the subject property will be higher than surrounding structures it will be separated from those structures by approximately 106 feet (to the south) and 107 feet (to the east). For reference, the existing garage on the subject property is 33 feet in height whereas the proposed garage would be 45 feet in height. So, while there are two additional parking levels, the increased height would only be 12 feet and the overall height is still below the maximum allowed in the zoning district. In addition the separation in both directions includes a public R-O-W and a 15' landscape buffer with significant landscaping. (b) Again, the use has existed for nearly 40 years and the surrounding property values should have been based on the fact that this use was in place. (c) The proposed use of the subject property should not be a deterrent to the improvement, development or redevelopment of surrounding properties. Rather, the proposed redevelopment of the subject property should spur surrounding property owners to redevelop their properties. (d) There are no natural systems that will be negatively impacted by the proposed development. (e) As part of the approval granted through Resolution No. 14-05-13 the applicant was required to provide an enhanced pedestrian area on the east side of the 4.47-acre parcel which will remain and continue to provide amenities to the surrounding properties.

SITE PLAN REVIEW FOR PUD AMENDMENT STANDARDS

The nature of the request is for the following amendments to the site plan that was previously approved through Resolution No. 14-05-03:

a. Reconfigure the Site Plan;
b. Add land area (2.72+/- acres);
c. Reconfigure access points as follows:
   - Delete one (1) existing access point in northeast corner of existing PUD;
   - Remove access points to East Jasmine Drive;
   - Provide one (1) new access point to Lake Shore Drive (just south of current intersection of East Jasmine Drive and Lake Shore Drive);

- Provide one (1) new access point to Federal Highway (U.S. 1) along west property line (just north of current intersection of East Jasmine Drive and Federal Highway [U.S. 1]); and
- Maintain existing access point to Ilex Drive in southwest corner of 2.23-acre parcel.

d. Amend the enclosed floor area as follows:
   - **Sales/Administration:** +18,588 s.f. (from 19,408 s.f. to 37,996 s.f.) (note that while the square footages listed above show an existing s.f. of 19,297, Resolution No. 14-05-03 allowed up to 19,408 s.f.);
   - **Service Bays/Storage:** -3,394 s.f. (from 37,081 s.f. to 33,687 s.f.) (note that while the square footages listed above show an existing s.f. of 25,911, Resolution No. 14-05-03 allowed up to 37,081 s.f.) and +23 service bays (from 25 service bays to 48 service bays);

e. Increase the Outdoor Sales Display Area by 5,566 s.f. (from 17,107 s.f. to 22,673 s.f.);

f. Increase the number of employee/customer parking spaces by 53 spaces (from 151 spaces to 204 spaces).

Below are responses to the two questions referred to in the attached application:

1. *What will be the impact of the proposed change to the surrounding area?*

   RESPONSE: Allowing the applicant to redevelop the subject property should have a positive impact on the surrounding area in that it will combine two properties (along with the East Jasmine Drive R-O-W) currently utilized by the applicant for vehicle sales and rental into one unified development. This will not only create a unified architectural theme but will also create a consistent landscape theme that will enhance the view from surrounding properties. The height/mass of the proposed parking garage will be mitigated by the additional landscaping provided and the separations detailed above.

2. *How does the proposed Project comply with the Town of Lake Park's zoning requirements?*

   RESPONSE: Beyond the waivers that were previously approved through Resolution No. 14-05-03 the proposed site design is consistent with the code in regard to use, layout, function and general development characteristics. Furthermore, see table below that details compliance with the other sections of the code:

ZONING REQUIREMENTS COMPLIANCE CHART				
Standard	**Requirement**	**Existing**	**Proposed**	**Compliance**
Min. Site Area	80,000 s.f.	4.47 acres	7.19 acres (313,196 s.f.)	Yes
Max. Bldg. Ht.	4 stories or 50'	33'	45.5'	Yes
Min. Open	15%	Unknown	20%	Yes

Space				
Front Setback	25'	93'	93'	Yes
Side (facing street) Setback	15'	87'	25'	Yes
Rear Setback	15'	48'	25'	Yes
Display Parking Setback	25'	15'	15'	Approved Waiver
Employee/ Customer Parking	204 spaces	151 spaces	204 spaces	Yes
Parking Space Dimensions	10' X 18.5'	10' X 18.5'	10' X 18.5'	Yes

The expansion of the existing Earl Stewart PUD will promote and support continued success of this long standing business in the Town of Lake Park. The proposed redevelopment will address operational constraints of the existing dealership and the redevelopment of the site will address the ceasing of the temporary use of the 2.23-acre parcel.

On behalf of the applicant, Earl Stewart, LLC, and Commercial Investment, LLC, UDKS respectfully requests favorable review and consideration of these Rezoning, Special Exception Review and Site Plan Review for PUD Amendment applications for the Earl Stewart Toyota. The agent at UDKS is Anne Booth who can be reached at the numbers above or via email at abooth@udkstudios.com. Please feel free to contact the agent with any questions or for additional information in support of the requested applications.

YVONNE ZIEL TRAFFIC CONSULTANTS

60 SE River Lights Court, Stuart, Florida 34996 Telephone (561) 624-7262

August 6, 2014

Mr. Masoud Atefi, MSCE
TPS Administrator, Municipalities
Palm Beach County Traffic Division
2300 North Jog Road
3rd Floor
West Palm Beach, Florida 33411

RE: Earl Stewart Toyota
PCN 36-43-42-20-01-121-0010
36-43-42-21-27-000-0000

Dear Masoud:

Yvonne Ziel Traffic Consultants, Inc. was retained to prepare a traffic equivalancy for a proposed change for the recently approved traffic study for the Earl Stewart Toyota dealership located along the east side of Federal Highway south of Northlake Boulevard in the Town of Lake Park. The approved traffic study was for 37,474 SF of showroom, 35,454 SF of service bay area, no change in parts/storage (3,543 SF) and 505 SF of miscellaneous areas; for a total of 76,976 SF under air

The proposed change is 36,574 SF of showroom, 35,917 SF of service bay area, no change in parts/storage (3,543 SF) for a total of 76,034 SF under air.

Based on the ITE Trip Generation Rates, 9th Edition, the approved traffic study generates, 120 AM peak hour trips and 156 PM peak hour trips. The proposed changes will generate 118 AM peak hour trips and 153 PM peak hour trips. Please refer to Tables 1 through 5 for traffic generation information used to develop these data.

