

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

**Application No.:** DOA-2015-02347  
**Application Name:** Costco at Boca Congress Center  
**Control No.:** 1995-00063  
**Applicant:** Credit Brightstar  
 Costco Wholesale Corp  
**Owners:** Credit Brightstar  
 Costco Wholesale Corp  
**Agent:** Dunay, Miskel, Backman and Blattner, LLP - Heather Jo Allen  
**Telephone No.:** (561) 405-3322  
**Project Manager:** Yoan Machado, Site Planner II

**TITLE:** a Development Order Amendment **REQUEST:** to reconfigure the Site Plan, reduce square footage, add fueling stations, and modify Conditions of Approval (Engineering, Planned Development, Site Design and Use Limitations).

**APPLICATION SUMMARY:** Proposed is a Development Order Amendment (DOA) for Costco at the Boca Congress Center Multiple Use Planned Development (MUPD). The 27.77-acre development was most recently approved by the Board of County Commissioners on October 28, 2010 for a Development Order Amendment and a Requested Use to modify/delete Conditions of Approval (Building and Site Design, MUPD, Signs, and Use Limitations), to reconfigure the site plan and add square footage and to allow an Auto Service Station. The Approved Site Plan indicated 141,740 square feet (sq. ft) of General Retail, 5,860 sq. ft of Financial Institution, 2,400 sq. ft of General Repair and Maintenance, and 112 Square feet of Auto Service Station (Gas Sales) with 12 fueling positions.

The Applicant is requesting a DOA in order to modify the Site Plan to delete the Financial Institution (not built), and expand the Auto Service Station. The Preliminary Site Plan indicates a reduction in the overall square footage from 150,112 sq. ft. to 144,252 sq. ft. which is the result of deleting the Financial Institution use 5,860 sq. ft., the addition of eight fueling positions for a total of twenty for the Gas Sales use, a reconfiguration of parking spaces, and the internal realignment of the southern drive aisle to better accommodate the incoming traffic for the Gas Sales. A total of 700 parking spaces are provided and the three access points on Congress Avenue will remain.

**SITE DATA:**

Location:	East side of Congress Avenue north of Clint Moore Road.
Property Control Number(s)	00-43-46-31-28-001-0020; 00-43-46-31-28-001-0010
Existing Land Use Designation:	Commercial High, with an underlying MR-5 (CH/5)
Proposed Land Use Designation:	No proposed change
Existing Zoning District:	Multiple Use Planned Development (MUPD)
Proposed Zoning District:	No proposed change
Acreage:	27.77 acres (Overall) 6.39 acres (Affected Area)
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	Boca Raton, Delray Beach
Future Annexation Area	Boca Raton

**RECOMMENDATION:** Staff recommends approval of the requests subject to 54 Conditions of Approval as indicated in Exhibit C-1 and 9 Conditions of Approval as indicated in Exhibit C-2.

**ACTION BY THE ZONING COMMISSION:** On May 5, 2016, this item was pulled from the Consent Agenda and placed on the Regular Agenda. Staff and the Agent gave brief presentations. Four members of the public, and Ralph Brooks Attorney representing the Boca Golf and Tennis Club development were present and spoke in opposition to the project. The main issue raised related to the egress from the southernmost entrance of the site. Members of the public had issues patrons of Costco leaving from the southern entrance and making u-turns at the intersection of Congress Avenue and Boca Club Boulevard. They raised concerns with the number of accidents and fatalities that could be increased with an increase in the number of pumps. The Applicant's traffic engineer provided testimony on the counts and the changes made to the timing of the lights by the City of Boca. The County Engineer spoke to the ZC to clarify that this intersection was not within the top 7 intersections for high accidents and data could be researched to confirm.

After hearing all of the testimony, the ZC recommended approval of the DOA by a vote of 8-0.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received 2 contacts of which one was in opposition and the other was only an inquiry on the project.

**PROJECT HISTORY:**

Application No.	Resolution and Request	Resolution	Approval Date
PDD-1995-00063	Official Zoning Map Amendment from the General Commercial (CG) to the Multiple Use Planned Development (MUPD) and allow a Requested Use, Fast Food Restaurant	R-1995-1733	12/06/1995
Corrective	A Resolution amending R-1995-1733 to amend the legal description	R-1996-1745	10/24/1996
DOA-1995-00063	Development Order Amendment to Modify Conditions of Approval B.2, F.2, E.1, E.2, E.9, E.13, 1.1 and delete Conditions of Approval E.5, E.10, E-12 of Resolution R-95-1733 (Building and Site Design, Engineering and Lighting)	R-1998-0873	06/25/1998
DOA-1995-00063	Development Order Amendment to redesignate land uses, reconfigure the site plan, and amend Conditions of Approval.	R-2001-0980	06/25/2001
Corrective	A Resolution correcting R-2001-0980, confirming Conditions of Approval inadvertently contained errors C.2, G.3.d, H.3, I.2, J.6 and K.3 (Building and Site Design, Landscape, Lighting, MUPD, Signs, and Use Limitations)	R-2001-1359	08/23/2001
DOA/R-2010-00144	Development Order Amendment to modify/delete Conditions of Approval (Building and Site Design, MUPD, Signs, and Use Limitations), to reconfigure the site plan and add square footage.	R-2010-1766	08/26/2010
	A Requested Use to allow an Auto Service Station	R-2010-1767	10/28/2010
Corrective	A Resolution correcting R-2010-1766 confirming Conditions of Approval inadvertently contained errors in Planned Unit development 2 and Use Limitations 2, 3 and 4.	R-2011-0003	01/06/2011

## **SURROUNDING LAND USES:**

### **NORTH/NORTHWEST**

FLU Designation: Medium Residential (MR-5)

Zoning District: Residential Planned Unit Development District (PUD)

Zoning: Recreation and Residential (Boca Golf and Tennis Club, Control No 1981-00001)

### **SOUTH: City of Boca Raton**

FLU Designation: Industrial and Commercial

Zoning District: (M-3)

Supporting: Commercial and Industrial

### **EAST: City of Boca Raton**

FLU Designation: Industrial (IN),

Zoning District: PID

Supporting: Conservation

### **WEST:**

FLU Designation: Medium Residential (MR-5)

Zoning District: Residential Planned Unit Development District (PUD)

Supporting: Recreation and Residential (Boca Golf and Tennis Club, Control No 1981-00001)

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## **FINDINGS:**

### Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested 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.

1. **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.*
  - Consistency with the Comprehensive Plan: The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
  - Intensity: The maximum Floor Area Ratio (FAR) of 0.50, within a PDD, is allowed for Commercial High (CH) FLU designation in the Urban Suburban Tier (27.77 acres x 43,560 sq. ft. x 0.50 maximum FAR = 604,806.60 sq. ft. maximum). The request is not adding additional square footage, and equates to a FAR of 0.12 (144,252 previously approved sq. ft. / 1,209,661.2 sq. ft. of the site = 0.119).
  - 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.
2. **Consistency with the Code** - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

The proposed amendment complies with the Code for use, layout, and function. The Applicant is also requesting to abandon the approved but unconstructed Financial Institution to allow for expansion of the existing Auto Service Station within this development.

The Property is an approved Multiple Planned Use Development (“MUPD”) and is currently developed with a 144,140 sq. ft. Costco Wholesale Center and a 112 sq. ft. auto service station with 12 fueling stations that are designed to comply with the dimensional, building and safety requirements established by the Code. The reconfigured Site Plan maintains sufficient vehicle 100 feet of stacking behind the point of service and 40 feet beyond the point of service, as well as providing adequate circulation and turning radii as currently provided for the 12 existing fueling stations. Furthermore, there are only two additional auto service stations within one mile of this station, which serves Costco Wholesale members only.

- Architectural Review: In the last Development Order, Staff evaluated the Auto Service Station for compliance with Article 5.C and found it to be consistent with the Code. Those elevations were date April 26, 2010, and seen in Figure 6 page 2. The proposed request will modify those elevations for the Canopy only. Staff has reviewed the revised elevations for the canopy, Figure 6 page 1 and dated November 18, 2015, and found them to be consistent with Article 5.C and the existing approved elevations.

- Parking and Loading: The Preliminary Site Plan indicates a total of 577 parking spaces required and 700 parking spaces (+123) being provided. The Retail component requires 1 parking space/ 250 sq. ft. (567 spaces for 141,740 sq.ft.), the General Repair & Maintenance use requires 1 parking space/250 sq. ft. (10 spaces for 2,400 sq.ft.) and a 112 sq.ft. kiosk for the gas sales attendant requires 1 parking space/250 sq. ft. (1 space for 112 sq.ft.). Two loading spaces are required pursuant to Article 6.A.1.B, and five are being provided.

- Landscaping: The Preliminary Site Plan indicates a 45 foot Right-of-Way buffer along the north and west property line along Congress Avenue. The south and east property lines depict 5 foot Compatibility buffers. The proposed request will not affected the existing buffers.

- Signage: There are two existing monument ground mounted signs located on Congress Avenue; no additional signage is being proposed under the current request.

3. **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 auto service station was previously found to be compatible. The proposed amendment expands the existing auto service station from 12 fueling positions to 20 and abandons the unbuilt Financial Institution. When Costco was first approved under the 2001 DO, a 45-foot buffer was required to be installed along the Congress Avenue frontage to screen the facility and related activities from the residential uses across Congress Avenue. The fueling stations are internal and affiliated to Costco. Costco is a membership only facility, and therefore, the addition of the fueling stations will not generate a significant amount of additional traffic from the external users; but will decrease the waiting time for each Costco customer at the fueling station.

4. **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.*

The majority of the site has been developed with the exception of the Financial Institution, the unbuilt 5,860 sq. ft. Financial Institution was approved with three drive-through lanes. Therefore, with the new reconfiguration, the Applicant is improving the layout and vehicular circulation of the gas station, and utilize the rest of the area originally reserved for the Financial Institution, and replace with additional parking for the Costco customers.

5. **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 proposed new access to the gas station shall be designed to not impact the significant oak trees that have been preserved on the southern portion of the site.

WELLFIELD PROTECTION ZONE: The property is not located with 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.

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

The proposed project exists as a commercial development and is consistent with the development pattern for the area.

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

ENGINEERING COMMENTS:

TRAFFIC IMPACTS

Property Owner has estimated the build-out of the project to be December 31, 2016. Previously approved traffic from this project was 5,741 trips per day, 561 trips in the PM peak hour. Total net new traffic expected from this project is 6,235 trips per day, 602 trips in the PM peak hour. The net increase in trips is 494 daily and 41 during the PM peak hour. Additional traffic is subject to review for compliance with the Traffic Performance Standard.

There are no improvements to the roadway system required for compliance with the Traffic Performance Standards because this project has an insignificant impact on the surrounding roadway network.

The Property Owner will be conditioned to extend the existing north approach left turn lane on Congress Ave at Boca Club Blvd (main entrance of the project).

