

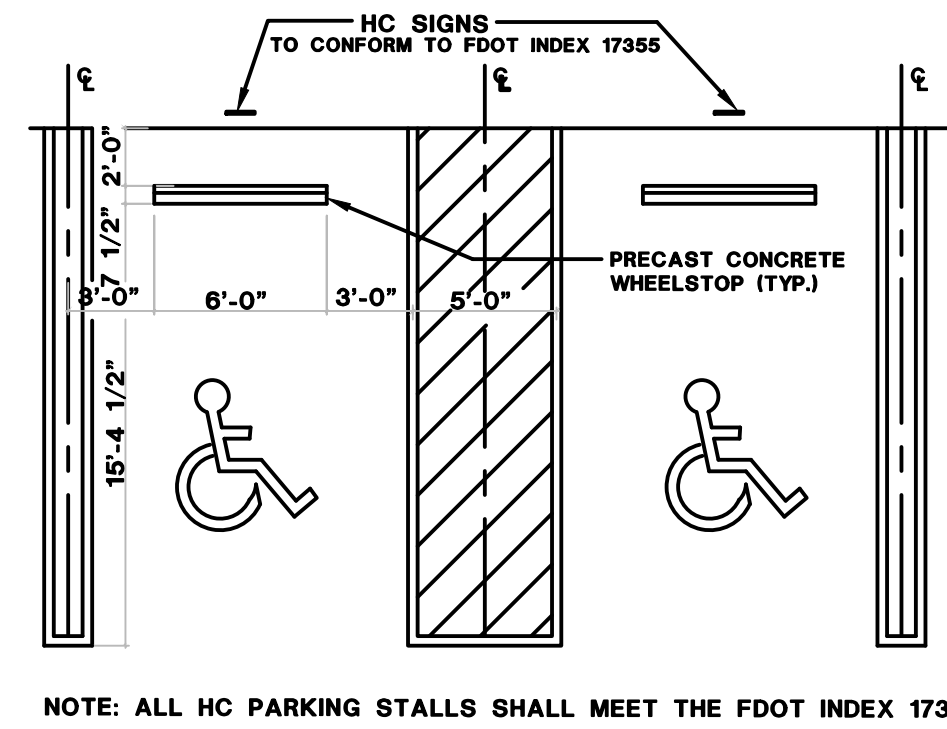
Waivers Approved

- Section 32-89 Supplemental Parking Requirements (g) Commercial New and Used (1) Parking (a) Display and 32-15 C-1 (1) Sales, Service and Rental of Motor Vehicles - Waiver to allow less than the required 25' setback from street line for display parking.
- Section 32-146 (h) (2) - Waiver to allow an increase in the spacing of the trees.
- Section 32-146 Minimum Landscape Requirements (c) Parking Areas (3.) - Waiver to not require wheel-stops or curbing in the parking area.
- Section 32-53 Permitted Signage (c) Freestanding Sign (5) Maximum height - 30' - Waiver to allow freestanding signs of 40' and 15'. Note that the existing 15' sign will be removed in accordance with code compliance deadline and replaced with a conforming sign.
- Section 32-146 Minimum Landscape Requirements (c) Parking (5.) Multi-Level Garage: Require planters on roof for shade trees so no space more than 40 ft. from center - Waiver to not require planters on the roof.