Since trip generation results in a reduction of trips, a new traffic study is not required and project meets concurrency. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

YVONNE ZIEL TRAFFIC CONSULTANTS

YVONNE ZIEL
No. 42132
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Yvonne Ziel, P.E.
President

ENCLOSURES

TABLE 1
EARL STEWART TOYOTA
TRIP GENERATION RATES

22-Jul-14
10:31:39 AM

LAND USE	ITE CODE	ADT TRIP RATES	AM PEAK TRIP RATES TOTAL	AM PEAK TRIP RATES PERCENT ENTER	AM PEAK TRIP RATES PERCENT EXIT	PM PEAK TRIP RATES TOTAL	PM PEAK TRIP RATES PERCENT ENTER	PM PEAK TRIP RATES PERCENT EXIT
NEW CAR SALES	841	32.3	1.92	75	25	2.62	40	60
AUTOMOBILE CARE CENTER	942	42.1	2.25	66	34	2.41(X)+11.79	48	52

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 9TH EDITION, PBC

TABLE 2
EARL STEWART TOYOTA
TRIP GENERATION - APPROVED PLAN

LAND USE	SIZE	ADT TRIPS	AM PEAK TRIPS TOTAL	AM PEAK TRIPS ENTER	AM PEAK TRIPS EXIT	PM PEAK TRIPS TOTAL	PM PEAK TRIPS ENTER	PM PEAK TRIPS EXIT
NEW CAR SALES	41,522	1,341	80	60	20	109	44	65
AUTOMOBILE CARE CENTER	35,454	1,493	80	53	27	97	47	51

TABLE 3
EARL STEWART TOYOTA
PASS-BY AND NEW TRIPS - APPROVED PLAN

LAND USE	ADT PASS-BY PERCENT	ADT PASS-BY	ADT NEW	AM PEAK TOTAL	AM PEAK PASS-BY ENTER	AM PEAK PASS-BY EXIT	AM PEAK NEW TOTAL	AM PEAK NEW ENTER	AM PEAK NEW EXIT	PM PEAK TOTAL	PM PEAK PASS-BY ENTER	PM PEAK PASS-BY EXIT	PM PEAK NEW TOTAL	PM PEAK NEW ENTER	PM PEAK NEW EXIT
NEW CAR SALES	15	201	1,140	12	9	3	68	51	17	16	7	10	93	37	56
AUTOMOBILE CARE CENTER	35	523	970	28	18	10	52	35	17	34	16	18	63	31	33
TOTAL:			2,110				120	86	34				156	68	89

TABLE 4
EARL STEWART TOYOTA
TRIP GENERATION - PROPOSED PROJECT

LAND USE	SIZE	ADT TRIPS	AM PEAK TRIPS TOTAL	ENTER	EXIT	PM PEAK TRIPS TOTAL	ENTER	EXIT
NEW CAR SALES	40,117	1,296	77	58	19	105	42	63
AUTOMOBILE CARE CENTER	35,917	1,512	81	53	28	98	47	51
TOTAL TRIPS:	76,034	2,808	158	111	47	203	89	114

TABLE 5
EARL STEWART TOYOTA
PASS-BY AND NEW TRIPS - PROPOSED PROJECT

		ADT			AM PEAK						PM PEAK					
LAND USE	PASS-BY PERCENT	PASS-BY	NEW	TOTAL	PASS-BY ENTER	PASS-BY EXIT	NEW TOTAL	NEW ENTER	NEW EXIT	TOTAL	PASS-BY ENTER	PASS-BY EXIT	NEW TOTAL	NEW ENTER	NEW EXIT
NEW CAR SALES	15	194	1,102	12	9	3	65	49	16	16	6	9	89	36	54
AUTOMOBILE CARE CENTER	35	529	983	28	19	10	53	34	18	34	17	18	64	30	33
TOTAL:			2,085				118	83	34				153	66	87
APPROVED TRIPS:			2,110				120	86	34				156	68	88
INCREASE/(DECREASE):			(25)				(2)	(3)	0				(3)	(2)	(1)

Department of Engineering
and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County
Board of County
Commissioners

Priscilla A. Taylor, Mayor

Paulette Burdick, Vice Mayor

Hal R. Valeche

Shelley Vana

Steven L. Abrams

Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

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May 28, 2014

Ms. Nadia Di Tommaso
Director of Community Development
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: Earl Stewart Toyota Expansion
Project #: 140307
TRAFFIC PERFORMANCE STANDARDS REVIEW

Dear Nadia:

The Palm Beach County Traffic Division has reviewed the revised traffic study and responses to our comments for the proposed auto dealership expansion project entitled; **Stewart Toyota Expansion,** pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

Location:	East side of US Highway 1, south of Palmetto Drive.
Municipality:	Lake Park
PCN #:	36-43-42-21-27-000-0000, 36-43-42-20-01-121-0010.
Existing Uses:	22,318 SF Auto Dealership and 25,785 SF Auto Care Center (Total 48,103 SF).
Proposed Uses:	41,522 SF Auto Dealership and 35,454 SF Auto Care (Total 76,976 SF).
New Daily Trips:	791
New PH Trips:	45 AM and 59 PM
Build-Out:	End of Year 2018

Based on our review, the Traffic Division has determined that the proposed auto dealership expansion project meets the TPS requirements of Palm Beach County. No building permits are to be issued by the town, after the build-out date, specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030.

Sincerely,

Masoud Ateri, MSCE
TPS Administrator, Municipalities - Traffic Engineering Division

MA:saf
ec: Yvonne Ziel Traffic Consultants
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\ma\Admin\Approvals\2014\140307.doc

Ardaman & Associates, Inc.

AAI File No. 03-2077
June 30, 2014

GliddenSpina + Partners
1401 Forum Way, Suite 100
West Palm Beach, FL 33401

Attention: Danny Brown

FIELD PERMEABILITY TEST REPORT
EARL STEWART TOYOTA
LAKE PARK, FLORIDA

Our Firm previously completed a subsurface exploration and geotechnical engineering evaluation for the above referenced project and presented our findings and recommendations in a report dated July 17, 2003 (Ardaman Project No. 03-2077). As part of that evaluation, we completed two (2) field permeability tests at the above referenced project site. The tests were performed on July 1, 2003 at the approximate locations depicted on the attached Figure 2 – Boring Location Plan. The field tests were conducted in general accordance with the usual open-hole exfiltration test method described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. Descriptions of the soils observed in the test boreholes and the test results are presented in the attached field permeability test logs. In brief, the exfiltration test yielded a hydraulic conductivity values of 2.27×10^{-4} cfs/sqf - ft head (EX-1) and 3.03×10^{-4} cfs/sqf - ft head (EX-2).

It has been a pleasure to assist you in this phase of your project. Please do not hesitate to contact our office should you have any questions concerning this report or require further assistance.

ARDAMAN & ASSOCIATES, INC.
FL. Certificate of Authorization No. 5950

Andrew Nixon, P.E.
Project Engineer
FL Reg. No. 71458

Attachments: Figure 2 – Boring Location Plan
Field Permeability Test Logs

Ardaman & Associates, Inc.

SFWMD USUAL OPEN-HOLE TEST
EX-1

PROJECT: Stewart Toyota
North Palm Beach, Florida

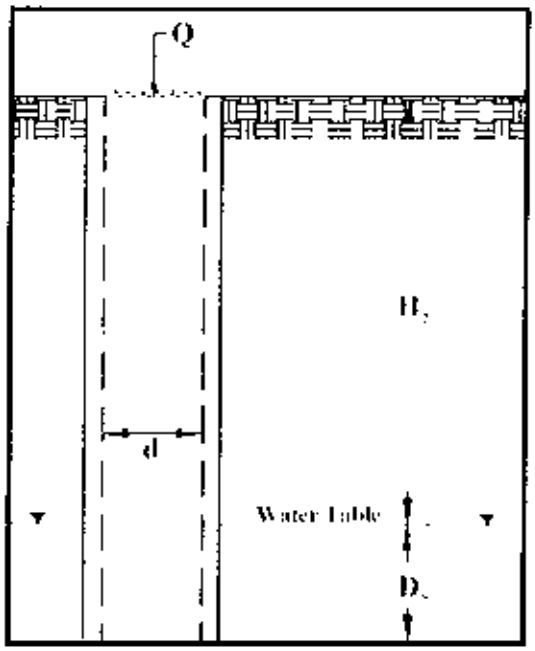
FILE No.: 03-2077

TEST LOCATION: As per plan

DRILL CREW: DG JH

GROUNDWATER OBSERVED AT DEPTH N.E.

