



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Bed Bath and Beyond Plaza / Enterprise Rent A Car

Project Location: 14802 S. Military Trail

Request: Class III Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: August 14, 2019

Board Action:

Approved (6-0 Linda Purdo absent) the Class III Site Plan Modification.

Project Description:

The subject property is located on the southeast corner of West Atlantic Avenue and South Military Trail as part of the Bed Bath & Beyond Plaza, also known as Delray West Plaza. The property is located in the Planned Commercial (PC) zoning district within the Four Corners overlay district, and it has a General Commercial (GC) Future Land Use Map (FLUM) designation. The 8.4 acres site was developed as a commercial shopping center in 1981 prior to its annexation into the City of Delray Beach in 1989. The existing development consists of 89,375 sf. of commercial space including three existing buildings and the recently redeveloped outparcel.

The subject Class III Site Plan Modification was submitted to address the addition of an overhead door to provide vehicle access to the vehicle wash bay, lighting requirements for building entrances and parking lot, delineation of areas not permitted for vehicle storage, permanent dumpster enclosures throughout the development, and safeguard measures associated with the approved conditional use.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

No associated actions.

Next Action:

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



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: August 14, 2019

File No.: 2019-157-SPM-SPR-CL3

Application Type: Class III Site Plan Modification

General Data:

Agent: Michael E. Wood Consultant

Applicant: Enterprise Holdings, Inc.

Location: Southeast corner of W. Atlantic Ave. and S. Military Trail.

Address: 14802 S. Military Trail

PCN: 12-43-46-13-00-000-7070

Property Size: 8.4 Acres

FLUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

Adjacent Zoning:

- North: PC and GC
- South: GC and Single Family Residential (R-1-A)
- East: PC
- West: GC and PC

Existing Land Use: Shopping Center

Proposed Land Use: No change.

Item before the Board:

Consideration of a Class III Site Plan Modification associated with site plan and architectural elevation modifications to accommodate a Neighborhood Automotive Rental Facility use and to screen the existing dumpster enclosures located throughout the development, pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(c).



Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of the Class III Site Plan Modification (2019-157) for site plan and architectural elevation changes for **Bed Bath and Beyond Plaza**, (as amended), by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(c), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.
3. Move denial of the Class III Site Plan Modification (2019-157) for site plan and architectural elevation changes for **Bed Bath and Beyond Plaza**, 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 does not meet criteria set forth in Sections 2.4.5(G)(1)(c), 2.4.5(I)(5), 4.6.18(E), and Chapter 3 of the Land Development Regulations.

NOTES:

If the site plan and associated plans are approved, the following shall be addressed:

- The proposed artificial material used to screen the refuse disposals shall be replaced if damaged, weathered or fails to properly screen the refuse area.
- A revised Photometric Plan shall be provided in accordance with LDR Section 4.6.8 prior to certification of the plans.

Project Planner:

Debora Slaski, Planner
SlaskiD@mydelraybeach.com,
561-243-7348

Review Dates:

SPRAB Board: August 14, 2019

Attachments:

1. Site Plan and Survey
2. Photometric Plan
3. Architectural Elevations



Background:

The subject property is located on the southeast corner of West Atlantic Avenue and South Military Trail as part of the Bed Bath & Beyond Plaza, also known as Delray West Plaza. The property is located in the Planned Commercial (PC) zoning district within the Four Corners overlay district, and it has a General Commercial (GC) Future Land Use Map (FLUM) designation. The 8.4 acres site was developed as a commercial shopping center in 1981 prior to its annexation into the City of Delray Beach in 1989. The existing development consists of 89,375 sf. of commercial space including three existing buildings and the recently redeveloped outparcel.

At its meeting of July 9, 2019, the City Commission approved with conditions (Resolution no. 127-19) a Conditional Use request to establish a 1,983 sf. Neighborhood Automotive Rental Facility at the subject property.

Project Description and Assessment:

The Class III Site Plan Modification was submitted to address the addition of an overhead door to provide vehicle access to the vehicle wash bay, lighting requirements for building entrances and parking lot, delineation of areas not permitted for vehicle storage, permanent dumpster enclosures throughout the development, and safeguard measures associated with the approved conditional use. As stated on Resolution number 127-19, the Conditional Use for the proposed use was approved by the City Commission with the following four conditions:

1. **A Class III Site Plan Modification shall be approved prior to establishment of the proposed use;**
The subject application was submitted to address this requirement.
2. **The establishment shall operate and comply with the special regulations associated with the Conditional Use request per LDR Section 4.3.3(C).**
3. **Clarification of the proposed on-site method of disposal of the water runoff generated from the car wash shall be approved by the City Engineer prior to a Board action associated with the Site Plan Modification.**
The proposed on-site method of disposal of the water generated by the car-wash facility was reviewed and approved by the Water and Sewer Administrator.
4. **Signage shall be provided indicating that customer pick-up and drop-off of vehicles is not allowed in the rear.**
A location was designated on the plans for signage to indicate that customer pick-up and drop-off of vehicles is not allowed in the rear.

Upon revisions to the proposal plans as stated in the notes section, the proposal can be deemed consistent with Chapter 3 of the Land Development Regulations and the policies of the Comprehensive Plan. Positive findings with respect to LDR Sections 2.4.5(G)(5) Findings, can be made as the proposed changes do not significantly affect the originally approved plan.

Site Plan Analysis:

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS:

In conjunction with the Conditional Use request, a Class III Site Plan Modification was submitted to address the addition of an overhead door to provide vehicle access to the vehicle wash bay, lighting requirements for building entrances and parking lot, delineation of areas not permitted for vehicle storage, permanent dumpster enclosures, and safeguard measures associated with the proposed conditional use.

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

Per LDR Appendix A, Definitions, Neighborhood Automotive Rental Facility is a commercial establishment used principally for renting vehicles such as cars, sport utility vehicles, small pick-up trucks and mini-vans that is located within a large retail shopping center or in an outparcel to a large retail shopping center.

Automotive Rental Facility

Pursuant LDR Section 4.3.3(C)(1-2), Automotive rental facilities outside of the Automotive Commercial (AC) zoning district are regulated as follows:

- a. **These uses are restricted to vehicle rentals only. Vehicle sales are not allowed.**
The proposed use at the subject location will be a car rental establishment; the sale of vehicles is not proposed.



- b. **Operations related to these uses including, but not limited to, vehicle returns, vehicle maintenance, and customer queuing, shall not impact the off-street parking lot circulation.**

An area designated for customer queuing or vehicle pick-up/drop-off is not proposed. The existing parking spaces will be used to store the rental vehicles. Vehicle washing and vacuuming is proposed indoors with access through the rear. As recommended, traffic mirrors and signage painted on the asphalt stating "Caution Hidden Drive" is proposed as safeguards to reduce the possibility of a traffic conflict between vehicles backing out of the wash bay and west bound rear aisle traffic

- c. **The square footage of the lease space for Automotive Rental Facility, Neighborhood shall be limited to five percent or less of the gross square footage of the shopping center, inclusive of outparcels.**

The proposed 1,983 sf. automotive rental facility will occupy 2.2% of the gross square footage of the existing shopping center (89,373 sf).

- d. **Approval of a Class III Site Plan shall be required.**

The subject application under review is to address this requirement.

- e. **Vehicle storage is subject to the following rules:**

- **Vehicle storage is permitted in the off-street parking spaces so long as the off-street parking spaces are not located along the main drive aisles, do not utilize the first two rows of parking spaces typically utilized by retail customers, and are not visible from any adjoining right-of-way and properties.**

Ten existing parking spaces are designated at the rear of the property for vehicle storage. A note on the plans was added stating that "No rental vehicles may be stored in the first two parking rows" as required. The Conditional Use request was approved with the following condition: signage shall be provided indicating that customer pick-up and drop-off of vehicles is not allowed in the rear. A note was added on the plans identifying that a sign will be located on site to address the condition. The applicant stated that staff will be responsible for parking vehicles in the front parking lot for customer pick-up; staff will relocate the vehicles to an allowed storage area when vehicles are dropped-off by costumers.

- **Vehicle storage is limited to no more than 10 percent of the off-street parking spaces, and in no event shall exceed 20 off-street parking spaces for each establishment.**

As stated above, ten existing parking spaces are designated at the rear of the property for vehicle storage. A note on the plans was added stating no more than 20 off-street parking spaces for this establishment shall be used for storage.

- f. **Vehicle maintenance shall be ancillary to the vehicle rental facility. At no time shall the facility serve as a commercial car wash. In addition, the facility shall be subject to the following standards:**

- **Only hand-washing and vacuuming shall be permitted. The washing and vacuuming is permitted only in a designated washing and vacuuming area.**

Only hand-washing and vacuuming is proposed. The washing and vacuuming will only occur indoors at the designated location.

