TOWN OF LOXAHATCHEE GROVES
Town Hall Council Chambers
PLANNING AND ZONING BOARD MEETING (LPA)

AGENDA

FEBRUARY 18, 2021 6:15 – 8:15 P.M.

Palm Beach County entered modified "Phase-3" Covid-19 public protocols, limited public audience can be accommodated in Town Hall (currently a max 12-person audience w/mandatory facemasks, social distancing, first come seating). Public comment is also accepted by writing the Clerk's office. This meeting will be streamed and close-captioned as normal, access instructions posted on website.

William Ford – Chair (Seat 1)
Brett Raflowitz (Seat 2)
Matthew Otero (Seat 3)
Neil O'Neal III (Seat 4)
William Bell - Vice Chair (Seat 5)
Thais Gonzales (Alt.)

Administration

Town Manager, James S. Titcomb
Town Planning Consultant, Jim Fleishmann
Town Clerk, Lakisha Q. Burch

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Town of Loxahatchee Groves. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

CALL TO ORDER

ROLL CALL

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Palm Beach County entered "Phase-3" Covid-19 protocols, a limited public audience can be accommodated of up to 12-persons in audience, mandatory masks, social distancing, first come seating). Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 6:00 PM day of the meeting. Comments received will be "received and filed" and acknowledged as part of the official public record for indicated meeting.

REGULAR AGENDA

1. **Lockhart Self-Storage -** Response to PZB Comments at the 2/4/2021 meeting.

At the 2/4/21 PZB Meeting, Applicant was asked to return to discuss an alternative proposal to include the following parameters. Maximum Self-storage lot coverage at 30% and Maximum Self-storage building height at 35-feet measured from the building slab. Also, the proposed separation criterion of 2-miles is to be revised to limit self-storage facilities to one each between each of the Town's letter roads (i.e. A-B, B-C, C-D, and D-E).

COMMITTEE MEMBER COMMENTS

ADJOURNMENT

TO: **PLANNING AND ZONING BOARD**

FROM: **Jim Fleischmann, Town Planning Consultant**

RE: **Staff Report - Review of the following applications filed by the Contract Purchaser of a 2.62 acre property located on Southern Boulevard, approximately 0.2 miles west of "D" Road:**

(1) REZ 2020-03: Rezoning of the 2.62 acre Southern Boulevard property from Commercial General (Palm Beach County zoning) to Commercial Low (Town zoning);

(2) ZTA 2020-02: ULDC text amendments: Article 10 *Definitions* - Addition of the term Self-Storage Facility; and Article 80 Conditional Uses - Addition *of* Section 80-075 *Self Storage Facility Conditional Use*;

(3) SE 2020-02: Special Exception approval of a Self-Storage Conditional Use on the2.62 acre property; and

(4) SP 2020-06: Site Plan approval of the Self-Storage use on the 2.62 acre property.

DATE: **February 4, 2021**

I. BACKGROUND INFORMATION

Per Section 05-070, the Town Council may amend the Unified Land Development Code (ULDC) for the purposes of public necessity, convenience, general welfare, or good planning and zoning practice. Any amendment to the ULDC, including a rezoning and a ULDC text amendment, requires approval of a super majority (i.e. four positive votes) of the Town Council.

Lockhart Management Group, Inc., Contract Purchaser of 2.62 acres on Southern Boulevard consisting of three parcels of record (Subject Site – MAP 1) has filed multiple applications related to approval of a self-storage facility.

II. GENERAL INFORMATION

A. APPLICANT: Mr. James Lockhart, Contract Purchaser, representing Lockhart Management Group. Mr. Lockhart is represented by Bradley Miller of Urban Design Studio (Agent).

Lockhart Self-Storage Site

1:2,257

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

Palm Beach County
None

Created by: Palm Beach County January 4, 2021

B. PURPOSE: Subject Site was assigned a Commercial General (GC) zoning designation (i.e. a Palm Beach County zoning district) by the Town Council prior to adoption of the ULDC (i.e. Resolution 2008 – 002). The current Town ULDC does not include the GC zoning district. Rather, Commercial Low (CL) and Commercial Low Office (CLO) are the two commercial zoning districts. As a result, and in order to comply with the Town's ULDC, Applicant has filed a petition to rezone Subject Site from Palm Beach County GC to Loxahatchee Groves CL.

"Warehouse, self-storage" is a Permitted Principal Use in the CL zoning district However, the ULDC does not include a definition of the term self-storage facility, nor does it contain specific location and site development criteria. To address these issues, Applicant has proposed to:

(1) Add a definition of the term Self-Storage Facility to ULDC Section 10-015 *Definitions*; and

(2) Add Section 80-075 *Self-Storage Facility* to the ULDC. Section 80-075 includes an approval process and location and design criteria to the ULDC for self-storage facilities. In order to be approved, a proposed self-storage facility must demonstrate compliance with Section 80-075.

Finally, Applicant has filed applications (Special Exception for Conditional Use and Site Plan) for approval of a Self-Storage Facility on Subject Site.

III. APPLICANT RESPONSES TO APPLICATION REQUIREMENTS

A. REZONING APPLICATION

Applicant proposes a rezoning from the existing Community Commercial (CC) to Commercial Low (CL) which will create consistency with the Town's ULDC and adjacent uses along the Southern Boulevard corridor. Per ULDC Section 160.020, a rezoning application is to be reviewed in terms of several criteria. The criteria and Applicant's responses are presented in the following paragraphs.

1. Criterion 1: The request is consistent with the Comprehensive Plan.

Summary of Applicant's Response: the Town includes two policies and one objective that promote commercial low development along the Southern Boulevard corridor. As such, this request is consistent with the Town's Comprehensive Plan.

2. Criterion 2: The request would not give privileges not generally extended to similarly situated property.

Summary of Applicant's Response: The application is to replace the existing Palm Beach County zoning district with a Town zoning district.

3. Criterion 3: An error or ambiguity must be corrected.

Summary of Applicant's Response: The site cannot be developed until a Town Zoning district is assigned to replace the current County district. As such, a Commercial Low zoning district is proposed as the most compatible with the surrounding area and consistent with the Comprehensive Plan.

4. Criterion 4: That there exists changed or changing conditions which make approval of the request appropriate.

Summary of Applicant's Response: Since the previous Town approval of a County zoning approval, the Town has adopted its own ULDC and updated the zoning districts. This application will bring the zoning into compliance with the Town Code.

5. Criterion 5: That substantial reasons exist why the property cannot be used in accordance with the existing zoning.

Summary of Applicant's Response: The property cannot be developed with the existing County zoning designation and requires assignment of a Town zoning district.

6. Criterion 6: That the rezoning is appropriate for the orderly development of the town and is compatible with existing and conforming adjacent land uses, and planned adjacent land uses.

Summary of Applicant's Response: The application is appropriate in order to provide orderly Commercial Low development along the Southern Boulevard corridor as set forth in the Town's Comprehensive Plan. The proposed CL zoning district is compatible with the existing uses and zoning along Southern Boulevard.

B. ULDC TEXT AMENDMENT APPLICATION

Applicant proposes to incorporate the following additions to the ULDC: (1) a definition of Self-Storage Facility to Section 10-015. *Definitions;* and *(2)* Section 80-075 *Self-Storage Facility* to Article 80 *Conditional Uses*. The proposed ULDC amendments are included in Attachment A.

