

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: JANUARY 23, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P11-160) Minor Site Plan Amendment Application
Wendy's Restaurant at Gatlin Plaza

RECOMMENDED ACTION:

The Site Plan Review Committee recommended approval of this project on December 14, 2011.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The applicant is proposing to construct a 3,408 sq. ft. restaurant with a drive-through facility in a PUD Zoning District, and is a permitted use as per the Gatlin Plaza PUD document.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 1/06/2012



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL - MEETING OF JANUARY 23, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *TK*

RE: WENDY'S RESTAURANT AT GATLIN PLAZA
MINOR SITE PLAN AMENDMENT (P11-160)

DATE: JANUARY 11, 2012

APPLICANT: Gary Bogo of Wendy's International, Inc. Authorization letter is attached.

OWNER: BDG Port St. Lucie LLC

LOCATION: The property is located at 2200 SW Gatlin Blvd., at the southeast corner of Gatlin Blvd. and Interstate Highway 95.

LEGAL DESCRIPTION: Tract A, Gatlin Plaza

SIZE: The gross project size is 91.07 acres. This parcel is only 1.29 acres

EXISTING ZONING: Gatlin Plaza PUD (Planned Unit Development)

EXISTING USE: Proposed drive-through restaurant is at the northeast corner of Gatlin Plaza and is vacant. There are Home Depot, Kohl's, and future retail sites in the subject property.

SURROUNDING USES: North = Gatlin Interchange-Conversion Area #27, RS-2 (Single Family Residential) zoning, vacant, and Gatlin Blvd.; South = PUD (Planned Unit Development), Home Depot; East = I (Institutional), FPL, CH (Highway Commercial), Tires Plus; West = PUD (Planned Unit Development), and I-95.

PROPOSED PROJECT: The applicant is proposing to construct a 3,408 sq. ft. restaurant with a drive-through facility in a PUD Zoning District, and is a permitted use as per the Gatlin Plaza PUD document.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: City of Port St. Lucie's Utility Department is the water and sewer service provider.

Transportation: The staff review indicates that this project will generate 1,691 weekday average daily trips, as per the Institute of Transportation Engineers Trip Generation-8th Edition. Roadway improvements have been completed as per the original site plan approval (P05-397) addressing the effects this increase in trips will have on the adjacent roads.

Parks/Open Space: Not applicable.

Stormwater: Gatlin Plaza PUD will have a stormwater management system on site that will meet all requirements for the City of Port St. Lucie and the South Florida Water Management District. A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Architectural Design Standards: This project has been reviewed and found in compliance with the City's design standards.

Environmental: Not applicable as the site is already cleared.

Other: The Site Plan Review Committee recommended approval of this project on December 14, 2011.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
TRACT "A"
GATLIN PLAZA

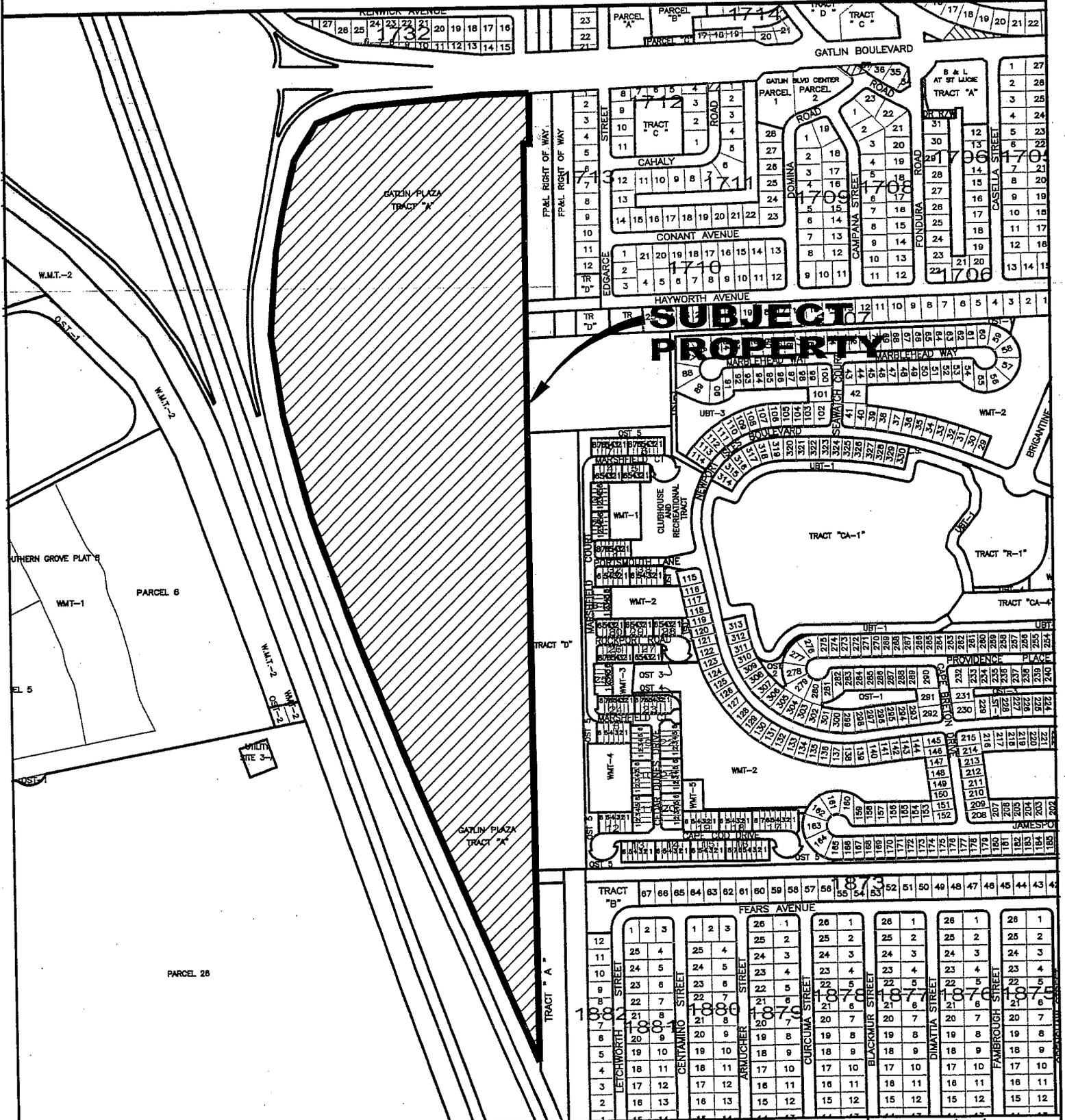
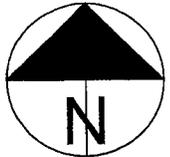
DATE: 12/7/2011

APPLICATION NUMBER:
P11-160

CADD FILE NAME:
P11-160L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
TRACT "A"
GATLIN PLAZA

