



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

DATE: Tuesday, February 25, 2020

TIME: 6:30 PM

PLACE: Intracoastal Park Clubhouse 2240 N. Federal Highway

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Agenda Approval**
4. **Approval of Minutes**
 - 4.A. Approve the minutes of the January 28, 2020 Planning and Development Board Meeting.
5. **Communications and Announcements: Report from Staff**
6. **Old Business**
7. **New Business**
 - 7.A. **REQUEST:** Approve 7-Eleven 101 W. Woolbright Rd, amending Future Land Use Map from Low Density Residential (LDR) and Medium Density Residential (MDR) to Local Retail Commercial (LRC).

REQUEST: Approve 7-Eleven 101 W. Woolbright Rd Rezoning from R-1-A Single Family Residential District and R-2 Single- and Two Family Residential District to C-2 Neighborhood Commercial District
 - 7.B. Approve request for Conditional Use and Major Site Plan Modification (COUS 20-002 / MSPM 20-002) for Southland Corp Tax Dept #1039 to allow redevelopment of an existing convenience store for a new 3,454 sq. ft. convenience store, gas pump islands consisting of six (6) pump stations under a 3,096 sq. ft. canopy, and related site amenities and improvements on a 1.05-acre parcel located at 101 W. Woolbright Road zoned C-3 (Community Commercial). Applicant: Shane Laakso, Creighton Development.
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 of 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: 2/25/2020

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve the minutes of the January 28, 2020 Planning and 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:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Minutes	01-28-2020 P&D Board Minutes



MINUTES
PLANNING AND DEVELOPMENT BOARD
COMMISSION CHAMBERS, CITY HALL
INTRACOASTAL PARK CLUBHOUSE, BOYNTON BEACH, FLORIDA
TUESDAY, JANUARY 28, 2020, 6:30 P.M.

PRESENT:

Dr. James DeVoursney, Chair
Trevor Rosecrans, Vice Chair
Darren Allen
Butch Buoni
Tim Litsch
Susan Oyer
Chris Simon

STAFF:

Ed Breese, Principal & Zoning Administrator
Danielle Schwabe, City Attorney
Hanna Matras, Planner
Michael Tayar, Prototype, Inc.

ABSENT:

Jay Sobel, Alternate
Lyman Phillips, Alternate

Vice Chair Rosecrans called the meeting to order at 6:36 p.m., as Chair DeVoursney had not yet arrived.

1. Pledge of Allegiance

2. Roll Call

Roll was called, and it was determined a quorum was present.

3. Agenda Approval

Upon motion duly made and seconded, the agenda was unanimously approved (6-0).

4. Approval of Minutes – September 24, 2019

Upon motion duly made and seconded, the December 9, 2019, minutes were unanimously approved (6-0).

5. Communications and Announcements: Report from Staff

Mr. Breese gave an update on the items from the December meeting: City Commission approved the Boynton Beach Mall Rezoning and Master Plan Modification on first reading, as well as the Workforce Housing Amendments. Mr. Breese announced that the City Commission has moved their regularly scheduled meetings to 5:30 p.m. and the CRA meetings to 5:30 p.m. Mr. Breese asked if this Board would like to follow suit and meet at 5:30, or continue with 6:30. Discussion followed and the consensus was to maintain the 6:30 p.m. schedule.

6. Old Business – None

7. New Business

- 7.A. Approve proposed amendments to IPUD, Infill Planned Unit Development zoning district (CDRV 20-001) -- Amending the LAND DEVELOPMENT REGULATIONS: (1) Chapter 1. General Administration, Article II. Definitions and Article III. Relationship to Comprehensive Plan; and (2) Chapter 3. Zoning, Article I. Overview, Article III. Zoning Districts and Overlays, Article IV. Use Regulations and Article V. Supplemental Regulations, to establish IPUD as a zoning district corresponding to the High Density Residential (HDR) Future Land Use classification, and to eliminate R-4, Multi Family district from the list of residential zoning districts. Applicant: City- initiated.

Hanna Matras explained the LDR Amendment which has two items as set forth in the paragraph above (see attached). The change proposed would eliminate and replace the IPUD for the future land use category. There would be no impact because this new zoning district is not yet on any property on the graph. The City has been moving away from the conventional plan zoning district for a while in favor of a zoning district governed by very simple numeric parameters. IPUD provides a better transition to adjacent single-family developments. They are more effective at minimizing the project adverse impact and potentially result in a better product.

Ms. Oyer noted that in Exhibit A, regarding exceeding standards and variances being allowed, and asked for an example that already exists for what this may entail as to purpose and intent. Mr. Breese said that no variances have yet been approved as this language looks for things that exceed the standards of conventional zoning district; the R4 is a stringent set of regulations that could give a project that is “run of the mill,” whereas the IPUD requires a higher quality project, e.g., more green space, more usable space, more amenities than a conventional zoning district could require.

Ms. Oyer next inquired about “appropriate and reasonable transitions,” regarding compatibility with surrounding neighborhoods. Mr. Breese explained transition regulations and compatible setbacks with adjacent project or property, along with buffers and landscaping and Ms. Matras spoke of density and design elements as pertain to these transitions. Discussion followed concerning heights next to single-family residential; what is being discussed is IPUD zoning, not mixed-use, more dense type of zoning.

[Chair DeVoursney arrived approximately 6:50 p.m.]

Chair DeVoursney asked if there is a map showing the R4-zoning; Mr. Breese says there are none on the ground, and why it is best to go ahead and get rid of it before there are any on the ground and stay strictly with the IPUD zoning. Chair DeVoursney had additional questions on compatible high density in IPUD and if high-density residential is also compatible. Mr. Breese said the maximum in R4 was 15 units and it would still be a maximum of 15 under high-density residential IPUD. Discussion on appropriate land use followed, where the CRA plan may make

recommendations for high-density residential up to 20 units; 45 feet height stepping down to residential; and setbacks for compatibility abutting to existing single-family residential.

Mr. Simon asked about the language concerning water access and recreational opportunities with accommodations of uses, and if this is for when the community or project is adjacent to water. Mr. Breese said this was added language being considered for a marina running from Federal Highway to the Intracoastal. The last question was if the minimal usable open space is per dwelling on the chart, 200 square feet outside of each unit or per ten units. Mr. Breese said that is 200 square feet per unit of usable open space, not the planting areas around the units, or planting border around the parking lot, but actual, usable open space per unit.

Ms. Oyer had a point of order regarding Chair DeVoursney's participation in the motion as he was not present for the entire presentation of the item. Ms. Schwabe said it was fine for Chair DeVoursney to participate.

Motion made by Ms. Oyer, seconded by Mr. Rosecrans, to approve proposed amendments to IPUD, Infill Planned Unit Development zoning district (CDRV 20-001) -- Amending the LAND DEVELOPMENT REGULATIONS: (1) Chapter 1. General Administration, Article II. Definitions and Article III. Relationship to Comprehensive Plan; and (2) Chapter 3. Zoning, Article I. Overview, Article III. Zoning Districts and Overlays, Article IV. Use Regulations and Article V. Supplemental Regulations, to establish IPUD as a zoning district corresponding to the High Density Residential (HDR) Future Land Use classification, and to eliminate R-4, Multi Family district from the list of residential zoning districts. In a voice vote, the motion passed unanimously (7-0).

Vice Chair Rosecrans passed the gavel to Chair DeVoursney.

7.B. Participate in a Board Orientation/Development Review Process Presentation

Mr. Breese gave a presentation to cover the annual orientation for new board members (see attached). Questions and answers addressed aspects of the Planning & Development Department as well as the fundamentals of the Planning & Development Board, the development approval process, and the Community Redevelopment Agency (CRA).

8. Other

9. Comments by Members – None

10. Adjournment

Motion to adjourn was duly made and seconded. The meeting was adjourned at 7:57 p.m.

Attachments: Presentation of IPUD Zoning District: Amending LDR
Presentation Board Orientation/Development Review Process

[Minutes prepared by M. Moore, Prototype, Inc.]



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 2/25/2020

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REQUEST: Approve 7-Eleven 101 W. Woolbright Rd, amending Future Land Use Map from Low Density Residential (LDR) and Medium Density Residential (MDR) to Local Retail Commercial (LRC).

REQUEST: Approve 7-Eleven 101 W. Woolbright Rd Rezoning from R-1-A Single Family Residential District and R-2 Single- and Two Family Residential District to C-2 Neighborhood Commercial District

EXPLANATION OF REQUEST:

The subject 1.05-acre property consists of three parcels, assembled for the proposed redevelopment of the existing 7-Eleven convenience store and the addition of gasoline pumps. The existing store occupies the largest of the three parcels, facing Woolbright Road. The two other parcels, both currently developed with duplexes, front on SW 14th Ave.

Along with all the lots on the north side of Woolbright Rd between SW 1st Street and the FEC tracks, the existing convenience store property carries Local Retail Commercial (LRC) future land use (FLU) and C-2, Neighborhood Commercial zoning. To accommodate the proposed project, the applicant is requesting a future land use map (FLUM) amendment and rezoning, which would extend the LRC classification and C-2 zoning to the two duplex parcels in the northern section of the assembly. The subject parcels are currently under two different residential FLU classifications—Low Density Residential (LDR) and Medium Density Residential (MDR). While the MDR-classified parcel on the corner of Seacrest Blvd. and SW 14 Ave. is appropriately zoned R-2, Single- and Two Family Residential District, the LDR-classified parcel to the west has split zoning—part of it is zoned R-2, and the other part R-1-A, Single-Family. Only the latter zoning district is consistent with the LDR future land use classification.

The request for the FLUM amendment and rezoning is being processed concurrently with the applications for the Major Site Plan Modification (MSPM) and Conditional Use (COUS). Conditional use approval is required for the proposed addition of the gas station (see the corresponding staff report).

If the subject request is approved and the C-2 commercial zoning is extended from the 7-Eleven property through the block to SW 14th Ave, the project will abut a duplex to the west, and face single-family properties across SW 14th Ave. Staff has impressed the importance of appropriate buffering, and the applicant has responded accordingly in the site plan and landscape design as detailed in the COUS/MSPM staff report. Note that landscape buffering and screening regulations for commercial properties were not on the books in 1960 when the current structure was built. The assembly of the two parcels with the existing site will facilitate compliance with the current land development regulations. The expansion of the site will also offset the impact of the Palm Beach County-determined need for the dedication of 30 feet of the property along Woolbright Rd. for a future widening of the roadway.

The proposed extension of commercial zoning in the subject area is warranted by the current and anticipated intensification of redevelopment activities on and near intersections of Seacrest Blvd/ Boynton Beach Blvd and Woolbright Rd/ US 1, and the resultant increase in population and traffic. Eventually, redevelopment is likely to expand west along the northern side of Woolbright Rd. to SW 1st Street, eventually encompassing

the block between the Woolbright Rd. corridor and SW 14th Avenue.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? No significant impact on either programs or services.

FISCAL IMPACT: Increase of tax base

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	Exhibit A. Location Map
<input type="checkbox"/> Exhibit	EXHIBIT B1. 7-Eleven 101 W. Woolbright Rd current FLU
<input type="checkbox"/> Exhibit	EXHIBIT B2. 7-Eleven 101 W. Woolbright Rd proposed FLU
<input type="checkbox"/> Exhibit	EXHIBIT C1. 7-Eleven 101 W. Woolbright Rd current zoning
<input type="checkbox"/> Exhibit	EXHIBIT C2. 7-Eleven 101 W. Woolbright proposed zoning

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 20-037**

STAFF REPORT

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese
Planning and Zoning Administrator

FROM: Hanna Matras, Senior Planner

DATE: February 7, 2020

PROJECT: 7-Eleven 101 W. Woolbright Rd
LUAR 20-001

REQUEST: Approve 7-Eleven 101 W. Woolbright Rd, amending Future Land Use Map from Low Density Residential (LDR) and Medium Density Residential (MDR) to Local Retail Commercial (LRC), and rezoning from R-1-A Single Family Residential District and R-2 Single- and Two Family Residential District to C-2 Neighborhood Commercial District.

PROJECT DESCRIPTION

Property Owner: Southland Corp Tax Dept #10391

Applicant: Shane Laakso, Creighton Development

Agent: Michael Amodio, KEITH

Location: Northwest corner of W. Woolbright Rd and S. Seacrest Blvd (see Exhibit "A")

Existing Land Use: Low Density and Medium Density Residential (LDR and MDR), and Local Retail Commercial (LRC)

Proposed Land Use: Local Retail Commercial (LRC)

Existing Zoning: R-1-A Single Family Residential District, R-2 Single- and Two Family Residential District, and C-2 Neighborhood Commercial

Proposed Zoning: C-2 Neighborhood Commercial

Acreage: 1.05 acre

Proposed Use: Convenience store and a gasoline station

Adjacent Uses:

North: Right-of-way for SW 14th Ave; farther north vacant residential property and two developed single-family homes, classified Low Density and Medium Density Residential (LDR and MDR), and zoned R-1-A Single Family Residential District and R-2 Single- and Two Family Residential District;

South: Right-of-way for Woolbright Rd; farther south Boynton Beach Memorial Park and Mausoleum, classified Public and Private Governmental/Institutional (PPGI) and zoned PU, Public Usage;

East: Right-of-way for Seacrest Blvd; farther east Shell gasoline station, classified Local Retail Commercial (LRC) and zoned C-2, Neighborhood Commercial, and, to the northeast, a developed duplex, classified Medium Density Residential (MDR) and zoned R-2 Single- and Two Family Residential District; and

West: A developed commercial (office) property, then Woolbright Farmers Market, both classified Local Retail Commercial (LRC) and zoned C-2, Community Commercial.

BACKGROUND

The subject 1.05 acre property consists of three parcels, assembled for the proposed redevelopment of the existing 7-Eleven convenience store with an addition of the gasoline station. The store occupies the largest of the three parcels, facing Woolbright Road. The two other parcels, both currently developed with duplexes, front on SW 14th Ave.

Along with all the lots on the north side of Woolbright Rd between SW 1st Street and the FEC tracks, the existing convenience store property carries Retail Commercial (LRC) future land use (FLU) and C-2, Neighborhood Commercial zoning. To accommodate the proposed project, the applicant is requesting a future land use map (FLUM) amendment and rezoning, which would extend the LRC classification and C-2 zoning to the two duplex parcels in the northern section of the assembly. The subject parcels are currently under two different residential FLU classifications—Low Density Residential (LDR) and Medium Density Residential (MDR). While the MDR-classified parcel on the corner of Seacrest Blvd and SW 14 Ave is appropriately zoned R-2, Single- and Two Family Residential District, the LDR-classified parcel to the west has split zoning—part of it is zoned R-2, and the other part R-1-A, Single-Family. Only the latter zoning district is consistent with LDR land use classification.

Note that the City has a number of parcels with split zoning. This situation may have been

created in the past through planned area-wide rezonings or through subdivision of properties.

The request for the FLUM amendment and rezoning is being processed concurrently with the applications for the Major Site Plan Modification (MSPM) and the Conditional Use (COUS), required for the proposed addition of the gas station (see the corresponding staff report).

REVIEW BASED ON CRITERIA

The following criteria used to review Comprehensive Plan Map amendments and rezonings are listed in the Land Development Regulations, Chapter 2, Article II, Section 2.B and Section 2.D.3:

- a. ***Demonstration of Need.*** *A demonstration of need may be based upon changing conditions that represent a demand for the proposed land use classification and zoning district. Appropriate data and analysis that adequately substantiates the need for the proposed land use amendment and rezoning must be provided within the application.*

As per the Land Development Regulations, the intent of the C-2 conventional zoning district is to “*allow low-intensity commercial uses of a retail convenience that are intended to serve and which are in close proximity to individual residential neighborhoods. Generally, the desired locations of these commercial areas would be at the periphery of one (1) or more neighborhoods along roadway classifications that are able to support the additional traffic*”.

The location of the project to be supported by the proposed FLU amendment and rezoning—the intersection of Woolbright Rd, a busy arterial, and Seacrest Blvd, a busy collector—meets these criteria. The area population is growing and the traffic volume on both roadways is projected to increase considerably, amplifying demand for convenience retail. For example, according to the the Palm Beach County 2045 Long Range Transportation Plan, annual growth rates of Woolbright Rd eastbound traffic and Seacrest Blvd northbound traffic at the subject intersection are expected to be 1.24% and 1.4%, respectively. In the short term, the drivers of the growth will be the incoming projects of Riverwalk Plaza and Town Square; on the long term, continuous redevelopment on the US1/Woolbright intersection, spillout redevelopment around Town Square and the potential expansion of Bethesda Hospital will all have a significant impact.

Ongoing market trends also support the request. According to new data from retail analytics platform Edge by Ascential’s Retail Market Monitor, discount and convenience stores in the U.S. are projected to grow faster than all other offline retail channels over the next five years, reflecting consumers’ increased focus on price and speed, even if it means more limited assortment. Non-food discount, food discount and convenience stores are all projected for annual growth rates above 5 percent, whereas all other offline retailers, aside from membership club stores, are projected at annual growth rates of 3 percent or below. However, there is an increased competition between convenience

stores and other retailers, offering immediacy, convenience, and a fast response to changing consumer tastes. The competitors now include online retailers and delivery services, meeting consumer demands for previously fulfilled primarily by convenience stores.

All the above factors are behind the need to transform the property into a modern commercial site. The addition of the two parcels to the existing site may be also deemed warranted by the necessity to meet current commercial land development regulations, such as landscape buffering and screening, that were not on the books in 1960 when the current structure was built. The expansion of the project to the subject parcels will also offset the impact of the Palm Beach County-determined need for the dedication of 30 feet of the property along Woolbright Rd for a future widening of the roadway.

b. Consistency. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be consistent with the purpose and intent of, and promote, the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations.*

Currently, there is no redevelopment plan for the section of Woolbright Rd west of the FEC tracks. However, the proposed FLU amendment and rezoning can be deemed consistent with the general intent of the policies of the Comprehensive Plan's Future Land Use Element which, particularly in recent years, brought a post-great recession focus on economic development and on commercial uses as goods/services providers and job generators:

Objective 1.17 *The City shall pursue economic development opportunities to support a competitive and diversified economy, and a good quality of life for residents.*

Policy 1.17.1 *The City shall continue to review the Land Development Regulations to improve approval processes and to remove unnecessary hurdles hindering industrial and commercial uses that create jobs, contribute to the tax base, and accommodate market trends.; and*

Policy 1.17.6 *The City shall continue to apply Economic Development Benefits review criteria to all rezoning and Future Land Use Map amendment requests to limit the conversion of industrial and commercial land to other uses.*

c. Land Use Pattern. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be contrary to the established land use pattern, or would create an isolated zoning district or an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM reclassifications and rezonings that would result in more desirable and sustainable growth for the community.*

The proposed FLUM amendment and rezoning would not create an isolated district. As noted in the “Background” section of this report, the existing convenience store property and all lots on the north side of Woolbright Rd between SW 1st Street and the FEC tracks carry Retail Commercial (LRC) future land use (FLU) and C-2, Neighborhood Commercial zoning. Of these lots west of Seacrest Blvd to SW 1st Street, one is developed with an office use, while the remaining ones are occupied by the Woolbright Farmers Market and the existing 7-Eleven store. The adjacent lots to the north—facing SW 14th Ave—have a single-family R-1-A zoning, except the property on the corner of Seacrest Blvd and SW 14th Ave, and part of its neighboring lot which are under the R-2 zoning. Note that out of the six lots with the R-1-A zoning, four are developed with duplexes, a nonconforming use in this zoning district. One of the two single-family homes is owned by a real estate investment firm.

If the subject request is approved and the neighborhood commercial zoning of C-2 is extended from the 7-Eleven property through the block to SW 14th Ave, the project will abut a duplex to the west, and face single-family properties across SW 14th Ave. Appropriate landscape buffering as well as access will be important considerations in minimizing its adverse impact. Staff has impressed the importance of appropriate buffering, and the applicant has responded accordingly in the site plan and landscape design (see the corresponding COUS/MSPM staff report).

Given the development activities on and near intersections of Seacrest Blvd/ Boynton Beach Blvd and Woolbright Rd/ US 1 and the resultant increase in population and traffic, redevelopment is likely to expand west along the northern side of Woolbright Rd to SW 1st Street, eventually encompassing the block between the Woolbright corridor and SW 14th Ave.

d. Sustainability. Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would support the integration of a mix of land uses consistent with the Smart Growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Interconnectivity will be improved with the addition of pedestrian access from the neighborhood to the north and west. The Palm Tran bus route along Seacrest Blvd ensures access to public transportation, with an improved bus stop. The site plan provides for several sustainable elements of the project (see the corresponding COUS/MSPM staff report).

e. Availability of Public Services / Infrastructure. All requests for Future Land Use Map amendments shall be reviewed for long-term capacity availability at the maximum intensity permitted under the requested land use classification.

Water and Sewer. Long-term capacity availability for potable water and sewer for the subject request has been confirmed by the Utilities Department.

Solid Waste. Per the annual assessment issued on January 8, 2019, the Palm Beach County Solid Waste Authority (SWA) determined that sufficient disposal capacity will be available at the existing landfill through approximately the year 2049.

Drainage. Drainage will be reviewed in detail as part of the site plan, land development, and building permit review processes.

Traffic. Traffic impact is reviewed as part of the site plan.

f. Compatibility. *The application shall consider the following factors to determine compatibility:*

(1) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties; and

(2) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning is of a scale which is reasonably related to the needs of the neighborhood and the City as a whole.

See response to criterum "c." The LRC future land use and the neighborhood commercial zoning of C-2 requested for the northern section of the proposed expansion of the 7-Eleven property match the current designations of the existing store and all lots facing the north side of Woolbright Rd between SW 1st Street and the FEC tracks. The latter are currently developed with office and retail uses.

The requested FLU and zoning district may also match and support the future land uses of the adjacent and nearby properties. Given the development activities on and near the intersections of Seacrest Blvd/ Boynton Beach Blvd and Woolbright Rd/ US 1 and the resultant increase in population and traffic, redevelopment is likely to expand west along the northern side of Woolbright Rd to SW 1st Street, eventually encompassing the block between the Woolbright corridor and SW 14th Ave.

If the subject request is approved, the project will abut a duplex to the west and face single-family properties across SW 14th Ave. Appropriate screening and other compatibility-enhancing features as well as the overall improvement of the property would likely prevent the negative impact on the nearby residential property values.

The proposed Future Land Use Map amendment (FLUM) and rezoning is of a scale which is reasonably related to the needs of the neighborhood; arguably, it is also consistent with the current development trends along the Woolbright corridor.

g. Economic Development Impact Determination for Conventional Zoning Districts. *For rezoning/FLUM amendments involving rezoning to a conventional zoning district, the review shall consider whether the proposal would further Economic*

Development Program, but also determine whether the proposal would:

- (1) Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category and/or zoning district; and*
- (2) Represent a potential decrease in the number of uses with high probable economic development benefits.*

The answer to both questions is “no.” The reclassification and rezoning from residential to commercial designation increase the amount of land generating economic development benefits.

h. Commercial and Industrial Land Supply. *The review shall consider whether the proposed rezoning/FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:*

- (1) The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or*
- (2) The proposed rezoning/FLUM amendment provides substantiated evidence of satisfying at least four of the Direct Economic Development Benefits listed in subparagraph “g” above; and*
- (3) The proposed rezoning/FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation and/or rezoning.*

See response to the previous criterion “g.” The subject reclassification and rezoning increases the amount of land available for commercial development.

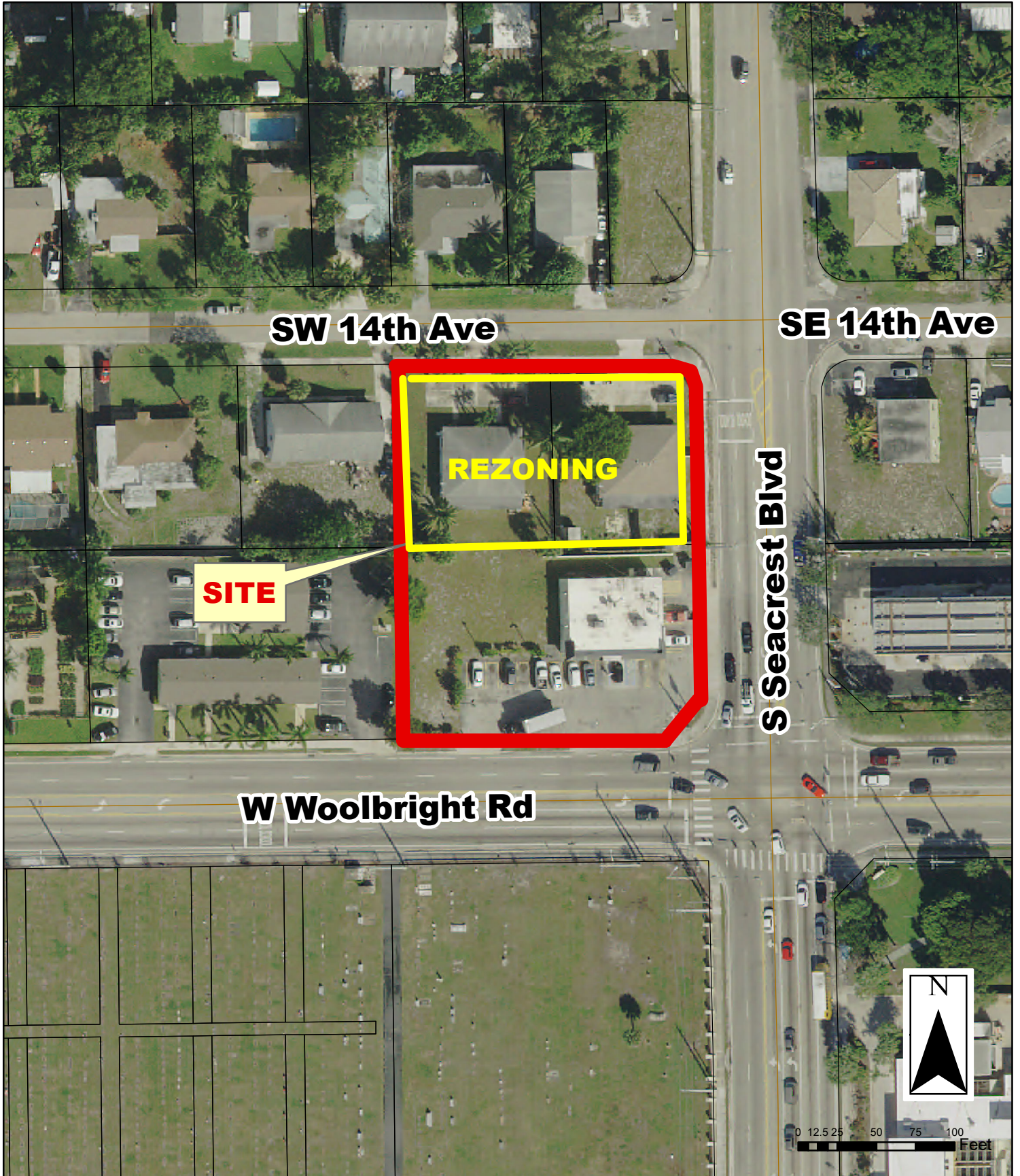
i. Alternative Sites. *Whether there are adequate sites elsewhere in the City for the proposed use in zoning districts where such use is already allowed.*

Since the request pertain to expansion of the existing project, criterion “i” does not apply.