The following paragraphs are summaries of Applicant responses to required review criteria in the Town's ULDC Text Amendment Application. The criteria and Applicant's responses are presented in the following paragraphs.

1. **Criterion 1: Reason and/or Need for the proposed Text change:**

Summary of Applicant's Response: Currently, self-storage facilities are combined with warehouse as Permitted Principal Uses in the CL zoning district. Further, the ULDC does not have a definition of self-storage facility or specific self-storage facility regulations. Accordingly, the application proposes revisions to the ULDC to allow for and regulate the development of Self-Storage Facilities.

2. **Criterion 2: Reason the Present Text is Invalid or Appropriate:**

Summary of Applicant's Response: Self-Storage Facilities are a rapidly growing amenity to both businesses and residents within a community. As such it is appropriate to consider the Self-Storage Facilities use as a standalone conditional use with specific regulations.

3. **Criterion 3: Explain how the proposed text amendment complies with the Comprehensive Plan (With appropriate consideration as to whether the proposed change will further the purpose of the Comprehensive Plan or other Town Codes, regulations or plans designed to implement the Comprehensive Plan):**

Summary of Applicant's Response: Self-Storage Facilities provide a service for the community with a minimal impact on services and infrastructure in that they provide storage needs but generate one of the lowest traffic impacts of any commercial use and have minimal demand for water and sewer service. Further, construction of a self-storage facility will generate need for employment for local contractors and once built employment for continued management and maintenance of the facility. As such, the proposed text amendment will facilitate the development of Self- Storage Facilities and will further the purpose of the Comprehensive Plan and other Town Codes.

4. **Criterion 4: Is There an Error or Ambiguity to be Corrected?**

Summary of Applicant's Response: Currently, the Town Code considers self-storage along with a warehouse use within the CL zoning district. The intent of this application is to create a separate use of Self- Storage Facility based on specific regulations for location, design and size. This application proposes amendments to the Town Code to add a specific definition for Self-Storage Facility and regulations which must be met in order to be granted Category A Conditional Use Special Exception and Site Plan approvals.

C. SPECIAL EXCEPTION APPROVAL APPLICATION

Applicant requests a Category A Special Exception approval of a Self-Storage Facility Conditional Use for Subject Site.

Per proposed ULDC Section 80-075 *Self-Storage Facility* (Ref: Attachment A), approval by Special Exception Category A is required. A Special Exception application, per ULDC Section 170.025 *Special Exception Use Review Standards; Town Council Action*, is to be reviewed for compliance with specified standards. The standards and Applicant's responses are presented in the following paragraphs.

1. Standard 1. The use will not cause a detrimental impact to the value of existing contiguous uses in the general area and to the zoning district where it is to be located.

Summary of Applicant's Response: Development of a high-quality self-storage facility on a currently vacant site is expected to positively impact the value of adjacent developments and the surrounding area at large. Adjacent uses fronting Southern Boulevard include a gas station, convenience store, post office, and retail shopping center. Further, the proposed use will not be detrimental to residential development in the area as the proposed facility requires patrons to access storage units indoors. As a result, due to the nature of the design and operation, the proposed use will not be detrimental to the commercial uses or nearby residential uses

2. Standard 2. The use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

Summary of Applicant's Response: As described above, the proposed use is compatible with existing contiguous commercial uses. The use is currently permitted in the Commercial Low (CL) zoning district. The Town has supported commercial uses along Southern Boulevard and the proposed use will provide a high-quality, low-impact operation along a primary arterial roadway. The location of the Subject Site adjacent to Southern Boulevard and the presence of existing commercial make this site a prime location for a Self-Storage Facility. Self-storage use is known to result in a low traffic impact as compared to other commercial uses and the location allows for patrons to visit the site without impacting traffic on residential collector streets.

3. Standard 3. That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

Summary of Applicant's Response: The proposed site plan (Ref: Attachment B) includes landscape buffers of trees and shrubs along all property boundaries where possible. Proposed landscape buffers, consistent with recent Code amendments, include a 25-foot landscape buffer along the service road fronting Southern Boulevard, a 25-foot buffer along Tangerine Drive beginning at the southern edge of the 30-foot road easement, a 15-foot buffer along the west property line, and an 8-foot buffer along the east property line. Proposed buffers complement existing buffers located on adjacent properties and result in significant screening between properties.

4. Standard 4. Adequate parking and loading is provided, and ingress and egress is designed to cause minimum interference with traffic on abutting streets.

Summary of Applicant's Response: Pursuant to Section 95-010(B) of the Town ULDC, warehouse and self-storage uses require two parking spaces plus one additional parking space per 200 storage units. Further, the Town ULDC requires two loading spaces at 12-feet by 45-feet each. The proposed site plan accounts for the potential of 1,000 storage units resulting in a parking requirement of seven (7) total spaces. The site plan includes seven (7) parking and four loading spaces. Site circulation is designed to provide primary ingress and egress either via a driveway connection to the Southern Boulevard service road or direct connection to Southern Boulevard. The site plan includes internal drive aisles to enable future cross-access with adjacent properties to the east and west minimizing traffic impact on Southern Boulevard or the adjacent service road. The proposed site access will result in all project traffic utilizing Southern Boulevard and the service road to enter and exit the site and, in conjunction with the required cross-access, will minimize interference with traffic on surrounding streets.

5. Standard 5. The use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

Summary of Applicant's Response: The Self-Storage Facility will be a fully contained use and prohibit the storage or disposal of potentially flammable, hazardous, or explosive materials that might have an impact detrimental to the health, safety, or welfare of the community. No aspect of the use is expected to result in a detrimental environmental impact.

6. Standard 6. The use will not have a detrimental effect on vehicular, pedestrian or equestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

Summary of Applicant's Response: A Self-Storage Facility use results in a low daily trip generation. The Subject Site is located on an arterial roadway capable of handling projected traffic volumes without negatively impacting level of service. Sufficient parking and loading spaces are provided and internal circulation prevents conflicts between vehicle and pedestrian traffic. Access to Tangerine Drive is limited to emergency preventing conflicts with residential vehicle, pedestrian, or equestrian traffic.

7. Standard 7. The use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

Summary of Applicant's Response: The use will utilize the service road and potentially a direct connection to Southern Boulevard. A direct driveway connection to Southern Boulevard would enable right-in and right-out turning movements. Access via the service road, or the future use of cross-access connections, would enable additional circulation routes utilizing the existing service road and access for adjacent developments. Turning movements related to development of the Subject Site will not be hazardous or result in a nuisance.

8. Standard 8. The use will not have a detrimental effect on future development of contiguous properties or the general area, according to the comprehensive plan.

Summary of Applicant's Response: Development pursuant to the Commercial Low (CL) zoning district may result in positive development opportunities for contiguous properties along Southern Boulevard. The use may also help to establish a standard for high-quality commercial operations with a consideration for compatibility with adjacent uses and the character of the Town.

9. Standard 9. The use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and zoning in the vicinity due to its nature, duration, direction or character.

Summary of Applicant's Response: Access to the storage units is located indoors and the loading zones are located central to the site to minimize visual and noise impacts. Site development will include paved vehicular use areas to minimize dust resulting from on-site circulation compared to adjacent development. The nature of the design and operation of the use will result in minimal impacts on adjacent properties.