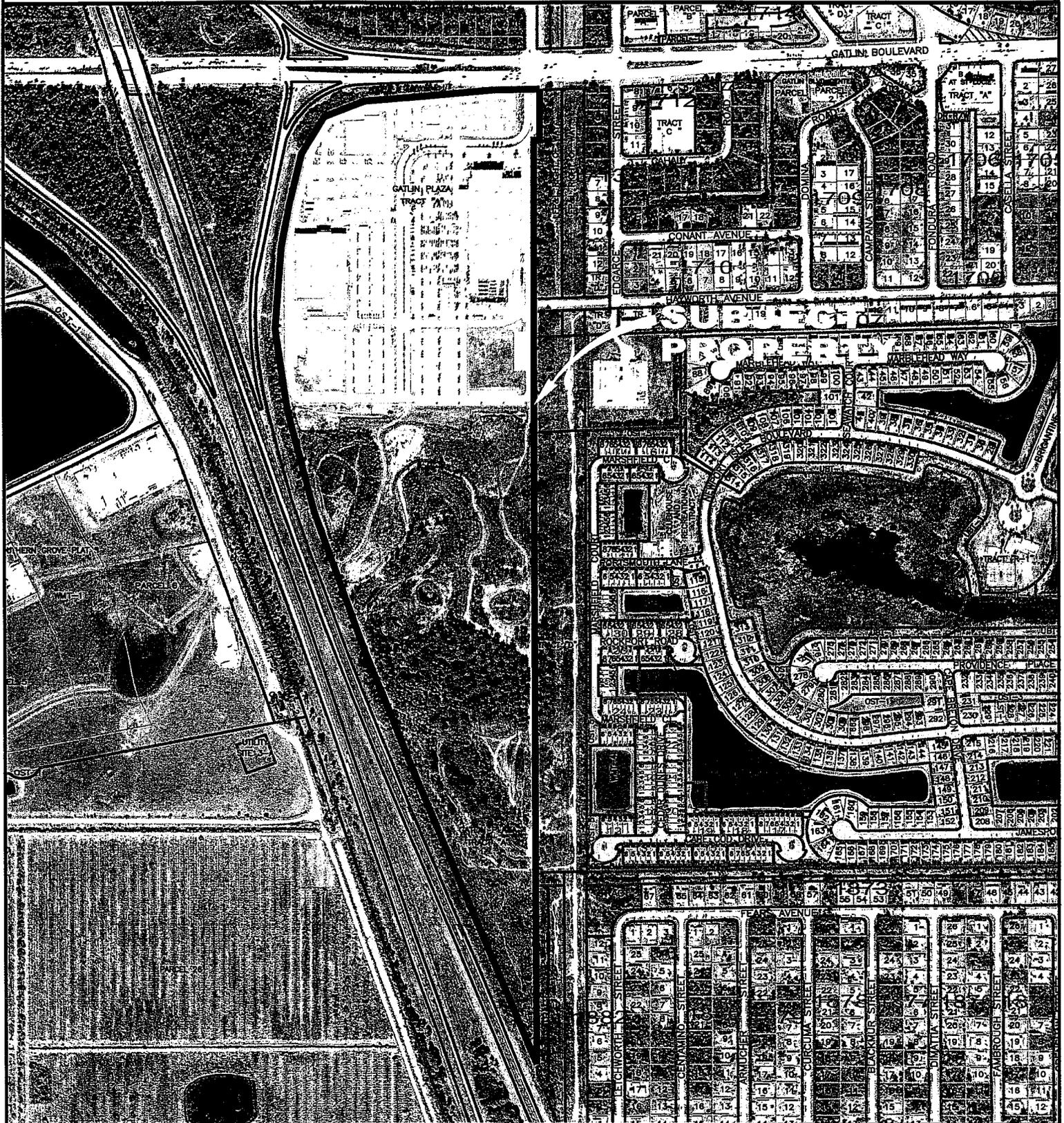
DATE: 12/7/2011

APPLICATION NUMBER:
P11-160

CADD FILE NAME:
P11-160M

SCALE: 1"=650'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
TRACT "A"
GATLIN PLAZA
AERIAL DEC 2010

DATE: 12/7/2011

APPLICATION NUMBER:
P11-160

CADD FILE NAME:
P11-160A

SCALE: 1"=650'

APPLICATION FOR SITE PLAN REVIEW - AMENDMENT

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

Application Fee: Refer to "Fee Schedule". Fee is nonrefundable.

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772)871-5124

P&Z File No. P11-160
Fee (Nonrefundable) \$ _____
Receipt # _____

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROJECT NAME: Gatlin Plaza Phase II- Retail E - Minor Site Plan Amendment - Wendy's

LEGAL DESCRIPTION: See attached survey

LOCATION OF PROJECT SITE: SE corner of Gatlin Blvd. & I-95 (Home Depot Plaza)

PROPERTY TAX I.D. NUMBER: 4314-601-0001-000-8

STATEMENT DESCRIBING IN
DETAIL PROPOSED CHANGES
FROM APPROVED SITE PLAN: A minor Amendment to allow for a slight building footprint revision for a
Wendy's restaurant in Retail E

RECEIVED

GROSS SQ. FT. OF STRUCTURE (S): 3350 sf

NOV 16 2011

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: NA

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

UTILITIES & SUPPLIER: NA

GROSS ACREAGE & SQ. FT. OF SITE: 91.07 ac **ESTIMATED NO. EMPLOYEES: _____

FUTURE LAND USE DESIGNATION: CH, CS, LI, HI ZONING DISTRICT: PUD

OWNER (S) OF PROPERTY: BDG Port St Lucie LLC c/o Jonathan Cohen
Name, Address, Telephone & Fax No.: 300 Robbins Lane, Syosset, NY 11791
516-624-1910 p 516-624-1911 f

APPLICANT OR AGENT OF OWNER: Gary Bogo, Wendy's International, Inc.
Name, Address, Telephone & Fax No.: 1165 Sanctuary Pkwy, #300, Alpharetta, GA 30009
770-283-3765 p 770-283-3808 f

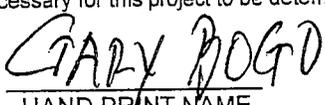
PROJECT ARCHITECT/ENGINEER: Patrick J. Ferland, PE
(Firm, Engineer of Record, Culpepper & Terpening, Inc.
Florida Registration No., Contact 2980 South 25th St., Ft. Pierce, FL 34981
Person, Address, Phone & Fax No.) 772-464-3537 p 772-464-9497 f

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.



OWNER'S SIGNATURE
Applicant



HAND PRINT NAME

ENG Manager

TITLE

11/11/2011

DATE

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2309066 OR BOOK 1847 PAGE 2053
Recorded: 11/20/03 11:28

Prepared by and Return to:
David R. Woods
Woods & Woods, P.A.
612 East Colonial Drive, Ste. 190
Orlando, Florida 32803

* Doc Assump: \$ 0.00
* Doc Tax : \$ 45,500.00
* Int Tax : \$ 0.00

Property Appraisers Parcel
Identification Numbers: 4315-111-0002-000/4

COPY
SPECIAL WARRANTY DEED
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THIS INDENTURE, made this 14th day of November, 2003, between **DARYL M. CARTER**, as Trustee under the provisions of an unrecorded land trust agreement dated January 31, 2003, of the County of Orange, State of Florida, and known as the **CARTER-ST. LUCIE RIVER LAND TRUST**, pursuant to Section 689.071, Florida Statutes, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of property, hereinafter described, as "Grantor", and as party of the first part, and **BDG of HAUPPAUGE, LLC**, a New York limited liability company, whose post office address is: 6800 Jericho Turnpike, Syosset, New York 11791-4498, as "Grantee", and as party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of St. Lucie, State of Florida, to wit:

COPY
See attached Exhibit "A"
which is hereafter referred to as "the Property")
together with all easements and other rights appurtenant thereto.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, no individual Grantor, beneficiary of a Grantor trust, or the family of a beneficiary of a Grantor trust resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantor.

The Grantor by this deed does hereby warrant the title, in and to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the parties of the first part, but against no others. "Grantor," "Grantee," "Land Trustee" and "Beneficiary" are used for singular or plural, as context requires.

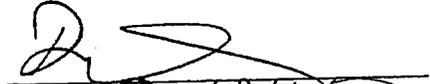
COPY

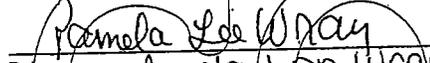
OR BOOK 1847 PAGE 2054

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hands and seal the day and year first above written.

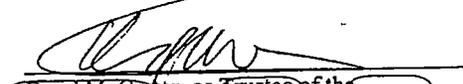
Signed, sealed and delivered in the presence of:

WITNESSES:


Print name David R. Woods

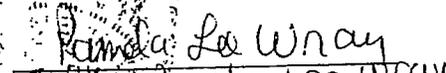

Print name Pamela Lee Wray

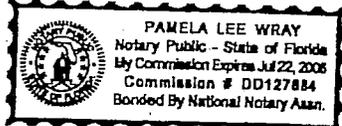
GRANTOR:


Daryl M. Carter, as Trustee of the
Carter-St. Lucie Land Trust

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th day of November, 2003, by Daryl M. Carter, as Trustee, who is personally known to me and who did take an oath.