- **If the hand-washing and vacuuming area is interior to the principal building, this area shall be limited to one wash bay, which shall be fully enclosed. The access overhead bay door to this area shall remain closed during operation of all maintenance activities.**

This proposed area is one, fully enclosed wash bay. A note on the site plan states that the access overhead bay door shall remain closed during operation of all maintenance activities.

- **Run-off from the washing operations shall be collected and contained on site.**

The proposed on-site method of disposal of the water generated by the car-wash facility was reviewed and approved by the Water and Sewer Administrator.

- **All other vehicle services, including repair, maintenance, oil change and fueling shall not be permitted onsite. As a condition of site plan approval, the applicant shall provide documentation and an affidavit describing the location where these services will occur.**

The required documentation and affidavit describing that vehicle service will not occur on site was provided. Service locations (off-site) are subject to change based on service type and availability. A note regarding this matter is included on the site plan.

Refuse Disposal:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. A 6 ft. high chain link fence with Permahedge (artificial hedge) affixed to the fence (full length and height) is proposed. A note is attached that



the proposed artificial material shall be replaced if damaged, weathered or fails to properly screen the refuse area.

Lighting:

The photometric plan provided does not provide the illumination levels for the area designated for storage of vehicles at the rear of the property. A revised photometric plan shall be provided in accordance with the required illumination levels per LDR Section 4.6.8 for parking lot prior to the certification of the plans. If additional fixtures are required, they will be required to be full-cutoff luminaries on the perimeter of the property.

Parking:

Pursuant to LDR Section 4.6.9(C)(3)(e), shopping centers are required 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The existing shopping center requires 358 (89,375 sf. x 4 / 1,000 = 357.5 rounded up to 358) parking spaces and 374 parking spaces are provided. As no building additions are proposed and vehicle storage is limited to no more than 10 percent of the off-street parking spaces, and in no event shall exceed 20 off-street parking spaces, additional parking spaces are not required [LDR Section 4.3.3(C)]; therefore, the proposed change of use complies with the minimum number of parking spaces required.

Architectural Elevation Analysis:

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:

1. 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.
2. 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.
3. 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 elevation modification is associated with modifications to the south (rear) elevation to introduce a garage door for vehicle access to the wash-bay. The proposed metal, overhead garage door is 20 ft. wide by 9 ft. The proposed garage will be painted light beige to match the same rear façade color. The proposed elevation change is in conformity and harmony with the surrounding area and will not negatively affect the existing structure and design. Based upon the above, positive findings can be made about the criteria listed in LDR Section 4.6.18(E).

Required Findings:

Pursuant to LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to LDR Section 2.4.5(G)(5), a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The proposed improvements and the change of use to a Neighborhood Automotive Rental Facility is consistent with the PC Zoning district uses and is compatible with the existing development. The subject site contains an existing shopping center with different types of uses, such as retail stores, restaurant, personal service establishments and business offices; thus, the proposed small-scale car rental facility with an accessory indoor car-wash bay will not significantly affect the approved plan.

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:



Section 3.1.1 (B) - 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 (FLUM) designation of GC, and a zoning designation of PC within the Four Corners Overlay District. PC zoning is consistent with GC FLUM designation. Per LDR Section 4.4.12(D)(6), Neighborhood Automotive Rental Facility is allowed as a conditional use in the Planned Commercial (PC) zoning district within the Four Corners Overlay District. The proposed use was approved by the City Commission on July 17, 2019 via Resolution number 127-19. Therefore, a positive finding with this section can be made.

Section 3.1.1(B) - 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 establish a 1,983 sf. Neighborhood Automotive Rental Facility at an existing shopping center. Concurrency findings for the proposed use and its operations was approved as part of the Conditional Use request.

Section 3.1.1(C) - CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the 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. As described in Appendix "A", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

Section 3.1.1(D) - COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs): Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

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.

No building additions or spatial alterations to the existing structures are proposed to accommodate the approved conditional use. The request is to allow a 1,983 sf. Neighborhood Automotive Rental Facility for Enterprise Rent A Car to be located in an existing bay within the shopping center. The proposed use will occupy 2.2% of the gross square footage of the existing shopping center, whereas a maximum of 5% is allowed. The proposed use of a Neighborhood Automotive Rental Facility along with the incidental activities of indoor vehicle washing, vacuuming, and vehicle storage on-site, are allowed as a conditional use in the PC zoning district within the Four Corners Overlay District. The following zoning designations and uses are abutting the subject property:

	Zoning Designation:	Current Use:
<i>North:</i>	Planned Commercial (PC)	Shopping Center
<i>South:</i>	Single Family Residential-PBC (RS)	Country Lake Development
<i>East:</i>	General Commercial (GC) Multiple Family Residential (RM-9)	Financial Institution Assisted Living Facility
<i>West:</i>	General Commercial (GC) Single Family Residential (R-1-A)	Veterinary Clinic Single Family Dwelling Units

With respect to the adjacent land uses, the automotive rental facility will be located within the southernmost building in the easternmost bay. The entrance to the wash bay and the vehicle storage area are located along the rear of the building which is adjacent to single family residentially zoned properties (R-1-A). All activities associated with the proposed use will be conducted inside the principal structure; vehicle storage will be in the existing parking spaces in the rear of the building along the existing 6-foot



wall and at the existing parking lot in front of the building, which is located more than 100 ft from the southernmost property line. The existing masonry wall between the residential properties and the shopping center will serve as a buffer between the residential properties and the existing parking spaces designated for storage. The advantage of utilizing these spaces as storage is that it prohibits random overnight parking for non-rental vehicles in this area as Enterprise has a vested interest in keeping the stored vehicles secure; this leads to a more secure rear building area than what is existing. To avoid the increase of spillover lighting or glare, the photometrics will be in accordance with the Land Development Regulations for the parking lot and the fixtures will be required to be full cutoff luminaires on the perimeter of the property. The properties located adjacent to the east of the shopping center are an assisted living facility and a two-story financial institution; these properties will not be impacted as the activities associated with the proposed use will be located indoors and the main access to the vehicle wash bay and storage area will be through the internal two-way driveway located along the southern property line of the development. Based upon the above, a positive finding can be made with respect to Future Land Use Element Objective A-1, that the redevelopment of the subject property will be complimentary to adjacent land uses and will not negatively impact the existing physical conditions of the existing development.

Review by Others:

The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS), or West Atlantic Redevelopment Coalition (WARC).

Courtesy Notices:

Courtesy notices have been provided as there is not a provided to the following homeowner's associations and/or civic group:

- Sherwood Forest
- Sunset Pines

Any correspondence received prior to the meeting date will be presented to the Board.



APPENDIX "A" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J):

- 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
☒ Meets intent of standard
☐ Does not meet intent
- 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
☐ Meets intent of standard
☐ Does not meet intent
- 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
☒ Meets intent of standard
☐ Does not meet intent
- 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
☐ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped 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
☒ Meets intent of standard
☐ Does not meet intent
- 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
☐ Meets intent of standard
☐ Does not meet intent
- 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
☒ Meets intent of standard
☐ Does not meet intent





- 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.

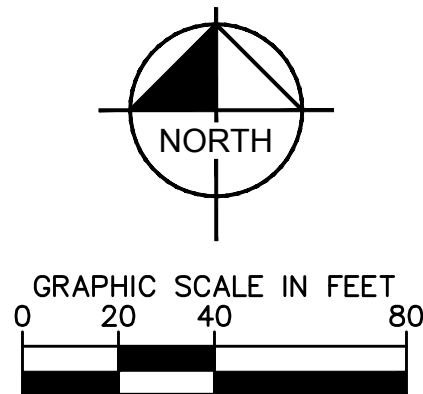
☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- 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
☐ Meets intent of standard
☐ Does not meet intent

[illegible]

 LEASE LINE/AFFECTED AREA
 PROPOSED PARKING STALL COUNT
 PROPOSED CONCRETE



SITE DATA

PROJECT INFORMATION		
PROJECT NAME	BED BATH AND BEYOND SPAZZA	
PBC PCN#	12-42-46-13-00-000-7070	
ZONING DESIGNATION	12-42-46-13-30-001-0000 (SEE NOTE #1)	
FUTURE LAND USE	PC AND GC (FOUR CORNERS OVERLAY)	
LAND AREA	COMMERCIAL	
	404,301 SF / 9.2815 AC	
	CODE PROVISION	EXISTING
GROSS BUILDING AREA (SF)	N/A	89,373
AUTO RENTAL FACILITY	MAX 5%	1,983 (2.3%)
LOT COVERAGE	75% MAXIMUM	87.92%
OPEN SPACE	25% MINIMUM	48,801 (12%)
<u>PC ZONING DISTRICT CRITERIA</u>		
PC	REQUIRED	EXISTING
MINIMUM LOT SIZE (SF)	10,000	404,301
MINIMUM LOT WIDTH (FT)	50	621
MINIMUM LOT DEPTH (FT)	100	657
MINIMUM LOT FRONTAGE (FT)	50	1,243
MINIMUM OPEN SPACE (SF & %)	25	48,801 (12%)
' EXISTING NONCONFORMITY REDUCED, AFFECTED AREA IS IN EXCESS OF 25%		
SETBACKS (FT)	REQUIRED	PROVIDED
FRONT	N/A*	36'
STREET	10	34.7'
SIDE INTERIOR	10	50.1'
REAR	10	35'
*PER SECTION 4.4.9(G)(3)E USE FOUR CORNERS OVERLAY PROVISION WHERE IN CONFLICT		
MAXIMUM BUILDING HEIGHT	± 29' MAX (MEASURED FROM CROWN OF ADJACENT ROAD)	
<u>PARKING</u>	<u>PARKING RATIO</u>	<u>REQUIRED PARKING</u>
SHOPPING CENTER (76,158 SF)	4/1,000 (4.6.9(C)(3)(e.))	305
CVS (13,215 SF)	4.5/1,000 (4.6.9(C)(3)(o))	60
TOTAL REQUIRED PARKING		365
TOTAL PROVIDED PARKING		374*

