

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

Application No.: ZV/DOA/CA-2019-01634
Application Name: Mangone and Spirk Self-Storage MUPD
Control No./Name: 1987-00134 (Mangone and Spirk Self-Storage MUPD)
Applicant: Military Self Storage, LLC
Owners: Military Self Storage, LLC
I GRAB, LLC
D GRAB, LLC
Agent: Urban Design Kilday Studios - Collene Walter & Sofia Garantiva
Telephone No.: (561) 366-1100
Project Manager: Meredith Leigh, PhD, Senior Site Planner

TITLE: a Type 2 Variance **REQUEST:** to increase building coverage; and, to eliminate or reduce Type 3 Incompatibility Buffer requirements. **TITLE:** a Development Order Amendment **REQUEST:** to reconfigure the Site Plan, add square footage, modify uses, add land area, and modify Conditions of Approval. **TITLE:** a Class A Conditional Use **REQUEST:** to allow a Multi-Access Self Service Storage facility.

APPLICATION SUMMARY: Proposed are Type 2 Variances, a Development Order Amendment (DOA), and a Class A Conditional Use (CA) request for the Mangone and Spirk Self-Storage Multiple Use Planned Development (MUPD). The 7.27-acre site was last approved by the Board of County Commissioners (BCC) on October 22, 2015 for a Development Order Abandonment to abandon the Special Exceptions granted under R-1987-1206 and R-1988-1802, for a DOA to reconfigure the Site Plan, add a Requested Use, modify and delete Conditions of Approval (Use Limitation, Health and Engineering), and a Requested Use to allow a Self Service Storage Facility.

The Applicant is proposing to redevelop the existing parking areas located on the east and north portions of the subject site by adding an additional 50,687 square feet (sq. ft.), three-story addition to the Limited Access Self Service Storage facility, a 23,852 sq. ft. Multi-Access Self Service Storage facility, and 3,898 sq. ft. of outdoor storage. In addition, the Applicant is requesting Type 2 Variances to increase maximum building coverage, and reduce landscape requirements for the Type 3 Incompatibility Buffer along the west property line, in part, to accommodate existing conditions including: a reduction in the number of canopy trees; elimination of the required shrubs, palms and/or pine trees; reduce the wall height and wall setback; and, to allow all required landscape material to be on the inside of the wall. Further, corrections to the legal descriptions result in an 0.02-acre increase in land area, delete Landscape Conditions of Approval.

The Preliminary Site Plan indicates two Limited Access Self Service Storage buildings totaling 110,885 sq. ft. total, the proposed Multi-Access Self Service Storage facility and outdoor storage areas, and an Outdoor Entertainment use (Mini-Golf). No changes are proposed to the Mini Golf use with this application. No changes are proposed to the existing access points on Military Trail (2).

This application was reviewed for compliance with Unified Land Development Code Ord. 2003-067, Supplement 26.

SITE DATA:

Location:	West side of South Military Trail, approximately 1,730 feet north of Hypoluxo Road.
Property Control Number(s)	00-42-45-01-21-001-0000; and, 00-42-45-01-22-001-0000
Existing Future Land Use Designation:	Commercial High, with an underlying MR-5 (CH/5)
Proposed Future Land Use Designation:	No change
Existing Zoning District:	Multiple Use Planned Development District (MUPD)
Proposed Zoning District:	No change
Total Acreage:	7.27 acres
Affected Acreage:	6.23 acres
Tier:	Urban/Suburban

Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	Atlantis and Boynton Beach
Future Annexation Area	Lantana

RECOMMENDATION: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-2 through C-4.

ACTION BY THE ZONING COMMISSION (ZC): At the January 8, 2020 ZC Hearing, this item was on the Consent Agenda with minor amendments to Landscape Conditions 1 and 6 (Exhibit C-1 and C-2 respectively) on the Add/Delete. There was no one from the public to speak on the item and there was no discussion among the Commissioners. Commissioner Caliendo made a motion to recommend approval (as amended), seconded by Commissioner Beatty. The motion carried by a vote of 8-0.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received 0 contacts from the public regarding this project.

PROJECT HISTORY:

Application No.	Request	Resolution	Approval Date
SE-1984-00198	Rezoning from Agricultural Residential (AR) Zoning District to General Commercial (CG) Zoning District and a Special Exception (SE) to allow a Planned Commercial Development (PCD) including an Office Warehouse Combination	R-1985-585 R-1985-586	1/4/1985
PDD-1985-00032	Rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District; and a SE to allow a PCD.	R-1985-0954; R-1985-0955	4/25/1985
SE-1984-00198(A)	DOA to abandon the SE to allow a PCD including an Office Warehouse Combination and to allow a Recreational Facility, Amusements, Attractions and Exhibits (for a Bowling Center).	R-1987-1206	8/11/1987
SE-1987-00134	SE to permit a PCD including a Recreational Facility, Amusements, Attractions and Exhibits (for a Bowling Center), including extinguishing a SE for a PCD approved under Petition 1985-0032 (R-1985-0954) and a SE for a Recreational Facility, Amusements, Attractions and Exhibits (for a Bowling Center approved under Petition 1984-00198(A).	R-1988-1802	10/25/1988
SE-1987-00134(A)	DOA for modifications to the Conditions of Approval.	R-1989-0937	5/23/1989
DOA-1987-00134(B)	DOA for modifications to the Conditions of Approval.	R-1990-0054	1/2/1990
DOA-1987-00134(C)	DOA for modifications to the Conditions of Approval and a Requested Use to allow an Outdoor Entertainment.	R-1993-759	6/24/1993

ZV/ABN/DOA/R-2015-00331	Development Order Abandonment to abandon the Special Exception granted under Resolutions R-1987-1206 and R-1988-1802 to allow a Recreation Facilities, Amusement and Attractions (Bowling Center);	R-2015-1546	10/22/2015
	DOA to reconfigure the site plan; add a Requested Use; and, to modify and delete Conditions of Approval (Use Limitation, Health and Engineering); and,	R-2015-1547	
	Requested Use to allow a Self-Service Storage Facility (SSSF).	R-2015-1548	
AVB-2015-02046	Type 1B Variance to allow an existing utility easement to completely overlap an existing 5 ft. compatibility buffer.	2015-02046	11/19/2015

SURROUNDING LAND USES:

NORTH:

FLU Designation: Commercial Low, with an underlying MR-5 (CL/5)
 Zoning District: Multiple Use Planned Development (MUPD)
 Supporting: Vacant (Michael Gilley (Lake Worth Storage 2), Control No 2009-02300)

SOUTH:

FLU Designation: Commercial High, with an underlying MR-5 (CH/5)
 Zoning District: General Commercial (CG)
 Supporting: Institutional (Little Red School House Early Learning Center, Control No 1983-00003)

EAST:

FLU Designation: Medium Residential (MR-5)
 Zoning District: Agricultural Residential (AR)
 Supporting: Vacant, Billboard No 478 (Application No SPBD-2005-001363, Control No 2005-00063)

WEST:

FLU Designation: Low Residential (LR-3)
 Zoning District: Single-Family Residential (RS)
 Supporting: Residential (H.A.S. Land Development, Control No 1977-00069) AKA Countywide Community Revitalization Area (CCRT) Concept Homes of Lantana.

TYPE 2 VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
(V1) Table 3.E.3.D, MUPD Property Development Regulations	Maximum Building Coverage: 30 percent	32.2 percent	+2.2 percent
(V2) Table 7.C.2.C.3, Incompatibility Buffer Landscape Requirements	Canopy Trees: 1 per 20 linear feet (LF) (26 canopy trees).	17 Canopy Trees.	-9 canopy trees.
	Palms and/or Pine trees: 1 per 30 LF (18 palms)	0 Palm or pine trees.	-18 palms and/or pines.
	Small shrubs 1 per 2 LF (264 shrubs)	0 small shrubs.	-264 small shrubs.
	Medium shrubs 1 per 4 LF (132 shrubs)	0 medium shrubs.	-132 medium shrubs.
	Landscape barrier: 6-foot high opaque wall	5-ft. high opaque wall.	-1 ft. wall height.
(V3) Table 7.D.4.D, Requirements for a	10 ft. Minimum setback for a wall.	0 feet setback.	-10 ft. setback.

Wall or Fence in a Landscape Buffer	7.5 feet of planting width on both sides of the wall;	0 feet of planting width on the exterior side of the wall.	100 percent planting width on inside of the wall.
	75 percent of required canopy trees along the exterior side of the wall. Shrubs shall be planted on both sides of the wall or fence.	0 trees on the exterior of the existing wall. 0 shrubs on exterior of the wall.	100 percent of trees and shrubs on inside of wall.