Print name Pamela Lee Wray
Notary Public, State of Florida
My commission expires: 07/22/06



COPY

COPY

OR BOOK 1847 PAGE 2055

EXHIBIT "A"

The Northern portion of an original 90.417 acre parcel of land situate in the East Half of Section 15, Township 37 South, Range 39 East, lying Easterly of Interstate 95 and Southerly of Gatlin Boulevard, and an adjoining .172 acre portion of land in Section 14, Township 37 South, Range 39 East, and being geometrically described as follows:

Commencing at a point (P.O.C.) being a nail and disc in pavement at the Northeast corner of Section 15, Township 37 South, Range 39 East, St. Lucie County, Florida, run thence from said P.O.C. South 00 degrees 04 minutes 16 seconds East along the East line of said Section 15, a distance of 94.96 feet to the South right of way line of Gatlin Boulevard and the POINT OF BEGINNING (P.O.B); thence run Northeasterly with said right of way along a non-tangent curve to the right through a central angle of 0 degrees 04 minutes 29 seconds; an arc distance of 30.00 feet, a chord bearing and distance of North 88 degrees 47 minutes 18 seconds East, 30.00 feet to a point; thence leaving said right of way line of Gatlin Boulevard, and run South 00 degrees 04 minutes 16 seconds East, a distance of 250.60 feet to a point; thence run South 89 degrees 55 minutes 44 seconds West, a distance of 30.00 feet to a point on the East line of Section 15; thence run South 00 degrees 04 minutes 16 seconds East along said East line of Section 15, a distance of 776.41 feet to a point; thence leaving said Section line run South 88 degrees 12 minutes 28 seconds West a distance of 80.04 feet; thence run South 0 degrees 04 minutes 16 seconds East, a distance of 113.21 feet; thence run South 89 degrees 55 minutes 48 seconds West, a distance of 1189.94 feet to a point on the Easterly limited access right of way line of Interstate 95; thence run North 04 degrees 19 minutes 18 seconds East a distance of 370.53 feet to a point; thence run North 10 degrees 43 minutes 46 seconds East, a distance of 220.25 feet; thence run North 13 degrees 28 minutes 39 seconds East, a distance of 248.03 feet; thence run North 32 degrees 02 minutes 11 seconds East, a distance of 213.88 feet; thence run North 69 degrees 09 minutes 13 seconds East, a distance of 213.88 feet; thence run North 84 degrees 54 minutes 10 seconds East, a distance of 628.35 feet to a point; the last described six (6) courses being along the Easterly limited access right of way line of Interstate 95; thence run Easterly along a curve concave to the North having radius of 23,018.31 feet, said curve being the South right of way line of Gatlin Boulevard, an arc distance of 202.55 feet, a chord bearing of North 89 degrees 04 minutes 40 seconds East and a chord distance of 202.55 feet to the POINT OF BEGINNING.

BDG PORT ST. LUCIE, LLC.
300 ROBBINS LANE
SYOSSET, NY 11791

November 11, 2011

City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

RE: Gatlin Plaza Phase II – Site Plan Amendment – Wendy's Restaurant

Please be advised that BDG Port St. Lucie LLC hereby authorizes Wendy's International Inc. and Gary Bogo as its representative along with Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

BDG Port St. Lucie LLC

By: <u><i>J. Cohen</i></u>	Jonathan E. Cohen	Managing Member	<u>11-11-11</u>
Signature	Print name	Title	Date

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 11th day of November, 2011 by Jonathan E. Cohen, as Managing member, who is personally known to me on behalf of BDG Port St. Lucie LLC a New York Corporation or LLC.

[Notary Seal or Stamp]

Joanne Brancati
Notary Public - State of New York

Print Name: Joanne Brancati
My Commission Expires: 4.15.15

JOANNE BRANCATI
Notary Public - State of New York
NO. 01BR6158548
Qualified in Nassau County
My Commission Expires 04.15.15

2011 LIMITED LIABILITY COMPANY ANNUAL REPORT

**FILED
Apr 20, 2011
Secretary of State**

DOCUMENT# M06000002398

Entity Name: BDG PORT ST. LUCIE, LLC

Current Principal Place of Business:

% BLUMENFELD DEVELOPMENT GROUP, LTD.
300 ROBBINS LANE
SYOSSET, NY 11791

New Principal Place of Business:

Current Mailing Address:

% BLUMENFELD DEVELOPMENT GROUP, LTD.
300 ROBBINS LANE
SYOSSET, NY 11791

New Mailing Address:

FEI Number: 11-3247300 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired (X)

Name and Address of Current Registered Agent:

Name and Address of New Registered Agent:

MARGOLIES, MARJORIE S ESQ.
2385 EXECUTIVE CENTER DRIVE
SUITE 270
BOCA RATON, FL 33431 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: BLUMENFELD, EDWARD
Address: 300 ROBBINS LANE
City-St-Zip: SYOSSET, NY 11791

Title: MGRM
Name: BLUMENFELD, DAVID
Address: 300 ROBBINS LANE
City-St-Zip: SYOSSET, NY 11791

Title: MGRM
Name: COHEN, JONATHAN E
Address: 300 ROBBINS LANE
City-St-Zip: SYOSSET, NY 11791

Title: MGRM
Name: BLUMENFELD, BRAD
Address: 300 ROBBINS LANE
City-St-Zip: SYOSSET, NY 11791

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: EDWARD BLUMENFELD

MR.

04/20/2011

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

POWER OF ATTORNEY

Know All Men by These Presents, that WENDY'S INTERNATIONAL, INC. ("Wendy's"), a corporation duly organized under the laws of the State of Ohio, and having its principal place of business in the City of Dublin, State of Ohio, does hereby make, constitute and appoint GARY BOGO of Atlanta, Georgia, its true and lawful attorney, for it, and in its name, place and stead to represent WENDY'S INTERNATIONAL, INC., and Wendy's wholly owned subsidiaries, WENDY'S OF N.E. FLORIDA, INC., and WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC., in any permit, zoning or land use application of any type for the construction or remodeling of any Wendy's Restaurant, including the authority to sign applications and notices of commencement of construction and appear for Wendy's in public hearings or meetings, giving and granting to its attorney full power and authority to do and perform all and every act and thing whatsoever, requisite necessary and proper to be done in the premises, as fully, to all intents and purposes, as it might or could do, with full power of substitution and revocation, hereby ratifying and confirming all that its attorney or his substitute, shall lawfully do, or cause to be done, by virtue hereof.

In Witness Whereof, WENDY'S INTERNATIONAL, INC., an Ohio corporation, has caused its corporate name to be subscribed hereto this 22nd day of December, 2008.

WITNESSES:

Michael Givane

MICHAEL GIVANE

Mary E. Fischer

Mary E. Fischer
(Print Name)

WENDY'S INTERNATIONAL, INC.

By: *J. David Karam*

J. David Karam
Title: President

Legal Department *JKW*

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 22nd day of December, 2008, before me personally appeared the J. David Karam of **WENDY'S INTERNATIONAL, INC.**, an Ohio corporation, who is known to me as the person and officer described in and who executed the foregoing instrument on behalf of said corporation, and who acknowledged that s/he held the position or title set forth in the instrument and certificate, that s/he signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purposes therein stated.