10. Standard 10. That the use will not overburden existing public services and facilities.

Summary of Applicant's Response: The Self-Storage Facility is generally considered to result in lower impacts than most commercial development. All public services and facilities impacts will be accounted for and mitigated during the site plan review process.

D. *SITE PLAN APPROVAL APPLICATION*

A site plan (Loxahatchee Retail Center – 11,400 sq ft. of retail space) was included in the CC zoning district approval Resolution by the Town. The Site Plan (Ref: Attachment A) includes driveway access to Southern Boulevard, cross access to properties to the east and west, and access to Tangerine Drive.

Per ULDC Section 155-005 *Mandatory Site Plan Approval,* an approved site plan is required prior to development of the property. Applicant requests Site Plan approval of a Self-Storage Facility located on Subject Site. The proposed Self-Storage Facility Site Plan is presented in Attachment C. Principal Site Plan characteristics are described by Applicant in the following paragraphs.

1. Site Design

The proposed Self-Storage Facility is a three (3)-story, 131,582-square-foot structure with a building footprint of approximately 43,429 square feet and roughly 1,000 storage bays. The facility will include an 800-square-foot office area and will utilize interior hallways to access the storage bays.

2. Access

The site provides approximately 240 feet of frontage along the Southern Boulevard service road. The Applicant is proposing a direct ingress and egress opening to Southern Boulevard located near the southeast corner of the property; similar to the 2008 approval. The Applicant is proposing to construct a 24-foot driveway across the existing service road to allow for direct right-in and right-out access onto Southern Boulevard.

In connection with the proposed access to Southern Boulevard, the existing driveway access from Southern Boulevard to the adjacent property to the east will be closed in accordance with the FDOT Access Management Review Committee approval. The Applicant will construct an internal east-west drive lane of 25 feet in width along the southern portion of the Subject Site to provide cross-access to adjacent properties to the east and west per the existing approval and cross-access easement recorded in Official Records Book 22555, pages 937 to 945. Additionally, a drive aisle is proposed along the eastern boundary of the

Subject Site to allow the required cross-access east and west and through the Subject Site to Tangerine Drive to the north.

Ultimately, the proposed development plan will provide effective site circulation for Subject Site and improve vehicular circulation for the surrounding properties.

3. Drainage

As indicated in the drainage statement, the drainage system for the proposed development will consist of inlets, culverts, and a stormtech storage system which will provide complete on-site retention for the site. The site is within the SFWMD C-51 Basin, and will comply with the C-51 Basin requirements. The SFWMD criteria for this project will be a water control elevation of 11.00 feet NAVD. A minimum parking elevation is proposed at 16.50 feet NAVD and the minimum finished floor elevation is proposed at 19.65 feet NAVD. A perimeter berm will be constructed at or above the 25-year storm, 3-day event to meet the requirements of the SFWMD C-51 Basin.

4. Parking and Loading

Pursuant to Section 95-010(B) of the Town ULDC, warehouse and self-storage uses require two parking spaces plus one additional parking space per 200 storage units. Further, the Town ULDC would require two loading spaces of 12-feet by 45-feet. The proposed development plan allows for the potential of up to 1,000 storage units which requires seven parking spaces. The development plan proposes to provide seven parking spaces and four loading spaces at 12-feet by 45-feet. Required parking spaces are designed with porous grass block pavers.

5. Architecture

The proposed Self-Storage Facility is designed to respect the Rural Vista architectural guidelines while most effectively concealing activity on site within the structure or screened loading zones. A rural architectural style is achieved by wood textured concrete siding, wood-like trellis and brackets, and standing seam metal roof canopies. Faux windows, vertical articulation, and a variety of façade features prevent monotonous walls. The proposed color scheme adopts colors similar to those found in the Rural Vista guidelines. Architectural elevations are provided in Attachment D.

5. Landscaping

The proposed development plan includes landscape buffers of trees and shrubs along all property boundaries where possible. Proposed landscape buffers include a 25-foot landscape buffer along the frontage at Southern Boulevard, a 25-foot buffer along Tangerine Drive beginning at the southern edge of the 30-foot road easement, a 15-foot buffer along the west property line, and an 8-foot

buffer along the east property line. Proposed buffers will complement existing buffers located on adjacent properties to result in significant screening between properties. Landscape plans are provided as part of this submittal. The proposed Landscape Plan is presented in Attachment E.

6. Signage

The development plan includes one monument sign proposed to be located near the primary access along the Southern Boulevard service road. The sign will be designed in accordance with the Rural Vista guidelines. Details for the proposed sign will be submitted under separate permit.

IV. STAFF REVIEW:

The Applicant has submitted several applications each of which requires Town Council approval. However, certain applications can be combined into a single Council approval. The following is a list of Council approvals required:

1. Rezoning of Subject Site – Approval by ordinance (requires 4 votes);

2. ULDC text amendments (addition of the term Self-Storage Facility to Article 10 *Definitions*; and Section 80-075 *Self Storage Facility* to Article 80 Conditional Uses) – Approval by ordinance (requires 4 votes); and

3. Special Exception and Site Plan approval of a Self-Storage Conditional Use on Subject Site - Approval by resolution (requires 3 votes).

A. *REZONING OF SUBJECT SITE: REZ 2020-03.*

Applicant proposes to rezone Subject Site from the existing Palm Beach County Community Commercial (CC) designation to a Town Commercial Low. (CL) designation. The rezoning will create zoning consistency with the Town's Comprehensive Plan which has assigned a Commercial Low (CL) Future Land Use designation to the Subject Site.

Applicant has adequately addresses the rezoning criteria in ULDC Section 160.020. Staff recommends approval of REZ 2020-03.

B. *ULDC TEXT AMENDMENTS: ZTA 2020-02*

Applicant has proposed the following ULDC text amendments to address self-storage use in the Commercial Low (CL) zoning district. The amendments will more specifically define self-storage use in Loxahatchee Groves and establish location criteria and development standards.

1. Proposed addition of the term Self-Storage to ULDC Article 10 *Definitions.* Applicant proposes the following definition:

> ***Self-Storage Facility***. Self-Storage Facility shall consist of individual, self-contained units that are leased for the storage of business, household, or other personal goods. Self-Storage development] shall consist of storage bays with access only from the interior corridors of the building. A management office is an allowed accessory use. Any residential use is prohibited".

Staff supports the above definition with the following revisions which are consistent with the Palm Beach County definition of Self-Service Storage:

> ***Limited Access Self-Storage Facility***. Limited Access Self-Storage Facility shall consist of individual, self-contained units that are leased for the storage of business, household, or other personal goods. ~~Self-Storage development] shall consist of storage bays with access only from the interior corridors of the building. A management office is an allowed accessory use. Any residential use is prohibited~~".

Applicant has included language relating to self-storage development in proposed ULDC Section 80-075. Therefore, the above stricken language does not need to be duplicated in the definition.

In addition, to maintain consistency and avoid any future misunderstanding, the following revisions to ULDC Article 25 *Commercial Zoning Districts,* Section 25-015 *Permitted Uses* are recommended:: (1) Revision of the Permitted Use *"Warehouse, Self Storage"* to read "*Limited Access Self-Storage Facility";* and (2) revision of the term "*Permitted"* to read: *"Permitted w/Special Exception Subject to Article 80-075".*

"Warehouse, Self-Storage" is currently a Permitted Principal Use in the Commercial Low (CL) zoning district (Ref: Section 25-015). Proposed revisions will replace the term "*Warehouse, Self-Storage"* with the term "*Limited Access Self-Storage Facility".*

Staff recommends approval of Applicant proposed ULDC text amendments (ZTA 2020-02) subject to the above revisions which are included in Attachment B..