FINDINGS:

Conditional Uses and Development Order Amendments:

When considering a Development Order application for a Conditional Use, or a Development Order Amendment, the BCC and ZC shall consider Standards a – h listed in ULDC Article 2.B.7.B.2, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

- a. **Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

PLANNING DIVISION COMMENTS:

- o *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
 - o *Prior Land Use Amendments:* The site has been the subject of a previous Future Land Use amendment. The amendment, Commercial Categories 3, LGA 2003-46, was adopted with no conditions via ORD. 2003-065, which amended the land use from C/5 to CH/5.
 - o *Intensity:* The maximum Floor Area Ratio (FAR) of .50 is allowed for a MUPD with a CH/5 FLU designation in the Urban Suburban Tier (316,459 square feet or 7.27 acres x .50 maximum FAR = 158,230 square feet maximum). The request for a total of 135,737 square feet equates to a FAR of approximately 0.43 (135,737 / 316,459 square feet or 7.27 acres = 0.43).
 - o *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.
- b. **Consistency with the Code** - *The proposed use or amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The request is primarily to allow an expansion of the SSSF approved in 2015. At the time, Multi-access and Limited-access Self Service Storage were not separate uses with different approval processes as they are in the current Code. The requests within the affected area comply with the Code for use, layout and function to the greatest extent possible and some of the prior non-conforming elements, such as landscape islands, foundation planting, and perimeter buffer widths have been decreased or eliminated to meet current Code requirements.

- o *Increase in Land Area:* According to the Applicant’s Justification Statement, at the time of the 2015 DOA approval, the parcels within the MUPD were not platted. Engineering Condition 5, in Resolution No. R-2015-1547 required that the property be platted. The Applicant extended the opportunity to the then owner of Parcel A, the miniature golf facility, to participate in the plat for the MUPD. The former owner declined participation, and Engineering/Land Development approved a plat for Parcel B only, as recorded in Plat Book (P.B.) 123, pages 3-5. The then-owner of Parcel A processed a plat separately for the miniature golf facility parcel. This plat is recorded in P.B. 124, pages 168-169. The plats were prepared by two separate surveyors. Because of the separate platting, differences in the overall MUPD site area were identified. The total site area of the MUPD has increased from 7.244 acres, as reflected in the 2015 approval, to 7.265 acres with this request, an increase of 0.021 acres.

○ *PDRs:* The Applicant is seeking variance relief to allow an increase in the maximum allowed building coverage from 30 percent to 32.2 percent. Per Article 1.1.2.B.53, Building Coverage, is that portion of a lot occupied by the square footage of the ground floor area of a building or structure. Building Square Footage does not include areas covered by canopies for weather protection. However outdoor seating areas or areas that functionally extend the primary use are included (Art. 1.1.2.B.60, Building Square Footage). The PSP indicates 3,264 sq. ft. of existing canopies for weather protection and a 1,000 sq. ft. picnic area on the Miniature Golf parcel that is not included in this the total calculated building coverage. Any request to increase building coverage will require reconsideration of the Variance that has been requested.

○ *Parking:* The Code allows for parking for non-residential uses in a PDD to utilize the parking ratio provided in Article 3.E.2.h.2)a) Minimum/Maximum Parking Standards, which provides a range, or Article 6.A.1.D, Minimum Off-Street Parking and Loading Requirements, based on the uses. Because of the low demand for parking for a SSSF, the Applicant has opted calculate parking based on the use and a figure agreed upon between the owners of the MUPD. The project requires 20 spaces, (10 spaces required for the mini golf and 10 spaces required for the SSSF). The PSP indicates 79, which is a figure agreed upon in a recorded Reciprocal Easement Agreement (ORB 30390 PG 446). The existing site elements (minimum width and number of landscape islands, number of spaces in a row that exceed ten) outside of the affected area are legal nonconforming and vested under the previous approval and have been included in the Nonconformity Chart on PSP-2. These site elements are considered nonconforming as they were approved under a prior Code in the previous DO. Modifications to the development do not warrant bringing these up to code in accordance with Article 1.E.1.C.2. Modification to a Prior Approval with Nonconformities, since they are outside the limits of the affected area.

○ *Landscaping:* Variances have been requested to allow the existing established landscape buffer to the west to remain as it is. The Compatibility Buffer to the north is subject to current Code requirements. It is indicated on the PSP as 8 ft. wide. In addition, to the existing mature Live Oaks, Slash Pines, and Areca Palms, Staff is recommending Landscape Condition 5 in Exhibit C-2 to ensure any missing and/or dead plant material required in a Compatibility Buffer is replaced. The Compatibility buffer along the south property line is vested at 5 ft. pursuant to Article 7.C.2.B.3, Width [related to Compatibility Buffer]. Additionally, the PSP indicates an existing 20-ft. easement overlap into the five-foot landscape buffer along the south property line. The easement was recorded on August 10, 1987 (ORB 5875, P. 1987), which was in line with the approval for the Bowling Center; therefore, it has been in existence since the approval. The easement overlap was acknowledged in the prior approval via Site Design Condition 4 (R-2015-1548; Exhibit C-2) and approved under Type 1B Variance (AVB-2015-02046), which allowed the complete overlap of the easement. The existing site elements outside of the affected area (required width and planting material in the Right-of-Way (R-O-W) buffer, required foundation planting around the building on the Mini Golf parcel, and the freestanding sign for the Mini Golf) are legal nonconforming and vested under the previous approval pursuant to Article 1.E.1.C.2, Modification to a Prior Approval with Nonconformities. These elements have been included in the Nonconformity Chart on PSP-2.

In addition, Landscape Conditions 1 and 6 in Exhibit C-1 and C-2, respectively, were amended on the Amendments to the Agenda to required the entire western Type 3 Incompatibility Buffer to be supplemented with additional shrubs, where applicable, to provide a continuous opaque buffer to be maintained at a minimum height of eight (8) feet. Additional shrubs shall be installed at a minimum height of six feet with a maximum spacing of 48 inches.

○ *Architecture:* The proposed use is not exempt from compliance with Article 5.C. However, the Applicant will submit elevations for review at the time of Building Permits as required by the ULDC.

○ *Signage:* The Preliminary Master Sign Plan dated November 25, 2019, provides the details of the existing and proposed signs. In addition to the existing freestanding signs the additional proposed wall signs on Buildings A through G comply with the requirements of Article 8, Signage.

c. Compatibility with Surrounding Uses – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The amendment to the prior approval, which allowed the SSSF Use, was determined compatible and consistent with the surrounding area. Changes within the affected area include a wider buffer; however, the Applicant is proposing 3,898 square feet of Outdoor Storage along the southern half of the west perimeter. This area would potentially store boats, trailers and other large vehicles that could be seen from the residential lots to the west if not properly screened. To mitigate this and ensure the previous determination of compatibility continues to be the case, recommended Landscape Condition 1 in Exhibit C-1 and Landscape Condition 6 in Exhibit C-2 were amended on the Amendments to the ZC agenda to require the Property Owner to supplement landscape material in the area adjacent to the Outdoor Storage area to ensure complete opaque screening.

The existing Limited Access SSSF and proposed Multi-Access SSSF are one-story buildings. The proposed additional Limited Access SSSF is three stories, and maximum height is 35 feet. However, it is proposed on the east side of the existing structure, and the visual impacts will be limited to the Military Trail frontage and from the abutting non-residential uses to the north and south. The adjacent properties and character of the surrounding area to the north, south and east are commercial, institutional or vacant and the existing buffers will remain.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

As noted above, there is potential for the Outdoor Storage area to have some visual impacts on the residential lots to the west. The variances requested, if approved, will ensure the proposed one-story buildings will be screened from view by an existing five-ft. wall, 25-ft. tall Live Oak trees, and an eight to 10 ft. high understory with a mix of Areca Palms and broadleaf shrubs. Additionally, Landscape Conditions mentioned above will further mitigate potential adverse impact to the properties to the west. Finally, the proposed buildings have a rear setback of approximately 89 ft. from the west property line and the Site Plan indicates the addition of a dry detention area along the north and west property line to increase the capacity of storm water drainage on site, further limiting impacts to the uses immediately adjacent to residential uses to the west.

e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- *Vegetation Protection:* The property has been previously developed. All of the on-site vegetation is landscape material.
- *Wellfield Protection Zone:* The property is not located within a Wellfield Protection Zone.
- *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. Development Patterns – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The project exists as a commercial development and is consistent with the development pattern for the area. The proposed Class A Conditional Use for the Multi-Access SSSF is an expansion of a use that was previously determined to result in a logical, orderly and timely development pattern. This determination remains the same with this amendment.

g. Adequate Public Facilities – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

ENGINEERING COMMENTS:

The proposed redevelopment project is expected to result in a reduction of 1,946 net daily, a reduction of 83 net AM and a reduction of 62 net PM peak hour trips. Build-out of the project is expected to be by 2022.

There are no improvements to the roadway system required for compliance with the Traffic Performance Standards, since the project will have lesser impact compared to the existing development.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Military Trail from Lantana Rd to Hypoluxo Rd

Existing count: Northbound=1,593, Southbound=1388

Background growth: Northbound=332, Southbound=290

Project Trips: Northbound=0, Southbound=0

Total Traffic: Northbound=1,925, Southbound=1678

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2,940 per direction

Projected level of service: LOS D or better in each direction

The Property Owner shall obtain an onsite drainage review from Land Development prior to the issuance of the building permit.

The Property Owner shall reconstruct the driveway connections on Military Trail prior to the issuance of the certificate of occupancy.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project meets the requirements of the Florida Department of Health.

FIRE PROTECTION: Staff has reviewed this application and has no comment.

SCHOOL IMPACTS: No Staff review analysis.