TEST DATE: 07 01 03



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2 d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 6.68×10^{-3}

K [Hydraulic Conductivity (cfs/sqf - ft head)] = 2.27×10^{-4}

d [Diameter of Test Hole (ft)] = 0.5

H_2 [Depth to Water Table (ft)] = 6+

* D_s [Saturated Hole Depth (ft)] = 0

* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0		Brown fine sand w/ shell and limestone fragments	
1			
2			
3			
4		Light brown fine sand w/ shell fragments	
5		Brown to gray silty fine sand	
6			

NOTES: - GWT Not Encountered (deeper than test borehole)

Ardaman & Associates, Inc.

SFWMD USUAL OPEN-HOLE TEST
EX-2

PROJECT: Stewart Toyota
North Palm Beach, Florida

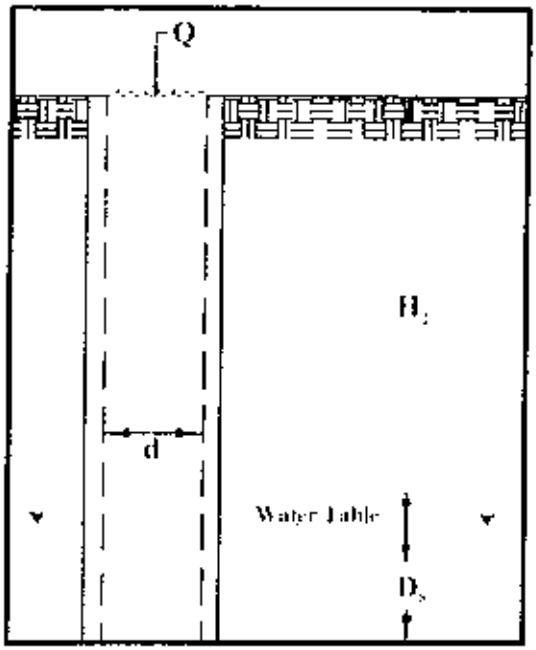
FILE No.: 03-2077

TEST LOCATION: As per plan

DRILL CREW: DG JH

GROUNDWATER OBSERVED AT DEPTH: N.E.

TEST DATE: 07/01/03



$$K = \frac{4Q}{\pi d(2H_1 + 4H_2 D_2 + H_2 d)}$$

Q ["Stabilized" Flow Rate (cfs)] = 8.91×10^{-3}

K [Hydraulic Conductivity (cfs/sqf - ft head)] = 3.03×10^{-4}

d [Diameter of Test Hole (ft)] = 0.5

H1 [Depth to Water Table (ft)] = 6

* D2 [Saturated Hole Depth (ft)] = 0

* By Groundwater

DEPTH	SYMBOLS	SOIL DESCRIPTION	SAMPLE No.
0 - 4		Brown fine sand w/ shell and limestone fragments	
4 - 6		Brown fine sand w/ shell fragments	

NOTES: - GWT Not Encountered (deeper than test borehole)

CONCEPTUAL/PRELIMINARY
STORM WATER MANAGEMENT CALCULATIONS
FOR

EARL STEWART TOYOTA

LAKE PARK, FL
MMA #14-43

March 31, 2014
Revised:
October 21, 2014

McLeod • McCarthy & Associates
1655 Palm Beach Lakes Blvd, Suite 712
West Palm Beach, FL 33401
p 561.689.9500 | f 561.689.8080
www.mcleodmccarthy.com
CA No. 30535

McLEOD • McCARTHY
& Associates, P.A.
CIVIL ENGINEERS

TODD N. MCLEOD, P.E.
Florida License No. 69188
10/21/2014
Date

McLeod • McCarthy & Associates, P.A.
Civil Engineers

October 21, 2014

Re: Drainage Summary/Statement for Earl Stewart Toyota
1215 Federal Hwy (PCN: 36-43-42-21-27-000-0000) Lake Park, Florida (MMA #14-43)

Site Description

Earl Stewart Toyota is an existing automotive dealership located on the north and south sides of Jasmine Drive, east of US Highway 1 in the Town of Lake Park, Florida. The northern portion of the dealership was permitted with the South Florida Water Management (SFWMD) under ERP #50-06148-P in 2003. It is served by approximately 1,238 LF of 8' wide by 4' deep exfiltration trench with two outfalls to the Town system within Lakeshore Drive. The southern portion of the dealership is an asphalt parking lot with dry retention which was constructed in 2009 and appears to have been eligible for a "No-Notice" ERP at time of construction.

Proposed Drainage

Phase I of the proposed Earl Stewart Expansion will include site modifications to support the addition of new service bays, used car sales, body shop, and staging areas along the side side of the original dealership building. The Jasmine Drive right-of-way will be abandoned and incorporated into the on-site draingae system. Portions of the existing exfiltration trench beneath the proposed expansion will be relocated south and new exfiltration trench will be added to bring the total length of trench to approximately 1,320 LF. During Phase I, the southern portion of the site will continue to drain to the existing dry retention area with controlled outfall to Lakeshore Drive. Conceptual drainage calculations indicate that the proposed modifications will result in a net decrease for the 25 year – 3 day offsite discharge rate of approximately 1.45 cfs.

During Phase III (Phase II will include no exterior/site improvements), the existing southern surface parking lot will be replaced with a multi-story parking garage. The dry retention area will be filled to create additional landscape buffer area and underground retention will be provided west of the parking structure. The existing dry retention area has been calculated to store approximately 15,400 cubic feet of storage prior to discharging via the control structure weir. The proposed parking garage construction will include installing 252 SC-740 Stormtech chambers in the western portion of the existing surface parking lot for a total retention volume of 18,875 cubic feet within the Phase III portion of the project. The existing control structure will be converted to provide outfall to the Lakeshore Drive system, and a new control structure with bleeder and weir will be installed on the southwest corner of the parking garage. The modifications will result in a net decrease for the 25 year – 3 day offsite discharge rate of approximately 2.18 cfs.

All drainage improvements will be permitted with the SFWMD, Town of Lake Park, and Florida Department of Transportation. If you have any questions regarding this application, feel free to contact me at 561.689.9500 or todd@mcleodmccarthy.com.