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are per hour per direction

Segment: Congress Ave from Clint Moore Rd to NW 82nd St

Existing count: Northbound= 1,143 , Southbound= 2,927

Background growth: Northbound=234 , Southbound=383

Project Trips: Northbound=12 , Southbound=15

Total Traffic: Northbound=1,389 , Southbound=3,325

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2,940 in each direction

Projected level of service: Northbound=LOS D or better, Southbound=Worse than LOS D

PALM BEACH COUNTY HEALTH DEPARTMENT: The project meets all Department of Health requirements, so no further action is needed at this time.

FIRE PROTECTION: Staff has reviewed the project and has no issues with the proposed project.

SCHOOL IMPACTS: Staff has reviewed the request and it is not subject to the requirements of School Concurrency.

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

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

The Applicant states in the Justification Statement that the request is necessitated since the existing auto service station has proven to be a welcome addition to the Costco Wholesale Center, which allows members to purchase gasoline for the family car as part of a shopping trip thereby reducing overall trips on local roads. As the area has grown, the need for this convenient service has increased such that Petitioner is seeking to increase the number of fueling stations in order to maintain the level of service for the increase customer base. Considering the foregoing, the Project is a result of changed conditions or circumstances.

**CONCLUSION**

Staff has evaluated the standards listed under Article 2.B.2.B and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the request. Staff has also determined that any of the potential impacts and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibits C-1 and C-2.

## CONDITIONS OF APPROVAL

### **Exhibit C-1 Development Order Amendment - Overall**

#### **ALL PETITIONS**

1. Previous ALL PETITIONS Condition 1 of Resolution R-2010-1766, Control No.1995-00063, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2001-0980, (Control 1995-063) and R-2001-1359, (Control 1995-063) 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 ULDC and the Board of County Commissioners, unless expressly modified.

#### **Is hereby amended to read:**

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2010-1766 and R-2011-0003, (Control 1995-063) 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 ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2010-1766, Control No.1995-00063, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved Preliminary Master Plan for the Boca Congress Center MUPD/ Costco is dated June 14, 2010 and the approved Preliminary Site Plan is dated June 21, 2010. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

#### **Is hereby amended to read:**

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved Preliminary Site Plan is dated March 10, 2016. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

#### **ARCHITECTURAL REVIEW**

1. The proposed Costco building shall be designed and constructed to be generally consistent with the facade elevations by Mulvanny G.2 dated June 11, 2001. Deviations from these elevations may be permitted to comply with applicable architectural conditions of approval. (BLDG/PMT: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. All loading areas, garage doors, overhead doors, and outdoor storage areas shall be screened from view from the adjacent properties by an eight (8) foot high wall, designed to be compatible with architectural treatment of the principal building. (DRO/Ongoing: ZONING - Building Division) (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

3. Pedestrian amenities shall be constructed prior to the issuance of Certificate of Occupancy for the retail building. (CO: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

4. The maximum height for all structures including air conditioning, mechanical equipment and satellite dishes, and rooftop equipment screening shall not exceed thirty-six (36) feet, excluding decorative roof treatment for the main entrance only which may exceed this height up to an overall building height of forty-six (46) feet. All heights shall be measured from finished grade to highest

point. (BLDGPMPT/ONGOING: ZONING - Building Division) (Previous ARCHITECTURAL REVIEW Condition 6 of Resolution R-2010-1766, Control No.1995-00063)

5. Prior to building permit approval, all buildings and structures within the development shall have architectural elevations approved by the Architectural Review Section consistent with the Design Guidelines, Art.5.C. of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (BLDGPMPT/ONGOING: ARCHITECTURAL REVIEW - Zoning) (Previous ARCHITECTURAL REVIEW Condition 8 of Resolution R-2010-1766, Control No.1995-00063)

## **ENGINEERING**

1. Prior to the issuance of any building permits, including the proposed ATM, the Property Owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane along Congress Avenue at the project's middle entrance. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer and shall be in addition to the standard 120' Right-of-way. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips" where appropriate as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. Property Owner shall construct a right turn lane south approach on Congress Avenue at the project's middle entrance. This construction shall be provided concurrent with the paving and drainage improvements for building permits greater than 35,000 square feet. Any and all costs associated with this turn lane construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations.

i. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit for paving and drainage improvements for building permits greater than 35,000 square feet.

ii. Construction shall be completed prior to the issuance of Certificates of Occupancy for more than 35,000 square feet of building area.

The Property Owner may elect to proceed with turn lane construction (and/or driveway turn-out and/or median improvement construction in accordance with the approved Site Plan) for the Project at an earlier date in conjunction with the six-laning improvements for Congress Avenue (by others), subject to compliance with County's access management standards and permitting requirements. It shall be the Property Owners responsibility to contract with Palm Beach County's Roadway Production Division and Peninsula Park\Carr to affect the inclusion of the required plan changes in the design and construction of the Congress Avenue Road widening project. (BLDGPMPT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the project's entrance road (across from the main entrance to the Boca Golf and Tennis Club) and Congress Avenue. Should signalization not be warranted after 36 months of the final Certificate of Occupancy this property owner shall be relieved from this condition. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

4. Prior to June 4, 1996, the Property Owner shall make a voluntary contribution to the County of \$100,000 to assist in funding other road improvements in the area. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2010-1766, Control No.1995-00063)

5. Building permits shall not be issued for more than 1180 net external trips per day (14,750 square feet of general retail or equivalent land uses as approved by the County Engineer) until a contract has been let for the construction of Military Trail from West Atlantic Avenue to Clint Moore Road to a 6-



lane divided section, including the following improvements (and signal modifications to accommodate these improvements) at the intersection of Military Trail/ Clint Moore Rd.:

- i. second left turn lane, south approach; and
- ii. second left turn lane, north approach. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

6. a) Property Owner shall have entered into a Public Facilities Agreement (PFA”) with Palm Beach County prior to approval of Zoning Petition 95-63(A). The PFA shall govern the project phasing based upon the following criteria and subject to agreements included in the PFA.

b. This project shall be phased as follows: building permits shall not be issued for more than 1633 net external trips per day (24,650 square feet of general retail or equivalent land uses as approved by the County Engineer) until a contract has been let for construction of Yamato Road as a 6- lane divided section between Congress Ave. to Military Trail. The mix of allowable uses, as permitted by the Zoning Division, listed above may be adjusted 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.

c. The Property Owner shall post surety for the Yamato Road construction with the Office of the Land Development Division in accordance with the terms of PFA (anticipated to be July 25,1998. Surety shall be in the amount of \$1.29608 million dollars.

d. Traffic impact fee credit shall be provided in the amount of \$1.5 million dollars. This amount reflects the funding provided for in condition 6(c) above and the funds previously expended by the Property Owner. (DATE/DRO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2010-1766, Control No.1995-00063)

7. In addition to the conditions related to offsite roadway improvements set forth above, Property Owner shall be solely responsible for the cost of design, permitting, and construction of turn lane improvements along Congress Avenue necessary to provide direct access to the project site in conjunction with proposed project development activities. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 7 of Resolution R-2010-1766, Control No.1995-00063)

#### 8. LANDSCAPE WITHIN MEDIAN OF CONGRESS AVENUE

a. Prior to issuance of a building permit, the Property Owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Congress Avenue. This permit, to be completed by the Property Owner, shall name Palm Beach County as the applicant. As part of this permit process, the Property Owner shall enter into a Right of Way, Landscape Maintenance, Removal, and Indemnification Agreement. When landscaping is permitted by the Florida Department of Transportation, landscaping shall, at a minimum, consist of the “Low Cost Planting Concept” outlined in the Palm Beach County Engineering and Public Works Department latest revision to the Streetscape Standards. The Property Owner shall also be responsible for supplementing any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the Property Owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer.

b. All required median landscaping, including an irrigation system if required, shall be installed at the Property Owner's expense. All landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the Petitioner and its successors, or assigns or duly established Property Owner's Association or maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the Petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in

order to maintain healthy plant material. All landscape material shall be installed prior to the issuance of a certificate of occupancy.

c. If the Developer does not enter into an agreement with Palm Beach County to assume the maintenance responsibility, then appropriate property owner's documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a Building Permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2010-1766, Control No.1995-00063)

9. Prior to the issuance of a building permit, the Property Owner shall convey to Palm Beach County a 10' wide (typical) temporary and nonexclusive roadway construction easement along the project's entire Congress Avenue frontage. Construction within this easement by County (and/or its agents) shall conform to Palm Beach County Standards and shall be consistent with project Development Order conditions including, but not limited to: ERM restrictions; landscaping and berm requirements; and any obligations with regard to existing easement rights of others. County (and/or its agents) shall be responsible for:

a) Protecting all native vegetation, landscaping, irrigation, utilities, drainage, sidewalk, paving, signage, fencing and/or other above/below ground improvements within said easement area;

b) Taking all reasonable precautions to prevent the discharge of hazardous materials/wastes within/adjacent to the easement area;

c) Providing for the repair, replacement or reconstruction (as appropriate) of any damage to existing native vegetation, landscaping and/or other facilities within/adjacent to the easement as impacted by the proposed construction activities. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2010-1766, Control No.1995-00063)

10. Previously deleted by Resolution R-2010-1766. (Previous ENGINEERING Condition 10 of Resolution R-1995-1733, Control No.1995-00063)

11. Delivery trucks shall not be permitted the use of the main entrance for deliveries into the site. Costco shall co-ordinate deliveries to the site with their vendors to ensure compliance with this condition of approval. Truck route Signage shall be shown on the final site plan approved by the DRC. All signs shall be installed prior to the issuance of a certificate of occupancy. (BLDGPM/CO/ONGOING: MONITORING - Engineering) (Previous ENGINEERING Condition 11 of Resolution R-2010-1766, Control No.1995-00063)

12. The Property Owner shall modify the existing full median opening on Congress Avenue at the southern project driveway to provide a directional (left-in only) median opening. 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 for the gas station. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the gas station. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 12 of Resolution R-2010-1766, Control No.1995-00063)

13. Previous ENGINEERING Condition 13 of Resolution R-2010-1766, Control No.1995-00063, which currently states:

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, 2011. 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 Article 2, Section E of the Unified Land Development Code.

**Is hereby amended to read:**

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, 2016. 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 Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

14. Employees of the Costco Warehouse shall be required to utilize the employee parking in the rear of the building. (ONGOING: CODE ENF - Zoning) (Previous ENGINEERING Condition 14 of Resolution R-2010-1766, Control No.1995-00063)

15. The Property Owner shall extend the existing left turn lane, north approach on Congress Ave at Boca Club Blvd. to 320 ft storage and 50 ft taper, or as approved by the County Engineer.

