

# PLANNING AND ZONING BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** August 20, 2018

**ITEM:** Modification of a Conditional Use approval for a Convenience Mart (Gasoline Station with food sales) for **7 Eleven #34798**. The property is located at 16000 S. Military Trail within Tract C of the Linton Oaks Square Shopping Center. **(2018-072)**

#### GENERAL DATA:

Applicant.....	7 Eleven, Inc.
Agent.....	Keith and Associates, Inc.
Location.....	16000 S. Military Trail
Property Size.....	0.93 acres
Future Land Use Map.....	GC (General Commercial)
Current Zoning.....	PC (Planned Commercial)
Adjacent Zoning.....	North: PC (Planned Commercial) East: POC (Planned Office Center) South: CF (Community Facilities) West: PC (Planned Commercial)
Existing Land Use.....	24-hour Convenience Mart
Proposed Land Use.....	24-hour Convenience Mart
Water Service.....	The property is currently served by an 8" water main located along S. Military Trail.
Sewer Service.....	The property is currently served by an 8" sewer main located within Linton Oaks Square.



## ITEM BEFORE THE BOARD

The action before the Board is to provide a recommendation to the City Commission on a request for a modification of a Conditional Use approval for a convenience mart (gas station with food sales) for **7 Eleven #34798**, pursuant to Land Development Regulations (LDR) Section 2.4.5(E).

The property is located at 16000 S. Military Trail within Tract C of the Linton Oaks Square Shopping Center.

## BACKGROUND

The 0.93 acre subject parcel is Tract C of Linton Oaks Square, an 8.8 acre shopping center as recorded in Plat Book 51, Page 118 of the public records of Palm Beach County. The property is zoned Planned Commercial (PC) with a Future Land Use Map designation of General Commercial (GC). In early 1985, the vacant site was annexed into the City. In March of 1985, the City approved a land use amendment changing the designation from single family to commercial. Concurrently, a Conditional Use to allow a service station (convenience mart per current code) and the shopping center site plan was reviewed and approved. The only conditional use approved was a Gasoline service station, with no mechanical repairs. The site plan approval consisted of 62,080 sf of retail space and three outparcels, including a service station, financial establishment and a restaurant.

In November of 1985, a site plan modification was approved to accommodate development of the corner outparcel (Tract C) as a Mobile Station. In association with the site plan modification approval, a Shopping Center Easement Agreement was recorded providing the subject parcel use of, and mutual benefit from, common parking, parking lot lighting, access over and across all paved drives and parking areas, sidewalks and other pedestrian areas within the Linton Oaks Square. The subject parcel, as well as the entire shopping center, has no residential zoning directly adjacent. PC zoning is located to the north across W. Linton Boulevard; Planned Office Center (POC), is to the east of the shopping center; Community Facilities (CF) is located to the south of the center; PC is to the west across S. Military Trail; and, at the northwest corner of the intersection of S. Military Trail and West Linton Boulevard, there is a residentially zoned development, Multi-family residential (RM) within unincorporated Palm Beach County. Although the distance from the subject parcel to the residentially zoned property is approximately 200 feet, the distance to the closest residential lot is just over 500 feet.

## PROJECT DESCRIPTION AND REQUEST

The applicant has submitted a Class V Site Development plan in conjunction with the modification request. The proposed site improvements include the demolition of the existing convenience mart and fuel canopy and the construction of a new 2,538 sf convenience mart with 8 fueling stations (16 fueling positions). The existing connection to the shopping center will be slightly modified to revise standard parking spaces to parallel parking. Parking spaces removed for the revision will be relocated to the front of the convenience mart. The proposed site plan also depicts an air pump and vacuum as well as a bike rack.

The proposed convenience mart will operate 24 hours a day, seven days a week, as it does currently. LDR Section 4.3.3(VV)(3), 24 hour Businesses, contains additional regulations for new 24 hour Businesses, including the provision of a conditional use approval; however, these additional standards do not apply to 24-hour businesses that were in operation at the time of the adoption of Ordinance No. 41-01. Per Section 1.3.7, any use which is currently allowed as a conditional use in a zoning district but which, prior to September 1, 1990, was an established permitted use shall not be deemed a nonconforming use but shall, without further action be

considered a conforming conditional use. As this Mobil Station was established in November 1985 and has been operating 24 hours, the 24-hours of operation is considered a conforming conditional use.

LDR Section 4.4.12(F), requires any free-standing structure have a minimum floor area of 6,000 sf and access from the interior circulation system of the development. The Applicant is proposing a 2,538 sf convenience mart, therefore had to seek a waiver of this requirement from the City Commission. At its meeting on July 10, 2018, City Commission held a public hearing in conjunction with the waiver request. The Commission voted 4-1 to approve the waiver.

LDR Section 2.4.5(E)(7) allows an approved Conditional Use may be modified. If the modification involves intensity of use, the modification must be approved by The Planning and Zoning Board. The applicant is seeking a modification to the Conditional Use approval as the proposed development increases the intensity of use both by enlarging the convenience mart and increasing the quantity of fueling stations. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application by the City Commission.

## CONDITIONAL USE ANALYSIS

### **REQUIRED FINDINGS: (Chapter 3):**

**Pursuant to 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, 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 four areas.**

**FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).**

The subject property has a Future Land Use Map designation of General Commercial (GC), and a zoning designation of Planned Commercial (PC). PC zoning is consistent with GC FLUM designation. Conditional uses for the PC zoning district include all uses allowed as such within the General Commercial (GC) zoning district. Gasoline stations are listed listed as a Conditional Use in the GC district pursuant LDR Section 4.4.9 (D)(8). Therefore, a positive finding with this section can be made.

**CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.**

The development proposal is to demolish the existing convenience mart and fueling stations associated with the established 24- hour operating gasoline station/convenience mart and build a larger convenience mart and additional fueling stations than previously existed. As described in Appendix "A", a positive finding of concurrency can be made as it relates to applicable standards such as water and sewer, drainage and solid waste. However, a positive finding could not be made for traffic as concurrency standards with Palm Beach County have not been approved at the time of this report. A condition of approval is recommended that the proposed development meet the Traffic Performance Standards of Palm Beach County prior to being placed on the agenda for review by the Site Plan Review and Appearance Board.

**CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(E)(5) for the Conditional Use request shall be the basis upon which**

**a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives and policies were found:

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

7 Eleven is proposing a 2,538 sf convenience mart and fueling area with 8 fueling stations. (16 fueling positions). The existing convenience mart is 840 sf with 4 fueling stations. The PC zoning district requires a standalone building to be a minimum of 6,000 square feet. Any expansion of the approved conditional use to obtain this minimum square footage is encouraged. The mart in addition to the canopy is approximately 6,800 sf. This size was the vision of the PC district creation, therefore the site is being redeveloped in a manner appropriate and complementary to the adjacent land uses.

**Transportation Element - Policy A-6.2: The approval of a modification to an existing site development plan and/or conditional use shall be conditioned upon the upgrading of its points of access to meet adopted standards.**

Pursuant to LDR Section 6.1.4(C)(1-2), the minimum width of a two way driveway is 24 feet. The convenience mart (gasoline station with food sales) parcel has internal access to the shopping center; therefore, access points to the shopping center must meet this minimum width. Both access points to S. Military Trail and West Linton Boulevard are a minimum of 24 feet wide. This access is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

**Transportation Element - Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment.**

As mentioned in the project description, the site plan includes the installation of a bicycle rack. The provision of a bicycle rack is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

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

**Pursuant to Section 4.3.3, Special requirements for specific uses, the following items shall be analyzed:**

Pursuant LDR Section 4.3.3(J), a gasoline station is any establishment at which the sale and delivery of fuel to a motor vehicle occurs. Gasoline stations are also classified as to other commercial activities which may occur on the site of the establishment.