PARKS AND RECREATION: This is a nonresidential project, therefore Park and Recreation Department ULDC standards do not apply.

h. Changed Conditions or Circumstances – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

According to the Applicant's Justification Statement, in 2014, the Applicant submitted an application to redevelop their property and repurpose the existing 60,198 SF former bowling alley building to a SSSF use, and to add Multi-Access Self-Storage buildings. Due to legal issues with the then-Property Owner of the adjoining miniature golf facility, Multi-Access SSSF buildings were removed from the plan and only a Limited Access SSSF was implemented within the existing bowling alley building. The existing 333 parking spaces could not be modified until the legal matter was resolved. That matter has now been resolved with the new Property Owner of the Miniature Golf Facility, and a Reciprocal Easement Agreement has been recorded (ORB 30390 PG 446). The existing 333 parking spaces are no longer needed to serve the two uses on site. Only 79 spaces are necessary per the agreement. Staff finds this justification adequate to demonstrate that there are changed conditions that necessitate a modification.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B.7.B and determined that there is a balance between the need for change and the potential impacts generated by this change. Staff is recommending approval of the request, subject to the Conditions of Approval as indicated in Exhibits C-1 through C-4.

CONDITIONS OF APPROVAL

Exhibit C-1- Type 2 Variance - Concurrent (Approved at the January 8, 2020 ZC Hearing)

VARIANCE

1. This Variance is approved based on the layout as shown on the Preliminary Site Plan dated November 25, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)
2. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPM: BUILDING DIVISION - Zoning)

LANDSCAPE – PERIMETER LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

1. The entire western Type 3 Incompatibility Buffer shall be supplemented with additional shrubs, where applicable, to provide a continuous opaque buffer to be maintained at a minimum height of eight (8) feet. Additional shrubs shall be installed at a minimum height of six feet with a maximum spacing of 48 inches. (BLDGPM: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, Owner, lessee, or user of the subject property; the Revocation of any other Permit, License or Approval from any developer, Owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or,
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other Zoning Approval; and/or,
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of Conditions reasonably related to the failure to comply with existing Conditions; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

Exhibit C-2 - Development Order Amendment (Multiple Use Planned Development)

ALL PETITIONS

1. Previous ALL PETITIONS Condition 8 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

The approved Preliminary Site Plan is dated August 20, 2015 and the Preliminary Regulating Plan is dated July 27, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Site Plan is dated November 25, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 1 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1993-0759 (Control 1987-00134), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2015-1547 (Control 1987-00134), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

3. Previous ALL PETITIONS Condition 2 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

Prior to site plan certification, the site plan shall be amended to indicate the following:

- a. Redesign of the four (4) parking aisles in the northwest portion of the site to provide continuous vehicular traffic circulation.
- b. Existing vegetation and proposed landscaping as per Condition Nos. 6, 8, 9, and 10, below.

Is hereby deleted. [REASON: No longer applicable.]

ENGINEERING

1. Condition deleted by R-2015-1547 (Previous ENGINEERING Condition 1 of Resolution R-2015-1547, Control No.1987-00134)

2. Condition deleted by R-2015-1547 (Previous ENGINEERING Condition 2 of Resolution R-2015-1547, Control No.1987-00134)

3. Condition deleted by R-2015-1547 (Previous ENGINEERING Condition 3 of Resolution R-2015-1547, Control No.1987-00134)

4. Prior to issuance of a building permit the developer shall obtain an onsite drainage permit from the County Engineer. This permit application shall reflect the drainage into this site from the adjacent Don Carter bowling center in accordance with the original drainage design for the Don Carter bowling

center, in addition to the drainage generated by this site. (BLDGPM/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2015-1547, Control No.1987-00134)

5. Prior to December 31, 2016, the Property Owner shall combine the property into lot(s) of record in accordance with provisions of Article 11 of the Unified Land Development Code. The plat should include the subject property and any residual parcels. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2015-1547, Control No.1987-00134)

6. Prior to issuance of the first building permit or prior to December 31, 2016, whichever occurs first, the Property Owner shall abandon or release, and relocate as necessary, the portion of the easement under the southwest corner of Building A. (BLDGPM/DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2015-1547, Control No.1987-00134)

7. The property owner shall reconstruct the two driveway connections on Military Trail to replace the existing flared returns with return radii, as required by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

8. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2022, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. All existing on-site sewage disposal systems must be abandoned in accordance with Chapter 10D-6, FAC and Palm Beach County ECR-I. [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2015-1547, Control No.1987-00134)

2. Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. All existing on-site potable water supply systems must be abandoned in accordance with Palm Beach County ECR-II. [Note: COMPLETED] (Previous HEALTH Condition 2 of Resolution R-2015-1547, Control No.1987-00134)

LANDSCAPE - GENERAL

1. Along the north property line, adjacent to the boundary of the subject site, the Property Owner shall upgrade the landscaping to include a minimum of one (1) tree planted every thirty (30) feet on center and a continuous opaque hedge a minimum of twenty four (24") inches in height at installation. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2015-1547, Control No.1987-00134)

2. Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

All trees required to be planted on site by this approval shall meet the following minimum supplemental standards at installation:

a. Tree height: fourteen (14) feet.

b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.

c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.

Is hereby amended to read:

All trees required to be planted on site by this approval shall meet the following minimum supplemental standards at installation:

- a. Canopy tree height: 14 feet; and,
- b. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (ONGOING: ZONING - Zoning)

3. Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

The Property Owner shall maintain a ten (10) foot wide landscape strip along the western property line. Within this strip a six (6) foot high CBS wall shall be installed, existing slash pines shall be preserved, and additional native canopy trees a minimum of twelve (12) feet in height shall be planted to establish a vegetative buffer with trees no more than twenty-five (25) feet apart (on center). The six (6) foot high wall shall receive architectural treatment on both sides and shall be maintained in a good condition and appearance. (ONGOING: ZONING - Zoning)

Is hereby deleted. [REASON: Modifications to the western perimeter buffer are subject to this Development Order Amendment.]

4. Concurrent with the final approval of the Plans by the Development Review Officer (DRO), the Property Owner shall submit an Alternative Landscape Plan to indicate the previously approved preserved Slash Pines, the existing preserved Slash Pines, and the proposed trees that will replace any that had died or been removed within all perimeter landscape buffers, interior landscape islands and divider medians. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2015-1547, Control No.1987-00134)

LANDSCAPE – PERIMETER - LANDSCAPING ALONG THE NORTH AND SOUTH PROPERTY LINES (ABUTTING NON-RESIDENTIAL)

5. Prior to January 31, 2021, the Property Owner shall replace all dead and missing plant materials along the north and south property lines. (DATE: CODE ENF - Zoning)

LANDSCAPE – PERIMETER - LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

6. The entire western Type 3 Incompatibility Buffer shall be supplemented with additional shrubs, where applicable, to provide a continuous opaque buffer to be maintained at a minimum height of eight (8) feet. Additional shrubs shall be installed at a minimum height of six feet with a maximum spacing of 48 inches. (BLDGPM: ZONING - Zoning)

PLANNING

1. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Final Site Plan to indicate the location of the vehicular and pedestrian connection to the adjacent northern property. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2015-1547, Control No.1987-00134)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Final Site Plan to indicate the location for the vehicular and pedestrian connection at the southern property line. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2015-1547, Control No.1987-00134)

3. Prior to the issuance of the first Building Permit, the Property owner shall record in the public records, an irrevocable cross access easement to the north and south, consistent with the locations indicated on the Final Site Plan and on a form approved by the County Attorney's Office. (BLDGPM: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2015-1547, Control No.1987-00134)

4. Prior to the issuance of the Certificate of Occupancy, the Property Owner shall pave the vehicular and pedestrian access and connection to the north and south property lines as shown on the Final Site Plan. (CO: MONITORING - Planning)

SITE DESIGN

1. Lighting used to illuminate the premises shall be directed away from streets and neighboring properties. Lighting within the western 100 feet of the site shall be limited to fixtures that are a maximum of twelve (12) feet in height. (ONGOING: ZONING - Zoning) (Previous SITE DESIGN Condition 1 of Resolution R-2015-1547, Control No.1987-00134)

2. The miniature golf course site lighting shall be limited to a maximum of fifteen (15) feet in height, measured from finished grade to the highest point. (ONGOING: ZONING - Zoning) (Previous SITE DESIGN Condition 2 of Resolution R-2015-1547, Control No.1987-00134)

3. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall apply for and gain approval of a Type IB Variance to allow the existing overlap of the 20 foot easement in the five foot landscape buffer located along the south property line. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 7 of Resolution R-2015-1547, Control No.1987-00134)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2015-1547, Control No.1987-00134, which currently states:

Use of the site shall be limited to a Self-Service Storage Facility, and an outdoor miniature golf course with accessory snack bar/retail shop and picnic area.

