



**CITY OF BOYNTON BEACH
PLANNING AND DEVELOPMENT BOARD
MEETING AGENDA**

DATE: Tuesday, July 24, 2018

TIME: 6:30 PM

PLACE: City Hall Chambers

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Agenda Approval**
4. **Approval of Minutes**
 - 4.A. A. Approve Minutes from May 22, 2018 Planning & Development Board meeting
 - B. Approve Minutes from June 26, 2018 Planning & Development Board meeting
5. **Communications and Announcements: Report from Staff**
6. **Old Business**
7. **New Business**
 - 7.A. Approved JR Watersports Expansion (COUS 18-003 / MSPM 18-005) request for Conditional Use and Major Site Plan Modification for the expansion of the abutting business, including refurbishing of an existing 2,413 square foot building and associated site improvements on 711 N. Federal Highway, in the C-4 (General Commercial) zoning district. Applicant: Michael Wood.
8. **Other**
9. **Comments by members**
10. **Adjournment**

The Board may only conduct public business after a quorum has been established. If no quorum is established within twenty minutes of the noticed start time of the meeting the City Clerk or her designee will so note the failure to establish a quorum and the meeting shall be concluded. Board members may not participate further even when purportedly acting in an informal capacity.

NOTICE

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PLANNING AND DEVELOPMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (F. S. 286.0105) THE CITY SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL

OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM, OR ACTIVITY CONDUCTED BY THE CITY. PLEASE CONTACT THE CITY CLERK'S OFFICE, (561) 742-6060 AT LEAST TWENTY (24) HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CITY TO REASONABLY ACCOMMODATE YOUR REQUEST.



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 7/24/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:

- A. Approve Minutes from May 22, 2018 Planning & Development Board meeting
 - B. Approve Minutes from June 26, 2018 Planning & Development Board meeting
-

EXPLANATION OF REQUEST:

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?

FISCAL IMPACT:

ALTERNATIVES:

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION:

CLIMATE ACTION:

CLIMATE ACTION DISCUSSION:

Is this a grant?

Grant Amount:



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 7/24/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approved JR Watersports Expansion (COUS 18-003 / MSPM 18-005) request for Conditional Use and Major Site Plan Modification for the expansion of the abutting business, including refurbishing of an existing 2,413 square foot building and associated site improvements on 711 N. Federal Highway, in the C-4 (General Commercial) zoning district. Applicant: Michael Wood.

EXPLANATION OF REQUEST:

Mike Wood, owner of JR Watersports (aka South Florida Marine) is seeking Conditional Use / Major Site Plan Modification approval for the expansion of JR Watersports onto the property purchased from the Community Redevelopment Agency (CRA) located south of the existing business, including refurbishing of the 2,413 square foot building and associated site improvements. As described in the Use Matrix of the Land Development Regulations (LDR), a Boat Dealer is a "Conditional Use" within the C-4 (General Commercial) zoning district, and therefore requires Conditional Use approval, as well as Major Site Plan Modification approval for the site and building improvements. The site formerly housed the Amerigas Propane Company and was purchased by the Community Redevelopment Agency (CRA) in an attempt to revitalize the property and bring in business to energize the area. The CRA then invited the public to submit proposals for the property. Mike Wood, as the abutting property owner to the north was selected, which promotes the expansion of his existing business onto the premises, and therefore the increase in water-dependent business enterprises in the downtown.

Staff has reviewed the request and recommends approval.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? N/A

FISCAL IMPACT: Increase in property value associated with the proposed improvements and fees associated with required permits and business tax.

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION: N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Location Map
<input type="checkbox"/> Drawings	Cover Sheet
<input type="checkbox"/> Drawings	Survey
<input type="checkbox"/> Drawings	Civil Plan
<input type="checkbox"/> Drawings	Floor Plans
<input type="checkbox"/> Drawings	Building Facades
<input type="checkbox"/> Drawings	Site Plan / Landscape Plan
<input type="checkbox"/> Drawings	Photometric Plan
<input type="checkbox"/> Letter	Applicant Justification
<input type="checkbox"/> Conditions of Approval	Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-042**

STAFF REPORT

TO: Chair and Members
Planning and Development Board and City Commission

THRU: Michael Rumpf
Interim Development Director

FROM: Ed Breese
Principal Planner

DATE: July 9, 2018

PROJECT NAME/NO: JR Watersports Expansion (COUS 18-003 / MSPM 18-005)

REQUEST: Approval of Conditional Use and Major Site Plan Modification for the expansion of JR Watersports onto the property purchased from the Community Redevelopment Agency (CRA) to south of the existing business, including refurbishing of the 2,413 square foot building and associated site improvements, located at 711 N. Federal Highway, in the C-4 (General Commercial) zoning district. Applicant: Michael Wood.

PROJECT DESCRIPTION

Property Owner: Michael & Jana Wood

Agent: Michael Wood

Location: 711 N. Federal Highway (see Exhibit "A")

Existing Land Use/Zoning: GC (General Commercial) / C-4 (General Commercial)

Proposed Land Use/Zoning: No change proposed

Proposed Use: Expansion of boat sales business

Acreage: 0.61-acre

Adjacent Uses:

North: Existing JR Watersports business with a General Commercial (GC) future land use classification, and zoned General Commercial (C-4);

South: Right-of-way for NE 6th Avenue and farther south developed

commercial property, with a Mixed Use (MX) future land use classification, and zoned Central Business District (CBD);

East: Right-of-way for Federal Highway and farther east existing commercial properties with a Mixed Use (MX) future land use classification, and zoned Central Business District (CBD); and

West: Right-of-way for the FEC Railroad and farther west is right-of-way for Railroad Avenue and existing industrial development with an Industrial (I) future land use classification, and zoned Industrial (I).

PROPERTY OWNER NOTIFICATION

Owners of properties within 400 feet of the subject project were mailed a notice of this request and its respective hearing dates. The applicant has certified that signage is posted and notices mailed in accordance with Ordinance No. 04-007.

BACKGROUND/ PROPOSAL

Mike Wood, owner of JR Watersports (aka South Florida Marine) is seeking Conditional Use / Major Site Plan Modification approval for the expansion of JR Watersports onto the property purchased from the Community Redevelopment Agency (CRA) to south of the existing business, including refurbishing of the 2,413 square foot building and associated site improvements. As described in the Use Matrix of the Land Development Regulations (LDR), a Boat Dealer is a "Conditional Use" within the C-4 (General Commercial) zoning district, and therefore requires Conditional Use approval, as well as Major Site Plan Modification approval for the site and building improvements. The site formerly housed the Amerigas Propane company and was purchased by the Community Redevelopment Agency (CRA) in an attempt to revitalize the property and bring in business to energize the area. Once acquired, the CRA requested abandonment of the 20 foot wide alley along the west side of the property, to increase the redevelopment potential of the parcel. The CRA then invited the public to submit proposals for the property. Mike Wood, as the abutting property owner to the north, was chosen to expand his well established business onto the premises, providing greater opportunity for him to showcase his product line.

STANDARDS FOR EVALUATING CONDITIONAL USES AND ANALYSIS

Section 11.2.D of the Land Development Regulations contains the following standards to which conditional uses are required to conform. Following each of these standards is the Planning and Zoning Division's evaluation of the application as it pertains to each of the standards. In addition, the applicant has submitted a separate detailed justification statement that addresses each of these standards (see Exhibit "C" – Justification Statement).

The Planning & Development Board and City Commission shall consider only such conditional uses as are authorized under the terms of these zoning regulations and, in connection therewith, may grant conditional uses absolutely or conditioned upon adherence to conditions of approval including, but not limited to, the dedication of property for streets, alleys, recreation space and sidewalks, as shall be determined necessary for the protection of the surrounding area and the citizens' general welfare, or deny conditional uses when not in harmony with the

intent and purpose of this section. In evaluating an application for conditional use approval, the Board and Commission shall consider the effect of the proposed use on the general health, safety and welfare of the community and make written findings certifying that satisfactory provisions have been made concerning the following standards, where applicable:

1. *Ingress and egress to the subject property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

There are two (2) ingress and egress driveways proposed along NE 6th Avenue, designed to allow complete circulation within the site. Additionally, as the owner of the parcel to the north, the applicant has executed a cross-access easement to allow for the flow of inventory between the two (2) sites. The plan also depicts the construction of a new pedestrian access walkway from the sidewalk on Federal Highway, along the south side of the refurbished showroom / retail building to the new building entrance. Both the Fire Department and the Waste Removal Division reviewed access to the property and were satisfied. The applicant will also be widening the sidewalk along Federal Highway from 4 feet in width to 8 feet, and will replant the existing landscape cut-out planting areas.

2. *Off-street parking and loading areas where required, with particular attention to the items in standard #1 above, and the economic, glare, noise, and odor effects the conditional use will have on adjacent and nearby properties, and the city as a whole.*

The minimum parking required for the showroom / retail use is calculated at one (1) parking space per 200 square feet of gross floor area. Required parking is calculated to be twelve (12) spaces total, based on the 2,413 square foot building. However, since the property is located within an area subject to the "Adaptive Re-Use" parking regulations, the business associated with the C-4 parcel can reduce the parking number by one-half, thus requiring only 6 parking spaces. The site plan depicts eleven (11) parking spaces immediately to the west and south of the building. There are also seven (7) existing on-street parking spaces on Federal Highway. The applicant proposes a landscaped berm along the back of the Federal Highway sidewalk in compliance with the City's minimum buffering requirements, which will assist in the screening of the on-site parking.