This construction shall be concurrent with the paving and drainage improvements for the site. 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. (CO: MONITORING - Engineering)

16. Prior to the issuance of a building permit, the Property Owner shall abandon the PBCUE in conflict with the proposed improvements. (BLDGPM: MONITORING - Engineering)

**ENVIRONMENTAL**

1. The proposed new access shall be designed as to not impact the preserved native trees located to the south of the gas station. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**HEALTH**

1. No vehicle maintenance including oil changing or repair shall take place at this site. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. Generation and disposal of any hazardous effluents into sanitary sewer system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection and the agency responsible for sewage works are constructed and used by tenants or owners generating such effluents. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. Any toxic or hazardous waste generated at this site shall be handled and disposed of in accordance with Chapter 62-730, FAC (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

**LANDSCAPE - GENERAL**

1. All landscaping shall be installed and maintained in accordance with the cross sections, buffer widths and landscape design concepts as shown in Kilday & Associates Conceptual Landscape Plan dated May29, 2001. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. The Congress Avenue buffer shall be completed prior to the issuance of the Certificate of Occupancy for the Costco building. (BLDGPM/ONGOING: MONITORING - Zoning) (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. Landscaping on Congress Avenue (exclusive of preserve and/or vegetation relocation receiving zones) shall consist of the following:

a. Total quantity of trees shall average one tree per 200 square feet of buffer area.

b. The total quantity of required trees under Table 6.8-3 of the ULDC (one tree per 300 sq. ft. of buffer area shall comply with the following minimum tree height and canopy requirements:

i) Fifty (50) percent twelve (12) foot high with six (6) foot canopy;

ii) Forty (40) percent fourteen (14) foot high with seven foot (7) foot canopy; and

iii) Ten (10) percent sixteen (16) foot high with eight (8) foot canopy.

c. Remainder of trees provided shall be a minimum ten (10) foot high with four (4) foot canopy to allow flexibility in the proposed Kilday & Associates Conceptual Landscape Plan dated May 29, 2001. Palms may be substituted as permitted per ULDC requirements.

d. Minimum forty-five (45) foot buffer width to include a five (5) foot overlap in the existing ten (10) foot utility easement. The overall fifty (50) foot dimension will include a six (6) foot high continuous berm except where the berm height may be varied as required by FPL guidelines. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

4. Landscaped divider medians with at grade bicycle and pedestrian cuts shall be provided in the center of all driveways over thirty (30) feet in width providing ingress and egress to the site. The minimum width of this median shall be six (6) feet. The minimum length of this median shall be twenty five (25) feet. A minimum width of five (6) feet of landscaped area shall be provided. One tree and appropriate ground cover shall be planted for each twenty (20) linear feet of the divider median. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2010-1766, Control No.1995-00063)

5. The petitioner shall provide an eight (8) foot visual screen consisting of a berm or fence with landscaping along the west side of the existing FPL transmission poles located on the east property line as allowed by, and consistent with FPL Guidelines. (BLDGPM: BUILDING DIVISION - Zoning) (Previous LANDSCAPE - GENERAL Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

6. Planting design along Congress Avenue shall include flowering trees. (BLDGPM: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 6 of Resolution R-2010-1766, Control No.1995-00063)

7. Prior to August 26, 2011, the property owner shall replace all dead and missing plant materials on the entire subject property. (DATE: LANDSCAPE - Zoning) (DATE: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 7 of Resolution R-2010-1766, Control No.1995-00063)

## **LIGHTING**

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. Low intensity back lighted or interior lighted signs may be permitted. (BLDGPM: CODE ENF - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. All outdoor lighting fixtures shall be "shoe-box" style and thirty (30) feet in height, measured from finished grade to highest point. All lighting fixtures shall be directed downward at ninety (90) degrees or less. (BLDGPM: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. All outdoor lighting shall be extinguished no later than 12:00 a.m., excluding security lighting only. (ONGOING: CODE ENF - Accounting) (Previous LIGHTING Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

4. All lighting fixtures shall be of a consistent source. (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2010-1766, Control No.1995-00063)

5. Wall mounted security lights shall be of a design that does not project light onto adjacent property or public right-of-ways. (BLDGPMPT/ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

## **PLANNED DEVELOPMENT**

1. Prior to site plan certification, the petitioner shall record in the public records covenants ensuring architectural compatibility between buildings and signage for the entire subject property. The covenants shall be in a form acceptable to the County Attorney and shall not be removed, altered, changed or amended without written approval from the County. (DRO: COUNTY ATTORNEY - Zoning) (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. Previous PLANNED DEVELOPMENT Condition 2 of Resolution R-2011-0003, Control No.1995-00063, which currently states:

Total gross floor area shall be limited to a maximum of 156,523 square foot wholesale retail center; 112 square foot auto service station with 12 fueling stations; and 5,860 square foot bank, with two (2) drive-thru lanes and one (1) ATM lane.

### **Is hereby amended to read:**

Total gross floor area shall be limited to a maximum of 156,523 square foot wholesale retail center; and a 112 square foot auto service station with 20 fueling stations. (ONGOING: ZONING - Zoning)

3. Previous PLANNED DEVELOPMENT Condition 3 of Resolution R-2010-1766, Control No.1995-00063, which currently states:

To ensure consistency with the site plan dated May 29, 2001 presented to the Board of County Commissioners, no more than ten (10%) percent of the total approved square footage shall be administratively relocated.

### **Is hereby amended to read:**

To ensure consistency with the site plan dated March 10, 2016 presented to the Board of County Commissioners, no more than ten (10%) percent of the total approved square footage shall be administratively relocated. (DRO: ZONING - Zoning)

## **SIGNS**

1. There shall be only one (1) monument style sign with a maximum ten (10) feet in height located at the main entrance on Congress Avenue. This sign shall conform to the December 4,1995 recommendations by the City of Boca Raton Community Appearance Board. Sign height shall be measured from finished grade to highest point. (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. Signs may only advertise the business name. No product identification shall be allowed on signs, except if the product is indicated within the name of the business such as "gas sales". (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. Signs may not utilize exposed neon, nor shall exposed neon be allowed as an architectural feature. (BLDGPMPT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 3 of Resolution R-2010-1766, Control No.1995-00063)

4. The main (central) entrance on Congress Avenue shall be posted with a “No truck traffic allowed” sign. (ONGOING: DEVELOPMENT REVIEW OFFICER - Code Enforcement) (Previous SIGNS Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

#### **SITE DESIGN**

1. Previous SITE DESIGN Condition 1 of Resolution R-2010-1766, Control No.1995-00063, which currently states:

Only one (1) out-parcel shall be permitted on-site and limited to a maximum 5,860 sq. ft. bank with two drive thru lanes and one ATM lane. (DRO/ONGOING: BUILDING DIVISION - Zoning)

**Is hereby deleted.** [REASON: Financial Institution is being removed from the Site Plan.]

2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading and delivery areas. (ONGOING: CODE ENF - Accounting) (Previous SITE DESIGN Condition 2 of Resolution R-2010-1766, Control No.1995-00063)

3. No vehicular use, parking, landscaping or other improvements shall be located within the LWDD easements along the south and east property lines, unless permitted by the LWDD. (ONGOING: CODE ENF - Zoning) (Previous SITE DESIGN Condition 4 of Resolution R-2010-1766, Control No.1995-00063)

4. There shall be no external ladders mounted on any building. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning) (Previous SITE DESIGN Condition 5 of Resolution R-2010-1766, Control No.1995-00063)

5. The petitioner shall provide an on site, covered drop off area to accommodate public transportation. The covered drop off area shall have consistent architectural and landscape treatment as the remainder of the shopping center. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning) (Previous SITE DESIGN Condition 6 of Resolution R-2010-1766, Control No.1995-00063)

#### **USE LIMITATIONS**

1. Hours of operation for the wholesale discount facility shall be limited from 10:00 a.m. to 8:30 p.m. Monday through Friday, 9:30 a.m. to 6:00 p.m. on Saturday and 10:00 a.m. to 6:00 p.m. on Sunday. Hours of operation for the gas station shall be limited from 6:00 a.m. to 9:30 p.m. Monday through Friday, 6:00 a.m. to 8:00 p.m. on Saturday and 6:00 a.m. to 7:00 p.m. on Sunday. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2010-1766, Control No.1995-00063)

2. Previous USE LIMITATIONS Condition 2 of Resolution R-2011-0003, Control No.1995-00063, which currently states:

No other uses shall be allowed on site except a wholesale discount club with general repair (tire center) and an 112 square foot auto service station with 12 fueling stations and a separate financial institution. (ONGOING: CODE ENF-Zoning)

**Is hereby amended to read:**

No other uses shall be allowed on site except a wholesale discount club with general repair (tire center) and an 112 square foot auto service station with 20 fueling stations. (ONGOING: CODE ENF - 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.

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.

**Exhibit C-2  
Development Order Amendment – Auto Service Station**

**ALL PETITIONS**

1. Previous ALL PETITIONS Condition 1 of Resolution R-2010-1767, Control No.1995-00063, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved Preliminary Site Plan, depicting the layout of the auto service station for the Boca Congress Center MUPD/ Costco is dated June 14, 2010. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

**Is hereby amended to read:**

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved Preliminary Site Plan is dated March 10, 2016. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

2. All previous conditions of approval applicable to the subject property, as contained in Resolution R-2010-1767, (Control 1995-063) 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 ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: ZONING - Zoning)

**ARCHITECTURAL REVIEW**

1. Prior to Final Approval by the Development Review Officer (DRO), the Applicant/Property Owner shall receive Final Approval of the Architectural Elevations for the Auto Service Station. The elevations shall be designed to be consistent with the Canopy elevations dated November 18, 2015 and prepared by MG2 and the Service Station (Controller Enclosure) elevations dated April 26, 2010 prepared by MulvannyG2, and Article 5.C, as amend, of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval and all ULDC requirements. (DRO: ZONING – Zoning)

2. As a courtesy, the Applicant will provide a copy of the approved Site Plan to the City of Boca Raton prior to the issuance of a Building Permit for the expansion of the fueling pumps. (BUILDING PERMIT: Building Permit-Zoning)

**USE LIMITATIONS**

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2010-1767, Control No.1995-00063, which currently states:

Total gross floor area shall be limited to a maximum of 156,523 square foot retail center; and a 112 square foot auto service station with 12 fueling stations; and 5,860 square foot bank, with two (2) drive thru lanes and one (1) ATM lane.

**Is hereby amended to read:**

Total gross floor area shall be limited to a maximum of 156,523 square foot retail center; and a 112 square foot Auto Service Station with 20 fueling stations. (ONGOING: ZONING - Zoning)

2. Hours of operation for the Auto Service Station shall be limited from 6:00 a.m. to 9:30 p.m. Monday through Friday, 6:00 a.m. to 8:00 p.m. on Saturday and 6:00 a.m. to 7:00 p.m. on Sunday. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2011-0003, Control No.1995-00063)



## **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.

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

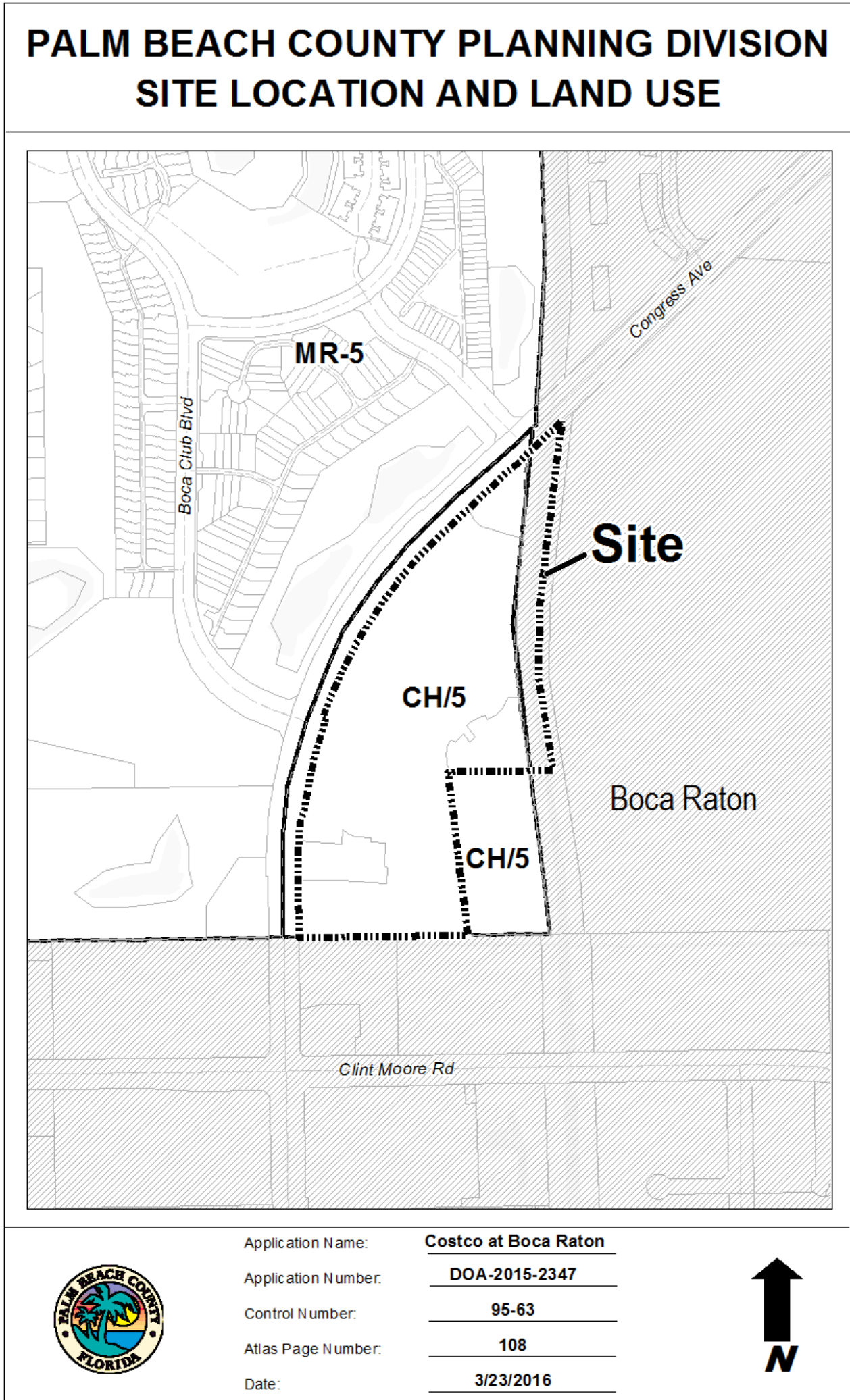


Figure 2 Zoning Map

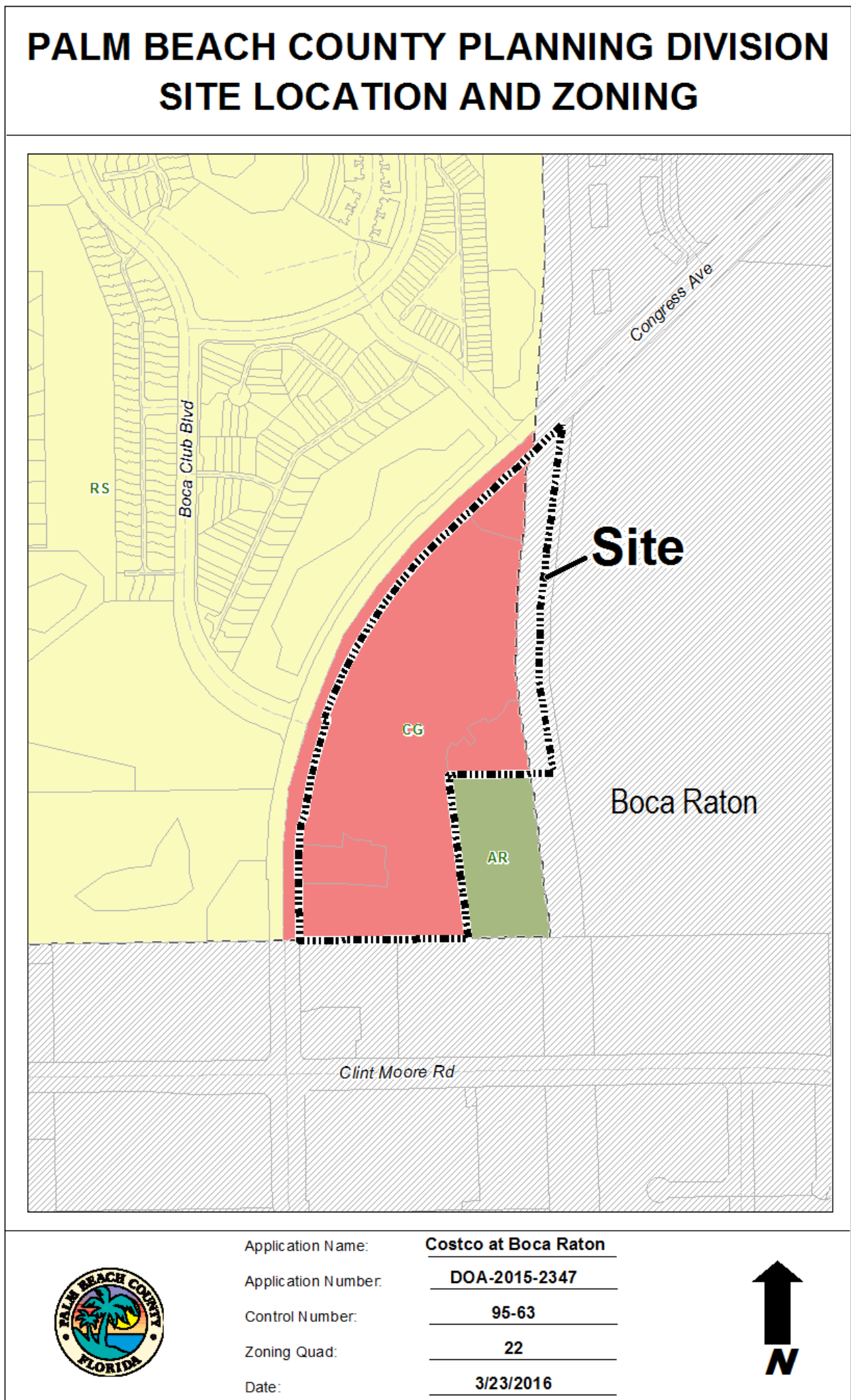
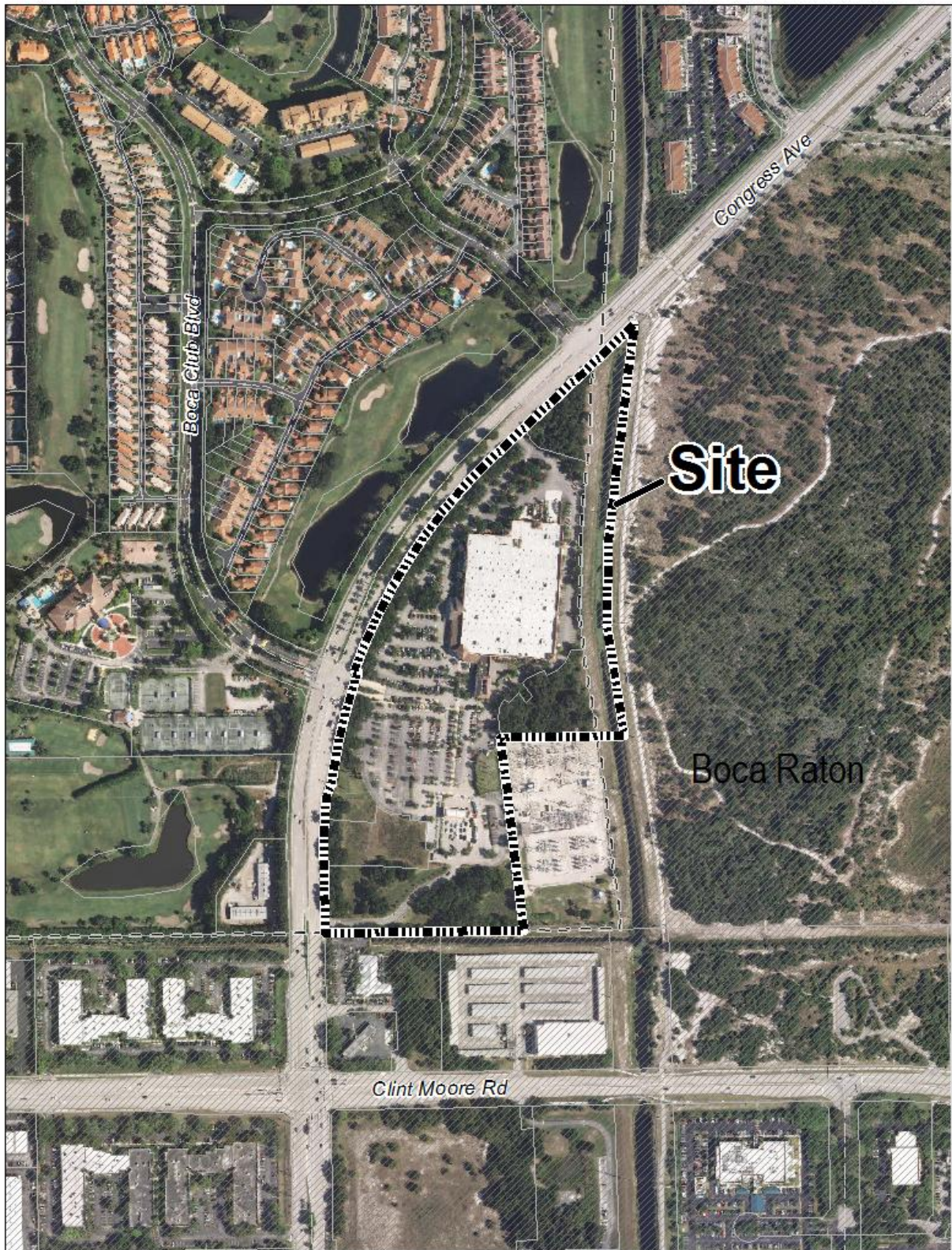