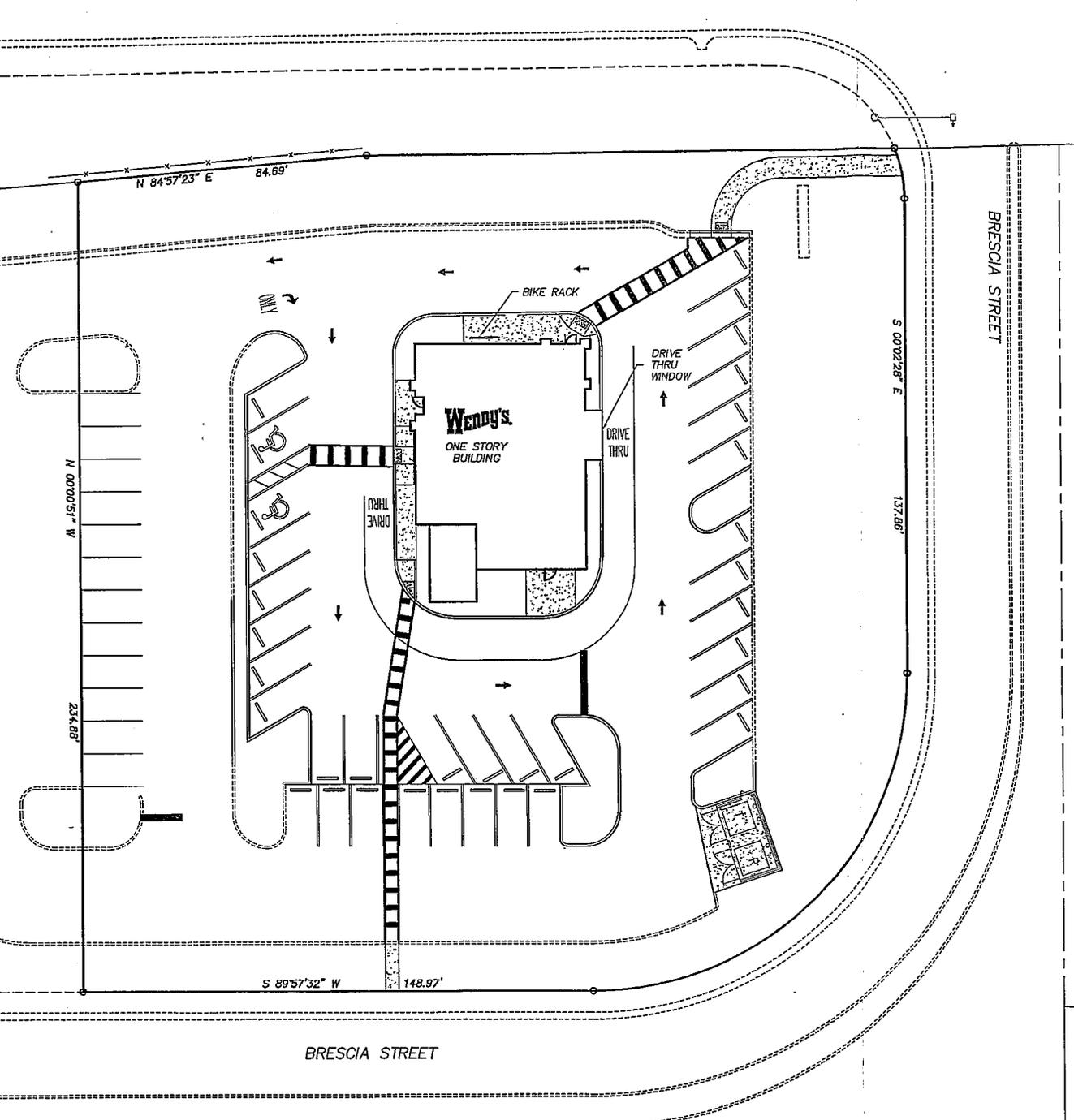
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.



Joanne B. Krimm
Notary Public, State of Ohio
My Commission Expires 07-23-2011

Joanne B. Krimm

Notary Public



GENERAL NOTES

- PROJECT NAME: WENDY'S RESTAURANT
- LOCATION: Gullin Boulevard at Interstate 95 Port St. Lucie, FL
- OWNER: BDC, Port St. Lucie, LLC
300 Robbins Lane
Syosset, NY 11791
Phone: (516) 921-0800
- ENGINEER/SURVEYOR: Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
FL P.E. Reg. 38723
FL PSM # 5556
- TYPE OF PROJECT: Fast Food Restaurant
- GROSS PROJECT SIZE: 56380 sf 1.29 ac
- BUILDING SIZE: 3408 s.f. (0.078 Acres)
- EXISTING LAND USE: CS, CH & IJ
- EXISTING ZONING: FUD
- BUILDING HEIGHT: 50' Max.
- BUILDING SETBACK: FRONT= 25'
SIDE= 10'
REAR= 15'
BUILDING SEPARATION = 15' MIN.
- FLOOD ZONE: "X" Per F.I.R.M. Panel 12111C0275F
- SITE COVERAGE:

IMPERVIOUS AREA:	Acreege	SF	Percentage
Building	0.08 AC.	3408 SF	7%
Parking, Misc.	0.72 AC.	31507 SF	56%
Total Impervious	.80 AC.	34915 SF	63%
PERVIOUS AREA:			
grass	0.49 AC.	21465 SF	37%
Total Site Area	1.29 AC.	56380 SF	100.00%
- PARKING:

BUILDINGS	SF	FORMULA	REQUIRED
Wendys	3408	1 PER 75 SF	45

PARKING 45 REQUIRED
46 PROVIDED

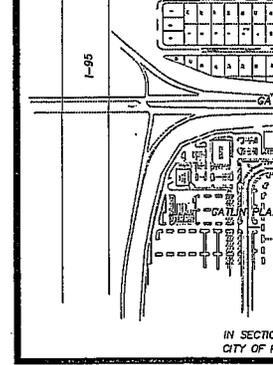
HANDICAPPED 2 REQUIRED
2 PROVIDED
- DEVELOPMENT SCHEDULE:

Construction to begin:	Spring, 2012
Construction to be completed:	Spring, 2013
- UTILITY SERVICE:

Water Service:	Port St. Lucie Utility Systems Department
Sewage Treatment:	Port St. Lucie Utility Systems Department
- WELLFIELD PROTECTION STATEMENT:

According to the City of Port St. Lucie lift station and well location map sheet 8, there are no public water supply wells within 1000' of the project.
- SITE DRAINAGE:

Existing Inlets & Culverts will transports stormwater south to the interconnected dry detention ponds where it will receive a half inch of dry pretreatment prior to permitted discharge into wetland 7 which will provide the remaining water quality & attenuation. Discharge will be to the Newport Inlets Stormwater management system per SPWMD Permit 58-00352-5-45 Application 051020-10.
- HAZARDOUS WASTE: No hazardous waste to be stored or utilized on site.



