Waivers Approved

Section 32-89 Supplemental Parking Requirements (g) Commercial New and Used (1) Parking (a) Display and 32-15 C-1 (1) j Sales, Service and Rental of Motor Vehicles - Waiver to allow less than the required 25' setback from street line for display parking.

Section 32-146 (h) (2) - Waiver to allow an increase in the spacing of the trees.

Section 32-146 Minimum Landscape Requirements (c) Parking Areas (3.) - Waiver to not require wheel-stops or curbing in the parking area.

Section 32-53 Permitted Signage (o) Freestanding Sign (5) Maximum height - 30' - Waiver to allow freestanding signs of 40' and 15'. Note that the existing 15' sign will be removed in accordance with code compliance deadline and replaced with a conforming sign.

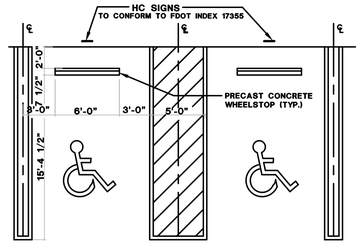
Section 32-146 Minimum Landscape Requirements (c) Parking (5.) Multi-Level Garage: Require planters on roof for shade trees so no space more than 40 ft. from center - Waiver to not require planters on the roof.

Notes

- Actual stop sign and stop bar locations to be certified by project engineer.
- Parcel boundary dimensions noted on plan provided by Lidberg & Associates, Inc.
- Stop bars will be white pavers or thermoplastic/paint on asphalt.
- Type "D" curb typical except where noted.
- For Ramp Details, see Florida Department of Transportation index 304 interim standard. (1994 ed.)
- Traffic control signs to be located by project engineer on construction plans.
- Curbing Details to be shown on engineering construction plans.

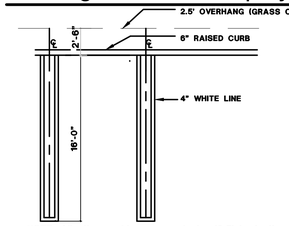
- Base information from survey provided by Lidberg Land Surveying, Inc. dated 03-13-14.

Handicapped Parking Detail



NOTE: ALL HC PARKING STALLS SHALL MEET THE FDOT INDEX 17346

Parking Detail for Display Area



NOTE: All other parking spaces to be 18.5' in depth

Development Team

Land Planner
Urban Design Kilday Studios
477 S. Rosemary Ave Ste 225
West Palm Beach, FL 33401
561-366-1100
abooth@udkstudios.com

Surveyor
Lidberg Land Surveying, Inc.
675 W. Indiantown Road Ste. 200
Jupiter, FL 33458
561-746-8454

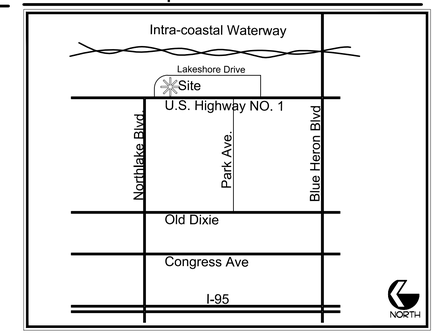
Civil Engineer
McLeod - McCarthy & Assoc., P.A.
1655 Palm Beach Lakes Blvd., Ste 712
West Palm Beach, FL 33401
561-689-9500

Architect
Glidden, Spina & Partners
1401 Forum Way, Ste 100
West Palm Beach, FL 33401
561-684-6844

Site Data

Petition No.	
Proposed Use	Commercial New & Used Auto Dealership with Accessory Repair and Body Shop
Zoning Existing	PUD/C-1
Proposed	PUD
Land Use Existing/Prop.	Commercial & Residential
Section, Township, Range	20/42/43
Property Control Numbers	36-43-42-20-01-121-0010 36-43-42-21-27-000-0000
Total Site Area	**7.19 ac.**
Pervious Area	20% - (1.44 ac.)
Impervious Area	80% - (5.75 ac.)
Building Coverage	20%
Floor Area Ratio Max Allowed	2.4
Floor Area Ratio Proposed	.68
Open Space Min Required	15% (1.08 ac.)
Open Space Proposed	20% (1.44 ac.)
Building Height (West side - main building)	45'6"
(Garage)	34'6"
Enclosed Floor Area:	73,503 s.f.
Sales/Administration	28,842 s.f.
Existing floor area	19,195 s.f.
Phase I floor area	2,195 s.f.
Phase 2 floor area	7,452 s.f.
Service Bays/Storage:	44,661 s.f.
Existing floor area	27,560 s.f.
Phase I floor area	17,051 s.f.
Phase 2 floor area	0 s.f.
Outdoor Sales Display Area	22,673 s.f.
Phase 3 Garage	142,452 s.f.
1st Level	32,075 s.f.
2nd Level	32,075 s.f.
3rd Level	32,075 s.f.
4th Level	32,075 s.f.
5th Level	12,182 s.f.
Bridge	1,970 s.f.