Is hereby amended to read:

Use of the site shall be limited to a Limited- and Multi-Access Self-Service Storage Facility, and an outdoor miniature golf course with accessory snack bar/retail shop and picnic area. (ONGOING: ZONING - Zoning)

2. There shall be no dumpster pickup between the hours of 8:00 p.m. and 7:00 a.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2015-1547, Control No.1987-00134)

3. All architectural features on the miniature golf course shall be limited to a maximum height of fifteen (15) feet, measured from finished grade to the highest point. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2015-1547, Control No.1987-00134)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, Owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, Owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or

b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or

d. Referral to Code Enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in

accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

Exhibit C-3 - Development Order Amendment (Limited Access Self Service Storage)

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2015-1548, Control No.1987-00134, which currently states:

The approved Preliminary Site Plan is dated August 20, 2015 and the Preliminary Regulating Plan is dated July 27, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Site Plan is dated November 25, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2015-1548 (Control 1987-00134), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, Owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, Owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

Exhibit C-4 - Class A Conditional Use (Multi-Access Self Service Storage Facility)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated November 25, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, Owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, Owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1 - Land Use Map

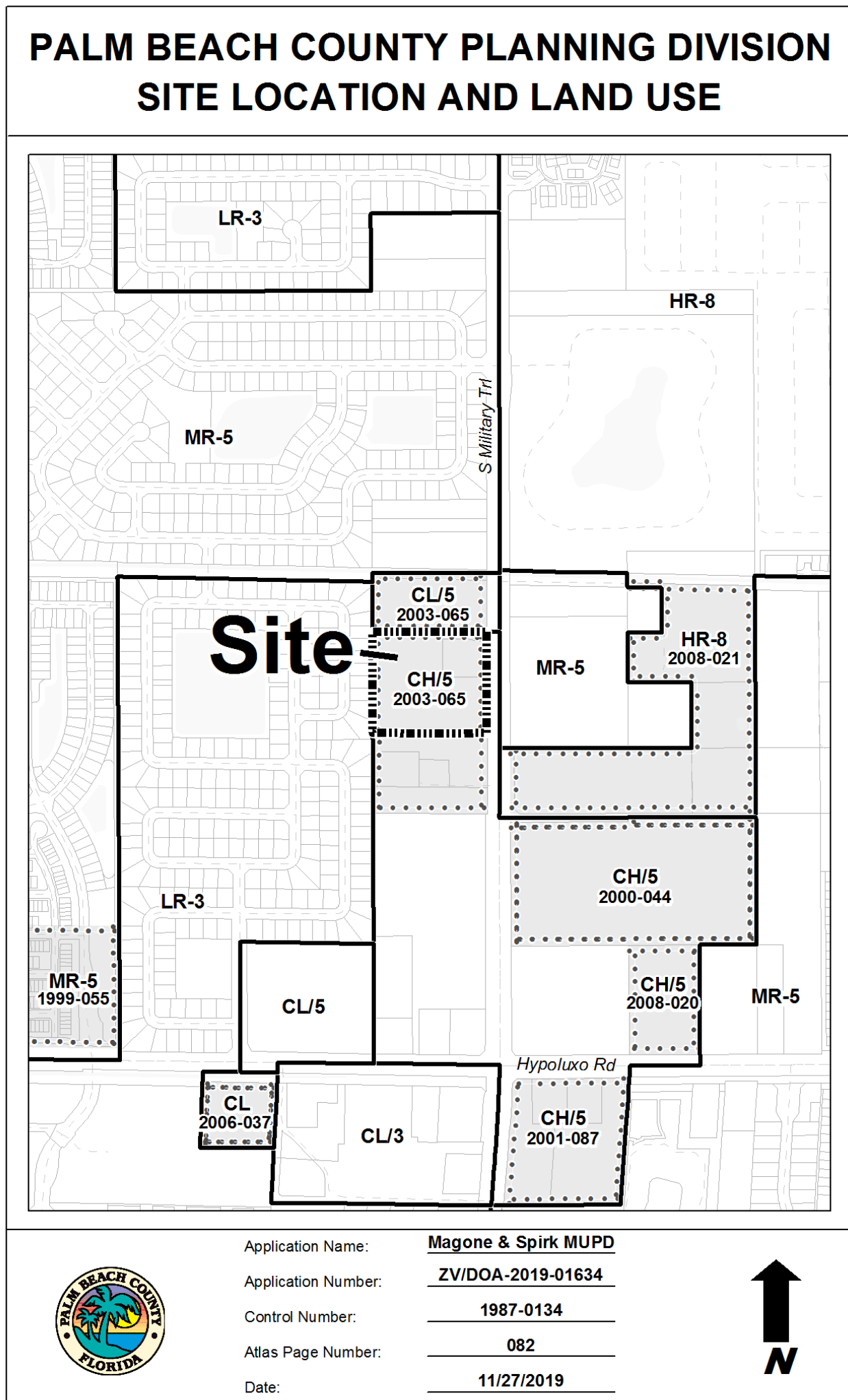


Figure 2 - Zoning Map

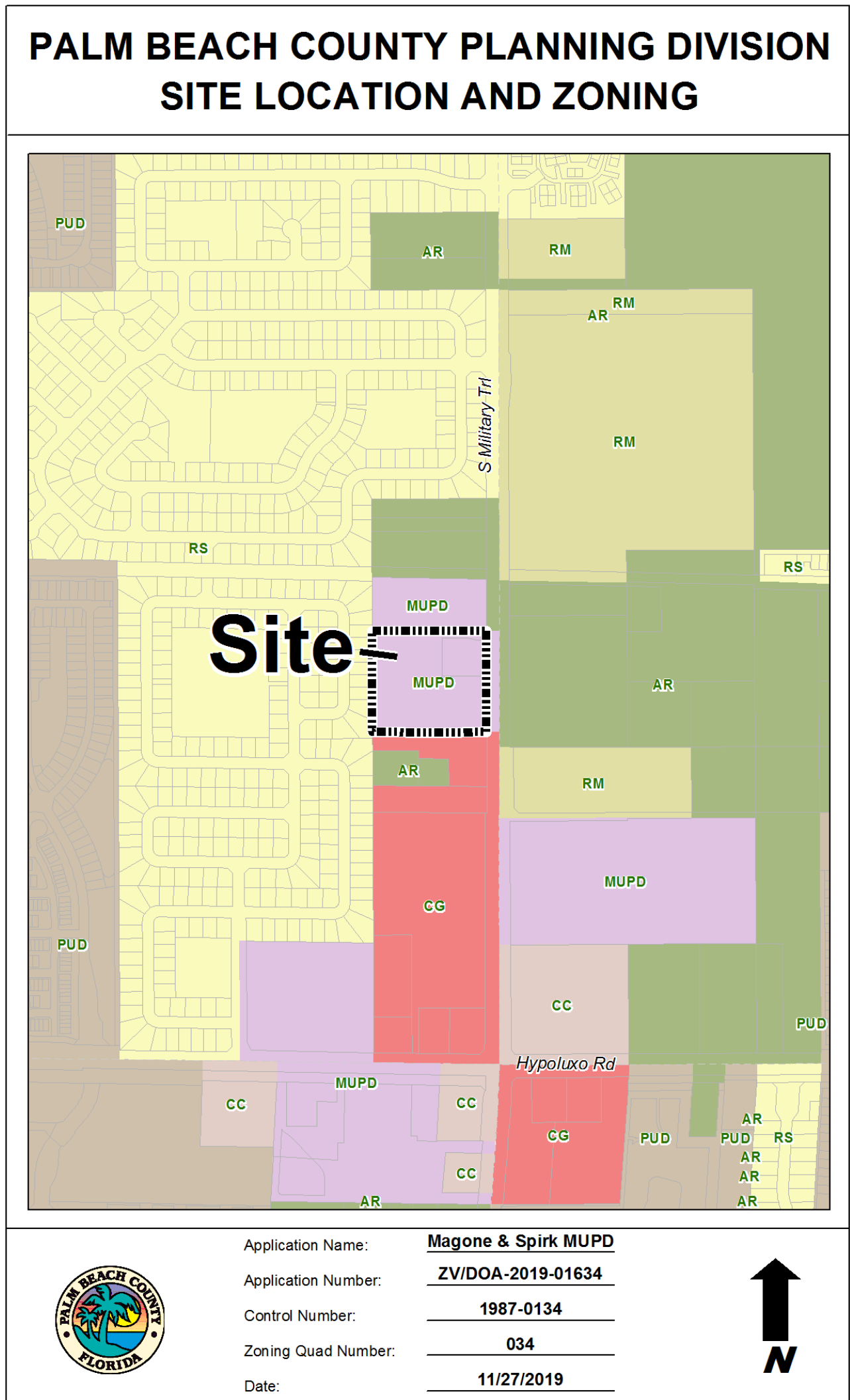
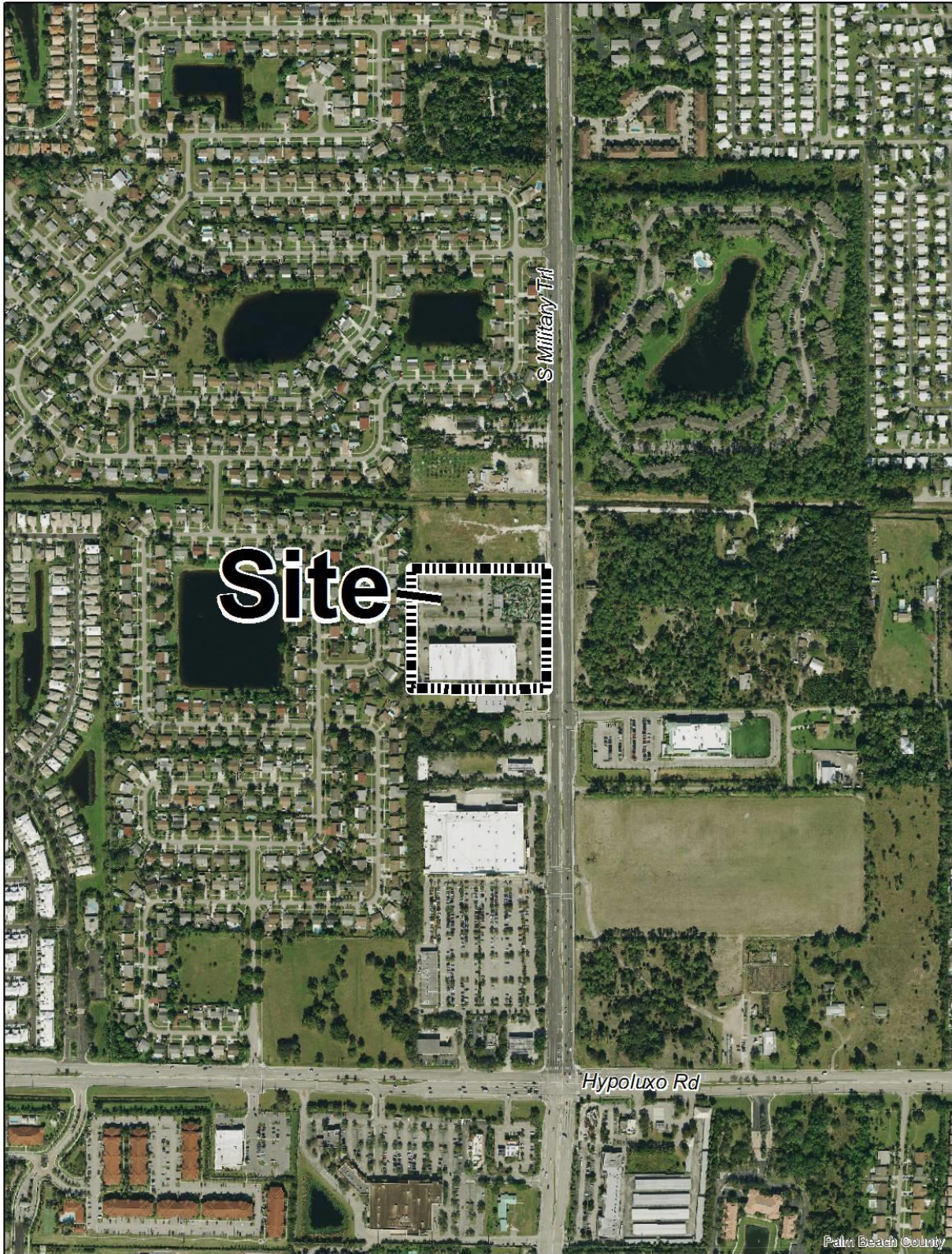


