

TOWN OF LOXAHATCHEE GROVES

TOWN HALL CHAMBERS

PLANNING AND ZONING BOARD MEETING

AGENDA

January 21, 2021 – 5:30 to 7:30 P.M.



PZB MEMBERS

William Ford (Seat 1) - Chair
Matthew Ortero (Seat 3)
William Bell (Seat 5) - Vice Chair

Brett Raslowitz (Seat 2)
Neil O'Neal III (Seat 4)
Thais Gonzales (Alt.)
Vacant (Alt.)

Administration

Town Manager Jamie Titcomb
Town's 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. 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.

The Planning & Zoning Board meets on the 2nd or 3rd Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

OPENING

- 1. Call to Order & Roll Call**
- 2. Approval of Agenda**

REGULAR AGENDA

- 1. Merkert Special Exception**
- 2. Lockhart Self-Storage**
- 2. Public Comments**

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE (IF NECESSARY)

ADJOURN PLANNING AND ZONING BOARD

TO: Planning and Zoning Board

FROM: Jim Fleischmann, Town Planning Consultant

RE: Proposed Special Exception (SE 2020-03) to remove a Unity of Title required by a Development Order condition of approval

DATE: November 23, 2020.

STAFF REPORT: MERKERT SPECIAL EXCEPTION APPLICATION:

Project Name: Merkert Special Exception

Agent: Thomas Goltzene.

Applicant: Tuyet Merker, Trustee,

Applicant's Request: Remove the Unity of Title required by Condition I of the Palm Beach County Conditional Use Approval of the Merkert Family Mausoleum (County Resolution 98-1314). Condition I requires a Unity of Title to be filed with the Clerk of Courts covering two parcels; one of 5 acres and one of 20 acres.

Owners: Tuyet Merket Trust.

Size of Property: One acre (Subject Property) of a 25-acre parcel (Parent Tract).

Parcel Control Number (PCN): 41-41-43-17-01-337-0010 (Parent Tract)

Project Location: West side of "D" Road 0.8 miles north of Okeechobee Boulevard.

Current FLU Map Designation: Parent Tract: Rural Residential 5 (RR5).

Current Zoning Map Designation: Parent Tract: Agricultural Residential (AR).

Current Approval: Class A Conditional Use approval (Resolution 98-1314) by Palm Beach County in 1998 which permits a 1,200 sq. ft. private mausoleum for family members on the one-acre Subject Property. Several Conditions of Approval are included in the approval, including the filing of a Unity of Title covering two parcels of record that existed at the time.

Existing Use: A 1,200 sq. ft. private mausoleum on the Subject Property and Agriculture (Use 6600: Orchard Groves) and a Single-Family Homesteaded Residence on the balance of the Parent Tract. As a result of the filing of the Unity of Title, the two initial parcels of record (i.e. 5 and 20 acres) have been combined into a single parcel of record (i.e. 25-acre Parent Tract).

Proposed Land Use Designation: Parent Tract: Maintain current Rural Residential 5 (RR5).

Proposed Zoning Designation: Parent Tract: Maintain the current Town Agricultural Residential (AR) zoning designation and the Palm Beach County Class A Conditional Use approval on subject to the deletion or revision of Condition I.

Maximum Development Potential: Maintain the existing 1,200 sq. ft. of private mausoleum space on the Subject Property (0.028 FAR) per County Resolution 98-1314.

A. Background Information

The one-acre Subject Property is the object of a 1998 Class A Conditional Use approval by Palm Beach County (Resolution 98-1314). County Resolution 98-1314 is included in ATTACHMENT A.

The Loxahatchee Groves ULDC does not contain a similar type of approval which was granted by Palm Beach County prior to incorporation of the Town. However, Town Charter Section 10 (5) *Transitional Ordinances and Resolutions* states, in part:

“ . . . Any existing Palm Beach County ordinances, rules and regulations as of October 12, 2006 shall not be altered, changed, rescinded, or added to, nor shall any variance be granted thereto insofar as such action would affect the town without the approval of the town council.”

County Resolution 98-1314 contains two principal conditions related to Applicant's request. Condition H *Removal & Maintenance Agreements* required the Applicant to enter into the following agreements with Palm Beach County:

1. Removal Agreement: The mausoleum shall be removed from the one-acre Subject Property on the 20-acre parcel should the petitioner and its successors, heirs or assignees sell or no longer reside on the adjacent parcel (i.e. the 5-acre parcel); and
2. Maintenance Agreement: Maintenance of the mausoleum and landscaping within the one-acre Subject Property shall be the perpetual obligation of the petitioner and its successors, heirs or assignees. Maintenance includes pruning, fertilizing, irrigation, and watering of plant material during periods of draught in order to maintain healthy plant material.

Condition I *Unity of Title* requires a Unity of Title for the entire 25-acre Parent Tract which, at the time of approval consisted of two parcels of record; one of 20 acres and a second of 5 acres. The condition states:

"The unity shall be recorded in a form and manner acceptable to the County Attorney. The unity shall not be removed, altered, changed or amended without written approval from the Zoning Director."

In response to Conditions H and I, a Unity of Title, Mausoleum Removal Restrictive Covenant, and Maintenance Covenant were filed with the Palm Beach County Clerk of Courts in 1998. Each of these documents is included in ATTACHMENT B. The Unity of Title contains the following three principal provisions:

1. The initial two parcels (i.e. 5 acre and 20-acre parcels) of record shall be considered as one plot (i.e. the current Parent Tract). (NOTE: The two initial parcels of record are now combined and assigned a single Parcel Control Number);
2. The plot (Parent Tract) may only be sold, transferred, devised, or assigned in its entirety as one plot or parcel of land; and
3. The Unity of Title shall not be removed, altered, changed or amended without written approval of the Zoning Director.

B. Current Application Objective and Summary

The Applicant proposes to split Parent Tract into 4 lots of record (three 5-acre parcels and one 10-acre parcel) which requires a deletion or revision of Condition I *Unity of Title*, Section 1 of Exhibit C *Conditions of Approval* of County Resolution 98-1314 in order to release the Unity of Title. The purpose of the proposed lot split is to assign portions of Parent Tract to specific family members in the Tuyet Merkert Trust. The mausoleum is included within the proposed 10-acre parcel.