3. *Refuse and service areas, with particular reference to the items in standards 1 and 2 above.*

The applicant indicates in their justification statement that they intend to utilize two (2) rollout containers for trash purposes, which would be stored behind the building and screened from view. Trash would be removed on a standard schedule and solid waste is not anticipated to increase significantly as a result of this application. The Waste Removal Division has reviewed this proposal and is satisfied.

4. *Utilities, with reference to locations, availability, and compatibility.*

The City of Boynton Beach Utility Department currently serves the site, and utilities would continue to be available and provided, consistent with Comprehensive Plan policies and City regulations. No additional impacts are anticipated with this application.

5. *Screening, buffering and landscaping with reference to type, dimensions, and character.*

The property is proposed to be re-landscaped as part of a Major Site Plan Modification. The Landscape Plan (Sheet L-1) depicts the landscape plantings along the east, west and south

sides of the property where the outdoor boat display and customer parking is located. As noted previously a small berm will be placed behind the widened Federal Highway sidewalk and planted with Montgomery Palms, and Schefflera Trinette, Podocarpus, Butterfly Weed and Coontie shrub material. The existing landscape cut-outs on Federal Highway will be replanted with Silver Buttonwood trees, meeting the requirements of FPL's "Right Tree - Right Place" manual. The south and west perimeter landscaping includes East Palatka Holly and Silver Buttonwood trees and Schefflera Trinette and Podocarpus shrub material.

6. *Signs, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with adjacent and nearby properties.*

The site includes some site lighting and the applicant proposes to add one (1) new pole light for a total of five (5), with two (2) existing at 25 feet in height and three (3) at 20 feet. The proposed photometric plan meets the City code requirements, with no spot readings in excess of 5.9 foot-candles. The lighting is required to be of a downcast variety and is designed in a manner to not adversely impact surrounding properties. Relative to signage for the project, the applicant indicates that they intend to simply replace the sign faces within the existing pole sign, and within the existing wall sign cabinet on the east building elevation. Any signage will be reviewed for compatibility and compliance with the City's sign code at time of permitting.

7. *Required setbacks and other open spaces.*

The existing building meets the setbacks associated with the Urban Commercial District Overlay Zone, which requires buildings be constructed with minimal front setback, to provide continuity with the setbacks associated with urban infill mixed use developments. Also, there are no building additions proposed with this application. Existing setbacks are as follows: front (east) – 1.4 feet; rear (west) – 80 feet; side (north) – 2.1 feet; and side corner (south), abutting NE 6th Avenue – 130 feet. This area between the building and SE 6th Street is where the boat display area is proposed, behind the landscaped berm. The site is proposed to have 25.7% of pervious area including the rocked drainage area / boat display, newly created landscape islands within the parking lot, and new perimeter landscape areas on the east, south and west side of the property.

8. *General compatibility with adjacent properties, and other property in the zoning district.*

The use, which is an expansion of the boat sales business immediately to the north, is generally compatible with commercial uses adjacent to the site, and those uses allowed in the C-4 (General Commercial) zoning district. The building would retain the outward appearance, with the walls and trim to be painted to match the colors of the existing JR Watersports buildings to the north (white walls – Sherwin-Williams White A100, and blue trim, soffit and overhang – Sherwin-Williams Blue A82T154).

9. *Height of building and structures, with reference to compatibility and harmony with adjacent and nearby properties, and the city as a whole.*

The existing structure, is designed with a flat roof, with parapet walls at 12 feet in height over the showroom / retail portion of the building fronting Federal Highway, and 16 feet in height at the rear of the building, housing the parts storage. The existing building is compatible with the structures on adjacent properties, and less than the maximum allowable height of 45 feet in the C-4 zoning district.

10. Economic effects on adjacent and nearby properties, and the city as a whole.

The applicant indicates within their justification statement that the proposed use should have a positive impact on the nearby properties. According to the applicant, the new retail component (Ship to Shore store), will have everything from suntan lotions to safety gear, and will serve not only Boynton Beach residents, but others utilizing the Intracoastal boat ramp.

11. Conformance to the standards and requirements, which apply to site plans, as set forth in Part III, Chapter 4. Site Plan Review, of the City's Land Development Regulations.

Relative to the City's water and sewer concurrency review, the City's water capacity would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project. Solid Waste disposal capacity has been evidenced through the issuance of a certificate of availability by Palm Beach County Solid Waste Authority. Staff reviewed the site plan and determined that current staffing levels would be sufficient to meet the expected demand for services. Conceptual drainage information was provided for the City's review. The Engineering Division has found the conceptual information to be adequate. With incorporation of staff comments noted within Exhibit "D" – Conditions of Approval, the proposed project would comply with the requirements of applicable sections of city code and Land Development Regulations.

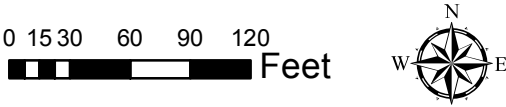
12. Compliance with, and abatement of nuisances and hazards in accordance with, the performance standards of Chapter 2, Section 4.N. of the City's Land Development Regulations and conformance to the City of Boynton Beach Noise Control Ordinance.

This section of the regulations is intended to ensure land use compatibility through the review of conditional uses for potential external impacts including noise; vibrations; particulate matter; odor; toxic matter; fire and explosions; heat, humidity and glare; waste; and electromagnetic interference. The applicant indicates they will not be utilizing any equipment that will cause smoke, odors, fumes, vibration, or toxic matter that would negatively impact the neighboring properties. With incorporation of all conditions and staff recommendations contained herein, the proposed use would exist in a manner that is in compliance with the above-referenced codes and ordinances of the City of Boynton Beach.

RECOMMENDATION

Based on the information contained herein, compliance with development regulations and conditional use standards, staff recommends APPROVAL of this request for conditional use and major site plan modification, subject to satisfying all conditions of approval recommended by staff as contained in Exhibit "D" – Conditions of Approval. Any additional conditions of approval recommended by the Board and required by the City Commission will be placed in Exhibit "D" accordingly. Furthermore, pursuant to Chapter 2, Article II, Section 2.C Conditional Uses, a time limit is to be set within which the proposed business shall begin operations. Staff recommends that a period of 18 months be allowed to receive the necessary approvals.

LOCATION MAP



SOUTH FLORIDA MARINE ANNEX
- RENOVATION -

711 N FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435

STEVEN E. MYOTT
ARCHITECT

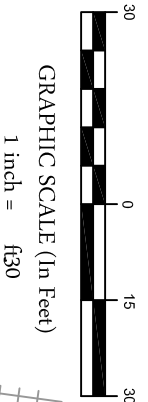
ARCHITECTURE INTERIOR DESIGN

6391 Coastal Hwy. Suite 403
Boynton Beach, Florida
www.semyottarchitecture.com
p. 561/541.6094

711 N FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435

[illegible]