Figure 3 - Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	<u>Magone & Spirk MUPD</u>
Application Number:	<u>ZV/DOA-2019-01634</u>
Control Number:	<u>1987-0134</u>
Atlas Page Number:	<u>082</u>
Date:	<u>11/27/2019</u>



Figure 4 – Preliminary Site Plan, Sheet 2 of 2 dated November 25, 2019



SITE DATA:
 APPLICATION NAME: MANGONE AND SPIRK SELF-STORAGE MUPD
 CONTROL NO: 1887-00124
 PROJECT NO: 08999-003

DEVELOPMENT TEAM:

DEVELOPER: Mangone and Spirk, LLC
 1800 N. US Highway 1
 West Palm Beach, FL 33411
 P: 561.836.1111

OWNER: Mangone and Spirk, LLC
 1800 N. US Highway 1
 West Palm Beach, FL 33411
 P: 561.836.1111

PLANNERS: Urban Design Studios
 910 Clematis Street, Suite C102
 West Palm Beach, FL 33401
 P: 561.836.1111

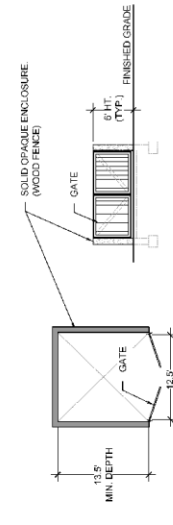
CONSULTANTS:
TRAFFIC ENGINEER: Traffic Engineering, Inc.
 2005 Vista Parkway, Suite 111
 West Palm Beach, FL 33411
 P: 561.836.1111

EXISTING NON-CONFORMING SITE ELEMENTS:

Item	Requirement	Existing Condition	Notes
A	Table 7.C.2.A.1 - Minimum Tree Requirements	Minimum width of landscape islands per US Tier requirements	Existing parking areas
B	Table 7.C.2.A.1 - Minimum Tree Requirements	Minimum width of landscape islands per US Tier requirements	Existing parking areas
C	Table 7.C.2.A.1 - Minimum Tree Requirements	Minimum width of landscape islands per US Tier requirements	Existing parking areas
D	Table 7.C.2.A.1 - Minimum Tree Requirements	Minimum width of landscape islands per US Tier requirements	Existing parking areas
E	Table 7.C.2.A.1 - Minimum Tree Requirements	Minimum width of landscape islands per US Tier requirements	Existing parking areas

EXISTING DUMPSTER DETAIL

IDENTIFIES EACH EXISTING NON-CONFORMITY LOCATION ON THE SITE PLAN



PROPOSED VARIANCE CHART

Variance	Code	Requirement	Proposed	Variance
1	Table 3.E.3.D	Building Coverage	32.2%	+2.2%
2.a	Table 7.C.2.C.3-1	250 small trees	17' canopy trees	-9 trees
2.b	Table 7.C.2.C.3-1	15 palms	0	Eliminate palms/palms
2.c	Table 7.C.2.C.3-1	250 small trees	0	Eliminate small and medium trees
2.d	Table 7.C.2.C.3-1	6-foot high opaque wall	5-foot high opaque wall	-1 foot height
3.a	Table 7.D.4.D	10-foot from project line	0	-10 feet
3.b	Table 7.D.4.D	7.5 feet on planting area	0	Eliminate planting area
3.c	Table 7.D.4.D	75% of canopy trees located on the side of the wall	No trees located on the side of the wall	Eliminate trees located on the side of the wall
3.d	Table 7.D.4.D	Shrub's shall be planted on both sides of the wall	No shrubs planted on either side of the wall	Eliminate shrub planting on both sides of the wall

DATE: 07/18/2019
PROJECT NO.: 14-050-000
DESIGNED BY: BRSS
DRAWN BY: BRSS
CHECKED BY: CWV
REVISION DATES:
 06/13/2019 (003) Revised
 11/23/2019 (004) Revised (003) Revised

PBC Amendments:

PBC Zoning Stamp:

PSP-2
 of 2

Figure 5 – Previously Approved Preliminary Site Plan, Sheet 1 of 2 dated August 20, 2015

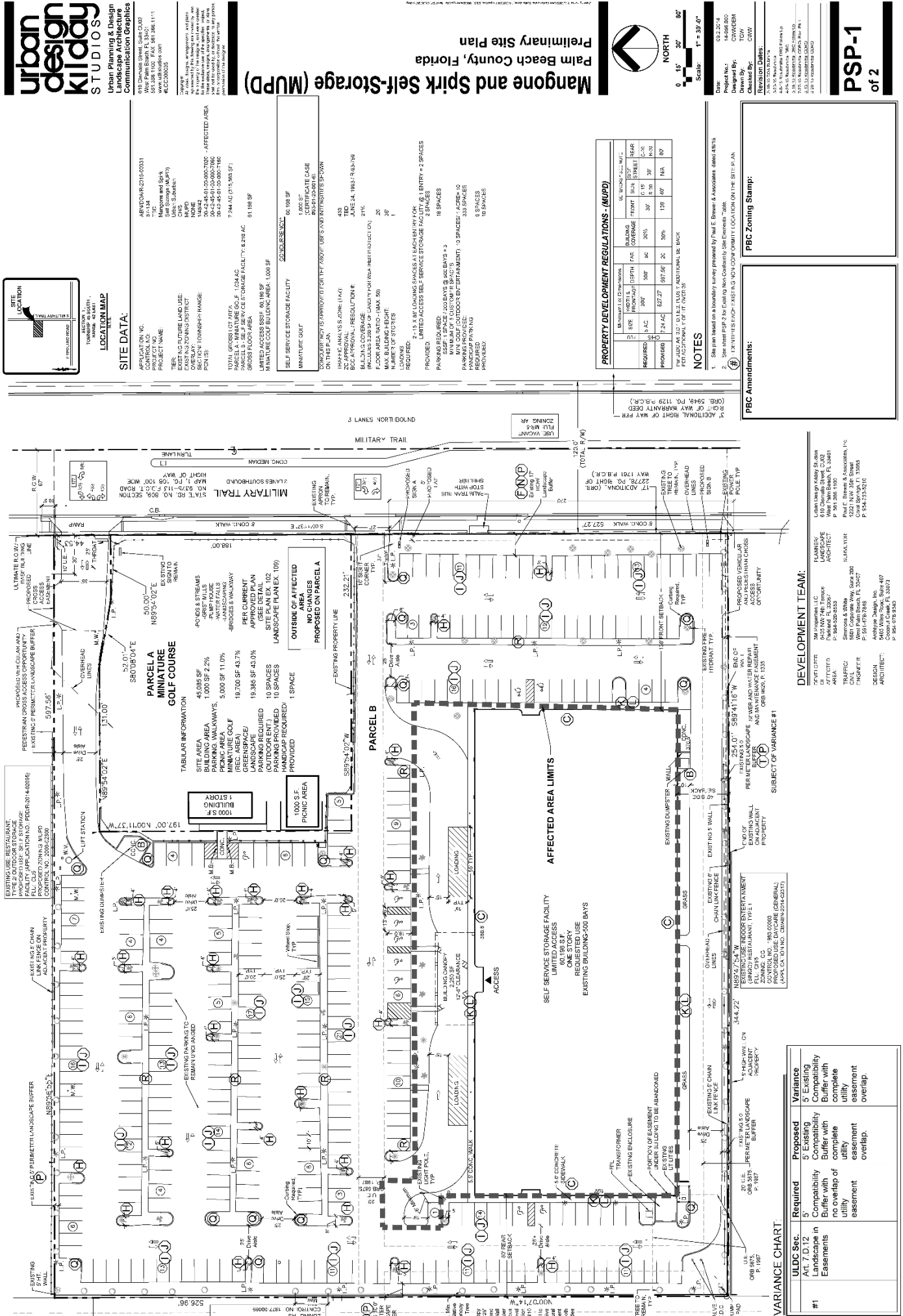


Figure 5 – Previously Approved Preliminary Site Plan, Sheet 2 of 2 dated August 20, 2015