Pursuant to LDR Section 4.3.3(J)(2), this gasoline station falls under the category of Convenience Mart (gasoline station with food sales), which is defined as a gasoline station which also sells foods and convenience items and does not accommodate repair or installation services and where the sale of food and convenience items is secondary to the use as a gasoline station.

Pursuant LDR Section 4.3.3(J)(5), the following development standards depicted on the table below apply to sites upon which a gasoline station is to be located.

ITEM	SERVICE STATION	CONVENIENCE MART
Minimum Lot Area	15,000 Square Feet	15,000 Square Feet
Minimum Frontage	150 Feet	150 Feet
Parking Requirements	4.5 / 1,000 sq. ft. of non-repair gross floor area and 4 spaces per Service Bay or Lift	4.5 / 1,000 Square Feet of Gross Floor Area
Driveways	There shall be no more than two (2) curb-cuts to any abutting street with a minimum distance of twenty-five feet (25') between curb-cuts. Curb-cuts shall not have a width exceeding thirty-five feet (35'), exclusive of transitions. Curb-cuts shall not be located closer than twenty-five feet (25') to the intersection of the ultimate right-of-way lines at a corner nor closer than fifteen feet (15') from any abutting property line or alley.	

The subject parcel has a lot area of 40,559 sf and lot frontage of 222.50 feet. The convenience mart will have 2,538 sf of gross floor area. Thus, a total of twelve (12) parking spaces are required; 21 are proposed. The subject parcel is located interior to the shopping center, therefore, the driveway requirement does not apply in this situation.

Pursuant LDR Section 4.3.3(J(6), the following standards apply to gasoline stations:

- (a) Gasoline dispensers, tanks, dispenser islands, and canopies shall not be located closer than fifteen feet (15') from any property line. When property directly abuts residentially zoned property, gasoline dispensers, tanks, dispenser islands and canopies, signs, or vents shall not be located closer than 40 feet from the property line abutting the residentially zoned property.

The proposed tanks, canopies and dispensers islands exceed 15 feet from the nearest property line. The tanks are approximately 20 feet from the property line and the canopy is approximately 35 feet from the property line. The subject parcel does not abut any residentially zoned property.

- (b) All storage tanks shall be underground.

The existing storage tanks will be removed and replaced with new tanks that will be located underground.

- (c) Lift and repair facilities shall be located within a structure. There are no proposed lift and repair facilities for this use.

- (d) Vending machines are to be located under roof and screened on three sides. Racks containing cans of lubricating oil may be displayed on service islands. Racks or pedestals used for the display of tires shall be located along any side (as opposed to front) of a structure.

No vending machines or tire sales are proposed and oil sales will be conducted inside only. However, CO2 and Propone tanks stored in cages are proposed along the northeast face of the building, which faces West Linton Boulevard. Per LDR Section 4.6.6(C)(2), Outside Storage, materials and equipment stored outside must be screened from view from public rights-of-ways in a manner approved by the Site Plan Review and Appearance Board. Additional landscape screening of the proposed cages will be required to be provided on the landscape plans prior being placed on the SPRAB agenda.

**Parking:**

Pursuant to LDR Section 4.3.3, convenience marts shall provide 4.5 parking spaces per 1,000 square feet of gross floor area. Currently, 9 parking space are located near the existing facility that are part of a shared parking agreement for the Linton Oaks Square shopping center. The applicant is required to provide 12 parking spaces for the proposed 2,538 sf convenience mart, but has provided 21 parking spaces, including one ADA parking space, to reflect the original approved amount of spaces for Linton Oaks Square.

**SECTION 2.4.5(E) REQUIRED FINDINGS: (Conditional Use)**

**Pursuant to Section 2.4.5(E)(5) (Findings), in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:**

- A. Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;**
- B. Nor that it will hinder development or redevelopment of nearby properties.**

The following zoning designations and uses are abutting the subject property:

	<b><i>Zoning Designation:</i></b>	<b><i>Current Use:</i></b>
<i>North:</i>	Planned Commercial (PC)	Shopping Center/Financial institutions
<i>South:</i>	Community Facilities (CF)	South County Mental Health Center
<i>East:</i>	Planned Office Center (POC)	Linton Medical Park
<i>West:</i>	Planned Commercial (PC)	Delray Medical Center

The subject parcel is located at the northwest portion of the shopping center. It is immediately bordered on the north by a Lake Worth Drainage District Canal then West Linton Avenue, and to the west, Military Trail. The existing shopping center borders the south and east property lines of the subject parcel. The reconstruction of the convenience mart is not abutting any residential properties, but allowable uses within the PC district. Thus, a finding can be made that the use will not have a detrimental effect upon the stability of the neighborhood, nor will it hinder the development or redevelopment of nearby properties.

**REVIEW BY OTHERS**

**Public Notice:**

Formal public notice has been provided to property owners within a 500-foot radius of the subject property. Letters of objection, if any, will be presented at the Planning and Zoning Board meeting.

**Courtesy Notice:**

Courtesy notices have been provided to the following homeowner's associations, which have requested notice of developments in their areas:

- Shadywoods

## ASSESSMENT AND CONCLUSION

The modification of the conditional use approval includes the demolition of the existing convenience mart and fueling station to construct a larger convenience mart with 8 fueling stations. The operating hours will be 24 hours, as they currently are. The improvements will include upgrading of the landscaping and locating parking in front of the convenience mart as well as adding a bike rack. The existing storage tanks will be removed per standard environmental and engineering practices and new tanks meeting current environmental standards will be installed. As stated in the background for the original conditional use approval, the only conditional use to be approved is a gasoline service station (a convenience mart by current code) with no mechanical repairs. The modification of the conditional use approval does not include mechanical repairs, meeting the intent of the Conditional Use that was approved in 1985.

The development proposal, other than traffic concurrency, is consistent with Chapter 3 of the Land Development Regulations and the policies of the Comprehensive Plan. Also, positive findings with respect to LDR Sections 2.4.5(E) (5) (Conditional Use Findings) and 4.3.3(J) Gasoline stations, can be made as the proposal will not have an adverse impact on the surrounding area nor will it hinder development or redevelopment of nearby properties, provided the conditions of approval are addressed.

## ALTERNATIVE ACTIONS

Pursuant to Section 2.4.5(E)(7), an approved Conditional Use may be modified. If the modification involves intensity of use, the modification must be approved by The Planning and Zoning Board. If the Board finds that the requested modification is significant, then the modification must be heard as a new Conditional Use application by the City Commission.

- A. Continue with direction.
- B. Move that the modification is not significant and move approval of the Conditional Use modification request for **7 Eleven #34798**, based upon positive findings with respect to Section 2.4.5(E)(5) (Conditional Use Findings) and Chapter 3 (Performance Standards), except traffic concurrency, of the Land Development Regulations, and consistency with the policies of the Comprehensive Plan, subject to the following conditions of approval:
- C. Move that the modification is not significant and move denial of the Conditional Use modification request for **7 Eleven #34798**, based upon a failure to make positive findings with respect to Section 2.4.5(E)(5) (Conditional Use Findings) and Chapter 3 (Performance Standards) of the Land Development Regulations, and inconsistencies with the policies of the Comprehensive Plan.
- D. Move that the modification is significant and must be heard as a new Conditional Use application by the City Commission and move a recommendation of approval to the City Commission of the Conditional Use request for **7 Eleven #34798**, based upon positive findings with respect to Section 2.4.5(E)(5) (Conditional Use Findings) and Chapter 3 (Performance Standards), except traffic concurrency, of the Land Development Regulations, and consistency with the policies of the Comprehensive Plan, subject to the following conditions of approval:

- E. Move that the modification is significant and must be heard as a new Conditional Use application by the City Commission and move a recommendation of denial to the City Commission of the Conditional Use request for **7 Eleven #34798**, based upon a failure to make positive findings with respect to Section 2.4.5(E)(5) (Conditional Use Findings) and Chapter 3 (Performance Standards) of the Land Development Regulations, and inconsistencies with the policies of the Comprehensive Plan.

<b>RECOMMENDED ACTION</b>
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Move that the modification is significant and must be heard as a new Conditional Use application by the City Commission and recommend approval to the City Commission of the Conditional Use request for **7 Eleven #34798**, based upon positive findings with respect to Section 2.4.5(E)(5) (Conditional Use Findings) and Chapter 3 (Performance Standards), and consistency with the policies of the Comprehensive Plan, subject to the following conditions of approval:

1. Prior to being placed on the agenda for the Site Plan Review and Appearance Board (SPRAB), the proposed development must meet the Traffic Performance Standards of Palm Beach County.
2. Prior being placed on the SPRAB agenda, additional landscape screening of the proposed cages storing CO2 and Propane tanks will be provided on the landscape plans.

Attachments: Survey, Site Plan, Landscape Plan, CPTED Plan, Elevations

Report Prepared By: Christine Stivers, Senior Planner



## 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 existing on-site via connection to an 8" Water Main located along S. Military Trail.
- Sewer service is existing on-site via connection to an 8" sewer main located within Linton Oaks Square.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant for the City at build-out. Pursuant to the Comprehensive plan, treatment capacity is also available at the South Central County Regional Waste Water Treatment Plant for the City at Build-out.

### Streets and Traffic:

The conditional use modification requests the demolition of the existing 840 sf convenience mart and canopy/fueling stations for a proposed 2,538 sf convenience mart and 8 fueling stations. The proposed convenience mart will generate 1,002 net new daily trips, 80 net new AM Peak Hour trips and 80 net new PM Peak hour trips. Palm Beach County Traffic Performance Standards shall to be met prior to site plan approval.

### Parks and Recreation Facilities:

Park dedication requirements do not apply for non-residential uses. The proposed development will not have any impact with respect to this standard.

### Solid Waste:

The existing convenience mart generates 12.39 tons of solid waste per year ( $840 \times 29.5 = 24,780 / 2,000 = 12.39$ ). The proposed convenience mart will generate 34.78 tons of solid waste per year ( $2,358 \times 29.5 = 69,561 / 2,000 = 34.78$ ). This equates to a net increase of 22.39 tons of solid waste per year ( $34.78 - 12.39 = 22.39$  tons per year). The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

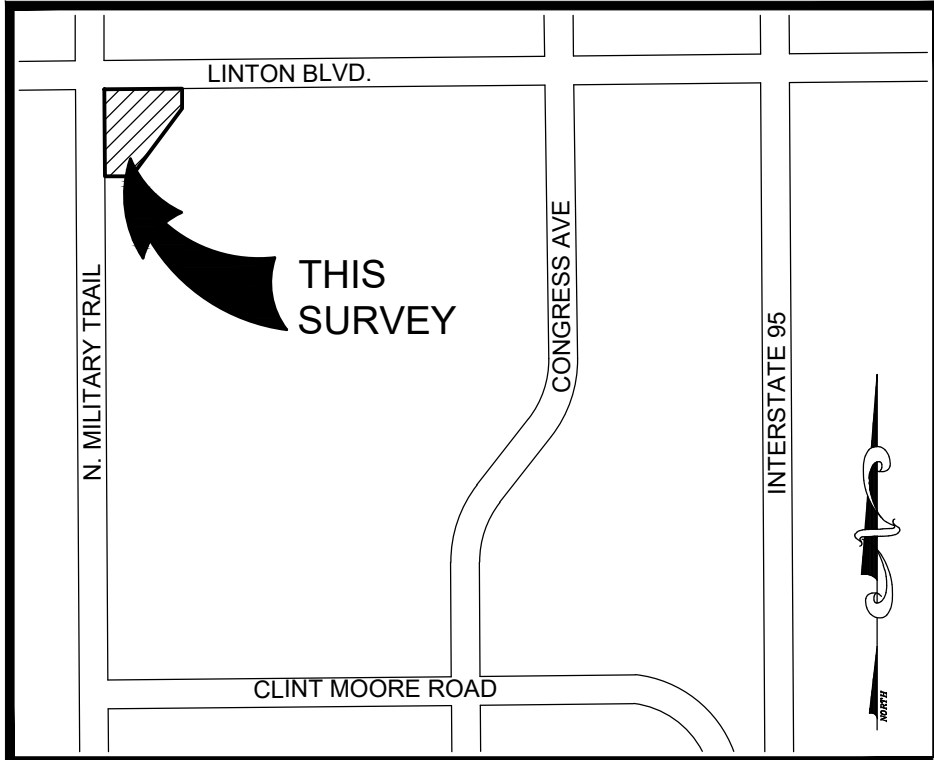
### Schools:

School concurrency findings do not apply for non-residential uses. The proposed development will not have any impacts with respect to this standard.

### Drainage:























Drainage is accommodated on site via an exfiltration trench system. There should be no impact on drainage as it relates to this standard.





Florida Certificate of  
Authorization # - 6860

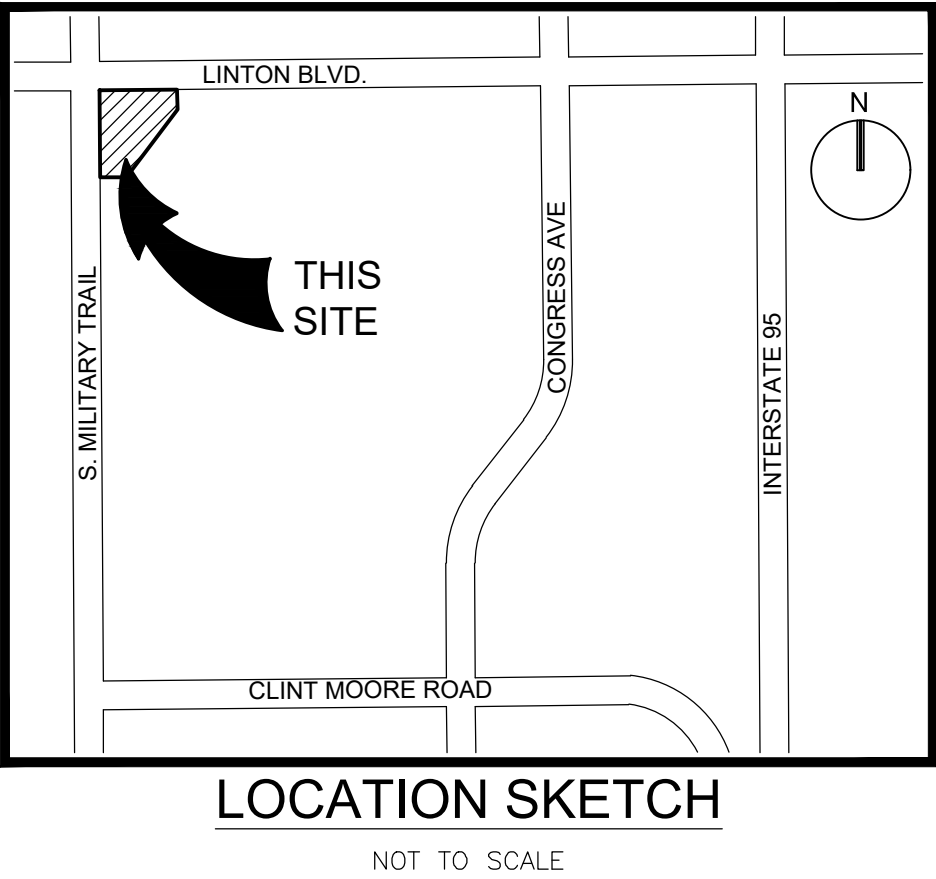
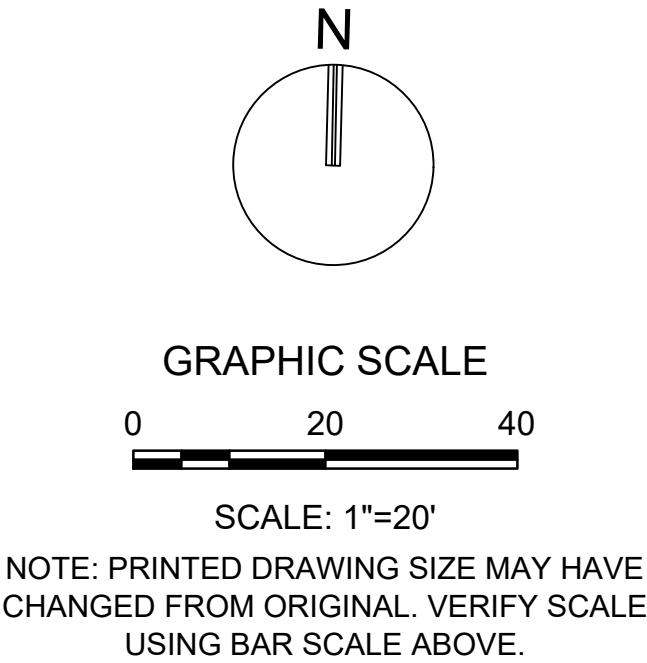
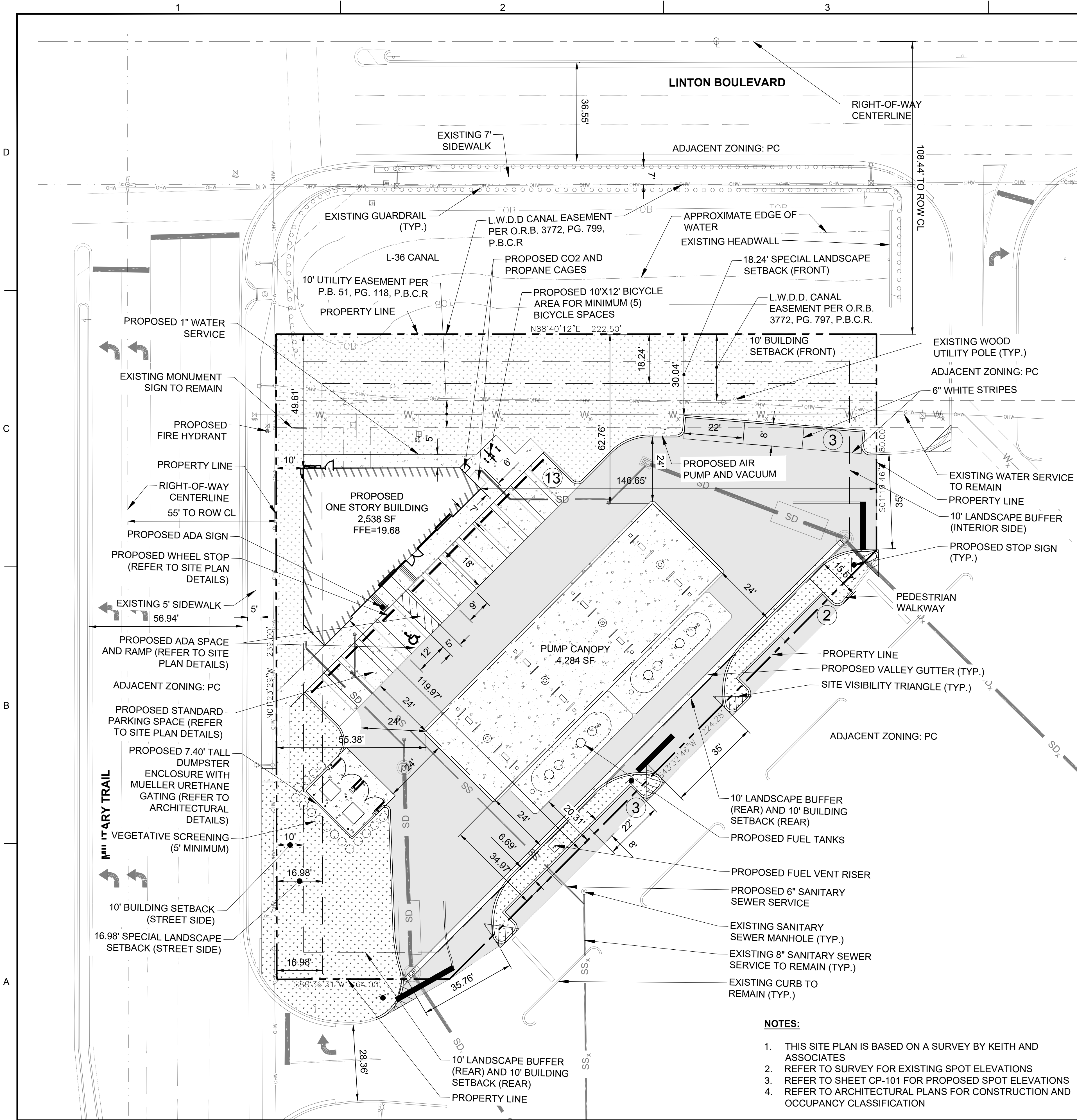
PROJECT NO. 09725.24

	BENCHMARK
	BOLLARD
	GUY ANCHOR
	TRAFFIC DIRECTION ARROWS
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
	METAL LIGHT POLE
	FUEL PUMP
	GAS MAHOLE
	PALM TREE
	SHADE TREE
	SINGLE POST SIGN
	SANITARY SEWER CLEANOUT
	HANDICAP PARKING
	TOP OF SLOPE
	TOP OF BENCH
	METAL HAND RAIL
	WOOD FENCE
	OVERHEAD LINES

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

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY,  
FLORIDA AND CONTAINING 40,559 SQUARE FEET OR 0.931 ACRES MORE  
OR LESS.





SITE DATA TABLE			
PROJECT ADDRESS			
16000 S. MILITARY TRAIL, DELRAY BEACH			
PROJECT INFORMATION			
LAND USE DESIGNATION	COMMERCIAL (C)		
ZONING DESIGNATION	PLANNED COMMERCIAL (PC)		
OVERLAY ZONE	MEDICAL ARTS OVERLAY CONVENIENCE MART (GASOLINE STATION WITH FOOD SALES)		
TYPE OF USE	24-HOUR OPERATION		
HOURS OF OPERATION	12-42-46-25-10-003-000		
FOLIO NUMBER	40,559 SFT		
NET SITE AREA	0.93 AC		
ZONING DISTRICT REQUIREMENTS			
PROPOSED BUILDING HEIGHT	REQUIRED	PROVIDED	
	48' MAX.	20 FT	
PERVIOUS AREA	25%	36%	
FLOOR AREA (LOT COVERAGE)	6,000 SF	2,538 SF	
* - Waiver requested for reduction in floor area requirement			
SETBACK REQUIREMENTS			
	REQUIRED	PROVIDED	
PROPOSED BUILDING			
FRONT YARD (Linton Blvd.)	10 FT	49.61 FT	
INTERIOR SIDE YARD	0 FT	146.65 FT	
STEET SIDE YARD (S. Military Tr.)	10 FT	10 FT	
REAR YARD	10 FT	119.97 FT	
FUEL CANOPY AND TANK			
FUEL CANOPY SETBACK	15 FT	34.97 FT	
FUEL TANK SETBACK	15 FT	20.31 FT	
LANDSCAPE BUFFERS			
	REQUIRED	PROVIDED	
FRONT YARD (Linton Blvd.)	18.24 FT	30.04 FT	
INTERIOR SIDE YARD	10 FT	10 FT +	
STEET SIDE YARD (S. Military Tr.)	16.98 FT	10 FT*	
REAR YARD	10 FT	14.59 FT	
* - Waiver requested for reduction in landscape buffer requirement			
SITE AREA CALCULATIONS			
	SQ. FT.	%	ACRE
NET SITE AREA	40,559	100%	0.93
PERVIOUS AREA/OPEN SPACE	14,644	36%	0.34
IMPERVIOUS AREA (Lot coverage + paved areas)	25,915	64%	0.59
TOTAL	40,559	100%	0.93
PARKING REQUIREMENTS			
SERVICE STATION REQUIREMENT	5.0 PER 1000 S.F OF GROSS FLOOR AREA		
TOTAL PARKING REQUIRED	13		
PROPOSED PARKING PROVIDED	21 (INCLUDES 1 ADA)		

- NOTES:**
- THIS SITE PLAN IS BASED ON A SURVEY BY KEITH AND ASSOCIATES
  - REFER TO SURVEY FOR EXISTING SPOT ELEVATIONS
  - REFER TO SHEET CP-101 FOR PROPOSED SPOT ELEVATIONS
  - REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION AND OCCUPANCY CLASSIFICATION

**LEGAL DESCRIPTION:**

TRACT "C", LINTON OAKS SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN UNINCORPORATED PALM BEACH COUNTY, FLORIDA AND CONTAINING 40,559 SQUARE FEET OR 0.931 ACRES MORE OR LESS.

**KEITH & ASSOCIATES, INC.**  
consulting engineers

301 East Atlantic Boulevard  
Pompano Beach, Florida 33060-6643

2160 NW 82<sup>nd</sup> Avenue  
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of  
Authorization # - 7928

BID / CONTRACT NO. :		
<b>REVISIONS</b>		
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.



SCALE: AS NOTED  
DATE ISSUED: FEBRUARY 2018  
DRAWN BY: RE  
DESIGNED BY: RE  
CHECKED BY: TD

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**SP-101**

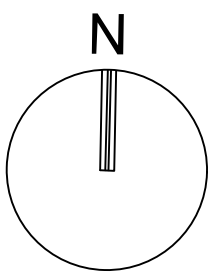
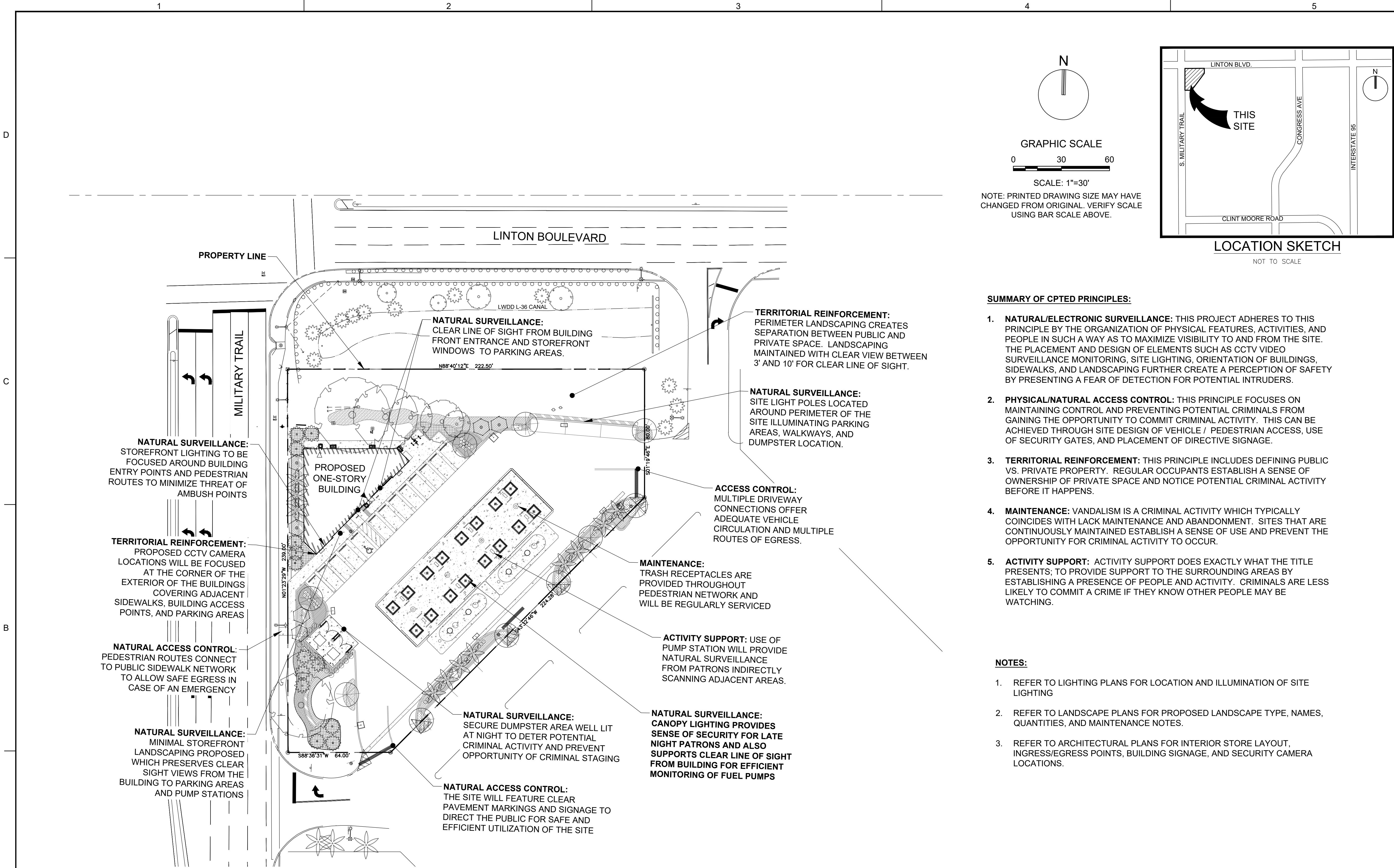
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PROJECT NO. 09725.24

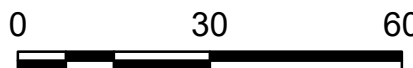






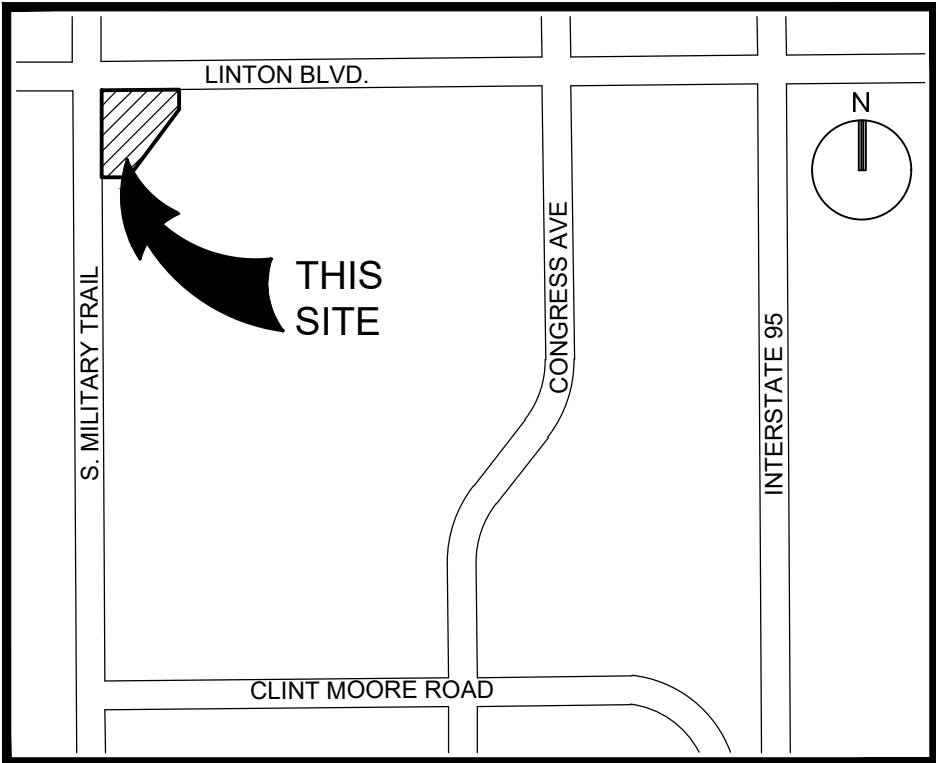


GRAPHIC SCALE



SCALE: 1"=30'

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



LOCATION SKETCH

NOT TO SCALE

SUMMARY OF CPTED PRINCIPLES:

- NATURAL/ELECTRONIC SURVEILLANCE:** THIS PROJECT ADHERES TO THIS PRINCIPLE BY THE ORGANIZATION OF PHYSICAL FEATURES, ACTIVITIES, AND PEOPLE IN SUCH A WAY AS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THE PLACEMENT AND DESIGN OF ELEMENTS SUCH AS CCTV VIDEO SURVEILLANCE MONITORING, SITE LIGHTING, ORIENTATION OF BUILDINGS, SIDEWALKS, AND LANDSCAPING FURTHER CREATE A PERCEPTION OF SAFETY BY PRESENTING A FEAR OF DETECTION FOR POTENTIAL INTRUDERS.
- PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THIS CAN BE ACHIEVED THROUGH SITE DESIGN OF VEHICLE / PEDESTRIAN ACCESS, USE OF SECURITY GATES, AND PLACEMENT OF DIRECTIVE SIGNAGE.
- TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS.
- MAINTENANCE:** VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. SITES THAT ARE CONTINUOUSLY MAINTAINED ESTABLISH A SENSE OF USE AND PREVENT THE OPPORTUNITY FOR CRIMINAL ACTIVITY TO OCCUR.
- ACTIVITY SUPPORT:** ACTIVITY SUPPORT DOES EXACTLY WHAT THE TITLE PRESENTS; TO PROVIDE SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING.

NOTES:

- REFER TO LIGHTING PLANS FOR LOCATION AND ILLUMINATION OF SITE LIGHTING
- REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR STORE LAYOUT, INGRESS/EGRESS POINTS, BUILDING SIGNAGE, AND SECURITY CAMERA LOCATIONS.



301 East Atlantic Boulevard  
Pompano Beach, Florida 33060-6643

2160 NW 82<sup>nd</sup> Avenue  
Doral, Florida 33122

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.