2. Addition of ULDC Article 80 *Conditional Uses* Section 80-075 *Self Storage Facility.*

Section 80-075 is proposed by Applicant to supplement Section 25-015 revisions by detailing Conditional Use requirements. Approval of a self-storage facility will

be contingent upon compliance with the location criteria and operational requirements of proposed Section 80-075 *Self-Storage Facility*.

Applicant's proposed language for Section 80-075, along with proposed staff revisions, is included in Attachment A. Proposed staff revisions are presented in underline (additions to text) and ~~strikethrough~~ (deletions to text) format.

Specific discussions are necessary for the following sections: Section 80-075 (B) (2); and 80-075 (C) (1) and (3) - (5).

Section 80-075 (B) (2), as proposed by Applicant, requires a separation distance of two miles between Limited Access Self-Storage Facilities. A separation requirement is appropriate for this type of use which is often limited to areas zoned industrial. Depending upon the location of an initial facility, a two-mile separation requirement could eliminate the potential for another like facility within the Town.

The other separation criteria in the Town ULDC are: (1) a minimum of 1,000 feet required between Institutional and Public Facilities zoning districts; and (2) a minimum of 750 feet between an alcoholic beverage establishment and any other such establishment, education center, place of worship, or child care center.

Section 80-075 (C) (1), as proposed, requires a Limited Access Self-Storage Facility to be a minimum of 2.5 acres in size. Rather than establishing a minimum parcel size, it is recommended that a maximum size should be established in order to control the intensity and location of the use.

Section 80-075 (C) (3), as proposed, allows a maximum building height of 35 feet from finished grade. However, the following definition of height in ULDC Article 10 *Definitions, Abbreviations and Construction of Terms* is contrary to the proposed standard:

> **"Height.** For all buildings and structures, except as provided below, the vertical distance from the highest point of finished grade at the location of the building pad to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof, to the mean height level between eaves and ridge for gable, hip and gambrel roofs, and to the highest point of any non-roofed structure, provided that any portion of the finished grade exceeding ten feet N.V.G.D. shall be included in the height calculation. Sign height is defined within Article 90, "Signs." For structures other than buildings and signs, height shall be the vertical distance from the finished grade below the structure to the highest point of the structure, provided that the height calculation of structures placed on berms shall include the height of the berm".

Staff interprets the ULDC definition as directing the calculation of height to commence at 10 feet N.V.G.D (National Vertical Geodetic Datum) as opposed to finished grade. Staff recommends that height be measured based upon the definition in ULDC Article 10.

Section 80-075 (C) (4), as proposed, limits plot coverage to a maximum of 40 percent of the gross site area. However, Section 20-035 (A) of the Town ULDC limits plot coverage in the CL District to 25 percent of the plot area. Staff recommends that plot coverage be based upon ULDC Section 80-075 (C) (4).

Section 80-075 (C) (5) establishes a methodology by which maximum allowed floor area is to be calculated. As proposed, Limited Access Self-Storage Facility floor area is determined by applying CL zoning district development standards to a specific parcel with the net result being the maximum permitted floor area. Critical standards in determining maximum floor area using this methodology include: parking, landscaping, setback, buffer, plot coverage; pervious area; and building height.

Staff recommends approval of the proposed methodology with the exception that all current CL zoning district standards including height and plot coverage be included in the calculation.

The proposed methodology to determine self-storage facility space is similar to that which is proposed in Future Land Use Policy 1.2.6 of Ordinance 2020-03. However, similar to the above staff recommendation, Ordinance 2020-03 does not propose any revisions to existing CL zoning district standards.

Based upon the above discussion, Staff recommends approval of the proposed ULDC text amendments (ZTA 2020-02 subject to staff revisions discussed above and presented in Attachment A.

C. ***CONDITIONAL USE SPECIAL EXCEPTION SE 2020-02 AND SITE PLAN SP 2020-06 APPROVAL***

Subject to approval of the proposed rezoning and ULDC amendments, Applicant has filed two additional applications: (1) approval of a Self-Storage Conditional Use Special Exception on a 2.6 acre parcel on Southern Boulevard, west of "D" Road; and (2) site plan approval of the Self-Storage Facility. The two applications will be considered under a single Town Resolution.

The proposed site plan is presented in Attachment C. The following paragraphs comprise a staff review of the proposed Limited Access Self-Storage Facility in terms of the requirements and standards of the Town's ULDC.

1. Site Design

The proposed Limited Access Self-Storage Facility is a three-story, 131,582-square-foot structure with a building footprint of approximately 43,429 square feet (i.e. 40% plot coverage and a 3-floor height).

The building footprint is based upon the proposed maximum plot coverage of 40%. However, staff noted that the Town ULDC limits lot coverage in the CL zoning district to a maximum of 25% which results in a building footprint of 28,527 sq. ft. (lot of 114,108 sq. ft. x 0.25). Further, it is concluded that the ULDC definition of height, discussed previously, will limit the proposed facility to 2 stories. Combining these two conclusions results in a two-story facility maximum of 57,054 sq. ft.

2. Access

Subject Site includes approximately 240 feet of frontage along the existing Southern Boulevard service road. Applicant is proposing a direct ingress/egress driveway to Southern Boulevard located near the southeast corner of the property coincident with the closing of the existing driveway access to Southern Boulevard on the property to the east. Internal drive aisles will also provide cross-access to Palms West Plaza and AG Market to the east and the Shell station to the west per the existing access easement recorded in Official Records Book 22555, pages 937 to 945.

The Florida Department of Transportation Access Management Review Committee has issued a Conceptual Approval with the following conditions:

- The cross-access easement to AG Market, Palms West Plaza and the Shell station is to be recorded with the County and City.

- A minimum driveway length from the Southern Boulevard ultimate right-of-way (25 feet) and the back of its shoulder (75 feet) to the cross-access points.

- Closure of the existing access driveway on the property to the east.

The proposed driveway will allow for direct right-in and right-out access onto Southern Boulevard from Subject Site. In addition, the drive aisle will allow north-south access through the property to Tangerine Drive per FDOT policy for properties fronting an SIS (State Intermodal System) road.

Ultimately, the proposed development plan will provide effective circulation for Subject Site and improve vehicular circulation for the surrounding properties.

3. Drainage

The proposed development will consist of inlets, culverts, and a stormtech storage system which will provide complete on-site retention for Subject Site. which is within the SFWMD C-51 Basin. The storage system will comply with related SFWMD basin requirements. The SFWMD criterion for this project will be a water control elevation of 11.00 feet NAVD. A minimum parking elevation is proposed at 16.50 feet NAVD and the minimum finished floor elevation is proposed at 19.65 feet NAVD. A perimeter berm will be constructed at or above the 25-year storm, 3-day event to meet SFWMD requirements. It is recommended that the elevation of the berm along the Southern Boulevard frontage be set at 3 feet above the 25-year storm event.