EXISTING NON-CONFORMING SITE ELEMENTS:

Nonconforming Site Element List
 Pursuant to Article 1.E.L.C., Existing site conditions that are not affected by this application are
 where appropriate, the Resolution No. 8-99-299 approved June 29, 1999 and Site Plan Exhibit 202
 approved July 7, 2005. All other site conditions that are clearly shown on
 a prior development order shall be noted.

Code Section	Requirement	Location of Noncompliance
A Article 3.E.L.C.1.h	Pedestrian Amenity	Entire site
B Figure 5.B.1.A, Typical diameter layout/ART. 5.B.1.A.8	Surrounded by solid opaque fence; Surrounded by 30' N. 2000	Southeast corner of self- service storage building and just outside northwest corner of Parcel A
C Article 5.C	Architectural Design Standards	North, south, east and west boundaries
F Table 7.C.3 - Minimum Tier Requirements - Landscape Buffers	Three (3) layers of Shrubs and Ground Cover	Along east and west property lines
G Table 7.C.3 - Minimum Tier Requirements - Interior Landscaping	1 per 2,000 SF - Minimum Tree Requirements (Residential) and 3,000 SF - Minimum Shrub Quantities (Non Residential)	Entire site
H Table 7.C.3 - Minimum Tier Requirements - Interior Landscaping with Planting	Minimum width of Landscape Islands per U/S Tier Requirements	Existing parking areas
I Table 7.C.3 - Minimum Tier Requirements - Foundation Planting	Minimum spacing - 4 spaces in a row	Existing parking areas
J Table 7.C.3 - Minimum Tier Requirements - Interior Landscaping	Interior Islands - 1 per 10 Spaces	Existing parking areas
K Table 7.C.3 - Minimum Tier Requirements - Foundation Planting	Percentage of Feades - 40%	Along north, east and west facades of existing building
L Table 7.C.3 - Minimum Tier Requirements - Foundation Planting	Foundation Planting Width - 5 ft. along front facades and 8 ft. along side facades	Along north, east and west facades of existing building
M Article 7.D.1.D	Foundation Planting Around Sign	At base of existing pole sign
N Article 7.E.1.A / 7.E.7	ROT Buffers	East property line
O Article 7.F.1.C / 7.F.9	Required buffers: Required setbacks for trees, shrubs and hedges in perimeter buffers	West property line
P Article 7.F.2	Terminal Islands shall have a minimum length of 25' and include a minimum of one tree per 1,000 SF of area. All islands subject to the standards of Table 7.C.3, Min., Tier Requirements.	Along north, south, east and west property lines
Q Article 7.G.2.A	Divider median @ 8' in width between every third row of parking	Existing parking areas
R Article 7.G.2.C	Divider median @ 8' in width between every third row of parking	Existing parking areas
T Article 5.B.1.A.17.c	Driveway Reads	Entire site

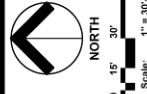
Ⓢ - IDENTIFIES EACH EXISTING NON-CONFORMITY LOCATION ON THE SITE PLAN



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Mangone and Spirk Self-Storage (MUPD)

Palm Beach County, Florida
 Preliminary Site Plan



Date: 08.2.2014
 Project No.: 14-056-000
 Designed By: CVA/DEM
 Checked By: CVAW
 Revision Dates:
 2.18.12 DCS, Summary
 3.15.12 CVA/DEM, Summary
 4.18.12 CVA/DEM, Summary
 4.28.12 CVA/DEM, Summary
 7.22.12 CVA/DEM, Summary
 8.13.12 CVA/DEM, Summary

PBC Amendments:

PBC Zoning Stamp:

PSP-2 of 2

Item	ULDC Sec.	Required	Proposed	Variance
1.	Table 7.C.2.D. MUPD Property Development Buffering Coverage	30%	32.2%	+2.2%
2. a.	Table 7.C.2.C.3. Landscape Requirements- Palms	26 canopy trees	17 mature canopy trees	-9 trees
2. b.	Table 7.C.2.C.3. Landscape Requirements- Palms	18 palms	0	Eliminate palms
2. c.	Table 7.C.2.C.3. Landscape Requirements- Palms	204 small, 152 medium, 1 small shrub/2 LF	0	Eliminate all small, medium and shrubs
2. d.	Table 7.C.2.C.3. Landscape Requirements- Palms	6 med. high canopy wall, 6 med. high opaque wall	0	Eliminate all med. high canopy wall, 6 med. high opaque wall
2. e.	Table 7.D.4.D. Requirements for a Wall in a Landscape Buffer - Seaback	10' med. high property line	0	-10' use
2. f.	Table 7.D.4.D. Requirements for a Wall in a Landscape Buffer-Planting Width	7.5' med. high on both sides of wall	0	Eliminate all med. high on both sides of wall
2. g.	Table 7.D.4.D. Requirements for a Buffer- Canopy Tree Planting	75% of No. trees located on exterior of wall	0	Eliminate trees located on exterior of wall
2. h.	Table 7.D.4.D. Requirements for a Buffer- Canopy Tree Planting	Strips shall be planted on both sides of the wall	0	Eliminate all strips on both sides of the wall

EXISTING VARIANCE CHART
(SOUTH BUFFER) - AVB-2015-02046

PROPOSED VARIANCE CHART
Variance #1

ULDC Sec. #1
 5 Existing Buffer with complete utility assessment (South Buffer)
 2 Existing Buffer with complete utility assessment (South Buffer)
 2 Existing Buffer with complete utility assessment (South Buffer)

SITE DATA
 APPLICABLE CODES: MANGONE AND SPIRK SELF-STORAGE MUPD
 CONTROL NO. 08966200
 PROJECT NO. 08966200

MANAGONE AND SPIRK SELF-STORAGE MUPD
 Preliminary Alternative Landscape Plan - Buffer Details

Urban design KIDCAL STUDIOS
 Landscape Architecture and Planning
 310-214-6166, 310-214-6167
 www.kidcal.com

PALP-1 of 3

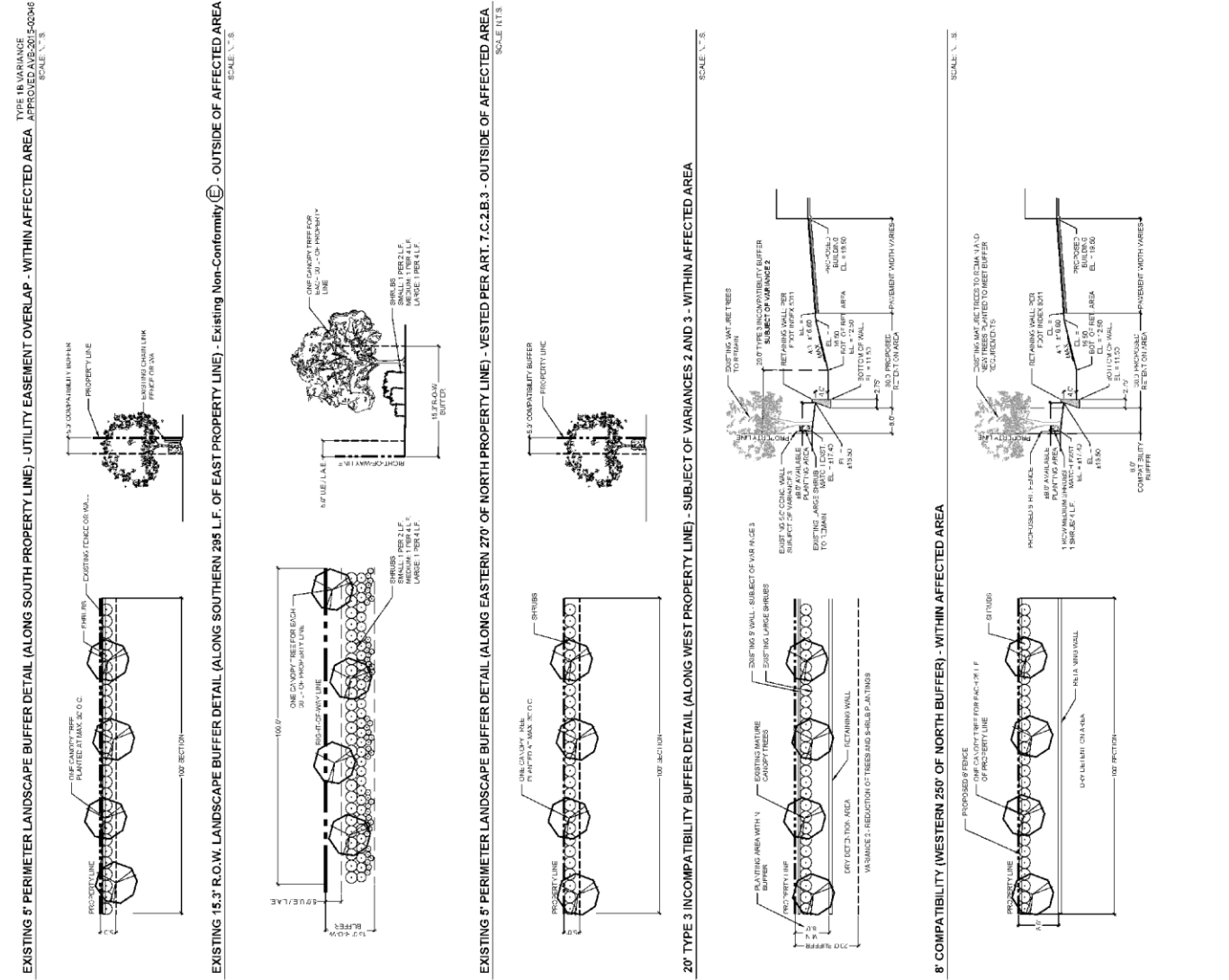
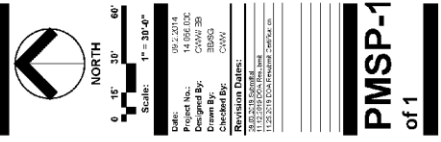
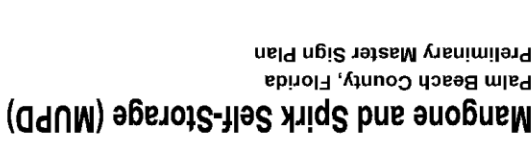