#34798  
16000 S. MILITARY TRAIL  
DELRAY BEACH, FL 33484

SCALE:	AS NOTED
DATE ISSUED:	FEBRUARY 2018
DRAWN BY:	AKB
DESIGNED BY:	AKB
CHECKED BY:	TD

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

SHEET TITLE

CPTED SECURITY  
PLAN

SHEET NUMBER

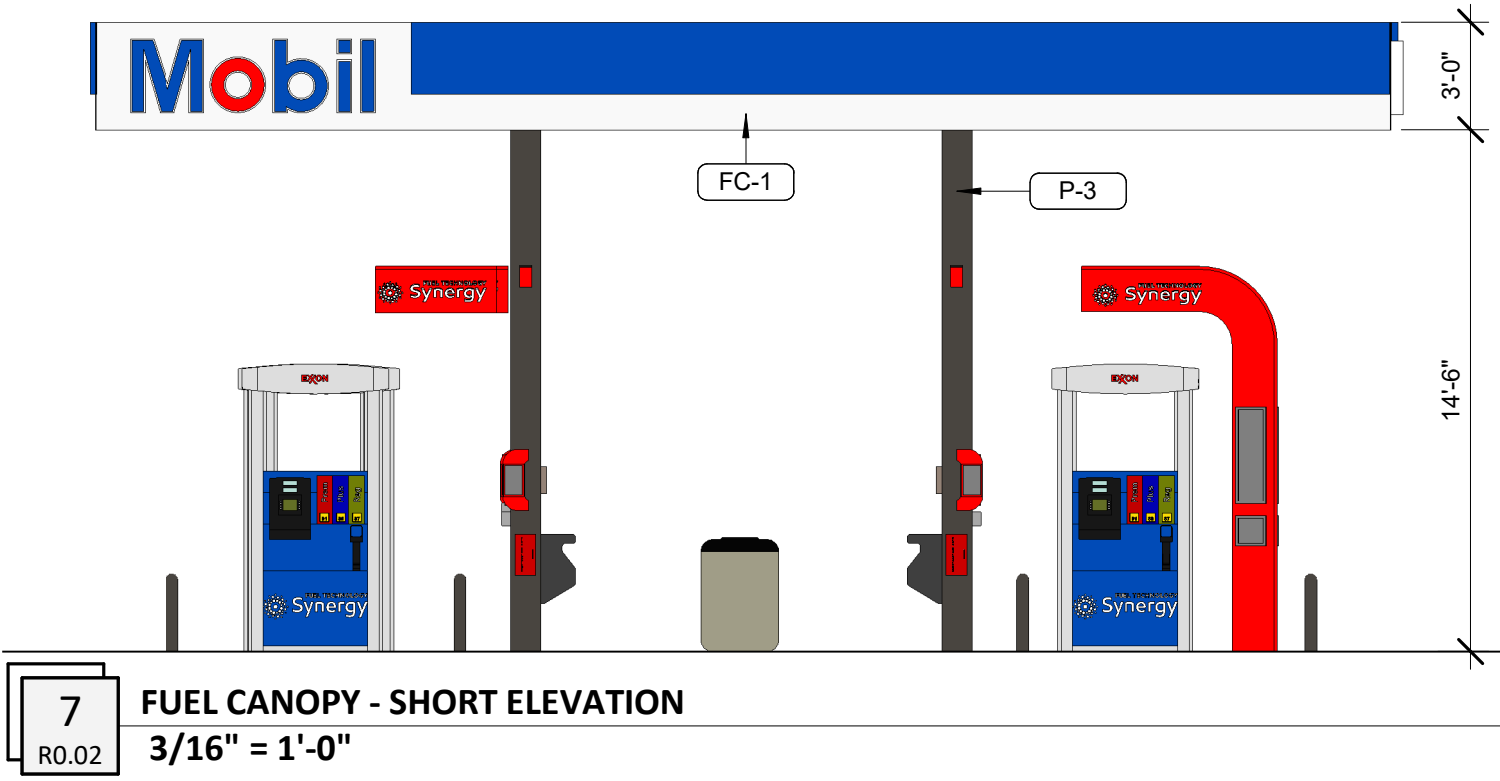
SP-103

SHEET of 12

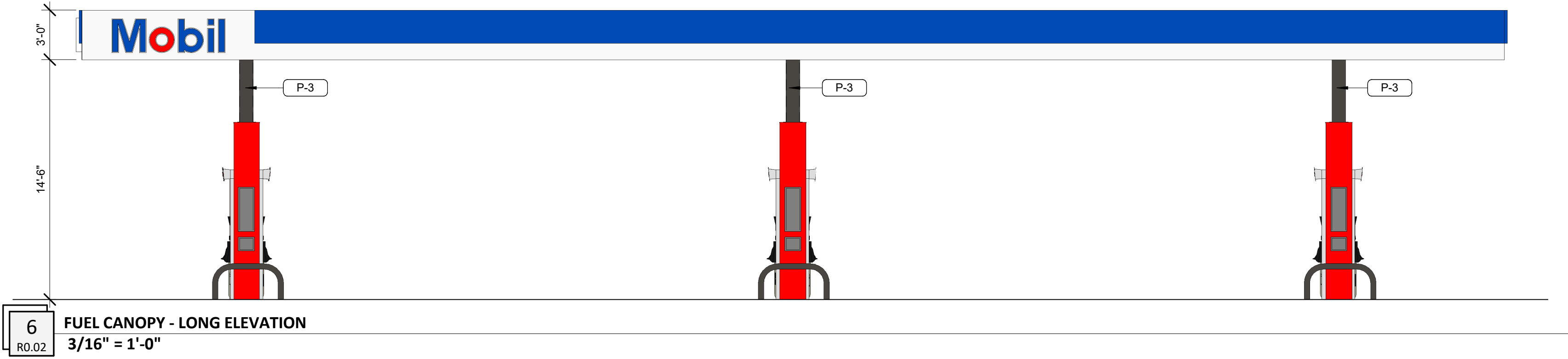
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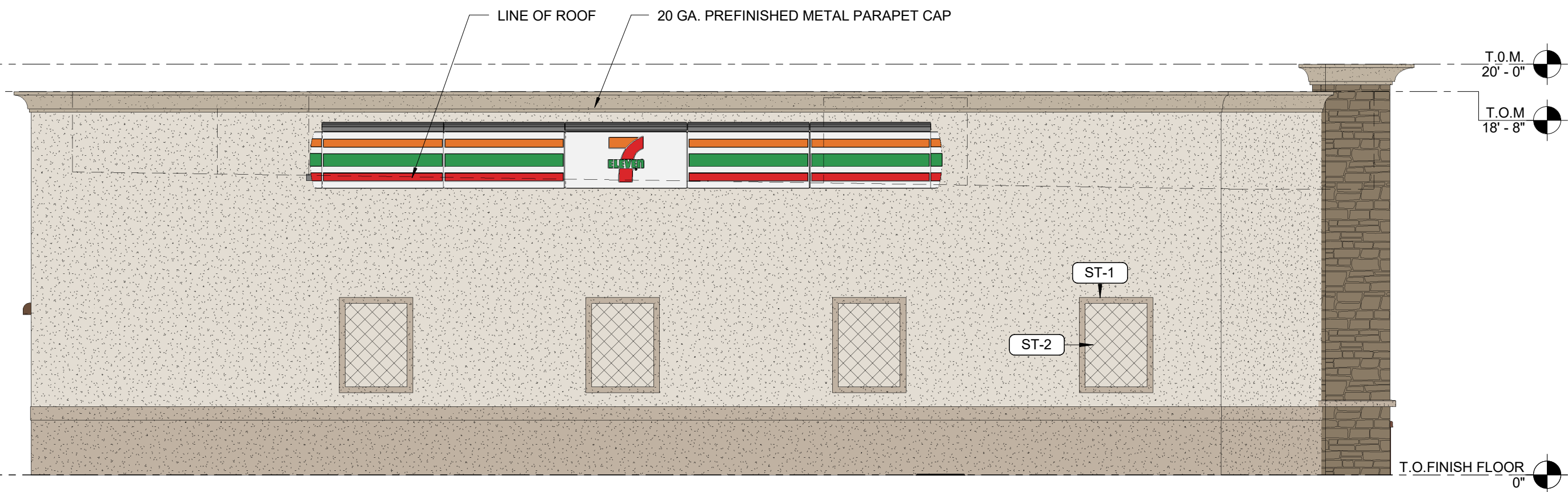
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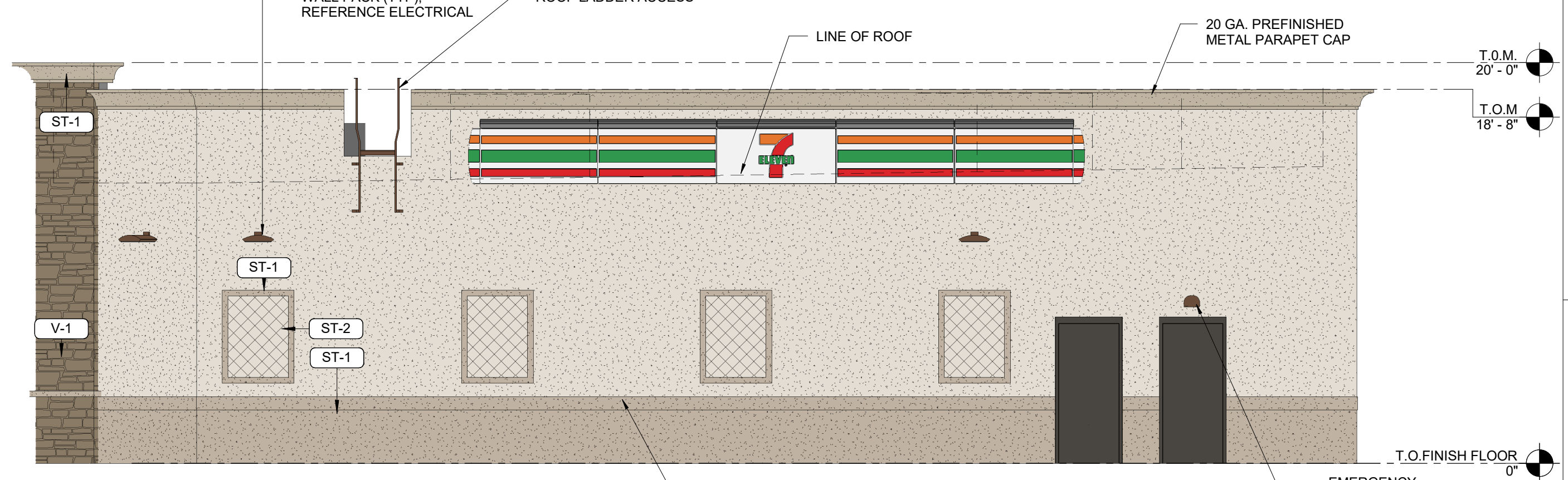
7 FUEL CANOPY - SHORT ELEVATION  
3/16" = 1'-0"



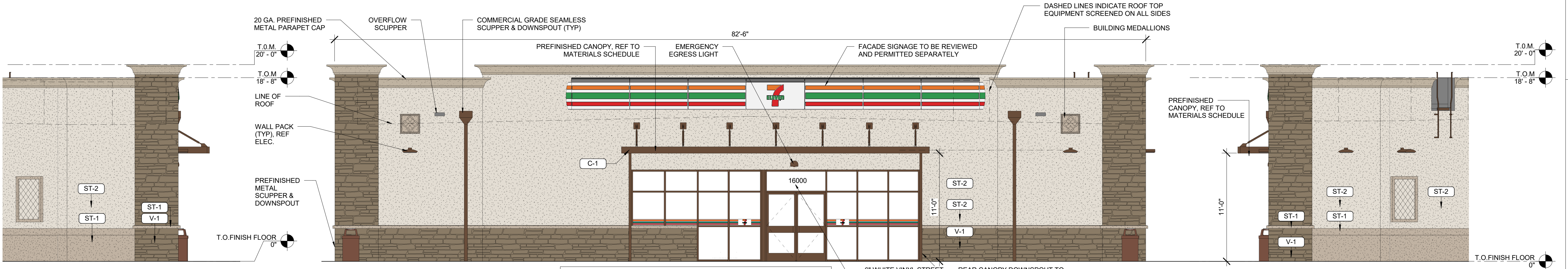
6 FUEL CANOPY - LONG ELEVATION  
3/16" = 1'-0"