ORIGINAL FIELD WORK
TARGET SURVEYING, LLC
SURVEY #: 314121
DATED: 01-23-2018



FLOOD ZONE: C
COMMUNITY NUMBER: 120196
PANEL: 0004
SUFFIX: C

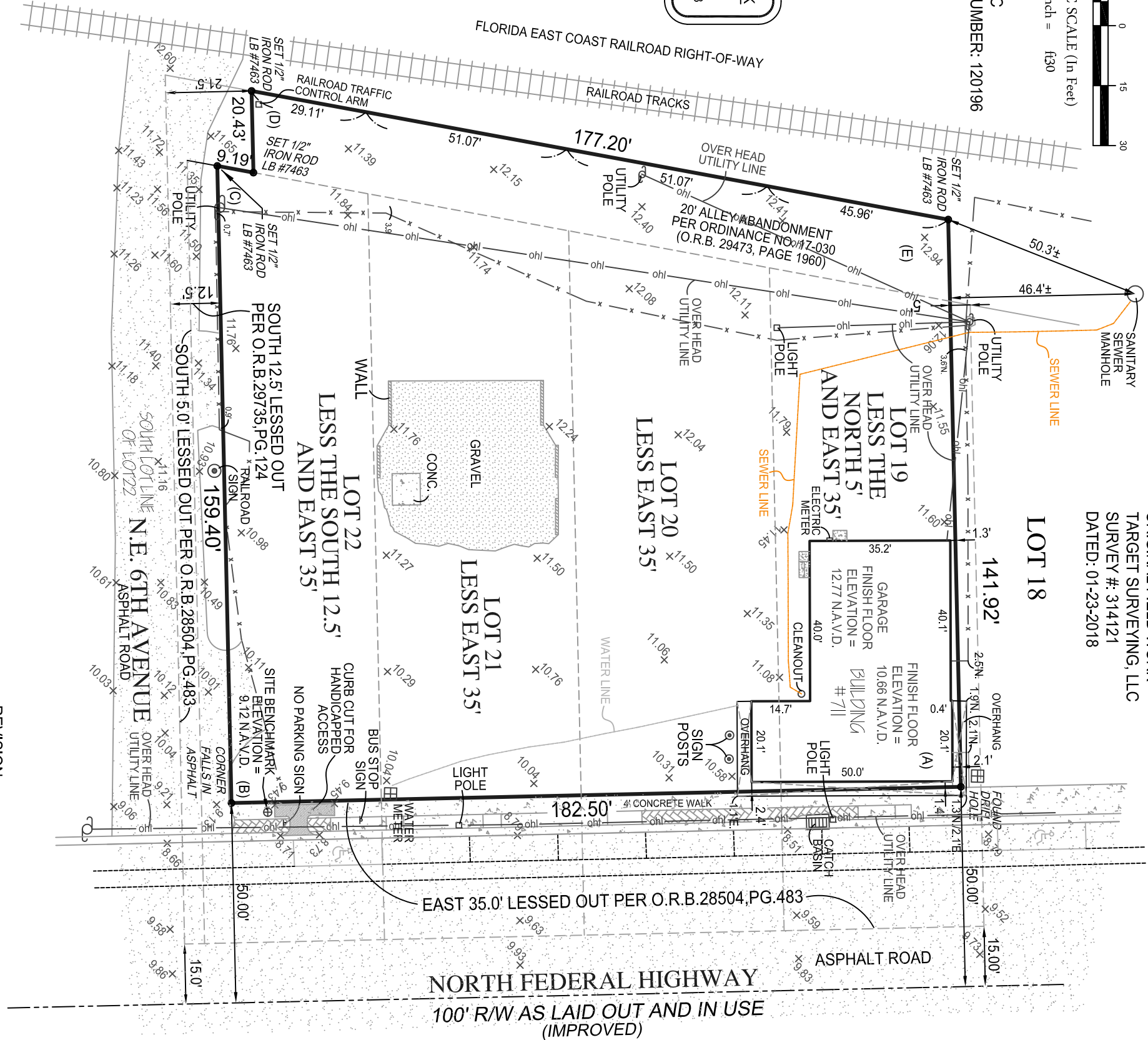


ORIGATION BENCHMARK
PALM BEACH COUNTY
"U233"
N.A.V.D. 1988 ELEVATION = 9.833

CORNER ANGLE DATA
(A) 90°00'00"
(B) 90°00'00"
(C) 78°15'51"
(D) 78°15'51"
(E) 101°44'09"

ABBREVIATION DESCRIPTION:
C/L CENTERLINE
I.D. IDENTIFICATION
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
PSM PROFESSIONAL SURVEYOR MAPPER
RW RIGHT OF WAY
Xx TOPOGRAPHIC ELEVATION

- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED



LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 29735, PAGE 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

LOT 19 (LESS THE NORTH 5 FEET AND THE EAST 35 FEET), LOTS 20 TO 22 INCLUSIVE (LESS THE EAST 35 FEET AND THE SOUTH 5 FEET OF LOT 22), PENCE & KING'S ADDITION TO THE TOWN OF BOYNTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM, THE SOUTH 12.5 FEET OF LOT 22, LESS THE SOUTH 5 FEET AND THE EAST 35 FEET THEREOF, PENCE & KING'S ADDITION TO THE TOWN OF BOYNTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AGE 50, OF THE PUBLI RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THAT CERTAIN PORTION OF THE 20 FOOT ALLEY, AS DESCRIBED IN O.R. BOOK 29473, PAGE 1960, AS FURTHER DESCRIBED AS A PORTION OF THE 20 FOOT ALLEY LYING PARALLEL WITH AND CONTIGUOUS TO THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE WEST LINE OF LOTS 19 THROUGH 22, PENCE & KING'S ADDITION TO THE TOWN OF BOYNTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
THAT PORTION OF A 20 FOOT ALLEY, BOUNDED ON THE EAST BY THE WEST LINE OF LOTS 19 THROUGH 22, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 5.00 FEET OF LOT 19, AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 21.5 FEET OF LOT 22, ALL OF PENCE & KING'S ADDITION TO THE TOWN OF BOYNTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY AND TOPOGRAPHIC SURVEY OF
711 NORTH FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435
PREPARED FOR
MIKE WOOD

Project C-14912	Sheet 1 OF 1
Date 05-22-2017	
Scale 1" = 30'	

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

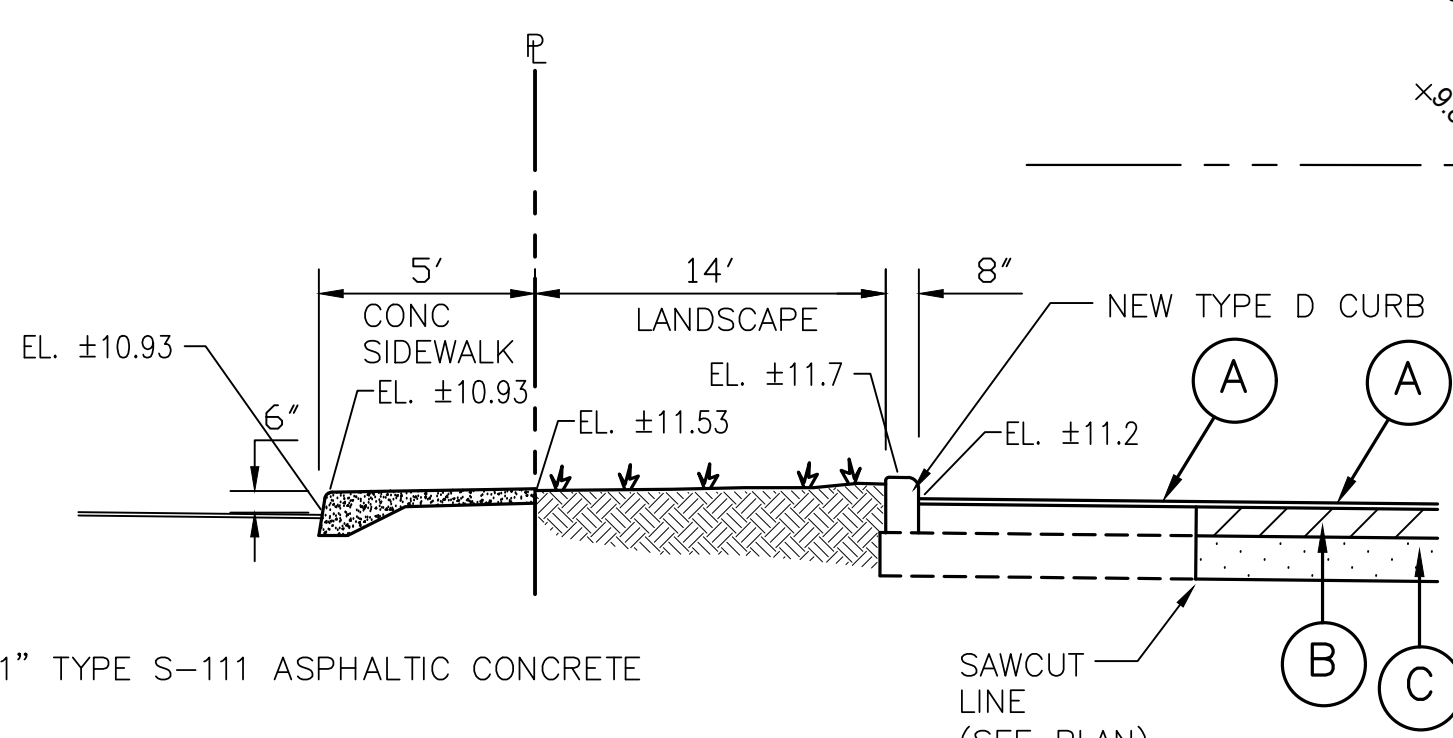
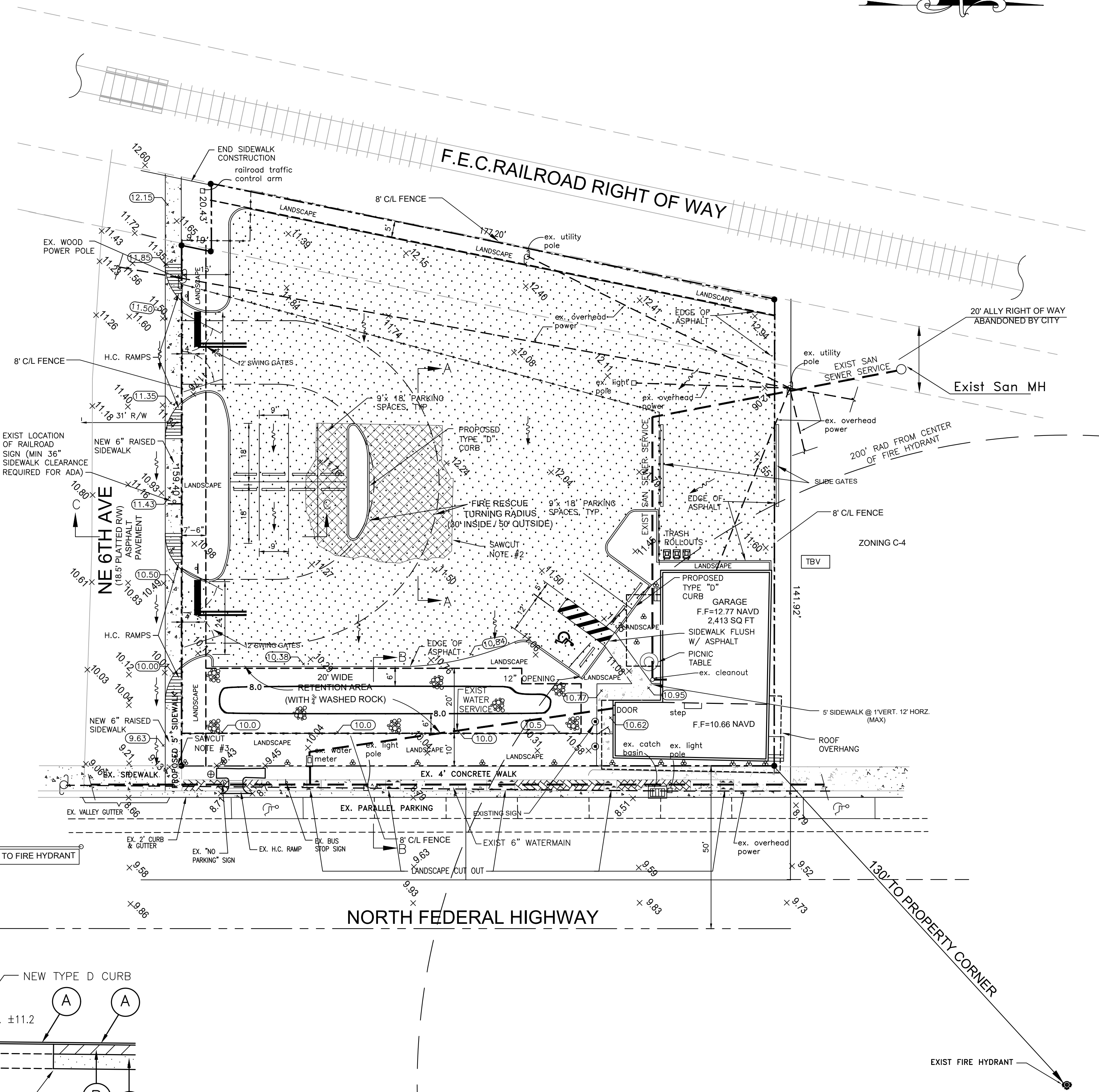
LEGAL DESCRIPTION:

PENCE & KING SUB LT 19 (LESS N 5FT & E 35FT
N FEDERAL HWY R/W), LTS 20 & 21 (LESS E 35FT
N FEDERAL HWY R/W) & LT22 (LESS E 35FT N
FEDERAL HWY R/W) & LOT 22 (LESS S 5FT NE 6
AVE & 35FT N FEDERAL HWY R/W/S)

LEGEND:

- EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING RUNOFF FLOW
DECORATIVE PIERS
DOUBLE WATER SERVICE
SINGLE WATER SERVICE
SANITARY SEWER CLEANOUT
EXISTING CATCH BASIN
TYPE D CURB (PROPOSED)
PROPOSED PAVEMENT RESTORATION
1" TYPE S-III ASPHALT OVERLAY
PAVEMENT RE-CONSTRUCTION
PROPOSED CONCRETE SIDEWALK
EXIST CONCRETE SIDEWALK TO REMAIN
SWALE CONTOUR
PROPERTY LINE
ZONING:
AREA COVERAGES:
BUILDING = 2,190 SF = 0.05 ACRE = 8.2 %
PAVEMENT, WALKWAYS = 17,536 SF = 0.402 ACRE = 65.9 %
PERVIOUS AREA = 6,850 SF = 0.157 ACRE = 25.7 %
TOTAL AREA = 26,576 SF = 0.601 ACRE = 100 %
NOTES:
1. LOCAL DRAINAGE DISTRICT: CITY OF BOYNTON BEACH
2. WET SEASON WATER TABLE = 1.0 NAVD
3. 10 YEAR - 1 DAY RAINFALL = 10 INCHES
4. 25 YEAR - 1 DAY RAINFALL = 12 INCHES
5. 100 YEAR - 1 DAY RAINFALL = 16 INCHES
CONSTRUCTION NOTES:
1. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER MAINS AND SERVICE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
2. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
3. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY TARGET SURVEYING, LLC
4. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF ALL EXISTING UTILITIES WITHIN PROJECT AREA PRIOR TO CONSTRUCTION
5. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BOYNTON BEACH ENGINEERING.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
7. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
9. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM BUILDING.
10. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
11. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
12. REMOVE ALL ORGANIC AND DELERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE. NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
13. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
14. WHERE SUITABLE ASPHALT DOES NOT EXIST WITHIN THE PROPOSED PARKING AREA, NEW PAVEMENT CONSTRUCTION IS REQUIRED PER SECTION A-A OF THE PAVING DETAILS.
15. PRIOR TO CONSTRUCTION, THE AREAS OF THE NEW PAVEMENT CONSTRUCTION MUST BE DETERMINED AT ON ONSITE MEETING WITH THE ENGINEER AND CONTRACTOR.
16. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION
17. INSTALL APPROPRIATE BACKFLOW PREVENTER ON DOMESTIC WATER SERVICE TO THE BUILDING IN ACCORDANCE WITH SECTION 26-207 PER CODE OF ORDINANCES.
FEMA NOTES:
FLOOD ZONE : C
BASE FLOOD ELEVATION : N/A
CONTROL PANEL NUMBER : 120196 PANEL: 0004-C
DATE : 8/18/92
SAWCUT NOTES:
1. FEATHER PROPOSED ASPHALT GRADE TO EXISTING ASPHALT GRADE.
2. SAWCUT EXISTING ASPHALT AND MATCH PROPOSED ASPHALT GRADE TO EXISTING ASPHALT GRADE.
3. SAWCUT EXISTING CONCRETE WALKWAY, MATCH NEW WALKWAY GRADE TO EXISTING WALKWAY GRADE.
4. SAWCUT EXISTING PAVEMENT AND REMOVE PAVEMENT WHERE SHOWN.

- TBV TO BE VERIFIED
TBR TO BE REMOVED
REL TO BE RELOCATED
ETR EXISTING TO REMAIN
EXISTING PAVERS
LANDSCAPE CUTOUT
DECORATIVE NAUTICAL POLES



- (A) 1" TYPE S-111 ASPHALTIC CONCRETE
(B) 8" LIMEROCK BASE COURSE
LBR 100, COMPACTED TO 98%
MAX. DENSITY PER AASHTO T-180
(C) 12" COMPACTED SUBGRADE
LBR 40 MIN., COMPACTED TO 98%
MAX. DENSITY PER AASHTO T-180

SECTION B-B
N.T.S.

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street - Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