The Town does not have a Zoning Director that could remove or modify Condition I. Further, consistent with the Town Charter, only the Town Council has the authority to alter, change, rescind, or add to a Palm Beach County ordinance, rule or regulation effective as of October 12, 2006. As a result, Staff has determined that the most appropriate available vehicle to process the request is a Special Exception Category A application to amend or delete Condition I *Unity of Title* of Resolution 98-1314. A Special Exception Category A requires Town Council approval.

As a result of the staff determination, Applicant has filed Special Exception Application SE 2020-03 to remove the Unity of Title from the Palm Beach County Official Records. Deletion or revision of Condition I of the Class A Conditional Use Approval will allow the Unity of Title to be removed from the Clerk of Courts records and the Parent Tract to be split into parcels for assignment to family members.

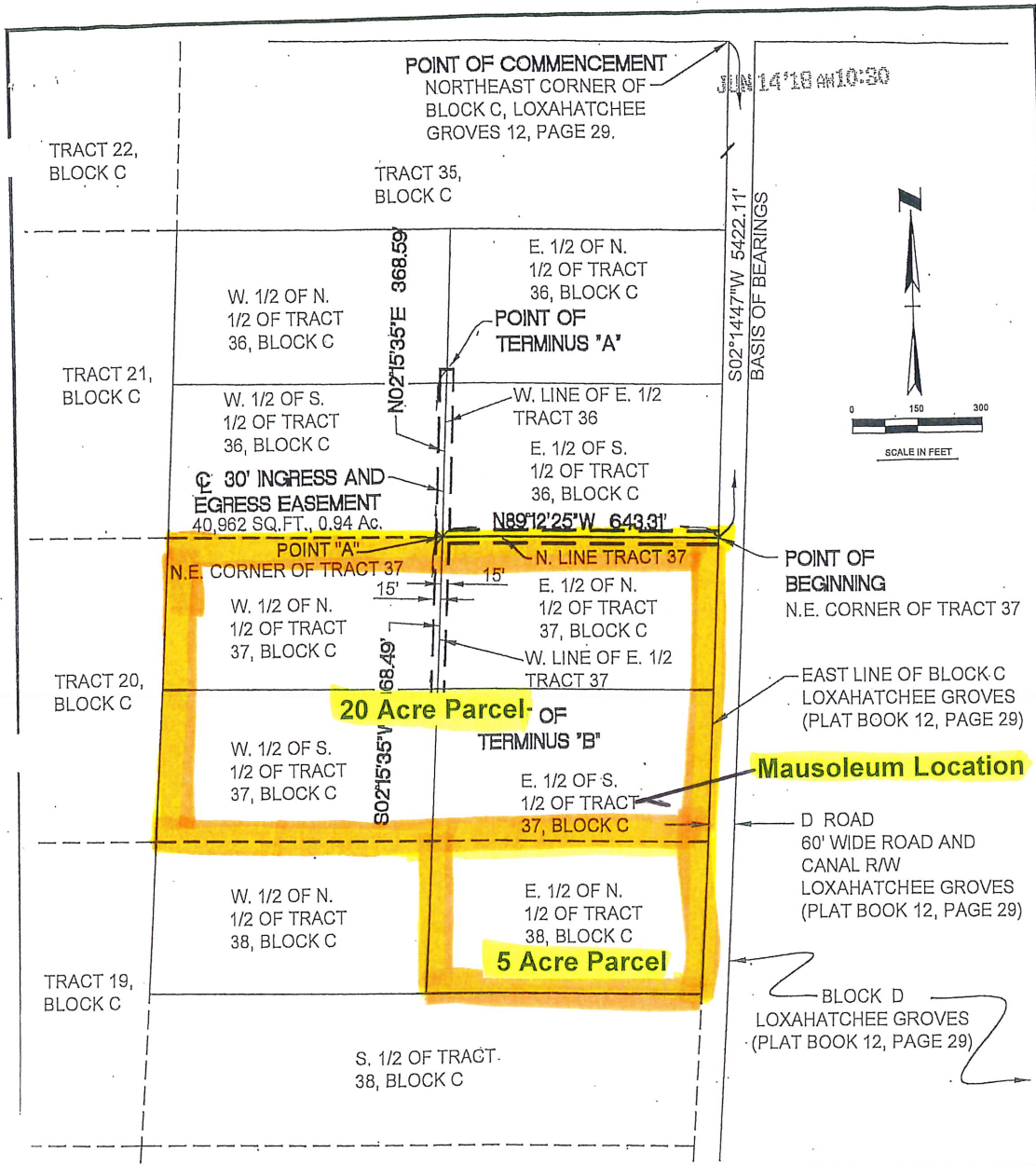
The following maps are included to illustrate the above discussion:

- MAP 1 is an aerial photograph of the 25-acre Parent Tract;
- MAP 2 illustrates the original 20 acre and 5-acre parcels;
- MAP 3 illustrates the 25-acre Parent Tract and the one-acre Subject Site;
- MAP 4 is the approved mausoleum site plan from the Palm Beach County Class A Conditional Use approval (Resolution 98-1314); and
- MAP 5 is the proposed lot split of the Parent Tract which will enable the assignment of legal lots of record to specific family members of the Applicant.