* PER ARTICLE 4.4 SECTION 4.4.12 IN REGARDS TO AN AUTOMOTIVE RENTAL FACILITY - VEHICLE STORAGE IS LIMITED TO NO MORE THAN 10 PERCENT OF THE OFF-STREET PARKING SPACES, AND IN NO EVENT SHALL EXCEED 20 OFF-STREET PARKING SPACES FOR EACH ESTABLISHMENT

NOTE:

1. NO DRIVEWAYS OR POINTS OF ACCESS ON MILITARY TRAIL FOR ADJACENT PROPERTIES WITHIN 50' OF SUBJECT SITE.

Kimley»»Horn

1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
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CLASS III SITE PLAN

BED, BATH AND
BEYOND PLAZA
PREPARED FOR
ENTERPRISE RENT-A-CAR
FURLEY BEACH

SHEET NUMBER
C1.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AMERICAN PERMAHEDGE™

INSTALLATION INSTRUCTIONS

1. START AT ONE END, AT THE TOP OF THE FENCE.

2. SLIDE ONE PIECE DOWN VERTICALLY, WITH POINTED END DOWN.

3. SLIDE DOWN (DO NOT WEAVE) UNTIL YOU HAVE REACHED DESIRED HEIGHT, WHICH IS USUALLY JUST BELOW TOP OF FENCE.

4. CONTINUE TO INSTALL ONE PIECE AT A TIME.

C

AMERICAN PERMAHEDGE
DETAIL
NOT TO SCALE

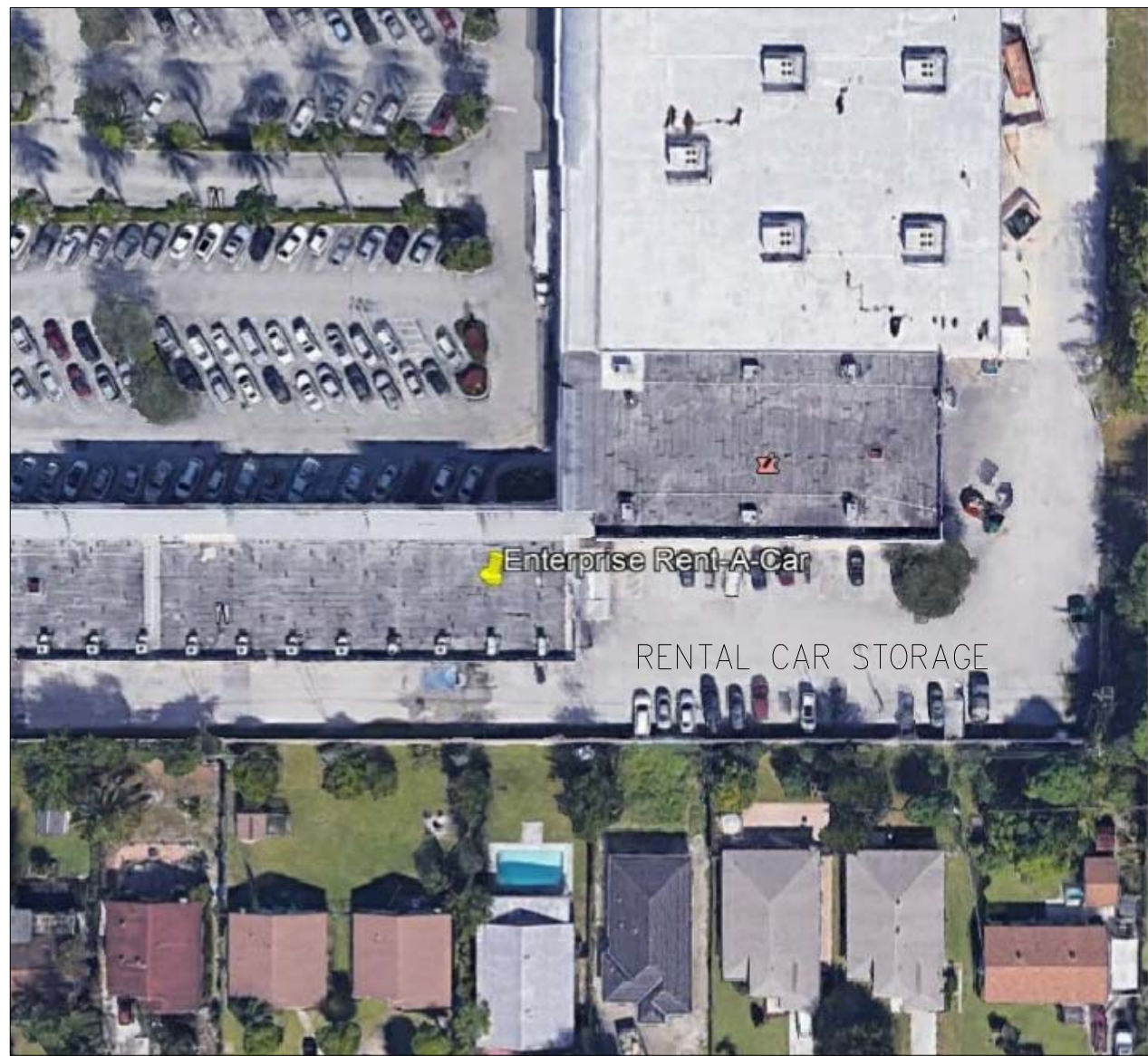
A

DUMPSTER ENCLOSURE DETAIL
ADJACENT TO BUILDING
NOT TO SCALE

B

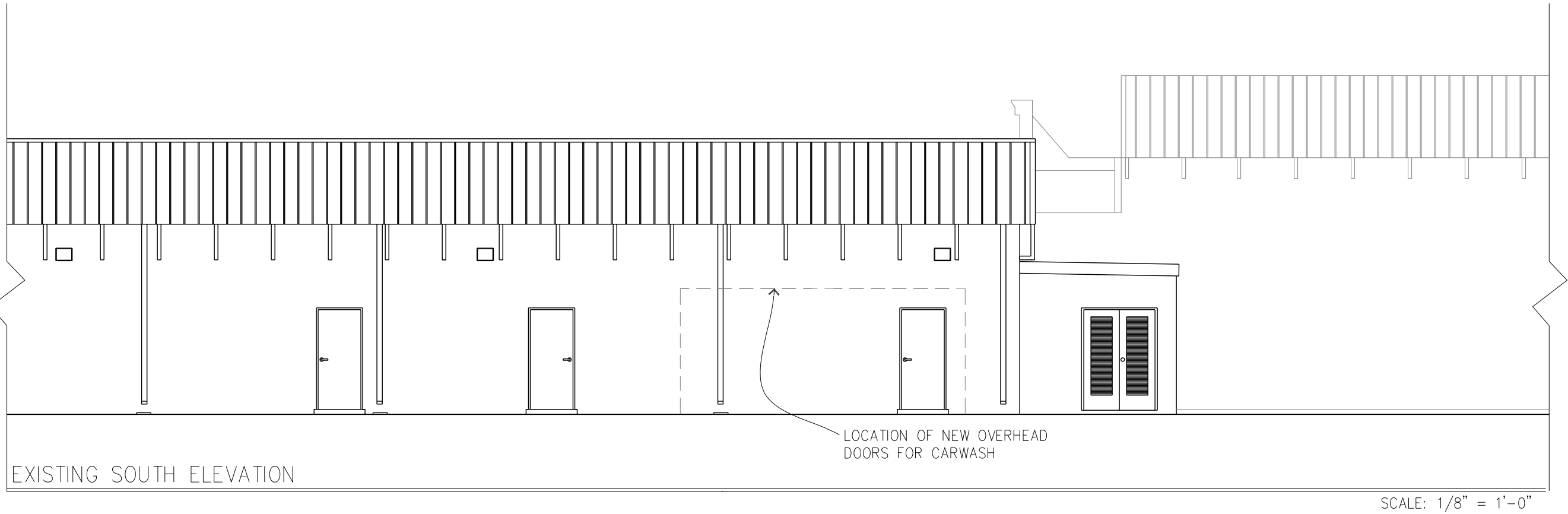
DUMPSTER ENCLOSURE DETAIL
FREESTANDING
NOT TO SCALE

SHEET NUMBER C1.10				SHEET NO.		REVISIONS		DATE		BY	
BED, BATH AND BEYOND PLAZA PREPARED FOR ENTERPRISE RENT-A-CAR DELRAY BEACH FL				CLASS III SITE PLAN		KHA PROJECT		LICENSED PROFESSIONAL		Kimley»Horn	
						DATE		AS SHOWN		1615 S CONGRESS AVE. SUITE 201, DELRAY BEACH, FL 33445	
						DESIGNED BY		DRAWN BY		PHONE: 561-330-2345 FAX: 561-863-8175	
						CHECKED BY		DATE:		WWW.KIMLEY-HORN.COM CA 0000696	