JR WATERSPORTS
725 N. FEDERAL HIGHWAY
BOYNTON BEACH, FLORIDA

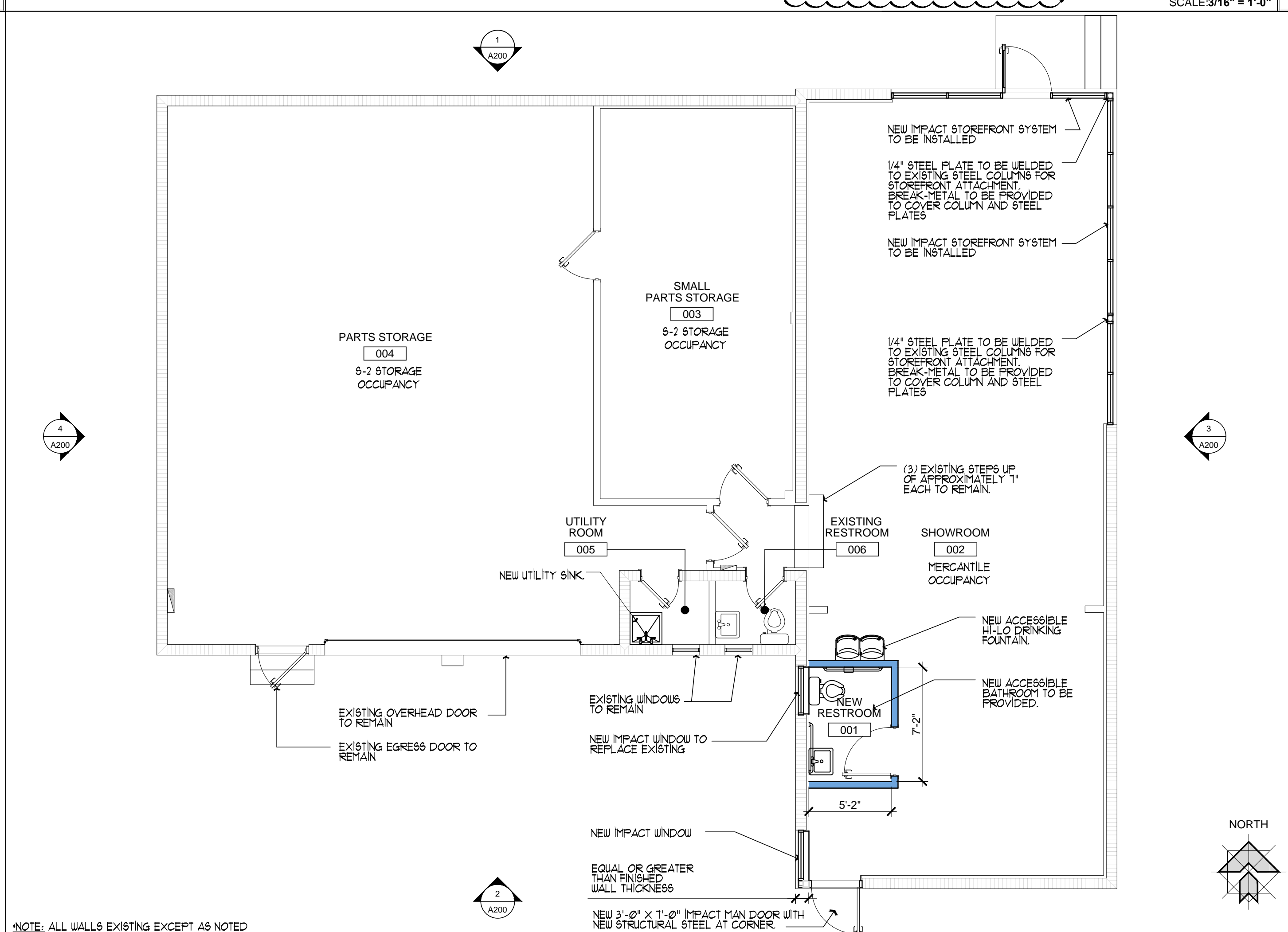
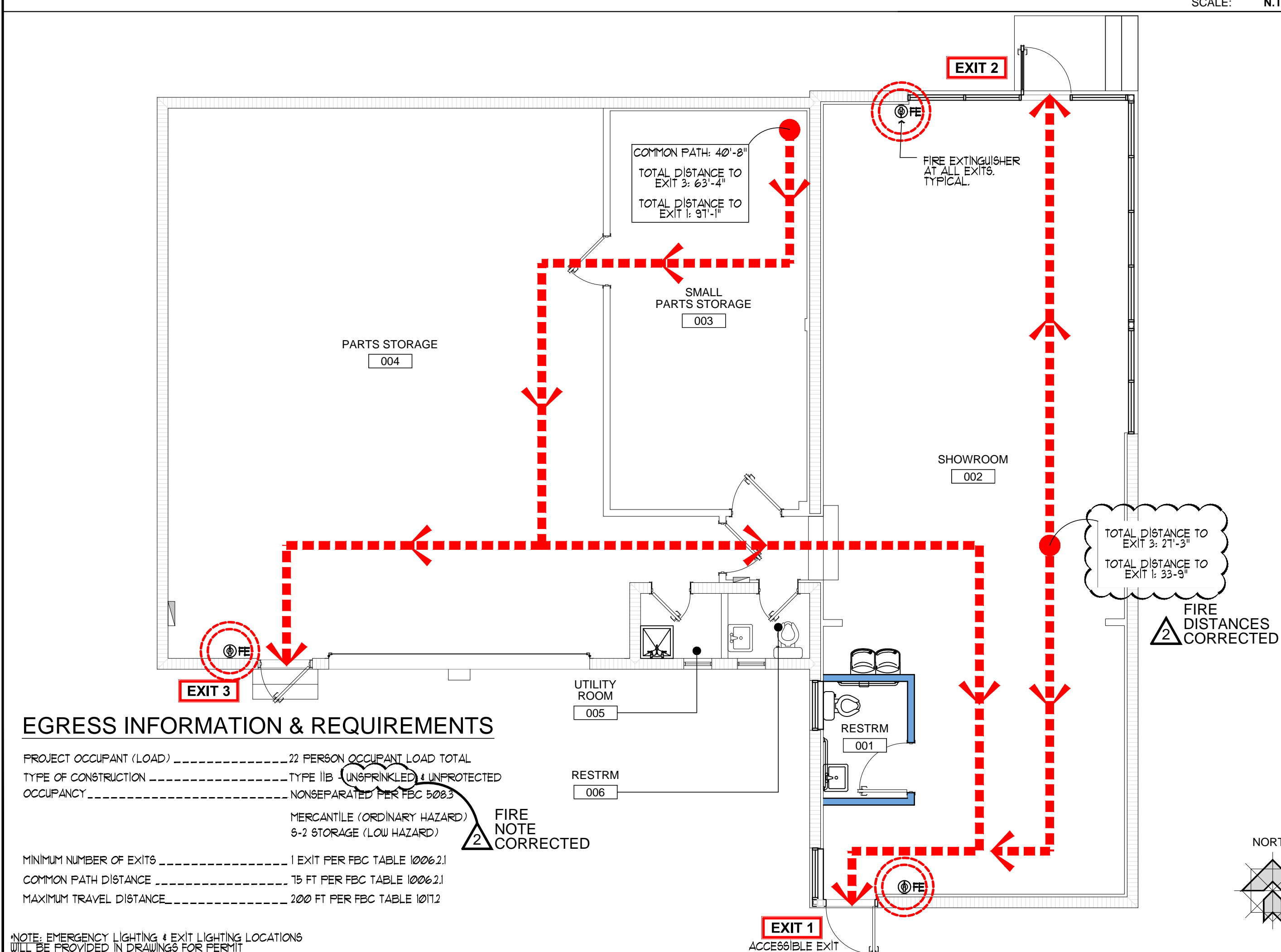
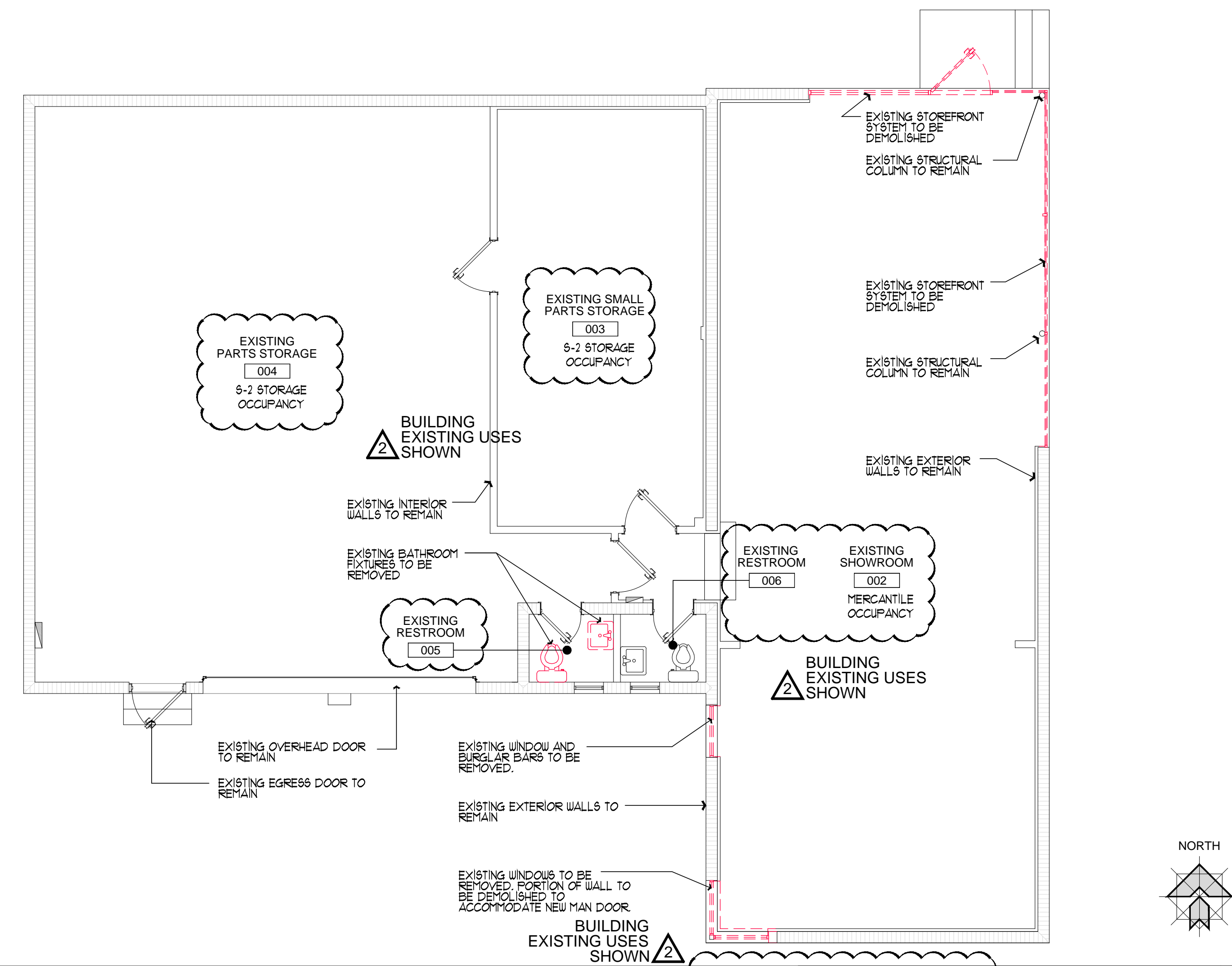
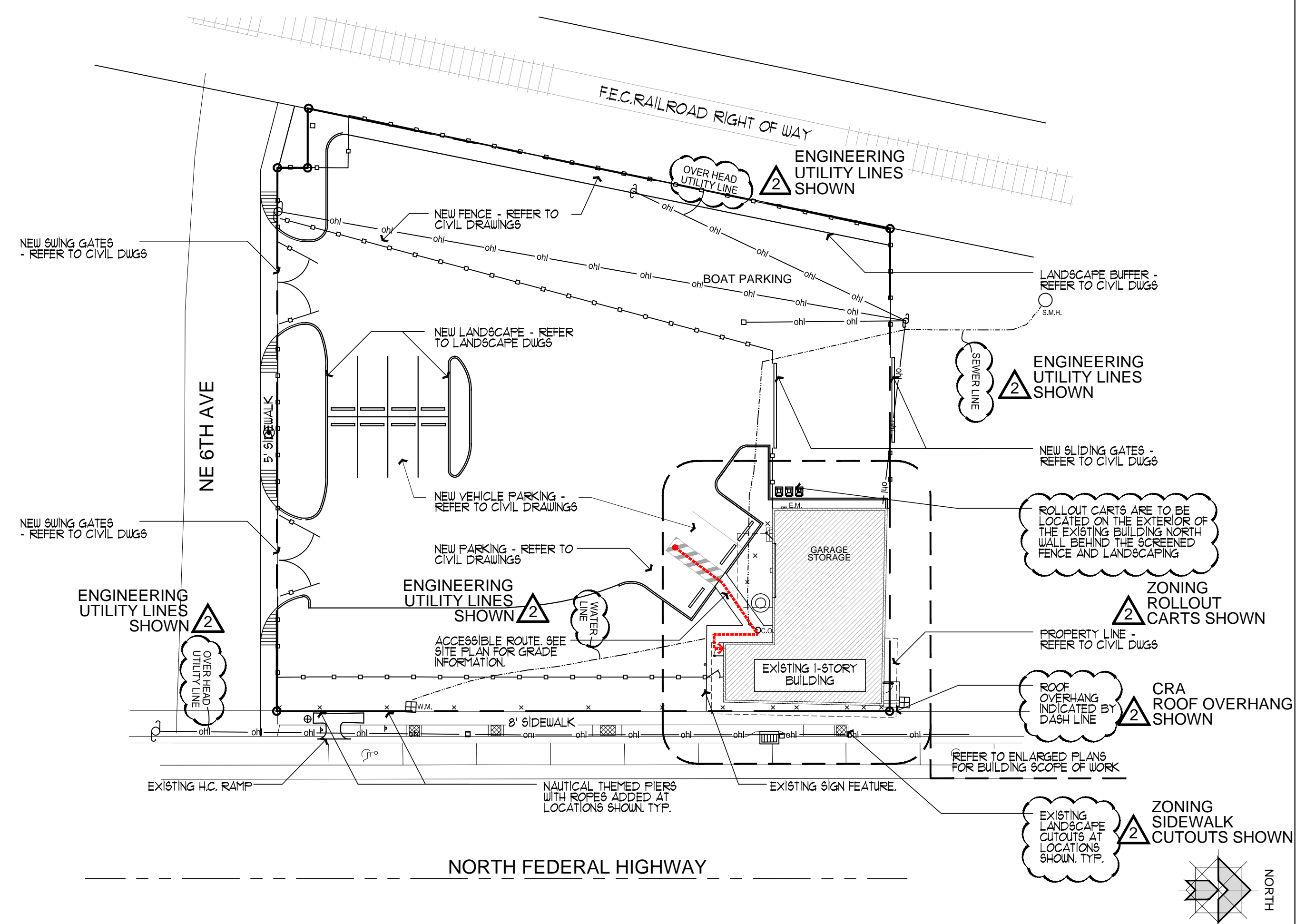
PAVING AND DRAINAGE
IMPROVEMENT PLAN