4. Parking and Loading

Pursuant to Section 95-010(B) of the Town ULDC, warehouse and self-storage uses require two parking spaces plus one additional parking space per 200 storage units. Further, the Town ULDC would require two (2) loading spaces of 12-feet by 45-feet. The proposed 131,582-square-foot development plan allows for the potential of up to 1,000 storage units which would result in a parking requirement for seven (7) total parking spaces.

The development plan proposes to provide seven (7) parking spaces and four (4) loading spaces at 12-feet by 45-feet. Required parking spaces are designed with porous grass block pavers.

5. Architecture

The proposed three-story Self-Storage Facility is designed to incorporate the Rural Vista architectural guidelines to the extent possible while effectively concealing on-site activity within the structure or screened loading zones.

Rural architectural concepts are incorporated by utilizing wood textured concrete siding, wood-like trellis and brackets, and standing seam metal roof canopies. Faux windows, vertical articulation, and a variety of façade features prevent monotonous walls. The proposed color scheme adopts colors similar to those found in the Rural Vista Guidelines. Architectural plans are provided in Attachment C.

6. Landscaping

The proposed development plan includes landscape buffers of trees and shrubs along all property boundaries where possible. Proposed landscape buffers include a 25-foot landscape buffer along the frontage at Southern Boulevard, a 25-foot buffer along Tangerine Drive beginning at the southern edge of the 30-foot road easement, a 15-foot buffer along the west property line, and an 8-foot

buffer along the east property line. Proposed Landscape Plans are provided in Attachment D.

Perimeter walls are proposed consisting of the following: (1) the existing 6-foot concrete block wall on the adjacent Shell Gas Station property along 150-feet of the 480-foot Subject Site west property line will remain; and (2) stacked block retaining walls of varying sizes between one and three feet to be built around the remainder of Subject Site.

ULDC Section 85-060 contains perimeter buffer requirements for non-residential non-agricultural uses. Incompatible and compatible use perimeters are required. Incompatible uses (i.e. zoning districts) include commercial uses that abut residential uses (i.e. zoning districts). Compatible uses include abutting properties with the same use (i.e. zoning district).

Subject Site abuts compatible commercial zoning on its east (Palms West Plaza and AG Market) and commercial (Shell Station – 180 feet) and incompatible AR (residential – 300 feet) zoning on its west. Incompatible AR zoning abuts Subject Site to its north.

Compatible Use Buffers are required along the Subject Site perimeter abutting Palms West Plaza, AG Market and the Shell Station. Incompatible Use Buffers are required along the Subject Site perimeter abutting AR zoned properties along a portion of the west property line and the entirety of the north property line.

Per ULDC Section 85-060 (C), compatible use perimeters shall provide a landscape buffer along the entirety of the common plot line which meets the following:

- The buffer shall be no less than eight feet in width measured inward from the common property line; and
- The buffer shall consist of one hedge meeting the requirements of Section 85-20(C) and trees meeting the requirements of Section 85-20(A) (1).

Per ULDC Section 85-060 (B), incompatible use perimeters shall provide a landscape buffer along the entirety of the common plot line which meets the following:

- The buffer shall be no less than six feet in height for the purposes of screening and buffering the non-residential/non-agricultural use from the residential use or parks and recreation use; and.
- The buffer shall be a wall or berm and wall or other opaque, durable landscape barrier approved by the Town, and shall be placed along the inside perimeter of the common property line. If such durable barrier is a wall, the barrier shall be set back from the property line a distance of five feet to allow for the planting and maintenance of trees, per Section 85-20(A) along the outside edge of such wall. Incompatible perimeter

landscape buffers containing a berm and wall shall be a minimum of ten feet in width and comply with Section 85-020(B).

- The Town Council may require an incompatible perimeter landscape buffer eight feet in height if the additional height would more effectively screen the nonresidential/nonagricultural buildings and associated improvements from adjacent residential or parks and recreation uses. In making this determination, the Town Council shall consider the height and setbacks of buildings and resulting site lines of adjacent uses, potential noise impact from the proposed use, the type and effectiveness of the incompatibility perimeter landscape buffer proposed, and other such relevant factors the Council deems appropriate for determining the appropriate height of the buffer.

The Landscape Plan should be revised to incorporate Compatible and Incompatible Use Buffers per ULDC Sections 85-060 (B) and 85-060 (C).

In addition, per Town Council Policy, a landscaped berm is to be installed within the 25-foot buffer adjacent to Southern Boulevard.

6. Signage

The development plan includes one monument sign proposed to be located near the primary access along the Southern Boulevard service road. The sign will be designed in accordance with the Rural Vista guidelines. Details for the proposed sign will be submitted under a separate sign permit.

V. STAFF RECOMMENDATIONS:

A. Staff recommends approval of Rezoning REZ 2020-03.

B. Staff recommends approval of Zoning Text Amendment ZTA 2020-02 subject to staff revisions presented in Attachment B.

C. Staff recommends approval of Limited Access Self-Storage Facility Conditional Use Special Exception SE 2020-02 and Site Plan 2020-02 subject to the following revisions:

1. The Site Plan (Attachment C) shall be revised to indicate a Limited Access Self- Storage facility based upon a building footprint of 25% and a building height based upon the ULDC definition.

2. The Site Plan (Attachment C) shall be revised to limit the eastern drive aisle access to Tangerine Drive to emergency vehicles only.

3. The perimeter buffer berm along the Southern Boulevard frontage shall be constructed to a minimum height of 3 feet higher than the

higher elevation of the northern right-of-way limits of Southern Boulevard or the onsite top of curb elevation. A rendering shall be provided of the landscape buffer based upon a point of view from Southern Boulevard. The landscaping shall clearly note the level of maturity for the plant materials within the rendering and how long it will take for the installed materials to reach maturity.

4. Compatible Use Buffers, per ULDC Section 85-060 (C) shall be incorporated along the perimeters with the Shell gas station, AG Market and Palms West Plaza.

5. Incompatible Use Buffers, per ULDC Section 85-060 (B) shall be incorporated along perimeters with properties zoning Agricultural Residential (AR).