Figure 8 – Preliminary Master Sign Plan, Sheet 1 of 1 dated November 25, 2019



SITE DATA

APPROXIMATE SITE LOCATION MAP
 CONTROL NO.
 PROJECT NO.

BUILDING MOUNTED SIGNS - SIGN TYPE 'W'

WALL SIGNAGE ALLOWANCE: BUILDING MOUNTED SIGNS (COMBINED WALL SIGN, SIGNAGE AND CANOPY SIGNS) ARE PERMITTED ON THE EXTERIOR WALLS OF BUILDINGS PROVIDED THAT THE TOTAL SIGN AREA DOES NOT EXCEED THE TOTAL MAXIMUM SIGNAGE AREA PERMITTED FOR THE BUILDING. WALL SIGNAGE IS LIMITED TO THE EXTERIOR WALLS OF BUILDINGS. WALL SIGNAGE IS LIMITED TO THE EXTERIOR WALLS OF BUILDINGS. WALL SIGNAGE IS LIMITED TO THE EXTERIOR WALLS OF BUILDINGS. WALL SIGNAGE IS LIMITED TO THE EXTERIOR WALLS OF BUILDINGS.

Wall Sign Standards
(See also: PBC Ord. 2015-17)

Minimum Sign Area (Per Sign)	10 sq. ft. - any one face
Maximum Sign Area (Per Sign)	0.5 sq. ft. - any one face
Sign Spacing	0.25 sq. ft. - walls adjacent to residential zoning district or use
Min. wall sign set back space	24 sq. ft.
Min. horizontal and vertical separation between signs	3 ft.
Max. projection from surface of building	2 ft.
Min. vertical separation between sign and roofline	6'
Min. horizontal separation between sign and wall edge	6'

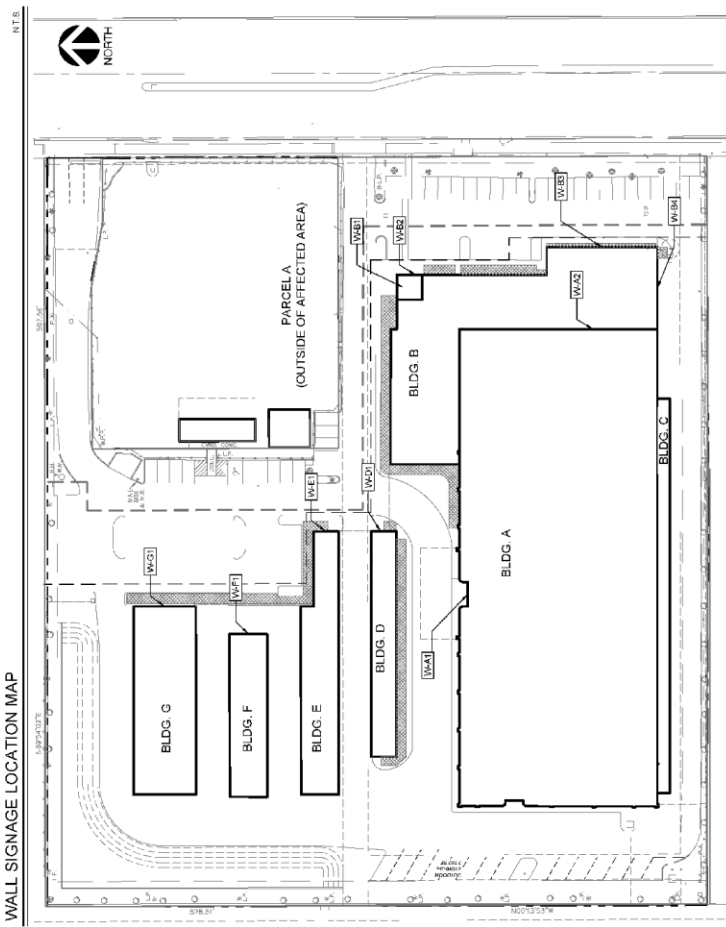
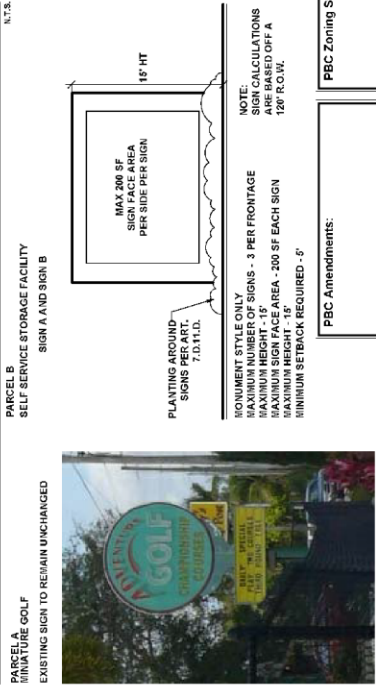
Signage and Canopy Sign Standards:
 All signs shall be located in the front, side or rear of the building. Signs shall be located in the front, side or rear of the building. Signs shall be located in the front, side or rear of the building. Signs shall be located in the front, side or rear of the building.

WALL SIGN CALCULATION TABLE

(SEE LOCATION MAP FOR PLAN VIEW LOCATIONS)

BUILDING ID	ELEVATION	SIGN(S) ID	LENGTH OF WALL IN LINEAR FEET	SIGN AREA FORMULA PER ULDC 3.0 T.1.A	ALLOWABLE SIGN AREA	PROPOSED SIGN AREA
A	SIDE/NORTH	W-A1	273.6'	0.5 SF	136.8 SF	136.5 SF
A	FRONT/EAST	W-A2	158.35'	1.0 SF	158.35 SF	158.35 SF
B	SIDE/NORTH	W-B1	43.9'	0.5 SF	21.75 SF	21.75 SF
B	FRONT/EAST	W-B2	20.0'	1.0 SF	20.0 SF	20.0 SF
B	FRONT/EAST	W-B3	88.4'	1.0 SF	88.4 SF	88.4 SF
B	SIDE/SOUTH	W-B4	65.4'	0.5 SF	32.7 SF	32.7 SF
D	SIDE/EAST	W-D1	20.0'	1.0 SF	20.0 SF	20.0 SF
E	SIDE/EAST	W-E1	20.0'	1.0 SF	20.0 SF	20.0 SF
F	SIDE/EAST	W-F1	30.0'	1.0 SF	30.0 SF	30.0 SF
G	SIDE/EAST	W-G1	50.0'	1.0 SF	50.0 SF	50.0 SF