MAP 1



MAP 2



LEGEND

- ⊕ = CENTERLINE
- P.B. = PLAT BOOK
- PG = PAGE
- O.R.B. = OFFICIAL RECORD BOOK OF
PALM BEACH COUNTY

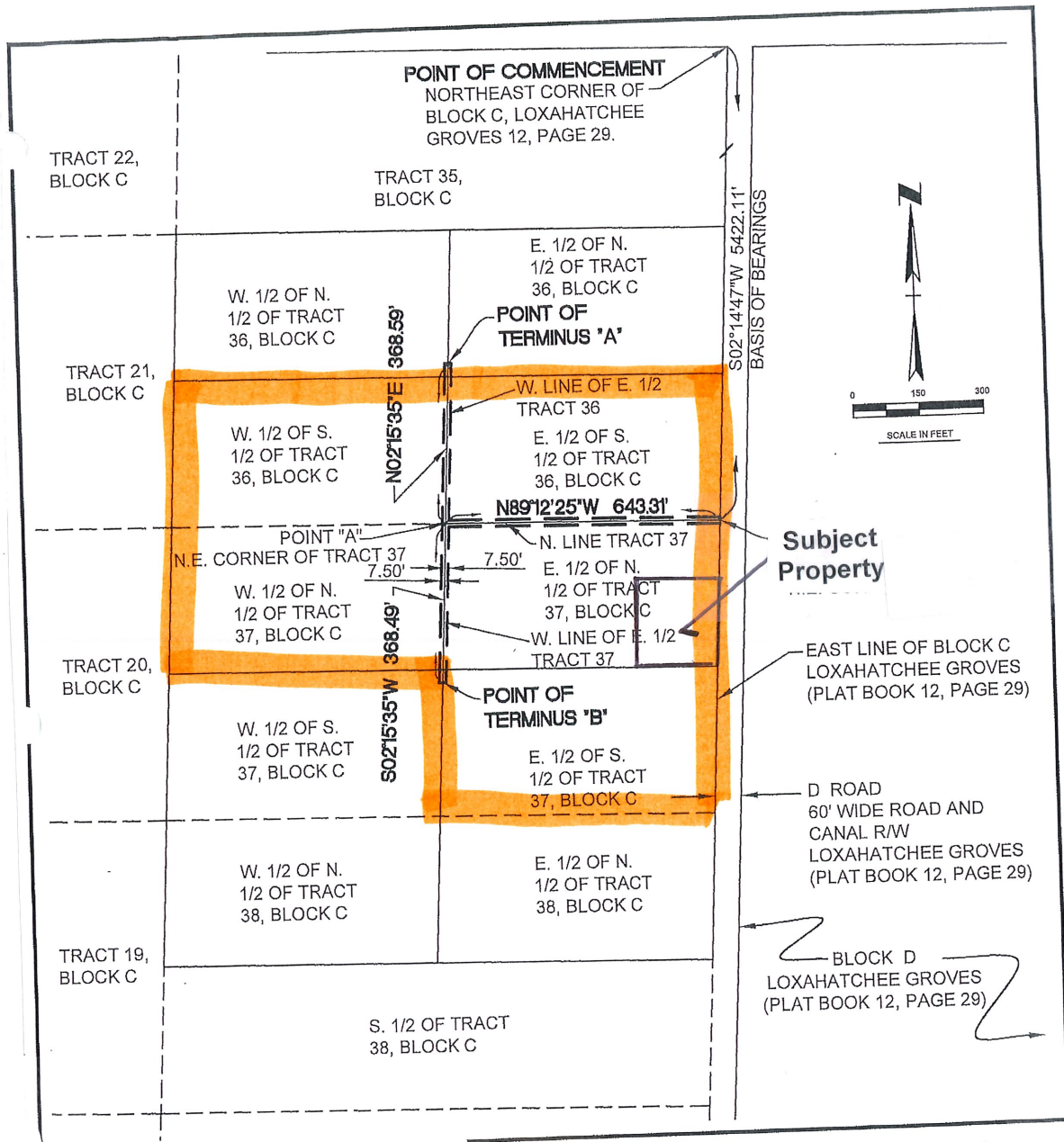
EXHIBIT A INGRESS & EGRESS EASEMENT



Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DJI	TEW	09MAY18	1"=300'	18-055	2 OF 2

MAP 3



LEGEND

- CL = CENTERLINE
- P.B. = PLAT BOOK
- PG = PAGE
- O.R.B. = OFFICIAL RECORD BOOK OF PALM BEACH COUNTY

EXHIBIT A 'SS & EGRESS EASEMENT



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DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DJI	TEW	09MAY18	1"=300'	18-055	2 OF 2

MAP 5



C. Description of the Approved Use

The Class A Conditional Use approved by Palm Beach County in 1998 permits a one-acre portion (Subject Property) of the 25-acre Parent Tract to be developed as a 1,200 sq. ft. mausoleum for a maximum of 20 family members. The approved site plan is presented on Map 4, and the approval, County Resolution 98-1314, including conditions of approval, is presented in Attachment A. Use, building and site design, landscaping, and signage comprise the design standards imposed by the conditions of approval.

D. Applicant Approval Justifications

Special Exception is the application vehicle to attain approval of Applicant's request. The Applicant must, therefore, prepare responses to required review criteria in ULDC Sections 170-025(A)(1) – (A)(10) *Special Exception Use Review Standards*.

The following are Applicant responses to required Special Exception review criteria in ULDC Sections 170-025(A)(1) – (A)(10) *Special Exception Use Review Standards*.

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

Applicant Response: Removing the Unity of Title will not change any use on this or contiguous properties.

- 2. That 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.**

Applicant Response: The "use" is existing and no physical change will occur. The current use has existed for 20 years and will continue.

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

Applicant Response: All adequate landscaping and screening currently exist and have for 20 years.

4. That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Applicant Response: All parking and loading, ingress and egress will continue as they have for the past 20 years with minimum interference to any traffic.

5. That 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.

Applicant Response: The use has existed for 20 years with no adverse effects or complaints.

6. That 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.

Applicant Response: The use has existed for 20 years. The only requested change is Unity of Title.

7. That 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.

Applicant Response: The use, while existing for 20 years, is contained on private property and utilizes no public roads.

8. That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan.

Applicant Response: The use is not detrimental as determined by County Commission when approved 20 years ago.

9. That 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 the zoning in the vicinity due to its nature, duration, direction or character.

Applicant Response: The use of the property as a mausoleum by its nature precludes such things and is passive.

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

Applicant Response: The use has existed for 20 years with no burden on public services or facilities.:

E. Staff Findings

Based upon its review, Staff finds that Applicant has adequately addressed the Conditional Use Standards, per proposed ULDC Section 80-075, Site Plan Application Requirements, and Special Exception Review Standards subject to proposed conditions of approval.

The principal conclusions presented by Applicant are as follows:

1. The mausoleum has existed on Subject Site for over 20 years.
2. No physical changes to the current approval are proposed.
3. Landscaping and buffering, as required, have been maintained.
4. Parking, loading, ingress and egress/egress will be maintained.
5. No adverse impacts or complaints have been lodged with Applicant since the mausoleum was built.
6. The mausoleum use, by its nature, does not cause incompatible noise, lighting, vibration, fumes, odors or dust impacts on neighboring properties.