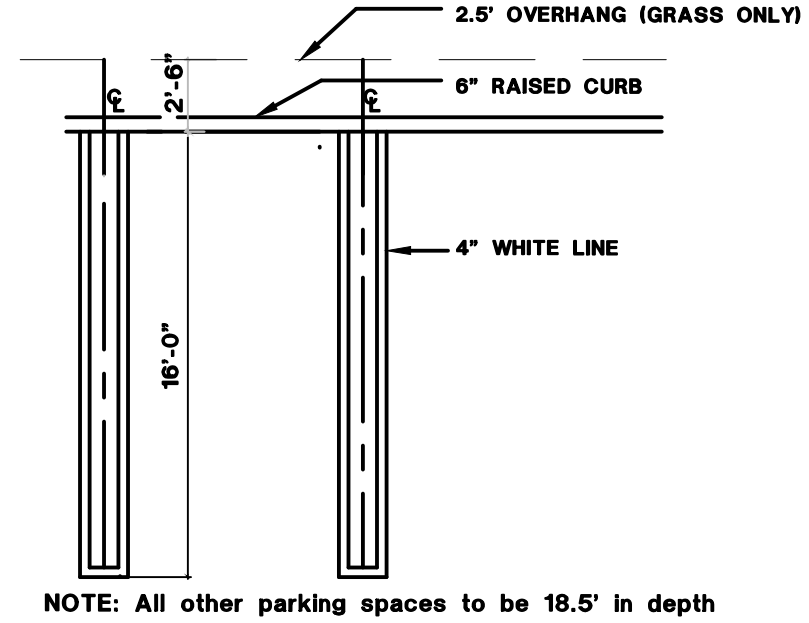
Notes

- Actual stop sign and stop bar locations to be certified by project engineer.
 - Parcel boundary dimensions noted on plan provided by Lidberg & Associates, Inc.
 - Stop bars will be white pavers or thermoplastic/paint on asphalt.
 - Type "D" curb typical except where noted.
 - For Ramp Details, see Florida Department of Transportation index 304 interim standard. (1994 ed.)
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 - Traffic control signs to be located by project engineer on construction plans.
 - Curbing Details to be shown on engineering construction plans.
- Base information from survey provided by Lidberg Land Surveying, Inc. dated 03-13-14.

Handicapped Parking Detail



Parking Detail for Display Area



Development Team

Land Planner
Urban Design Kilday Studios
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Surveyor
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Civil Engineer
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 West Palm Beach, FL 33401
 561-689-9500

Architect
Glidden, Spina & Partners
 1401 Forum Way, Ste 100
 West Palm Beach, FL 33401
 561-684-6844

Site Data

Petition No.
 Proposed Use: Commercial New & Used Auto Dealership with Accessory Repair and Body Shop PUD/C-1
 Zoning Existing: Commercial New & Used Auto Dealership PUD
 Proposed: PUD
 Land Use Existing/Prop.: Commercial & Residential
 Section, Township, Range: 20/42/43
 Property Control Numbers: 36-43-42-20-01-121-0010
 36-43-42-21-27-000-0000

Total Site Area: 7.19 ac.
 Pervious Area: 20% - (1.44 ac.)
 Impervious Area: 80% - (5.75 ac.)
 Building Coverage: 20%
 Floor Area Ratio Max Allowed: 2.4
 Floor Area Ratio Proposed: .68
 Open Space Min Required: 15% (1.08 ac.)
 Open Space Proposed: 20% (1.44 ac.)
 Building Height (West side - main building): 45'6"
 (Garage): 34'6"

Enclosed Floor Area: 73,503 s.f.
Sales/Administration: 28,842 s.f.
 Existing floor area: 19,195 s.f.
 Phase 1 floor area: 2,195 s.f.
 Phase 2 floor area: 7,452 s.f.

Service Bays/Storage: 44,661 s.f.
 Existing floor area: 27,560 s.f.
 Phase 1 floor area: 17,051 s.f.
 Phase 2 floor area: 0 s.f.

Outdoor Sales Display Area: 22,673 s.f.

Phase 3 Garage: 142,452 s.f.
 1st Level: 32,075 s.f.
 2nd Level: 32,075 s.f.
 3rd Level: 32,075 s.f.
 4th Level: 32,075 s.f.
 5th Level: 12,182 s.f.
 Bridge: 1,970 s.f.

Location Map



Parking Required	186 spaces
1 sp/500 sf of enclosed gross floor area @ 28,842 s.f.*	58 spaces
1 sp/4,500 sf of outdoor display area @ 22,673 s.f.	5 spaces
1 sp/service bay @ 48 Bays	48 spaces
1 sp/employee at largest shift @ 75 employees	75 spaces
Parking Provided:	1,267 spaces
Customer/Employee spaces:	219 spaces
Auto Storage/Display spaces:	1,048 spaces
Handicap Accessible Parking Required:	9 spaces
Provided:	9 spaces
Loading Spaces Required:	2 spaces
1 sp for 1st 5,000 s.f. @ 5,000 s.f. + 1 sp for 30,000 s.f @ 23,842 s.f.	2 spaces
Loading Provided:	2 spaces

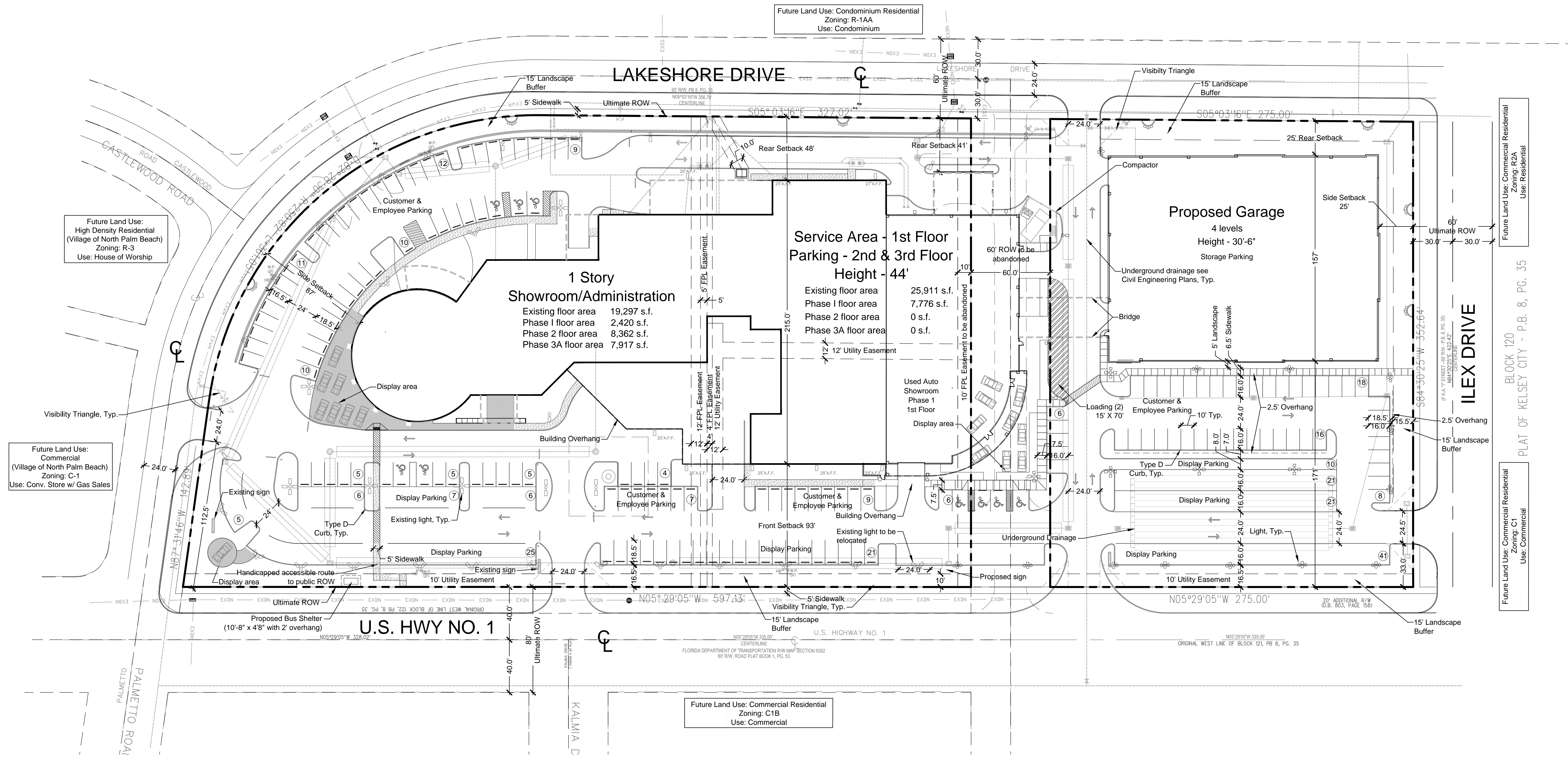
*Not including service bays/storage enclosed floor area



**Urban Planning & Design
 Landscape Architecture
 Communication Graphics**

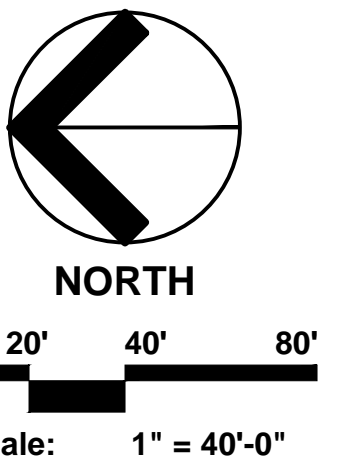
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Earl Stewart Toyota

Lake Park, FL
 Site Plan



Date: 03.05.2014
 Project No.: 03-002.004
 Designed By:
 Drawn By: SCM/TLM
 Checked By: AB

Revision Dates:
 03-14-14 Submit SP Amendment SCM
 10-29-14 Resubmit SP Amendment SCM
 02-09-15 Resubmit SP Amendment SCM
 02-18-15 Resubmit SP Amendment SCM
 03-11-15 Resubmit SP Amendment TLM
 04-24-15 Resubmit SP Amendment TLM

SP-1

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