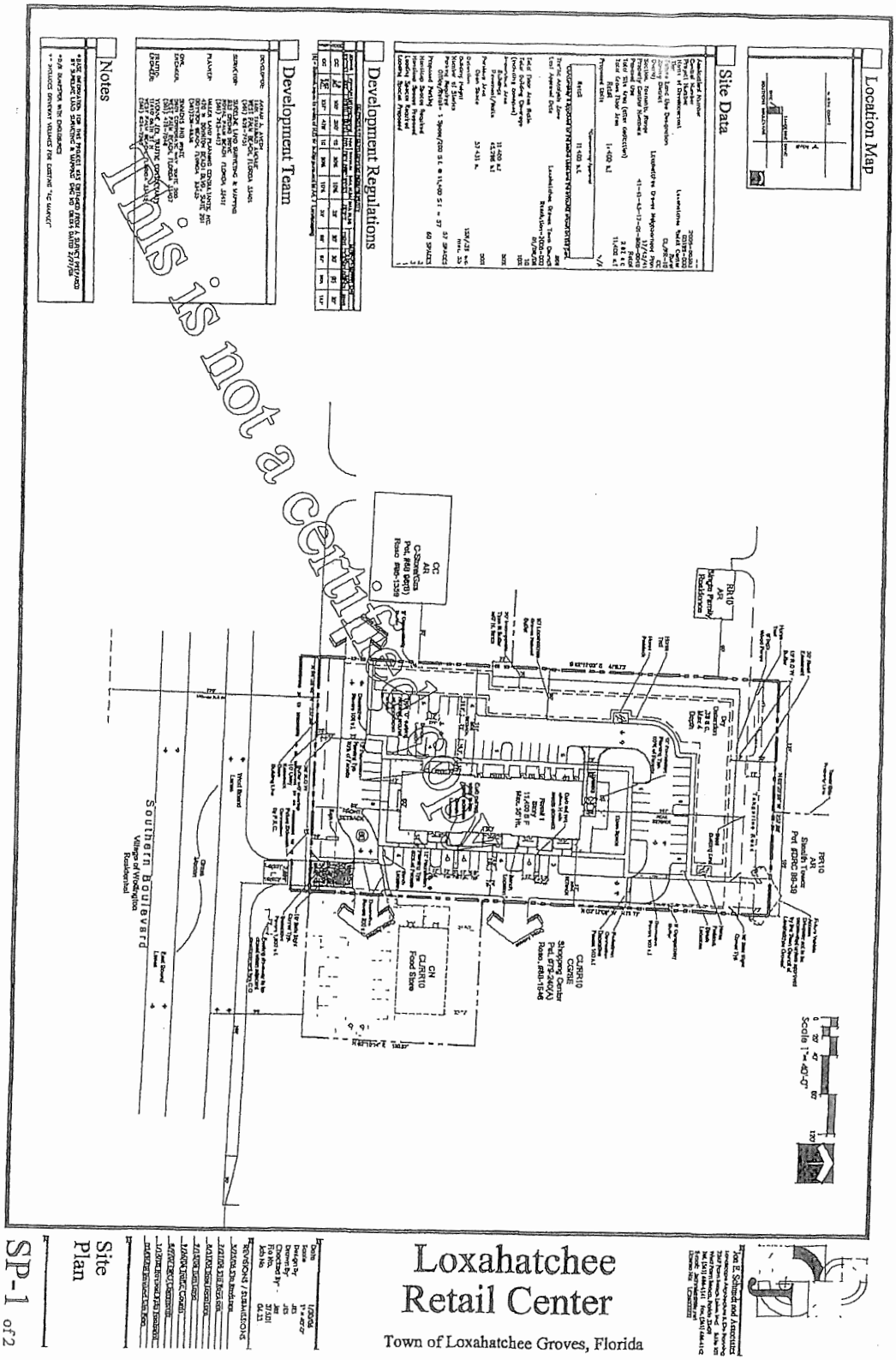
6. Outdoor Lighting Shall comply with the requirements of ULDC Section 50-030 *Outdoor Lighting, as revised by Ordinance 2019-06.*

7. A Clearing Permit pursuant to ULDC Article Article 87 - *Native Tree Preservation, Soil Stabilization And Invasive Exotic Removal* shall be obtained from the Town prior to any clearing or vegetation removal on Subject Site.

VI. PLANNING AND ZONING BOARD (PZB) ACTION: The PZB, at its meeting on February 4, 2021 recommended (TO BE DETERMINED).

VII. TOWN COUNCIL ACTION: (TO BE DETERMINED).

ATTACHMENT A
EXISING 2008 LOXAHATCHEE RETAIL CENTER SITE PLAN



ATTACHMENT B - PROPOSED ULDC AMENDMENTS

Proposed staff revisions are presented in underline (additions to existing or Applicant proposed text) and ~~strikethrough~~ (deletions to existing or Applicant proposed text) format.

Article 10, "Definitions, Abbreviations, and Construction of Terms"

Limited Access Self-Storage Facility. Limited Access Self-Storage Facility shall consist of individual, self-contained units that are leased for the storage of business, household, or other personal goods. ~~Self-Storage development] shall consist of storage bays with access only from the interior corridors of the building. A management office is an allowed accessory use. Any residential use is prohibited~~".

Article 25 *Commercial Zoning Districts*

Section 25-015. - Permitted uses

Plots located in the Commercial Low and Commercial Low Office zoning districts may be used for one or more of the following uses.

Principal Uses	Commercial Low (CL)	Commercial Low Office (CLO)
~~Warehouse,~~ Limited Access Self Storage	Permitted w/ Special Exception Subject to Article 80-075	Not Permitted

Section 80-075 Limited Access Self-Storage Facility

Limited Access Self-Storage Facility as defined in Article 10, "Definitions, Abbreviations, and Construction of Terms" shall be permitted in the Commercial Low (CL) zoning district subject to a Category A Special Exception approval and compliance with the following Conditional Use standards and criteria.:

(A) Use(s). A Limited Access Self-Storage ~~development~~ Facility shall consist of storage bays with direct access only from the interior corridors of the building. A management office is an allowed accessory use.

(B) Locational Requirement

(1) ~~(a)~~ A Self-Storage Facility ~~development~~ shall have direct frontage and vehicular access to Southern Boulevard or the frontage road along Southern Boulevard.

(2) ~~(b)~~ There shall be a minimum separation of 2 miles between Self-Storage developments.

(C) Site and Building Design.

1) ~~Minimum~~ Maximum site ~~requirements~~ dimensions. A Self-Storage Facility site shall be limited to a maximum of ~~require a minimum of two and one half (2.5) acres with not less than 200~~ 250 feet of street frontage along ~~on a public principal arterial right-of-way~~ the Southern Boulevard right-of-way and 500 feet of depth from the Southern Boulevard right-of-way.

2) Architecture. Architectural design shall comply with the Rural Vista Guidelines.

~~3)~~ Building Height. Building height (excluding parapets and architectural or mechanical features) shall ~~not exceed thirty-five (35) feet from finished grade~~ comply with the definition of height per ULDC Article 10, "Definitions, Abbreviations, and Construction of Terms.

4) Maximum Plot coverage. Maximum plot ~~area~~ coverage of all buildings and roofed structures shall not be more than ~~40~~ 25 percent of the gross site area~~.~~

5) Maximum Floor Area ~~Floor-to-area Ratio (FAR): FAR~~ Floor area will be determined with each application and regulated by applying the ULDC maximum plot coverage, and ULDC required minimum building setbacks, maximum building height, site infrastructure, including drainage, utilities, landscape buffers, minimum pervious area, and minimum required parking, circulation and loading requirements for vehicles.

6) Minimum Pervious Area: The minimum pervious area shall be 30 percent of the ~~plat~~ plot.

7) Lighting & Security Plan. At time of Site Plan application, a lighting (photometric) plan and security plan shall be required and at least include details for the following:

a. 24-hour security cameras, alarm system, use of gates with keypads and security lighting.

b. Site lighting used to illuminate the site after dusk shall be designed and arranged to reflect away from adjacent properties and away from any street, and shall comply with ULDC Section 50- 030, "Outdoor Lighting."

8) Signs. One monument sign advertising the Self-Storage Facility business may be erected on the plot frontage that abuts an arterial road right-of-way and complies with ULDC Section 90-035. , Such signage shall observe the site distance triangle requirement of Article 105, "Sight Distance."

9) Prohibited Uses.