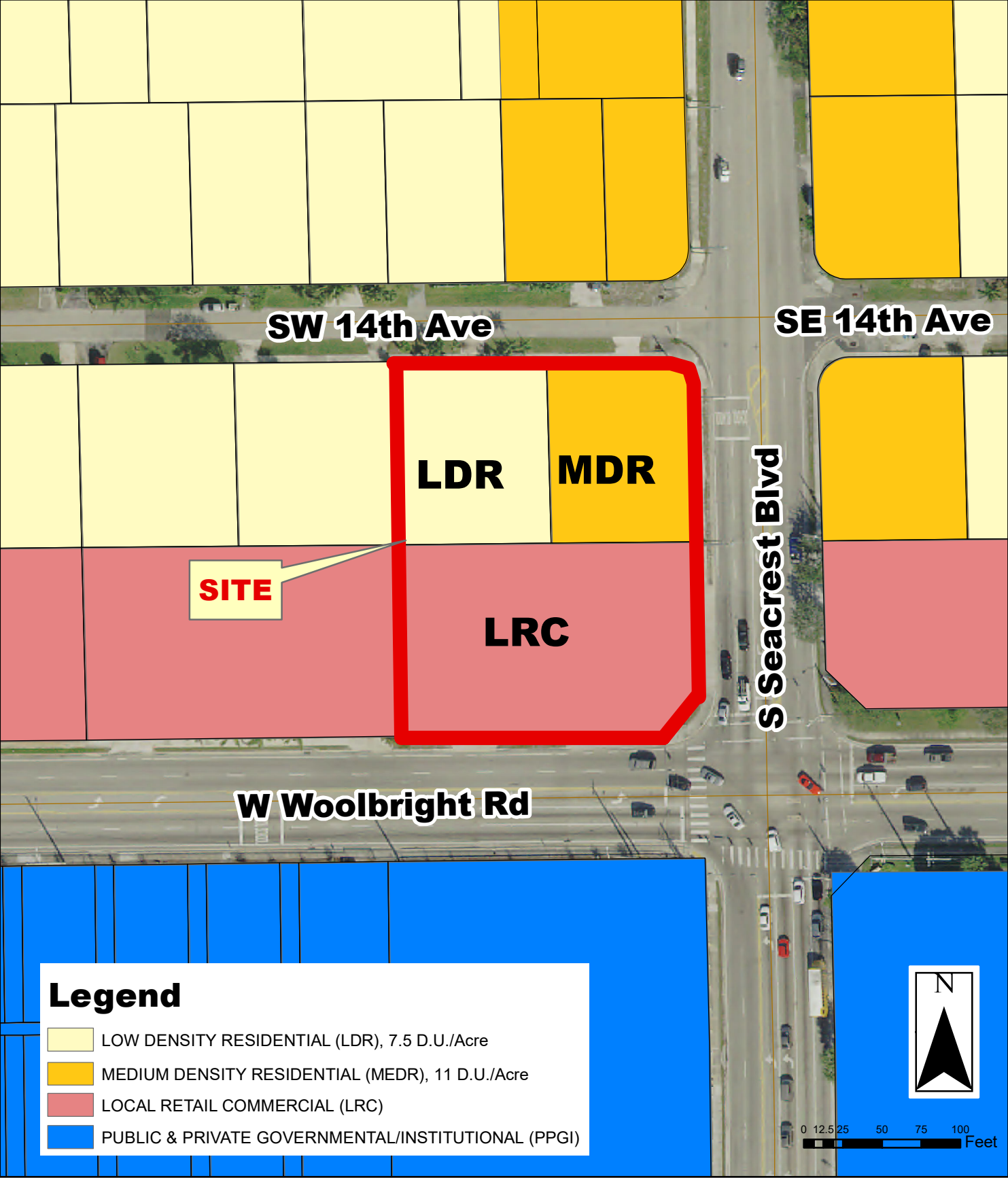
CONCLUSION/RECOMMENDATION

As indicated herein, staff has reviewed the proposed FLU amendment and rezoning and determined that they satisfy the review criteria for the subject applications. Therefore, staff recommends approvals of the subject requests.

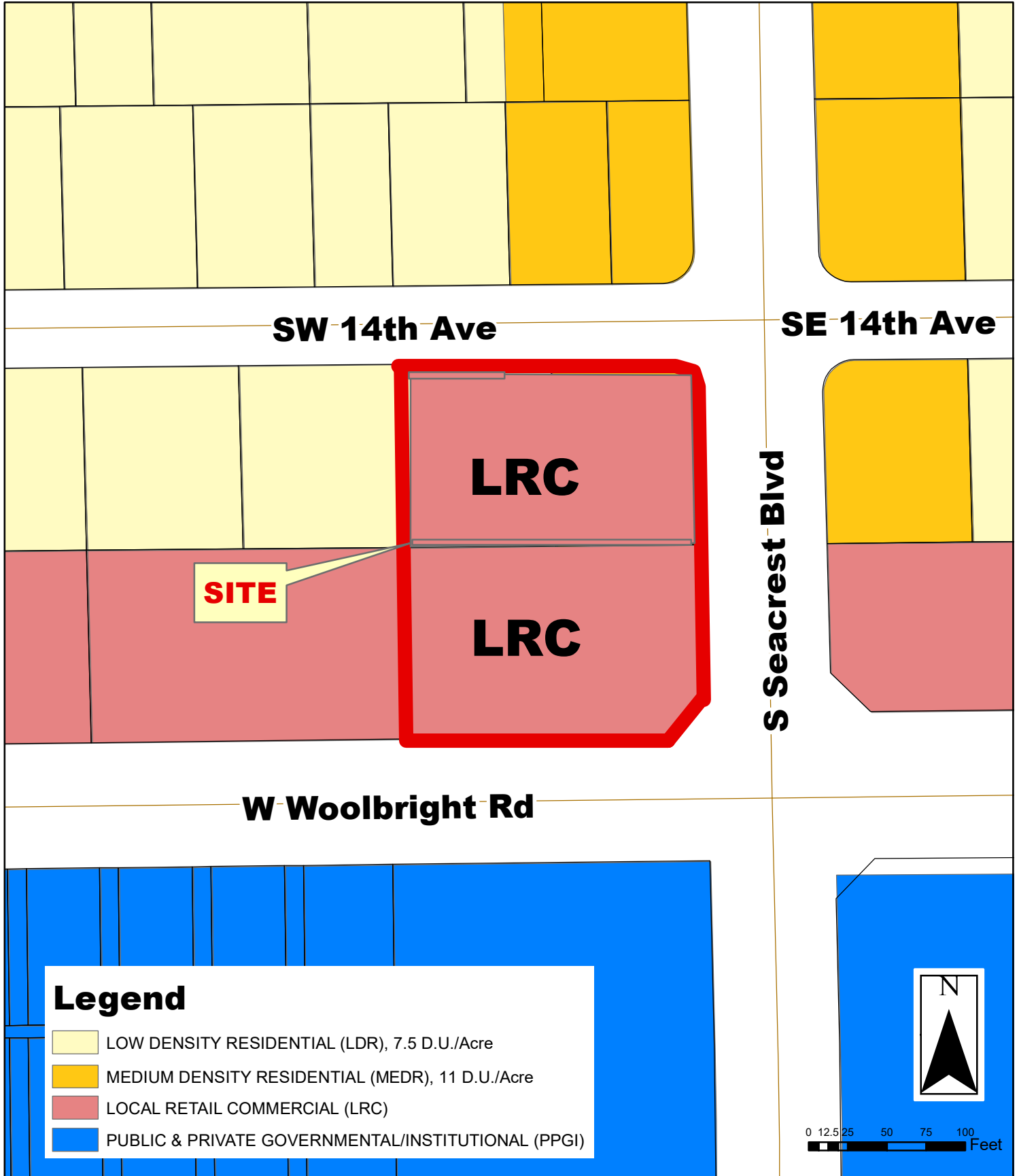
LOCATION MAP



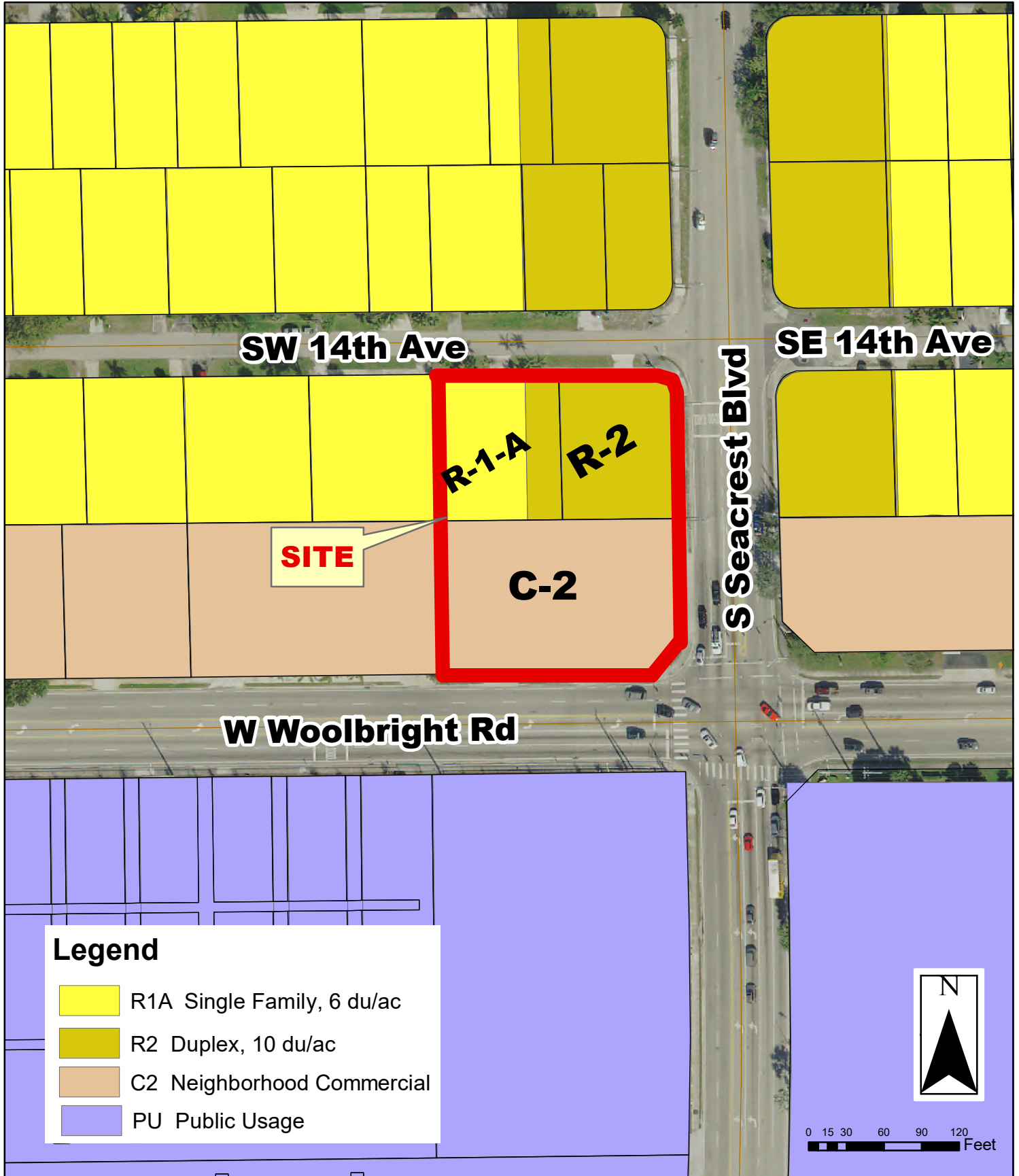
CURRENT FLU CLASSIFICATIONS



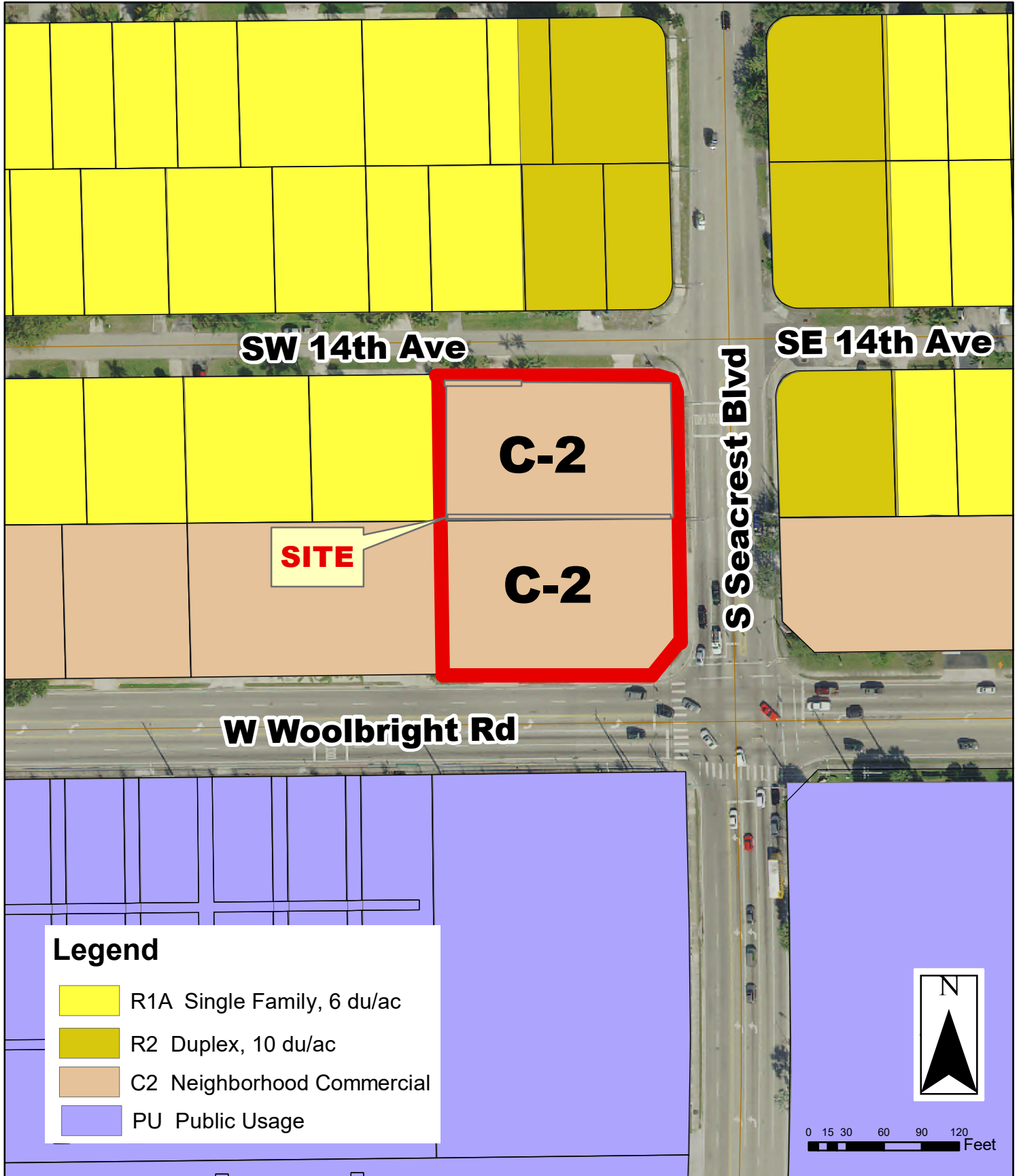
PROPOSED FLU CLASSIFICATIONS



7-ELEVEN SITE: CURRENT ZONING



7-ELEVEN SITE: PROPOSED ZONING





CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 2/25/2020

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve request for Conditional Use and Major Site Plan Modification (COUS 20-002 / MSPM 20-002) for Southland Corp Tax Dept #1039 to allow redevelopment of an existing convenience store for a new 3,454 sq. ft. convenience store, gas pump islands consisting of six (6) pump stations under a 3,096 sq. ft. canopy, and related site amenities and improvements on a 1.05-acre parcel located at 101 W. Woolbright Road zoned C-3 (Community Commercial). Applicant: Shane Laakso, Creighton Development.

EXPLANATION OF REQUEST:

The project consists of the unification of one (1) commercial property to the south currently developed with an outdated, single-story building and two (2) residential properties to the north currently developed with two (2) single-story duplex buildings, to result in a total of 1.05 acres. The principal building on the commercial property is currently occupied by a old 24-hour 7-Eleven Convenience Store with varying non-conformities with current Land Development Regulations. The applicant proposes to redevelop the property with a new and updated 24-hour 3,454 sq. ft. 7-Eleven convenience store and gas station.

The Gas Station use requires Conditional Use approval, which is being processed concurrently with the request for Major Site Plan Modification, as well as Land Use Map Amendment and Rezoning of the two (2) residential properties to the north.

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

FISCAL IMPACT: N/A

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
▣ Staff Report	Staff Report
▣ Location Map	EXHIBIT A. 7-Eleven Location Map
▣ Drawings	EXHIBIT B. Project Drawings
▣ Addendum	EXHIBIT C. Conditional Use Justification
▣ Conditions of Approval	Conditions of Approval
▣ Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 20-003**

STAFF REPORT

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese
Planning and Zoning Administrator

FROM: Luis Bencosme
Planner II

DATE: February 10, 2020

PROJECT NAME: 7-Eleven 101 W Woolbright Rd
COUS 20-001 / MSPM 20-002

REQUEST: Approve request for Conditional Use and Major Site Plan Modification (COUS 20-001 / MSPM 20-002) for Southland Corp Tax Dept #10391, to allow a 3,454 sq. ft. convenience store, a 3,096 sq. ft. gas station canopy composed of six (6) pump stations, and related site amenities and improvements, on a 1.05 acre parcel, located at 101 W. Woolbright Road, in a C-2 (Neighborhood Commercial) zoning district. Applicant: Shane Laakso, Creighton Development.

PROJECT DESCRIPTION

Applicant: Shane Laakso, Creighton Development

Property Owner: Southland Corp Tax Dept #10391

Agent: Michael Amodio, Keith

Location: 101 W. Woolbright Road

Existing Land Use/Zoning: Local Retail Commercial (LRC), Low Density Residential (LDR) and Medium Density Residential (MEDR) / Neighborhood Commercial (C-2), Single-Family Residential (R-1A) and Single-Family and Two-Family Residential (R-2)

Proposed Land Use/Zoning: Local Retail Commercial (LRC) / Neighborhood Commercial (C-2)

Proposed Uses: Gas Station with convenience store

Acreage: 1.05 Acres

Adjacent Uses:

- North: Right-of-way of SW 14th Avenue; further north developed single-family property classified as Low Density Residential (LDR) and zoned R1A (Single-Family), and two-family residential property classified as Medium Density Residential (MEDR) and zoned R2 (Single-Family and Two-Family Residential).
- South: Right-of-way of W. Woolbright Road; farther south, developed cemetery (Boynton Beach Memorial Park), classified as Public and Private Governmental/ Institutional (PPGI) and zoned PU (Public Usage);
- East: Developed single-tenant commercial property (Shell Gas station and convenience store), classified as Local Retail Commercial (LRC) and zoned C-2 (Neighborhood Commercial); and
- West: Developed multi-tenant commercial property, classified as Local Retail Commercial (LRC) and zoned C-2 (Neighborhood Commercial).

PROPERTY OWNER NOTIFICATION

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

BACKGROUND/ PROPOSAL

The project consists of the unification of 1 commercial property to the south and 2 residential properties to the north, a total of 1.05 acres, in order to expand the commercial property and redevelop it with a new and updated 24-hour 3,454 sq. ft. convenience store and a 3,096 sq. ft. gas station canopy composed of 6 pump stations. The existing commercial property currently has an existing 24-hour 7-Eleven convenience store building that is to be demolished.

The applicant has submitted applications for Conditional Use and Major Site Plan Modification, which are being processed concurrently with the Land Use Map Amendment and Rezoning. The gas station use requires Conditional Use approval, and the two residential parcels to the north proposed to be incorporated into the development plan, require changes to their Land Use classification and Zoning designation.

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 to. 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 that 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.*

Currently the subject property does not have safe and functional primary points of ingress/egress and efficient traffic flow and control due to its outdated parking lot design and lack of vehicular traffic control markings. The driveway on the east side of the property is excessively wide as it extends nearly the entire length of the east property line and is too close to the intersection. The driveway is used by motorists to access 4 back-out parking spaces located on the east side of the building, which are not conforming to current off-street parking lot standards or ideal for efficient, convenient and safe traffic circulation. Furthermore, the property has two additional driveways on the south side. One of the driveways is also excessively wide and dangerously close to the intersection, which can result in vehicular movement conflicts entering or exiting the site.

According to the new Site Plan, the applicant proposes to reduce the amount and overall width of the driveway openings along W. Woolbright Road from 2 two-way driveways to 1 two-way driveway 35 feet in width, as well as reduce the width of the two-way driveway opening along S. Seacrest Boulevard to 25 feet. Both driveways have been proposed further away from the intersection to enhance the safety of motorists entering and exiting the site. Additionally, 2 two-way drive aisles with clear vehicular traffic control markings have been proposed throughout the site to ensure safety and efficient vehicular traffic control, flow and circulation.

The site has existing sidewalks along both S. Seacrest Boulevard and W. Woolbright Road. Sufficient pedestrian access to the site is proposed on the northeast side of the property with the construction of a new walkway leading from the existing sidewalk along S. Seacrest Boulevard and connecting directly to the convenience store entry doors, as well as a new walkway leading from the existing sidewalk along SW 14th Avenue and leading to the store entrance. The convenience store is lined with walkways with a covered bike rack proposed near the building entrance on the east side of the building.

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 spaces required for gas stations is calculated at 1 parking space per 250 sq. ft. of gross floor area. The proposed gas station would be required to provide a total of 13 standard parking spaces and 1 accessible parking space as the size of the proposed principal building is 3,454 square ft. The site plan depicts the required 14 parking spaces distributed throughout the site as follows: 10 parking spaces in front of the building including 1 accessible parking space, 3 diagonal parking spaces located near the southeast corner of the site and 1 parallel parking space located next to the air/ vacuum unit. The proposed accessible parking space has been conveniently located in close proximity to the building's front door to allow patrons safe and quick access to the convenience store. The proposed location of the parking spaces would not create or increase the negative effects caused by glare, noise and odor as they have been located away from adjacent properties and have been effectively screened with dense landscaping around the perimeter of the property as required by the City's landscape code. Furthermore, the site plan includes a 12 ft. by 35 ft. loading zone/ dumpster enclosure approach on the northwest side of the building, which does not conflict with traffic flow, as it is separated from the drive aisles.

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

A dumpster has been proposed near the northwest corner of the property, and setback approximately 20 ft. from the west and north property lines. Additionally, there is a 6 ft. tall masonry perimeter buffer wall and landscaping to further reduce any impacts to surrounding properties. The refuse area is screened by both an enclosure composed of a 7 foot - 4 inch tall decorative walls and Cocoplum hedge installed and maintained at least half the height of the enclosure walls. Trash would be removed on a standard schedule. Solid waste does not anticipate a significant increase in waste as a result of this application. However, should the waste flow create an issue, the waste pick-up frequency shall be increased to accommodate it. Additionally, a 60 ft. clear area has been provided to ensure efficient trash pick-up, which should not disrupt the flow of traffic in the drive aisles.

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 proposed landscape has been designed with an emphasis on screening, aesthetics, and sustainability through the use of dense, native, drought tolerant plants, as well as a variety of butterfly attracting trees (Glaucous Cassia and Simpson Stopper), shrubs (Firebush and Wild Coffee) and groundcovers (Perennial Peanut, Purple Trailing Lantana, Plumbago, Indian Hawthorne and Coontie).

The site is a corner lot surrounded by single-family (R1A) and two-family (R2) residential properties to the north and commercial properties (C2) to the east and south. Additionally, the property abuts a single-family residential (R1A) property and a commercial property (C2) to the west. The adjacent commercial property on the southwest side of the site has a similar zoning designation (C2) as the subject site and would require an Urban Landscape Buffer Type 1 comprised of a continuous hedge of at least 3 ft. in height and one tree spaced every 30 linear ft. The adjacent residential property on the northwest side of the site is zoned Single-Family (R1A), which would require a Buffer Type 3 comprised of a variety of densely planted trees, hedges and shrubs, in combination with an optional buffer wall and/or

berm. In order to minimize the impact of the new gas station on adjacent properties, the applicant is proposing a Buffer Type 3 along the entire interior side (west) and rear yard (north) property lines. The buffer has been designed with a 6 ft. tall decorative wall, a variety of densely planted shrubs and groundcover on both sides of the wall, and native large canopy trees, medium size trees and palm trees. Additionally, in order to provide adequate screening along the west side property line, the applicant is proposing to use medium size trees (Sympson Stopper) in lieu of palm trees between the large canopy trees (Live Oak). Additionally, in order to ensure the proposed landscape buffer along the west side of the property is adequate staff has included the following Condition of Approval: At time of inspection of the installed landscaping between the store/ gas station and the residential structures, the applicant shall provide a dense barrier restricting the view between the two. If not, additional landscaping will be required to be installed.

The proposed landscape strip along the corner side yard (east) and front yard (south) property lines have been designed to meet the City's Landscape Code requirements for urban landscape strips abutting rights-of-ways. The landscape strip is composed of a variety of native, colorful and flowering plant material on the north side and south side of the entry drive, as well as two signature trees (Glaucous Cassia) on each side of the entry drives. The landscape strip is comprised of a continuous, densely planted hedge (Cocoplum); colorful and flowering groundcover (Muhly Grass, Purple trailing Lantana, Indian Hawthorne, Perennial Peanut, Wax Jasmine and Plumbago); and trees (Green Buttonwood and Black Olive). Additionally, staff included the following Condition of Approval to ensure the diagonal parking spaces near the rights-of-ways are screened from view: At time of final inspection of the installed landscaping at the corner of the property designed to screen the 3 parking spaces from the rights-of-way shall provide a dense barrier. If not, additional landscaping will be required.

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

The property currently has a functioning legal-nonconforming pole sign located on the southeast corner. The applicant has agreed to remove the pole sign and is proposing to install a monument sign near the entry drive on the south side of the site, as well as a second monument sign near the northeast corner of the site. Staff has included a Condition of Approval to ensure the northerly monument sign is placed closer to the entry drive, further from the residential properties. Staff is requiring the monument signs to be designed with similar architectural features, materials and colors as the principal structure. The signs will also include LED digital technology to display regular gas and diesel prices. Although the City code currently prohibit the use of electronic signs, recent legislative amendments prohibit the City from restricting the visibility of signage displaying gas pricing. This preemptive legislative requirement would only apply to pricing and not to other merchandise and other services. Furthermore, 2 internally illuminated wall signs with LEDs have been proposed for the building; a sign located on the south elevation, facing W. Woolbright Road and another sign on the east elevation, facing S. Seacrest Boulevard. The pump island canopy will include energy efficient LED recessed canopy lighting that will provide proper lumen levels and ensure safety for all gas station pump users.

The proposed Photometric Plan shows the installation of 4 light poles. In an effort to diminish the negative impact of glare and light spillage onto surrounding properties, the light fixtures will be full cutoff design and pointed towards the inside of the property. According to the Photometric Plan, the light levels will be below the code maximum of 5.9 foot candles and close to 0 around the perimeter of the property. However, the lighting levels underneath

the pump island canopy exceed 5.9 foot candles, as additional lumens are allowed for safety associated with credit card transactions. The building will have 7 wall mounted fixtures along the west, south and east façades and 8 ft. long LED batten strip recessed lighting fixtures under the front canopies affixed to the front facade to provide adequate lighting levels immediately around the building and ensure sufficient visibility and safety. The pump island canopy will be illuminated by recessed canopy LED light fixtures, which are designed to prevent glare. Staff has included a Condition of Approval to ensure a note is added to the Photometric Plans that all lighting shall utilize warm white LED lighting.

7. Required setbacks and other open spaces.

The gas station building and pump island canopy is proposed to meet or exceed the minimum setback requirements for gas stations on properties zoned C-2. The required and proposed minimum principal building setbacks are: front (south) required 35' – proposed 143.55'; rear (north) required 20' – proposed 20'; side corner (east) required 35' – proposed 40.86'; and interior side (west) required 20' – proposed 72.64'. The required and proposed minimum setbacks for the pump island canopy are: front (south) required 20' – proposed 49.99'; side corner (east) required 20' – proposed 53.51'; and interior side (west) required 20' – proposed 41.78'.

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

The convenience store and gas station are generally compatible with the commercial properties along W. Woolbright Road and S. Seacrest Boulevard. The gas station would provide a needed service for local residents and nearby businesses, as well as vehicles traveling west on W. Woolbright Road and south on S. Seacrest Boulevard. The building's modern design is typical of most commercial structures with a mix of smooth stucco painted with two complementary colors, Balanced Beige and Aesthetic White, and split-face blocks painted Balance Beige. Also, the building has a parapet roof design with a transition between high impact EIFs cornice finished with stucco and dark bronze prefinished metal parapet cap to create an interesting transition. The south and east façades have a set of vision glass windows, doors and prefinished eyebrows. The rear facade has been designed appear as building frontage with vertical and horizontal articulation, two faux windows that would have the same appearance as vision glass windows, a pre-finished metal canopy above each window, and a decorative building medallion and high impact EIFs cornice on each side column.

The current and outdated 7-eleven convenience store, constructed in 1960, has been providing the neighborhood 24-hour convenience/ grocery services for many years. The new, modern convenience/ grocery store and gas station is intended to continue to operate 24-hours per day. According to the Project Narrative, the store is an integral part of the neighborhood and requires an update in size and services in order to meet the needs of its customers as the City continues to grow. Additionally, the project includes the acquisition of 2 residential lots to the north to ensure the commercial property conforms to the C-2 zoning district minimum required lot depth of 100 feet as Palm Beach County has requested a 30-foot right-of-way easement on the south side of the property for future W. Woolbright Road right-of-way expansion. In order to reduce any potential negative impacts to adjacent residential properties to the west and abutting residential properties north of SW 14th Avenue, the applicant has provided a dense, aesthetically pleasing multi-tiered buffer consisting of palm trees, large and medium size native trees, two staggered rows of shrubs, and a 6-foot tall decorative masonry wall. The applicant has committed to install more mature plants and trees along the north and west property lines at time of planting, if

needed, in order to ensure adequate buffering is provided. Also, the building and pump islands have been placed further from the residential properties (more than twice the required interior side setback), with the pump island shielded by the convenience store and landscape buffer.

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

The convenience store building has been designed as a one-story structure, with varying heights and a maximum height of 20 ft. - 3 in., which is compatible with the height of structures on adjacent and nearby commercial and residential properties. The proposed height is under the maximum allowable C-2 zoning district height of 25 ft. Additionally, the highest point of the pump island canopy is 17.5 ft.

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

The overall economic effects of the proposed convenience store and gas station uses on adjacent and nearby properties, and the City as a whole, will be minimal, other than the enhanced condition of the property with the upgraded building and site features. Furthermore, the City would benefit from fees associated with building permit applications and certificate of use. It is a local convenience as intended by LRC future land use designation. Additionally, it provides commercial retail services, which support the resident and visitor populations.

11. *Where applicable, the proposed use furthers the purpose and intent of a corresponding mixed-use zoning district or redevelopment plan;*

A mixed use zoning district or redevelopment plan is inapplicable to this project. The project does however remove a dated structure and further enhance the redevelopment of the Woolbright Road corridor.

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.*

The project would not create smoke, odors, fumes, or toxic matter that would negatively impact the neighboring properties. The fueling stations are subject to federal and state safety standards, which provide protections from the nuisances and hazards of fuel. All convenience store activity takes place entirely within the fully enclosed building. As indicated above, the applicant is proposing to screen the site with dense landscape composed of trees and hedges around the perimeter of the property that should be sufficient to prevent noise associated with operations to become an issue. 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.

13. *Required sound study and analysis. All conditional use applications for bars, nightclubs and similar establishments shall include the following analysis performed by a certified acoustic engineer: a. Data on the sound emitting devices/equipment and the methods and materials to be used to assure that the acoustic level of the City Code will be met; b. The analysis shall specify the authority and/or basis for determination of the acoustic level of the sound emitting devices/equipment; c. The analysis of any sound retention, reduction or reflection*

shall include information such as the nature, types and coefficients of sound absorbent and sound-reflecting materials to be used, coatings of the surfaces of ceilings, walls, windows, and floors and insulation to be used; and/or d. It shall also verify that sound standards shall be met during the normal opening of doors for people entering and exiting the establishment.

This standard is inapplicable to this Project because there are no proposed uses for bars, nightclubs, and similar establishments.

14. *All applications for approval of a new site plan, major site plan modification, or minor site plan modification (resulting in an increase, or replacement, of building square footage by five thousand (5,000) square feet or more), involving multi-family and planned unit residential, non-residential, and mixed use development shall incorporate a sufficient number of sustainable design options from Table 3-1, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below:*

1. *Multi-family residential development consisting of a minimum of three (3) dwelling units and up to twenty-five (25) shall achieve at least fifteen (15) points.*
2. *Multi-family residential development consisting of more than twenty-five (25) dwelling units shall achieve at least twenty (20) points.*
3. *Mixed use and planned unit residential development consisting of a minimum of three (3) dwelling units and up to twenty (20) shall achieve at least fifteen (15) points.*
4. *Mixed use and planned unit residential development consisting of a minimum of twenty-one (21) dwelling units and up to fifty (50) shall achieve at least twenty (20) points.*
5. *Mixed use and planned unit residential development consisting of more than fifty (50) units shall achieve at least twenty-five (25) points.*
6. *Non-residential development of a size less than one (1) acre shall achieve at least twenty (20) points.*
7. *Non-residential development of a size greater than one (1) acre shall achieve at least twenty-five (25) points.*

Although not subject to the newly adopted sustainability Regulations due to the building not meeting the minimum 5,000 square foot threshold, the applicant has proposed the following sustainable characteristics:

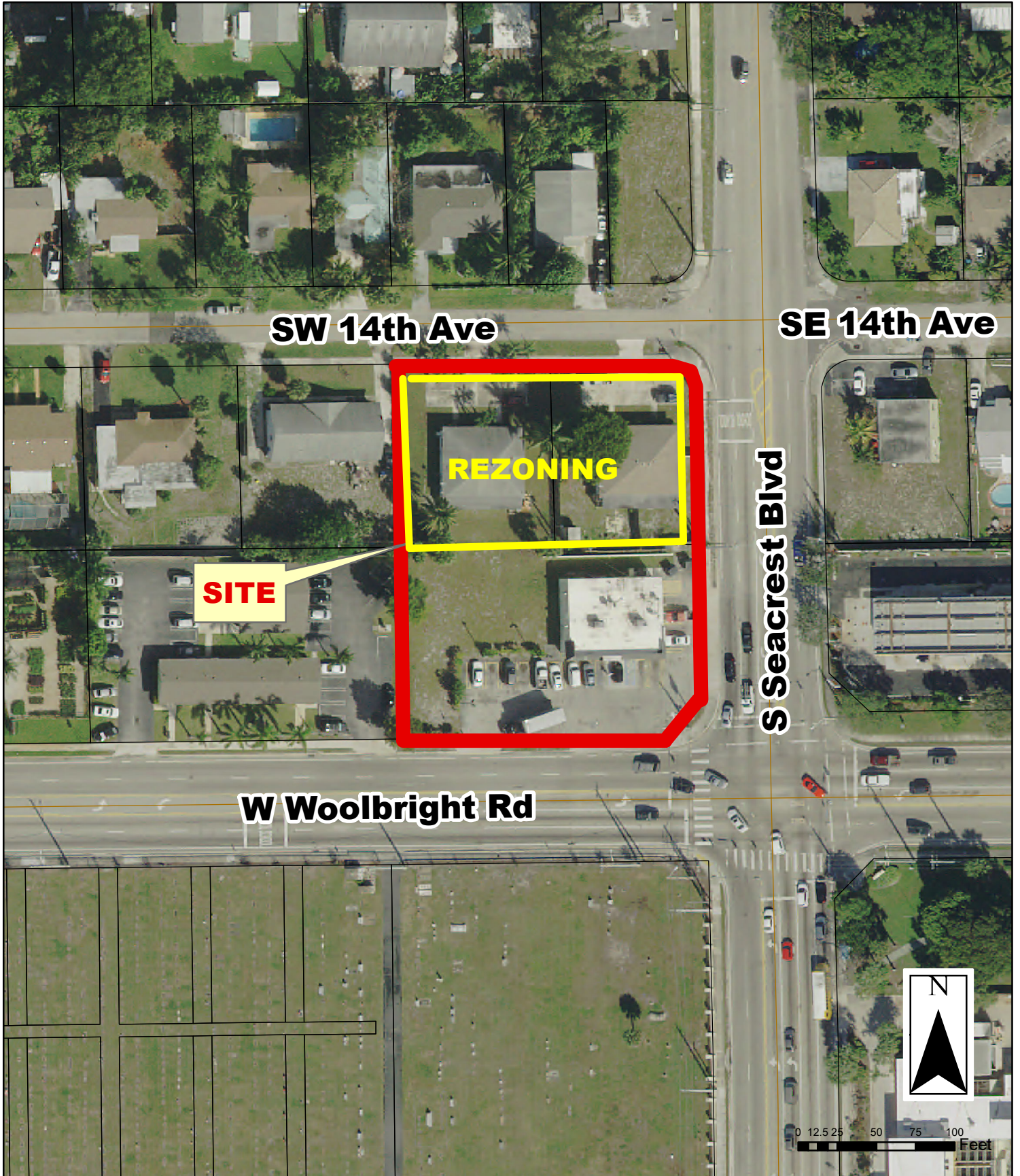
1. Utilization of warm white LED lighting;
2. Landscape Plan has been designed to utilize 9 different types of butterfly attracting trees, shrubs and groundcovers;
3. Flat roof to be painted white;
4. Utilization of cool light colors for the body of the building;
5. Use of awnings to provide shade over all windows and doors; and
6. All sod and landscape to receive 100% coverage with 100% overlap from an automatic irrigation system using re-use water source.

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 project is to be developed. Staff recommends that a period of 18 months be allowed to receive the necessary building permits.

LOCATION MAP



SURVEY NOTES:

- THE LEGAL DESCRIPTION HEREON IS TAKEN FROM OFFICIAL RECORD BOOK 2780, PAGE 920, PALM BEACH COUNTY, RECORDS WAS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THIS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY BENCHMARKS "T 315", DESCRIBED BY NATIONAL GEODETIC SURVEY IN 1970, TO BE LOCATED 1 MILE SOUTHWEST FROM OCEAN RIDGE, ABOUT 0.8 MILE SOUTH ALONG STATE HIGHWAY A-1-A FROM THE JUNCTION OF STATE HIGHWAY 804, THENCE 0.2 MILE WEST ALONG SOUTHEAST 15TH AVENUE, SET IN THE TOP OF THE SOUTH CONCRETE SIDEWALK OF THE WOOLBRIGHT ROAD BRIDGE OVER THE INTRACOASTAL WATERWAY, 17.8 FEET SOUTH OF THE CENTER LINE OF THE AVENUE, 7.3 FEET EAST OF THE WEST END OF THE BRIDGE BANISTER, 0.2 MILE EAST OF THE JUNCTION OF U.S. HIGHWAY 1 AND ABOUT 1 FOOT ABOVE THE LEVEL OF THE BRIDGE FLOOR, ELEVATION = 23.66 FEET (NAVD88); AND "B 98", DESCRIBED BY COAST AND GEODETIC SURVEY 1965 0.8 MILE SOUTH FROM BOYNTON BEACH, ABOUT 0.8 MILE SOUTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE CROSSING OF NE 12TH AVENUE AT BOYNTON BEACH, 118.0 NORTH-NORTHWEST OF MILEPOST 313, IN SECTION 28, RANGE 43 EAST, TOWNSHIP 45 SOUTH, AT THE CROSSING OF NE 12TH AVENUE, 41.0 FEET SOUTHWEST OF THE CENTER OF THE CROSSING, 22.1 FEET WEST OF THE WEST RAIL OF THE SOUTHBOUND MAIN TRACK, 23.0 FEET SOUTH OF THE CENTER LINE OF THE AVENUE, 1.5 FEET NORTH OF A METAL WITNESS POST, ABOUT 0.5 FOOT ABOVE THE LEVEL OF THE TRACK AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.6 FOOT. NOTE: THE LOCATION SHOULD READ PROJECTS 1.3 FEET, ELEVATION = 13.65 FEET (NAVD88).
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.10'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN NORTH 01°18'32" WEST ALONG THE WEST LINE OF LOT 21, BLOCK 12, CENTRAL PARK ANNEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 21, 22, 23 AND 24, BLOCK 12, CENTRAL PARK ANNEX, AS RECORDED IN PLAT BOOK 12, AT PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS:

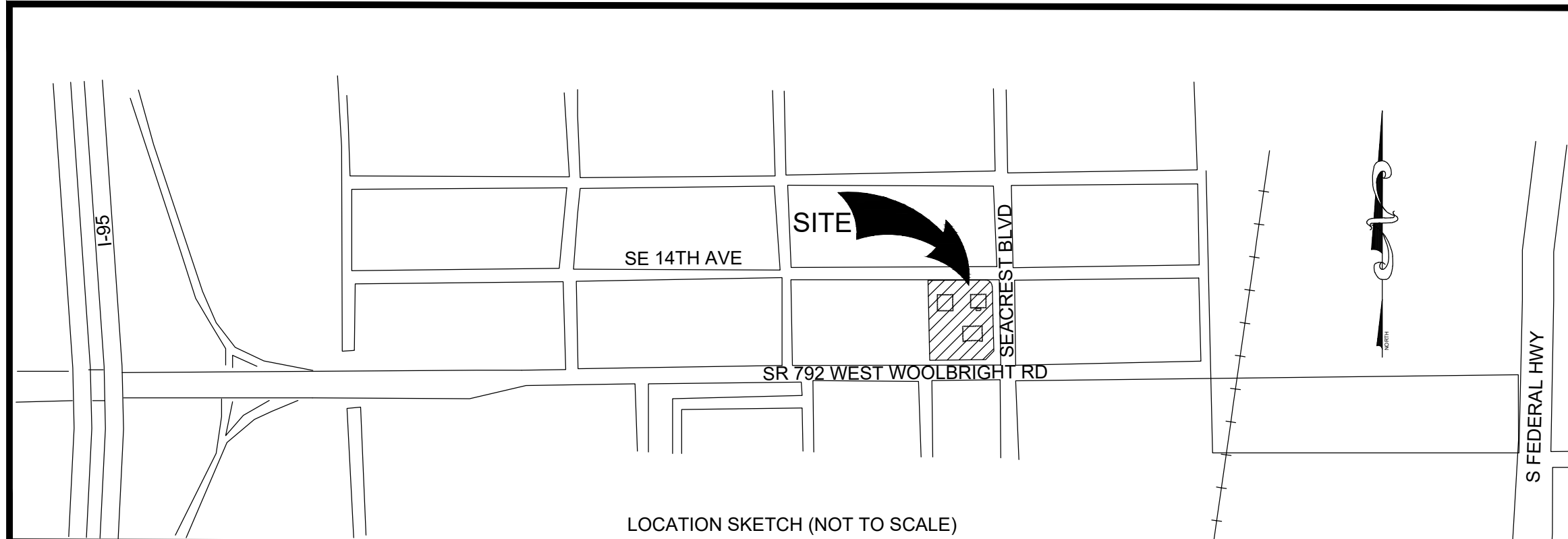
A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 12, PLAT OF CENTRAL PARK ANNEX, RECORDED IN PLAT BOOK 12, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 1°26'55" EAST ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 121.82 FEET; SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY OF SEACREST BOULEVARD; THENCE NORTH 87°38'37" WEST A DISTANCE OF 7.00 FEET TO A LINE 7.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF LOT 24. THENCE SOUTH 1°26'55" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 96.56 FEET; THENCE SOUTH 46°46'42" WEST A DISTANCE OF 35.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOOLBRIGHT ROAD AS SHOWN IN ROAD PLAT BOOK 4, PAGE 86; THENCE SOUTH 87°53'30" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 32.29 FEET TO THE POINT OF BEGINNING

AND LESS

THE EAST 7 FEET OF LOT 1, BLOCK 12, ACCORDING TO THE PLAT OF CENTRAL PARK ANNEX, AS RECORDED IN PLAT BOOK 12, PAGE 51, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST; AND THAT PART OF SAID LOT 1 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 20 FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 7 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1 AND TANGENT TO THE NORTH LINE OF SAID LOT 1.

SAID LANDS SITUATE LYING AND BEING IN BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINS 45,742 SQUARE FEET (1.05 ACRES), MORE OR LESS.



ABBREVIATIONS

- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- C.B.S. CONCRETE BLOCK STRUCTURE
- C&G CURB & GUTTER
- ELEV. ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- L.B. FLORIDA LICENSED BUSINESS
- FND FOUND
- ID IDENTIFICATION
- INV. INVERT
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B.C. PALM BEACH COUNTY
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PCP PERMANENT CONTROL POINT
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- PVC POLYVINYL CHLORIDE
- RW RIGHT-OF-WAY
- STY. STORY
- UNK. UNKNOWN

CERTIFICATION:

TO SOUTHLAND CORP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CREIGHTON COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 9, 1, 13, 14, 16, 17, 19 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2019.

TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER ARE PLOTTED AND SHOWN HEREON.
- ADDRESSES OF THE SURVEYED PROPERTY ARE PLOTTED AND SHOWN HEREON.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12099C0789F EFFECTIVE DATE 10/05/2017, THIS PROPERTY LIES IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. WITHOUT BASE FLOOD ELEVATION.
- GROSS LAND AREA IS 45,742 SQUARE FEET (1.05 ACRES), MORE OR LESS.
- THE VERTICAL DATUM AND ORIGINATING BENCHMARKS FOR THE GROUND SURVEY AND SPOT ELEVATIONS PLOTTED AND SHOWN HEREON IS DESCRIBED IN SURVEY NOTE #9.
- (a) A ZONING REPORT, LETTER OR LIST OF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT PROVIDED.
- (b) A ZONING REPORT, LETTER OR LIST OF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT PROVIDED.
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE PLOTTED AND SHOWN HEREON.
- (b1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE PLOTTED AND SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE PLOTTED AND SHOWN HEREON.
- THE SITE HAS 23 REGULAR PARKING SPACES AND 4 ACCESSIBLE PARKING SPACES PLOTTED AND SHOWN HEREON.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY ARE PLOTTED AND SHOWN HEREON. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE PLOTTED AND SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS PLOTTED AND SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK WAS OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) ARE PLOTTED AND SHOWN HEREON.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

I HEREBY CERTIFY THAT THE ATTACHED ALTA LAND TITLE SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 13, 2019 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS
DATE OF PLAT: NOVEMBER 13, 2019

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-8643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	REVISION	BY
11/13/19 <td>REVISED TITLE WORK <td>DOB</td> </td>	REVISED TITLE WORK <td>DOB</td>	DOB

DATE	SCALE	FIELD BOOK	DRAWN BY	CHECKED BY
11/13/19	N/A	815 & 638	SK	LP

STORE #10391
101 W. WOOLBRIGHT
BOYNTON BEACH, FL
33435

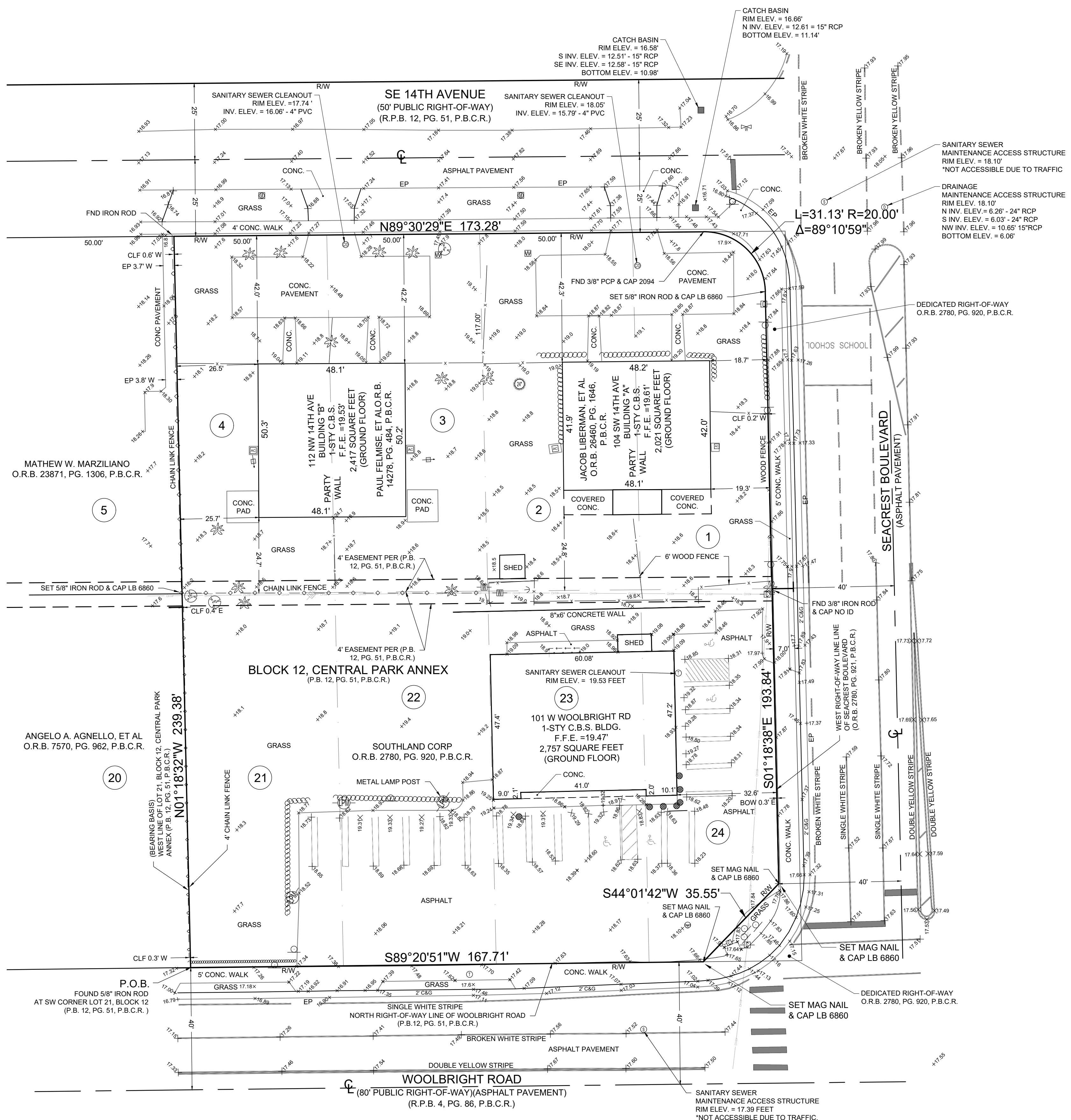
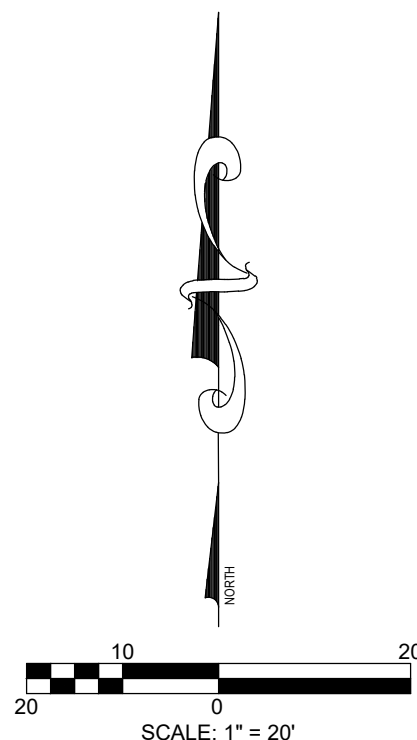
7-ELEVEN #10391
ALTANSPS LAND TITLE SURVEY
101 WEST WOOLBRIGHT ROAD
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
09725.49

TITLE COMMITMENT EXCEPTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 809138 A2, COMMITMENT DATE: DECEMBER 22, 2019 @11:00 PM

EXCEPTION NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		POTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
	SCHEDULE B-II ISSUING OFFICE FILE NUMBER: MPL 22256-430						
1.	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.			NO		NO	NOT A SURVEY MATTER
2.a.	GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2019 AND SUBSEQUENT YEARS.			NO		NO	
2.b.	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.			NO		NO	
2.c.	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.				NO	NO	NOT A SURVEY MATTER
2.d.	EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.				NO	NO	CONTAINS NO PLOTTABLE ITEMS
2.e.	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.				NO	NO	NOT A SURVEY MATTER
3.	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.				NO	NO	NOT A SURVEY MATTER
4.	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.				NO	NO	NOT A SURVEY MATTER
5.	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.				NO	NO	NOT A SURVEY MATTER
6.	ALL MATTERS CONTAINED ON THE PLAT OF CENTRAL PARK ANNEX BOYNTON FLORIDA AS RECORDED IN PLAT BOOK 12, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	P.B. 12, PG. 51		YES		YES	SHOWN HEREON
7.	INTENTIONALLY DELETED.				NO	NO	CONTAINS NO PLOTTABLE ITEMS
8.	RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 764, PAGE 600, AS PARTIALLY RELEASED IN O.R. BOOK 787, PAGE 633 AS TO LOTS 22 THROUGH 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S.	D.B. 764, PG. 600, P.B.C.R. O.R.B. 787, PG. 633, P.B.C.R.		YES		NO	NOT A SURVEY MATTER
9.	ADDED: FOR INFORMATIONAL PURPOSES ONLY, COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY.				NO	NO	CONTAINS NO PLOTTABLE ITEMS

- LEGEND**
- AIR CONDITIONER
 - BOLLARD
 - CATCH BASIN
 - CONCRETE UTILITY POLE
 - CURB WHEEL STOP
 - DRAINAGE MAINTENANCE ACCESS STRUCTURE
 - GUY WIRE
 - METAL LAMP POST
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MAINTENANCE ACCESS STRUCTURE
 - SANITARY SEWER VALVE COVER
 - SINGLE POST SIGN
 - TELEPHONE HAND HOLE
 - TELEPHONE MAINTENANCE ACCESS STRUCTURE
 - WATER METER
 - WOOD LIGHT POLE
 - $\times 10.00$ HARD SURFACE ELEVATION
 - $\times 10.0$ SOFT SURFACE ELEVATION
 - DECIDUOUS TREE
 - NON-DECIDUOUS TREE
 - PALM TREE
 - UNKNOWN TREE SPECIES
 - HEDGE ROW
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OHW



KEITH
 301 EAST ATLANTIC BOULEVARD
 POMPAHO BEACH, FLORIDA 33060-6643
 (954) 786-3400
 EMAIL: mail@KEITHteam.com LB NO. 6860

DATE	REVISION	BY
01/06	REVISED TITLE WORK	

DATE	SCALE	FIELD BOOK	DRAWN BY	CHECKED BY
11/13/19	1"=20'	815 & 638	SK	LP

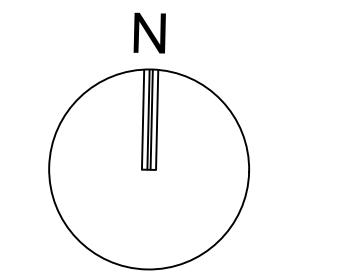
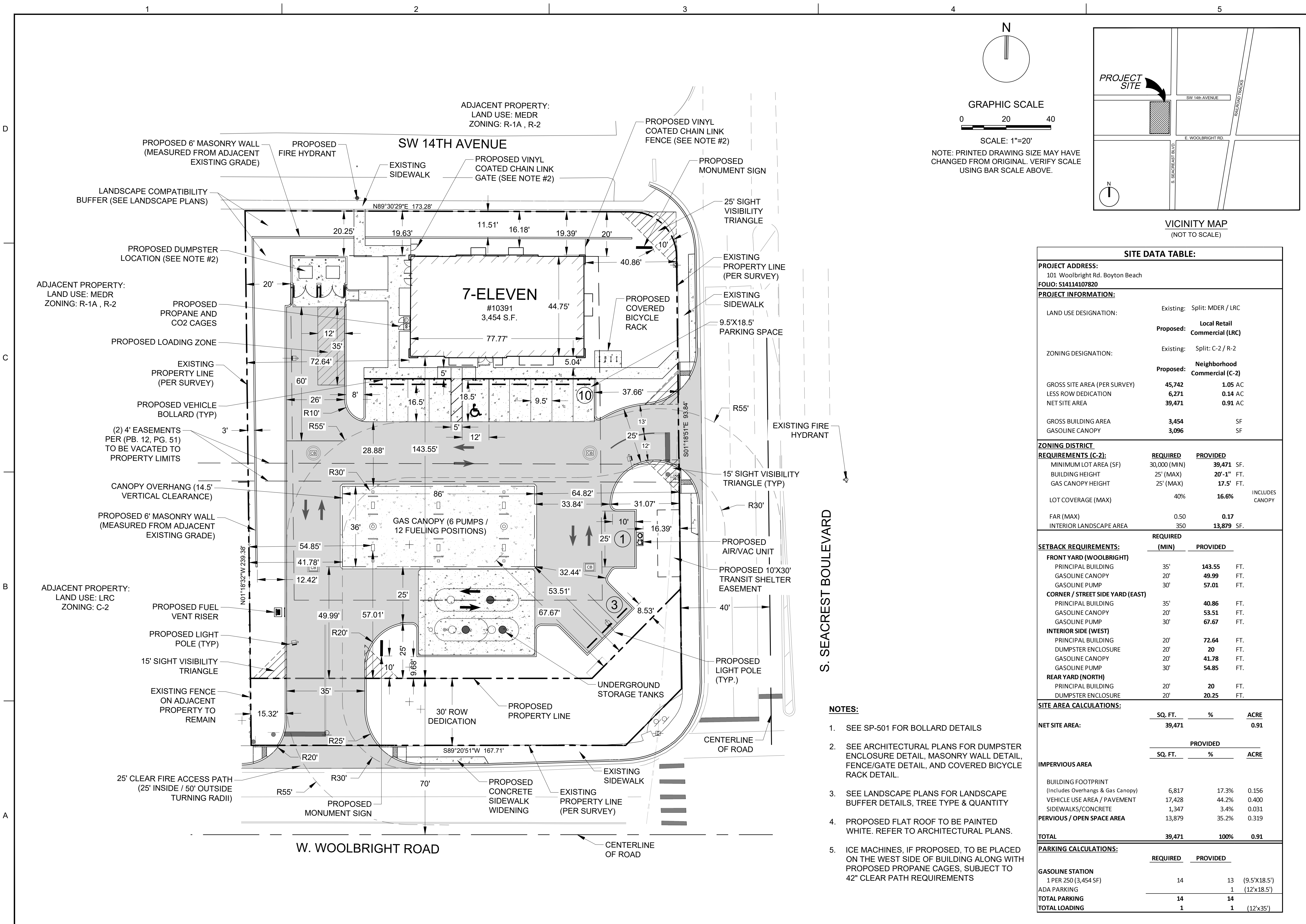
7-ELEVEN

STORE #10391
 101 W. WOOLBRIGHT
 BOYNTON BEACH, FL
 33435

7-ELEVEN #10391
ALTANSPS LAND TITLE SURVEY

101 WEST WOOLBRIGHT ROAD
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

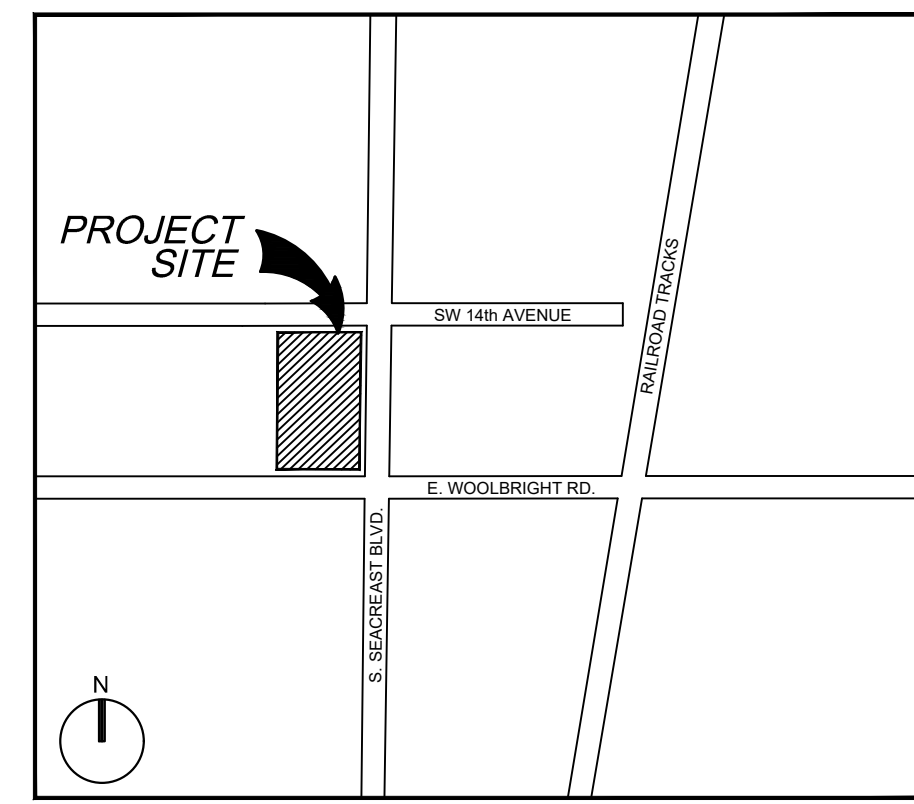
SHEET 2 OF 2
 PROJECT NUMBER 09725.49



GRAPHIC SCALE
0 20 40

SCALE: 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE:

PROJECT ADDRESS:
101 Woolbright Rd. Boynton Beach
FOUO: 514114107820

PROJECT INFORMATION:

LAND USE DESIGNATION:	Existing: Split: MDR / LRC	Proposed: Local Retail Commercial (LRC)
ZONING DESIGNATION:	Existing: Split: C-2 / R-2	Proposed: Neighborhood Commercial (C-2)
GROSS SITE AREA (PER SURVEY)	45,742	1.05 AC
LESS ROW DEDICATION	6,271	0.14 AC
NET SITE AREA	39,471	0.91 AC
GROSS BUILDING AREA	3,454	SF
GASOLINE CANOPY	3,096	SF

ZONING DISTRICT REQUIREMENTS (C-2):

	REQUIRED	PROVIDED	
MINIMUM LOT AREA (SF)	30,000 (MIN)	39,471	SF.
BUILDING HEIGHT	25' (MAX)	20'-1"	FT.
GAS CANOPY HEIGHT	25' (MAX)	17.5'	FT.
LOT COVERAGE (MAX)	40%	16.6%	INCLUDES CANOPY
FAR (MAX)	0.50	0.17	
INTERIOR LANDSCAPE AREA	350	13,879	SF.

SETBACK REQUIREMENTS:

	REQUIRED (MIN)	PROVIDED	
FRONT YARD (WOOLBRIGHT)			
PRINCIPAL BUILDING	35'	143.55'	FT.
GASOLINE CANOPY	20'	49.99'	FT.
GASOLINE PUMP	30'	57.01'	FT.
CORNER / STREET SIDE YARD (EAST)			
PRINCIPAL BUILDING	35'	40.86'	FT.
GASOLINE CANOPY	20'	53.51'	FT.
GASOLINE PUMP	30'	67.67'	FT.
INTERIOR SIDE (WEST)			
PRINCIPAL BUILDING	20'	72.64'	FT.
DUMPSTER ENCLOSURE	20'	20'	FT.
GASOLINE CANOPY	20'	41.78'	FT.
GASOLINE PUMP	30'	54.85'	FT.
REAR YARD (NORTH)			
PRINCIPAL BUILDING	20'	20'	FT.
DUMPSTER ENCLOSURE	20'	20.25'	FT.

SITE AREA CALCULATIONS:

NET SITE AREA:	SQ. FT.	%	ACRE
	39,471		0.91
	PROVIDED		
	SQ. FT.	%	ACRE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (Includes Overhangs & Gas Canopy)	6,817	17.3%	0.156
VEHICLE USE AREA / PAVEMENT	17,428	44.2%	0.400
SIDEWALKS/CONCRETE	1,347	3.4%	0.031
PERVIOUS / OPEN SPACE AREA	13,879	35.2%	0.319
TOTAL	39,471	100%	0.91

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
GASOLINE STATION			
1 PER 250 (3,454 SF)	14	13	(9.5'x18.5')
ADA PARKING		1	(12'x18.5')
TOTAL PARKING	14	14	
TOTAL LOADING	1	1	(12'x35')

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
120 North Federal Highway, Suite 208
Lake Worth, Florida 33460
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

7-ELEVEN #10391
101 WOOLBRIGHT RD.
BOYNTON BEACH,
FLORIDA 33435

SCALE: AS NOTED
1ST SUBMITTAL DATE: MAY 2018
DRAWN BY: MG
DESIGNED BY: MG
CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

PROJECT NO. 09725.49

S. SEACREST BOULEVARD

- NOTES:**
- SEE SP-501 FOR BOLLARD DETAILS
 - SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAIL, MASONRY WALL DETAIL, FENCE/GATE DETAIL, AND COVERED BICYCLE RACK DETAIL.
 - SEE LANDSCAPE PLANS FOR LANDSCAPE BUFFER DETAILS, TREE TYPE & QUANTITY
 - PROPOSED FLAT ROOF TO BE PAINTED WHITE. REFER TO ARCHITECTURAL PLANS.
 - ICE MACHINES, IF PROPOSED, TO BE PLACED ON THE WEST SIDE OF BUILDING ALONG WITH PROPOSED PROPANE CAGES, SUBJECT TO 42" CLEAR PATH REQUIREMENTS



301 East Florida Boulevard
Pompano Beach, Florida 33060-6643
120 North Federal Highway, Suite 208
Lake Worth, Florida 33460
PH: (954) 788-3400

Florida Certificate of
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BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE
1	DART COMMENTS	12/31/19

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
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RESPONSIBILITY FOR THE USE OF THESE
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FROM ALL AGENCIES HAVING JURISDICTION
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7-ELEVEN #10391
101 WOOLBRIGHT RD.
BOYNTON BEACH,
FLORIDA 33435

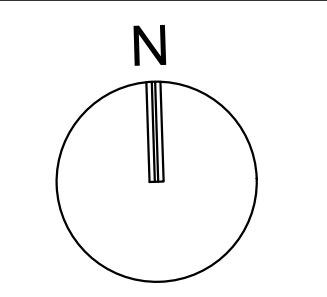
SCALE:	AS NOTED
1ST SUBMITTAL DATE:	MAY 2018
DRAWN BY:	MG
DESIGNED BY:	MG
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE
**PAVING, GRADING,
DRAINAGE AND
UTILITY PLAN**

SHEET NUMBER
CP-101

PROJECT NO. **09725.49**



GRAPHIC SCALE
0 20 40
SCALE: 1"=20'
NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

NOTES:

- ALL CATCH BASIN AND MANHOLE COVERS SHALL BE BICYCLE PROOF. FILLER BAR PER FDOT INDEX 425-031 SHALL BE INSTALLED WHEN CLEARANCE EXCEEDS 5".
- CONTRACTOR TO REPAIR AND/OR REPLACE ALL EXISTING SIDEWALKS ALONG THE PROPERTY'S FRONTAGES THAT ARE DAMAGED, UNEVEN, NOT CONFORMING TO ADA, ETC.
- CONTRACTOR TO CUT AND CAP AT THE MAIN, ALL EXISTING, UNUSED WATER AND SEWER SERVICES.
- DECORATIVE BOLLARD CAP TO BE MODEL #M9025-6C MANUFACTURED BY IRONSMITH OR APPROVED EQUAL.

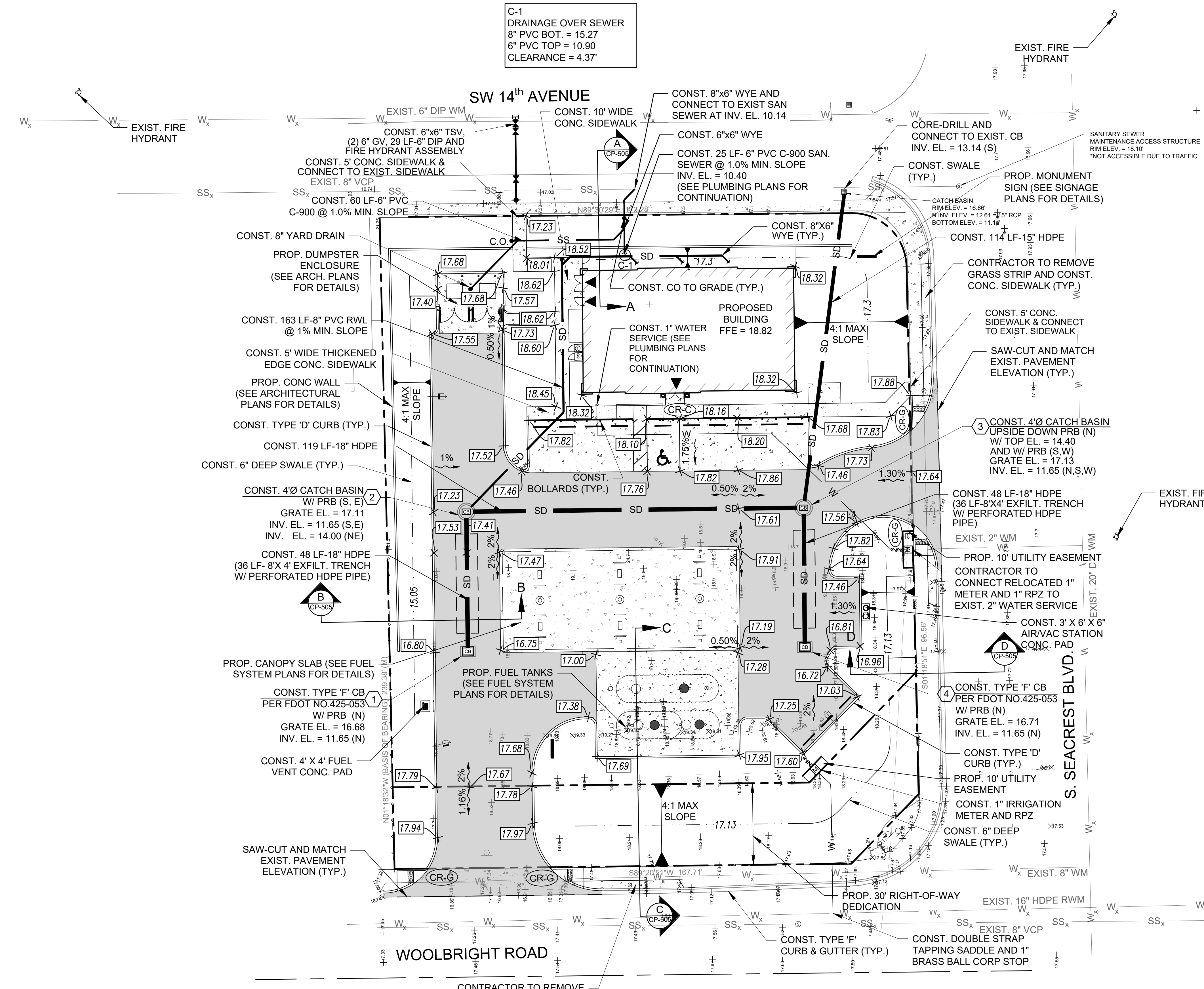
C-1
DRAINAGE OVER SEWER
8" PVC BOT. = 15.27
6" PVC TOP = 10.90
CLEARANCE = 4.37'

SW 14th AVENUE

WOOLBRIGHT ROAD

S. SEACREST BLVD.

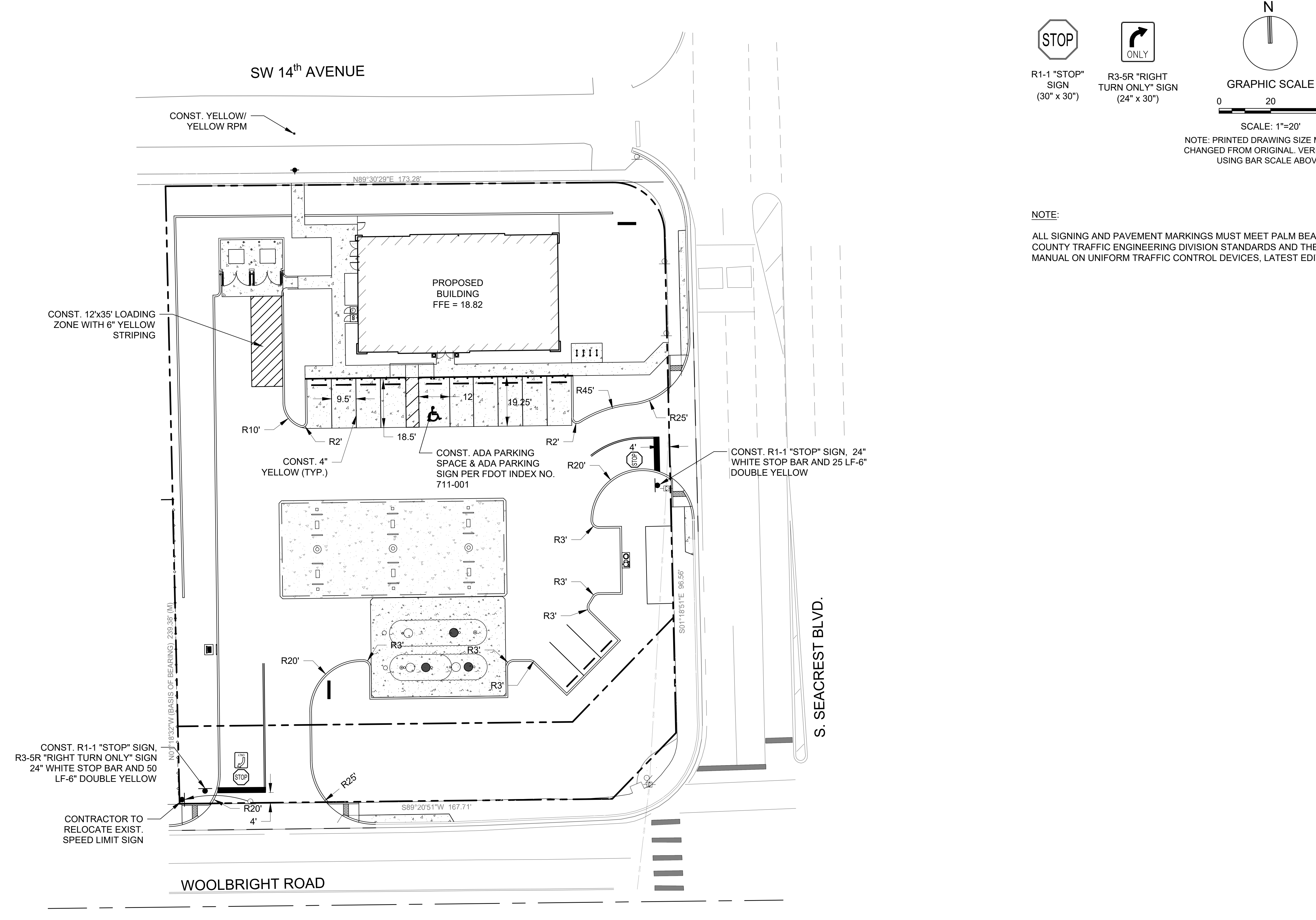
D
C
B
A



ALL EXISTING AND PROPOSED ELEVATIONS
SHOWN ARE BASED ON NAVD 1988

THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED. CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR ADDRESSING THIS
ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CONTRACTOR TO VERIFY SIZE AND
LOCATION OF ALL EXISTING UTILITIES



R1-1 "STOP" SIGN (30" x 30")

R3-5R "RIGHT TURN ONLY" SIGN (24" x 30")

GRAPHIC SCALE

SCALE: 1"=20'

0 20 40

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTE:

ALL SIGNING AND PAVEMENT MARKINGS MUST MEET PALM BEACH COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

KEITH

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

120 North Federal Highway, Suite 208
Lake Worth, Florida 33460

PH: (954) 788-3400

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BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE
1	DART COMMENTS	12/31/19

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

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7-ELEVEN #10391
101 WOOLBRIGHT RD.
BOYNTON BEACH,
FLORIDA 33435

SCALE: AS NOTED
1ST SUBMITTAL DATE: MAY 2018
DRAWN BY: MG
DESIGNED BY: MG
CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE

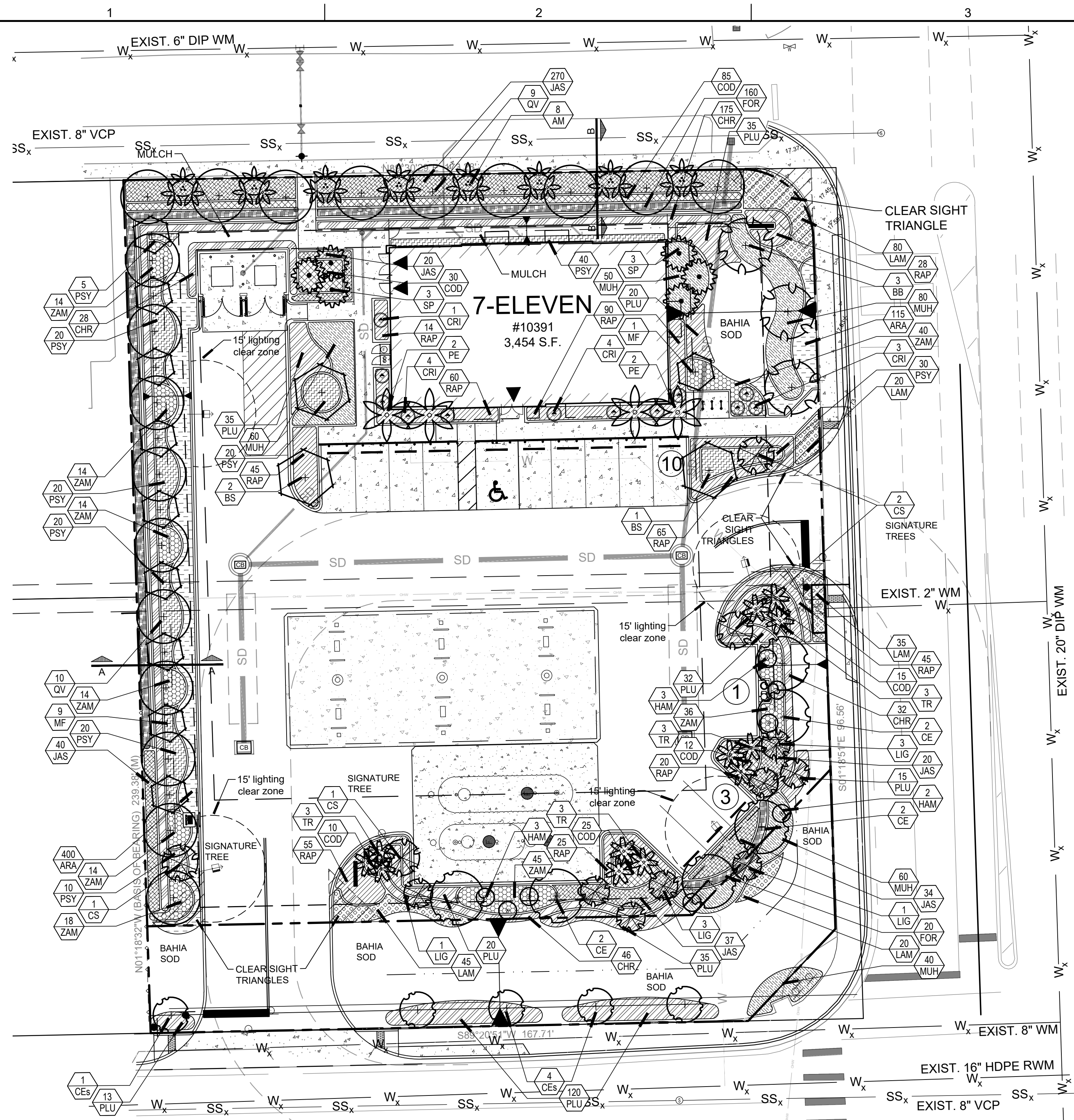
PAVEMENT MARKING
AND SIGNAGE PLAN

SHEET NUMBER

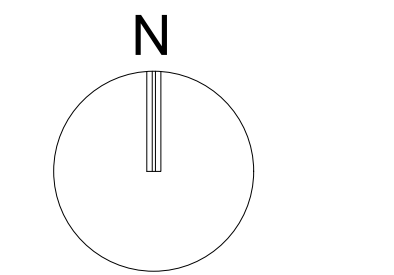
CM-101

PROJECT NO. 09725.49

Drawing name: N:\09725.49-7-11\10391-101 W Woolbright Rd (BBEngineering)\Cadd\09725.49-CH-101.dwg Layout Name: CM-101 Plotted on: Jan 10, 2020 - 3:15pm



City of Boynton Beach Landscape Requirements		
Net Site Area		39,471 SF
Zoning Classification		C-2 (Proposed)
Total Pervious Area		13,473 SF
Landscape Strip Abutting ROW: Part III, Ch. 4, Art. II, Sec. 4.C.2.c.		
1 tree per 30 LF and a continuous hedge		
Woolbright Rd - 193 LF	Required: 7	Provided: 7
Seacrest Blvd - 209 LF	Required: 7	Provided: 7
SE 14th Ave - 193 LF	Required: 7	Provided: 17
Perimeter Trees: Part III, Ch. 4, Art. II, Sec. 4.C.3.b.(2)		
1 trees per 30 LF and a continuous hedge		
West Property Line - 239 LF	Required: 8	Provided: 18
Species Diversity: Part III, Ch. 4, Sec. 4.A.3.a.(2)		
Minimum number of different species required		
33 proposed trees	Required: 4 species	Provided: 6 species
Parking interiors: Part III, Ch. 4, Art. II, Sec. 4.A.12.c.		
15% of Vehicle Use Area to be landscaped		
Parking island trees	Required: 3	Provided: 3
Vehicle Use Area: 18,103 SF	Required: 15%	Provided: 32%



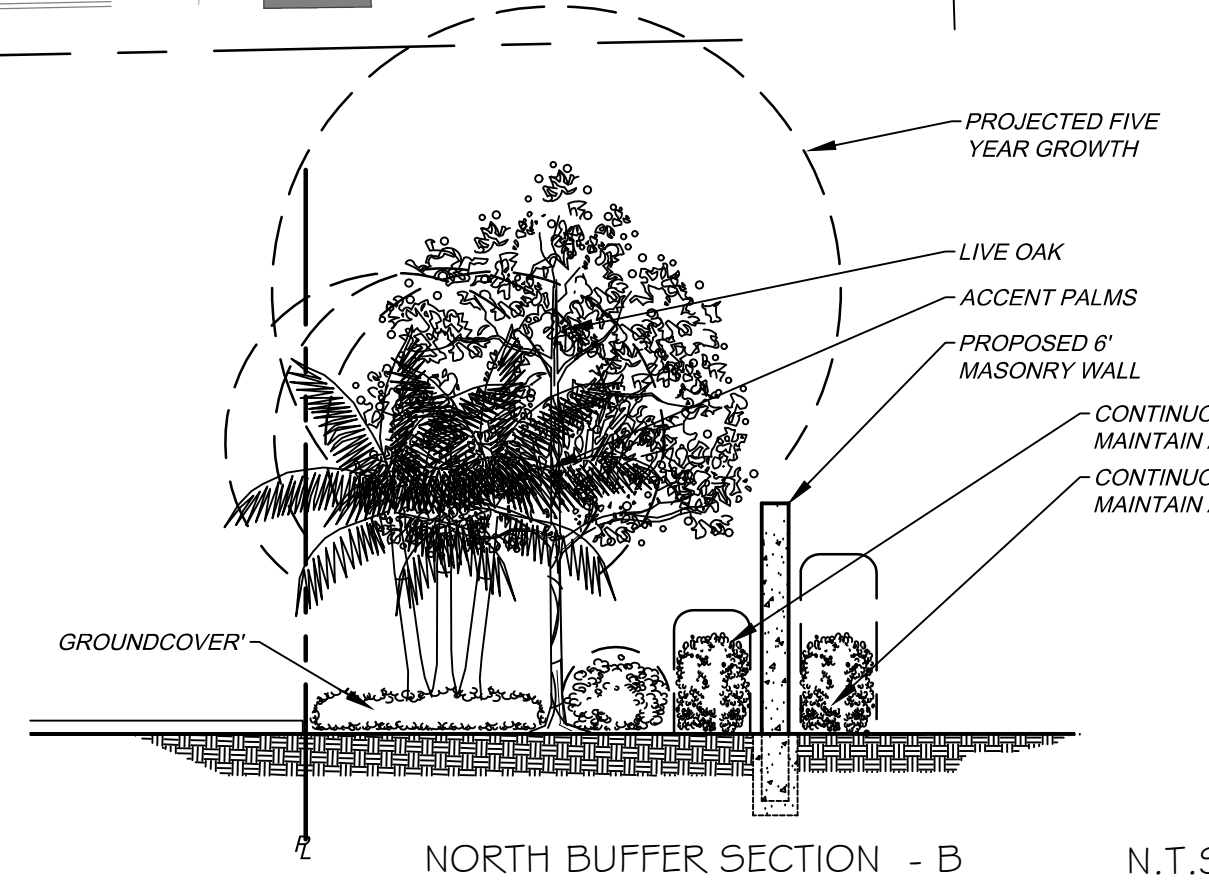
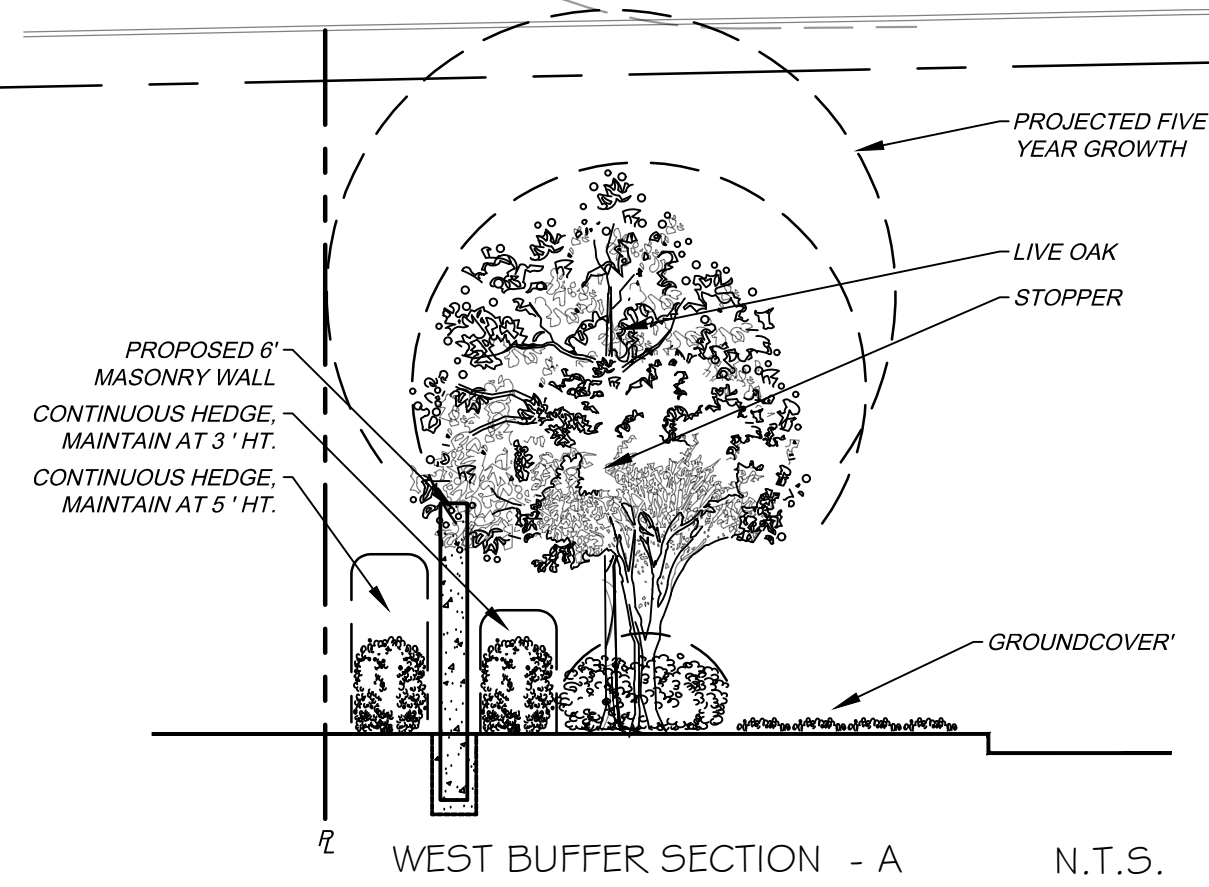
GRAPHIC SCALE
0 20 40
SCALE: 1"=20'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTES

- SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
- ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP WITH AN AUTOMATIC IRRIGATION SYSTEM USING RE-USE WATER SOURCE.
- BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
- PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

CANOPY TREES				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
3	**	BB	Bucida buceras 'Shady Lady' BLACK OLIVE	14' HT; 7' SPRD; 4" C.; FULL CANOPY
3	**	BS	Bursera simaruba GUMBO LIMBO	14' HT; 7' SPRD; 4" C.; FULL CANOPY
19	**	QV	Quercus virginiana LIVE OAK	14' HT; 7' SPRD; 4" C.; FULL CANOPY
6	*	CE	Conocarpus erectus GREEN BUTTWOOD	14' HT; 7' SPRD; 4" C.; FULL CANOPY
SMALL TREES				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
5	**	CEs	Conocarpus erectus 'sericeus' SILVER BUTTWOOD	10' HT; 5' SPRD; 1.5" C.; FULL CANOPY
4	*	CS	Cassia surattensis GLAUCOUS CASSIA	10' HT; 5' SPRD; 1.5" C.; FULL CANOPY
10	**	N B	Myrciathes fragrans SIMPSON STOPPER	10' HT; 5' SPRD; 2" C.; MULTI-STEM; FULL CANOPY
PALMS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
8	*	AM	Adonidia merrillii ADONIDIA / CHRISTMAS PALM	7' CT; TRIPLE; HEAVY
4	**	PE	Ptychosperma elegans SOLITAIRE PALM	10' CT; 16' OA HTS; HEAVY
6	**	N	Sabal palmetto CABBAGE PALM	12-24' STAGGERED CT HTS.
12	**	N	Thrinax radiata FLORIDA THATCH PALM	5', 8', 10' CT; 10' - 15' OA HTS; FULL
SHRUBS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
281	**	N	Chrysobalanus icaco COCOPLUM	24" HT; 24" SPRD; 24" O.C.
177	*		Codiaeum v. 'Sloppy Painter' YELLOW CROTON	24" HT; 24" SPRD; 24" O.C.
12	**		Crinum asiaticum CRINUM LILY	36" HT; 36" SPRD; TRIPLE
180	**	N	Forsteria segregata FLORIDA PRIVET	24" HT; 24" SPRD; 24" O.C.
8	**	N B	Hamelia patens FIREBUSH	5' HT; 3' SPRD; FULL, MULTI-STEM
8	**		Ligustrum japonicum JAPANESE PRIVET	8' HT; 5' SPRD; FULL, MULTI-STEM
350	**	N	Muhlenbergia capillaris GULF MUHLY GRASS	24" HT; 24" SPRD; 24" O.C.
180	*	N B	Psychotria nervosa WILD COFFEE	24" HT; 24" SPRD; 24" O.C.
GROUNDCOVERS				
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS
515	**	B	Arachis glabrata PERENNIAL PEANUT	6" HT; 12" SPRD; 14" O.C.
421	*		Jasminum volubile WAX JASMINE	10" HT; 16" SPRD; 24" O.C.
200	**	B	Lantana montevidensis PURPLE TRAILING LANTANA	10" HT; 16" SPRD; 18" O.C.
325	**	B	Plumbago a. 'Imperial Blue' BLUE LEADWORT	12" HT; 16" SPRD; 24" O.C.
447	**	B	Raphiolepis indica INDIAN HAWTHORNE	12" HT; 14" SPRD; 18" O.C.
209	**	N B	Zamia pumila (Zamia floridana) COONTIE	18" HT; 18" SPRD; 24" O.C.
	**		SOD	ARGENTINE BAHIA GRASS SOLID SOD

- N DENOTES NATIVE SPECIES
- ** DENOTES HIGH DROUGHT TOLERANT SPECIES
- * DENOTES MODERATE DROUGHT TOLERANT SPECIES
- B BUTTERFLY ATTRACTING SPECIES



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

120 North Federal Highway, Suite 208
Lake Worth, Florida 33460

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

7-ELEVEN #10391
101 WOOLBRIGHT RD.
BOYNTON BEACH,
FLORIDA 33435

SCALE: AS NOTED
1ST SUBMITTAL DATE: MAY 2018
DRAWN BY: VR
DESIGNED BY: MP
CHECKED BY: MP

MICHAEL J. PHILLIPS, RLA
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

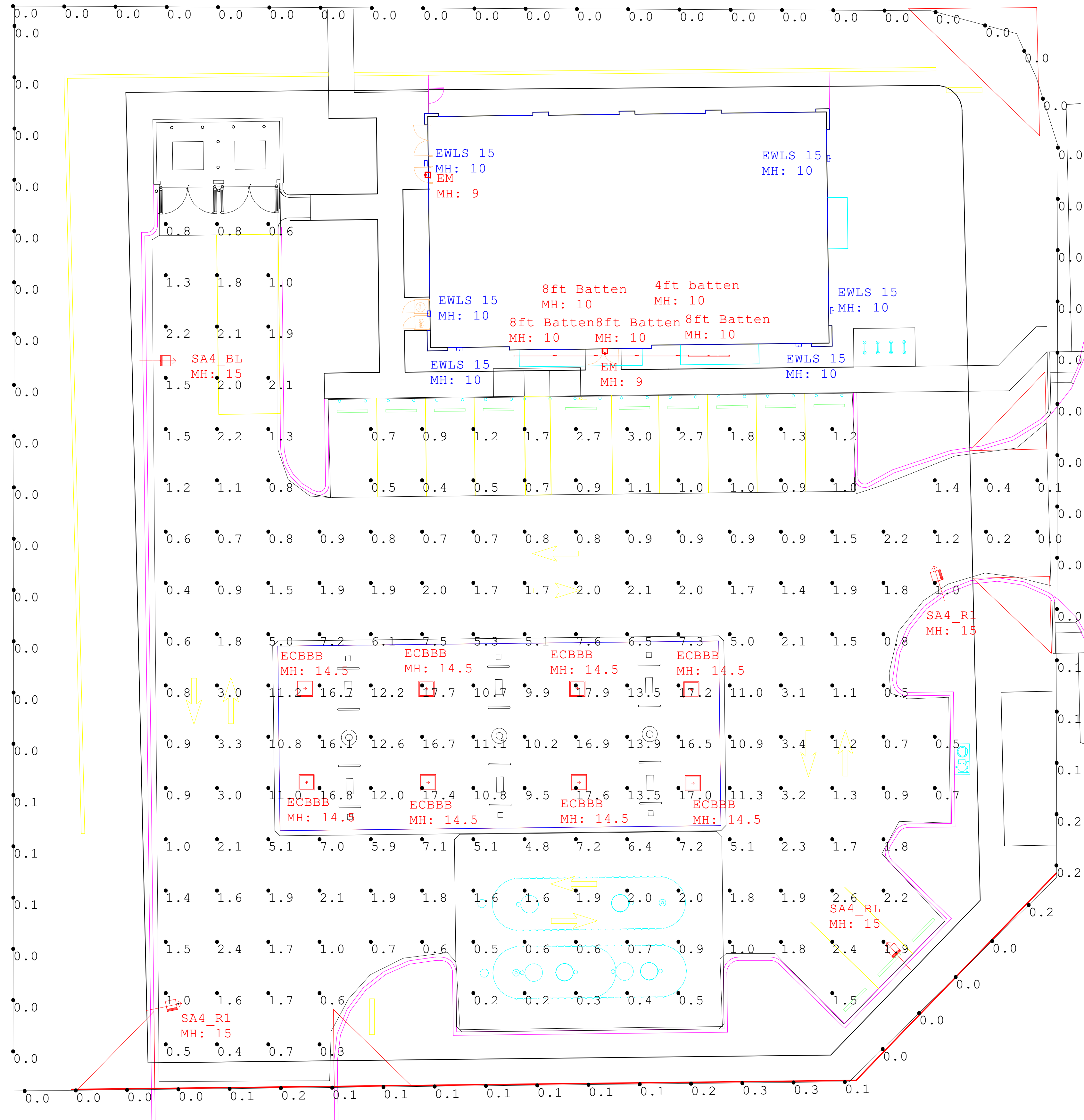
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-101

PROJECT NO. **09725.49**

Residential

Residential



Scale: 1 inch= 12 Ft.

Overall Site Average: 3.72FC



THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.



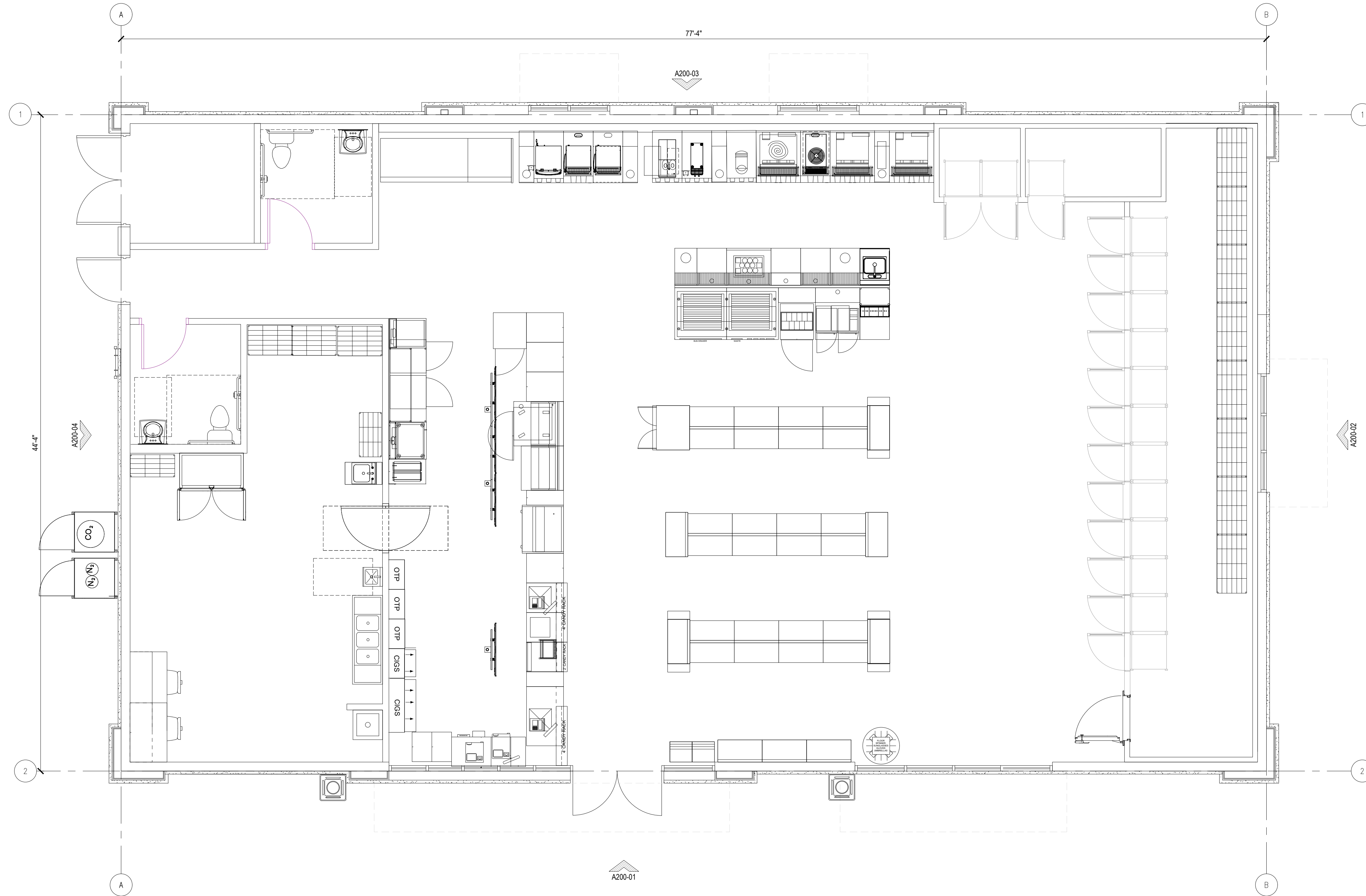
Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and distribution in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacturers will affect results.
Ref: ES LM-01-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins
Date: 1/9/2020
GE Drawing #: A191372.7-Eleven#10391 Boynton Beach, FL (CRK)_v3.AGI

7-ELEVEN STORE #10391
Woodbright Rd & Seacrest Blvd, Boynton Beach, FL
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



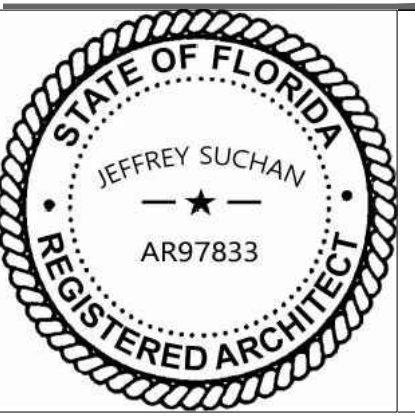
01 FLOOR PLAN
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

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PROJECT NO.	2190889
DATE	01/13/20
DRAWN	CS, JL
CHECKED	GEORGE REZ

RELEASE	



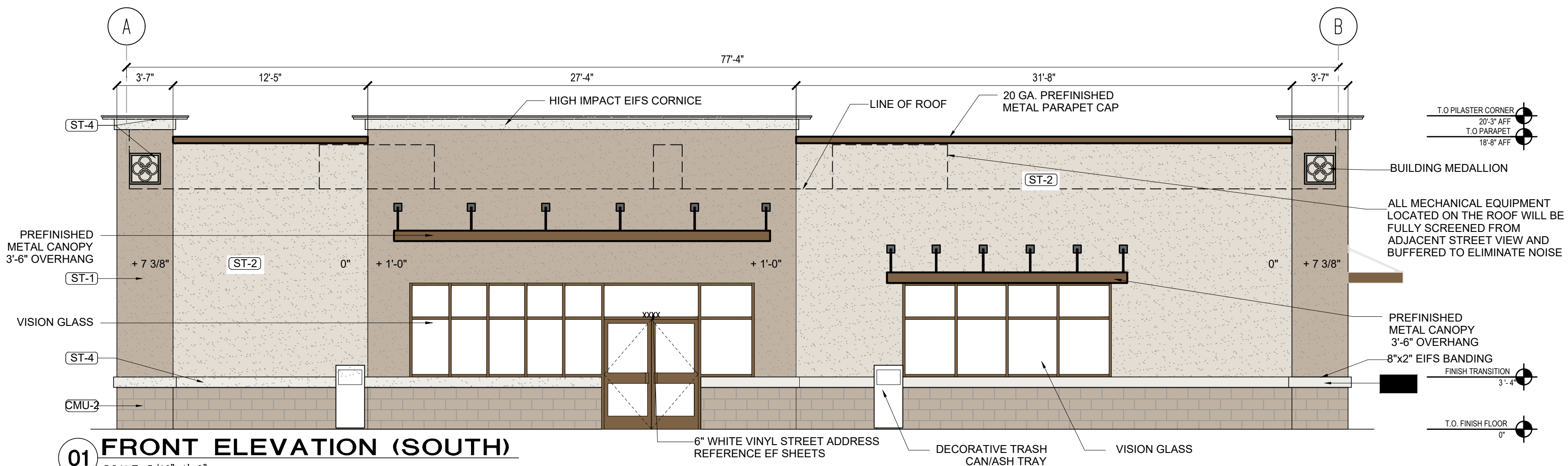
PROJECT NAME
 7-ELEVEN - BOYNTON BEACH
 101 WOOLBRIGHT RD
 BOYNTON BEACH, FL

CLIENT NAME
 CREIGHTON CONST.
 900 SW PINE ISLAND ROAD, SUITE 202
 CAPE CORAL, FL 33991

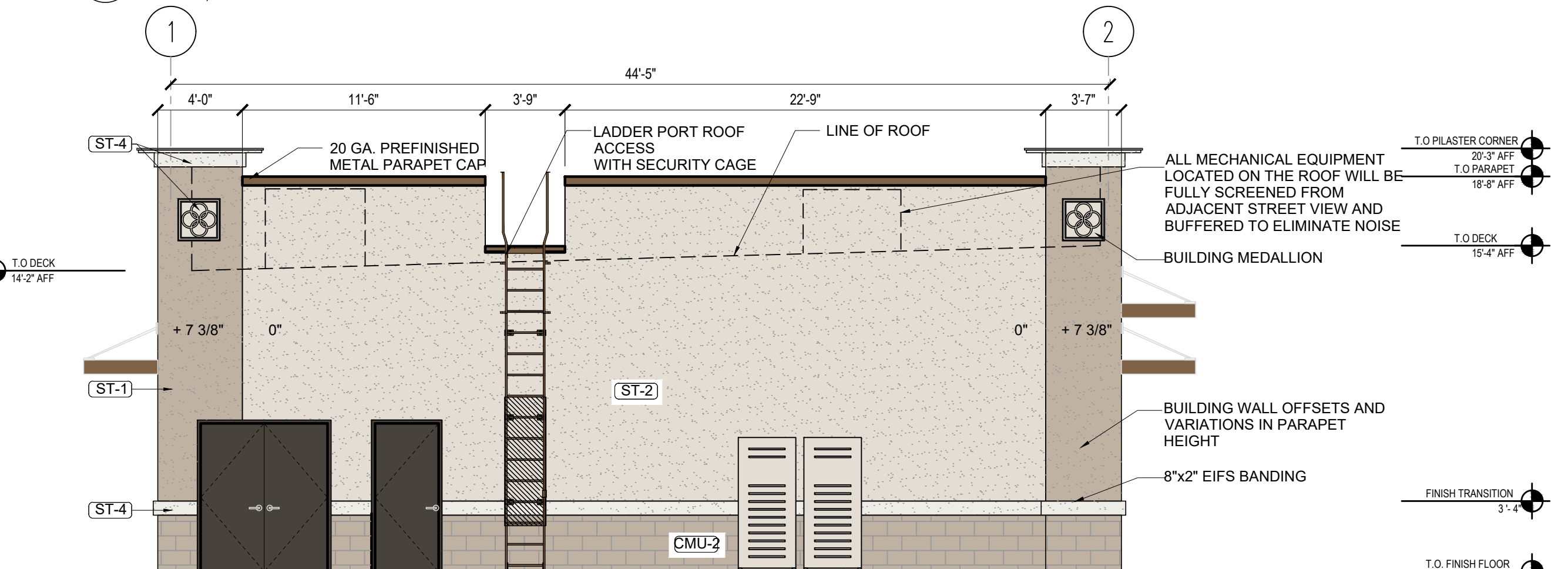

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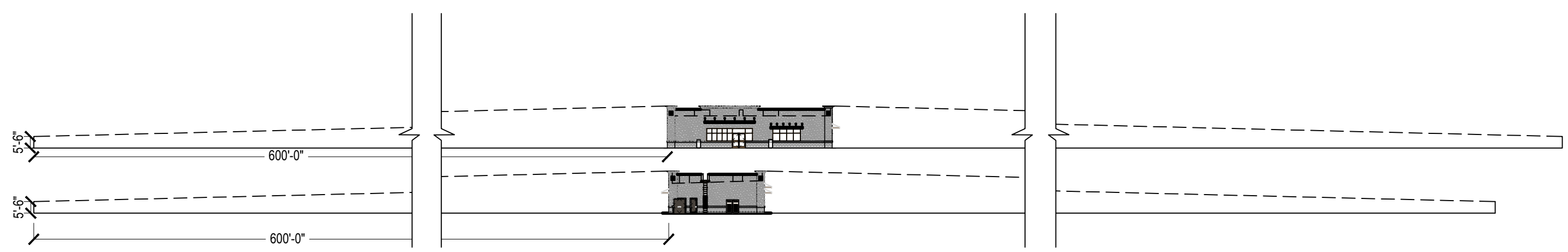
A120



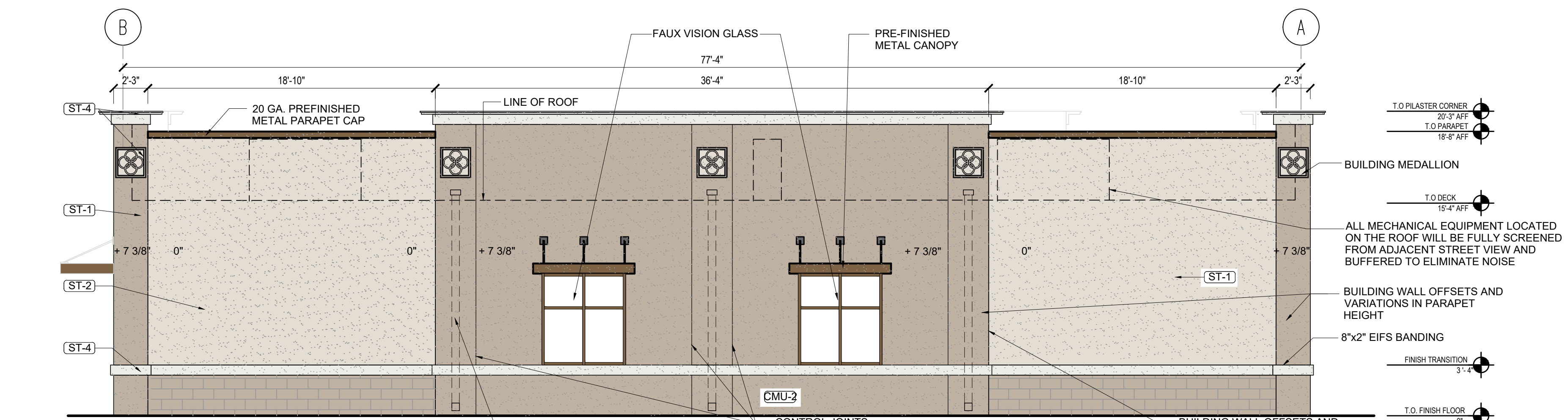
01 FRONT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



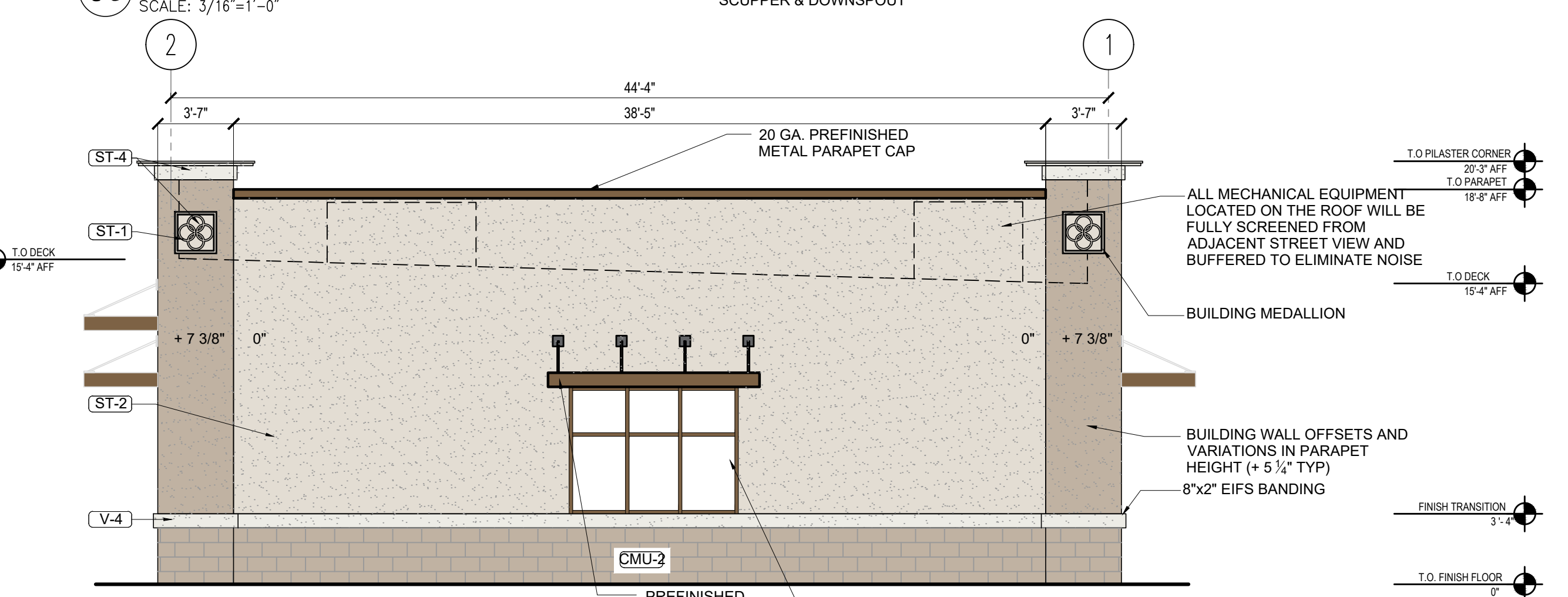
02 LEFT ELEVATION (WEST)
SCALE: 3/16"=1'-0"



05 SIGHTLINE STUDY
SCALE: 1=50



03 REAR ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



04 RIGHT ELEVATION (EAST)
SCALE: 3/16"=1'-0"

EXTERIOR MATERIALS SCHEDULE			
COLOR	NO.	MATERIAL	MANUFACTURER - COLOR
	MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
	ST-1	PAINTED STUCCO	SHERWIN WILLIAMS BALANCED BEIGE - SW 7037 - LRV.46
	ST-2	PAINTED STUCCO	SHERWIN WILLIAMS - AESTHETIC WHITE SW 7035 - LRV.73
	ST-4	PAINTED STUCCO	SHERWIN WILLIAMS - PAINTED PURE WHITE - SW 7005 - LRV.84
	P-3	EXTERIOR HOLLOW METAL DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	P-18	FUEL CANOPY COLUMNS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	S-1	ALUMINUM STOREFRONT GLAZING, CAP FLASHING, DOWNSPOUTS & SCUPPERS	DARK BRONZE
	C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY OR AWNING WORKS - TO MATCH STOREFRONT COLOR W/REAR GUTTER CONNECTIONS
	CMU-2	SPLIT-FACE BLOCK	PAINTED BALANCED BEIGE - SW 7037
	FC-1	FUEL CANOPY FASCIA	REYNOLBOND CORP. - EASTMAN WHITE - PY - 25

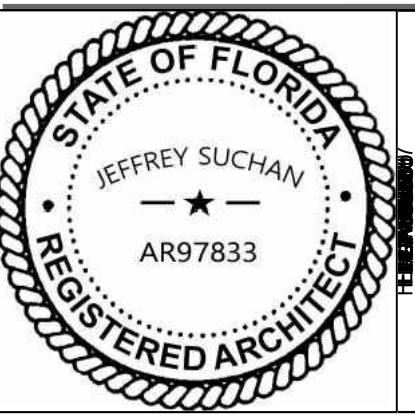
- GENERAL NOTES**
1. ALL EQUIPMENT/ FIXTURES ATTACHED TO BUILDING SHALL BE PAINTED TO MATCH ADJACENT FINISH
 2. NO STORE FIXTURE/ EQUIPMENT SHALL BE PLACED IN FRONT OF STOREFRONT GLASS THAT WOULD OBSCURE THE VIEW IN/ OUT OF BUILDING. REAR OF FIXTURES SHALL NOT BE VISIBLE THROUGH GLAZING.

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Orlando, FL 32814
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P (407) 661-9101
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Architects Engineers Planners

CLIENT NAME
CREIGHTON CONST.
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991

PROJECT NAME
7-ELEVEN - BOYNTON BEACH
101 WOOLBRIGHT RD
BOYNTON BEACH, FL



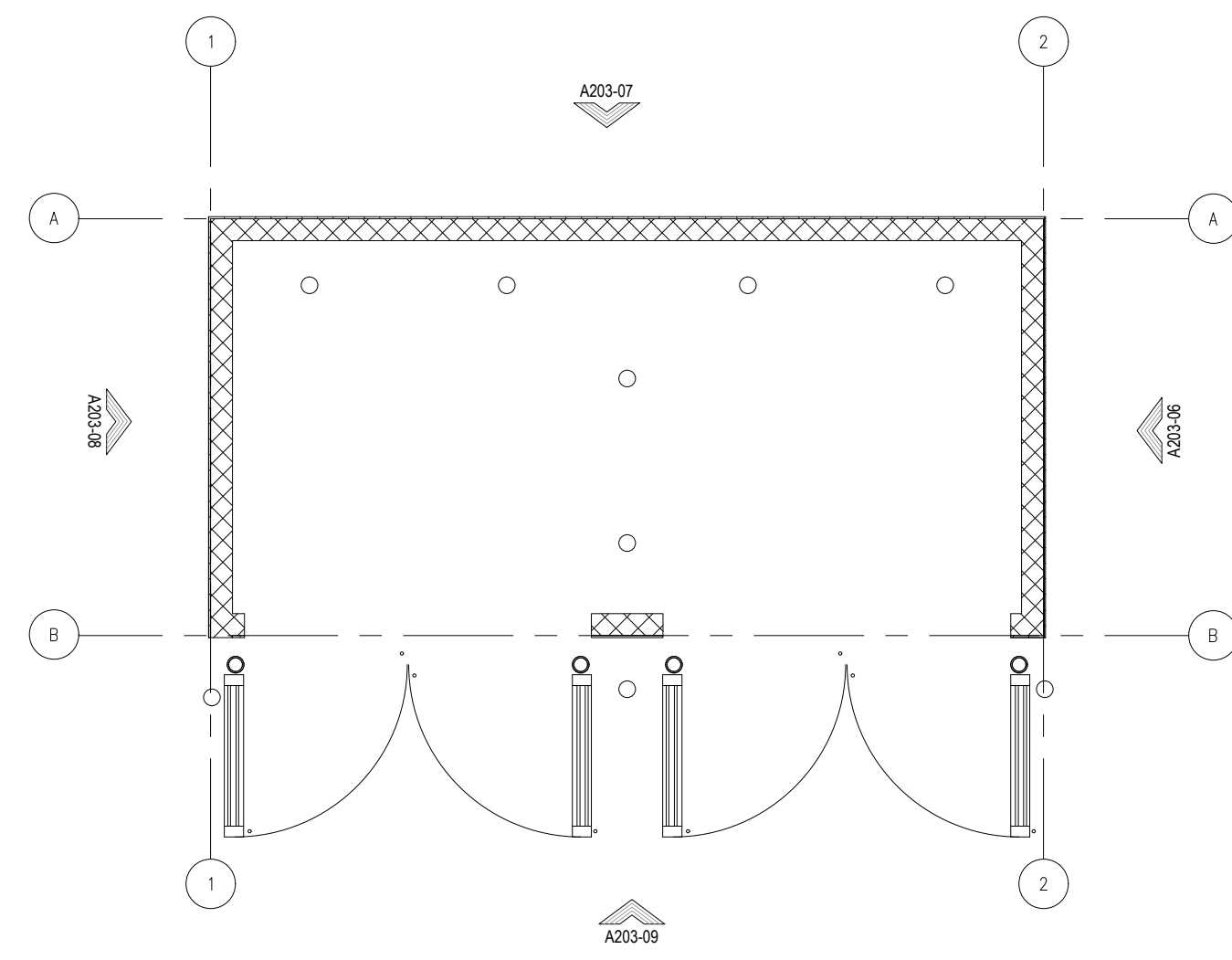
RELEASE

PROJECT NO.	2190889
DATE	01/13/20
DRAWN	CS, AL
CHECKED	GEORGE DEL

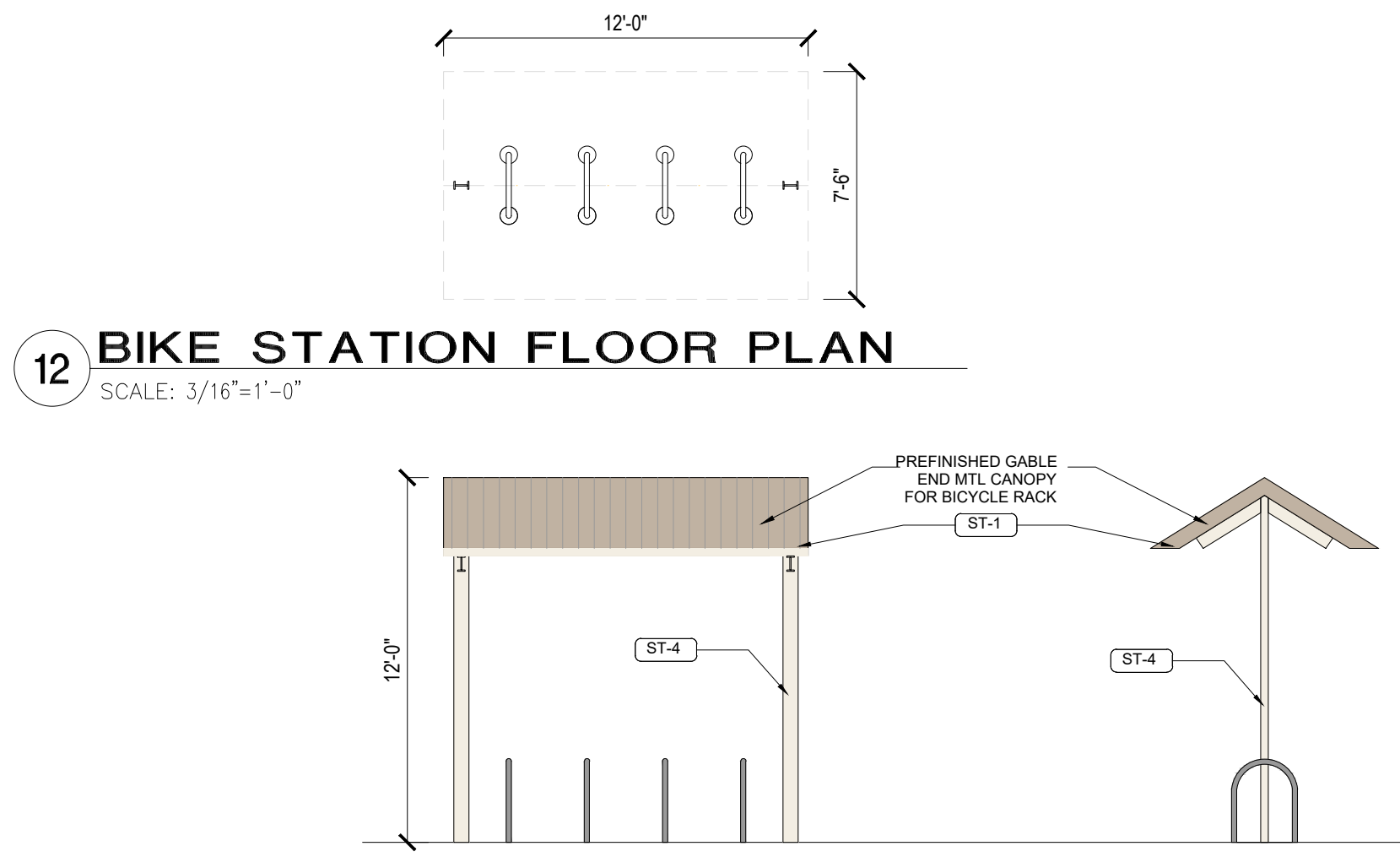
EXTERIOR ELEVATIONS

A200

NOT FOR CONSTRUCTION

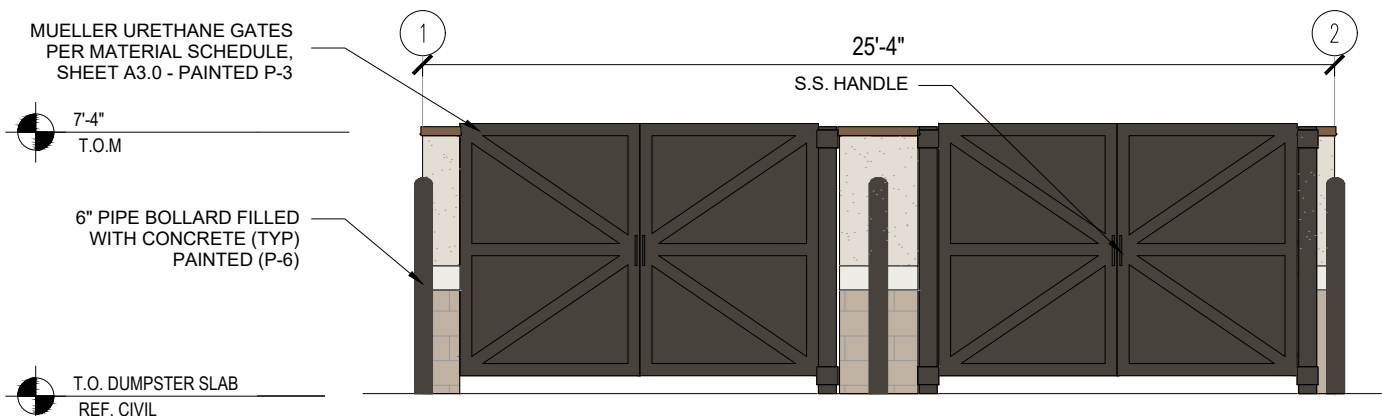


10 DUMPSTER FRONT ELEVATION
SCALE: 3/16"=1'-0"

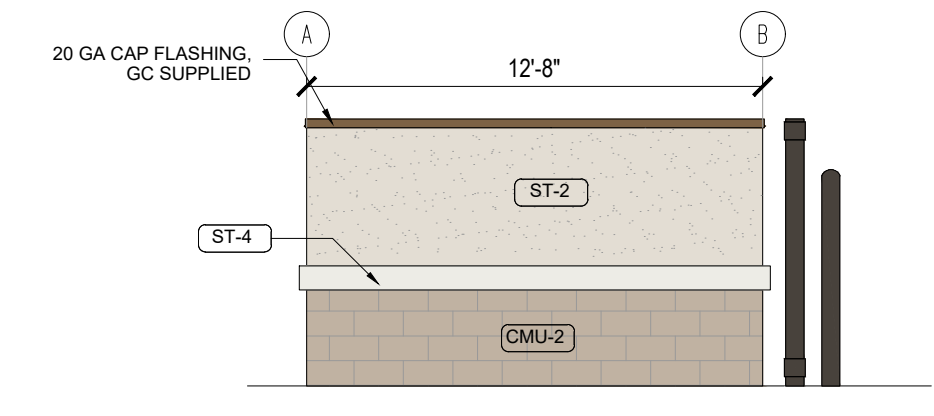


11 BIKE STATION FRONT AND SIDE ELEVATION
SCALE: 3/16"=1'-0"

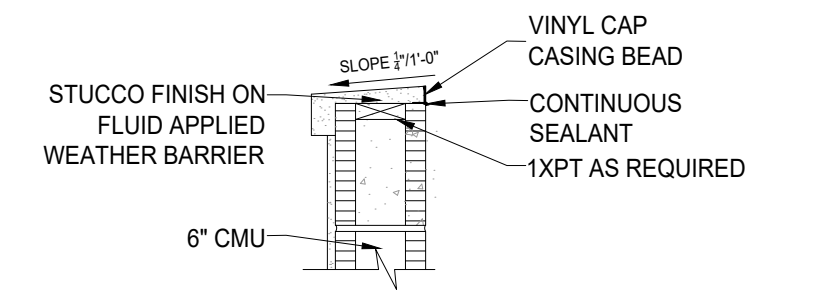
EXTERIOR MATERIALS SCHEDULE			
COLOR	NO.	MATERIAL	MANUFACTURER - COLOR
	MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
	ST-1	PAINTED STUCCO	SHERWIN WILLIAMS BALANCED BEIGE - SW 7037 - LRV.46
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	P-3	EXTERIOR HOLLOW METAL DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	P-18	FUEL CANOPY COLUMNS	SHERWIN WILLIAMS - SEAL SKIN SW 7675
	S-1	ALUMINUM STOREFRONT GLAZING, CAP FLASHING, DOWNSPOUTS & SCUPPERS	DARK BRONZE
	C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY OR AWNING WORKS - TO MATCH STOREFRONT COLOR W/REAR GUTTER CONNECTIONS
	CMU-2	SPLIT-FACE BLOCK	PAINTED BALANCED BEIGE - SW 7037
	FC-1	FUEL CANOPY FASCIA	REYNOBOND CORP. - EASTMAN WHITE - PY - 25



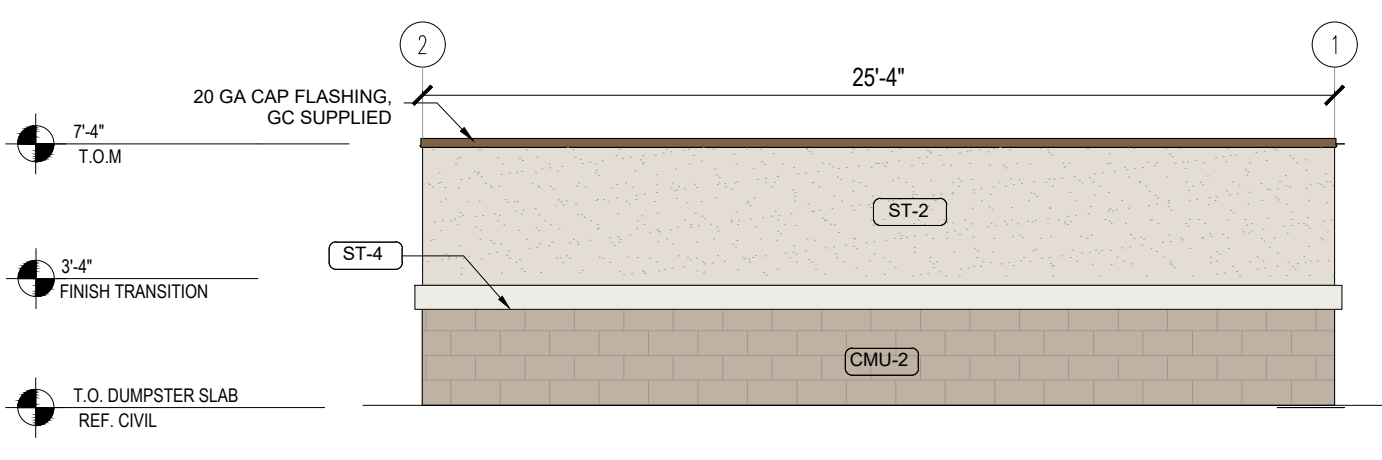
09 DUMPSTER FRONT ELEVATION
SCALE: 3/16"=1'-0"



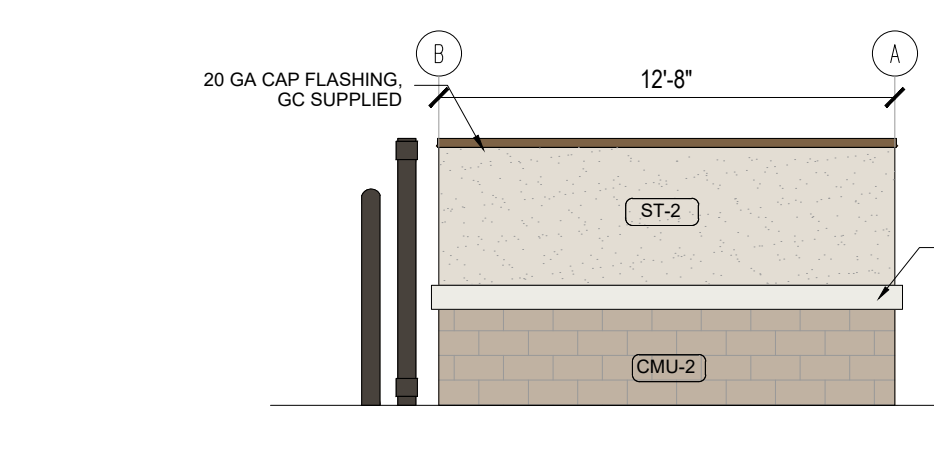
08 DUMPSTER LEFT ELEVATION
SCALE: 3/16"=1'-0"



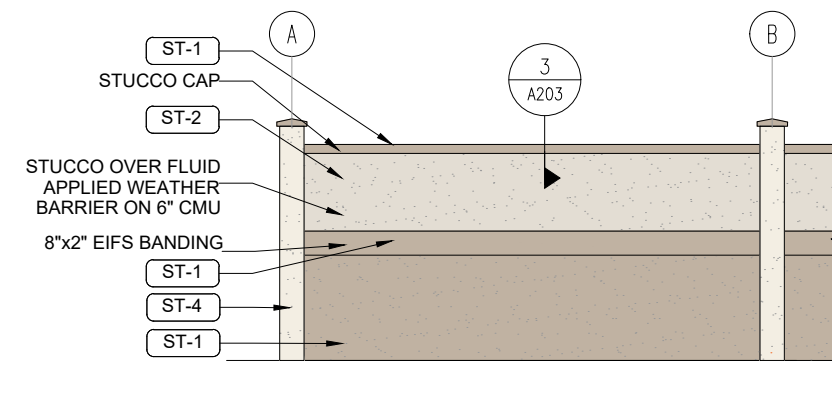
05 DETAIL
SCALE: 1"=1'-0"



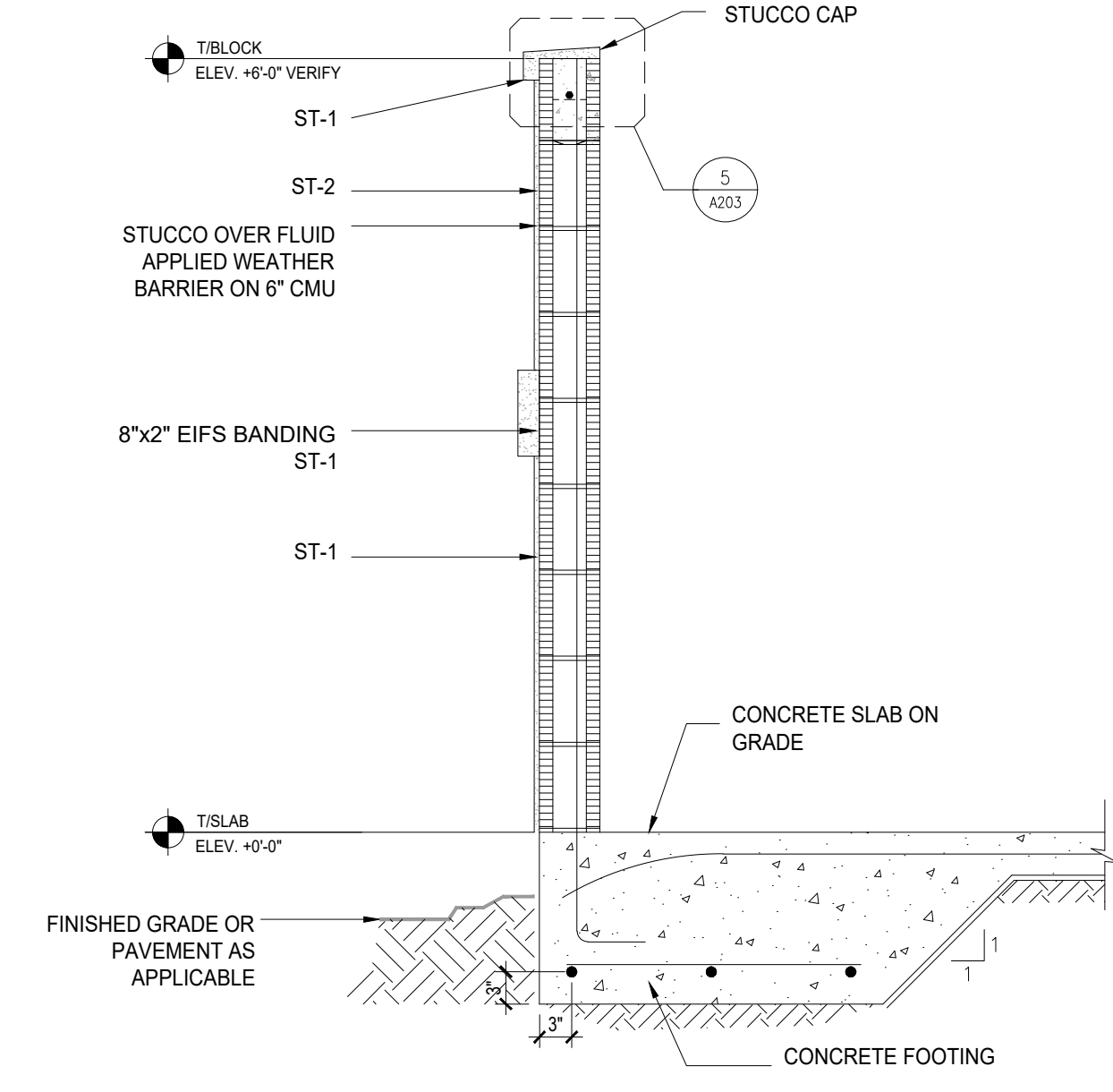
07 DUMPSTER REAR ELEVATION
SCALE: 3/16"=1'-0"



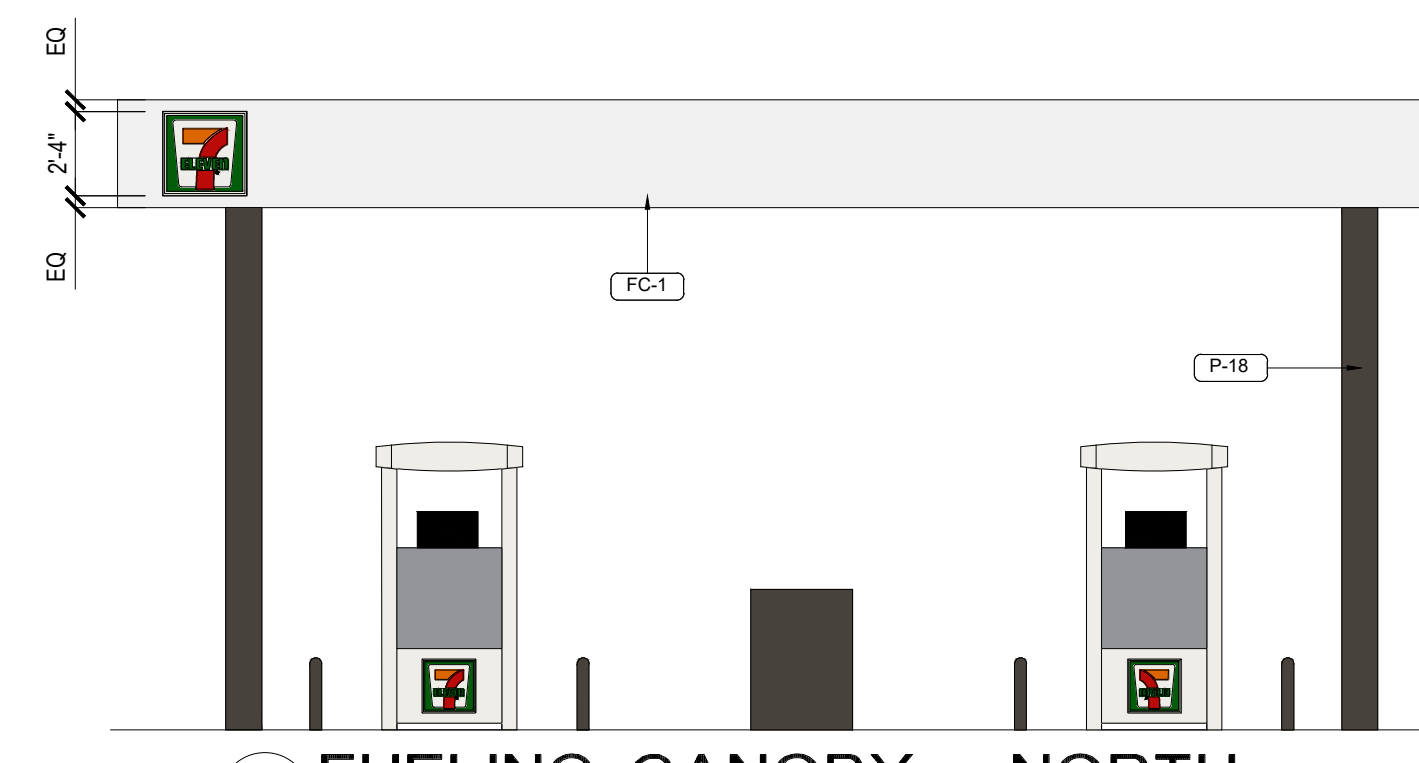
06 DUMPSTER RIGHT ELEVATION
SCALE: 3/16"=1'-0"



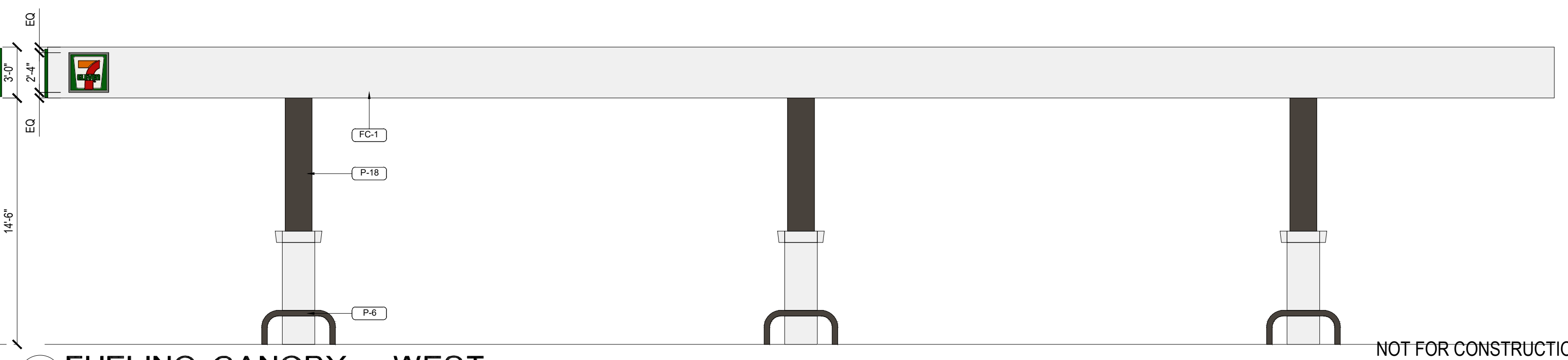
04 PERIMETER WALL ELEVATION
SCALE: 3/16"=1'-0"



03 WALL SECTION
SCALE: 3/4"=1'-0"



02 FUELING CANOPY - NORTH
SCALE: 3/16"=1'-0"



01 FUELING CANOPY - WEST
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

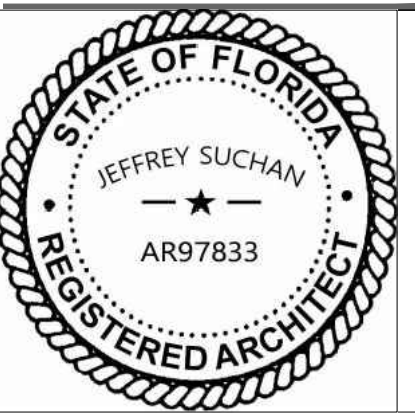
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P (407) 661-9101
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4
Cubaci & Peterson
Architects Engineers Planners

CLIENT NAME
CREIGHTON CONST.
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991

PROJECT NAME
7-ELEVEN - BOYNTON BEACH
101 WOOLBRIGHT RD
BOYNTON BEACH, FL

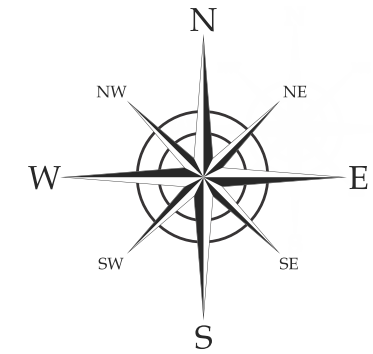
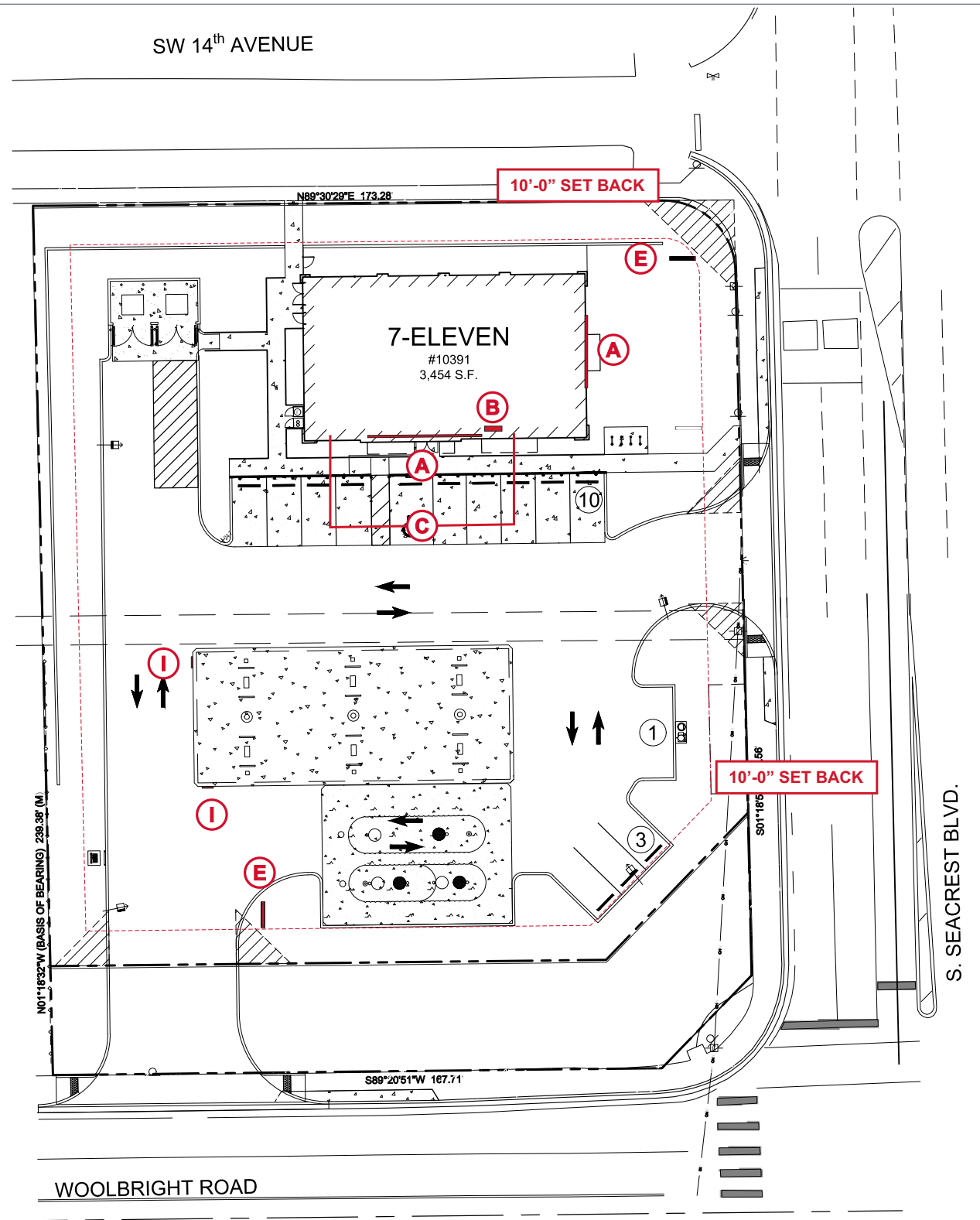
SHEET TITLE
EXTERIOR ELEVATIONS



RELEASE

PROJECT NO. 2190889	DATE 01/13/20	DRAWN CS, JL	CHECKED GEORGE REZ
------------------------	------------------	-----------------	-----------------------

A203



- (A)** 3-Pack SEJ W/S
- (B)** ATM Interior Sign
- (C)** Window Graphics
- (E)** Monument Sign
- (I)** Canopy Signs

Site Plan
1" = 40'-0"

harbinger
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #10391 - 1043838
101 W Woolbright Road
Boynton Beach, Florida 33435

SVE_10391_Q91352_R7

F:\Customers\7 Eleven\Art

date:	rev.	description:	designer:
04.20.18	00	Original Concept	mh
05.07.18	R1	Revised exhibit to 7-Eleven brand fuel.	mh
05.07.18	R2	Revised sign A.	mh
09.10.19	R3	Update site plan	jm
09.16.19	R4	Update Monument Sign have LED	jm
11.11.19	R5	Update site plan	JM
01.06.19	R6	Update site plan	jm
01.09.19	R7	Update Site Plan and Elevations	jm

CDR: ns
Designer: mh

DPM: aa
RCC: aa
RER: aa

Page: 1

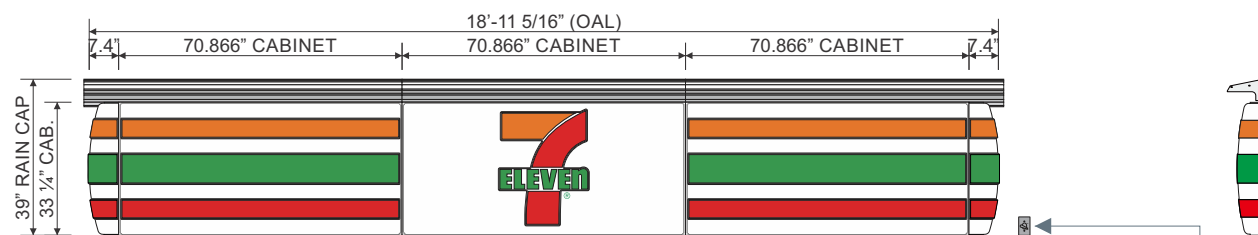
customer approval

date:



Complies with
UL 48
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



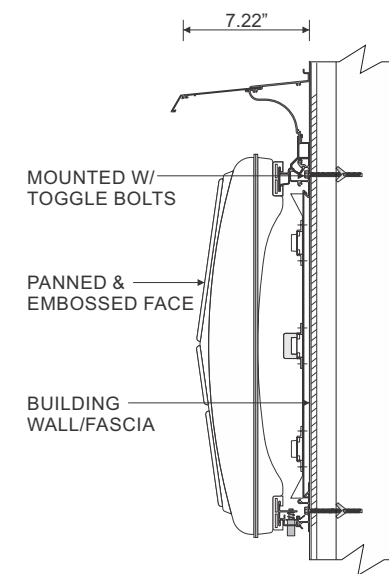
MANUFACTURE & SHIP TWO (2) SET OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ 1800 Series Wall Sign Sections - Sign A

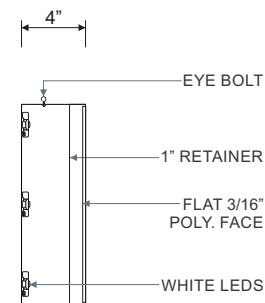
1/4" = 1'-0"

Display Square Footage (Cabinets): 52.5



Side Mounting Detail - Sign A1, A2

NTS



ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

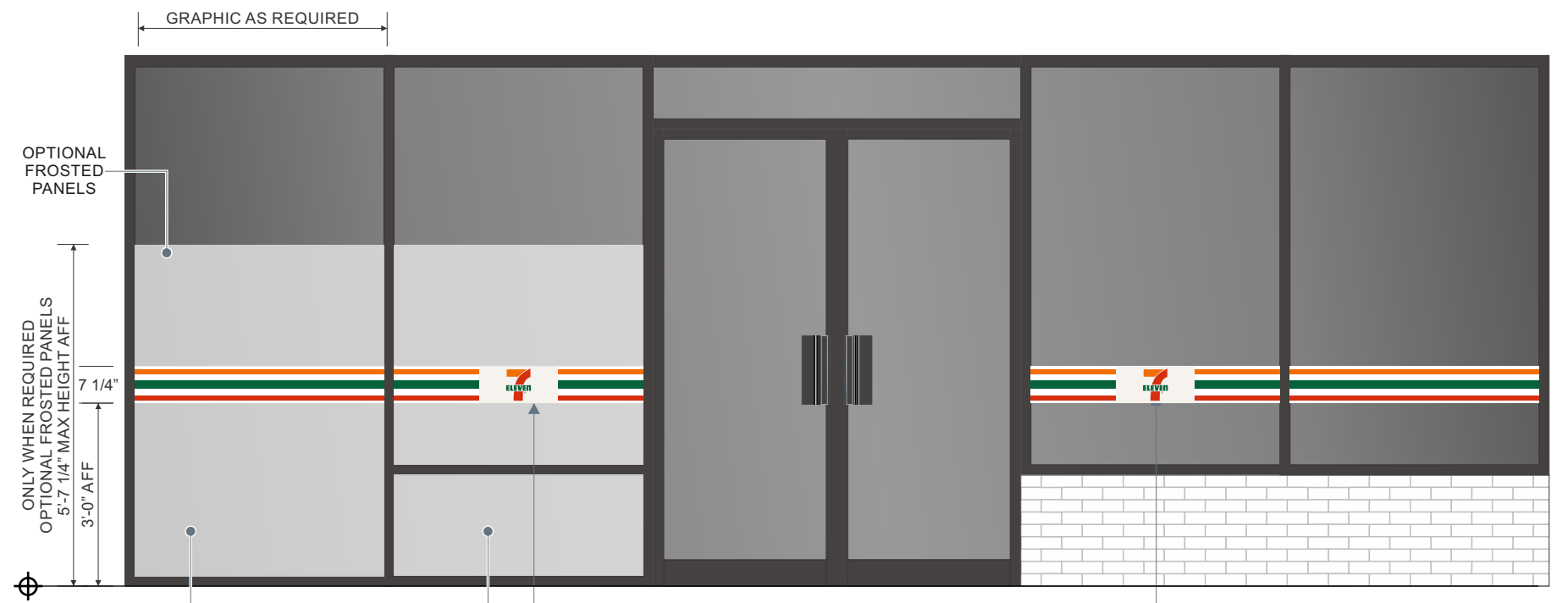
VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
PAINT SPECS: 313E DURANODIC BRONZE

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS

Front Elevation & Side Mounting Detail - **ATM S/F Window Sign - Sign D**

1" = 1'-0"

Display Square Footage (Cabinet): **3.2**



ONLY TO HIDE EQUIPMENT AT THE SALES COUNTER AREA **(DETERMINED BY OTHERS)**

THE VERY FIRST WINDOWS ON EITHER SIDE OF THE DOOR WILL GET THE STRIPE WITH THE LOGO. ALL OF THE REMAINING WINDOWS WILL GET STRIPES WITHOUT THE LOGO.

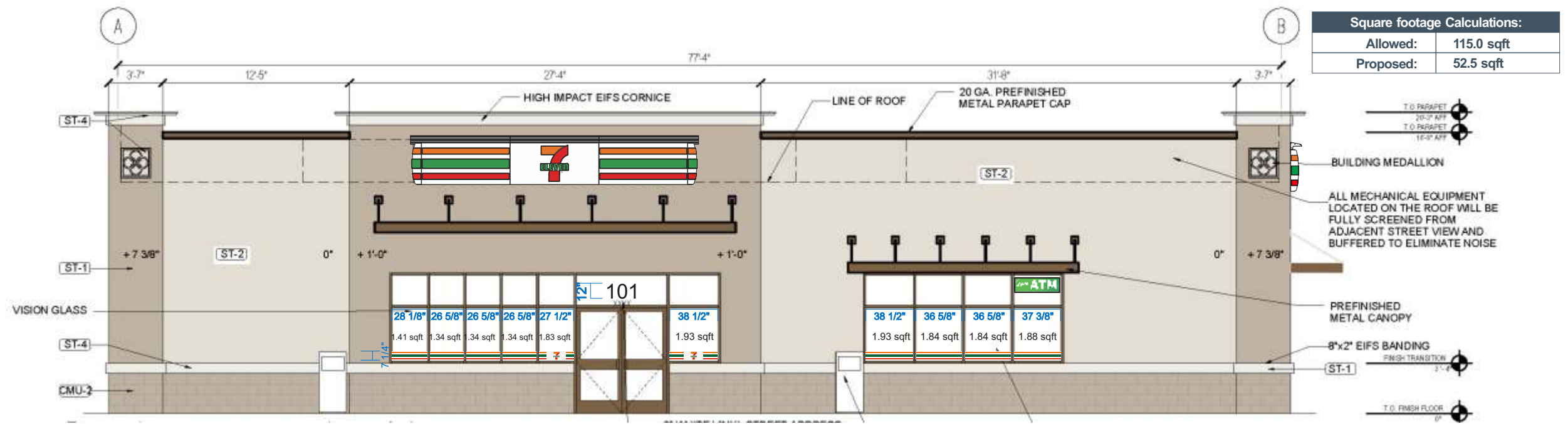
WINDOW VINYL GRAPHICS.
 VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - **Typical Window Vinyl Graphics - Sign E**

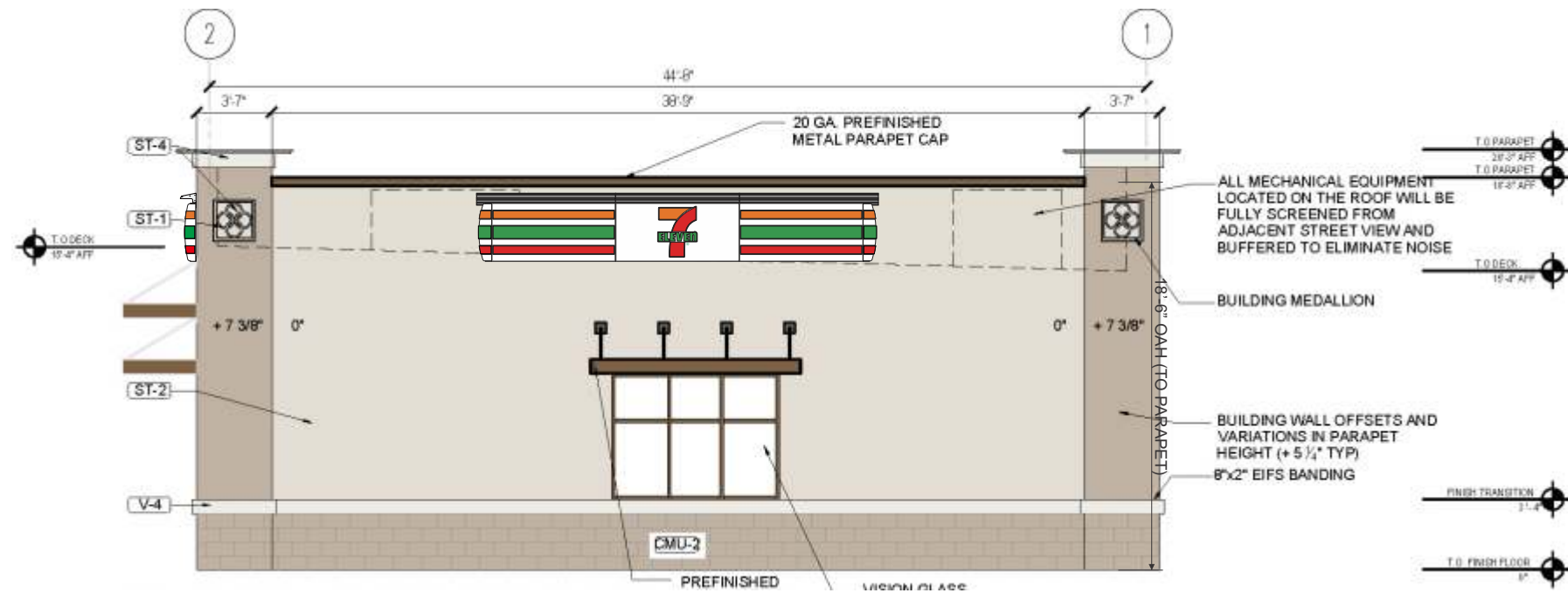
3/8" = 1'-0"

date:	rev.	description:	designer:
04.20.18	00	Original Concept	mh
05.07.18	R1	Revised exhibit to 7-Eleven brand fuel.	mh
05.07.18	R2	Revised sign A.	mh
09.10.19	R3	Update site plan	jm
09.16.19	R4	Update Monument Sign have LED	jm
11.11.19	R5	Update site plan	JM
01.06.19	R6	Update site plan	jm
01.09.19	R7	Update Site Plan and Elevations	jm



Storefront Elevation - Signs A, B & C

1/8" = 1'-0"



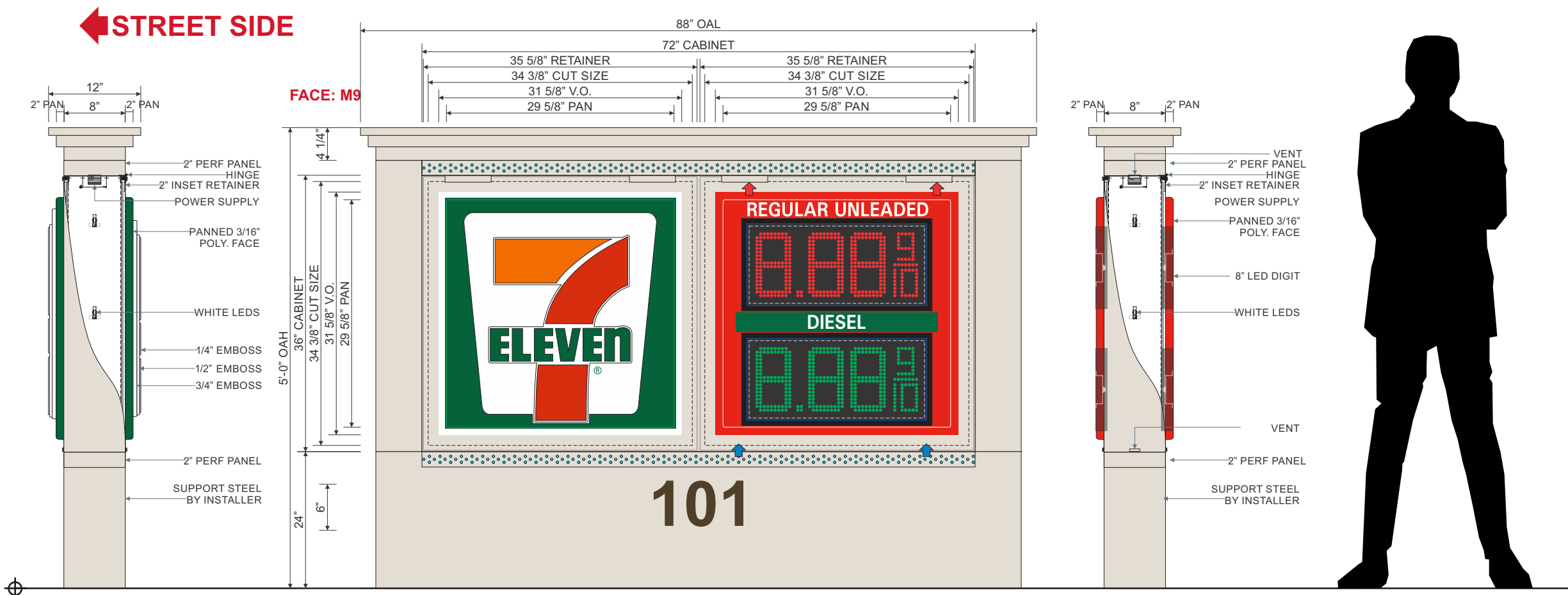
Side (Right) Elevation - Sign A

1/8" = 1'-0"

Total Sign Square footage Calculations:	
Allowed:	32.0 sqft
Proposed:	18.0 sqft

Overall Height:	
Allowed:	5 Feet
Proposed:	5 Feet

SetBacks:	
Requirements:	10 Feet
Proposed:	10 Feet



TWO (2) M9/S9 D/F INTERNALLY ILLUMINATED MONUMENT SIGN CABINETS.
 8" DEEP EXTRUDED ALUM. CABINET WITH 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.
 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET. STRUCTURE TO BE PAINTED STUCCO FINISH W/AESTHETIC WHITE SW 7035- LRV:73

STANDARD 7-ELEVEN M9 FACES: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES WITH TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

NON STANDARD GAS PRICE FACES: "DOUBLE-PRODUCT".
 3/16" THICK PAN FORMED CLEAR POLY FACE TO BE BACK SPRAYED PMS 485, RED THEN PMS WHITE.

PROVIDE CUSTOMER W/ STANDARD 20" DIGIT RED LED MODULES.

PROVIDE TWO (2) FLAT FCO ALUMINUM ADDRESS NUMBER SETS TO BE STUD MOUNTED, PAINTED DURANODIC BRONZE.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN,
 PAINT SPECS: DURANODIC BRONZE, PMS 485 C RED, PMS WHITE, AESTHETIC WHITE SW 7035- LRV:73

NOTE: STEEL SUPPORT PIPE TO BE PROVIDED BY INSTALLER.

7-ELEVEN LOGO
 DIMENSIONS:
 OAH: 27 1/2"
 OAL: 25 1/16"

SEP PRICE VISION LED UNITS:
 LED UNIT SIZE: 10.687" X 23.437"
 LED CHARACTER SIZE: 8.364"

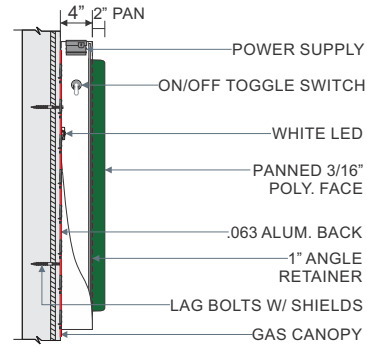
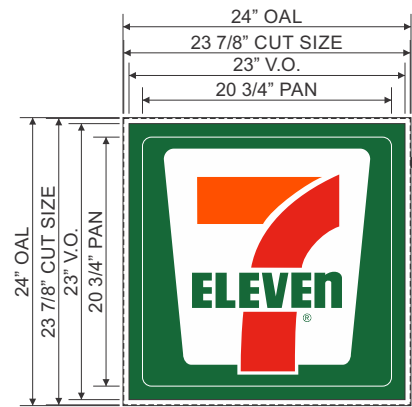
Front View & Side Detail - M9/S9 Cabinet - Monument Sign Structure - Sign E
 3/4" = 1'-0"

Display Square Footage (Cabinet): 18.0



date:	rev.	description:	designer:
04.20.18	00	Original Concept	mh
05.07.18	R1	Revised exhibit to 7-Eleven brand fuel.	mh
05.07.18	R2	Revised sign A.	mh
09.10.19	R3	Update site plan	jm
09.16.19	R4	Update Monument Sign have LED	jm
11.11.19	R5	Update site plan	JM
01.06.19	R6	Update site plan	jm
01.09.19	R7	Update Site Plan and Elevations	jm



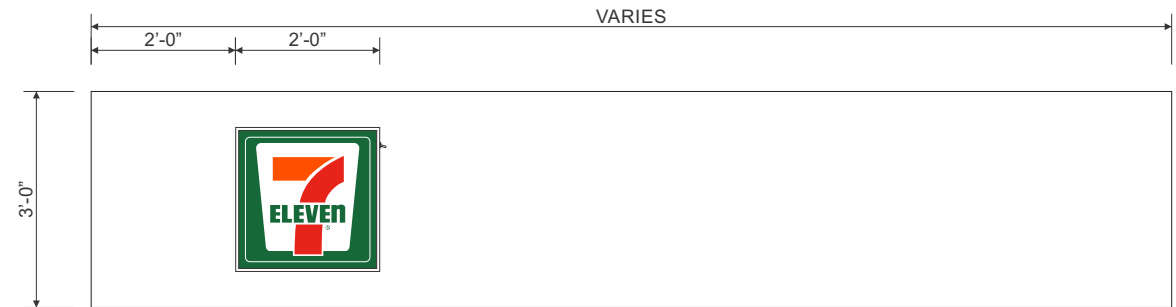


TWO (2) **W2X2CANOPY** S/F INTERNALLY ILLUMINATED SIGN CABINET.
 3/16" THICK PAN FORMED WHITE POLY. FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
 4" DEEP EXTRUDED ALUM. CABINET W/ 1" ANGLE RETAINERS TO BE PAINTED **WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
 PAINT SPECS: PMS WHITE

NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: SEE SHOP DRAWINGS FOR CABINET SPECS AND LAYOUT

7-ELEVEN LOGO DIMENSIONS:
 OAH: 18 11/16"
 OAL: 17 15/16"



Front & Side Detail - **W2X2CANOPY** Canopy Cabinet - **Sign Type I**

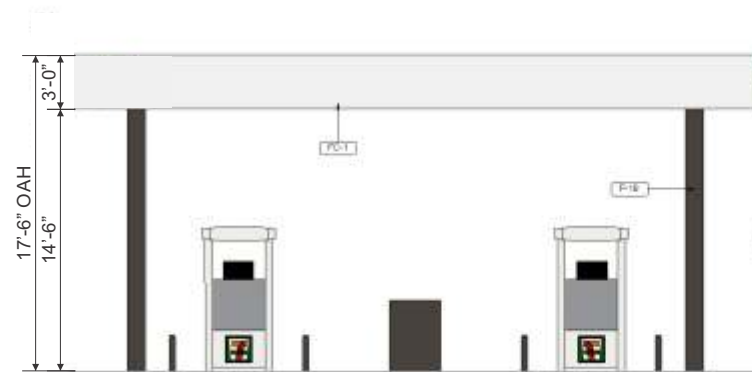
3/4" = 1'-0"

Display Square Footage (Cabinet): **4.0 each**

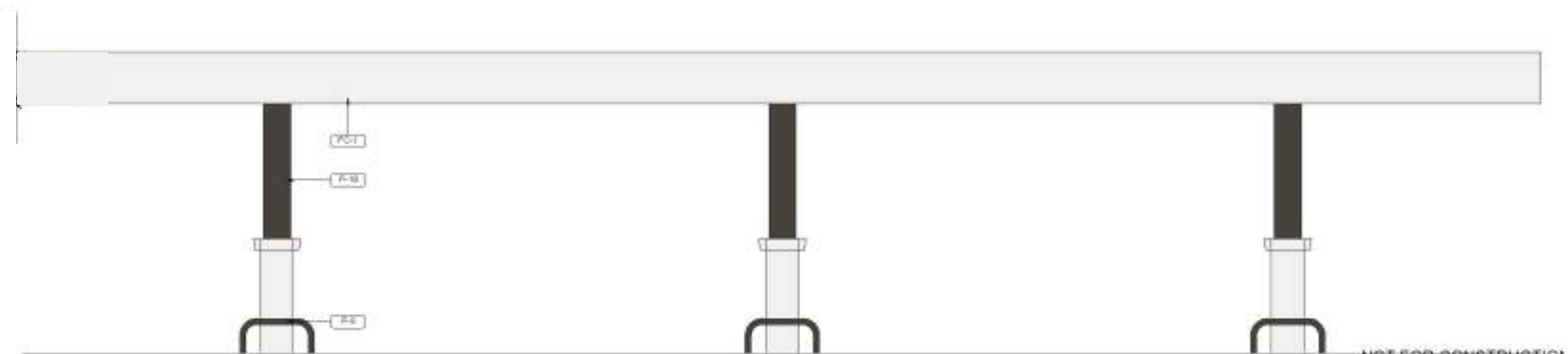
Front Elevation & Side Detail - Typical 36" Canopy Sign & Graphic Layout - **Sign Type I**

3/8" = 1'-0"

Display Square Footage: **3.0 Each**

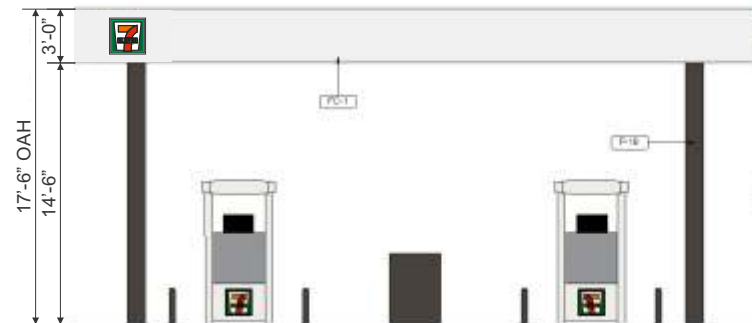


SOUTH ELEVATION:

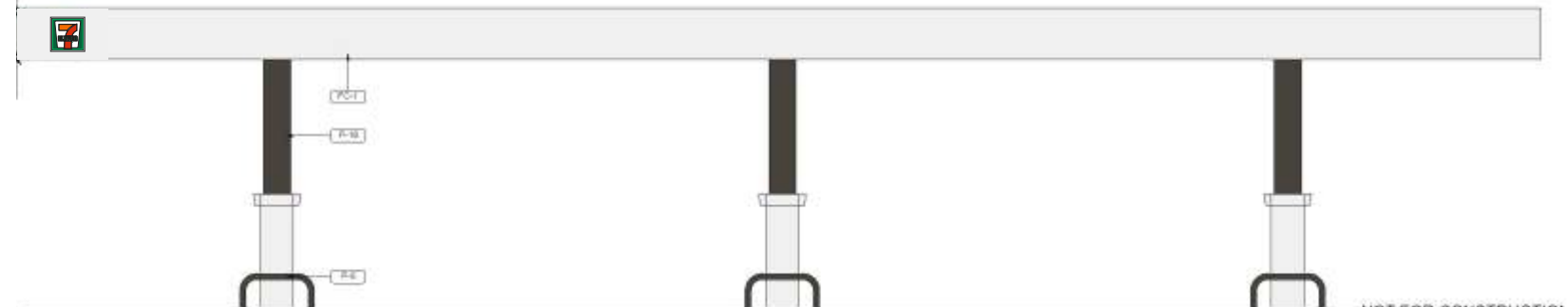


EAST ELEVATION:

NOT FOR CONSTRUCTION



NORTH ELEVATION:



WEST ELEVATION:

NOT FOR CONSTRUCTION

NOTE: Sign illumination will be maintained at the lowest possible lighting level for the western facing sign.

Front and Side Elevation (4MPD Stacked Canopy Configuration) - **Signs I**

3/32" = 1'



5300 Shad Road, Jacksonville, FL, 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #10391 - 1043838
 101 W Woolbright Road
 Boynton Beach, Florida 33435

SVE_10391_Q91352_R7

F:\Customers\7 Eleven\Art

date:	rev.	description:	designer:
04.20.18	00	Original Concept	mh
05.07.18	R1	Revised exhibit to 7-Eleven brand fuel.	mh
05.07.18	R2	Revised sign A.	mh
09.10.19	R3	Update site plan	jm
09.16.19	R4	Update Monument Sign have LED	jm
11.11.19	R5	Update site plan	JM
01.06.19	R6	Update site plan	jm
01.09.19	R7	Update Site Plan and Elevations	jm

CDR: ns
 Designer: mh

DPM: aa
 RCC: aa
 RER: aa

Page: 6

customer approval

date:



Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



November 27, 2019

Edgar Breese
Planning & Zoning Administrator
Development, Planning & Zoning
3301 Quantum Blvd., Suite 101
Boynton Beach, Florida 33426

**RE: 7-ELEVEN (#10391) CONDITIONAL USE PERMIT – STANDARDS FOR EVALUATING
CONDITIONAL USES**

Mr. Breese,

On behalf of the 7-Eleven, Inc. (“Applicant”), KEITH is pleased to submit this letter as part of the conditional use application for a property located at 101 W. Woolbright Road (the “Subject Property”), which is being filed concurrently with a Land Use Plan Amendment/Rezoning Application and a Site Plan Application.

The Subject Property consists of (3) folios:

- 08434528130120210 – 101 W. Woolbright Road
- 08434528130120010 - 104 SW 14th Avenue
- 08434528130120030 – 112 SW 14th Avenue

Site Information

The Subject Property totals approximately 45,741.51 gross square feet (1.05 +/- acres) located on the northwest corner of W. Woolbright Road and S. Seacrest Boulevard in the City of Boynton Beach, FL. The commercial parcel currently contains a 2,786 sq. ft. convenience store without gasoline sales, associated parking, and minimal landscaping. The residentially zoned properties are each developed with a single-family home or duplex. From Woolbright Road, the site is accessible through an existing 55-foot wide driveway and an additional 25-foot driveway, approximately 17 feet west of the 55-foot driveway. Both driveways along Woolbright allow right-in/right-out traffic movements. On Seacrest Boulevard, the site is accessible from an existing, right-in/right-out 66-foot wide driveway. An existing pylon sign is located at the intersection.

Future Land Use and Zoning

The Subject Property contains multiple zoning and land use designations - Neighborhood Commercial (C-2) and R-2 Single and Two-Family Residential (R-2) zoning and Local Retail Commercial (LRC) and Medium Density Residential (MEDR) land use. The applicant has submitted a separate, concurrent Land Use Plan Amendment/Rezoning Application to amend the residential properties’ land use and zoning to a land use and zoning that will allow for the proposed conditional use.

Proposed Development

The Applicant proposes to redevelop the Subject Property with a new 3,454 square foot convenience store and a gas canopy with six fuel pumps, a total of 12 fueling positions. To buffer adjacent

residential uses, the Applicant proposes a six foot masonry wall with tiered landscaping along the north and west property lines. This creates an aesthetically pleasing, significant buffer for properties along Harding Avenue. The project will reduce the number of driveway access points along Woolbright Road and reduce the width of the driveway along Seacrest Boulevard. The driveway improvements will provide a safer traffic pattern for motorist and pedestrians.

Conditional Use Standards

The City of Boynton Beach's Land Development Code allows gasoline stations as conditional uses within the C-2 zoning district.

The proposed use complies with all of the Conditional Use criteria found in Chapter 3, Article IV, Section 4.C of the Boynton Beach Land Development Regulations ("Section 4.C"). A summary of each standard, followed by a discussion of how it is met, is set forth below:

Standard 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.

Finding 1: The Subject Property is currently developed with a convenience store, associated parking, and minimal landscaping. Large existing curb-cuts (two along Woolbright and one along Seacrest) are located close to the intersection of Woolbright Road and Seacrest Boulevard. This creates increased opportunity for both vehicle/vehicle conflict and vehicle/pedestrian conflict. Existing perimeter landscaping separating vehicle use areas from the pedestrian network is essentially non-existent due to the existing driveway widths accounting for the majority of both site frontages. The Subject Property does not accommodate Palm Beach County's ultimate Right-of-Way for Woolbright Road. When the full ROW is provided, the County will be able to enhance traffic flow adjacent to the site.

The proposed redevelopment of the site includes the demolition of the existing convenience store structure and the construction of a new convenience store with a fuel pump canopy and 12 fueling positions. As required by Palm Beach County, the Applicant is dedicating 30 feet of ROW along the Woolbright Avenue frontage to accommodate the arterial's ultimate ROW width. This dedication significantly reduces the width of the convenience store parcel to only 92' and dramatically limits the ability to utilize the Subject Property. To increase the size of the site and enhance automobile and pedestrian safety, and traffic flow and control, the Applicant acquired the two contiguous residential properties to the north. The combination of the three lots allowed for improved automobile maneuvering, pedestrian safety and improves traffic flow as part of the redevelopment.

The proposed redevelopment will reduce the number of existing driveways along Woolbright from two to one. In addition to the reduction in the number of driveway openings, the width of the driveways will be reduced from approximately 50 feet to 35 feet. The new curb cut will be shifted away from the intersection by an additional 80 feet. Where the existing driveway is 40 feet away from the intersection, the proposed driveway will be 120 feet away. Further, the width of the existing driveway to Seacrest Boulevard will be reduced from approximately 66 feet to 25 feet. The proposed driveway location will be located further from the intersection (approximately 100-feet compared to the existing 40 feet).

The proposed reduction in the number of driveway openings, the reduced width of the driveways, the increased distance of the proposed driveway locations from the intersection, the



longer throat distance, and the larger site entrance vehicle circulation all significantly reduce the opportunity for potential vehicle/vehicle and vehicle/pedestrian conflict as well as provide for better traffic flow and control and access in case of fire or catastrophe.

Standard 2: Off-street parking and loading areas where required, with particular attention to the items in subsection C.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;

Finding 2: The proposed site plan improves the site's off-street parking and loading configuration in conjunction with the enhanced traffic safety as described in C-1, above. The new parking spaces are located further from the egress/ingress points of both rights-of-way, providing safer vehicular access and circulation within the site. Proposed loading areas are located away from parking areas to limit conflict with proposed business operations. Additionally, the loading zone is located as far as possible from adjacent residential uses and is significantly buffered with a wall and landscaping. The site is developed with a 6-foot wall and substantial tiered landscaping, providing a substantial buffer for adjacent properties which further minimizes glare and noise. This limits any adverse impact of proposed site operations. Lighting associated with the parking and loading areas is both sensitive to adjacent properties and is also intended to provide a safe, CPTED-supportive condition for customers fueling vehicles and walking between the pumps and convenience store. The lighting plan accomplishes this by utilizing full-cutoff, baffled light fixtures, that are angled as necessary to direct light to the desired locations while minimizing undesirable light externalities. The project proposes a modern state-of-the-art underground storage tank to safeguard against any potential environmental impact or and odor.

The conditional use as proposed provides no additional impact beyond any use allowed by right within the C-2 zoning district, and in many cases limit impacts due to the enhanced design and buffering. Uses allowed within C-2 by-right include: restaurants, coin-operated laundry, repair/rental/maintenance of home garden tools, Auto/Car Detailing, Automotive Minor Repair, Automotive Stereo/Alarm Installation.

Standard 3. Refuse and service areas, with particular reference to the items in subsection C.1. and C.2. above;

Finding 3: The refuse area is located behind the proposed building which facilitates access for refuse trucks without creating conflicts or onsite safety concerns. The proposed refuse area will limit impacts on adjacent properties as compared to existing conditions. The Applicant proposes a six-foot wall and tiered landscaping to provide an opaque buffer between the properties which will offset any potential impact caused by the refuse container.

Standard 4. Utilities, with reference to locations, availability, and compatibility;

Finding 4: Utilities are available and provide sufficient capacity for the proposed development.

Water Service - The existing 2-inch water main that presently services the site is proposed to be used to service the proposed site, with the existing water meters being relocated to the east property line.

Sewer Service - A proposed 6-inch gravity sewer lateral is proposed to be connected to the existing 8-inch gravity sewer main along the south side of SW 14th Avenue.



Drainage - Storm water runoff shall be collected in an on-site dry retention area, which will provide storm water storage and water quality treatment. No off-site discharges are proposed.

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

Finding 5:

The proposed use will provide significantly enhanced screening, buffering and landscaping as compared to existing conditions, and beyond that required for a use by right.

North and West Property Buffering

The Applicant is providing a substantial buffer to minimize potential impacts to the residential properties to the north and west of the site. This includes a buffer system comprised of a wall and tiered vegetation that exceeds code requirements. The vegetation includes native canopy trees of varying heights and other vegetation to create a dense, tiered landscape screen along the edge of the Subject Property. The tree portion of the buffer will provide a dense shield above the wall. Along SW 14th Avenue, at the rear of the Subject Property, a continuous native hedge and drought tolerant groundcover will be planted in front of the wall to improve its aesthetics as well as provide for sound absorption. The wall and vegetation system is also extended along the interior property line to the south end of the fuel canopy. This extension provides the maximum buffer for adjacent properties and provides significantly more shielding and buffering than the existing conditions on the site. The plant material will be installed at larger than code required specifications to ensure that adequate screening occurs at installation.

East and South Property Landscaping

The ingress and egress of the Subject Property is marked by signature flowering shrubs and plants that support butterfly ecology. The south buffer along Woolbright Road consists of existing native trees and proposed canopy trees. A continuous hedge with groundcover completes the landscape. Florida Privet hedges will screen the dumpster enclosure and layered shrubs are used to soften the foundation area of the building. This provides an enhanced aesthetic along this significant roadway.

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

Finding 6: The signs and exterior lighting have been designed to provide safe and clear wayfinding and site safety while limiting any potential impacts to nearby properties.

Signs

The proposed signage will be sited appropriately to minimize impacts to the surrounding neighborhood and will be designed consistent with the City's land development code. All proposed signage and lighting will comply with the City's requirements as outlined in the Land Development Regulations.

Lighting

The Applicant has designed lighting, as shown by a photometric plan, such that no light trespass at the property line exists, particularly along the north and west property lines. The lighting will be full cut-off style directing light in a downward direction, rather than outward, minimizing light spillage to adjacent properties. Pole mounted lighting was sited to allow



adequate lighting of the site while minimizing impacts to adjacent properties through angled fixtures and by using fixtures with baffles that limit the direction of the light. Further, the buffer wall and vegetation block light between the site and adjacent properties. The building and the buffer wall with vegetation are sited between the canopy and residential properties to the north and block all visual impact of canopy and its minimal lighting.

Standard 7. Required setbacks and other open spaces;

Finding 7: The proposed building and gasoline canopy is setback from the right-of-way and from adjacent property lines as required by the City's Land Development Code requirements. The proposed landscape design exceeds the amount of required interior landscape required.

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

Finding 8: The Woolbright Road corridor is an arterial roadway that is primarily developed with commercial buildings. Seacrest Boulevard is a collector roadway and is generally developed with residential development, except at key intersections within the city that are commonly developed with commercial and institutional establishments. The intersection of Woolbright and Seacrest is one of these key intersections and it is currently developed with commercial and institutional development. The property directly to the east of the Subject Property is developed with a service station, which demonstrates that service stations are appropriate for the area. Woolbright Road has direct accessibility to and from I-95. Therefore, a service station serves the demand generated by the high traffic along this arterial roadway. The proposed convenience store use is consistent with the existing use on the Subject Property which has been a fixture within the neighborhood for nearly 60 years. Convenience store and gas station uses are common and complimentary to each other.

The project proposes landscape compatibility buffers that exceed minimum code requirements by providing an Urban Landscape Barrier between 15' and 20' with tree plantings installed at mature size.

Gasoline Stations are permitted as a conditional use in the C-2 zoning district, subject to further use restrictions set forth by Article IV, Section 3, C(46). This section provides location requirements limiting Gasoline Stations to properties located at three-way or four-way intersections involving arterial and collector road rights-of-way. The intersection of Woolbright and Seacrest is one of these intersections. According to the Palm Beach County 2010 Federal Functional Classification and Urban Area Boundaries Map, Woolbright Rd is classified as a Minor Arterial and Seacrest Blvd is classified as a Minor Collector Roadway. Given the designated classification and current development patterns along Woolbright Rd and Seacrest Blvd, this property is an appropriate location for the proposed use.

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

Finding 9. The proposed building is one-story, and it is replacing a one-story building. The surrounding commercial and residential area is comprised of low-elevation single-story commercial and residential structures. The proposed building and structures are consistent with the surrounding area.

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



Finding 10: The proposed uses (Gasoline Station with accessory convenience store) provide services that support the neighborhood and area tourism. The service support of this proposed development therefore will be likely more valuable than the existing development, which would increase tax revenues for the City. Further, given the design and development plan, there are no negative impacts to surrounding properties as discussed elsewhere in this letter.

Standard 11. Where applicable, the proposed use furthers the purpose and intent of a corresponding mixed-use zoning district or redevelopment plan; and

Finding 11: Not applicable. The Subject Property is proposed to be developed in a commercial zoning district.

Standard 12. Compliance with and abatement of nuisances and hazards in accordance with the operational performance standards as indicated in Chapter 3, Article IV, Section 1 and the Noise Control Ordinance, and City Code of Ordinances Part II, Chapter 15, Section 15-8.

Finding 12: The proposed development is compliant with the operational performance standards in Chapter 3, Article IV, Section 1. The proposed development will be constructed, maintained and operated so as not to be a nuisance or hazard to persons, animals, vegetation or property located on adjacent or nearby properties or rights-of-way; or to interfere with the reasonable use or enjoyment of adjacent or nearby property. The proposed development will comply with all federal and state regulations for gas stations and convenience stores, which shall ensure that all nuisance and potential hazards shall be avoided.



EXHIBIT D

Conditions of Approval

Project Name: 7-Eleven 101 W Woolbright Rd
 File number: COUS 20-001 / MSPM 20-002
 Reference: 3rd review plans identified as a Major Site Plan Modification with a January 14th, 2020 Planning and Zoning Department date stamp marking.

ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
1. No Lantana plants will be used as it is a perennial and will not survive. Please replace with another type of butterfly attracting plants such as Dwarf Porterweed, Pentas, or a plant not considered a perennial. City will accept Purple Lantana. No other Lantana substitutions will be allowed.	X	
2. Provide a maintenance plan for the maintenance of the hedge outside the wall to the west that ensures the adjacent property owner will not be responsible for maintaining the proposed plantings. Provide agreement with adjacent property owners to either provide access for landscaping maintenance purposes or their agreement to place the wall on the property line with no landscaping along the exterior of the wall. The footer of wall cannot encroach into adjacent properties. A thickened edge footer shall be included in the details.	X	
3. Provide an example of Florida Privet being used as a hedge since it is not typically used as a hedge and will not be dense enough to obtain the objective. Please provide an example.	X	
4. Please note that Jasmine and Hawthorne are shrubs not groundcovers. Please revise the plant list accordingly.	X	
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None. All previous comments addressed at DART meeting.		
PARKS AND RECREATION		

Comments: None		
PLANNING AND ZONING / LANDSCAPE		
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.	X	
2. The length of the east property line is incorrect on the site plan. Please correct.	X	
3. Faux windows glass shall have the same appearance as vision glass. At time of permit submittal, please provide samples for staff review and approval.	X	
4. The property on the northwest side (112 SW 14th Avenue) has two zoning district designations: R2 (Single and Two Family) and R1A (Single-Family). Please, include R1A as one of the existing zoning district designations.	X	
5. Abandonment of existing 4 feet easements depicted on the survey is required prior to issuance of any building permits.	X	
6. Revise the canopy elevation to correct the orientation (north, south, east, west), as they appear to be labeled incorrectly on sheet A 203 and sign elevations.	X	
7. Please shift the vent stack slightly further west so additional landscape screening can be placed between it and the curb.	X	
8. Please correct sign drawings to indicate a total of 115 sq. ft. of wall signage is allowed, and two (2) 52.5 sq. ft. signs area proposed, one (1) on the south and east building facades.	X	
9. Per code requirements, the numerical address proposed at the bottom of the monument sign should be located above the 7-Eleven logo and digital gas price faces.	X	
10. The monument sign should be designed with similar architectural features and colors as the principal structure. Please provide columns on each side of the structure, as well as EIFS banding and split-face block below the 7-Eleven logo and digital gas price faces. Please revise the sign construction information on the sign	X	

elevations.		
11. The northerly monument sign should be placed closer to the entry drive, further from residential property.	X	
12. Please label the existing legal-nonconforming pole sign on the site plan to be removed.	X	
13. At time of final inspection of the installed landscaping between the store/ gas station and the residential structures, the applicant shall provide a dense barrier restricting the view between the two. If not, additional landscaping will be required to be installed.	X	
14. At time of final inspection of the installed landscaping at the corner of the property designed to screen the three (3) parking spaces from the rights-of-way shall provide a dense barrier. If not, additional landscaping will be required.	X	
15. Add a note to all of the Photometric Plans that all lighting shall utilize warm white LED lighting.	X	
16. Please provide irrigation to all sodded areas and only install St. Augustine Grass.	X	
COMMUNITY REDEVELOPMENT AGENCY		
Comments: Not applicable.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

ADDITIONAL REPRESENTATIONS / COMMITMENTS		
<p>The applicant or applicant's representatives made the following representations and commitments during the quasi-judicial and/or public hearings that now constitute binding obligations of the applicant. The obligations have the same weight as other conditions of approval.</p> <hr/> <hr/> <hr/>		

S:\Planning\SHARED\WP\PROJECTS\7-Eleven 101 W. Woolbright\MSPM 20-002 COUS 20-001 COA.doc

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

PROJECT NAME: 7-Eleven 101 W Woolbright Rd (MSPM 20-002 / COUS 20-001)

APPLICANT: Shane Laakso, Creighton Development

APPLICANT'S ADDRESS: 900 SW Pine Island Road #202, Cape Coral, FL 33991

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: April 7, 2020

APPROVAL SOUGHT: Request for approval of Conditional Use and associated Major Site Plan Modification for the construction of a gas station to include a 3,454 sq. ft. convenience store, a 3,096 sq. ft. gas station canopy composed of six (6) pump stations, and related site amenities and improvements.

LOCATION OF PROPERTY: 101 W. Woolbright Road

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