MASTER SIGN PLAN



BUILDING ELEVATION DIAGRAMS

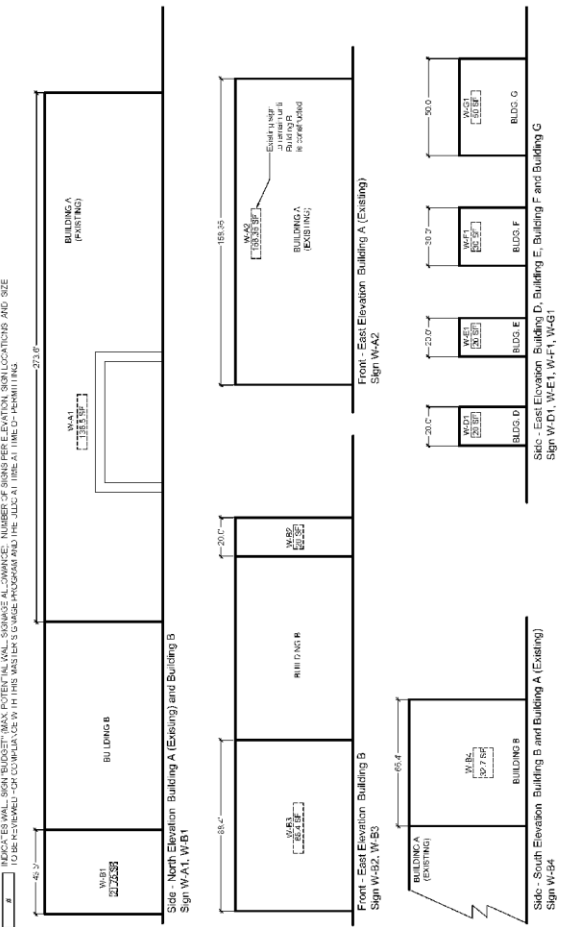


Exhibit D – Disclosure of Ownership

PALM BEACH COUNTY - ZONING DIVISION

FORM # 09

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE


STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Mario Mangone, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:


1. Affiant is the [] individual or [] Manager [position - e.g., president, partner, trustee] of Military Self Storage, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 7
6475 NW 74th Terrace
Parkland, FL, 33067
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


MARIO MANGONE Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 22 day of August, 2019, by Mario Mangone [] who is personally known to me or who has produced FL Driver License as identification and who did take an oath.

 **Alexis Aragona**
Notary Public
State of Florida
My Commission Expires 03/12/2021
Commission No. GG 81859


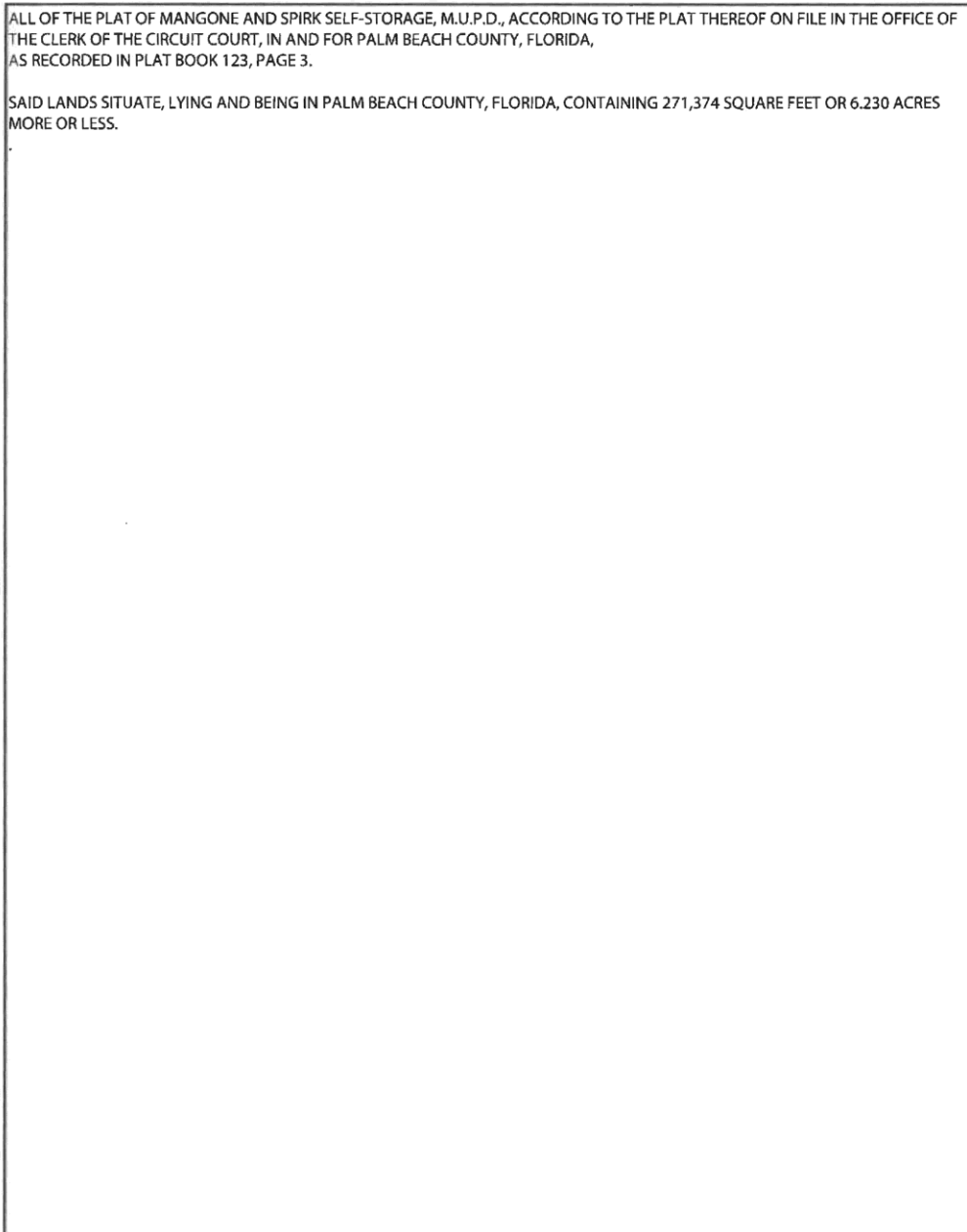
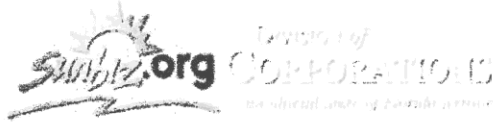

Notary Public
Alexis Aragona
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 03/12/2021

EXHIBIT "A"
PROPERTY

ALL OF THE PLAT OF MANGONE AND SPIRK SELF-STORAGE, M.U.P.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 123, PAGE 3.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 271,374 SQUARE FEET OR 6.230 ACRES MORE OR LESS.





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
3M PROPERTIES LLC

Filing Information

Document Number	L14000097801
FEI/EIN Number	47-1141304
Date Filed	06/18/2014
Effective Date	06/20/2014
State	FL
Status	ACTIVE

Principal Address

6435 NW 74 TERRACE
PARKLAND, FL 33067

Mailing Address

6435 NW 74 TERRACE
PARKLAND, FL 33067

Registered Agent Name & Address

MANGONE, MARIO
6435 NW 74 TERRACE
PARKLAND, FL 33067

Authorized Person(s) Detail

Name & Address

Title MGR

MANGONE, MARIO
6435 NW 74 TERRACE
PARKLAND, FL 33067

Title MGR

MANGONE, DOMINICK
6422 W. SAMPLE RD.
CORAL SPRINGS, FL 33067

Title AMBR

MANGONE, VINCENT

6451 NW 74 TERRACE
PARKLAND, FL 33067

Annual Reports

Report Year	Filed Date
2016	03/03/2016
2017	03/31/2017
2018	04/12/2018

Document Images

04/12/2018 -- ANNUAL REPORT	View image in PDF format
03/31/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/18/2014 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Peter Spirk, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or Manager [position - e.g., president, partner, trustee] of Military Self Storage, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1387 NE Indian River Drive
Jensen Beach, FL 33958
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Peter Spirk
PETER SPIRK, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 1ST day of AUGUST, 2019, by PETER SPIRK, [] who is personally known to me or [] who has produced VALID DRIVERS LICENSE as identification and who did take an oath.

Diane Francis
Notary Public

DIANE FRANCIS
(Print Notary Name)

NOTARY PUBLIC

State of ~~Florida~~ at Large OHIO
My Commission Expires: 6-24-2020



Diane Francis
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 06/24/2020

EXHIBIT "A"
PROPERTY

ALL OF THE PLAT OF MANGONE AND SPIRK SELF-STORAGE, M.U.P.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 123, PAGE 3.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 271,374 SQUARE FEET OR 6.230 ACRES MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Mario Mangone	6435 NW 74th Terrace, Parkland FL 33067
Peter Spirk	6435 NW 74th Terrace, Parkland FL 33067
Vincent Mangone	6435 NW 74th Terrace, Parkland FL 33067



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
MILITARY SELF STORAGE, LLC

Filing Information

Document Number L14000124220
FEI/EIN Number 35-2513359
Date Filed 08/07/2014
Effective Date 08/07/2014
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 03/04/2015
Event Effective Date NONE

Principal Address

6435 NW 74 TERRACE
PARKLAND, FL 33067

Mailing Address

6435 NW 74 TERRACE
PARKLAND, FL 33067

Registered Agent Name & Address

CANTOR, SAMUEL J
1001 YAMATO ROAD
SUITE 310
BOCA RATON, FL 33431

Address Changed: 04/03/2018

Authorized Person(s) Detail

Name & Address

Title MGR

3M PROPERTIES LLC
6435 NW 74 TERRACE
PARKLAND, FL 33067

Title MGR

STYRIA TWO, LLC

1003 SE RIVERSIDE DRIVE
STUART, FL 34996

Annual Reports

Report Year	Filed Date
2017	04/12/2017
2018	04/03/2018
2019	03/05/2019

Document Images

03/05/2019 -- ANNUAL REPORT	View image in PDF format
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04/12/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- LC Amendment	View image in PDF format
08/07/2014 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations