

FLU; CH/IND
ZONING: MUPD
EXISTING USE: Office
PROPOSED USE: Gas and fuel sales w/ conv. store
Control # 1991-00037
R-2017-1768 & 1769

FLU; CH/IND
ZONING: MUPD
EXISTING USE: Nursery
PROPOSED USE: Gas and fuel sales w/ convenience store
Control # 1991-00037
R-2017-1768 & 1769

FLU; IND
ZONING: IL
EXISTING USE: WAREHOUSE
RESOLUTION: R 3-B-63
(NO IMPROVEMENT WITHIN 100' OF B.B.L.)

FLU; IND
ZONING: AR
EXISTING USE: NURSERY
(NO IMPROVEMENT WITHIN 100' OF B.B.L.)

FLU; LR-2
ZONING: PUD
EXISTING USE: The Mounts PUD
RESOLUTION No.: 2004-002, 003
Control #2003-00021

DEVELOPMENT TEAM:

OWNER/ APPLICANT: JCL Management, LLC
252 South Military Trail
West Palm Beach, FL 33415
P: 305-970-9299

TRAFFIC ENGINEER: Susan E. O'Rourke, PE, Inc.
428 SW Akron Avenue, Suite 1A
Stuart, FL 34994
P: 772-781-7918

CIVIL ENGINEER: Simmons and White
5601 Corporate Way, Suite 200
West Palm Beach, FL 33407
P: 561-478-7848

SURVEYOR: Cauffield & Wheeler, Inc.
7301A W. Palmetto Park Road, Suite 100A
Boca Raton, FL 33433
P: 561-750-1452

PLANNER/ LANDSCAPE ARCHITECT: URBAN DESIGN KILDAY STUDIOS
610 Clematis Street, CU02
West Palm Beach, FL 33401
P: 561-366-1100



NOTES:

1) SITE PLAN PREPARED BASED ON A SURVEY BY Cauffield & Wheeler Inc. DATED 06/22/18.

WAIVER TABLE	Required	Provided
Loading Zone 12' X 20' Art 6.B.1.H.1 & 2	15' X 55'	12' X 20'

Pursuant to Article I.E.1.C., Existing site conditions that are not affected by this application are vested as approved via Resolution R-2016-410 & 411 approved March 24, 2016. All non-conformities outside of the affected area that are clearly shown on a prior development order shall be vested.

Code Section	Requirement	Location of noncompliance
Table 7.C.3.B. Foundation Planting and Dimensional Requirements	Minimum Foundation Plantings width of 8' for front and side facades; 40% of Facade	6.5 FT. Front and 7/6 FT. East Side Facades Vested under ULDC Sup. #20, Art. 7. D.11
Article 7.C.2.A.3.a.2.	No Easement Overlap in Buffer Utilizing Width Reduction	Vested Under ULDC Sup. #20, 7.D.12. - 2.5' Encroachment on West Buffer

PROPERTY DEVELOPMENT REGULATIONS

ZONING	MINIMUM LOT DIMENSIONS			MAX. F.A.R.	MAX. BLDG. COVERAGE	MAX. BLDG. HEIGHT	SETBACK / SEPARATIONS			
	SIZE	WIDTH	DEPTH				FRONT	SIDE INT.	SIDE CORNER	REAR
CG	1 AC	100'	200'	0.35	25%	35'	50'	15'	15'	20'
PROPOSED:	CG	1.93 AC	240'	0.08	14.4%	19'-8"	115'	25'	76'	30'

PBC Amendments:

PBC Zoning Stamp:

Project No.: 03100-654
Control No.: 1983-00045
Application #: DROE/W-2019-01907
Resolution#(s): R-2019-1229, R-2019-1230

Exhibit #: 18
Superseded Exhibit #: 16
Date Approved: 12/20/2019
Project Manager: R. Vandenburg

SITE DATA:

APPLICATION #: DROE/W-2019-01907
CONTROL #: 1983-00045
LAST BCC APPROVAL DATE: August 22, 2019
FUTURE LAND USE: CH/IND URBAN/SUBURBAN
TIER USE: CG
ZONING DISTRICT: SOUTHERN STATION
PROJECT NAME: CONVENIENCE STORE WITH GAS SALES, TYPE I RESTAURANT, TYPE I RESTAURANT WITH DRIVE-THROUGH
PROPOSED USE:

SEC. 32, T.W.N. 43 S, R.N.G. 42 E
PROPERTY CONTROL #: 00-42-43-27-05-006-4210
TRAFFIC ANALYSIS ZONE: 820
GROSS SITE AREA: 1.93 ACRES (83,965 S.F.)
SITE AREA AFTER DEDICATION: 1.76 ACRES
ROW DEDICATION CONCURRENCY*: .17 ACRES

CONVENIENCE STORE:	3,000 SF
TYPE I RESTAURANT:	1,383 SF
TYPE I RESTAURANT WITH DRIVE-THROUGH:	2,300 SF
FUELING POSITIONS:	15 POSITIONS

*Concurrency is approved for the above uses and amounts shown on this plan.