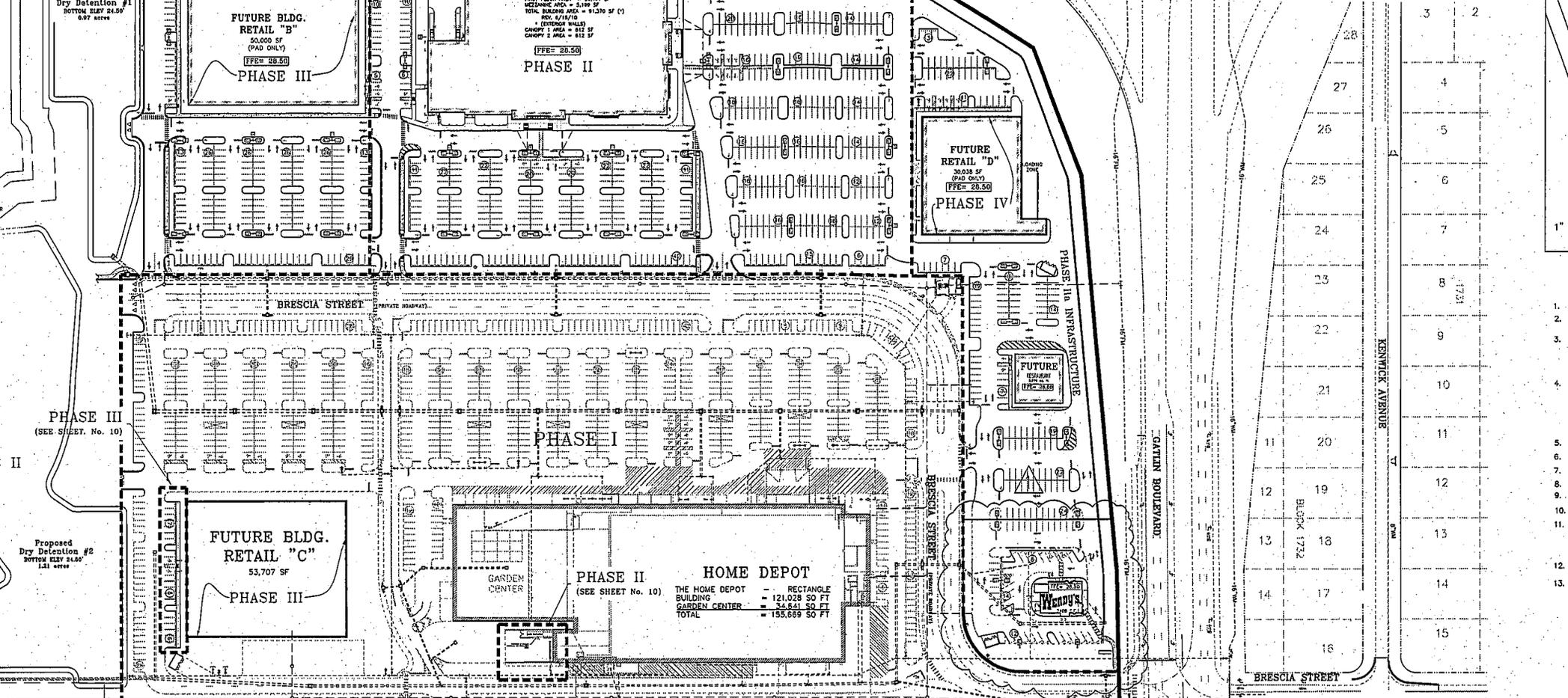
LEGAL DESCRIPTION

Parcel 1
Being a portion of Tract "A", according to the plat of record of St. Lucie County, Florida, being more or less as shown on said plat.

Commence at the Northeast corner of said Tract point lies North 011°55' West, a radial distance of 77.84 feet to the POINT OF BEGINNING. Thence along a non tangent curve concave to the South 113°59' East, a chord distance of 14.74 14.83 feet through a central angle of 22°05'03" of curvature to the right having a radius of 92.2 feet through a central angle of 92.2 feet distance of 144.51 feet through a central angle of 92.2 feet thence North 00°05'1" West, a distance of 144.51 feet to the intersection with a non tangent curve chord of which bears North 89°11'31" East, a chord distance of 153.68 feet through a central angle of 92.2 degrees.

PARCEL 2:
Together with easements for the benefit of said Declaration of Easements, recorded in Official Records Book 3029, Page 2897.

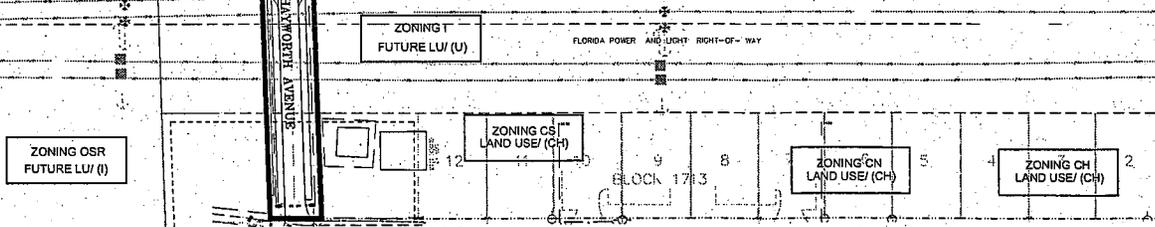
PARCEL 3:
Together with easements for the benefit of said Declaration, recorded in Official Records Book 273029, Page 2856.
Containing 1.294 acres, more or less.



28	3	2
27	4	
26	5	
25	6	
24	7	
23	8	1721
22	9	
21	10	
20	11	
19	12	
18	13	
17	14	
16	15	

LEGAL DESCRIPTION

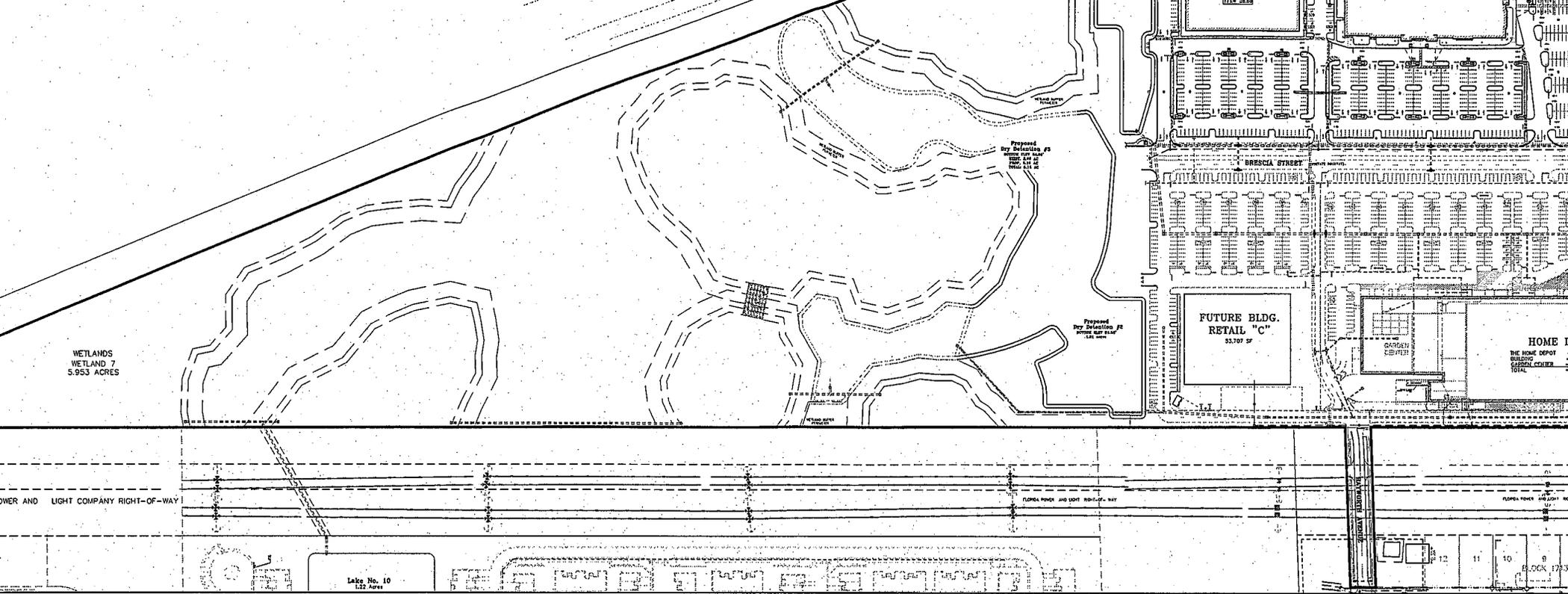
Being all of GATLIN PLAZA, as recorded in Plat Book 54, Page 16, Public Records of St. Lucie County, Florida, lying in Sections 14 and 15, Township 37 South, Range 39 East. Containing 91.07 acres, more or less.