SITE

AUTOMOTIVE RENTAL FACILITY SITE DATA	
ZONING DISTRICT / OVERLAY	PC AND GC (FOUR CORNERS OVERLAT)
FUTURE LAND USE DESIGNATION	COMMERCIAL
PROPOSED USE	CAR RENTAL AGENCY
MAXIMUM VEHICLE STORAGE SPACES PERMITTED	20 - 10 PER LEASE
MAXIMUM PERMITTED NUMBER OF WASH BAYS	1
PERCENT OF TOTAL BUILDING AREA OCCUPIED BY CAR RENTAL FACILITY = 1983 SF DIVIDED BY 89,373 SF =	2.3%
NOTES:	
1) VACUUMING AND WASHING BY HAND ONLY	
2) THE ACCESS OVERHEAD BAY DOOR TO THE WASHING AND VACUUMING AREA SHALL REMAIN CLOSED DURING THE OPERATION OF ALL MAINTENANCE ACTIVITIES	
3) RUN-OFF FROM THE WASHING OPERATIONS SHALL BE COLLECTED AND CONTAINED ON SITE	
4) ALL OTHER VEHICLE SERVICES, INCLUDING REPAIR, MAINTENANCE, OIL CHANGE AND FUELING SHALL NOT BE PERMITTED ONSITE	
5) "CUSTOMER PICK UP AND DROP OFF TO BE CONDUCTED AT THE FRONT OF THE BUILDING ONLY". CUSTOMERS ARE NOT TO PICK UP OR DROP OFF VEHICLES AT THE REAR OF THE BUILDING AS PART OF CONDITIONS OF CITY APPROVAL. SIGN TO BE POSTED IN CUSTOMER LOBBY.	
BUILDING AREAS (GROSS)	
OFFICE:	1129 SF
CARWASH:	854 SF
TOTAL:	1983 SF



SCALE: 1/8" = 1'-0"