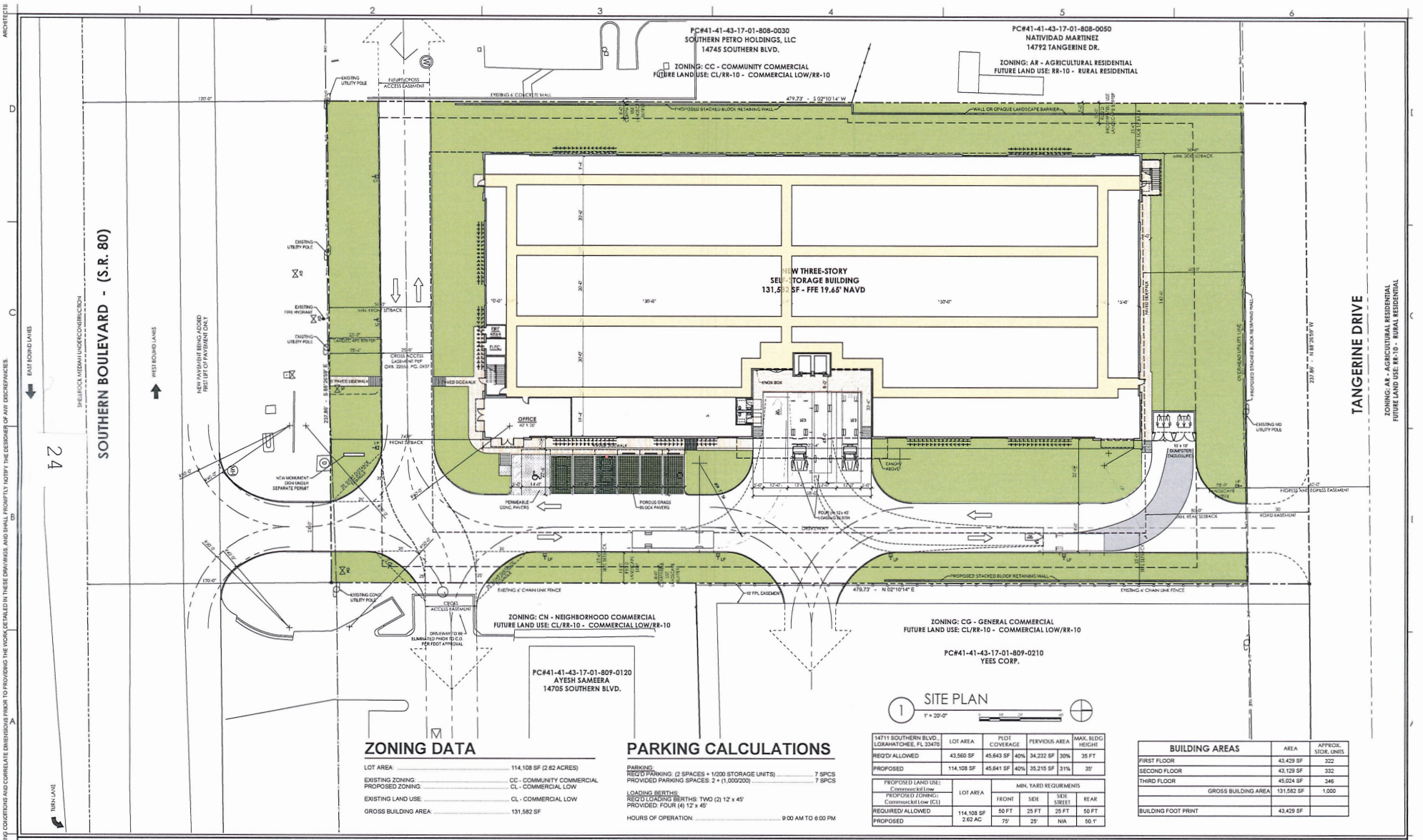
   a. The storage of flammable, hazardous or explosive materials, goods or products shall be prohibited.

   b. On site Caretakers or any Residential use.

   c. Businesses shall not operate within Self-Storage facility storage units.

   d. Outdoor storage of vehicles, recreational vehicles, boats, merchandise, business, household or other personal goods shall be prohibited.

10) Landscaping shall comply with ULDC Article 85 *Landscaping*, including incorporation of an Incompatible Perimeter Landscape Buffer, per Section 85-060 (B) (1) if the Self-Storage Facility abuts, or is separated from an Agricultural Residential zoning district by a public or private road, street, right-of-way or canal.



1 SITE PLAN
1" = 20'-0"

ZONING DATA

LOT AREA: ..... 114,108 SF (2.62 ACRES)

EXISTING ZONING: ..... CC - COMMUNITY COMMERCIAL
PROPOSED ZONING: ..... CL - COMMERCIAL LOW

EXISTING LAND USE: ..... CL - COMMERCIAL LOW

GROSS BUILDING AREA: ..... 131,582 SF

PARKING CALCULATIONS

PARKING:
REQ'D PARKING: (2 SPACES + 1/200 STORAGE UNITS) ..... 7 SPCS
PROVIDED PARKING SPACES: 2 + (1,000/200) ..... 7 SPCS

LOADING BERTHS:
REQ'D LOADING BERTHS: TWO (2) 12' x 45'
PROVIDED: FOUR (4) 12' x 45'

HOURS OF OPERATION: ..... 9:00 AM TO 6:00 PM

14711 SOUTHERN BLVD., LOXAHATCHEE, FL 33470	LOT AREA		PLOT COVERAGE		PERVIOUS AREA		MAX. BLDG HEIGHT
REQ'D/ ALLOWED	43,560 SF		45,643 SF	40%	34,232 SF	30%	35 FT
PROPOSED	114,108 SF		45,641 SF	40%	35,215 SF	31%	35'

PROPOSED LAND USE: Commercial Low	LOT AREA	MIN. YARD REQUIRMENTS			
PROPOSED ZONING: Commercial Low (CL)		FRONT	SIDE	SIDE STREET	REAR
REQUIRED/ ALLOWED	114,108 SF 2.62 AC	50 FT	25 FT	25 FT	50 FT
PROPOSED		75'	25'	N/A	50.1'

BUILDING AREAS	AREA	APPROX. STOR. UNITS
FIRST FLOOR	43,429 SF	322
SECOND FLOOR	43,129 SF	332
THIRD FLOOR	45,024 SF	346
GROSS BUILDING AREA	131,582 SF	1,000
BUILDING FOOT PRINT	43,429 SF	

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FX. 954.794.0301
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474

PROJECT: LOCKHART - STORAGE CENTERS - 14711 SOUTHERN BOULEVARD, LOXAHATCHEE FL. 33470

OWNER: LOCKHART - MANAGEMENT GROUP - LOCKHART MANAGEMENT GROUP 3547 53rd AVENUE WEST SUITE 184 - BRANDENTON, FL 34210

REVISIONS

No.	Description	Date

PROJECT STATUS: SITE PLAN APPROVAL
DATE: 11-11-2020
PROJECT NUMBER: 2820

DRAWING TITLE: REVISED SITE PLAN
SCALE: AS SHOWN
DRAWN BY: MB CHECKED BY: BPH

DRAWING NUMBER: A-101

ATTACHMENT C - PROPOSED SITE PLAN

1 SOUTH-EAST VIEW

ATTACHMENT D – ARCHITECTURAL ELEVATIONS

COLOR LEGEND

1. SW 6099 SAND DOLLAR	2. SW 6100 PRACTICAL BEIGE
3. SW 6170 TECHNO GRAY	4. SW 6171 CHATROOM
5. SW 7029 AGREEABLE GRAY	6. SW 7031 MEGA GREIGE
7. SW 7509 TIKI HUT	8. ENGLERT METAL ROOF COLOR: MANSARD BROWN