Sincerely,

10/21/14

Todd N. McLeod, P.E., Vice-President
FL License No. 69188 | CA No. 30535

The Forum III | 1655 Palm Beach Lakes Blvd, Suite 712 | West Palm Beach, FL 33401
T 561 689 9500 | F 561 689 8080
todd@mcleodmccarthy.com • www.**mcleodmccarthy**.com

PHASE I CALCULATIONS

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TAM
Project Name: EARL STEWART TOYOTA — Date: 03/31/14
Project #: MMA #14-43 — Revised: 10/21/14

LAND USE BREAKDOWN

EXISTING

Site Area = 4.46 ac
Non-Contributing Area = 0.00 ac
Offsite Area = 0.85 ac Jasmine Dr. R/W
Basin Area = 5.31 ac

		Acres	%	Grading From	Grading To
Impervious Area					
	Building	1.32 ac	(25%)	10.70	
	Pavement	2.27 ac	(43%)	6.00	10.50
	Jasmine Dr.	0.85 ac	(16%)	5.00	10.00
Pervious Area					
	Green Space	0.87 ac	(16%)	6.00	10.50
	Exfil Trench (1238 LF)	0.00 ac	(%)	3.00	5.00
Subtotal Impervious Areas		4.44 ac	(84%)		
Subtotal Pervious Areas		0.87 ac	(16%)		

Find Curve Number:

Avg. Pervious Ground El = 6.25
Control Elevation = 3.00 (Per SFWMD ERP No. 50-08143-P)
Depth to Water Table = 5.25
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.87 ac
Storage from Table = 6.18 in (at 25% compaction)
Available Soil Storage = 0.59 af
Soil Moisture Storage (S) = 1.34 in
Curve Number = 88

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

Date: 03/31/14
Revised: 10/21/14

LAND USE BREAKOOWN

PROPOSED

Site Area = 5.31 ac
Basin Area = 5.31 ac

	Acres	%	Grading From	Grading To
Impervious Area				
Building	1.80 ac	(34%)	10.70	
Pavement	2.61 ac	(49%)	5.00	10.50
Pervious Area				
Green Space	0.90 ac	(17%)	6.00	10.50
Subtotal Impervious Areas	4.41 ac	(83%)		
Subtotal Pervious Areas	0.90 ac	(17%)		

Find Curve Number:

Avg. Pervious Ground El. = 6.25
Control EL. = 3.00 (Per SFWMD ERP No. 50-08148-P)
Depth to Water Table = 5.25
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.90 ac
Storage from Table = 8.18 in (w/ 25% compaction)
Avail Soil Storage = 0.61 af
Soil Moisture Storage (S) = 1.39 in
Curve Number = 88

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA

Date: 03/31/14

Project #: MMA #14-43

Revised: 10/21/14

STAGE -STORAGE CALCULATIONS

EXISTING

Starting Stage	3.00
Ending Stage	11.00
Stage Increment	1.00

Name	Pavement	Jasmine Dr.	Green Space	Exfil Trench (1238 LF)	
Area	2.27	0.85	0.87	0.99	
Start Elev	6.00	5.00	6.00	3.00	
End Elev	10.50	10.00	10.50	5.00	
Stage Feet NGVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
3.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.25	0.25
5.00	0.00	0.00	0.00	0.99	0.99
6.00	0.00	0.09	0.00	0.99	1.08
7.00	0.25	0.34	0.10	0.99	1.68
8.00	1.01	0.77	0.39	0.99	3.15
9.00	2.27	1.36	0.87	0.99	5.49
10.00	4.04	2.13	1.55	0.99	8.70
11.00	6.31	2.98	2.42	0.99	12.69

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

Date: 03/31/14
Revised: 10/21/14

STAGE -STORAGE CALCULATIONS

PROPOSED

Starting Stage	3.00
Ending Stage	11.00
Stage Increment	1.00

Name	Pavement	Green Space	Trench	
Area	2.61	0.90	1.06 (AF)	
Start Elev	5.00	6.00	3.00	
End Elev	10.50	10.50	5.00	

Stage Feet NGVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
3.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.53	0.53
5.00	0.00	0.00	1.06	1.06
6.00	0.24	0.00	1.06	1.30
7.00	0.95	0.10	1.06	2.11
8.00	2.14	0.40	1.06	3.60
9.00	3.80	0.90	1.06	5.76
10.00	5.93	1.60	1.06	8.59
11.00	8.54	2.50	1.06	12.10

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA
Date: 03/31/14

Project #: MMA #14-43
Revised: 10/21/14

POST-DEVELOPMENT RUNOFF (ZERO DISCHARGE CALCULATIONS)

Soil Moisture Storage (S_{exist})	1.34 in
Soil Moisture Storage (S_{prop})	1.39 in

25 Year, 3 Day Rainfall Amount (P): 13.0 in Figure C-8

CITY LOS: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Existing:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 11.5 in

Volume = Q x Site Area x 1/12"
= 11.5 in X 5.31 X 1/12" = **5.10 AF**

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 11.5 in

Volume = Q x Site Area x 1/12"
= 11.5 in X 5.31 X 1/12" = **5.08 AF**

ALLOWABLE DISCHARGE:

SFWMD Drainage Basin:	Intracoastal	
Allowable Discharge (cfs):	23.70	(Calculated Pre-Dev. Discharge)
Proposed Peak Discharge (cfs):	22.25	**(Calculated Post-Dev Discharge)**

Storm Event	Rainfall (in)	Peak Stage (ft-NGVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NGVD)
25-yr, 3-day =	13.0	8.38	22.25	Town and SFWMD LOS (Pre vs. Post)	n/a

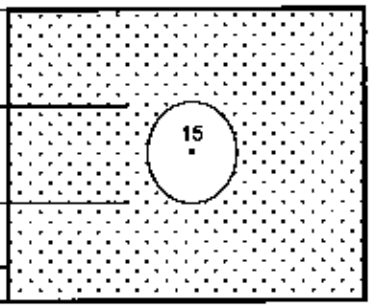
STORM WATER MANAGEMENT CALCULATIONS

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

Engineer: TNM
Date: 03/31/14
Revised: 10/21/14

EXFILTRATION TRENCH DESIGN

Minimum Ground Elevation = 7.00
Weir Elevation = 5.00
Trench Top Elevation = 5.00
Pipe Overt Elevation = 4.25
Pipe Invert Elevation = 3.00
CWE (Per SFWMD File) = 3.00
Trench Bottom Elevation = 1.00



4

Standard Formula

$V = L*(K(H_2*W+2*H_2*Du+Du^2+2*H_2*Ds)+(1.39*10^{-4})*W*Du)$

<=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	1320
W	Trench Width (feet)	8
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	2.65E-04
H_2	Depth to Water Table (feet)	2
Du	Non Saturated Trench Depth (feet)	2
Ds	Saturated Trench Depth (feet)	2

V Volume Treated (acre-in) 12.73
Volume Treated (acre-ft) 1.06

PRE-DEVELOPMENT ICPR ROUTINGS

Project Name: Earl Stewart Toyota
Reviewer: McLeod
Project Number: 1443
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0300 hr Duration: 75 hr
Time Step: 0.2 hr, Iterations: 20

Basin 1: Earl Stewart Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 5.31 acres
Ground Storage: 1.34 inches
Time of Concentration: 0.17 hours
Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.25
5.00	0.99
6.00	1.08
7.00	1.68
8.00	3.15
9.00	5.49
10.00	8.70
11.00	12.69