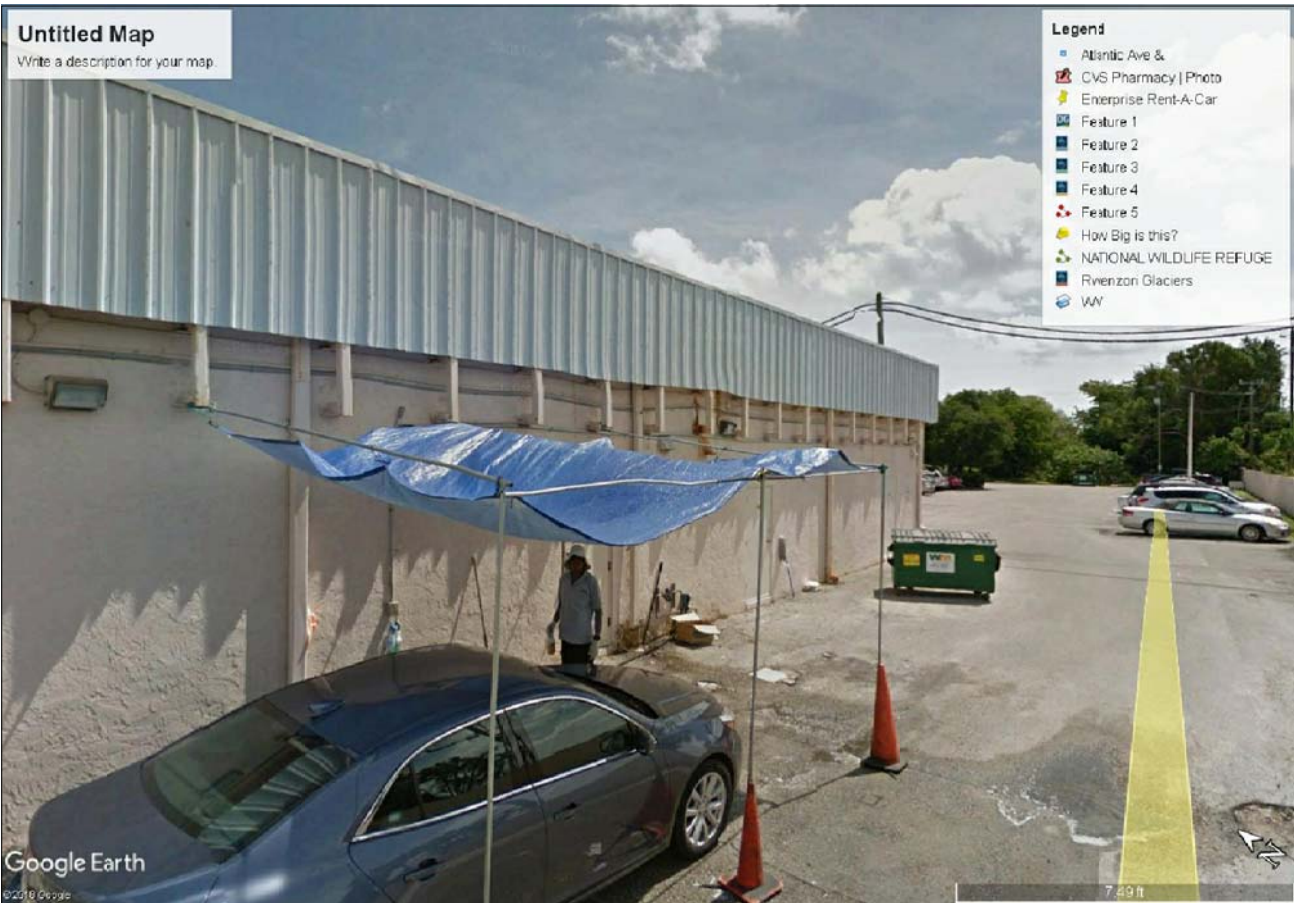


PHOTO 1

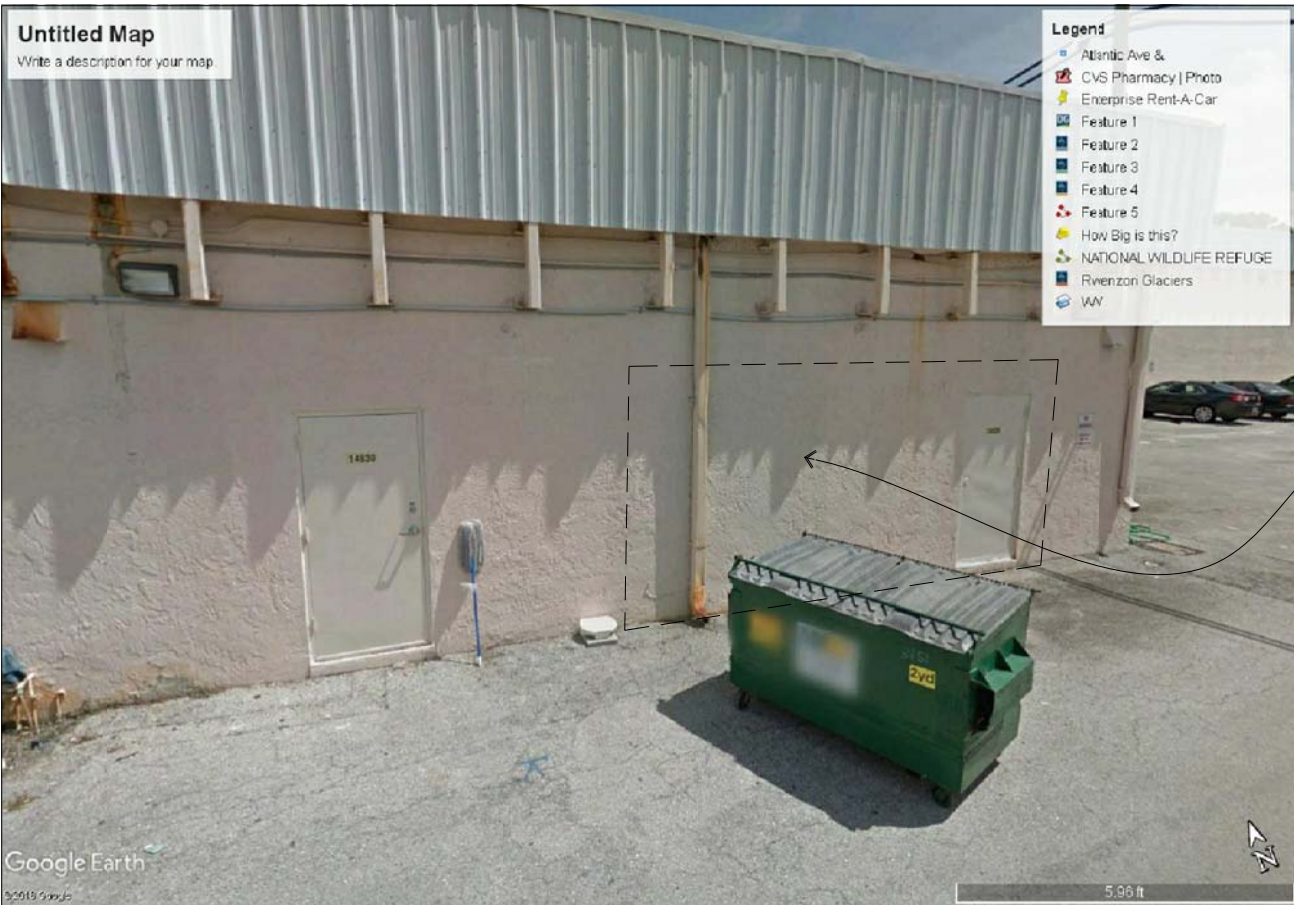
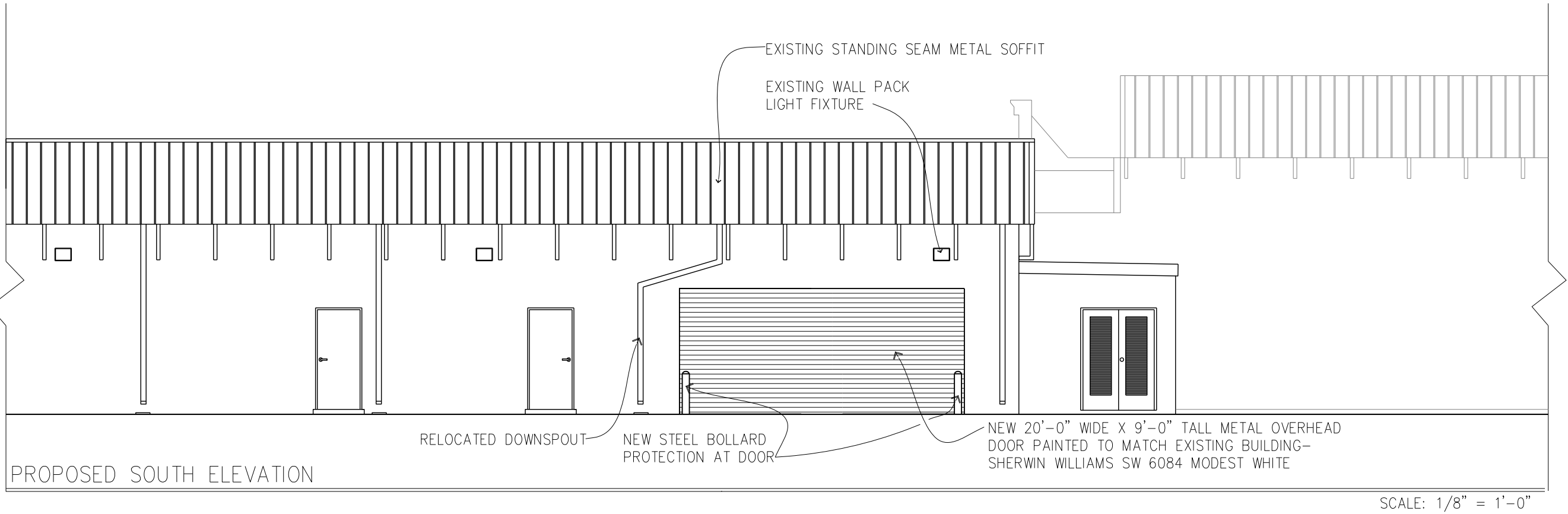


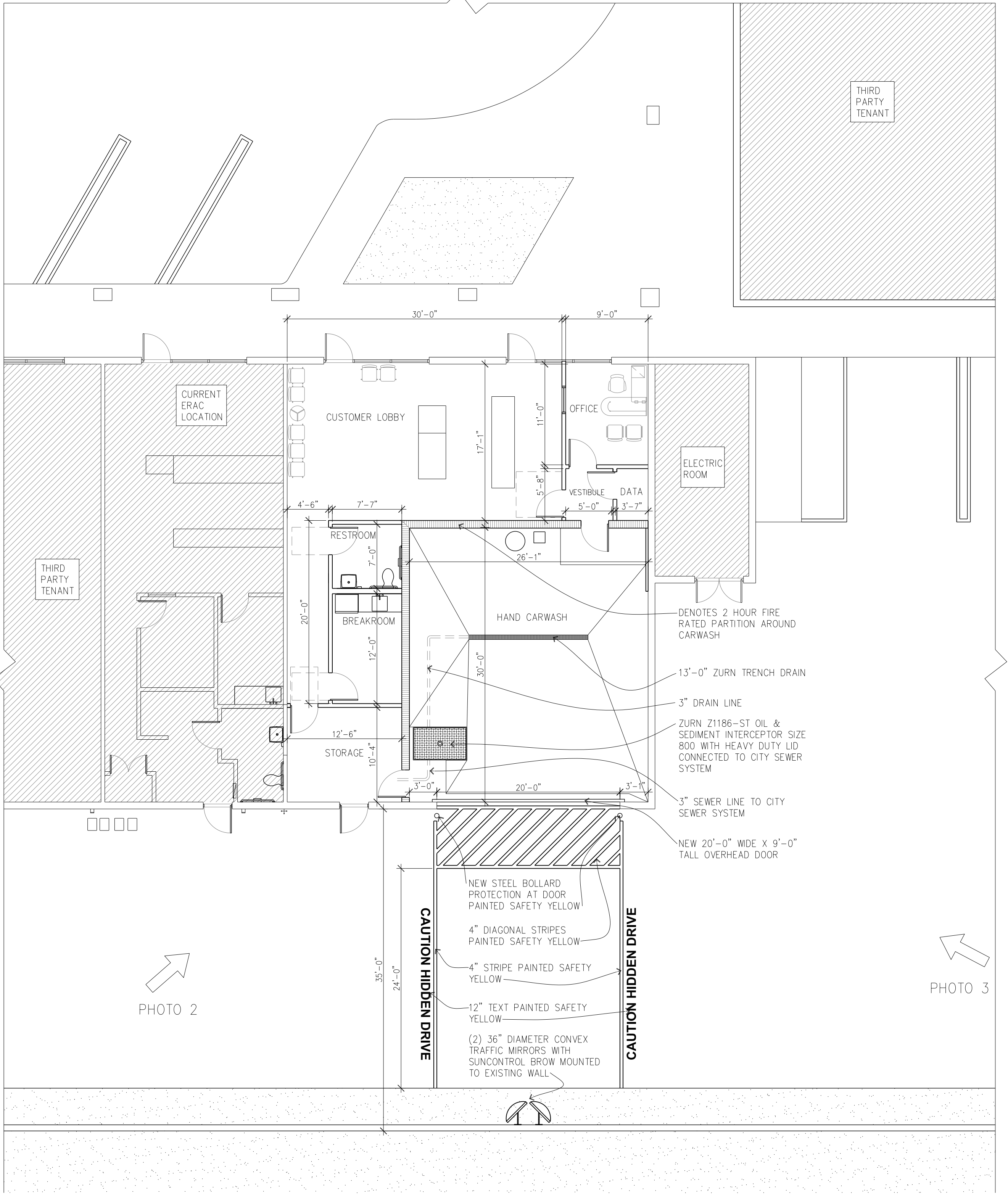
PHOTO 2



PHOTO 3



SCALE: 1/8" = 1'-0"



ERAC DELRAY BEACH - PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

OIL, SAND, and SEDIMENT INTERCEPTORS



Z1186-ST and Z1188-ST SERIES Zurn Engineered Oil Interceptors with Integral Storage Tank

Zurn Z1186-ST and Z1188-ST Series are designed to incorporate an integral oil storage tank within them. The same practices, as with the standard Z1186 and Z1188 oil interceptors, should be followed with regard to sizing, installation, and flow control usage.

VENTING

The Zurn Z1186-ST and Z1188-ST Series oil interceptor with integral storage tank is furnished with 1-1/2" IPS vent connections located on all sides of the unit to accommodate the installation of the vent piping. Three of the vent connections are located on the oil storage tank, and one vent connection is located on the interceptor body upstream of the double wall trap seal. It is important that the unit be vented using any one of the vent connections provided. This will allow any of the volatile gases rising from the intercepted substances to be carried from the interceptor and storage tank to the atmosphere.