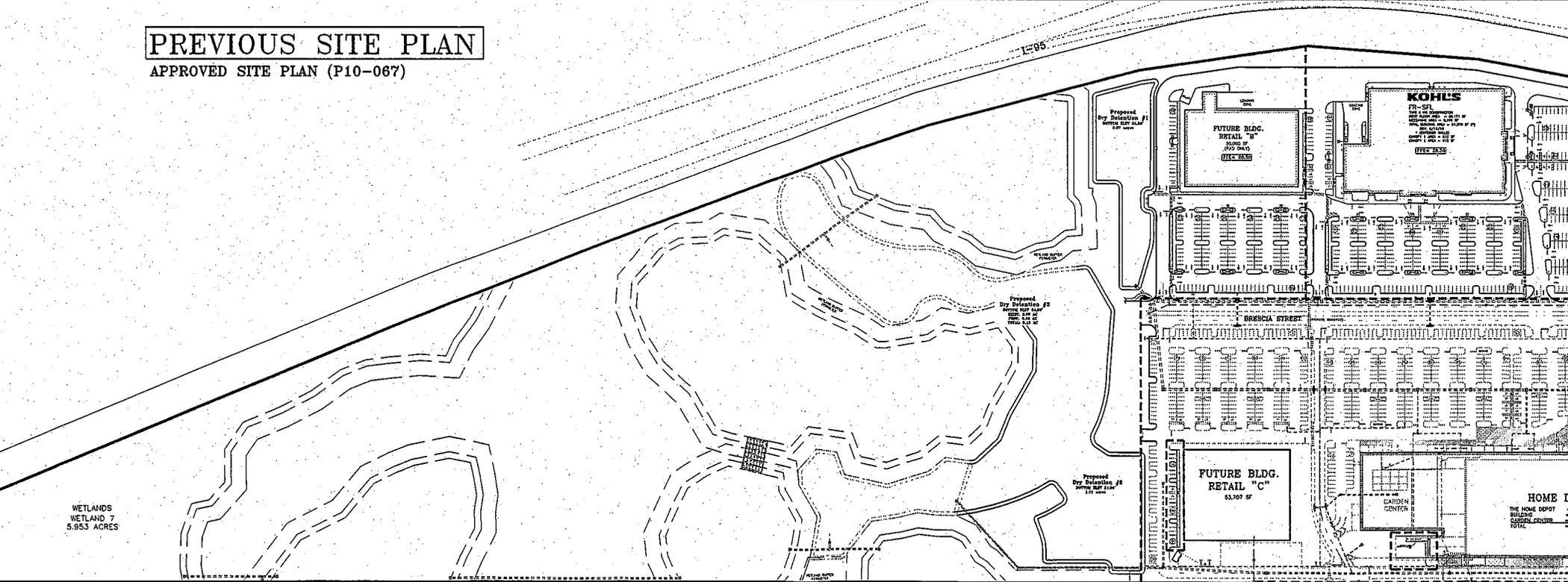
THE TRIP GENERATION ASSOCIATED WITH THE DEVELOPMENT OF THE GATLIN PLAZA PROJECT WILL RESULT IN A NET INCREASE IN TRAFFIC AS PROVIDED IN THE FOLLOWING TABLES.

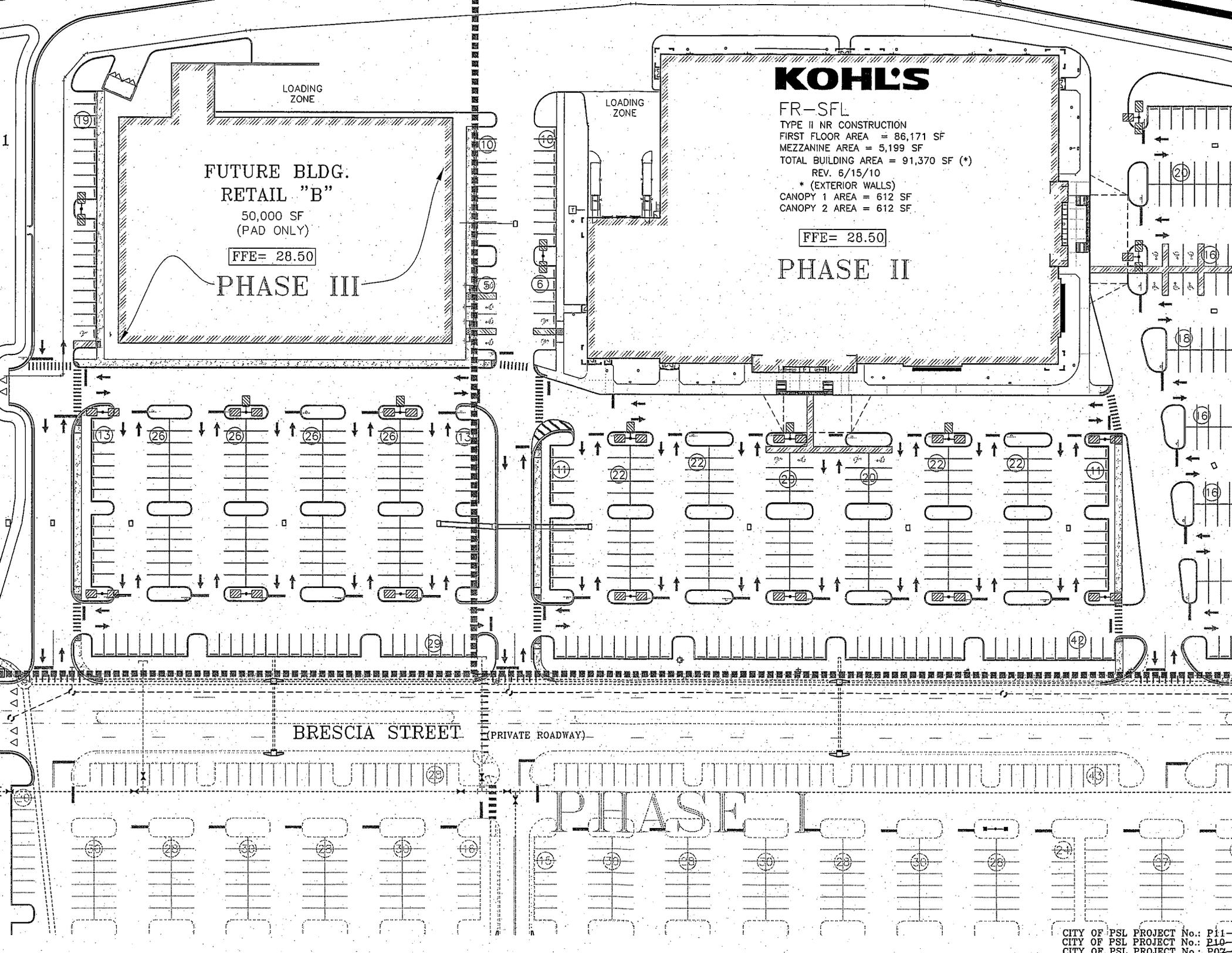
Land Use Code	Square Footage	Daily Trips				PM Peak Hour Trips				
		Total Trips	Pass-By Trips	Net New Trips	Trips In / Out	Total Trips	Pass-By Trips	Net New Trips	Trips In / Out	
Kohl's (LUC 815)	81,370	5,382	815	4,467	2,234	486	83	403	202	201
Future Bldgs. B, C & D (LUC 820)	133,745	8,284	2,808	5,448	2,724	763	259	504	242	260
Home Depot (LUC 852)	135,889	4,374	2,150	2,224	1,317	324	103	188	87	105
Wendys (LUC 854)	3,408	1,891	714	977	488	118	40	78	51	57
Restaurant (LUC 932)	5,517	701	301	400	200	60	26	34	21	13
Total Trips	389,708	28,402	6,836	13,366	6,783	1,808	591	1,217	519	638

Land Use Code	ITE Rate/Formula	Daily		Pass-By	PM Peak Hour of Adjacent Street	
		% In	% Out		ITE Rate/Formula	% In / % Out
Kohl's (LUC 815)	58.02	50%	50%	17%	6.08	50% / 50%
Future Bldgs. B, C & D (LUC 820)	$Ln(T)=0.59+Ln(20) \cdot S \cdot 83$	50%	50%	34%	$Ln(T)=0.66+Ln(20) \cdot 2.48$	48% / 52%
Home Depot (LUC 852)	$Ln(T)=0.70+Ln(20) \cdot 0.83$	50%	50%	43%	2.48	2% / 2%
Wendys (LUC 854)	495.12	50%	50%	42%	34.54	52% / 48%
Restaurant (LUC 932)	127.15	50%	50%	43%	10.82	81% / 39%



PREVIOUS SITE PLAN
APPROVED SITE PLAN (P10-067)





FUTURE BLDG.
RETAIL "B"

50,000 SF
(PAD ONLY)