Location Map



Parking Required	**186 spaces**
1 sp/500 sf of enclosed gross floor area @ 28,842 s.f.*	58 spaces
1 sp/4,500 sf of outdoor display area @ 22,673 s.f.	5 spaces
1 sp/service bay @ 48 Bays	48 spaces
1 sp/employee at largest shift @ 75 employees	75 spaces
Parking Provided:	**1,267 spaces**
Customer/Employee spaces:	219 spaces
Auto Storage/Display spaces:	1,048 spaces
Handicap Accessible Parking Required:	9 spaces
Provided:	9 spaces
Loading Spaces Required:	2 spaces
1 sp for 1st 5,000 s.f. @ 5,000 s.f. + 1 sp for 30,000 s.f @ 23,842 s.f.	
Loading Provided:	2 spaces

*Not including service bays/storage enclosed floor area

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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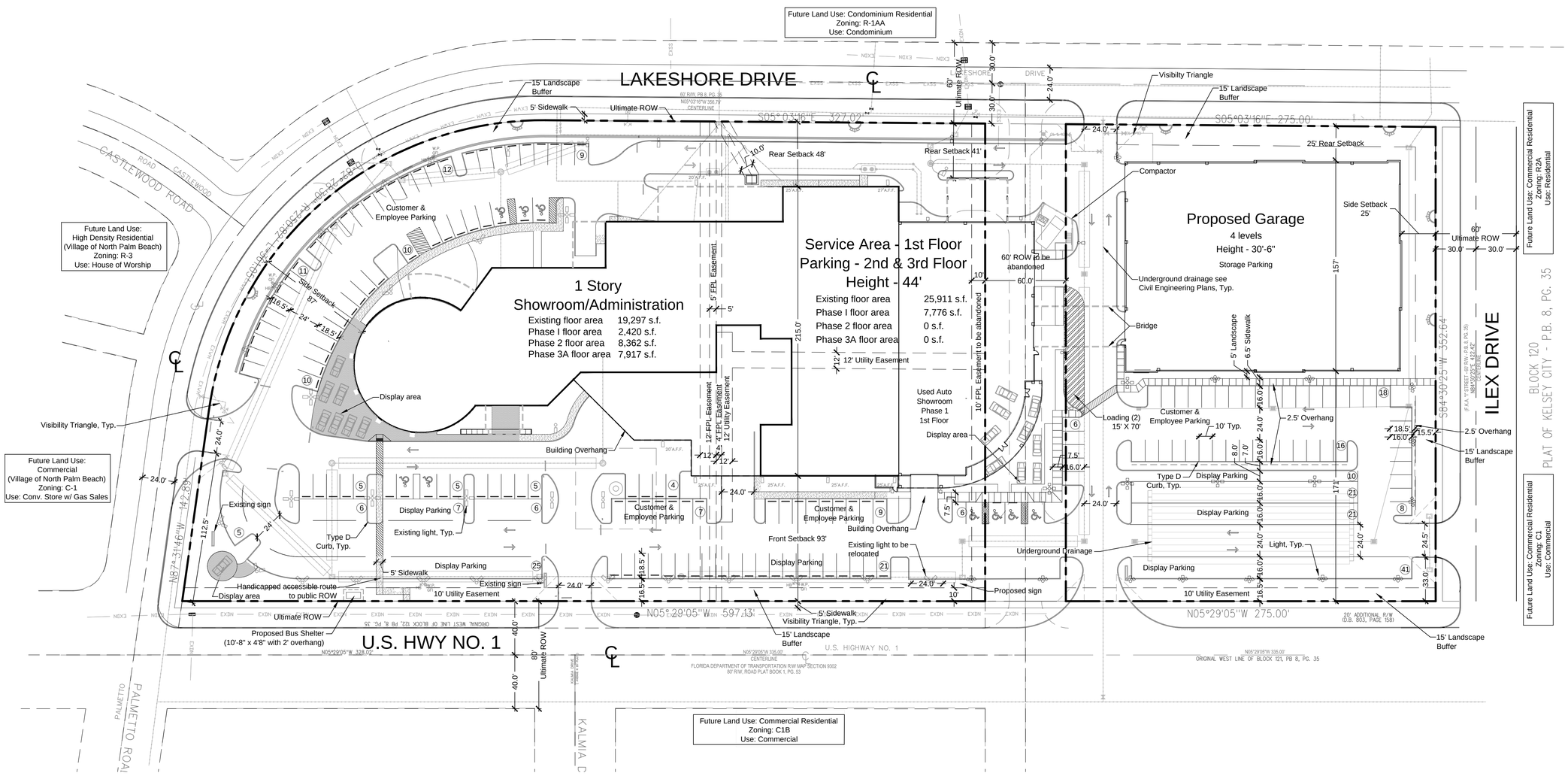

Earl Stewart Toyota

Lake Park, FL
Site Plan

Date:	03.05.2014
Project No.:	03-002.004
Designed By:	
Drawn By:	SCM/TLM
Checked By:	AB

Revision Dates:

03-14-14	Submit SP Amendment	SCM
10-29-14	Resubmit SP Amendment	SCM
02-09-15	Resubmit SP Amendment	SCM
02-18-15	Resubmit SP Amendment	SCM
03-11-15	Resubmit SP Amendment	TLM
04-24-15	Resubmit SP Amendment	TLM

SP-1
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