ADJUSTABLE DRAW-OFF

The Zurn oil interceptor with integral storage tank is furnished with an adjustable oil draw-off gate plate. This draw-off creates a passageway for intercepted oils to travel from the main separation chamber to the oil storage tank. The oil draw-off consists of an adjustable gate plate on the inside of the intercepting chamber. The adjustable gate plate can be raised or lowered inside of the interceptor chamber to the proper height for draining off the separated oils and similar light density substances that have separated and floated to the surface of the interceptor chamber.

Thus, after the oils and other substances have accumulated inside the interceptor, they will drain from the interceptor chamber by gravity flow over the internal gate plate. The gate plate shall be adjusted so that its top edge is above the operating water flow level in the interceptor chamber. There is no need to manually skim or dip out the oil, since the oil will drain off by gravity flow over the draw-off gate plate after it has been properly adjusted and tightened.

HOW TO SET ADJUSTABLE DRAW-OFF

The Zurn oil interceptor with integral storage tank should be completely installed and all connections made, including the adjustable draw-off gate plate. Loosen all bolts securing the gate plate as well as those above the gate plate. Slide the gate plate up to its highest position and tighten in place.

Clean water is then run through the oil interceptor at the flow the interceptor is rated for. This establishes the operating water level. The operating water level is marked on the inside of the intercepting chamber. The marking of the operating water level must be done while there is water flowing through the interceptor. If the mark is established at the static water level, excess amounts of water will pass over the draw-off gate plate when the flow rate through the interceptor increases to its rated capacity. In this case, the draw-off gate plate would become submerged.

Loosen the bolts securing the gate plate and slide the gate plate down so that the top edge is 1/8" above the operating water level mark. Tighten bolts securing the gate plate at this level. After the oil interceptor is put into operation and a film of oil and low density substances has accumulated at the surface, the adjustable draw-off setting should be checked by taking samples while the oil interceptor is in operation. If the gate plate is properly set to the correct height, the drawn-off oil should have no water in it. If it is apparent that water is present in the drawn-off oil, the adjustable gate plate should be moved up until only oil travels over the draw-off gate plate.

OIL, SAND, and SEDIMENT INTERCEPTORS



Z1186-ST and Z1188-ST SERIES Zurn Engineered Oil Interceptors with Integral Storage Tank

OPERATION

Figure 1 below shows the conditions inside the interceptor in a "non-operating" mode. It can be seen that the oil has separated itself from the water. The oil is floating on the surface of the water in the main separation compartment and the top of the oil is below the top of the adjustable oil draw-off gate plate (see "How To Set Adjustable Draw-off" section).

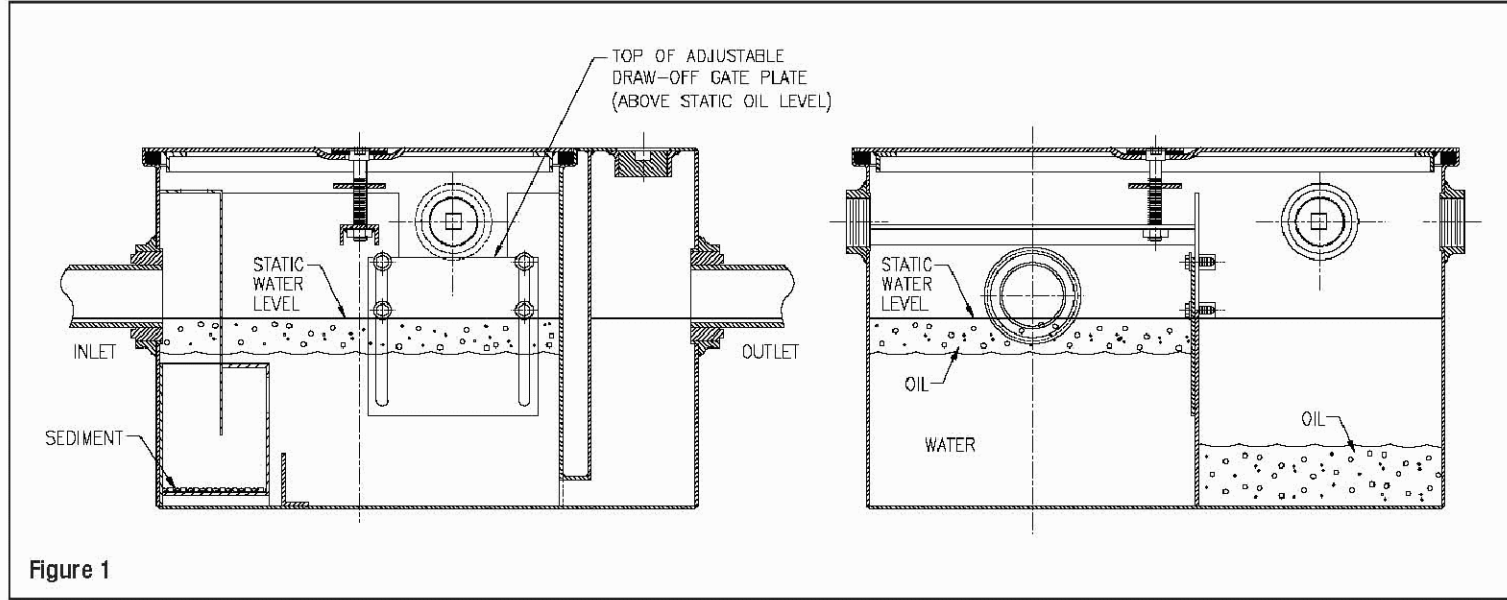


Figure 1

Figure 2 below shows the conditions inside the interceptor in an "operating" or "flowing" mode. The oil/water mixture flows from the inlet piping into the interceptor and causes the oil/water level to rise. The mixture is directed downward into and through a removable sediment bucket. Heavier particles and sediment are collected in the bucket while the oil/water mixture continues through the bucket and is directed into the main separation compartment. The oil separates from the water by rising to the top and is now on the surface of the water. The oil/water level inside the interceptor has risen to a level which puts the layer of oil above the top of the adjustable draw-off gate plate allowing the oil to "spill" over the top of the gate plate and into the oil storage compartment. The water exits the main separation compartment through the outlet opening at the bottom of the unit passing through the outlet trap and into the discharge waste system plumbing.