Figure 3 Aerial

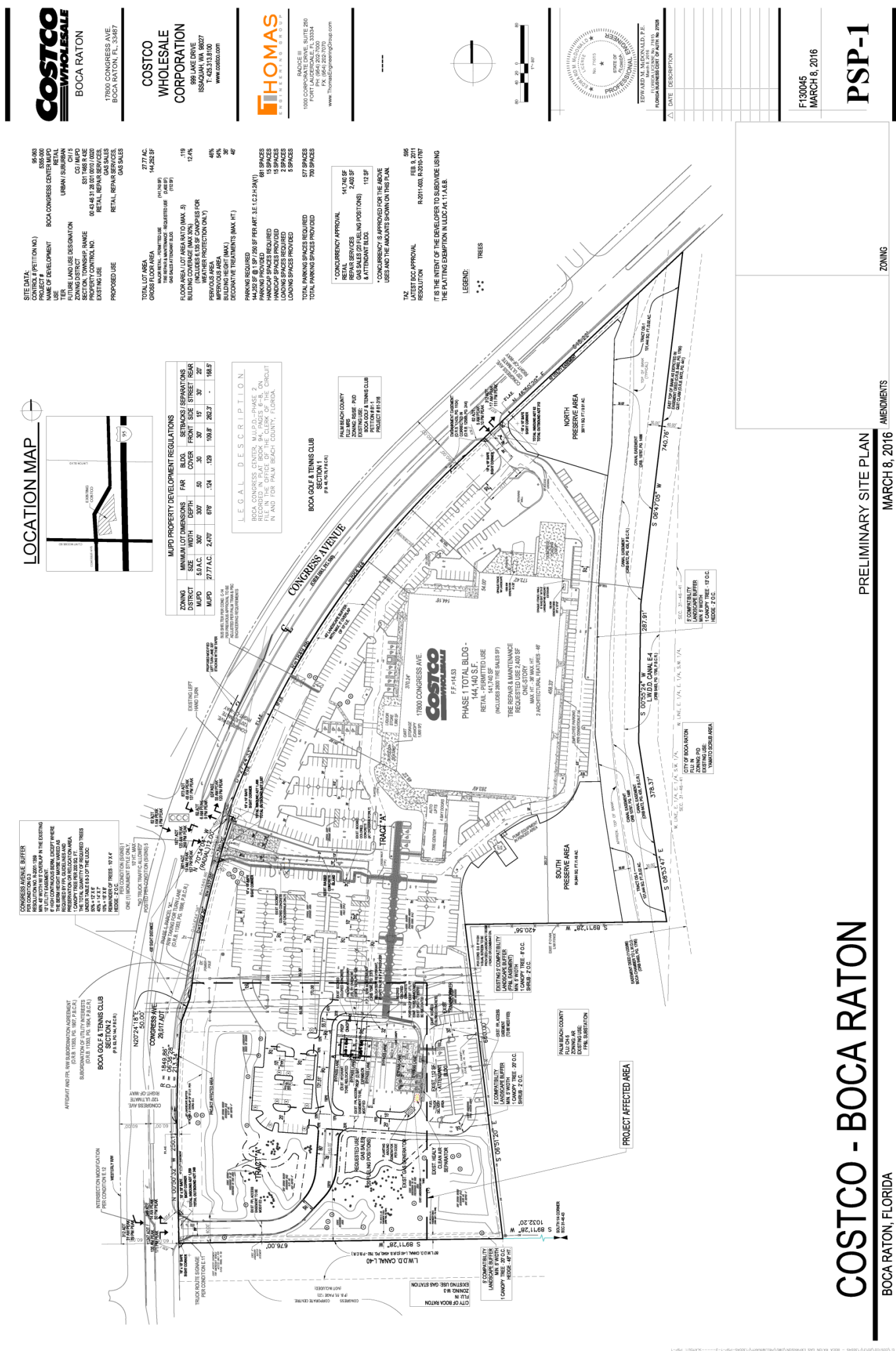
# PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	<b>Costco at Boca Raton</b>
Application Number:	<b>DOA-2015-2347</b>
Control Number:	<b>95-63</b>
Atlas Page Number:	<b>108</b>
Date:	<b>3/23/2016</b>



Figure 4 Preliminary Site Plan dated March 10, 2016 (1 of 2)



**COSTCO - BOCA RATON**  
 BOCA RATON, FLORIDA

PRELIMINARY SITE PLAN  
 AMENDMENTS  
 MARCH 8, 2016

F13004S  
 MARCH 8, 2016

**PSP-1**



Figure 5 Preliminary Regulating Plan dated March 10, 2016



17001 CONGRESS AVE  
BOCA RATON, FL 33487

**COSTCO WHOLESALE CORPORATION**  
599 LAKE DRIVE  
ISSAQUAH, VA 88027  
T: 625.513.5100  
WWW.COSTCO.COM



CONCRETE  
1000 CORPORATE DRIVE, SUITE 2200  
FORT LAUDERDALE, FL 33304  
FL 954-322-7070  
www.ThomasEngineeringGroup.com

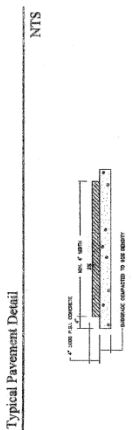
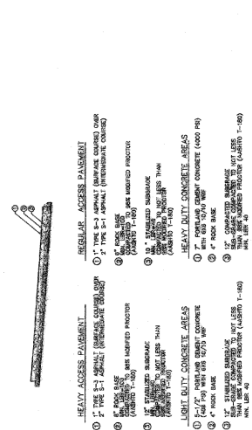
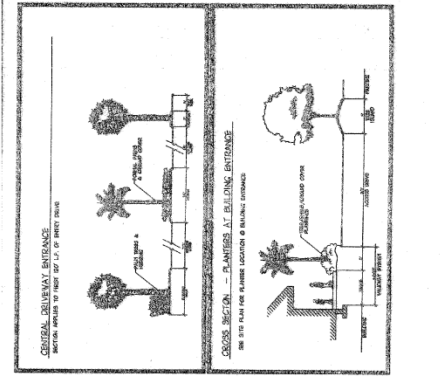
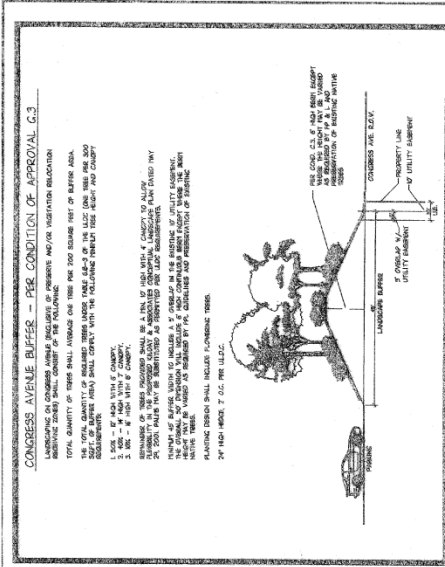


EDWARD M. McDONALD, P.E.  
LIONEL LINKEN, P.H.D.  
EDWARD MCDONALD & ASSOCIATES, INC.  
FOUR HUNDRED EAST PALM BLVD. #200  
BOCA RATON, FL 33433

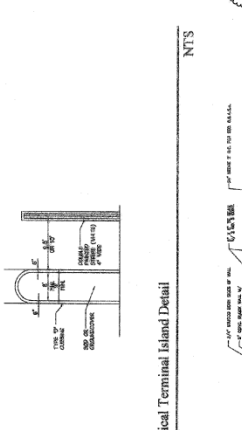
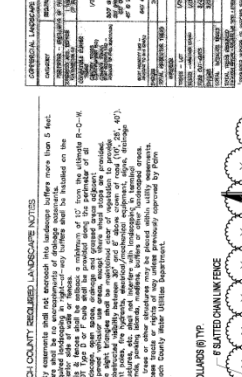
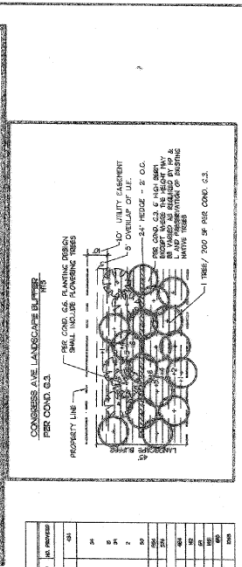
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MARCH 8, 2016

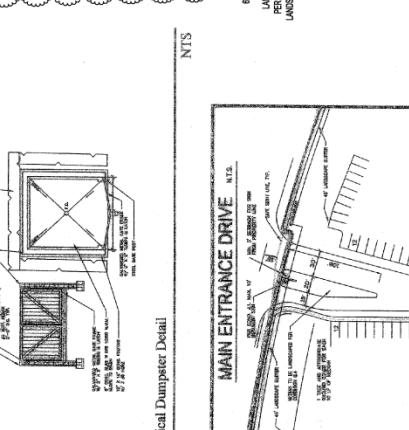
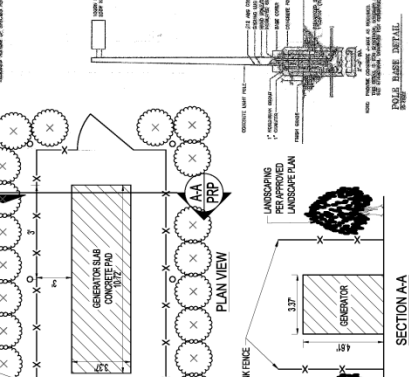
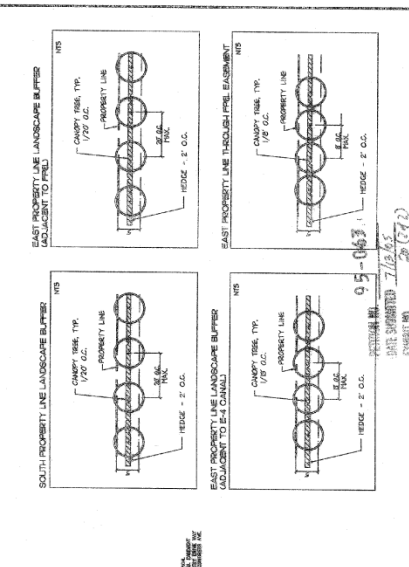
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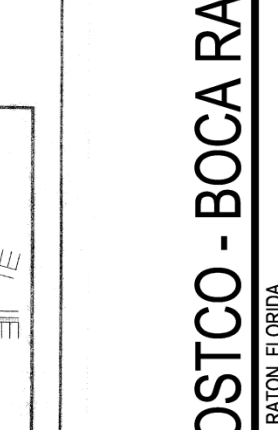
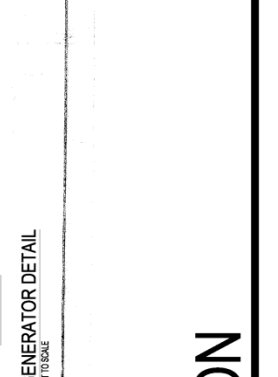
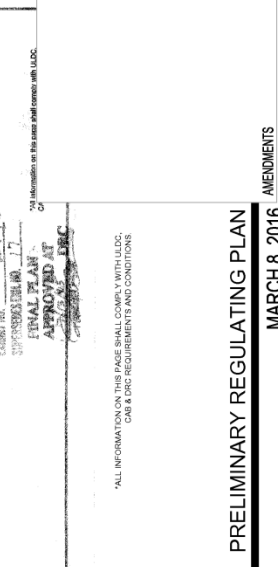
Typical Side Walk Detail



Typical Terminal Island Detail



Typical Dumpster Detail



LANDSCAPE BUFFER - PER CONDITION OF APPROVAL C.3. TOTAL QUANTITY OF BUSHES SHALL AVERAGE ONE TREE PER 200 SQUARE FEET OF BUFFER AREA... ALL INFORMATION ON THIS PAGE SHALL COMPLY WITH ALL CC, CAR & DRG REQUIREMENTS AND CONDITIONS.

ALL INFORMATION ON THIS PAGE SHALL COMPLY WITH ALL CC, CAR & DRG REQUIREMENTS AND CONDITIONS.

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PRELIMINARY REGULATING PLAN  
MARCH 8, 2016

**COSTCO - BOCA RATON**

BOCA RATON, FLORIDA

AMENDMENTS

ZONING

Figure 6 Preliminary Architectural Elevations dated November 18, 2015 page 1



17800 CONGRESS AVE  
BOCA RATON, FL 33487

**COSTCO  
WHOLESALE  
CORPORATION**  
958 LAKE DRIVE  
ISSAQUAH, WA 98027  
360.583.8100  
WWW.COSTCO.COM



8444 Westpark Dr., Ste. 120  
McLean, VA 22102  
703.654.8164  
MG2.com

DOA  
SUBMITTAL  
11.18.15



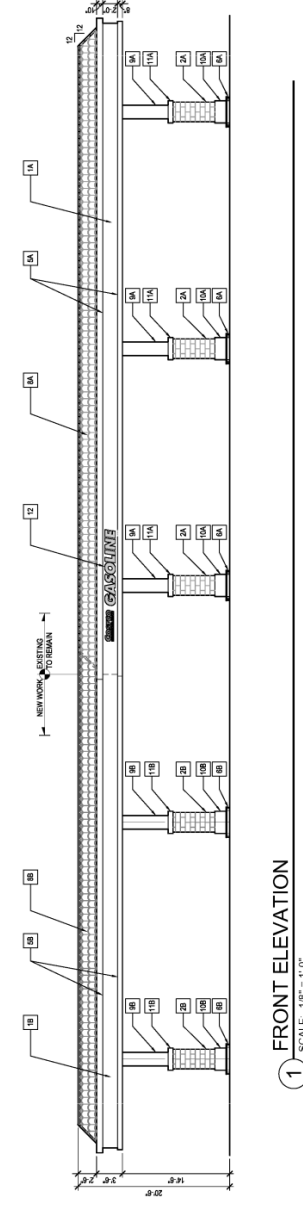
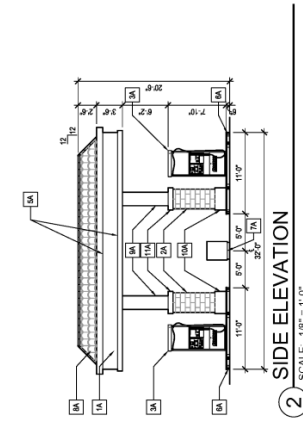
DOUGLAS E BROOKBANK, ARCHITECT

DATE	DESCRIPTION
11.18.15	DOA SUBMITTAL

9/27/15-DB  
RCH/RT/RSN  
DRAWN: JLT

CANOPY PLANS  
& ELEVATIONS

A-1

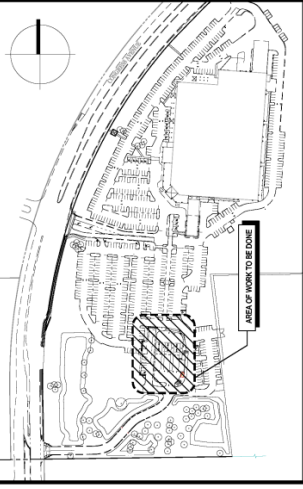


**KEY NOTES**

- PRE-FINISHED METAL FASCIA PANEL, COLOR: INTER. BUFTONE, 4-1/8"
- DEMAND BLOCK, SPLT FACE CMU - LOWER COLUMN WRAP, COLOR: DESERT SMOG
- MULTI-PRODUCT DISPENSER
- PRE-FINISHED METAL FASCIA TRIM FACE, COLOR: INTER.
- RAISED CONCRETE ISLAND WITH METAL EDGE FORM PAINT
- SUBS ONLY WITH GLOSS BLACK
- ISLAND RECEPTION BOLT DOWN, CENTER OF EACH ISLAND
- MANHOLE BODY, ADHESIVE SET SPANISH TILE MOUNTED ON WOOD ROOF DECK (12" BLDR)
- SNOWBUSH H-23P
- PAINTED CONCRETE BASE
- EXISTING SIGN TO BE RELOCATED TO CENTER OF ISLAND
- SLATY ROCK MANHOLE WITH INTERIOR DRAINAGE SYSTEM (PRIMARY & SECONDARY)
- PRE-FINISHED METAL PANEL ROOF SYSTEM
- EXISTING TO REMAIN
- NEW CONCRETO TO MATCH EXISTING CONDITION

**SCOPE OF WORK**

THE EXISTING FUEL FACILITY HAS 3 ISLANDS WITH FUEL DISPENSERS PER ISLAND AND FUELING STATIONS PER DISPENSER (17 FUELING STATIONS TOTAL). THE EXISTING CANOPY OVER THE ISLANDS IS IN POOR CONDITION AND THE EXISTING CANOPY OVER THE FUELING STATIONS IS ALSO IN POOR CONDITION. THE EXISTING CANOPY OVER THE FUELING STATIONS WILL BE DEMOLISHED. THE EXPANSION WILL USE ALL THE SAME MATERIALS AS THE EXISTING CANOPY (SPLT FACE COLUMN WRAP, SPANISH TILE ROOF, ETC.).



**ZONING STAMP**

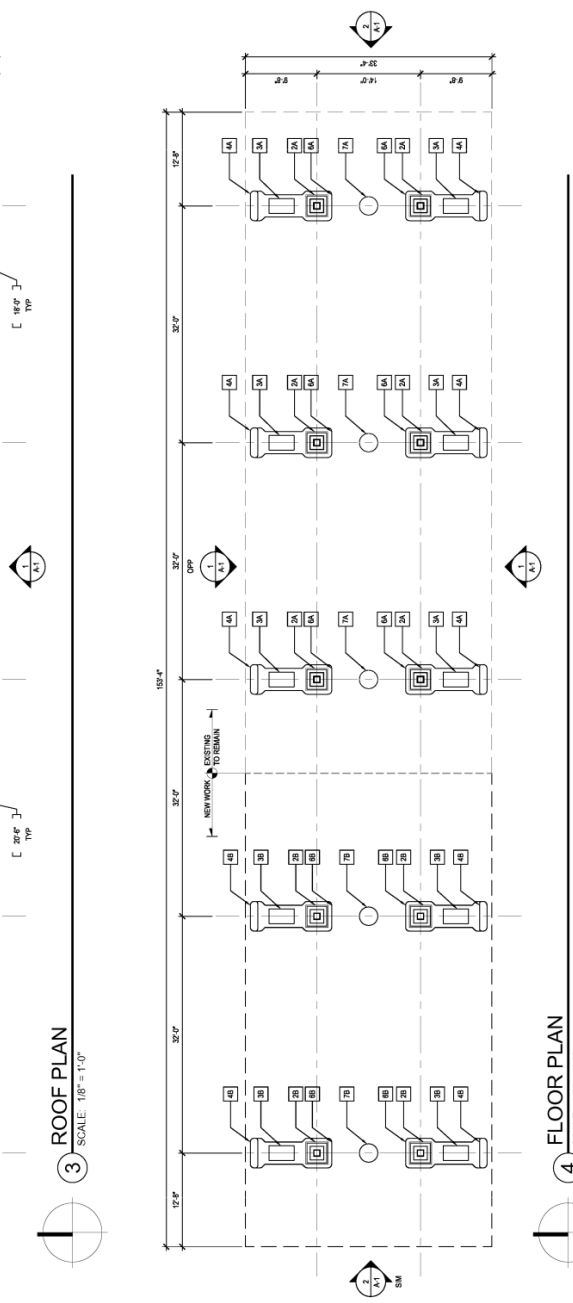
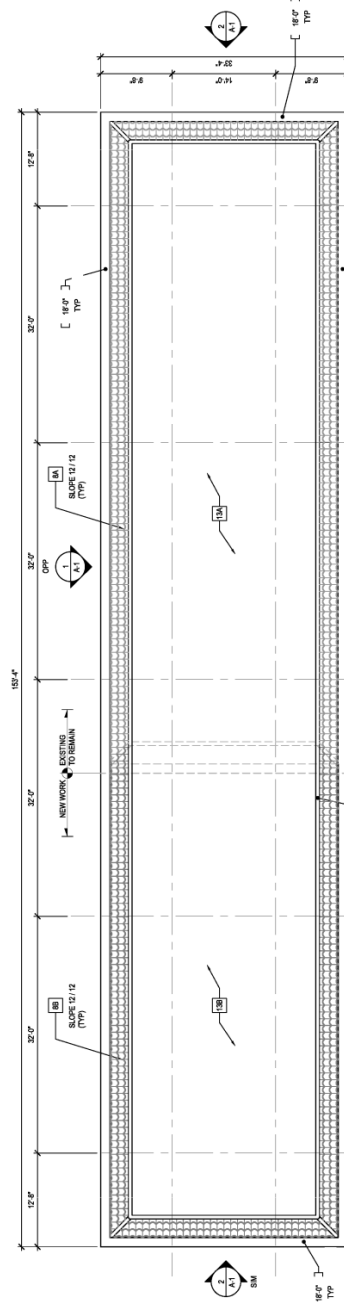
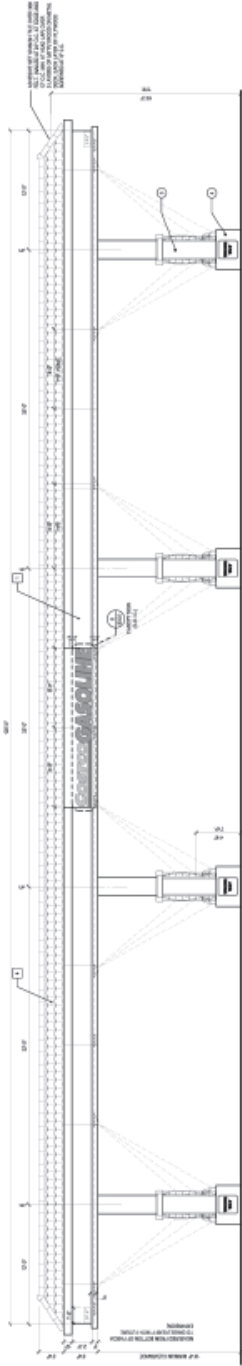




Figure 6 Preliminary Architectural Elevations dated April 26, 2010 page 2



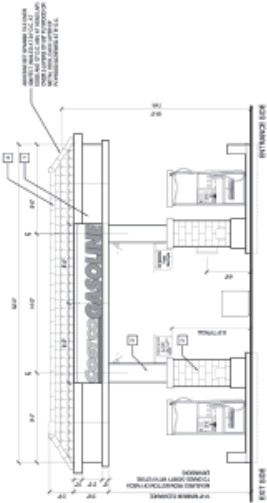
**EXTERIOR FINISH SCHEDULE**

ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER (NOTED)
1	CONCRETE	TEXTURED	GRAY	CONCRETE
2	PAINT	FLAT	WHITE	PRIMA
3	PAINT	FLAT	BLACK	PRIMA
4	PAINT	FLAT	RED	PRIMA
5	PAINT	FLAT	GREEN	PRIMA
6	PAINT	FLAT	BLUE	PRIMA
7	PAINT	FLAT	YELLOW	PRIMA
8	PAINT	FLAT	PURPLE	PRIMA
9	PAINT	FLAT	PINK	PRIMA
10	PAINT	FLAT	BROWN	PRIMA
11	PAINT	FLAT	ORANGE	PRIMA
12	PAINT	FLAT	TEAL	PRIMA
13	PAINT	FLAT	LAVENDER	PRIMA
14	PAINT	FLAT	SLATE	PRIMA
15	PAINT	FLAT	NAVY	PRIMA
16	PAINT	FLAT	CHARCOAL	PRIMA
17	PAINT	FLAT	IRON OXIDE	PRIMA
18	PAINT	FLAT	ANTHRACITE	PRIMA
19	PAINT	FLAT	SLATE	PRIMA
20	PAINT	FLAT	BLACK	PRIMA

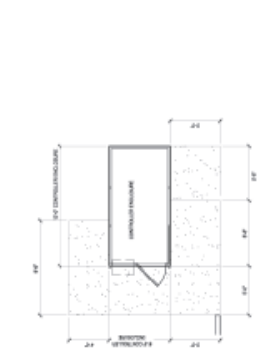
1 EAST AND WEST SIDE ELEVATIONS  
SCALE: 1/4" = 1'-0"

**SIGNAGE AREA TABULATION (CANOPY SIGNS)**

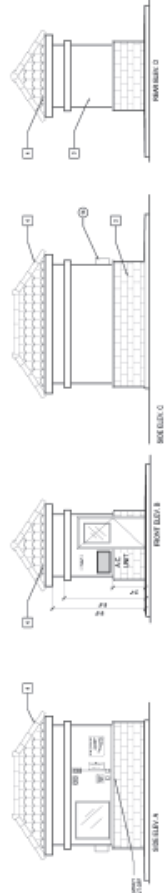
ITEM	DESCRIPTION	HEIGHT	WIDTH	AREA	TOTAL AREA
1	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
2	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
3	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
4	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
5	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
6	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
7	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
8	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
9	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
10	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
11	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
12	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
13	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
14	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
15	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
16	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
17	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
18	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
19	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
20	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
21	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
22	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
23	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
24	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
25	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
26	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
27	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
28	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
29	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
30	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
31	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
32	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
33	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
34	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
35	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
36	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
37	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
38	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
39	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
40	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
41	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
42	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
43	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
44	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
45	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
46	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
47	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
48	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
49	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
50	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
51	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
52	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
53	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
54	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
55	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
56	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
57	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
58	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
59	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
60	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
61	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
62	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
63	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
64	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
65	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
66	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
67	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
68	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
69	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
70	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
71	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
72	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
73	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
74	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
75	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
76	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
77	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
78	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
79	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
80	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
81	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
82	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
83	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
84	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
85	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
86	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
87	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
88	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
89	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
90	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
91	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
92	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
93	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
94	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
95	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
96	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
97	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
98	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
99	COSTCO GASOLINE (VERTICAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF
100	COSTCO GASOLINE (HORIZONTAL)	10' 0" H	16' 0" W	160.00 SF	160.00 SF



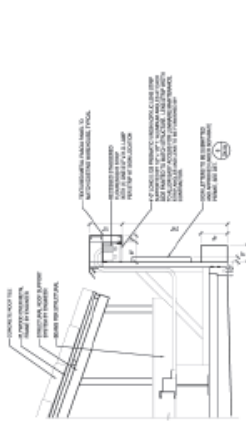
2 NORTH AND SOUTH END ELEVATIONS  
SCALE: 1/4" = 1'-0"



3 CONTROLLER ENCLOSURE LAYOUT  
SCALE: 1/4" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS  
SCALE: 1/4" = 1'-0"



5 RECESSED CANOPY FASCIA SIGN LIGHTING  
SCALE: 1/4" = 1'-0"



6 CANOPY SIGN DETAIL (S.O.I.C.)  
SCALE: 1/4" = 1'-0"

**COSTCO GASOLINE ELEVATIONS**

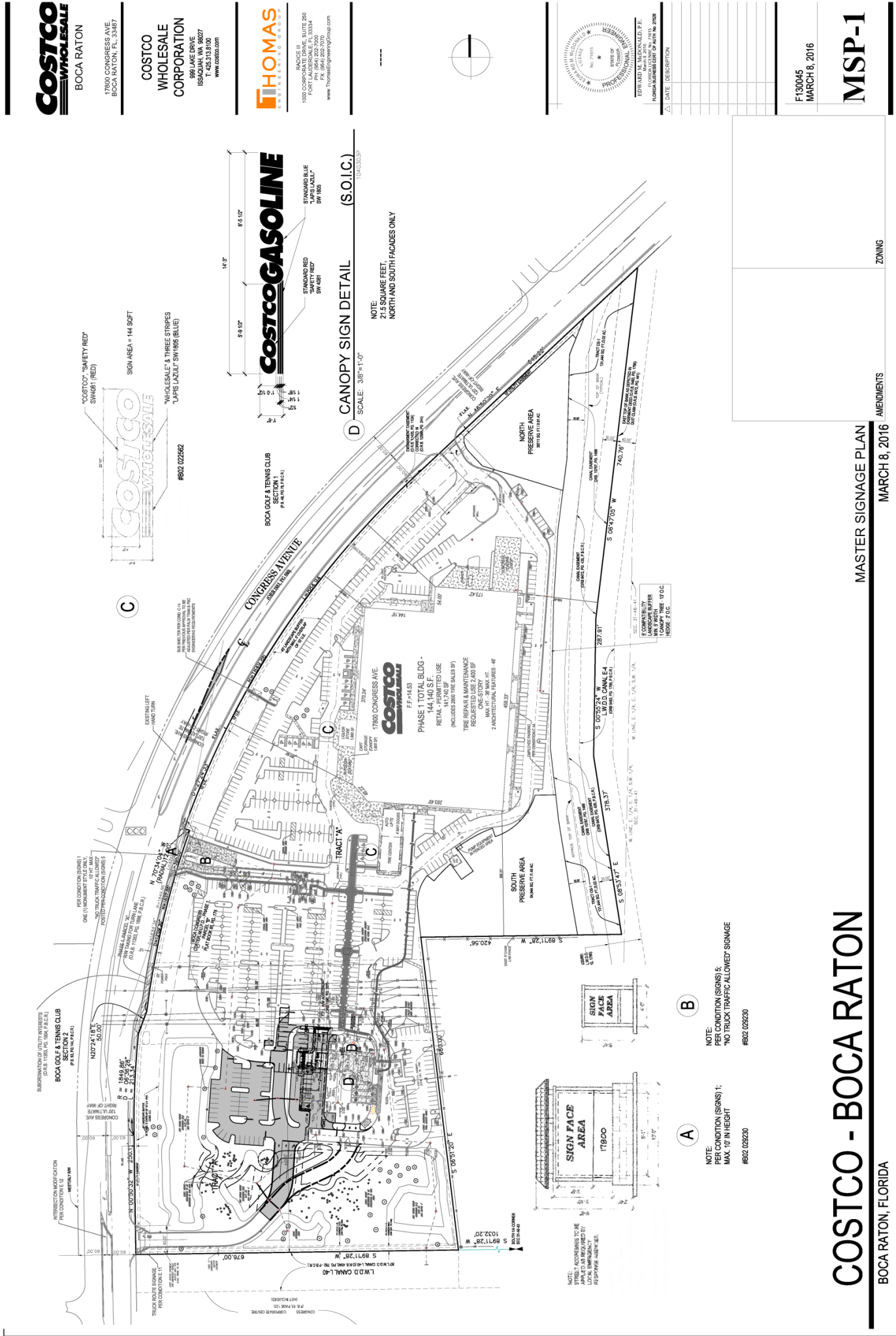
**Costco**  
BOCA RATON, FL 33435

**MULVANNY G2**  
11115 W. BOCA RATON BLVD., SUITE 100  
BOCA RATON, FL 33435  
TEL: 561-993-1111  
WWW.MULVANNYG2.COM

PROJECT NO. 97-2370-08  
DATE: JANUARY 19, 2010  
ELEVATIONS

DD4.2-04

Figure 7 Preliminary Master Sign Plan dated March 8, 2016



**Costco WHOLESALE**  
BOCA RATON  
1780 CONGRESS AVE  
BOCA RATON, FL 33487

**COSTCO WHOLESALE CORPORATION**  
890 LAKE DRIVE  
ISSUES: 800.771.8277  
T: 408.333.8100  
WWW.COSTCO.COM

**THOMAS ENGINEERS**  
RADIANCE III, SUITE 200  
11000 CORPORATE BLVD., FORT LAUDERDALE, FL 33334  
ISSUES: 954.222.7070  
T: 954.222.7070  
WWW.THOMASENGINEERING.COM



EDWARD M. THOMAS, P.E.  
Professional Engineer  
No. 17195  
State of Florida  
FLORIDA BUSINESS CERT. OF AUTH. NO. 2708  
DATE: 03/08/2016