APPROVED: _____ DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE
1" = 20'

PROJECT
NUMBER
18-2373

2
5



*NOTE: ALL WALLS EXISTING EXCEPT AS NOTED

S:\01_Projects\2017\17-140_South Florida Marine_BB17.140_Drawings\17-140_CD_CAD\17-140_S FL Marine_City Boynton_DD&RTC2.dwg
mborg
6/20/2018 1:54:59 PM

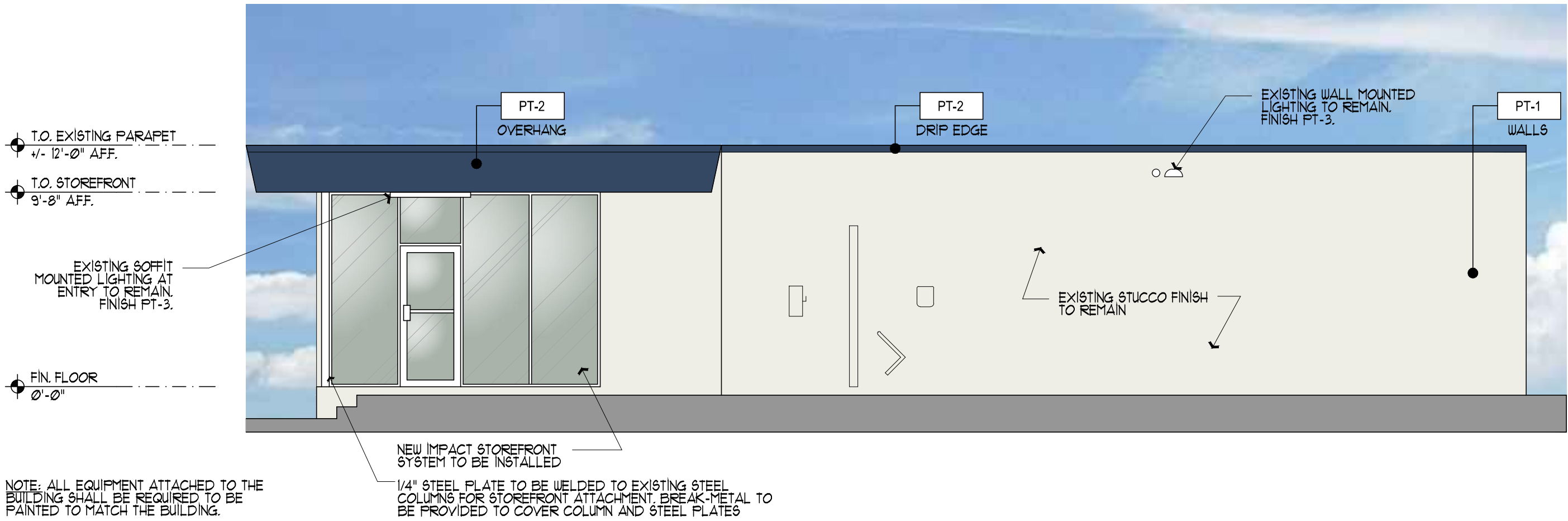
PT-X

FINISH TAG

SEE FINISH CODE FOR MORE INFORMATION

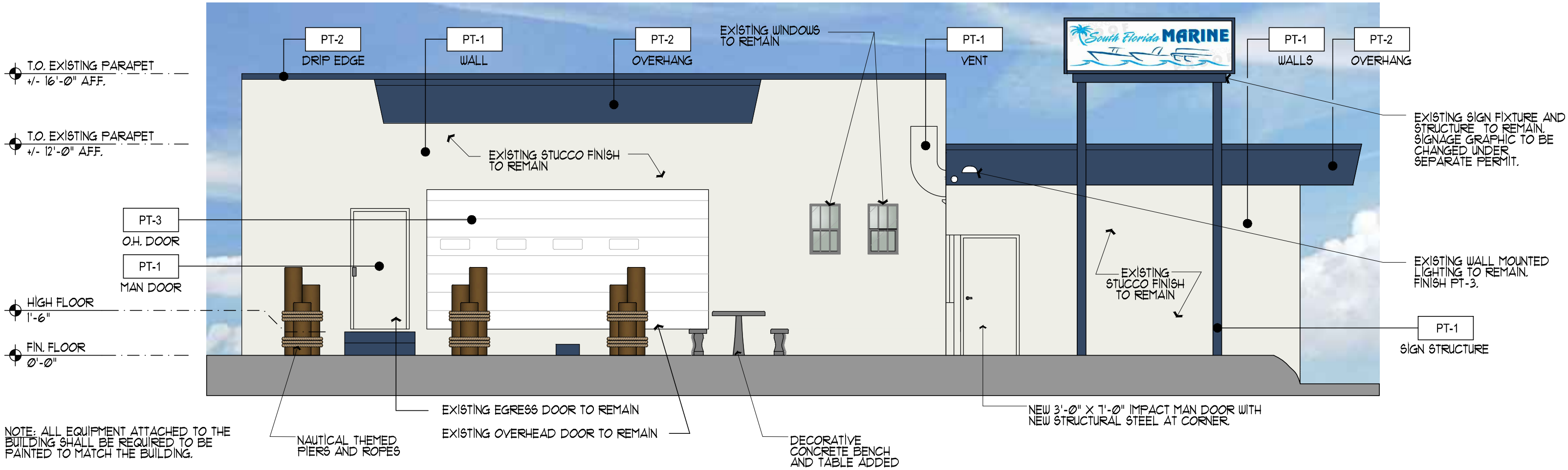
EXTERIOR FINISH SCHEDULE

CODE	MANUFACTURER	COLOR	FINISH/MATERIAL	REMARKS
PT-1	SHERWIN WILLIAMS	WHITE A100	FLAT/STUCCO	TO MATCH EXISTING 6 FL MARINE FACILITY
PT-2	SHERWIN WILLIAMS	BLUE A821B4	FLAT/STUCCO	TO MATCH EXISTING 6 FL MARINE FACILITY
PT-3	-	WHITE	ESP/METAL	PRE-FINISHED METAL - WHITE