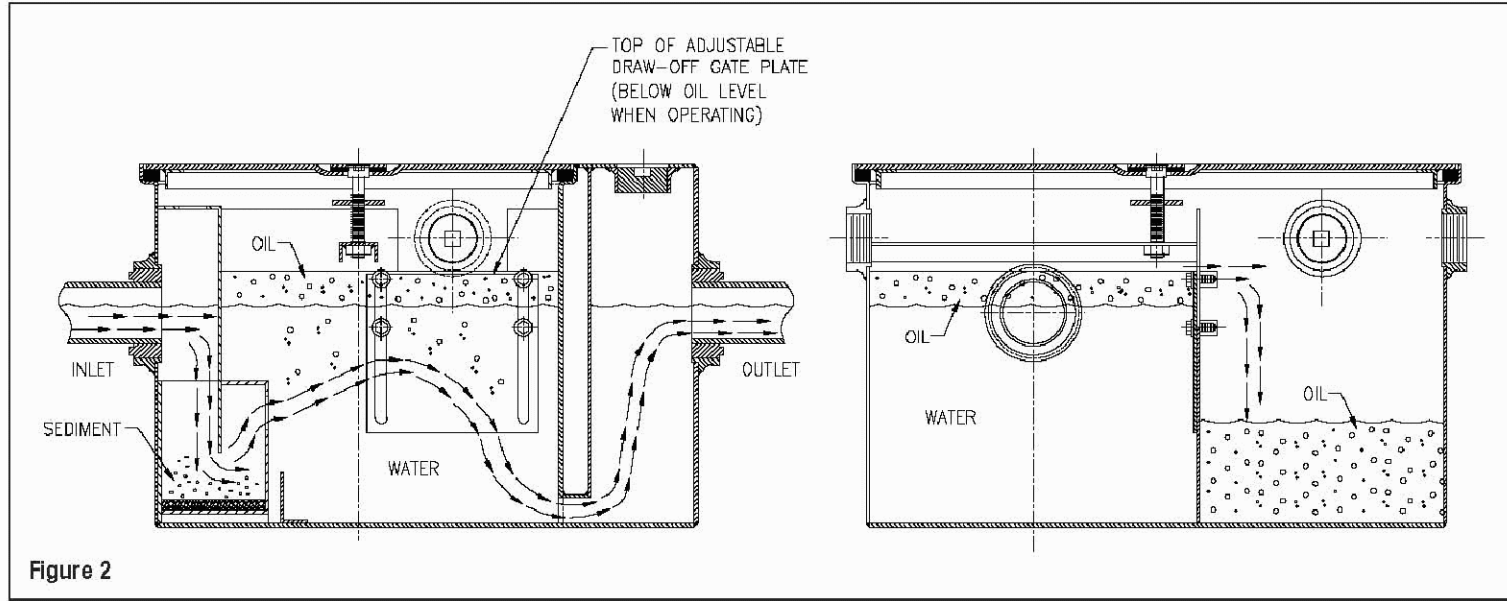


Figure 2

OIL, SAND, and SEDIMENT INTERCEPTORS

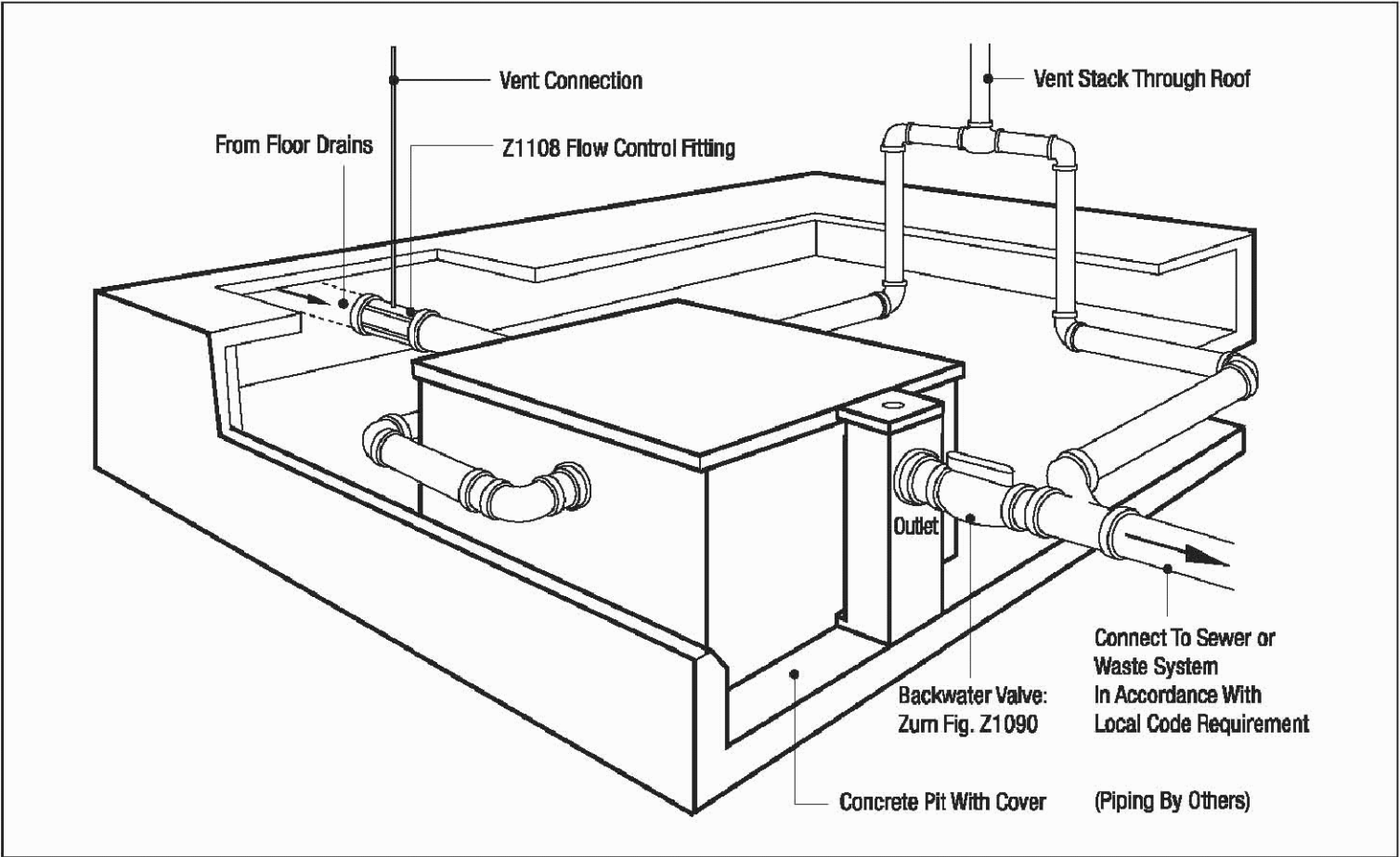


Z1186-ST and Z1188-ST SERIES Zurn Engineered Oil Interceptors with Integral Storage Tank

MAINTENANCE

Periodic checks of the oil storage compartment is recommended. The accumulated oil in the storage compartment should be pumped out before the oil level has risen to the gate plate height. As these periodic checks are made, a general inspection of the interceptor, plumbing connections, and gasketing should be made. Any required maintenance needed should be performed at this time.

Pictured is a Zurn oil interceptor with integral storage tank installed in a pit with vent connections. It is installed with a Z1108 flow control fitting and a Z1090 backwater valve.



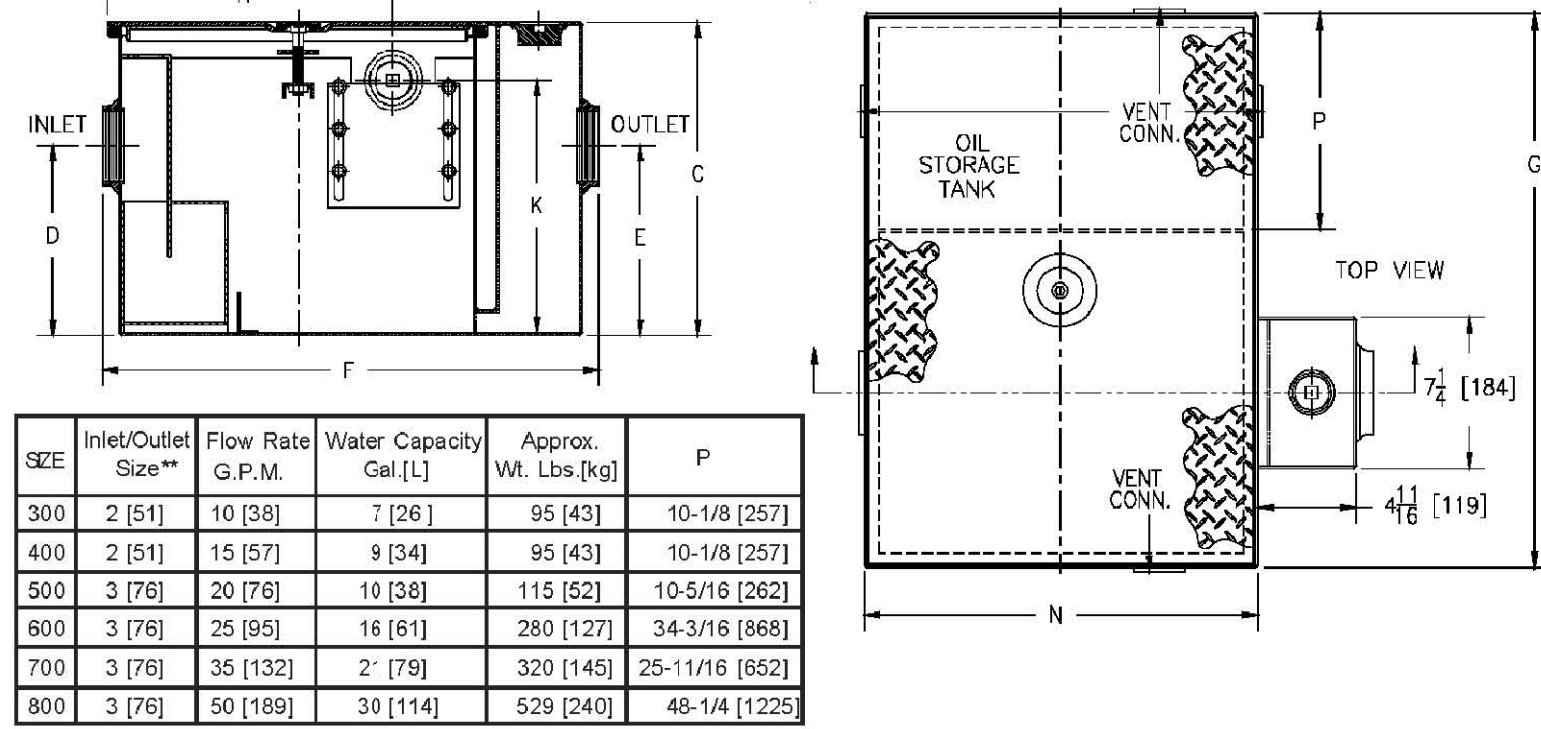
Z1186-ST

OIL INTERCEPTOR W/ INTEGRAL STORAGE TANK

SPECIFICATION SHEET

TAG

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



SIZE	Inlet/Outlet Size**	Flow Rate G.P.M.	Water Capacity Gal [L]	Approx. Wt. Lbs [kg]	P
300	2 [51]	10 [38]	7 [26]	95 [43]	10-1/8 [257]
400	2 [51]	15 [57]	9 [34]	95 [43]	10-1/8 [257]
500	3 [76]	20 [76]	10 [38]	115 [52]	10-5/16 [262]
600	3 [76]	25 [95]	16 [61]	280 [127]	34-3/16 [868]
700	3 [76]	35 [132]	2' [78]	320 [145]	25-11/16 [652]
800	3 [76]	50 [189]	38 [114]	529 [240]	48-1/4 [1225]