F. Staff Recommendation

Staff recommends approval of Special Exception SE 2020-03 including the following revisions to Palm Beach County Class A Conditional Use approval (Resolution 98-1314):

1. Deletion of Condition I Unity of Title.
2. Revision of Condition H Removal and Maintenance Agreements to read as follows:

H. REMOVAL & MAINTENANCE AGREEMENTS

1. The petitioner shall enter into a Removal Agreement with the Town of Loxahatchee Groves. The mausoleum shall be removed from the one (1) acre site should the petitioner and its successors, heirs or assignees sell or no longer reside on the parcel of land consisting of the following tracts: East ½ of the South ½ of Tract 37 of Block C and the East ½ of the North ½ of Tract 38 of Block C, of the Replat of Loxahatchee Groves, as recorded in Plat Book 12, Page 29 of the Public Records of Palm Beach County, Florida. The Agreement shall be subject to approval by the Town Attorney.
2. The petitioner shall enter into a Maintenance Agreement with the Town of Loxahatchee Groves. The Maintenance Agreement shall cover the mausoleum and the landscaping. All required landscape buffers within the one (1) acre site shall be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees. Perpetual maintenance includes, but is not limited to pruning, fertilizing, irrigation, and watering of plant material during periods of drought, in order to maintain healthy plant material. The Agreement shall be subject to approval by the Town Attorney.
3. Subject to executing the Removal and Maintenance Agreements, and with written approval by the Town of Loxahatchee Groves and/or Palm Beach County, as appropriate, the Unity of Title may be removed from the Public Record.

G. Planning and Zoning Board Recommendation

To be determined:

H. Town Council Action

To be determined

ATTACHMENT A – Palm Beach County Resolution 98-1314

RESOLUTION NO. R-98-1314

RESOLUTION APPROVING ZONING PETITION CA98-43
CLASS A CONDITIONAL USE
PETITION OF TUYET PAYNE
BY ROBERT E. BASEHART, AGENT
(MERKERT FAMILY MAUSOLEUM)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the Board of County Commissioners, pursuant to Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended) is authorized and empowered to consider, approve, approve with conditions or deny Class A Conditional Uses; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code have been satisfied; and

WHEREAS, Zoning Petition CA98-43 was presented to the Board of County Commissioners at a public hearing conducted on August 27, 1998; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendations of the Zoning Commission; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations) of the Palm Beach County Unified Land Development Code (ULDC) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Class A conditional Use is consistent with the Palm Beach County Comprehensive Plan.
2. This Class A Conditional Use complies with relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Unified Land Development Code.
3. This Class A Conditional Use is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Class A Conditional Use, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Class A Conditional Use, with conditions as adopted, complies with standards imposed on it by all other applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Class A Conditional Use meets applicable local land development regulations.

7. This Class A Conditional Use, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Class A Conditional Use has a concurrency determination and complies with Article 11, Adequate Public Facility Standards of the ULDC.
9. This Class A Conditional Use, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Class A Conditional Use, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition CA98-43, the petition of Tuyet Payne, by Robert E. Basehart, agent, for a Class A Conditional Use Class A Conditional Use for a 1,200 SF private family mausoleum in the Agricultural Residential (AR) Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on August 27, 1998, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Foster moved for the approval of the Resolution.

The motion was seconded by Commissioner Roberts and, upon being put to a vote, the vote was as follows:

Burt Aaronson, Chair	--	Aye
Maude Ford Lee, Vice Chair	--	Aye
Ken Foster	--	Aye
Karen T. Marcus	--	Absent
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 27, 1998.

APPROVED AS TO FORM
AND **LEGAL** SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

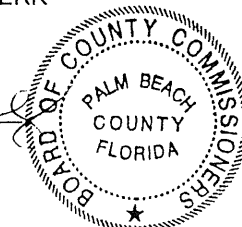


EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN LOT 38, BLOCK "C" OF THE REPLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 208.41 FEET OF THE SOUTH 208.93 FEET AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE EAST LINE AND THE SOUTH LINE RESPECTFULLY OF LOT 38, BLOCK "C" OF THE REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.00 ACRES.

EXHIBIT B
VICINITY SKETCH

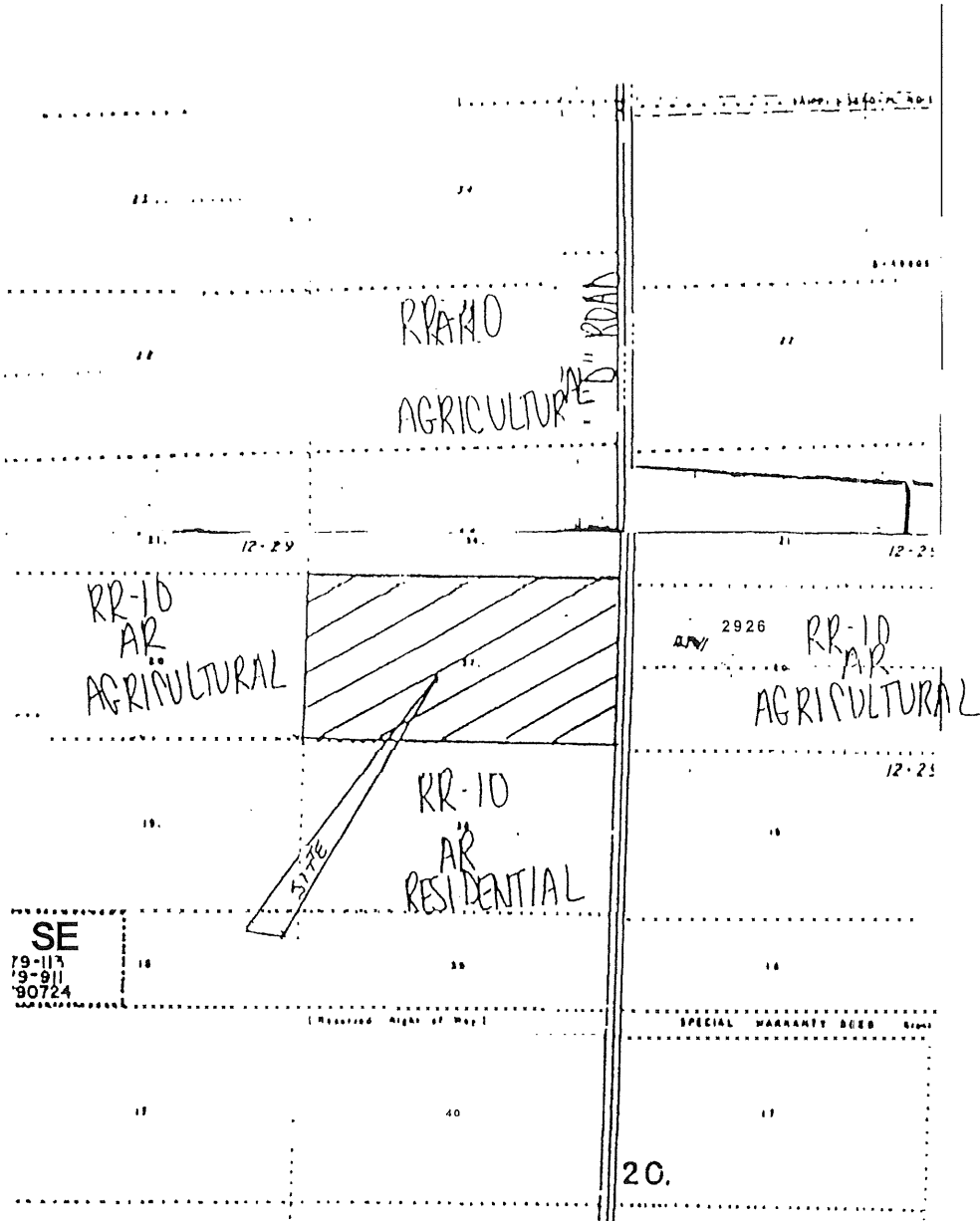


EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated August 17, 1998. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRC: ZONING)
2. Prior to final DRC certification of the site plan, the petitioner shall revise the site plan to indicate a twenty (20) foot wide easement along the entire east property line of the twenty (20) acre site, and this easement shall be dedicated to the Loxahatchee Groves Water Control District. (DRC: LGWCD-Zoning)

B. BUILDING AND SITE DESIGN

1. The approved area (1.0 acre) shall be limited to the use as a private mausoleum for family members only. (DRC: ZONING)
2. Total gross floor area of the mausoleum shall be limited to a maximum of 1,200 square feet. (DRC: ZONING)
3. The maximum height for the mausoleum, measured from finished grade to highest point, shall not exceed twenty five (25) feet (BLDG PERMIT: BLDG - Zoning)
4. The mausoleum shall be constructed in conformance with the construction standards required by Chapter 497 of the Florida Statutes. (BLDG PERMIT: BLDG - Zoning)

C. LANDSCAPING - STANDARD

1. All canopy trees required to be planted on site by this approval shall meet the following minimum standards at installation:
 - a. Tree height: twelve (12) feet.
 - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
 - c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.
 - d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)

D. LANDSCAPING ALONG NORTH, SOUTH, WEST PROPERTY LINES (ONE ACRE SITE ONLY)

1. Landscaping and buffering along the above property lines shall include:
 - a. A minimum ten (10) foot wide landscape buffer strip;
 - b. One (1) native canopy tree spaced no more than twenty (20) feet on center;

- c. One (1) palm for each twenty-five (25) linear feet of property line with a maximum spacing of sixty (60) feet on center. A group of three (3) palms shall not be substituted for a perimeter canopy tree and;
- d. Twenty four (24) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of seventy two (72) inches. (CO: LANDSCAPE)

E. ENGINEERING

No conditions.

F. LANDSCAPING ALONG EAST PROPERTY LINE (ABUTTING D ROAD)
(ONE ACRE SITE ONLY)

- 1. Landscaping and buffering along the east property line shall include:
 - a. A minimum fifteen (15) foot wide landscape strip;
 - b. One (1) native canopy tree spaced no more than thirty (30) feet on center;
 - c. One (1) palm for each twenty-five (25) linear feet of property line with a maximum spacing of sixty (60) feet on center. A group of three (3) palms shall not be substituted for a perimeter canopy tree and;
 - d. Twenty four (24) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of seventy two (72) inches. (CO: LANDSCAPE)

G. SIGNS

- 1. No freestanding signs (excluding wall signs on the mausoleum) shall be permitted for the private mausoleum. (CO/ONGOING: BLDG/CODE ENF)

H. REMOVAL & MAINTENANCE AGREEMENTS

- 1. Prior to final certification of the site plan by the Development Review Committee (DRC), the petitioner shall enter into a Removal Agreement with a Removal bond with the Palm Beach County. The mausoleum shall be removed from the one (1) acre site should the petitioner and its successors, heirs or assignees sell or no longer reside on the adjacent site (PCN00-41-43-17-01-338-0040). The Agreement and the Bond shall be subject to the approval of the County Attorney. (DRC: ZONING - Co Att)
- 2. Prior to final certification of the site plan by the Development Review Committee (DRC), the petitioner shall enter into a Maintenance Agreement with a Maintenance Bond with the Palm Beach County. The Maintenance Agreement and the Maintenance Bond shall cover the mausoleum and the landscaping. All required landscape buffers within the one (1) acre site shall be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and watering of plant material during periods of drought in order to maintain healthy plant material. The Agreement shall be subject to the approval of the County Attorney. (DRC: CODE ENF/ZONING - Co Att)

I. UNITY OF TITLE

- 1. Prior to site plan certification by the Development Review Committee (DRC), the petitioner shall record in the public record a unity of title for the subject property (PCN00-41-43-17-01-337-0010) and the adjacent property (PCN

5 Acre

00-41-43-17-01-338-0040). The unity shall be recorded in a form and manner acceptable to the County Attorney. The unity shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRC: ZONING - Co Att)

J. USE LIMITATIONS

1. The mausoleum shall be limited to one acre and a maximum capacity of twenty (20) family members only. (BLDG PERMIT/ONGOING: CODE ENF-Zoning)
2. One vehicular access to the mausoleum site shall be provided from the adjacent 5 acre parcel identified as PCN00-41-43-17-01-338-0040. (BLDG PERMIT/ONGOING: CODE ENF-Zoning)

K. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING- Zoning)
2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
 - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a majority vote of the Code Enforcement Board to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC; in response to any flagrant violation and/or continued violation of any condition of approval.

**ATTACHMENT B – Unity of Title, Removal Restrictive Covenant
and Maintenance Covenant**

Return to:
Frank R. Tyson, Jr., Esq.
One SE 4 Avenue #211
Delray Beach, FL 33483

Nov-19-1998 08:59am 98-451589
ORB 10762 Pg. 440
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

UNITY OF TITLE

In consideration of the issuance of a permit to TUYET PAYNE, Trustee, for the construction of a mausoleum in Palm Beach County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of the following properties, legal description as follows:

Lot 1: Lot 37, Block C, LOXAHATCHEE GROVES, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 12, Page 29, of the Public Records of Palm Beach County, Florida.

Lot 2: The north half of the East half of Tract 38, Block C, LOXAHATCHEE GROVES, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, as recorded in Plat Book 12, Page 29, Public Records of Palm Beach County, Florida.

Property is subject to an easement for ingress and egress over the South 30.00 feet thereof. Together with a 60.00 feet easement for ingress and egress as shown hereon.

Legal description for 60 feet ingress and egress easement: Being in Tract 38, Block C, LOXAHATCHEE GROVES, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, as recorded in Plat Book 12, Page 29, Public Records of Palm Beach County, Florida, more particularly described as follows:

The North 30.00 feet of the East 943.44 feet of the South half of said Tract 38, TOGETHER with the South 30.00 feet of the East 943.44 feet of the North half of said Tract 38.

in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land. The conveyance of right-of-way required by government shall not be deemed to violate this Unity of Title.

2. The Unity of Title shall not be removed, altered, changed or amended without written approval of the Zone Director.

3. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Executive Director of Palm Beach County Planning, Zoning and Building Department and the County Engineer.

10.50
1.00
11.10.

4. The undersigned further agrees that this instrument may be recorded in the Public Records' of Palm Beach County.

Signed, sealed, executed, and acknowledged on this 12 day of November, 1998, at West Palm Beach, Florida.

OWNER

TUYET PAYNE Trustee

WITNESSES

Frank P. Tyson, Jr.
FRANK P. TYSON, JR.

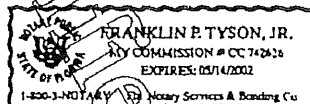
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Unity of Title was acknowledged before me this 12 day of November, 1998 by TUYET PAYNE, Trustee, who is personally known to me.

Franklin P. Tyson, Jr.
Notary Public - State of Florida
Printed Name of Notary Public

My commission expires:



MAUSOLEUM REMOVAL RESTRICTIVE COVENANT

This Covenant is made this 12 day of November, 1998 by TUYET PAYNE, Trustee, (hereinafter referred to as "PAYNE"), having an address of 2791 "D" Road, Loxahatchee, Florida 33470.

WHEREAS, PAYNE, owns and operates a mausoleum within the County of Palm Beach (COUNTY) located on land more legally described as follows:

Lot 37, Block C, LOXAHATCHEE GROVES, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach county, Florida, recorded in Plat Book 12, page 29, of the Public Records of Palm Beach County, Florida.

WHEREAS, PAYNE, intends to build, maintain and operate a mausoleum; and

WHEREAS, COUNTY has granted PAYNE an approval to use the property for a mausoleum, and has granted a permit to erect a mausoleum; and

WHEREAS, PAYNE makes this agreement pursuant to Article 6.4d.22m. Use Regulations, and Definitions of the Unified Land Development Code of Palm Beach County, Florida (June 16, 1992) and conditions of approval of Resolution Number R-98-1314.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the granting of the use of the property for a mausoleum, it is agreed as follows:

1. PAYNE agrees that in the event the mausoleum located on

Mausoleum Removal Agreement
between Tuyet Payne, Trustee
and Palm Beach County /

the real property described above shall become unused, PAYNE shall remove said mausoleum within twelve (12) months of the cessation of use.

2. Cessation of use shall be defined as the non-use of the mausoleum for the purposes permitted.

3. This Agreement shall be binding PAYNE and her assigns and successors.

4. The Mausoleum shall also be removed if the Owner or its successors, heirs or assigns, sell or no longer reside on the adjacent site. The Mausoleum will also be removed if the Owner sells the land upon which the Mausoleum sits to one who is not a family member or heir.

5. PAYNE shall notify Palm Beach County Zoning Division within thirty (30) days of cessation of use or the sale or other conveyance of the mausoleum property or adjacent property.

6. The Owner of the properties will obtain and maintain a Removal Bond to be approved by Palm Beach County to insure the performance required in this Agreement.

7. In the event that PAYNE fails to remove the mausoleum within the twelve (12) months set forth herein, COUNTY may have the mausoleum removed without notice. County may require performance under the bond or draw upon the bond for the cost of removal. PAYNE shall be responsible for the County's reasonable direct and indirect costs, if any, in excess of the bond or in the event the

Mausoleum Removal Agreement
between Tuyet Payne, Trustee
and Palm Beach County

bond is invalid for any reason. The County may record a lien against the property for costs of removal should PAYNE fail to make payment within fifteen (15) days of request of payment.

8. County shall not be responsible to PAYNE for damage to any structures or property caused through removal of the mausoleum.

9. This Agreement shall be recorded in the Public Records of Palm Beach County, Florida. Palm Beach County to be beneficiary of the provisions of this document.

WHEREFORE, PAYNE has entered into this Agreement the year and date first stated above.

Witnesses:

Staci Tyson
Frank P. Tyson, Jr.

OWNER

By:

TUYET PAYNE, Trustee

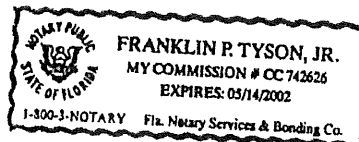
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this 12 day of November, 1998 by TUYET PAYNE, Trustee, who is personally known to me.

Franklin P. Tyson, Jr.
Notary Public, State of Florida

Franklin P. Tyson, Jr.
Printed Name of Notary Public

My Commission expires:



MAINTENANCE COVENANT

This Covenant is made this 12 day of November, 1998, by TUYET PAYNE, Trustee, (hereinafter referred to as "PAYNE"), having an address of 2791 "D" Road, Loxahatchee, Florida 33470.

WHEREAS, PAYNE, owns real estate within the County of Palm Beach located on land legally described as follows:

Lot 37, Block C, LOXAHATCHEE GROVES, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 12, page 29, of the Public Records of Palm Beach County, Florida.

WHEREAS, County has given approval to Owner to erect a Mausoleum.

