



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

---

**Project Name:** 1125 Wallace Drive  
**Project Location:** 1125 Wallace Drive  
**Request:** Class V Site Plan Modification Landscape Plan, and Architectural Elevations associated with a self-storage facility.  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** January 25, 2017

**Board Action:**

Approved (7-0) for site plan, landscape plan and architectural elevation changes associated with a Class V site plan modification for **1125 Wallace Drive** with the condition that electricity can be provided for overhead lighting.

**Project Description:**

The subject site consists of 10 individual parcels within the LI (Light Industrial) zoning district. The combined parcels measure 2.421 acres, and are currently vacant with the exception of one single family residence constructed in 1947.

In 2016, the City Commission adopted Ordinance 15-16 which revised Self-service Storage Facilities as a Conditional Use in the LI district to a Permitted Use, subject to the provisions of Section 4.3.3(A), Special Requirements for Specific Uses.

The development proposal involves construction of a two-story 50,280 sq. ft. self-storage building and a single story 12,893 sq. ft. self-storage building.

**Staff Recommendation:**

Approval

**Board Comments:**

none

**Public Comments:**

none

**Associated Actions:**

none

**Next Action:**

The SPRAB action is final unless appealed by the City Commission.



# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

---STAFF REPORT---

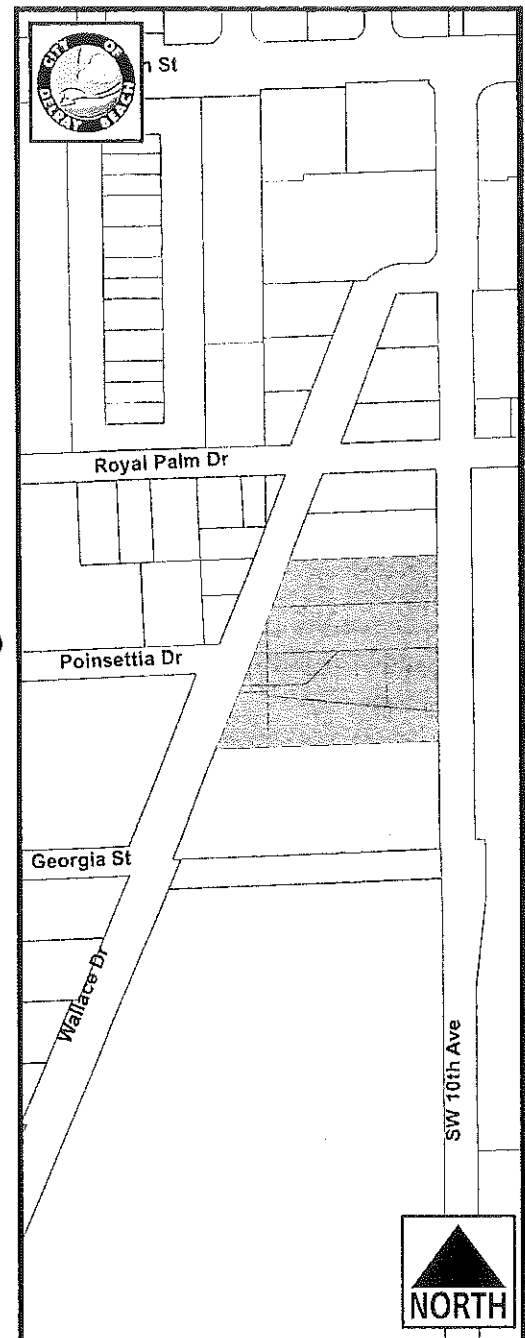
MEETING DATE: January 25, 2017

ITEM: 1125 Wallace Drive – Class V Site Plan Modification, Landscape Plan, and Architectural Elevations associated with a self-storage facility.

RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan and Architectural Elevations.

### GENERAL DATA:

Applicant.....	MIC Venture, LLC
Agent.....	Jim Zengage
Owner.....	MIC Venture, LLC and Delwest Venture, LLC
Location.....	South of SW 10 <sup>th</sup> Street between Wallace Drive and SW 10 <sup>th</sup> Avenue
Property Size.....	2,421 Acres (105,488 sq. ft.)
Future Land Use Map.....	CMR (Commerce)
Current Zoning.....	LI (Light Industrial)
Adjacent Zoning.....	North: LI (Light Industrial) West: MIC (Mixed Industrial & Commercial) South: LI (Light Industrial) East: RM (Multi-Family Residential)
Existing Land Use.....	Vacant/Undeveloped Land and One Single Family Residential Structure
Proposed Land Use.....	Self-Storage Facility
Water Service.....	Available via an existing 10" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way
Sewer Service.....	Available via an existing 8" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way



### ITEM BEFORE THE BOARD

The action before the Board is approval of the following aspects of a Class V Site Plan request for the **1125 Wallace Drive**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a):

- ☐ Site Plan;
- ☐ Landscape Plan; and,
- ☐ Architectural Elevations;

The subject property is located south of SW 10<sup>th</sup> Street between Wallace Drive and SW 10<sup>th</sup> Avenue.

### BACKGROUND

The subject site consists of 10 individual parcels within the LI (Light Industrial) zoning district. The combined parcels measure 2.421 acres, and are currently vacant with the exception of one single family residence constructed in 1947.

The site is located within the Wallace Drive Overlay District. The Wallace Drive Industrial Area Redevelopment Plan was adopted by the City Commission on January 6, 2004. The Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. At its meeting of February 3, 2004, the City Commission approved a text amendment to LDR Section 4.4.26 (Light Industrial zoning district) for the creation of the Wallace Drive Overlay District associated with the Wallace Drive Industrial Area Redevelopment Plan.

In 2016, the City Commission adopted Ordinance 15-16 which revised Self-service Storage Facilities as a Conditional Use in the LI district to a Permitted Use, subject to the provisions of Section 4.3.3(A), Special Requirements for Specific Uses.

Now before the Board for consideration is approval of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with construction of a self-service storage facility at the subject address.

### PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Construction of a two-story 50,280 sq. ft. self-storage building
- ☐ Construction of a single story 12,893 sq. ft. self-storage building
- ☐ Construction of a 6-space angled parking row for outdoor vehicle self-storage
- ☐ Construction of 14 surface customer parking spaces
- ☐ Construction of 3 loading spaces
- ☐ Provision of a golf cart parking area
- ☐ Provision of an interior dumpster enclosure area
- ☐ Provision of security gate entrances and exits

- ☐ Associated on-site landscaping

#### WALLACE DRIVE OVERLAY DISTRICT

**LDR Section 4.5.8(A):** The Wallace Drive Overlay District is defined as the area bounded by SW 10<sup>th</sup> Street on the north, Georgia Street on the south, SW 9<sup>th</sup> Avenue on the east and Wallace Drive on the west. The regulations established in Section 4.4.26(F)(3) shall apply to all LI zoned parcels within the overlay district.

**LDR Section 4.4.26(F)(3):** The Wallace Drive Overlay District Development Standards depicted in the Section 4.3.4(K) Development Standards Matrix, shall be the same as those of the MIC (Mixed Industrial and Commercial) Zoning District.

Accordingly, as indicated in the following "Site Plan Analysis" section of this staff report, the 1125 Wallace Drive development proposal is consistent with the (MIC) Mixed Industrial and Commercial Zoning District Development Standards.

#### SITE PLAN ANALYSIS

##### **COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:**

Items identified in the Land Development Regulations shall be specifically addressed by the body taking final action on the site and development application/request.

##### **LDR Section 4.4.26(B), Principal Uses and Structures Permitted**

The proposed Self-service Storage Facility is listed as a permitted use subject to the provisions of Section 4.3.3(A), which are provided below.

##### **Self-service Storage Facilities, Special Requirements**

Pursuant to **LDR Section 4.3.3(A)(1), Lot Area**, the minimum lot area is two acres and the maximum lot area is five. The subject property consists of a total of 2.421 acres.

Pursuant to **LDR Section 4.3.3(A)(2)(a-c), Facilities and Requirements**, the following requirements apply:

- (a) Any SSSF which has outdoor bay type access to storage units must be designed in such a way to create a compound like structure with a defined masonry perimeter. In addition, the facility should be designed in such a way to minimize or eliminate sight lines of any bay doors, or outdoor storage of boats and vehicles, from the adjacent rights-of-way.

The proposed one-story storage building is designed in a "U" shape with the doors accessed from the interior of the site to minimize visibility from the adjacent rights of way. The proposed two-story building contains storage units which are interior to the building, and therefore, not visible from the exterior.

- (b) No building shall exceed two stories or 30' in height.

The proposed single-story building measures 14'6" in height; the two-story building measures 23' in height. Therefore, both buildings are compliant with this requirement.

(c) Parking shall be provided as follows:

1. One space per 5,000 square feet of gross floor area for single story SSSF buildings. This requirement may be modified during the site plan approval process if a sufficient number of storage units have direct vehicle access, and internal driveways are designed to allow customers to safely park in front of their storage unit without impeding internal circulation.
2. One parking space per 100 units of multi-story SSSF buildings.
3. A minimum of 3.5 spaces/1,000 square feet of accessory office.
4. A minimum of 2 spaces for an on site manager's residence, if applicable.
5. A minimum of 3 loading spaces for each multi-story SSSF building. Each loading space must be a minimum of 12' x 25' with sufficient driveway access to accommodate vehicular maneuvering.

The required parking is as follows.

Single-story Facility: 1 space / 5,000 gross square feet @ 2,642 square feet = 0.52 spaces

Two-story Facility: 1 space / 100 units @ 545 units = 5.45 spaces

Office: 3.5 spaces / 1,000 square feet @ 900 square feet = 3.15 spaces

Loading Spaces: 3 loading spaces measuring 33' x 13'6".

The required parking is 9.12 spaces plus three loading spaces; the proposed site plan includes 20 parking spaces and three loading spaces. Therefore, the proposal is compliant with the parking requirement.

Pursuant to **LDR Section 4.3.3(A)(3)(a-f), Limitation of Uses**, the following requirements apply:

(a) Activities other than the rental or lease of storage units are not allowed to be conducted on the premises of the SSSF, unless specifically permitted by the City Commission

Requirement provided for the record.

(b) No business or activity other than dead storage shall be conducted from any storage unit in the facility. Examples of prohibited uses include, but are not limited to the following: the servicing, repair and/or restoration of automobiles, boats, recreational vehicles, lawnmowers and the like; garage sales; moving and storage companies; cabinet making and wood working (whether personal or professional); personal hobbies and arts and crafts; and any other activity unless specifically permitted through the conditional use process.

Requirement provided for the record.

(c) There shall be no electrical power provided to, or accessible from, any individual storage units. This includes the provision of lighting fixtures to the interior of a storage unit, unless specifically addressed in the site plan approval. The use of portable generators is also prohibited.

Requirement provided for the record.

(d) The use or storage of any hazardous materials is expressly prohibited.

Requirement provided for the record.

(e) The terms and conditions of this section shall be clearly expressed in all storage rental or leasing contracts, as well as conspicuously displayed on a sign no smaller than one foot by two feet in the leasing office.

Requirement provided for the record.

(f) Within the Light Industrial (LI) zoning district, facilities may not be located within a 750' radius of another approved SSSF.

The closest SSSF at 1425 SW 10<sup>th</sup> Street is located outside of the 750' radius requirement, as it measures approximately 1,400 feet from the subject property.

Pursuant to **LDR Section 4.3.3(A)(4), On-Site Manager Required**, all SSSF are required to have, and continuously maintain, an on-site manager during office business hours, and may provide on-site living quarters for such.

The proposed development does not provide an on-site living quarters, but does have an office where the manager will be located during business hours.

Pursuant to **LDR Section 4.3.3(A)(5), Hours of Operation**, SSSF customers may not access individual storage units before 5:00 a.m. or any later than 10:00 p.m. Hours of operation may be further restricted when it is deemed that morning and evening traffic into and out of the facility may negatively impact the character of an adjacent residential area. In no circumstance shall customers of any SSSF have 24 hour access to their storage unit(s).

Requirement provided for the record.

Pursuant to **LDR Section 4.3.3(A)(6), Landscape Requirements**, in addition to all applicable landscape requirements and other special provisions pursuant to the individual zone district, a minimum ten foot (10') landscape buffer shall be required for the entirety of the property.

The minimum landscape buffer has been provided around the perimeter of the property, at measurements from 10' and greater.

Pursuant to **LDR Section 4.3.3(A)(7), Outdoor Storage of Vehicles and Boats**, the outdoor storage of boats and vehicles is permitted. In all cases, this use is permitted only as accessory to the main use, must be located in the interior of the masonry perimeter, and may not be visible from any rights-of-way.

Requirement provided for the record.

Pursuant to **LDR Section 4.3.3(A)(8), Truck Rental**, truck rental may be conducted as an ancillary use, if an appropriate amount of additional parking spaces are provided. Storage of rental trucks must be located in the interior of the masonry perimeter, and may not be visible from any rights-of-way.

While this requirement is provided for the record, it is also noted that there are approximately 10 additional parking spaces above the minimum required. These rental trucks could only be located within the parking area adjacent to the single-story storage facility.

**LDR Section 4.3.4(K), Base District Development Standards**

According to LDR Section 4.3.4 - Development Standards Matrix for Non-residential Zoning Districts, the following apply to LI (Light Industrial) & MIC (Mixed Industrial and Commercial) zoning districts:

Wallace Drive Overlay District	Max. Lot Coverage (%)	Min. Open Space (%)	Min. Front Setback (ft.) - W	Min. Side Interior Setback (ft.) - N	Min. Side Interior Setback (ft.) - S	Min. Rear Setback (ft.) - E	Max. Bldg. Height (ft.)
MIC	50	25	25	10	10	10	48
LI	50	25	10	5	10	10	48*
Provided	36.15	38.69	25	10	15	50	23

*All items demonstrate compliance.*

**Special District Regulations**

Pursuant to LDR Section 4.4.26(H)(2), all required setback areas shall be landscaped with no paving except for driveways and walkways leading to structures on the premises. As such, driveways and walkways shall be generally perpendicular to the property line. The development proposal has provided the required landscape areas around the perimeter of the parcel. Thus this LDR requirement has been met.

**Refuse Enclosure:**

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides and have vision obscuring gates on the fourth side, unless such areas are not visible from a public right-of-way. The trash and recycling enclosure area will not be visible from the adjacent rights-of-way because it will be screened by a wall. A detail of the trash enclosure is provided which demonstrates compliance with the code. Thus, this LDR requirement is met.

**Loading Area:**

Pursuant to LDR Section 4.6.10(A) and (B), space for accommodating the unloading of merchandise, inventory, materials, supplies, and products shall be provided on the site where a use which requires such items is located. Provisions for three minimum 12' x 30' loading spaces are shown on the site plan. This LDR requirement is met.

**Bicycle Facility:**

Pursuant to LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan, bicycle parking facilities shall be provided for all new developments and redevelopment of sites. Bicycle parking facilities have been provided. Thus, this LDR requirement is met.

**Lighting:**

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. A detail shall be provided which indicates that all pole mounted light fixtures do not exceed the 25' maximum height



requirement. For buildings and structures, point calculations must be provided which meet the minimum and maximum requirements for accent pathways, building entrances, landscape lighting, canopies and overhangs. A photometric plan has been provided, which meet the minimum and maximum standards. Thus, this LDR requirement is met.

**Visibility at Intersections:**

10' Sight Visibility Triangles

Pursuant to LDR Section 4.6.14(B)(1), when an access way intersects a street or alley, 10' sight visibility triangles areas shall provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of ten feet along the driveway and a length of ten feet along the property line and the third side being a line connecting the ends of the other two lines. The 10' sight visibility triangles for access to the have been depicted. Thus, this LDR requirement is met.

**Sidewalks:**

Pursuant to 6.1.3, sidewalks are to provide a safe place for pedestrian travel. Generally, sidewalks are required along both sides of all streets. The development proposal includes the construction of a new 5' wide concrete sidewalk along Wallace Drive and SW 10<sup>th</sup> Avenue. Thus, this standard is met.

**Undergrounding of Utilities:**

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. All existing and proposed utilities associated with the development must be located underground and a note to this effect is included site plan. Thus, the intent to meet this standard is documented accordingly.

**Site Plan Technical Items:** While the revised engineering plans have been submitted to accommodate staff concerns, the following item remains outstanding:

1. Update the site data chart on the site plan to reflect 10 ft. as the side interior setback on the south side. This is to be done prior to resubmittal for certification.

**LANDSCAPE PLAN**

The landscape plan submitted has been evaluated by the City's Senior Landscape Planner. The landscape plan provides perimeter and building foundation landscape material and calls for various native plans as well as plants that are suitable for the local climate. The landscape plan generally complies with LDR Section 4.6.16.

**ARCHITECTURAL ELEVATIONS**

**LDR Section 4.6.18(E) - Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (a) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (b) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

4102

- (c) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevations are of a contemporary industrial style consisting of concrete masonry walls with a smooth stucco finish. The building features design elements that help create a very attractive streetscape along SW 10<sup>th</sup> Avenue and Wallace Drive.

The color palette consists of "Grecian Ivory", "Khaki Shade", "Jonquil", "Harvester", "Enduring Bronze" and "Shallow Water". The combination of these colors will provide visual interest and be an aesthetic improvement to an existing vacant lot. The proposed architectural elevations will positively contribute to the surrounding area, increase adjacent property values and benefit the City as a whole. Based upon the above, positive findings can be made with respect to LDR Section 4.6.18(E).

#### **REQUIRED FINDINGS**

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

##### **LDR Section 3.1.1(A) - Future Land Use Map:**

The subject property has a Future Land Use Map (FLUM) designation of Commerce (CMR) and a zoning designation of Light industrial (LI). Pursuant to the recently approved LDR text amendment, self-storage facilities, storage, and office uses are permitted in the LI (Light Industrial) district under "Principal Uses and Structures Permitted". Based upon the above, a positive finding with respect to consistency with the FLUM designation can be made.

##### **LDR Section 3.1.1(B) - Concurrency:**

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water, sewer, streets, drainage, parks and recreation, solid waste, and schools.

##### **LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions):**

As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

##### **LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:**

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDR can be made, when all outstanding items attached as conditions of approval are addressed.

##### **Comprehensive Plan Policies:**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives and/or policies are noted:

**Transportation Element Policy D-2.2:** Bicycle parking and facilities shall be required on all new development and redevelopment. The development proposal has accommodated a bicycle racks and provided bike rack details. Thus, compliance with this standard is confirmed.

**Future Land Use Element Objective A-1:** Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations; is complimentary to adjacent land uses; and fulfills remaining land use needs.

The subject property consists of 10 lots. The proposed development includes aggregation of these lots to construct a new self-storage facility.

Light Industrial (LI) zoned property abuts the subject property on the north. RM (Multiple Family Residential) zoned property abuts the property to the east. Light Industrial (LI) zoned property abuts the subject property on the south. Mixed Industrial and Commercial (MIC) zoned property abuts the subject property on the west.

The proposed development is not considered a pollution generating structure in terms of smoke, noise or industrial effluents. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development. The proposed industrial land use might be considered incompatible with adjacent residential land uses. However, given the product, no adverse impacts are anticipated. Therefore, based upon the above, no compatibility issues will exist between the proposed development and the surrounding land uses and positive findings can be made with regard to Future Land Use Element Objective A-1.

**LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings):** The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

**Industrial Zoning Adjacent to Residential Zoning:**

Pursuant to **LDR Section 4.6.4(B)(2)**, where the rear or side of industrially zoned property does not directly abut residentially zoned property, but is separated from it by a street, alley, railroad, waterway, park, or other public open space, the industrially zoned property shall provide a 50-foot building setback from the property line located adjacent to the separator.

The east side of the property abuts RM zoned property, but is separated by SW 10<sup>th</sup> Avenue. The proposal has provided a 50' building setback as required.

To the west, it is noted that single family residential is not an allowed use in the LI (Light Industrial District), and thus, no buffer is required.

The following table identifies the zoning designations and uses adjacent to the subject property:

	<b>Zoning District:</b>	<b>Land Use:</b>
<b>North</b>	Light Industrial (LI)	Vacant Land (Future MotoGroup) 1107 Wallace Drive
<b>East</b>	Multiple Family Residential (RM)	Groves of Delray (Retirement Community)
<b>South</b>	Light Industrial (LI)	Multi-tenant Industrial Office Building
<b>West</b>	Mixed Industrial & Commercial (MIC)	Warehouse/Distribution Center

Given the above, compatibility between the proposed development and the surrounding properties is found. Further, there are no potential conflicts between the proposed industrial development and the adjacent developments relative to the Comprehensive Plan. Thus, positive findings can be made with respect to LDR Section 2.4.5(F)(5)(Compatibility).

#### **WALLACE DRIVE REDEVELOPMENT AREA**

**Future Land Use Element Policy C-1.8:** The Wallace Drive Redevelopment Plan includes the area that is bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. The Wallace Drive Industrial Area Redevelopment Plan was adopted by City Commission on January 6, 2004. The Plan establishes proposed land use designations for the Redevelopment Area. Future development must be in accordance with the provisions of the Redevelopment Plan. The Redevelopment Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. Aggregation of parcels is encouraged throughout the Redevelopment Area to accommodate unified development.

The Redevelopment Plan states that due to its close proximity to Interstate-95 and the Linton Boulevard interchange, the area is a prime location for uses which need good access for the distribution of goods and services. The MIC (Mixed Industrial and Commercial) and the LI (Light Industrial) zoning districts are compatible with a variety of industrial uses, including manufacturing, assembly, storage and distribution facilities. The Redevelopment Plan further identifies the subject property specifically for development as industrial use.

In areas zoned MIC (Mixed Industrial and Commercial), the goal of the Wallace Drive Redevelopment Plan is to replace all of the existing nonconforming residential uses with light industrial, commercial and office uses. The proposed 1125 Wallace Drive will replace an existing vacant lot with a self-storage facility, warehouse and office uses. It will also remove an existing single family residence, which is a nonconforming use.

The development proposal is consistent with the guidelines for redevelopment of the Wallace Drive Industrial Area. Therefore, positive findings can be made with regard to Future Land Use Element Policy C-1.8. Thus, this consistency with this policy is confirmed.

#### **REVIEW BY OTHERS**

The development proposal is not located in an area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA), or other advisory Board.

**Courtesy Notices:**

Courtesy notices have been sent to the Delray Citizen's Coalition.

**Public Notices:**

No public notification is required for site plans. No letters of objection or support have been received to date. Any letters of objection or support received after preparation of this staff report, will be disclosed at the Site Plan Review and Appearance Board (SPRAB) meeting.

## ASSESSMENT AND CONCLUSION

The project proposes a self-storage facility within the LI (Light Industrial) Zoning District. No waivers are necessary to support the request. The use is compatible with adjacent properties. The development will be consistent with the objectives and policies of the Comprehensive Plan and Chapter 3 of the Land Development Regulations as well as the Wallace Drive Industrial Area Redevelopment Plan, provided that the conditions of approval are addressed. Positive findings can be made with respect to LDR Section 2.4.5(F)(5).

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Class III Site Plan Modification, Landscape Plan, Architectural Elevations and Special Action Request for **1125 Wallace Drive**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 2.4.5(G)(1)(c), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move denial of the Class III Site Plan Modification, Landscape Plan, Architectural Elevations and Special Action Request for the **1125 Wallace Drive**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and do not meet criteria set forth in Sections 2.4.5(F)(5), 2.4.5(G)(1)(c), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.

## STAFF RECOMMENDATION

By Separate Motions:

### Site Plan

Move **approval** of the Class V Site Plan for 1125 Wallace Drive, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5), 2.4.5(F)(1)(a) and Chapter 3 of the Land Development Regulations.

### Landscape Plan

Move **approval** of the landscape plan for **1125 Wallace Drive**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16 and Chapter 3 of the Land Development Regulations.

### Architectural Elevations:

Move **approval** of the architectural elevations for the **1125 Wallace Drive**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.18(E) and Chapter 3 of the Land Development Regulations.

## APPENDIX "A" CONCURRENCY FINDINGS

Pursuant to **LDR Section 3.1.1(B), Concurrency**, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water service is available via an existing 10" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way. Sewer service is available via an existing 8" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way. Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The development proposal will have an insignificant impact on these services. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic: The applicant has submitted a traffic study indicating that the proposed project will generate 142 Average Daily Trips (ADT), with 9 AM peak hour trips and 14 PM peak hour trips. The project obtained a letter from the Palm Beach County Traffic Division indicating that the development proposal meets concurrency on August 8, 2016.

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

Solid Waste: The proposed 63,173 square foot self-storage facility will generate 164.25 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047. Thus, a positive finding with respect to this level of service standard can be made.

Drainage: Drainage will be accommodated on-site. There is no negative impact on drainage anticipated as it relates to this level of service standard.

Schools: School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

**APPENDIX "B"**  
**STANDARDS FOR SITE PLAN ACTIONS**

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- E. Development of vacant land which is zoned for residential shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- F. Vacant property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

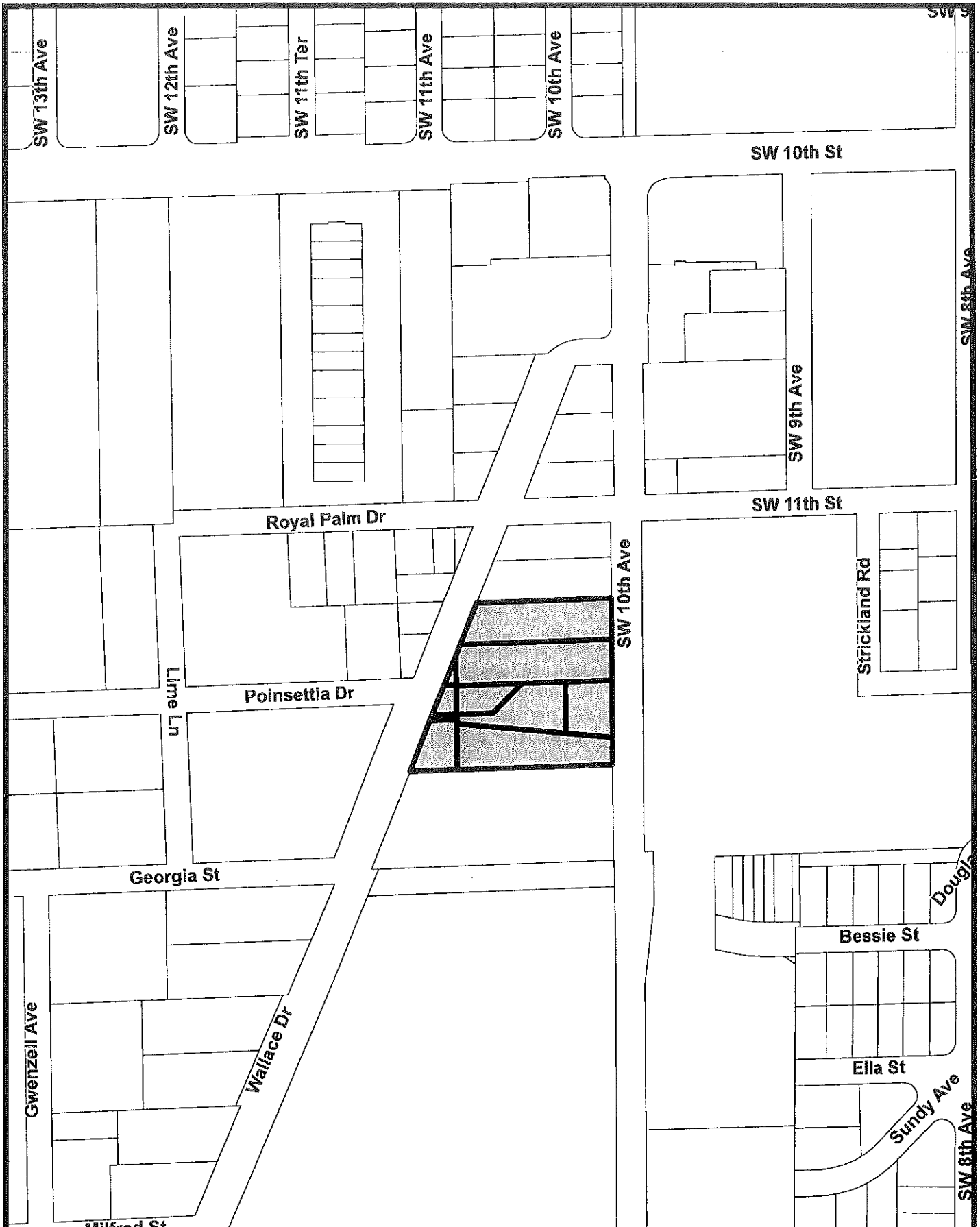
- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>





# 1125 Wallace Drive LOCATION MAP

 Subject Property

# **SITE AREA CALCULATIONS**

TOTAL SITE AREA: 105,448 SF (2.421 AC)  
 MAX SITE COVERAGE (50%): 52,719 SF (1.210 AC)  
 SINGLE STORY FOOTPRINT: 12,893 SF  
 TWO-STORY FOOTPRINT: 25,140 SF  
 TOTAL SITE COVERAGE: 38,033 SF (36.07%)  
 TOTAL OPEN SPACE: 67,415 SF (63.93%)

MAX. NON-VEHICULAR OPEN SPACE REQUIRED (25%): 26,362 SF (0.605 AC)  
 NON-VEHICULAR OPEN SPACE PROVIDED: 34,993 SF (0.803 AC) (33.19%)

MAX. BUILDING AREA: 53,289 SF (FAR 0.6)  
 GROSS BUILDING AREA: 53,173 SF

## **PARKING CALCULATIONS**

OFFICE: 900 SF  
 REQUIRED PARKING: 3 SPACES (3.6 PER 1000 SF)  
 NON-CLIMATE CONTROL (EXTERIOR ACCESS)  
 AREA: 2,642 SF  
 REQUIRED PARKING: 1 SPACE (1 SPACE PER 5,000 SF)

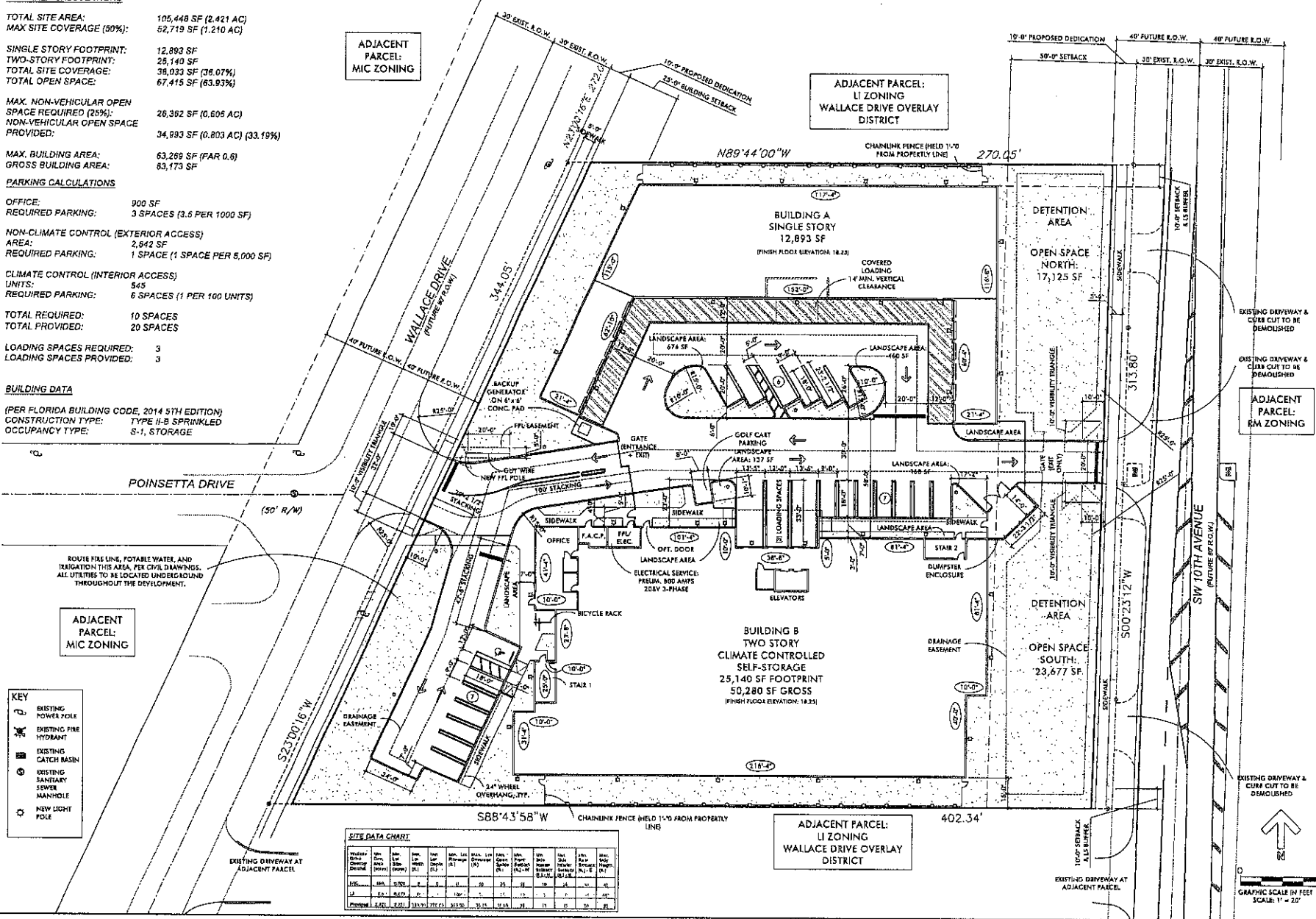
CLIMATE CONTROL (INTERIOR ACCESS)  
 UNITS: 545  
 REQUIRED PARKING: 6 SPACES (1 PER 100 UNITS)  
 TOTAL REQUIRED: 10 SPACES  
 TOTAL PROVIDED: 20 SPACES

LOADING SPACES REQUIRED: 3  
 LOADING SPACES PROVIDED: 3

## **BUILDING DATA**

(PER FLORIDA BUILDING CODE, 2014 5TH EDITION)  
 CONSTRUCTION TYPE: TYPE II-B SPRINKLED  
 OCCUPANCY TYPE: S-1, STORAGE

- KEY**
- EXISTING POWER POLE
  - EXISTING FIRE HYDRANT
  - EXISTING CATCH BASIN
  - EXISTING SANITARY SEWER MANHOLE
  - NEW LIGHT POLE



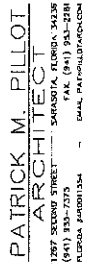
**PATRICK M. PILLOTT**  
 ARCHITECT  
 1100 5000 5000  
 (941) 850-1235  
 FLORIDA #4001154



**1125 WALLACE DRIVE**  
 DELRAY BEACH, FLORIDA 33444

DATE: 12.20.2016  
 JOB NO.: 2016.022  
 SHEET: ARCHITECTURAL SITE PLAN

**A1.00**



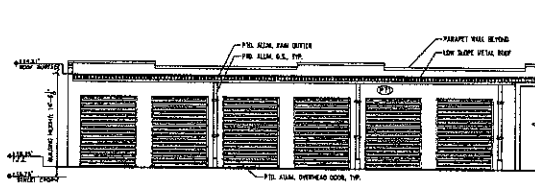
4



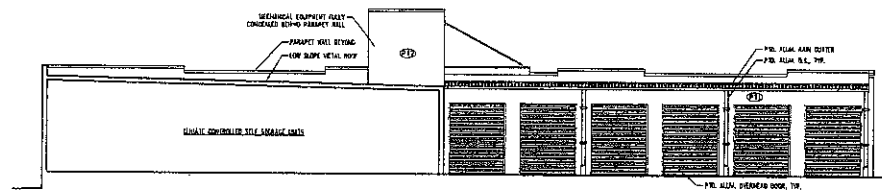
1. WEISS STREET CRIMINAL WALLACE DRIVE = +17.925"  
 2. WEISS STREET CRIMINAL 39 10TH AVENUE = +18.41"  
 3. GRADE DETERMINED AS AVG. OF SURVEY CRUISES = +18.75"  
 4. F.F.L. FOR ALL BUILDINGS = +18.25"

SHEET:  
BUILDING  
ELEVATIONS

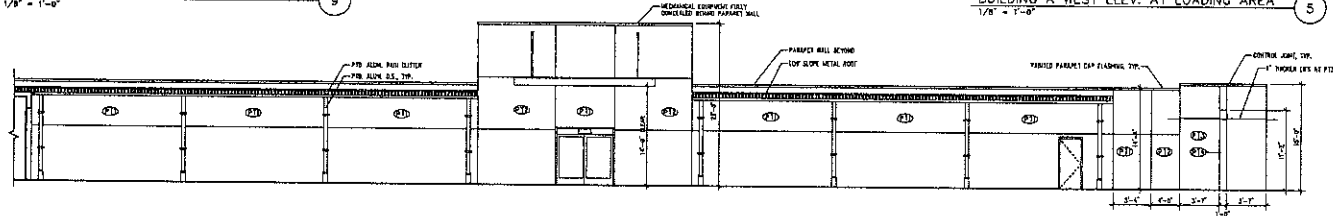
A3.00 | 99



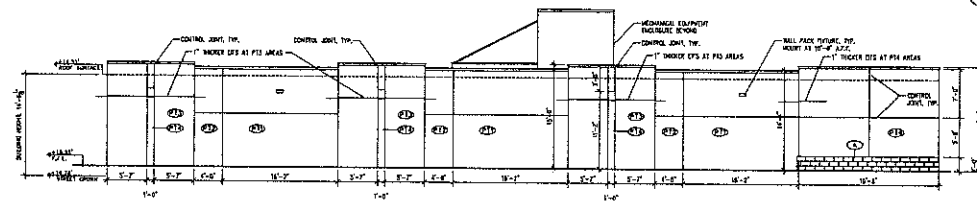
BUILDING A EAST ELEV. AT LOADING AREA  
1/8" = 1'-0"



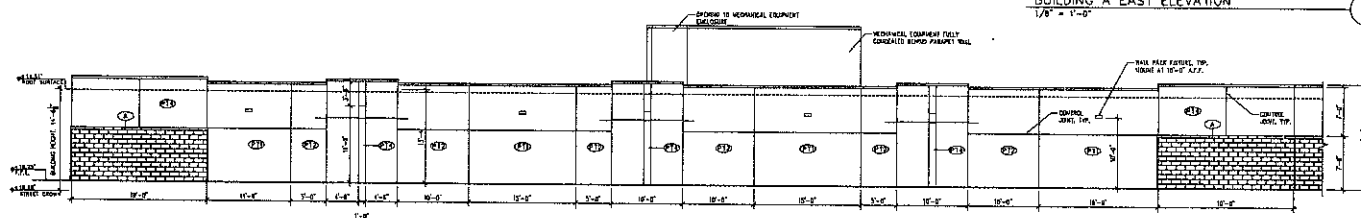
BUILDING A WEST ELEV. AT LOADING AREA  
1/8" = 1'-0"



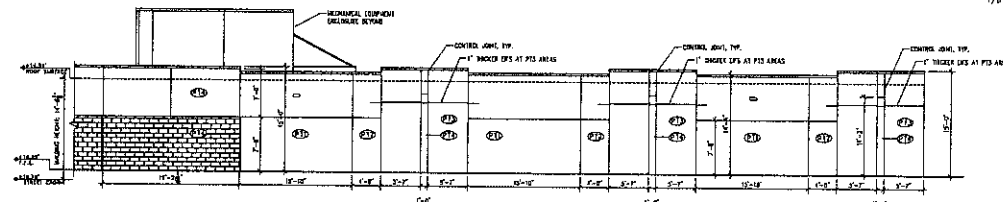
BUILDING A PARTIAL SOUTH ELEVATION  
1/8" = 1'-0"



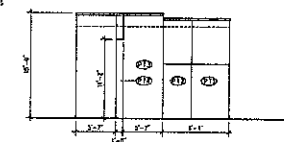
BUILDING A EAST ELEVATION  
1/8" = 1'-0"



BUILDING A NORTH ELEVATION  
1/8" = 1'-0"

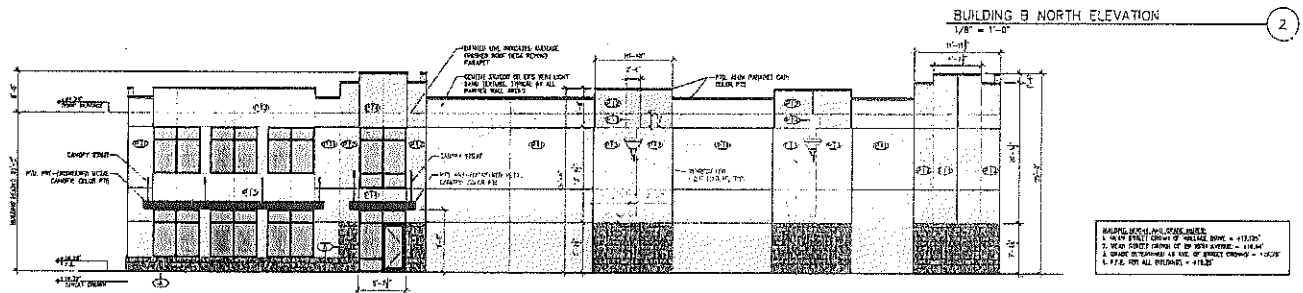
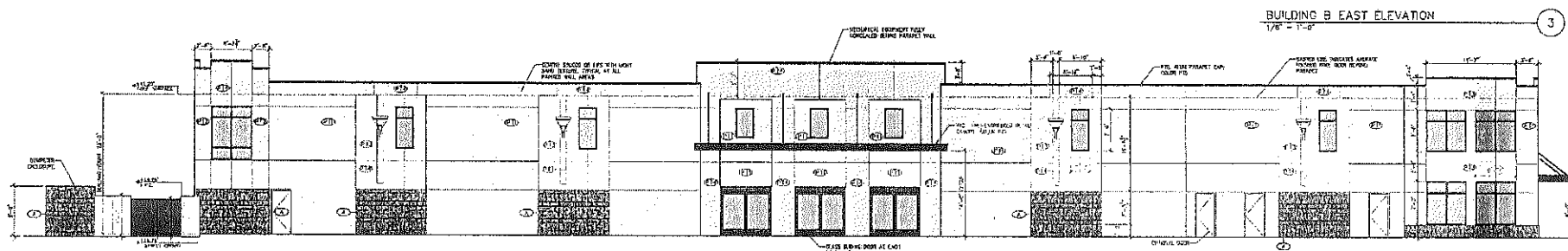
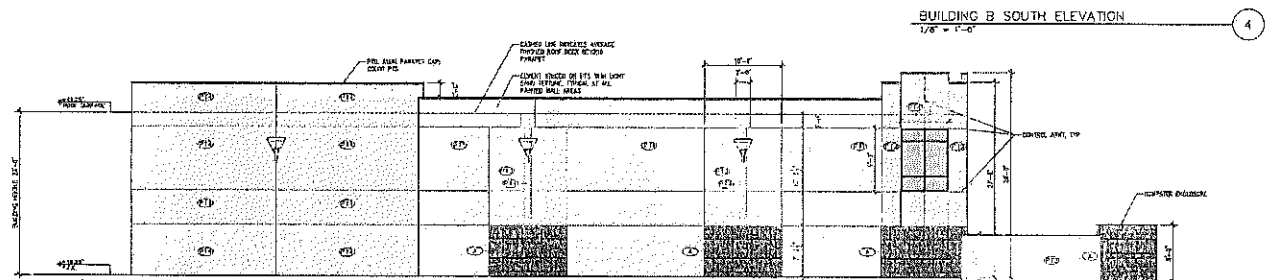
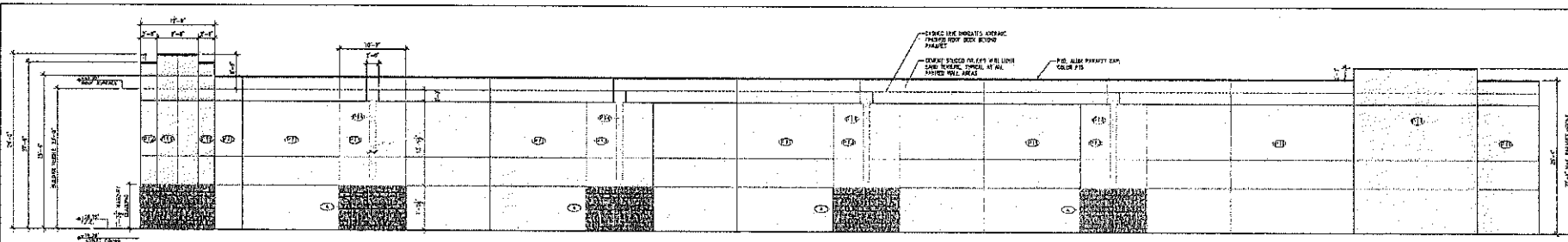


BUILDING A WEST ELEVATION  
1/8" = 1'-0"



BUILDING A PARTIAL SOUTH ELEVATION  
1/8" = 1'-0"





- PTC: SUPERIOR WALLBOARD 5/8\"/>

BUILDING B SOUTH ELEVATION  
 1. NEW FINISH COLOR OF WALLS BOW = 41200  
 2. NEW FINISH COLOR OF ROOF PANELS = 41200  
 3. NEW FINISH COLOR OF ROOF PANELS = 41200  
 4. NEW FINISH COLOR OF ROOF PANELS = 41200

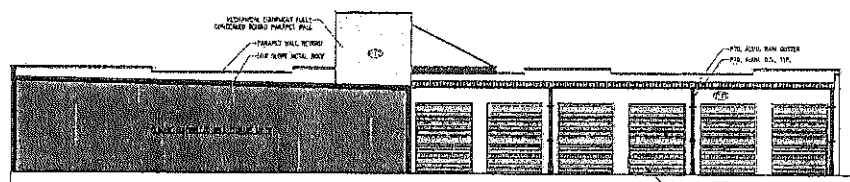
PATRICK M. PILLOI  
 ARCHITECT  
 1227 SECOND STREET  
 SARASOTA, FLORIDA 34236  
 (941) 955-7375  
 FAX (941) 955-7375  
 PLOI@PATRICKM.COM



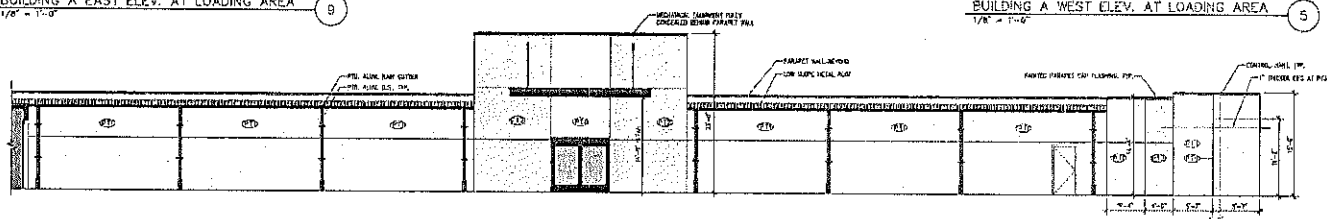
1125 WALLACE DRIVE  
 SARASOTA, FLORIDA 34236

DATE:  
 12.20.2016  
 JOB NO.:  
 2016.022  
 SHEET:  
 BUILDING  
 ELEVATIONS

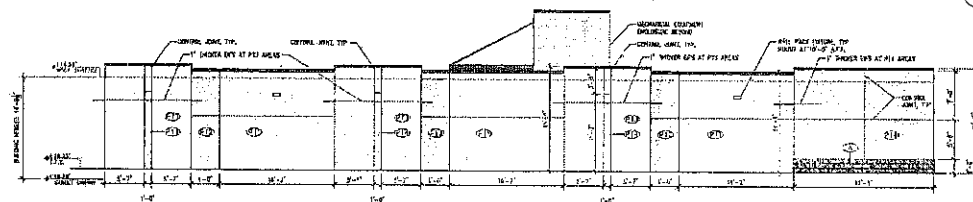
A3.00



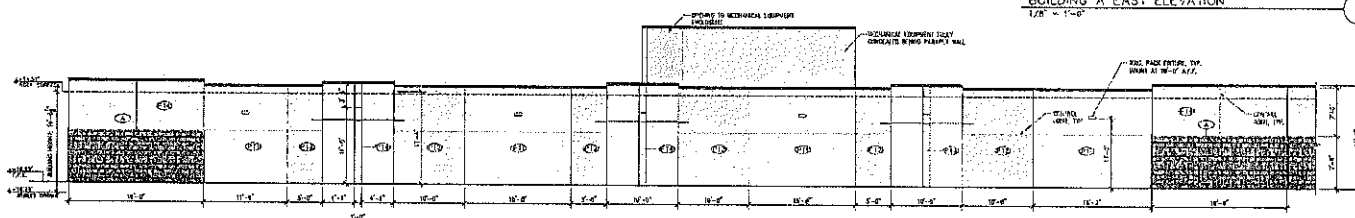
BUILDING A WEST ELEV. AT LOADING AREA 5



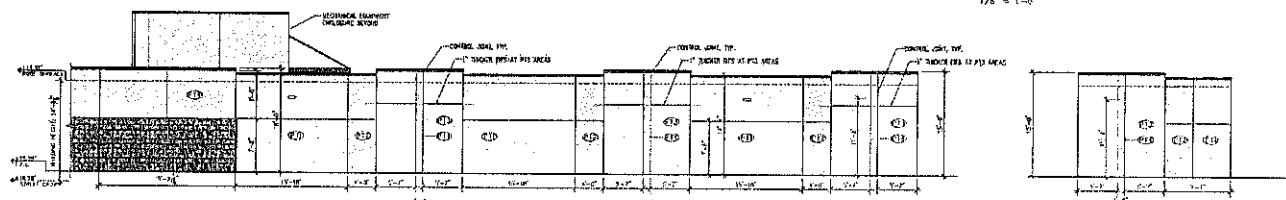
BUILDING A PARTIAL SOUTH ELEVATION  
1/8" = 1'-0" 4



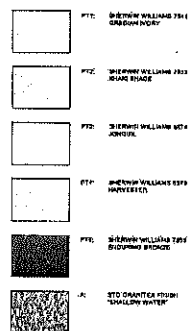
BUILDING A EAST ELEVATION



BUILDING A NORTH ELEVATION



BUILDING A WEST ELEVATION 6 BUILDING A PARTIAL SOUTH ELEVATION 1



**PATRICK M. PILOT**  
**ARCHITECT**  
267 SECOND STREET  
9041 958-7375  
SARASOTA, FLORIDA 34236  
FAX (941) 953-2261  
EMAIL PAT@PILOTARCH.COM



**1125 WALLACE DRIVE**  
DULAY BEACH, FLORIDA 32444

DATE:  
12.20.2016

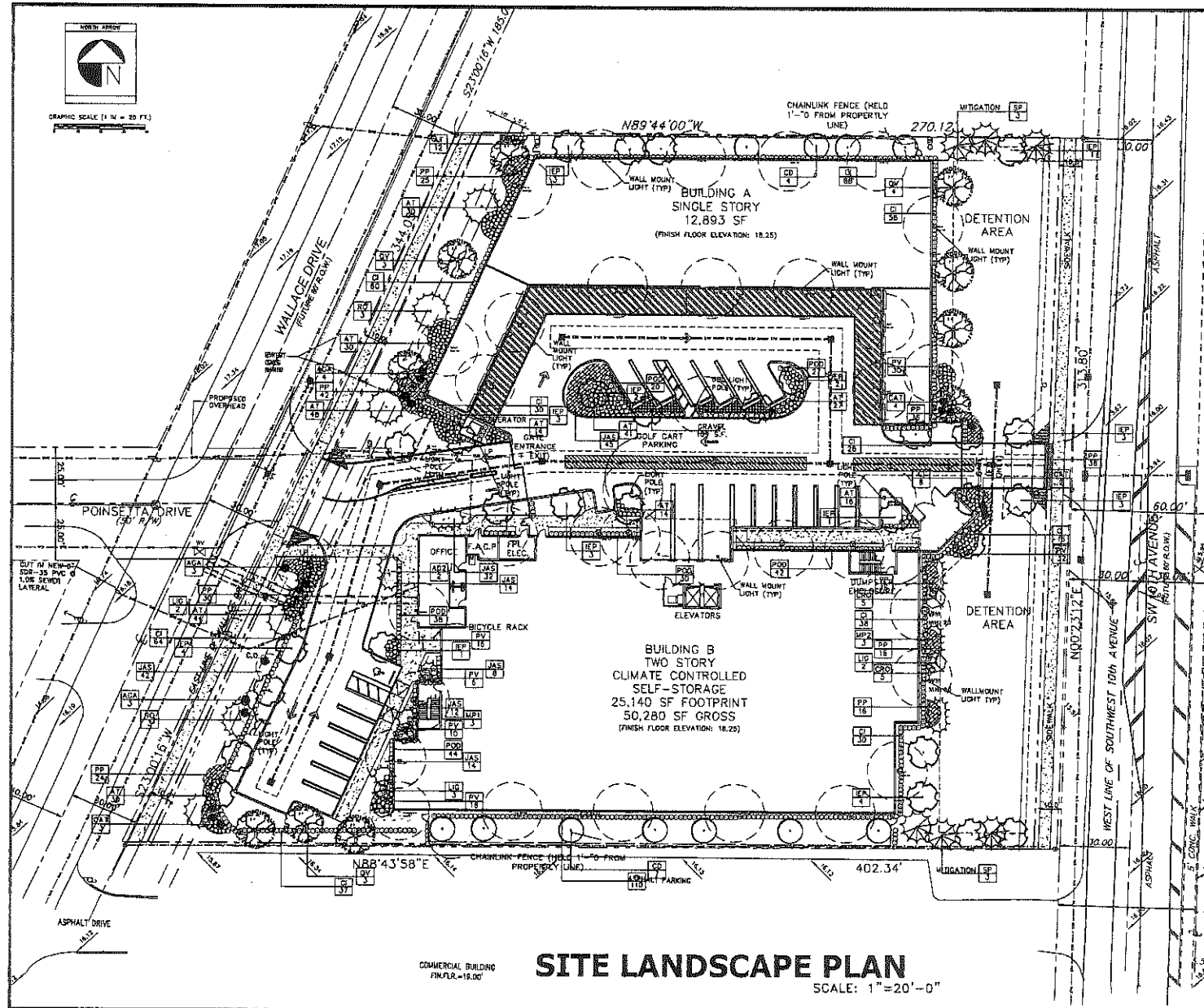
JOB NO.:  
2016.022

SHEET:  
BUILDING  
ELEVATIONS

**A3.01 -**



GRAPHIC SCALE (1" = 20' - 0")



COMMERCIAL BUILDING  
FIN. FLR. - 18.00'

## SITE LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

### PLANT LIST

#### TREES AND PALMS

SP 6	Small Pterocarpus/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 10	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 12	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 14	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 16	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 18	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 20	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 22	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 24	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 26	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 28	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 30	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 32	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 34	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 36	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 38	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 40	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 42	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 44	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 46	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 48	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 50	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 52	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 54	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 56	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 58	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 60	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 62	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 64	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 66	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 68	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 70	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 72	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 74	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 76	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 78	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 80	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 82	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 84	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 86	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 88	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 90	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 92	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 94	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 96	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 98	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 100	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 102	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 104	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 106	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 108	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 110	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 112	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 114	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 116	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 118	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 120	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 122	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 124	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 126	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 128	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 130	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 132	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 134	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 136	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 138	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 140	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 142	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 144	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 146	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 148	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 150	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 152	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 154	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 156	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 158	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 160	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 162	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 164	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 166	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 168	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 170	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 172	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 174	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 176	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 178	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 180	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 182	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 184	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 186	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 188	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 190	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 192	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 194	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 196	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 198	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID
SP 200	Overcast Virenia/Casahuate/Casahuate Palm (Nilegion casahuate 50%CA, 1/2-1/3m Pile 25)	18-22" DA, 10-12' HGT, 10-12' WID

Condition: that electricity can  
be provided for overhead lighting