Dimensions in inches [mm]								Oil Storage Tank Capacity Gal [L]	No. of Covers
SIZE	C	DE	F	G	H	K	N		
300	13-7/8 [352]	8-1/8 [206]	23-1/16 [586]	23-9/16 [598]	12-1/16 [306]	11 [279]	16-7/8 [429]	6 [22]	1
400	14 [356]	8-1/4 [210]	23-1/16 [586]	23-9/16 [598]	12-1/16 [306]	11 [279]	16-7/8 [429]	6 [22]	1
500	15-1/2 [394]	9-3/8 [238]	25-1/16 [637]	26-1/2 [673]	14-3/16 [360]	12-1/2 [318]	18-7/8 [479]	8 [30]	1
600	18-1/4 [464]	11-3/4 [298]	35-7/32 [895]	50-7/8 [1292]	19-1/4 [489]	15-1/4 [387]	29 [737]	55 [208]	2
700	19-3/4 [502]	12-7/16 [316]	43-7/16 [1103]	45 [1143]	23-1/4 [591]	16-3/4 [425]	37 [940]	85 [328]	2
800	24-1/4 [616]	14-3/16 [360]	49-7/16 [1256]	70-1/8 [1781]	28-1/4 [697]	21-1/4 [540]	43 [1092]	125 [473]	3

ENGINEERING SPECIFICATION: ZURN Z1186-ST

Acid Resistant Coated interior and exterior fabricated steel oil interceptor, with bronze cleanout plug and visible double wall trap seal, removable combination pressure equalizing/flow diffusing baffle and sediment bucket, oil drawoff, vent connections, secured gasketed non-skid cover, complete with flow control fitting and left hand integral storage tank. Regularly furnished with inlet and outlet in high position. Note: location of outlet from bottom of interceptor cannot be changed.

OPTIONS (check/specify appropriate options)

PREFIXES

___ Z Acid Resistant Coated Fabricated Steel*

SUFFIXES

___ E Acid Resistant Coated interior and exterior fabricated steel section. (Specify 'C' Dim. required) for recessed installation
___ +HD Heavy duty traffic cover rated at 10,000 lbs. maximum safe live load.
___ -K Anchor flange 1-3/4 [44] down from top and 2 [51] wide. A 3 [76] minimum extension height is required when anchor flange (-K) option is specified. (Specify 'C' Dim. height required.)
___ -KC Anchor flange 1-3/4 [44] down from top and 2 [51] wide with clamp collar.
___ -STR Storage tank on right hand side when facing the inlet.

** Inlet and outlet sizes shown indicate standard operating sizes and flow control settings. Size #300 and #400 will have 3 [76] connections reduced to 2 [51] as standard. Size #700 and #800 will have 4 [100] connections reduced to 3 [76] as standard.



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6-5-19 ZONING COMMENTS
REVISION

TENANT IMPROVEMENTS FOR:

ENTERPRISE
RENT A CAR

14828 & 14830 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA

ZONING REVIEW

ZURN OIL, SAND AND

SEDIMENT INTERCEPTOR

21847

DWG PROJECT NUMBER

6-5-2019

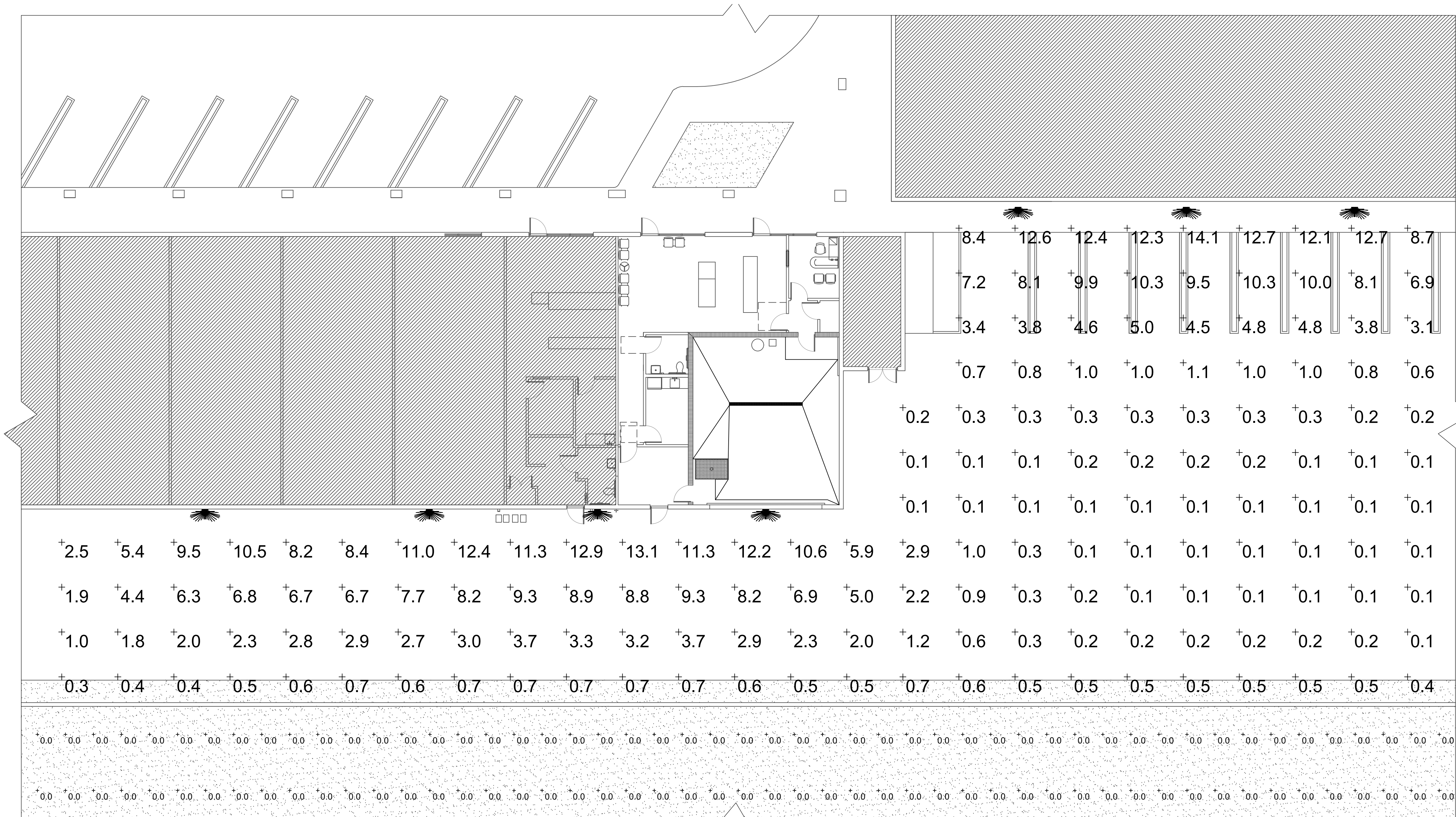
DATE

ZONING
REVIEW

ISSUE

A-2

SHEET NO.
SHEET 2 OF 2



CODE NOTES:
CODE IN EFFECT: FBC 2017 6TH EDITION
NEC 2014

SCOPE OF WORK:
NO ACTUAL WORK REQUIRED.
DOCUMENTING EXISTING CONDITIONS.

EXISTING PHOTOMETRIC / ELECTRICAL SITE PLAN

SCALE: 3/32" = 1'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	DESCRIPTION	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
[Symbol]	A	7	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	EXISTING FIXTURES TO REMAIN	LED	1	8308.904	1	71

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	
DRIVE WAY & PARKING	[Symbol]	3.3 fc	14.1 fc	0.1 fc	141.0:1	
OFF-SITE	[Symbol]	0.0 fc	0.0 fc	0.0 fc	N/A	

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PROJECT #19-077

REVISION

TENANT IMPROVEMENTS FOR:
**ENTERPRISE
RENT A CAR**
MILITARY TRAIL
DELRAY BEACH, FLORIDA

PHOTOMETRIC & ELECTRICAL SITE PLAN EXISTING CONDITIONS

SHEET TITLE

XXXXXX

DWA PROJECT NUMBER

7-8-2019

DATE

PERMIT DOCUMENTS

ISSUE

S-1

SHEET NO.

SHEET 1 OF 1