WHEREAS, the County requires and the Owner agrees to adequately maintain and landscape said property; and

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and the granting of the use of the property for a Mausoleum, it is agreed as follows:

1. That the Owner shall landscape and maintain said property as required under the conditions of approval of the Board of County Commissioners of Resolution No. R-98-1314.
2. All required landscape buffers within the one (1) acre site shall be the perpetual maintenance obligation of the Owner and its successors, heirs or assigns.
3. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and watering of plant material during periods of drought in order to maintain healthy plant material.
4. The Owner agrees to provide and maintain a performance bond in an amount and type required and approved by the Board of County Commissioners. The County will be the beneficiary of the Performance Bond.
5. This Agreement will be recorded in the Public Records of Palm Beach County, Florida.

WHEREFORE, PAYNE has entered into this Agreement the year and date first stated above.

Witnesses:

Franklin P. Tyson, Jr.
Franklin P. Tyson, Jr.

Owner:

Tuyet Payne
TUYET PAYNE/Trustee

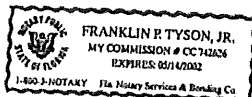
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to and subscribed before me this 12 day of November, 1998, by TUYET PAYNE, Trustee, who is personally known to me.

Franklin P. Tyson, Jr.
Notary Public - State of Florida

Franklin P. Tyson, Jr.
Printed Name of Notary Public

My commission expires:



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 the 2.62 acre property; and

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

DATE: January 21, 2020.

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.

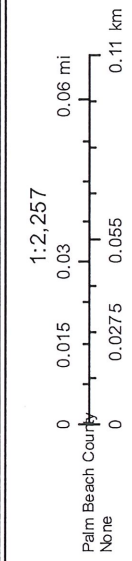
II. GENERAL INFORMATION

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



MAP 1 – Subject Site

Lockhart Self-Storage Site



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. 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

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 B. 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. 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 this proposed access opening to Southern Boulevard, the existing direct access to the adjacent property to the east will be closed prior to the issuance of a Certificate of Occupancy for the site 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 per the existing cross-access easement recorded in Official Records Book 22555, pages 937 to 945. Additionally, a drive lane is proposed along the eastern boundary of the Subject Site to allow access through the site and to Tangerine Drive to the north. This drive lane will also provide cross-access to the properties adjacent to the east.

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 C.

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 D.

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 A..

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 B. 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 and egress opening to Southern Boulevard located near the southeast corner of the property coincident with the closing of the existing east-west service road. The ingress/egress will also provide cross-access to Palms West Plaza and AG Market per the existing 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 and Palms West Plaza to the east 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 service road fronting Subject Site.

The driveway will allow for direct right-in and right-out access onto Southern Boulevard from Subject Site. In addition, the drive lane 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; 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 addressed. 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 commercial zoning on its east (Palms West Plaza and AG Market) and commercial (Shell Station – 180 feet) and AR (residential – 300 feet) zoning on its west. 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)

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 A.
- 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 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 shall be revised to limit the eastern drive lane access to Tangerine Drive to emergency vehicles only.
 - 3. The perimeter berm along the Southern Boulevard frontage shall be set at 3-feet above the 25-year storm event and landscaped.
 - 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 January 21, 2020 recommended (TO BE DETERMINED).

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

ATTACHMENT A - 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, <u>Limited Access Self Storage</u>	Permitted <u>w/ Special Exception Subject to Article 80-075</u>	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.

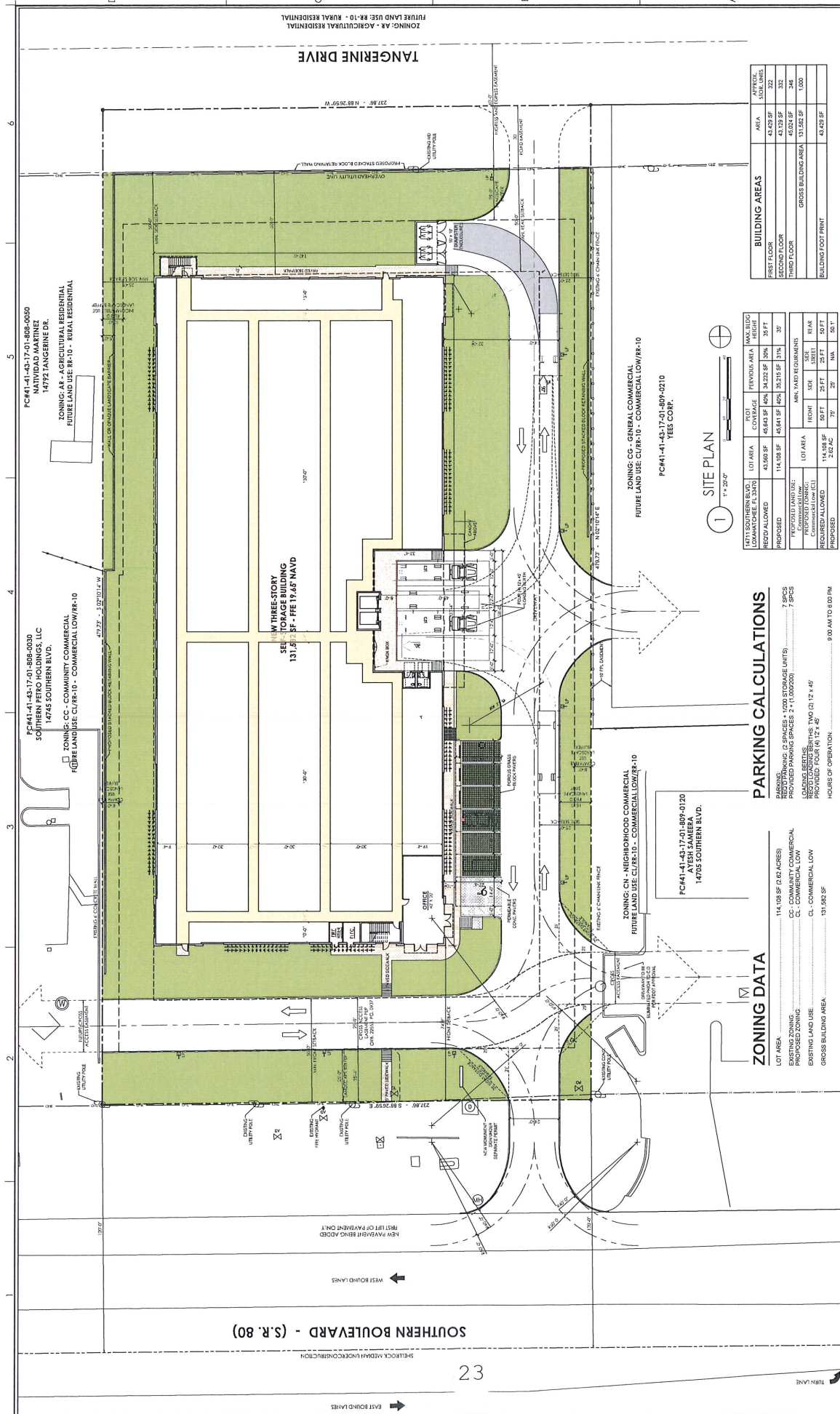
- (2) ~~(b)~~ There shall be a minimum separation of 2 miles between Self-Storage developments.