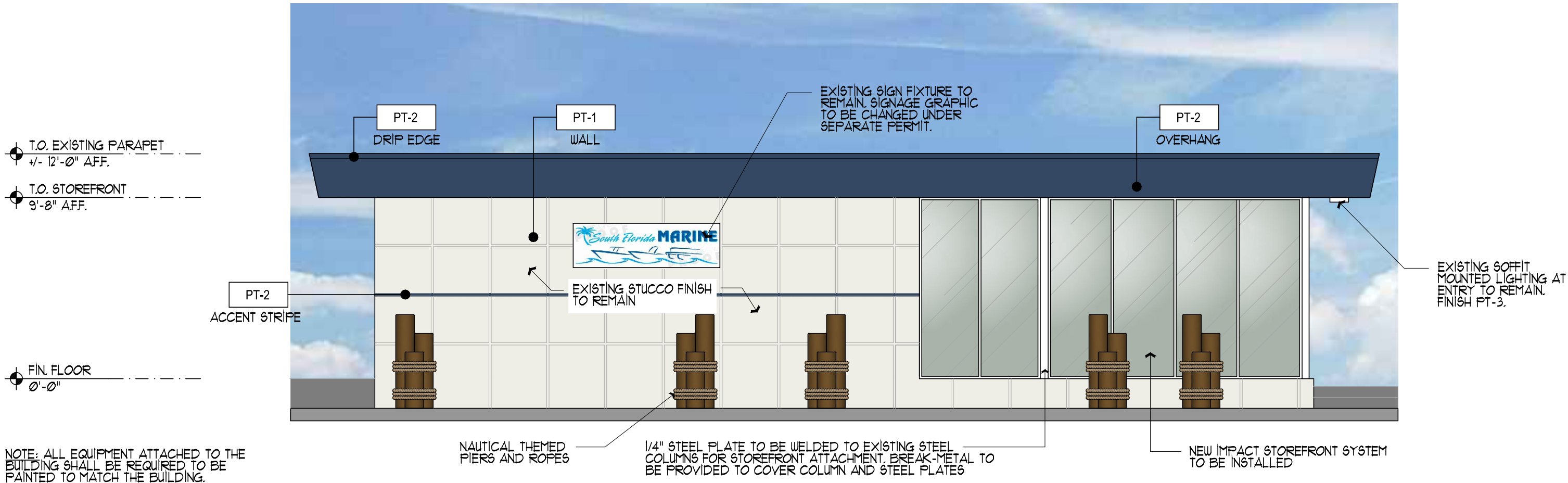
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

1



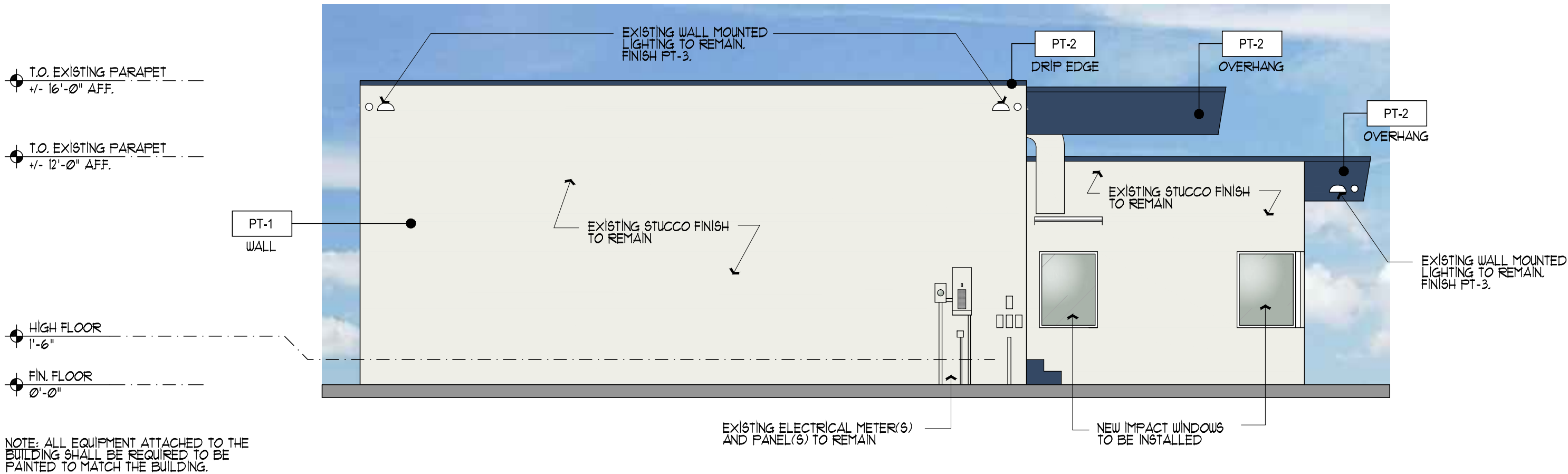
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

2



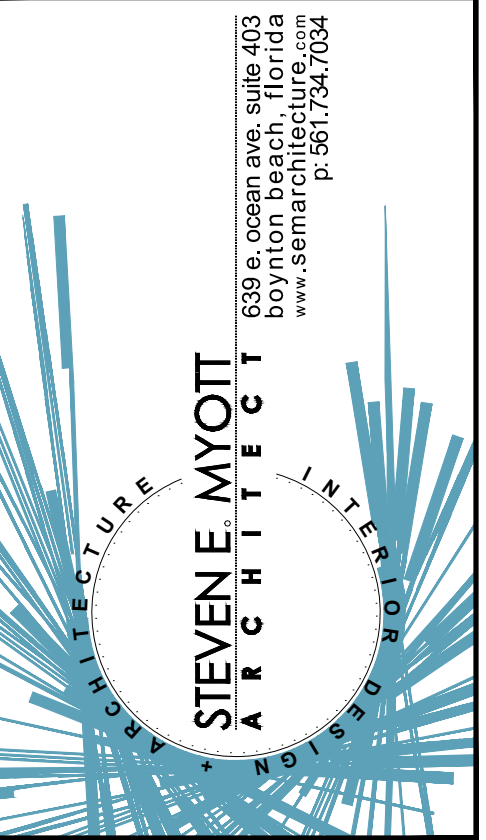
EAST ELEVATION
SCALE: 3/16" = 1'-0"

3



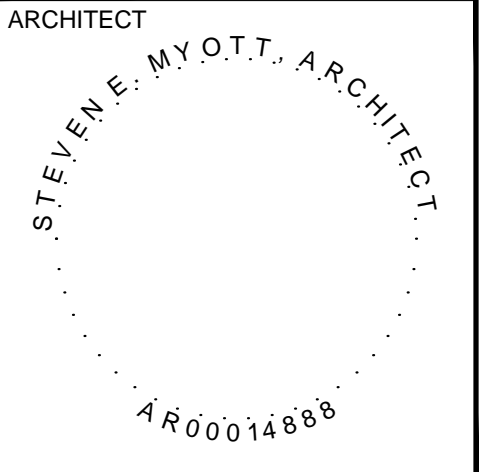
WEST ELEVATION
SCALE: 3/16" = 1'-0"

4



SOUTH FLORIDA MARINE ANNEX
- RENOVATION -

711 N FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED, REPRODUCED OR DISCLOSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO: 1140
DRAWN BY: MB/PC
CHECKED BY: SM

NO. DATE: ISSUED FOR:
1 04/02/08 SITE PLAN MODIFICATION
2 04/12/08 ORA SUBMISSION
3 06/02/08 AYSR COMMENTS

**EXTERIOR
ELEVATIONS**

A200



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamp and other variable field conditions.