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FX. 954.794.0301
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474

PROJECT: LOCKHART - STORAGE CENTERS - 14711 SOUTHERN BOULEVARD, LOXAHATCHEE FL. 33470

OWNER: LOCKHART - MANAGEMENT GROUP - LOCKHART MANAGEMENT GROUP 3547 53rd AVENUE WEST SUITE 184 - BRANDENTON, FL 34210

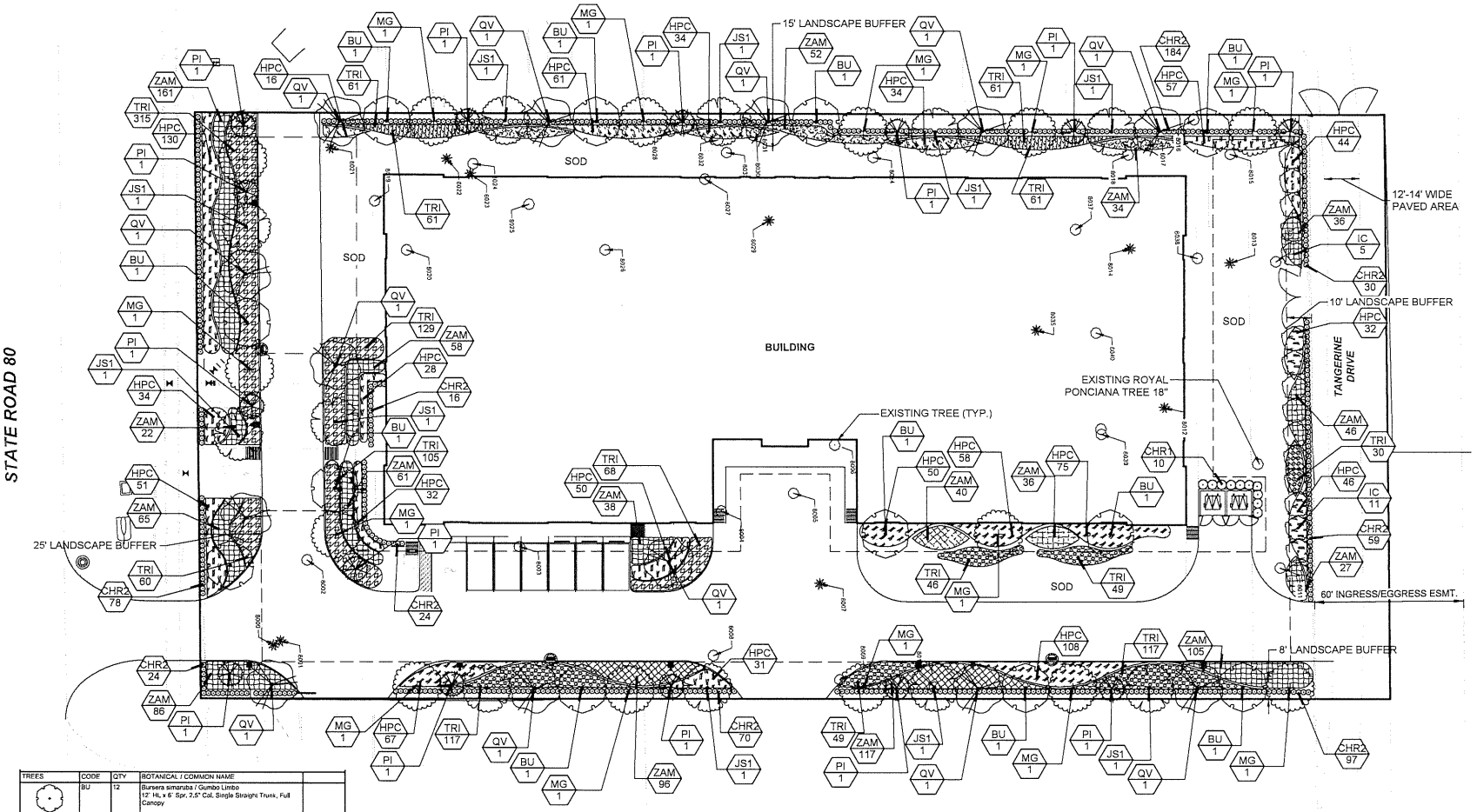
REVISIONS

No.	Description	Date

PROJECT STATUS: SITE PLAN APPROVAL
DATE: 11-11-2020
PROJECT NUMBER: 2820

DRAWING TITLE: BUILDING RENDER
SCALE: AS SHOWN
DRAWN BY: MB CHECKED BY: BPH

DRAWING NUMBER: A-301



TREES	CODE	QTY	BOTANICAL / COMMON NAME	
	BU	12	Bursera simaruba / Gumbo Limbo 12' Ht. x 6' Spr, 2.5" Cal. Single Straight Trunk, Full Canopy	
	IC	16	Ilex cassine / Dahoon Holly 12' Ht. x 6' Spr, 2.5" Cal, Single Straight Trunk, Full Canopy	
	JS1	11	Juniperus virginiana `Silicola` / Southern Red Cedar Juniperus Virginiana `Silicola` / Southern Red Cedar 20' x 24" Ht. x 16'-18' Spr, 6' -8" Cal, Clear Trunk	
	MG	14	Magnolia grandiflora / Southern Magnolia 12' Ht. x 6' Spr, 2.5" Cal. Single Straight Trunk, Full and Even Canopy, No Low Crotch	
	PI	14	Pinus elliotti / Slash Pine 12-16' Ht. (As Noted On Plan) x 5' Spr, 2.5" Cal. Single Straight Trunk, Full Canopy	
	QV	13	Quercus virginiana / Live Oak 12' Ht. x 6' Spr, 2.5" Cal. Single Straight Trunk, Full and Even Canopy, No Low Crotch	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	
	CHR1	10	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 15 Gal. 48" Ht. x 24" Spr, 24" O.C. Full and Dense Shrub, Full to Base	
	CHR2	583	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 3 Gal. 24" Ht. x 24" Spr, 24" O.C. Full and Dense Shrub, Full to Base	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
	HPC	1,038	Hamelia patens `Compacta` / Dwarf Fire Bush Min. 3 Gal. 18" Ht. x 18" Spr, 24" O.C. Full and Dense Shrub, Full to Base	24" o.c.
	TRI	1,207	Tripsacum floridanum / Florida Gamagrass Min. 3 Gal. 24" Ht. x 24" Spr, 24" O.C. Full and Dense Shrub, Full to Base	24" o.c.
	ZAM	1,114	Zamia pumila / Coontie 3 Gal. 18" Ht. x 18" Spr, 24" O.C. Full Foliage, No Spots	24" o.c.
SOD		TBD	Paspalum Notatum / Bahia Sod Weed and disease free, laid lightly, staggered rows	

ATTACHMENT E – LANDSCAPE PLAN

urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
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#LC0000035

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Lockhart Self Storage

Town of Loxahatchee Groves, FL

Landscape Plan

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	06.09.2020
Project No.:	20-162.000
Designed By:	NM
Drawn By:	SPG
Checked By:	NM

Revision Dates:
11.18.2020

LP-2
of 4