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
73.00	3.00
99.00	3.00

Structure: 1

From Basin: Earl Stewart Site
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 5 ft NGVD, Length = 4.5 ft
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.06	0.00	0.00	0.00	3.00	3.00
2.00	0.12	0.00	0.00	0.00	3.00	3.00
3.00	0.17	0.00	0.00	0.00	3.00	3.00
4.00	0.23	0.00	0.00	0.00	3.00	3.00
5.00	0.29	0.01	0.00	0.00	3.00	3.00
6.00	0.35	0.03	0.00	0.00	3.01	3.00
7.00	0.41	0.05	0.00	0.00	3.02	3.00
8.00	0.47	0.07	0.00	0.00	3.04	3.00
9.00	0.52	0.09	0.00	0.00	3.07	3.00
10.00	0.58	0.10	0.00	0.00	3.10	3.00
11.00	0.64	0.12	0.00	0.00	3.14	3.00
12.00	0.70	0.13	0.00	0.00	3.18	3.00
13.00	0.76	0.14	0.00	0.00	3.22	3.00
14.00	0.81	0.15	0.00	0.00	3.27	3.00
15.00	0.87	0.16	0.00	0.00	3.32	3.00
16.00	0.93	0.17	0.00	0.00	3.38	3.00
17.00	0.99	0.18	0.00	0.00	3.44	3.00
18.00	1.05	0.19	0.00	0.00	3.50	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	1.11	0.19	0.00	0.00	3.56	3.00
20.00	1.16	0.20	0.00	0.00	3.62	3.00
21.00	1.22	0.20	0.00	0.00	3.69	3.00
22.00	1.28	0.21	0.00	0.00	3.76	3.00
23.00	1.34	0.21	0.00	0.00	3.83	3.00
24.00	1.40	0.22	0.00	0.00	3.90	3.00
25.00	1.48	0.33	0.00	0.00	4.00	3.00
26.00	1.57	0.34	0.00	0.00	4.04	3.00
27.00	1.65	0.34	0.00	0.00	4.07	3.00
28.00	1.74	0.35	0.00	0.00	4.11	3.00
29.00	1.82	0.36	0.00	0.00	4.15	3.00
30.00	1.91	0.36	0.00	0.00	4.19	3.00
31.00	1.99	0.37	0.00	0.00	4.23	3.00
32.00	2.08	0.37	0.00	0.00	4.27	3.00
33.00	2.16	0.38	0.00	0.00	4.32	3.00
34.00	2.25	0.38	0.00	0.00	4.36	3.00
35.00	2.33	0.38	0.00	0.00	4.40	3.00
36.00	2.42	0.39	0.00	0.00	4.44	3.00
37.00	2.50	0.39	0.00	0.00	4.49	3.00
38.00	2.59	0.39	0.00	0.00	4.53	3.00
39.00	2.67	0.40	0.00	0.00	4.58	3.00
40.00	2.75	0.40	0.00	0.00	4.62	3.00
41.00	2.84	0.40	0.00	0.00	4.66	3.00
42.00	2.92	0.40	0.00	0.00	4.71	3.00
43.00	3.01	0.41	0.00	0.00	4.75	3.00
44.00	3.09	0.41	0.00	0.00	4.80	3.00
45.00	3.18	0.41	0.00	0.00	4.85	3.00
46.00	3.26	0.41	0.00	0.00	4.89	3.00
47.00	3.35	0.41	0.00	0.00	4.94	3.00
48.00	3.43	0.41	0.00	0.00	4.98	3.00
49.00	3.53	0.47	0.46	0.02	5.10	3.00
50.00	3.63	0.47	0.47	0.06	5.10	3.00
51.00	3.74	0.57	0.56	0.10	5.12	3.00
52.00	3.86	0.66	0.64	0.15	5.13	3.00
53.00	4.03	0.85	0.84	0.22	5.15	3.00
54.00	4.23	1.05	1.03	0.29	5.18	3.00
55.00	4.47	1.25	1.20	0.39	5.22	3.00
56.00	4.74	1.45	0.12	0.46	5.53	3.00
57.00	5.07	1.74	1.99	0.52	6.08	3.00
58.00	5.47	2.14	1.87	0.68	6.08	3.00
59.00	6.01	3.11	4.17	0.92	6.08	3.00
60.00	9.71	32.04	23.70	2.02	6.41	3.00
61.00	10.77	4.13	9.16	3.03	6.04	3.00
62.00	11.26	2.36	4.40	3.21	6.07	3.00
63.00	11.57	1.53	1.00	3.32	6.08	3.00
64.00	11.85	1.52	1.67	3.45	6.08	3.00
65.00	12.02	0.91	0.91	3.53	6.08	3.00
66.00	12.20	0.91	0.91	3.61	6.08	3.00
67.00	12.37	0.91	0.91	3.69	6.08	3.00
68.00	12.54	0.91	0.91	3.76	6.08	3.00
69.00	12.66	0.61	0.61	3.81	6.08	3.00
70.00	12.77	0.61	0.61	3.87	6.08	3.00
71.00	12.89	0.61	0.61	3.92	6.08	3.00
72.00	13.00	0.61	0.61	3.97	6.08	3.00
73.00	13.00	0.00	0.03	3.98	6.07	3.00
74.00	13.00	0.00	0.01	3.98	6.06	3.00
75.00	13.00	0.00	0.00	3.98	6.06	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	23.70	60.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

Earl Stewart S	6.41	60.00	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Earl Stewart S	5.10	0.00	3.98	0.00	1.12	0.00

POST-DEVELOPMENT CASCADE ROUTINGS

Project Name: Earl Stewart Toyota
Reviewer: McLeod
Project Number: 1443
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0300 hr Duration: 75 hr
Time Step: 0.2 hr, Iterations: 20

Basin 1: Earl Stewart Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 5.31 acres
Ground Storage: 1.39 inches
Time of Concentration: 0.17 hours
Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.53
5.00	1.06
6.00	1.30
7.00	2.11
8.00	3.60
9.00	5.76
10.00	8.59
11.00	12.10

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
73.00	3.00
90.00	3.00

Structure: 1

From Basin: Earl Stewart Site
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 5 ft NGVD, Length = 4.5 ft
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.06	0.00	0.00	0.00	3.00	3.00
2.00	0.12	0.00	0.00	0.00	3.00	3.00
3.00	0.17	0.00	0.00	0.00	3.00	3.00
4.00	0.23	0.00	0.00	0.00	3.00	3.00
5.00	0.29	0.00	0.00	0.00	3.00	3.00
6.00	0.35	0.03	0.00	0.00	3.00	3.00
7.00	0.41	0.05	0.00	0.00	3.01	3.00
8.00	0.47	0.07	0.00	0.00	3.02	3.00
9.00	0.52	0.08	0.00	0.00	3.03	3.00
10.00	0.58	0.10	0.00	0.00	3.04	3.00
11.00	0.64	0.11	0.00	0.00	3.06	3.00
12.00	0.70	0.13	0.00	0.00	3.08	3.00
13.00	0.76	0.14	0.00	0.00	3.10	3.00
14.00	0.81	0.15	0.00	0.00	3.12	3.00
15.00	0.87	0.16	0.00	0.00	3.14	3.00
16.00	0.93	0.17	0.00	0.00	3.17	3.00
17.00	0.99	0.17	0.00	0.00	3.20	3.00
18.00	1.05	0.18	0.00	0.00	3.22	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	1.11	0.19	0.00	0.00	3.25	3.00
20.00	1.16	0.19	0.00	0.00	3.28	3.00
21.00	1.22	0.20	0.00	0.00	3.31	3.00
22.00	1.28	0.21	0.00	0.00	3.34	3.00
23.00	1.34	0.21	0.00	0.00	3.38	3.00
24.00	1.40	0.21	0.00	0.00	3.41	3.00
25.00	1.48	0.32	0.00	0.00	3.46	3.00
26.00	1.57	0.33	0.00	0.00	3.51	3.00
27.00	1.65	0.34	0.00	0.00	3.56	3.00
28.00	1.74	0.34	0.00	0.00	3.61	3.00
29.00	1.82	0.35	0.00	0.00	3.67	3.00
30.00	1.91	0.36	0.00	0.00	3.72	3.00
31.00	1.99	0.36	0.00	0.00	3.78	3.00
32.00	2.08	0.37	0.00	0.00	3.84	3.00
33.00	2.16	0.37	0.00	0.00	3.89	3.00
34.00	2.25	0.38	0.00	0.00	3.95	3.00
35.00	2.33	0.38	0.00	0.00	4.01	3.00
36.00	2.42	0.38	0.00	0.00	4.07	3.00
37.00	2.50	0.39	0.00	0.00	4.13	3.00
38.00	2.59	0.39	0.00	0.00	4.19	3.00
39.00	2.67	0.39	0.00	0.00	4.25	3.00
40.00	2.75	0.40	0.00	0.00	4.31	3.00
41.00	2.84	0.40	0.00	0.00	4.37	3.00
42.00	2.92	0.40	0.00	0.00	4.44	3.00
43.00	3.01	0.40	0.00	0.00	4.50	3.00
44.00	3.09	0.40	0.00	0.00	4.56	3.00
45.00	3.18	0.41	0.00	0.00	4.63	3.00
46.00	3.26	0.41	0.00	0.00	4.69	3.00
47.00	3.35	0.41	0.00	0.00	4.75	3.00
48.00	3.43	0.41	0.00	0.00	4.82	3.00
49.00	3.53	0.47	0.00	0.00	4.89	3.00
50.00	3.63	0.47	0.00	0.00	4.96	3.00
51.00	3.74	0.56	0.29	0.01	5.08	3.00
52.00	3.86	0.65	0.59	0.05	5.12	3.00
53.00	4.03	0.85	0.79	0.11	5.15	3.00
54.00	4.23	1.04	0.99	0.18	5.17	3.00
55.00	4.47	1.24	1.19	0.28	5.19	3.00
56.00	4.74	1.44	1.40	0.38	5.21	3.00
57.00	5.07	1.74	1.66	0.51	5.24	3.00
58.00	5.47	2.14	2.06	0.67	5.28	3.00
59.00	6.01	3.10	2.87	0.87	5.35	3.00
60.00	9.71	32.00	21.43	1.75	6.32	3.00
61.00	10.77	4.13	5.49	2.89	5.53	3.00
62.00	11.26	2.36	2.55	3.16	5.32	3.00
63.00	11.57	1.53	1.64	3.32	5.24	3.00
64.00	11.85	1.52	1.52	3.45	5.23	3.00
65.00	12.02	0.91	0.97	3.54	5.17	3.00
66.00	12.20	0.91	0.91	3.62	5.16	3.00
67.00	12.37	0.91	0.91	3.69	5.16	3.00
68.00	12.54	0.91	0.91	3.77	5.16	3.00
69.00	12.66	0.61	0.65	3.83	5.13	3.00
70.00	12.77	0.61	0.61	3.88	5.12	3.00
71.00	12.89	0.61	0.61	3.93	5.12	3.00
72.00	13.00	0.61	0.61	3.98	5.12	3.00
73.00	13.00	0.00	0.13	4.00	5.04	3.00
74.00	13.00	0.00	0.04	4.01	5.02	3.00
75.00	13.00	0.00	0.02	4.01	5.01	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	22.25	60.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

Earl Stewart S	6.36	60.20	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Earl Stewart S	5.07	0.00	4.01	0.00	1.06	0.00

PHASE III CALCULATIONS

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Date: 03/31/14
Revised: n/a

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

LAND USE BREAKDOWN

EXISTING

Site Area = 1.88 ac
Basin Area = 1.88 ac

		Acres	%	Grading From	Grading To
Impervious Area					
	Building	0.00 ac	(%)		
	Pavement	1.30 ac	(69%)	5.00	10.30
Pervious Area					
	Green Space	0.38 ac	(20%)	5.00	10.30
	Dry Detention Bottom	0.11 ac	(6%)	3.00	
	Dry Detention Banks	0.09 ac	(5%)	3.00	5.00
Subtotal Impervious Areas		1.30 ac	(69%)		
Subtotal Pervious Areas		0.58 ac	(31%)		

Find Curve Number:

Avg. Pervious Ground El. = 6.20
Control Elevation = 3.00 (Per SFWMD ERP No. 50-06148-P)
Depth to Water Table = 3.20
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-7)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.8	0.6
2.0	2.5	2.5	2.1
3.0	6.8	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.58 ac
Storage from Table = 5.60 in (w/ 25% compaction)
Available Soil Storage = 0.27 af
Soil Moisture Storage (S) = 1.73 in
Curve Number = 85

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Date: 03/31/14
Revised: n/a

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

LAND USE BREAKDOWN

PROPOSED

Site Area = 1.88 ac
Basin Area = 1.88 ac

	Acres	%	Grading From	Grading To
Impervious Area				
Building	0.72 ac	(38%)	5.70	
Pavement	0.68 ac	(36%)	8.50	10.30
Pervious Area				
Green Space	0.48 ac	(26%)	5.00	10.30
Subtotal Impervious Areas	1.40 ac	(74%)		
Subtotal Pervious Areas	0.48 ac	(26%)		

Find Curve Number:

Avg. Pervious Ground El. = 7.65
Control EL. = 3.00 (Per SFWMD ERP No. 50-06148-P)
Depth to Water Table = 4.65
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.8	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.48 ac
Storage from Table = 8.18 in (w/ 25% correction)
Avail Soil Storage = 0.33 af
Soil Moisture Storage (S) = 2.09 in
Curve Number = 83

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA
Date: 03/31/14

Project #: MMA #14-43
Revised: n/a

STAGE -STORAGE CALCULATIONS

EXISTING

Starting Stage	3.00
Ending Stage	11.00
Stage Increment	1.00

Name	Pavement	Green Space	Dry Detention Bottom	Dry Detention Banks	
Area	1.30	0.38	0.11	0.09	
Start Elev	5.00	5.00	3.00	3.00	
End Elev	10.30	10.30	0.00	5.00	
Stage Feet NGVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
3.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.11	0.02	0.13
5.00	0.00	0.00	0.22	0.09	0.31
6.00	0.12	0.04	0.33	0.18	0.67
7.00	0.49	0.14	0.44	0.27	1.34
8.00	1.10	0.32	0.55	0.36	2.34
9.00	1.96	0.57	0.66	0.45	3.65
10.00	3.07	0.90	0.77	0.54	5.27
11.00	4.37	1.28	0.88	0.63	7.15

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: EARL STEWART TOYOTA
Project #: MMA #14-43

Date: 03/31/14
Revised: n/a

STAGE -STORAGE CALCULATIONS

PROPOSED

Starting Stage	3.00
Ending Stage	11.00
Stage Increment	1.00

Name	Pavement	Green Space	StormTech (252 SC-740 Chambers)
Area	0.68	0.48	0.43 (AF)
Start Elev	8.50	5.00	3.00
End Elev	10.30	10.30	6.50

Stage Feet NGVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
3.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.12	0.12
5.00	0.00	0.00	0.25	0.25
6.00	0.00	0.05	0.37	0.41
7.00	0.00	0.18	0.43	0.61
8.00	0.00	0.41	0.43	0.84
9.00	0.05	0.72	0.43	1.20
10.00	0.43	1.13	0.43	1.99
11.00	1.11	1.61	0.43	3.15

STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Project Name: EARL STEWART TOYOTA
Date: 03/31/14
Project #: MMA #14-43
Revised: n/a

POST-DEVELOPMENT RUNOFF (ZERO DISCHARGE CALCULATIONS)

Soil Moisture Storage (S_{exist})	1.73 in
Soil Moisture Storage (S_{prop})	2.09 in
25 Year, 3 Day Rainfall Amount (P):	13.0 in Figure C-8

CITY LOS: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Existing:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 11.1 in

Volume = Q x Site Area x 1'/12"
= 11.1 in X 1.88 X 1'/12" = **1.74 AF**

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 10.8 in

Volume = Q x Site Area x 1'/12"
= 10.8 in X 1.88 X 1'/12" = **1.69 AF**

ALLOWABLE DISCHARGE:

SFWMD Drainage Basin:	Intracoastal	
Allowable Discharge (cfs):	7.51	(Calculated Pre-Dev. Discharge)
Proposed Peak Discharge (cfs):	5.33	(Calculated Post-Dev Discharge)

Storm Event	Rainfall (in)	Peak Stage (ft-NGVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NGVD)
25-yr, 3-day =	13.0	5.48	5.33	Town and SFWMD LOS (Pre vs. Post)	n/a

PRE-DEVELOPMENT ICPR ROUTINGS

Project Name: Earl Stewart Toyota_Phase II
Reviewer: McLeod
Project Number: 1443
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0300 hr Duration: 75 hr
Time Step: 0.2 hr, Iterations: 20

Basin 1: Earl Stewart Site (North)

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 1.88 acres
Ground Storage: 1.73 inches
Time of Concentration: 0.17 hours
Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.13
5.00	0.31
6.00	0.67
7.00	1.34
8.00	2.34
9.00	3.65
10.00	5.27
11.00	7.15

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
73.00	3.00
90.00	3.00

Structure: 1

From Basin: Earl Stewart Site (North)
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 5 ft NGVD, Length = 4.5 ft
Bleeder: Circular, Invert Elev = 3 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.06	0.00	0.00	0.00	3.00	3.00
2.00	0.12	0.00	0.00	0.00	3.00	3.00
3.00	0.17	0.00	0.00	0.00	3.00	3.00
4.00	0.23	0.00	0.00	0.00	3.00	3.00
5.00	0.29	0.00	0.00	0.00	3.00	3.00
6.00	0.35	0.00	0.00	0.00	3.00	3.00
7.00	0.41	0.01	0.00	0.00	3.00	3.00
8.00	0.47	0.01	0.00	0.00	3.01	3.00
9.00	0.52	0.02	0.00	0.00	3.02	3.00
10.00	0.58	0.02	0.00	0.00	3.03	3.00
11.00	0.64	0.03	0.00	0.00	3.05	3.00
12.00	0.70	0.03	0.01	0.00	3.06	3.00
13.00	0.76	0.04	0.01	0.00	3.08	3.00
14.00	0.81	0.04	0.02	0.00	3.10	3.00
15.00	0.87	0.04	0.02	0.00	3.11	3.00
16.00	0.93	0.05	0.03	0.01	3.13	3.00
17.00	0.99	0.05	0.03	0.01	3.14	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.05	0.05	0.04	0.01	3.15	3.00
19.00	1.11	0.06	0.04	0.01	3.16	3.00
20.00	1.16	0.06	0.04	0.02	3.17	3.00
21.00	1.22	0.06	0.05	0.02	3.18	3.00
22.00	1.28	0.06	0.05	0.03	3.19	3.00
23.00	1.34	0.07	0.06	0.03	3.19	3.00
24.00	1.40	0.07	0.06	0.04	3.20	3.00
25.00	1.48	0.10	0.07	0.04	3.22	3.00
26.00	1.57	0.10	0.08	0.05	3.24	3.00
27.00	1.65	0.11	0.09	0.05	3.26	3.00
28.00	1.74	0.11	0.09	0.06	3.27	3.00
29.00	1.82	0.11	0.09	0.07	3.28	3.00
30.00	1.91	0.12	0.10	0.08	3.30	3.00
31.00	1.99	0.12	0.10	0.08	3.31	3.00
32.00	2.08	0.12	0.10	0.09	3.32	3.00
33.00	2.16	0.12	0.11	0.10	3.33	3.00
34.00	2.25	0.12	0.11	0.11	3.34	3.00
35.00	2.33	0.13	0.11	0.12	3.35	3.00
36.00	2.42	0.13	0.11	0.13	3.36	3.00
37.00	2.50	0.13	0.12	0.14	3.36	3.00
38.00	2.59	0.13	0.12	0.15	3.37	3.00
39.00	2.67	0.13	0.12	0.16	3.38	3.00
40.00	2.75	0.13	0.12	0.17	3.39	3.00
41.00	2.84	0.13	0.12	0.18	3.39	3.00
42.00	2.92	0.13	0.12	0.19	3.40	3.00
43.00	3.01	0.14	0.13	0.20	3.41	3.00
44.00	3.09	0.14	0.13	0.21	3.41	3.00
45.00	3.18	0.14	0.13	0.22	3.42	3.00
46.00	3.26	0.14	0.13	0.23	3.43	3.00
47.00	3.35	0.14	0.13	0.24	3.43	3.00
48.00	3.43	0.14	0.13	0.25	3.44	3.00
49.00	3.53	0.16	0.13	0.26	3.45	3.00
50.00	3.63	0.16	0.14	0.27	3.46	3.00
51.00	3.74	0.19	0.14	0.29	3.49	3.00
52.00	3.86	0.22	0.15	0.30	3.53	3.00
53.00	4.03	0.29	0.16	0.31	3.60	3.00
54.00	4.23	0.36	0.18	0.33	3.70	3.00
55.00	4.47	0.43	0.20	0.34	3.83	3.00
56.00	4.74	0.50	0.22	0.36	4.00	3.00
57.00	5.07	0.60	0.24	0.38	4.15	3.00
58.00	5.47	0.74	0.26	0.40	4.34	3.00
59.00	6.01	1.08	0.29	0.42	4.63	3.00
60.00	9.71	11.22	6.62	0.60	5.58	3.00
61.00	10.77	1.45	2.53	0.98	5.29	3.00
62.00	11.26	0.83	1.12	1.11	5.15	3.00
63.00	11.57	0.54	0.70	1.18	5.09	3.00
64.00	11.85	0.53	0.58	1.23	5.07	3.00
65.00	12.02	0.32	0.42	1.27	5.04	3.00
66.00	12.20	0.32	0.37	1.30	5.02	3.00
67.00	12.37	0.32	0.35	1.33	5.01	3.00
68.00	12.54	0.32	0.34	1.36	5.01	3.00
69.00	12.66	0.21	0.32	1.38	4.97	3.00
70.00	12.77	0.21	0.32	1.41	4.93	3.00
71.00	12.89	0.21	0.31	1.44	4.88	3.00
72.00	13.00	0.21	0.31	1.46	4.84	3.00
73.00	13.00	0.00	0.30	1.49	4.71	3.00
74.00	13.00	0.00	0.29	1.51	4.58	3.00
75.00	13.00	0.00	0.27	1.53	4.45	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	7.51	60.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