NOTES:

1	PHOTOMETRIC LAYOUT	06/20/18
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

JR WATERSPORTS
Site lighting - Photometric layout
Boynton Beach, FL

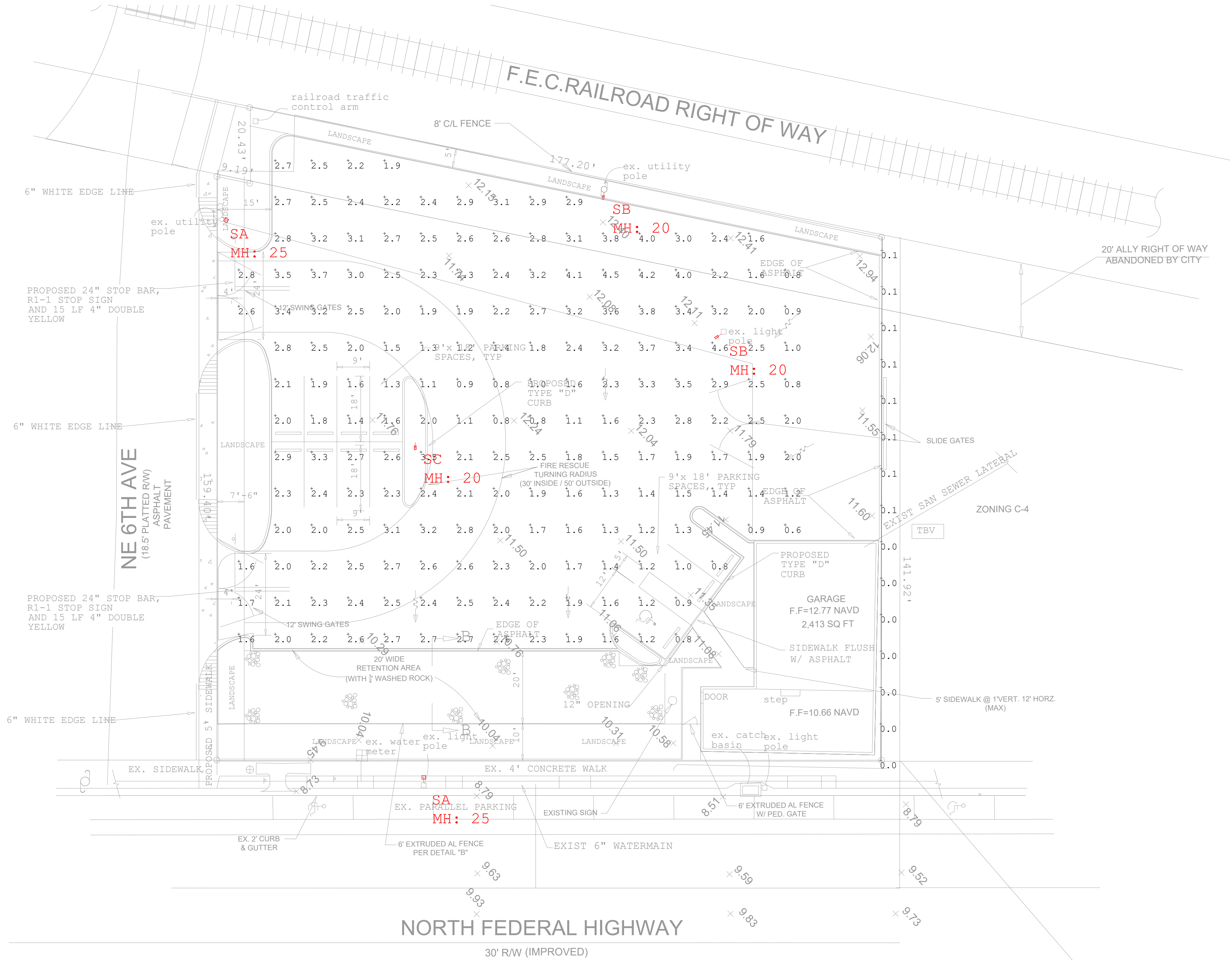
FILE J:\PROJECTS\2018\JUNE
CLIENT BEACON ENG

Project JR WATERSPORTS

Date 06/20/18

Scale 1/16" = 1'

Sheet
L1
DRAWN BY
V. POP



JR WATERSPORTS - SITE LIGHTING									
LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	Dimming	MOUNTING	REMARKS
SA	LED SITE LIGHTING FIXTURE MTD ON EXISTING POLE	EATON	GLEON-AF-04-LED-E1-T4W-FINISH	UNV	LED	225W	N/A	EXISTING 25FT POLE	NOTE 2, 3
SB	LED SITE LIGHTING FIXTURE MTD ON EXISTING POLE	EATON	GLEON-AF-02-LED-E1-T4W-FINISH	UNV	LED	113W	N/A	EXISTING 20FT POLE	NOTE 2, 3
SC	LED SITE LIGHTING FIXTURE MTD ON NEW POLE LOCATION	EATON	GLEON-AF-02-LED-E1-T4W-FINISH / MA1036-XX	UNV	LED	113W	N/A	NEW 20FT POLE	NOTE 1, 3
FIXTURE SCHEDULE NOTES									
NOTE 1: FIXTURE MOUNTED ON 20FT ROUND TAPERED EMBEDDED (DIRECT BURIAL) ALUMINUM POLE VALMONT #: 190830505STEP2-FINISH.									
NOTE 2: PLEASE SPECIFY MOUNTING ACCESSORIES FOR THE EXISTING POLES.									
NOTE 3: PLEASE SPECIFY FINISH AND PHOTOCCELL SENSOR OPTION IF NEEDED.									
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT McCay Green @ LIGHTING DYNAMICS- 561 660-2408; MGREEN@LIGHTINGDYNAMICS.COM									

Photometrics Calculation Software Generated Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	SA	SINGLE	23844	0.900	225	225
	2	SB	SINGLE	12094	0.900	113	113
	1	SC	SINGLE	12094	0.900	113	113

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
SITE LIGHTING	Illuminance	Fc	2.23	4.6	0.6	3.72	7.67



725 N. Federal Hwy.
 Boynton Beach Fl. 33435
 561-737-9423
 Fax: 561-737-1510
www.southfloridamarine.com

Standards for Evaluating Conditional Uses

1. We are not adding any ingress or egress to Federal Hwy. WE are using the already existing driveways connected to 6th Ave. No difference in traffic Flow. Fire Criteria is met.
2. We are meeting the requirements for the building size by adding two additional parking spots.
3. We will not be using a dumpster only roll off land as we do now at 725 N. Federal Hwy.
4. Utilities are connected up and will not be changed and will not require any more additional usage.
5. We are installing Pylons with decorative nautical roping along the outline of the property along with landscaping to code.
6. All exterior lights will remain the same. All signs and building lighting will remain the same. There will not be a glare on the roads or to adjacent properties.
7. The primary building is not going to change. So there will be no differences in in set back or open spaces.
8. The South Florid Marine Ship to Shore store will bring more of the nautical feel to downtown Boynton Beach. Boynton Beach is the "Gateway to the Atlantic" and we will be a nautical store with everything you need safe and have fun on the water! South Florida Marine sells new, top rated, pleasure, pontoon and fishing boats along with all the parts and items you will need to keep you out on the water.
9. No changes to the height or structure of the building and has met City requirements. .
10. The economic effect on the nearby properties will be positive. We feel the ship to shore store will bring in residents not only from Boynton but all persons who use the intercoastal boat ramp and waterways. We will carry everything from suntan lotion to safety gear. Whatever you would need to be safe and have fun on the water! " #shoplocal #americanmade
11. N/A
12. We will not use any equipment that will cause vibrations or violate noise ordinances. No substances are used that will hurt the environment. No offensive odors or toxic matter will be emitted from the property. There is no explosive matter that is used. Not carrying out any operations that will not be in compliance with City ordinance.

EXHIBIT “D”**Conditions of Approval**

Project Name: JR Watersports Expansion
File number: COUS 18-003 / MSPM 18-005
Reference: 3rd review plans identified as a Major Site Plan Modification with a June 21, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments: None, all comments addressed at DART meeting.		
FIRE		
Comments: None, all comments addressed at DART meeting.		
POLICE		
Comments: None, all comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None, all comments addressed at DART meeting.		
PARKS AND RECREATION		
Comments: None		
PLANNING AND ZONING		
Comments:		
1. It is the applicant's responsibility to ensure that the application requests are publicly advertised in accordance with Ordinance 04-007 and Ordinance 05-004, and an affidavit with attachments (ownership list, radius map, and copy of mailing labels) is required to be provided to the City Clerk and Planning & Zoning one (1) week prior to the first public hearing.		
2. At time of permit application submittal, please provide a recorded copy of the executed cross-access easement between this property and that to the north to address the cross access and encroachment issues.		

DEPARTMENTS	INCLUDE	REJECT
COMMUNITY REDEVELOPMENT AGENCY		
Comments: None, all comments addressed at DART meeting.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\JR Watersports\COUS 18-003 MSPM18-005\COA.doc

**DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE
CITY OF BOYNTON BEACH, FLORIDA**

PROJECT NAME: JR Watersports Expansion (COUS 18-003 / MSPM 18-005)

APPLICANT: Mike Wood

APPLICANT'S ADDRESS: 725 N. Federal Highway, Boynton Beach, FL 33435

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: August 21, 2018

APPROVAL SOUGHT: Conditional Use and Major Site Plan Modification approval for the expansion of JR Watersports onto the property to south of the existing business, including refurbishing of the 2,413 square foot building and associated site improvements, located at 711 N. Federal Highway, in the C-4 (General Commercial) zoning district.

LOCATION OF PROPERTY: 711 N. Federal Highway

DRAWING(S): SEE EXHIBIT "B" ATTACHED HERETO.

_____ THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff and the public finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant
 ___ HAS
 ___ HAS NOT

 established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "D" with notation "Included."
4. The Applicant's request is hereby
 ___ GRANTED subject to the conditions referenced in paragraph 3 above.
 ___ DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: _____

DATED: _____

City Clerk