(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.

ATTACHMENT B - PROPOSED SITE PLAN





SOUTH-EAST VIEW

ATTACHMENT C – ARCHITECTURAL ELEVATIONS

COLOR LEGEND

	1. SW 6099 SAND DOLLAR		2. SW 6100 PRACTICAL BEIGE
	3. SW 6170 TECHO GRAY		4. SW 6171 CHARMOON
	5. SW 7529 AGRICULTURE GRAY		6. SW 7031 MEGA GREGGE
	7. SW 7529 BOLD		8. SW 7031 MEGA GREGGE
	9. SW 7529 BOLD		10. SW 7529 BOLD

[illegible]

PROJ. CT STATUS:
 DATE: 11-11-2020
 PROJECT NUMBER: 0000

DRAWING TITLE

BUILDING REND

SCALE

AS SHOWN

AR 03/20/2010

AR 04/04/2010

LOCKHART MANAGEMENT GROUP
3547 52nd AVENUE WEST

LOCKHART
-STORAGE CENTERS-
14711 SOUTHERN BOULEVARD,
THUNDERBOLT

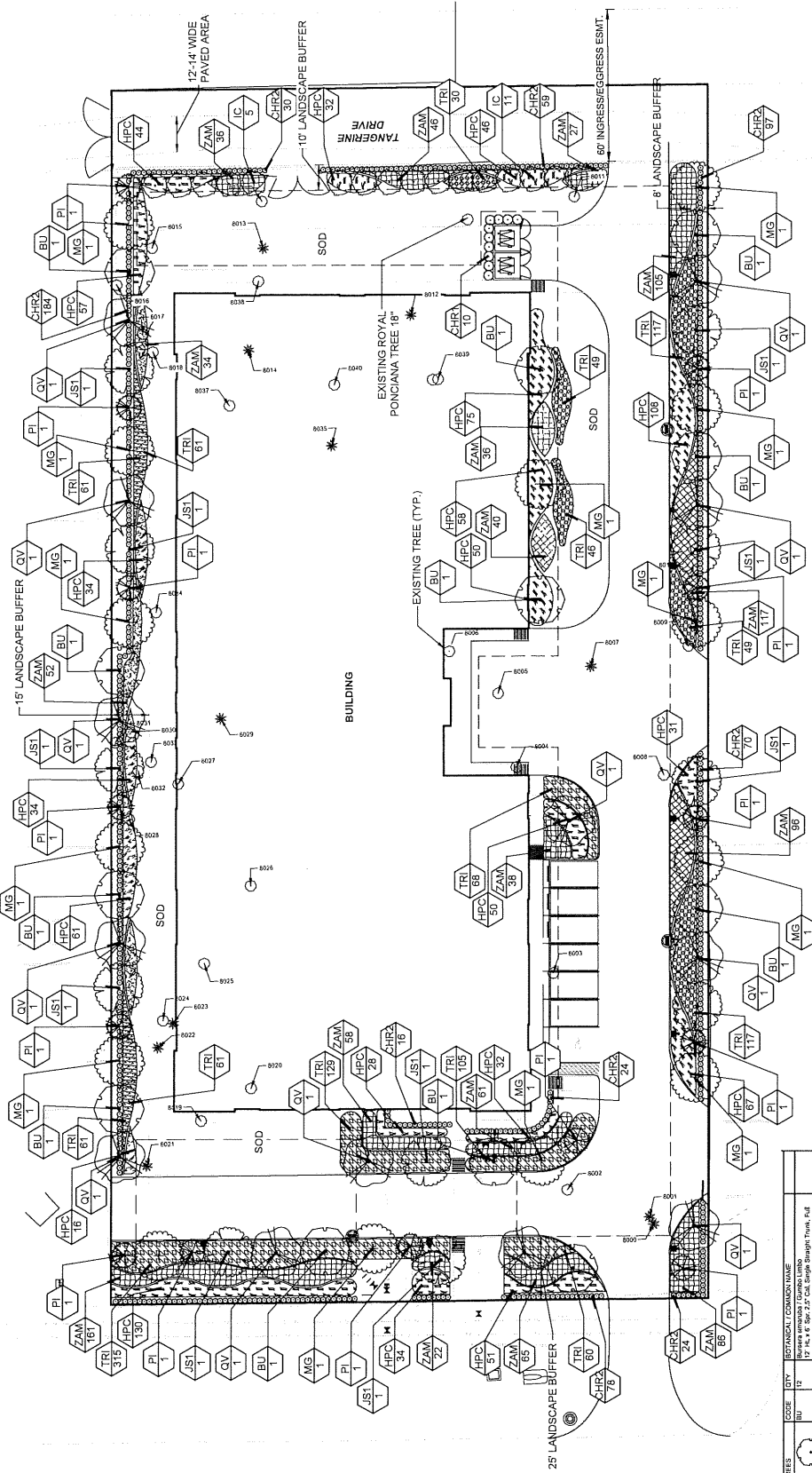
☐ WILLIAM J. GALLO
FL AR0003440



GHA
GALLO HERBERT ARCHITECTS
1111 WINDYBROOK CENTER DRIVE, SUITE 200, BOCA RATON, FLORIDA 33432
TEL: 561.995.1100 FAX: 561.995.1101 WWW.GHA-ARCHITECTS.COM

A-301

BUILDING RENDER



THREE	CODE	QTY	SPACING	COMMON NAME
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ATTACHMENT D – LANDSCAPE PLAN

STATE ROAD 80