Earl Stewart S	5.64	60.20	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Earl Stewart S	1.74	0.00	1.53	0.00	0.21	0.00

POST-DEVELOPMENT CASCADE ROUTINGS

Project Name: Earl Stewart Toyota_Phase II
Reviewer: McLeod
Project Number: 1443
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0300 hr Duration: 75 hr
Time Step: 0.2 hr, Iterations: 20

Basin 1: Earl Stewart Site (North)

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 1.88 acres
Ground Storage: 2.09 inches
Time of Concentration: 0.17 hours
Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.12
5.00	0.25
6.00	0.41
7.00	0.61
8.00	0.84
9.00	1.20
10.00	1.99
11.00	3.15

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	3.00
73.00	3.00
90.00	3.00

Structure: 1

From Basin: Earl Stewart Site (North)
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 5.5 ft NGVD, Length = 4.5 ft
Bleeder: Circular, Invert Elev = 3 ft NGVD, Diameter = 1 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	3.00	3.00
1.00	0.06	0.00	0.00	0.00	3.00	3.00
2.00	0.12	0.00	0.00	0.00	3.00	3.00
3.00	0.17	0.00	0.00	0.00	3.00	3.00
4.00	0.23	0.00	0.00	0.00	3.00	3.00
5.00	0.29	0.00	0.00	0.00	3.00	3.00
6.00	0.35	0.00	0.00	0.00	3.00	3.00
7.00	0.41	0.00	0.00	0.00	3.00	3.00
8.00	0.47	0.00	0.00	0.00	3.00	3.00
9.00	0.52	0.01	0.00	0.00	3.01	3.00
10.00	0.58	0.01	0.00	0.00	3.01	3.00
11.00	0.64	0.02	0.00	0.00	3.02	3.00
12.00	0.70	0.02	0.00	0.00	3.04	3.00
13.00	0.76	0.03	0.01	0.00	3.05	3.00
14.00	0.81	0.03	0.01	0.00	3.06	3.00
15.00	0.87	0.04	0.02	0.00	3.07	3.00
16.00	0.93	0.04	0.03	0.01	3.08	3.00
17.00	0.99	0.04	0.03	0.01	3.09	3.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
18.00	1.05	0.04	0.04	0.01	3.10	3.00
19.00	1.11	0.05	0.04	0.01	3.10	3.00
20.00	1.16	0.05	0.04	0.02	3.11	3.00
21.00	1.22	0.05	0.05	0.02	3.11	3.00
22.00	1.28	0.05	0.05	0.03	3.12	3.00
23.00	1.34	0.06	0.05	0.03	3.12	3.00
24.00	1.40	0.06	0.05	0.03	3.12	3.00
25.00	1.48	0.09	0.07	0.04	3.14	3.00
26.00	1.57	0.09	0.08	0.05	3.15	3.00
27.00	1.65	0.10	0.09	0.05	3.16	3.00
28.00	1.74	0.10	0.09	0.06	3.16	3.00
29.00	1.82	0.10	0.10	0.07	3.16	3.00
30.00	1.91	0.11	0.10	0.08	3.17	3.00
31.00	1.99	0.11	0.10	0.08	3.17	3.00
32.00	2.08	0.11	0.11	0.09	3.17	3.00
33.00	2.16	0.11	0.11	0.10	3.17	3.00
34.00	2.25	0.11	0.11	0.11	3.18	3.00
35.00	2.33	0.12	0.11	0.12	3.18	3.00
36.00	2.42	0.12	0.12	0.13	3.18	3.00
37.00	2.50	0.12	0.12	0.14	3.18	3.00
38.00	2.59	0.12	0.12	0.15	3.18	3.00
39.00	2.67	0.12	0.12	0.16	3.18	3.00
40.00	2.75	0.12	0.12	0.17	3.18	3.00
41.00	2.84	0.13	0.12	0.18	3.19	3.00
42.00	2.92	0.13	0.13	0.19	3.19	3.00
43.00	3.01	0.13	0.13	0.20	3.19	3.00
44.00	3.09	0.13	0.13	0.21	3.19	3.00
45.00	3.18	0.13	0.13	0.22	3.19	3.00
46.00	3.26	0.13	0.13	0.23	3.19	3.00
47.00	3.35	0.13	0.13	0.24	3.19	3.00
48.00	3.43	0.13	0.13	0.26	3.19	3.00
49.00	3.53	0.15	0.14	0.27	3.20	3.00
50.00	3.63	0.15	0.15	0.28	3.20	3.00
51.00	3.74	0.18	0.17	0.29	3.22	3.00
52.00	3.86	0.22	0.19	0.31	3.23	3.00
53.00	4.03	0.28	0.24	0.32	3.26	3.00
54.00	4.23	0.35	0.30	0.35	3.29	3.00
55.00	4.47	0.41	0.37	0.38	3.33	3.00
56.00	4.74	0.48	0.44	0.41	3.36	3.00
57.00	5.07	0.58	0.53	0.45	3.40	3.00
58.00	5.47	0.72	0.66	0.50	3.45	3.00
59.00	6.01	1.05	0.90	0.56	3.53	3.00
60.00	9.71	11.09	4.89	0.78	5.17	3.00
61.00	10.77	1.44	3.85	1.17	4.54	3.00
62.00	11.26	0.82	1.25	1.34	3.63	3.00
63.00	11.57	0.54	0.66	1.41	3.45	3.00
64.00	11.85	0.53	0.55	1.46	3.41	3.00
65.00	12.02	0.32	0.38	1.50	3.33	3.00
66.00	12.20	0.32	0.33	1.53	3.31	3.00
67.00	12.37	0.32	0.32	1.55	3.30	3.00
68.00	12.54	0.32	0.32	1.58	3.30	3.00
69.00	12.66	0.21	0.25	1.60	3.27	3.00
70.00	12.77	0.21	0.22	1.62	3.25	3.00
71.00	12.89	0.21	0.22	1.64	3.25	3.00
72.00	13.00	0.21	0.21	1.66	3.25	3.00
73.00	13.00	0.00	0.10	1.67	3.17	3.00
74.00	13.00	0.00	0.05	1.68	3.12	3.00
75.00	13.00	0.00	0.03	1.68	3.09	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.33	60.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)

Earl Stewart S	5.48	60.20	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Earl Stewart S	1.69	0.00	1.68	0.00	0.01	0.00