FFE= 28.50

PHASE III

KOHL'S

FR-SFL

TYPE II NR CONSTRUCTION

FIRST FLOOR AREA = 86,171 SF

MEZZANINE AREA = 5,199 SF

TOTAL BUILDING AREA = 91,370 SF (*)

REV. 6/15/10

* (EXTERIOR WALLS)

CANOPY 1 AREA = 612 SF

CANOPY 2 AREA = 612 SF

FFE= 28.50

PHASE II

BRESCIA STREET (PRIVATE ROADWAY)

PHASE I

26

25

24

23

22

21

20

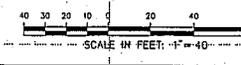
19

18

17

16

BLOCK 1732



16"WM, 91

16"WM

16"WM

16"WM

GATLIN BOULEVARD

16"FM

16"FM

16"FM

N 84°57'23" E 84.69'

PHASE IIa INFRASTRUCTURE

FFE = 28.50

PHASE IV

FFE = 28.50

FFE = 28.50

Wendy's

BRESCIA STREET (PRIVATE ROADWAY)

S 89°57'32" W 148.97'

in #1
4.50

FUTURE BLDG.
RETAIL "B"
50,000 SF
(PAD ONLY)
FFE= 28.50

PHASE III
199 SPACES

FR-SFL
TYPE II NR CONSTRUCTION
FIRST FLOOR AREA = 86,171 SF
MEZZANINE AREA = 5,199 SF
TOTAL BUILDING AREA = 91,370 SF (*)
REV. 6/15/10
* (EXTERIOR WALLS)
CANOPY 1 AREA = 612 SF
CANOPY 2 AREA = 612 SF

FFE= 28.50
PHASE II
534 SPACES

FUTURE
RETAIL "D"
30,038 SF
(PAD ONLY)
FFE= 28.50

PHASE IV
201 SPACES

BRESCIA STREET

PRIVATE ROADWAY

PHASE I
712 SPACES

FUTURE BLDG.
RETAIL "C"
53,707 SF

PHASE III

GARDEN CENTER

PHASE II
(SEE SHEET No. 10)

HOME DEPOT

THE HOME DEPOT - RECTANGLE BUILDING = 121,028 SQ FT
GARDEN CENTER = 34,641 SQ FT
TOTAL = 155,669 SQ FT

BRESCIA STREET
(PRIVATE ROADWAY)

FUTURE
RESTAURANT
2,876 sq. ft.
FFE= 28.50

BUILDINGS	SF
Home Depot	155,666
Retail "A" (Kohl's)	91,370
Retail "B"	50,000
Retail "C"	53,707
Retail "D"	30,038
Restaurant	5,517
Wendys	3,408
	389,707

HANDICAPPED PARKING FORMULA

Off-street Loading and Service Facilities

**FUTURE BLDG.
RETAIL "B"**
50,000 SF
(PAD ONLY)
FFE= 28.50

PHASE III

FR-SFL
TYPE II NR CONSTRUCTION
FIRST FLOOR AREA = 86,171 SF
MEZZANINE AREA = 5,199 SF
TOTAL BUILDING AREA = 91,370 SF (*)
REV. 6/15/10
(EXTERIOR WALLS)
CANOPY 1 AREA = 612 SF
CANOPY 2 AREA = 612 SF
FFE= 28.50

PHASE II

**FUTURE
RETAIL "D"**
30,038 SF
(PAD ONLY)
FFE= 28.50

PHASE IV

LOADING ZONE

PHASE Iia INFRASTRUCTURE

**FUTURE
RESTAURANT**
5,517 SF
FFE= 28.50

PHASE I

PHASE II
(SEE SHEET No. 10)

HOME DEPOT

THE HOME DEPOT - RECTANGLE
BUILDING = 121,028 SQ FT
GARDEN CENTER = 34,641 SQ FT
TOTAL = 155,669 SQ FT

GARDEN CENTER

**FUTURE BLDG.
RETAIL "C"**
53,707 SF

PHASE III

BRESCIA STREET (PRIVATE ROADWAY)

BRESCIA STREET (PRIVATE ROADWAY)

FUTURE BLDG.
RETAIL "B"
50,000 SF
(PAD ONLY)
FFE= 28.50
PHASE III

KOHL'S
FR-SFL
TYPE II NR CONSTRUCTION
FIRST FLOOR AREA = 86,171 SF
MEZZANINE AREA = 5,199 SF
TOTAL BUILDING AREA = 91,370 SF (*)
REV. 6/15/10
* (EXTERIOR WALLS)
CANOPY 1 AREA = 612 SF
CANOPY 2 AREA = 612 SF
FFE= 28.50
PHASE II

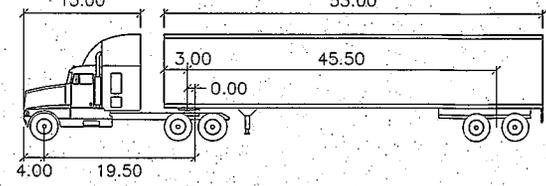
FUTURE
RETAIL "D"
30,038 SF
(PAD ONLY)
FFE= 28.50
PHASE IV

FUTURE
RESTAURANT
5,875 sq. ft.
FFE= 28.50

Wendy's
3,408 SF
FFE= 28.50

BRESCIA STREET

BRESCIA STREET



WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 75.00
Trailer Track	: 8.50		

FUTURE BLDG.
RETAIL "C"
53,707 SF
PHASE III

PHASE II
(SEE SHEET No. 10)

HOME DEPOT

THE HOME DEPOT	-	RECTANGLE
BUILDING	=	121,028 SQ FT
GARDEN CENTER	=	34,641 SQ FT
TOTAL	=	155,669 SQ FT

GARDEN CENTER

LOADING ZONE

**FUTURE BLDG.
RETAIL "B"**
50,000 SF
(PAD ONLY)
FFE= 28.50

PHASE III

KOHL'S

FR-SFL
TYPE II NR CONSTRUCTION
FIRST FLOOR AREA = 86,171 SF
MEZZANINE AREA = 5,199 SF
TOTAL BUILDING AREA = 91,370 SF (*)
REV. 6/15/10
* (EXTERIOR WALLS)
CANOPY 1 AREA = 612 SF
CANOPY 2 AREA = 612 SF

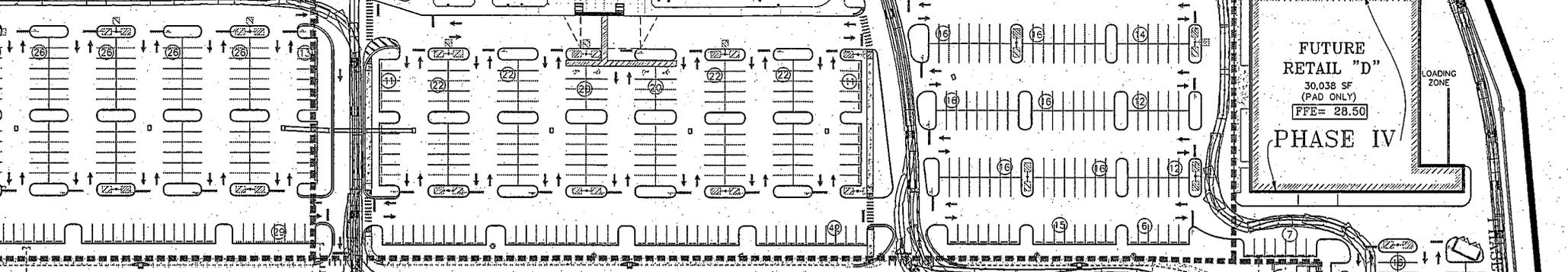
FFE= 28.50

PHASE II

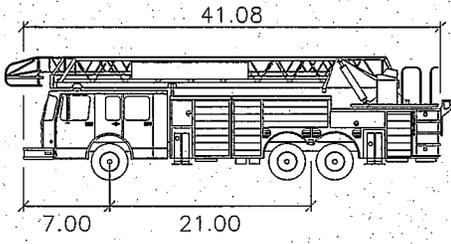
**FUTURE
RETAIL "D"**
30,038 SF
(PAD ONLY)
FFE= 28.50

LOADING ZONE

PHASE IV



BRESCIA STREET (PRIVATE ROADWAY)

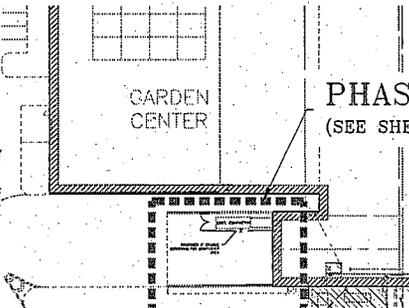


FIRE_AP2 feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 30.00

**FUTURE BLDG.
RETAIL "C"**
53,707 SF

PHASE III

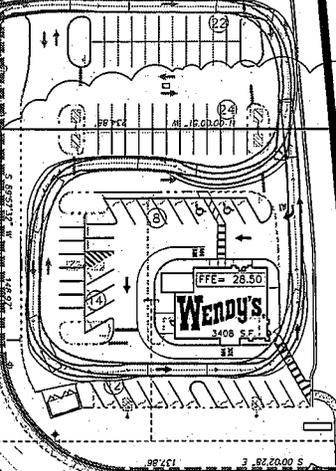


PHASE II
(SEE SHEET No. 10)

HOME DEPOT

THE HOME DEPOT	=	RECTANGLE
BUILDING	=	121,028 SQ FT
GARDEN CENTER	=	34,641 SQ FT
TOTAL	=	155,669 SQ FT

**FUTURE
RESTAURANT**
5,870 sq. ft.
FFE= 28.50



BRESCIA STREET (PRIVATE ROADWAY)

KOHL'S

FR-SFL
 TYPE II NR CONSTRUCTION
 FIRST FLOOR AREA = 86,171 SF
 MEZZANINE AREA = 5,198 SF
 TOTAL BUILDING AREA = 91,370 SF (*)
 REV. 6/15/10
 * (EXTERIOR WALLS)
 CANOPY 1 AREA = 612 SF
 CANOPY 2 AREA = 612 SF

FFE = 28.50

PHASE II

FUTURE BLDG.
 RETAIL "B"
 50,000 SF
 (PAD ONLY)

FFE = 28.50

PHASE III

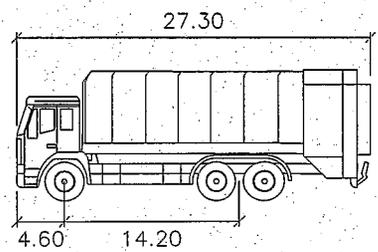
FUTURE
 RETAIL "D"
 30,038 SF
 (PAD ONLY)

FFE = 28.50

PHASE IV

FUTURE BLDG.
 RETAIL "C"
 53,707 SF

PHASE III



GARBAGE TRUCK

feet

- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.00
- Steering Angle : 30.00

GARDEN CENTER

PHASE II
 (SEE SHEET No. 10)

HOME DEPOT

THE HOME DEPOT	=	RECTANGLE
BUILDING	=	121,028 SQ FT
GARDEN CENTER	=	34,641 SQ FT
TOTAL	=	155,669 SQ FT

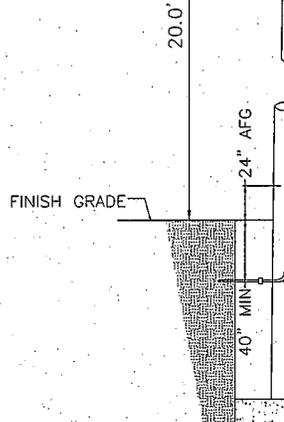
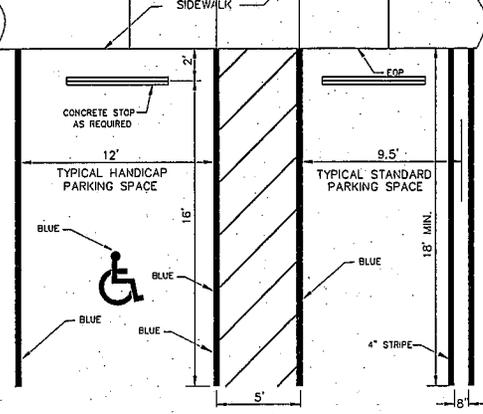
BRESCIA STREET

PRIVATE ROAD

BRESCIA STREET
 (PRIVATE ROADWAY)

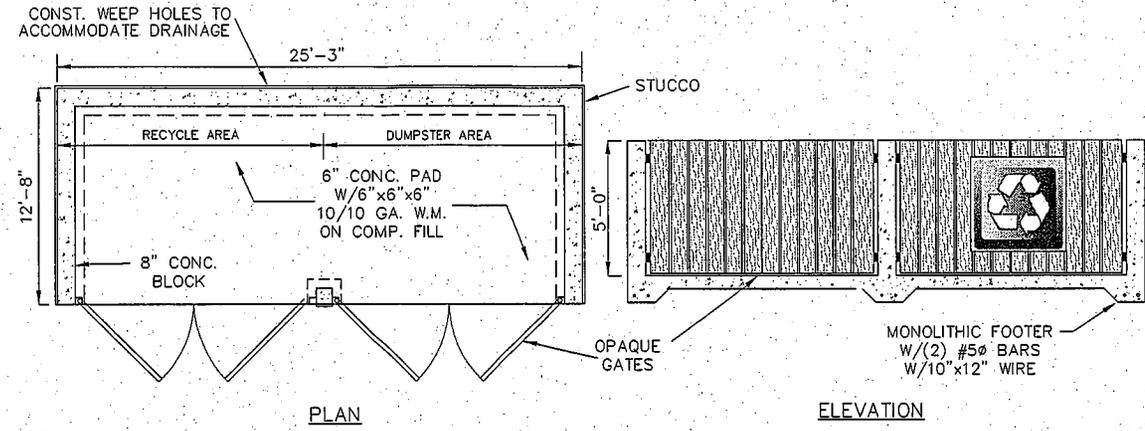
FUTURE RESTAURANT
 5,876 sq. ft.
 FFE = 28.50

W

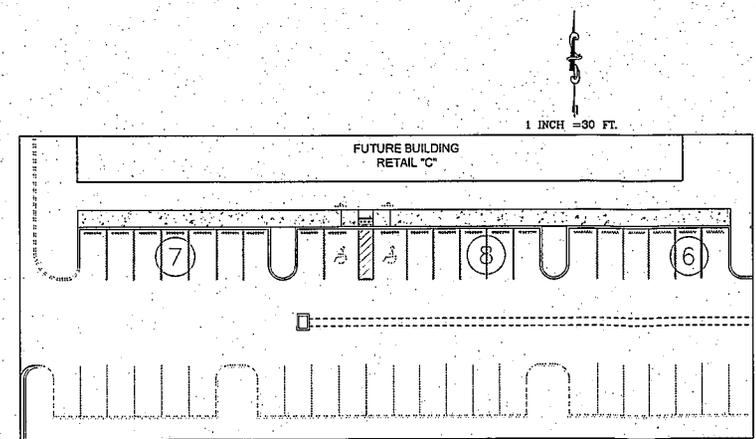


STANDARD PARKING DETAILS

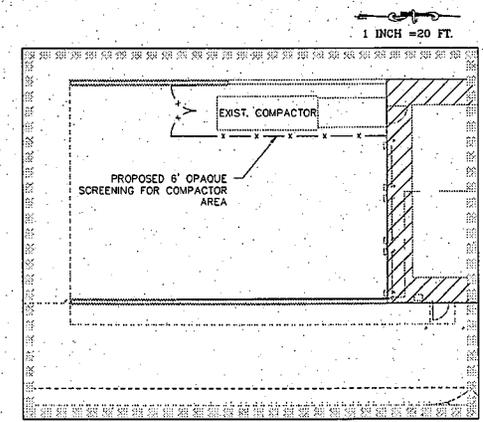
PARKING LI
W/ CO



DUMPSTER PAD DETAIL



PARKING IMPROVEMENT
(PHASE III)



COMPACTOR AREA IMPROVEMENT
(PHASE II)