5 ELEVATION - FACING NORTH  
3/16" = 1'-0"



4 ELEVATION - FACING WEST  
3/16" = 1'-0"

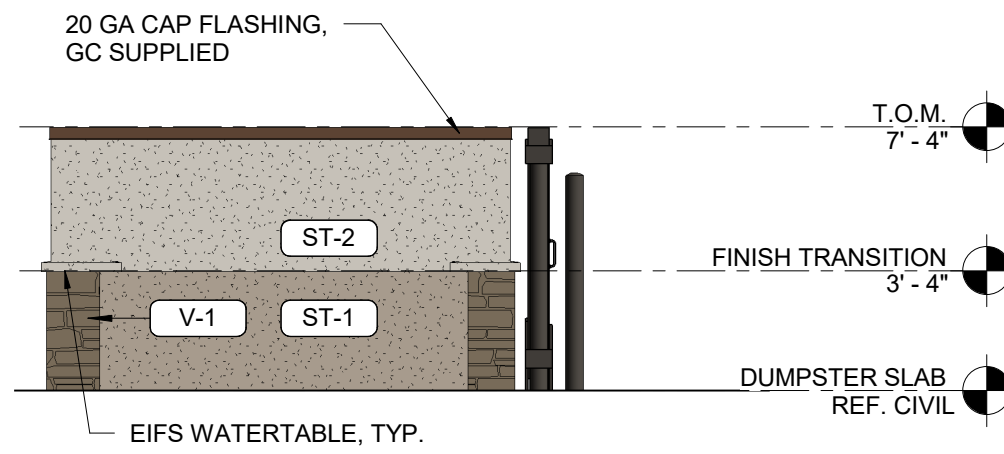


3 ELEVATION - FACING NORTHEAST  
3/16" = 1'-0"

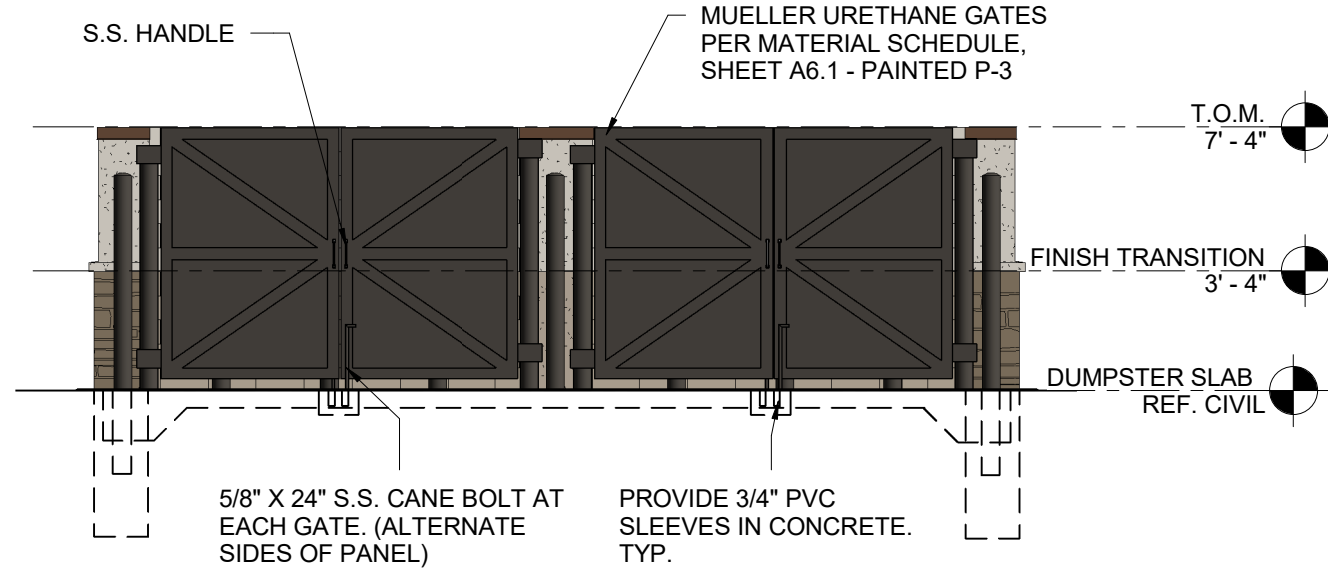
2 ELEVATION - FACING SOUTH EAST  
3/16" = 1'-0"

NOTE: ALL CANOPY & BUILDING DOWNSPOUTS SHALL BE PIPED THRU/UNDER SIDEWALKS AS REQUIRED. PROVIDE CONTROL JOINT TO MINIMIZE CRACKING.

1 ELEVATION - FACING NORTHEAST 2  
3/16" = 1'-0"



9 SIDE ELEVATION - DUMPSTER ENCLOSURE  
3/16" = 1'-0"



8 FRONT ELEVATION - DUMPSTER ENCLOSURE  
3/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
NO.	MATERIAL	MANUF.-COLOR
MR - 1	MEMBRANE ROOFING	DUROLAST - WHITE
ST-1	PAINTED STUCCO	BALANCED BEIGE - SW 7037
ST-2	PAINTED STUCCO	AESTHETIC WHITE - SW 7035
V-1	VENEER STONE	EQUAL TO COBBLEFIELD STONE BY BORALSTONE COMPANY. F.V. COLOR
P-3	EXTERIOR HM 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
S-1	ALUMINUM STOREFRONT GLAZING, CAP FLASHING, DOWNSPOUTS & SCUPPERS	DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	AWNING WORKS OR THOMPSON AWNING - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
FC-1	FUEL CANOPY FASCIA	REYNOBOND CORP. - EASTMAN WHITE - PY - 25

NOTE: ALL SIGNS TO BE PROVIDED BY SIGN CONTRACTOR UNDER SEPARATE PERMIT AND REVIEW.

bates

106 N 37TH STREET, SUITE C  
ROGERS, ARKANSAS 72756  
WWW.BATESARCHITECTS.COM  
TEL: 479.633.8165

Florida Certificate of Authority #AA23603602

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

STORE #:

34798

CONSTRUCTION MANAGER

CREIGHTON CONSTRUCTION & MANAGEMENT, LLC  
900 SW PINE ISLAND ROAD, SUITE 202  
CAPE CORAL, FL 33991

TENANT

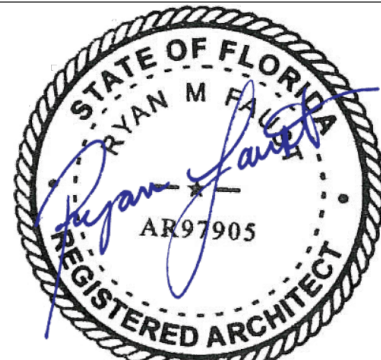
7-ELEVEN INC.  
3200 HACKBERRY ROAD, IRVING, TX 75063

PROTO:08/21/17

7-ELEVEN STORE  
16000 S. MILITARY TRAIL  
DELRAY BEACH, FL 33496

CREIGHTON CONSTRUCTION & MANAGEMENT, LLC

900 SW PINE ISLAND ROAD, SUITE 202  
CAPE CORAL, FL 33991



Architect Name - RYAN M FAUST  
Architect Number - AR97905

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REVISIONS	
NO.	DESCRIPTION

PROJECT NUMBER: 18033  
RELEASE DATE: 06/20/18

REVIEW BOARD ELEVATIONS

R0.02