GROSS FLOOR AREA:	CONVENIENCE STORE:	3,000 S.F.
TYPE I RESTAURANT:	1,383 S.F.	
TYPE I RESTAURANT WITH DRIVE-THROUGH:	2,300 S.F.	
TOTAL GROSS FLOOR AREA:	6,683 S.F.	
CANOPY:	5,428 S.F.	

No. OF FUEL PUMPS: 8
No. FUELING POSITIONS: 16

TOTAL FLOOR AREA RATIO: .08
TOTAL BUILDING COVERAGE: 14.4%
IMPERVIOUS AREA: 60,353 S.F. (71.9%)
BUILDINGS: 12,111 S.F. Including Canopy
PAVEMENTS/WALKS: 48,242 S.F.
PERVIOUS AREA: 23,612 (28.1%)

BUILDING HEIGHT: 19'-8" - Max. 35' (Max. Canopy 25')
NUMBER OF STORIES: 1

PARKING REQUIRED:
CONVENIENCE STORE: 15 spaces
TYPE I RESTAURANT WITH DRIVE-THROUGH: 1 sp/3 seats x 33 seats = 11 spaces
TYPE I RESTAURANT: 1 sp/3 seats x 24 seats = 8 spaces
TOTAL PARKING REQUIRED: 34 spaces
PROPOSED PARKING: 40 spaces

HANDICAP SPACES REQUIRED: 2 spaces
HANDICAP SPACES PROVIDED: 2 spaces

LOADING REQUIRED: 1 @ 15' X 55'
LOADING PROVIDED: 1 @ 12' X 20'

LANDSCAPE BUFFERS:
FRONT: REQUIRED = 20'-0" (ROW) PROVIDED = 20'-0"
SIDE INTERIOR: REQUIRED = 5'-0" PROVIDED = 5'-0"
WEST SIDE: REQUIRED = 20" (ROW) PROVIDED = 10"
REAR: REQUIRED = 5'-0" PROVIDED = 5'-0"

*50% REDUCTION AT WEST BUFFER FOR CANAL R.O.W. OVER 80'-0" PER Art. 7.C.2.A.3.a.

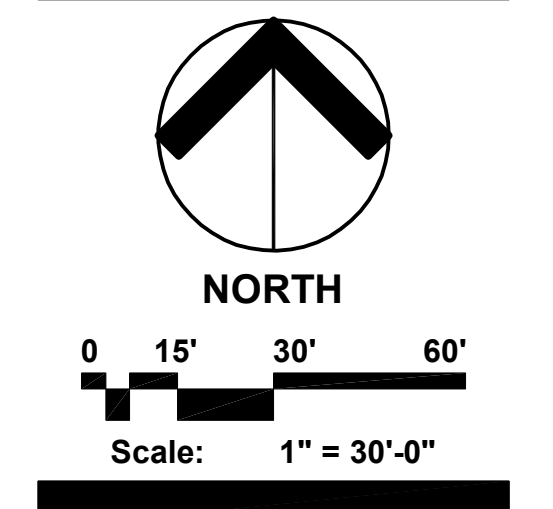


Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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Southern Station
Palm Beach County, FL
Final Site Plan



Date: 06-05-15
Project No.: 14-076.001
Designed By: SCM
Drawn By: SCM
Checked By: JB

Revision Dates:

Resubmit 07-27-15	Resubmit 03-25-19
Resubmit 08-24-15	Resubmit 04-22-19
Resubmit 09-10-15	Resubmit 05-28-19
Resubmit 09-28-15	Resubmit 06-10-19
Resubmit 10-13-15	Off-the-Board 10-07-19
Resubmit 10-26-15	Resubmit 12-09-19
Resubmit 11-12-15	
Resubmit 11-18-15	
Off the Board submittal 04-20-16	
DOA 07-09-18	

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