F130045  
MARCH 8, 2016

**MSP-1**

**COSTCO - BOCA RATON**  
BOCA RATON, FLORIDA

MASTER SIGNAGE PLAN  
MARCH 8, 2016  
AMENDMENTS

ZONING

**A**  
NOTE:  
PER CONDITION (SIGNS) 1:  
MAX. 10' IN HEIGHT  
#B02 026230

**B**  
NOTE:  
PER CONDITION (SIGNS) 2:  
"NO TRUCK TRAFFIC ALLOWED" SIGNAGE  
#B02 026230

**CANOPY SIGN DETAIL (S.O.I.C.)**  
SCALE: 3/8"=1'-0"  
NOTE:  
21.5 SQUARE FEET,  
NORTH AND SOUTH FACADES ONLY

**Figure 8 Approved Final Site Plan dated February 9, 2011**



**BOCA RATON, FL**

**COSTCO  
WHOLESALE  
CORPORATION**

899 LAKE DRIVE  
ISSUES ROOM #227  
T-423-318100  
www.costco.com



**BOHLER  
ENGINEERING**

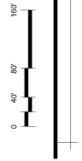
RADICE III  
1000 CORPORATE DRIVE, SUITE 250  
BOCA RATON, FL 33433  
PH: (561) 262-7200  
www.bohlereng.com

**SITE DATA:**  
 CONTROL # (F090093)  
 PROJECT # (05355-000)  
 NAME OF DEVELOPMENT (COSTCO WHOLESALE CENTER) (MUPD)  
 TYPE (RETAIL - FINANCIAL INSTITUTION)  
 ZONING (M3)  
 TRACT # (277AC)  
 MAP # (2011-023798)  
 PROPOSED USE (REPAIR SERVICES, GAS SALES)  
 TOTAL LOT AREA (10,112 SF)  
 GROSS FLOOR AREA (10,112 SF)  
 BUILDING FOOTPRINT AREA (11,731 SF)  
 FLOOR AREA LOT AREA RATIO (MAX. 5) (128)  
 HEIGHT RESTRICTION (MAX. 30 FT)  
 REPAIR SERVICES (5 SPACES)  
 GAS SALES (4 SPACES)  
 APPLICABLE REGULATIONS (M3, F090093)  
 DECORATIVE TREATMENTS (MAX. 12")

**PHASE I**  
 PARKING SPACES REQUIRED (677 SPACES)  
 HANDICAP SPACES REQUIRED (10 SPACES)  
 LOADING SPACES PROVIDED (2 SPACES)  
 TRUCK STORAGE SPACES PROVIDED (5 SPACES)  
 FUTURE PARKING SPACES (24 SPACES)

**PHASE II**  
 PARKING SPACES REQUIRED (801 SPACES)  
 HANDICAP SPACES REQUIRED (11 SPACES)  
 LOADING SPACES PROVIDED (2 SPACES)  
 TRUCK STORAGE SPACES PROVIDED (5 SPACES)

**"CONCURRENCY" APPROVAL**  
 FINANCIAL INSTITUTION & FUTURE PHASE 2 (MUPD)  
 GAS SALES (10 FUELING POSITIONS) & ATM/MONEY ORDER  
 CONCURRENCY IS APPROVED FOR THE ABOVE PHASES AND FUTURE PHASE 2 ON THIS SITE.  
 LATEST BCC APPROVAL (OCT. 28, 2010)  
 RESOLUTION (R-2010-02798)  
 IT IS THE INTENT OF THE DEVELOPER TO SUBMITTEES USING THE PLANNING DESCRIPTION IN LOC. # 11A.83

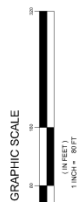
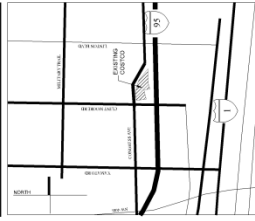


**EDWARD M. McDONALD**  
 PROFESSIONAL ENGINEER  
 LICENSE # 12000 (STATE OF FLORIDA)

DATE	DESCRIPTION

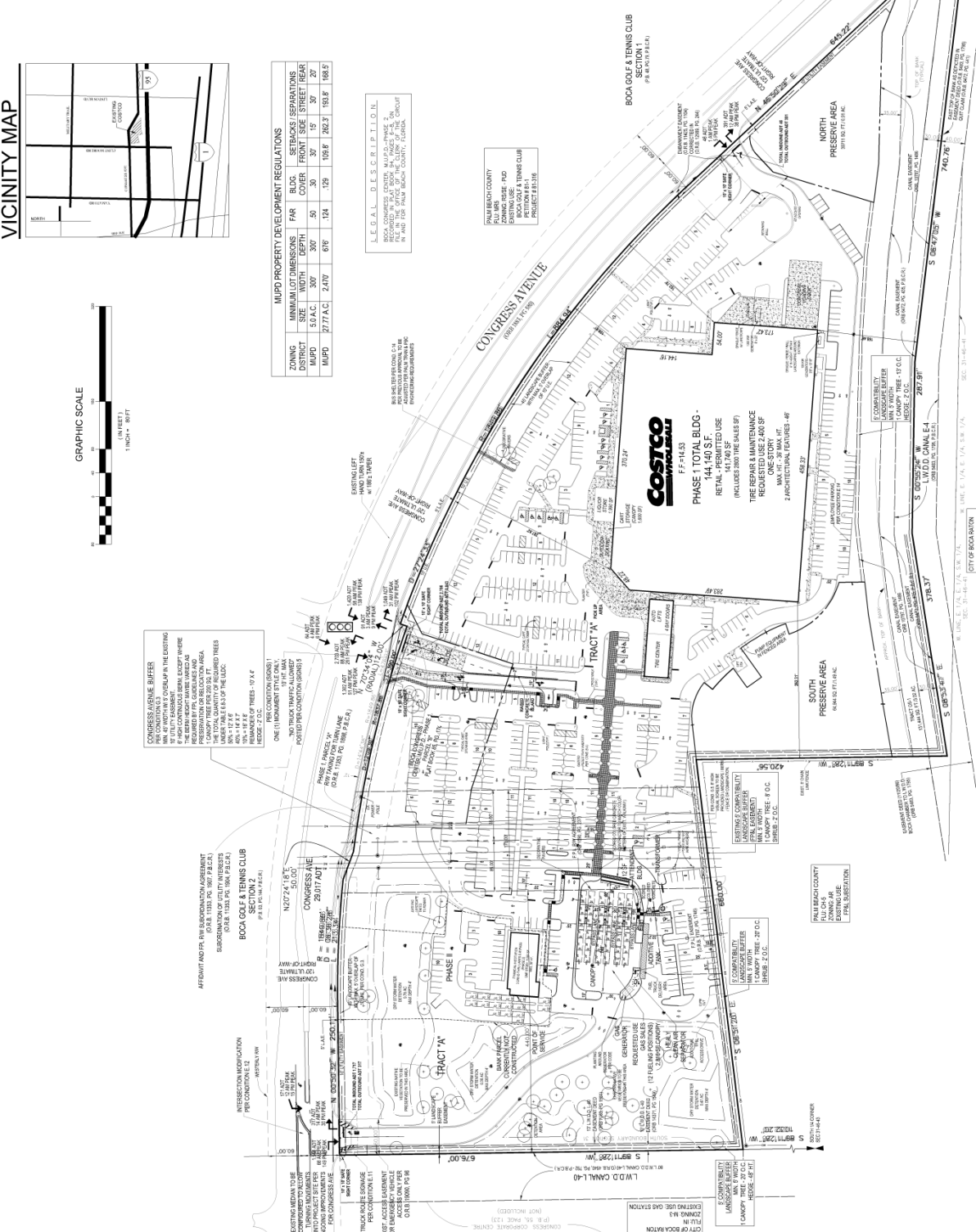
F090093  
 NOVEMBER 10, 2010  
 COSTCO @ BOCA CONGRESS CENTER MUPD  
 MP-1

**VICINITY MAP**



ZONING DISTRICT	MINIMUM LOT DIMENSIONS	FAR	BUILDING COVER	SETBACKS / SEPARATIONS
MUPD	WIDTH: 250', DEPTH: 150'	50%	25%	FRONT: 50', STREET REAR: 20'

**LEGAL DESCRIPTION:**  
 PART OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 17 EAST, BOCA RATON, FLORIDA.



**PROJECT # 05355-000**  
**CONTROL # 1995-00063**  
**APPLICATION # DRCE-2010-02798**  
**RESOLUTION # R-2010-1766; 1767 and R-2011-0003**

**EXHIBIT # 22**  
**SUPERCEDES EXH# 20** (page 1)  
**DATE APPROVED: February 9, 2011**  
**PROJECT MANAGER: NOVEMBER 10, 2010 D. Adispberger**

**FINAL OVERALL SITE PLAN**

**COSTCO - BOCA RATON**  
 BOCA RATON, FLORIDA



Exhibit D Disclosures

DISCLOSURE OF OWNERSHIP INTERESTS IN 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 Michael A. Tomko, 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 [] President and CEO [position - e.g., president, partner, trustee] of BrightStar Credit Union [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: 5901 Del Lago Circle  
Fort Lauderdale, FL 33313
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

to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*Michael A. Tomko*

Michael A. Tomko President and CEO, Affiant

(Print Affiant Name)

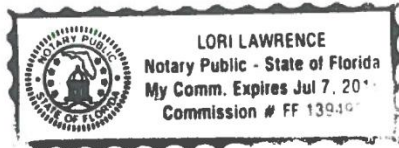
The foregoing instrument was acknowledged before me this 17TH day of NOVEMBER, 2015, by MICHAEL TOMKO, [] who is personally known to me or [] who has produced \_\_\_\_\_ as identification and who did take an oath.

*Lori Lawrence*

Notary Public

Lori LAWRENCE

(Print Notary Name)



NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 7/7/2018

**EXHIBIT A**  
**PROPERTY**

ALL OF THE PLAT OF BOCA CONGRESS CENTER, M.U.P.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94, PAGES 6 THROUGH 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**EXHIBIT D**

**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.

<b>Name</b>	<b>Address</b>
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<u>Solely owned by BrightStar Credit Union 5901 Del Lago Cir. Sunrise, FL 33313</u>	
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**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~~ <sup>VIRGINIA</sup>  
COUNTY OF ~~PALM BEACH~~ <sup>Loudoun</sup>

BEFORE ME, the undersigned authority, this day personally appeared Margaret C Maculla, 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 [ ] Asst. Sect [position - e.g., president, partner, trustee] of Costco Wholesale Corporation [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: 999 Lake Drive  
Issaquah, WA 98027
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.  
*Costco Wholesale Corporation*  
*By: Margaret McCulla, Asst. Sect.*  
Margaret C. McCulla, Affiant  
(Print Affiant Name)

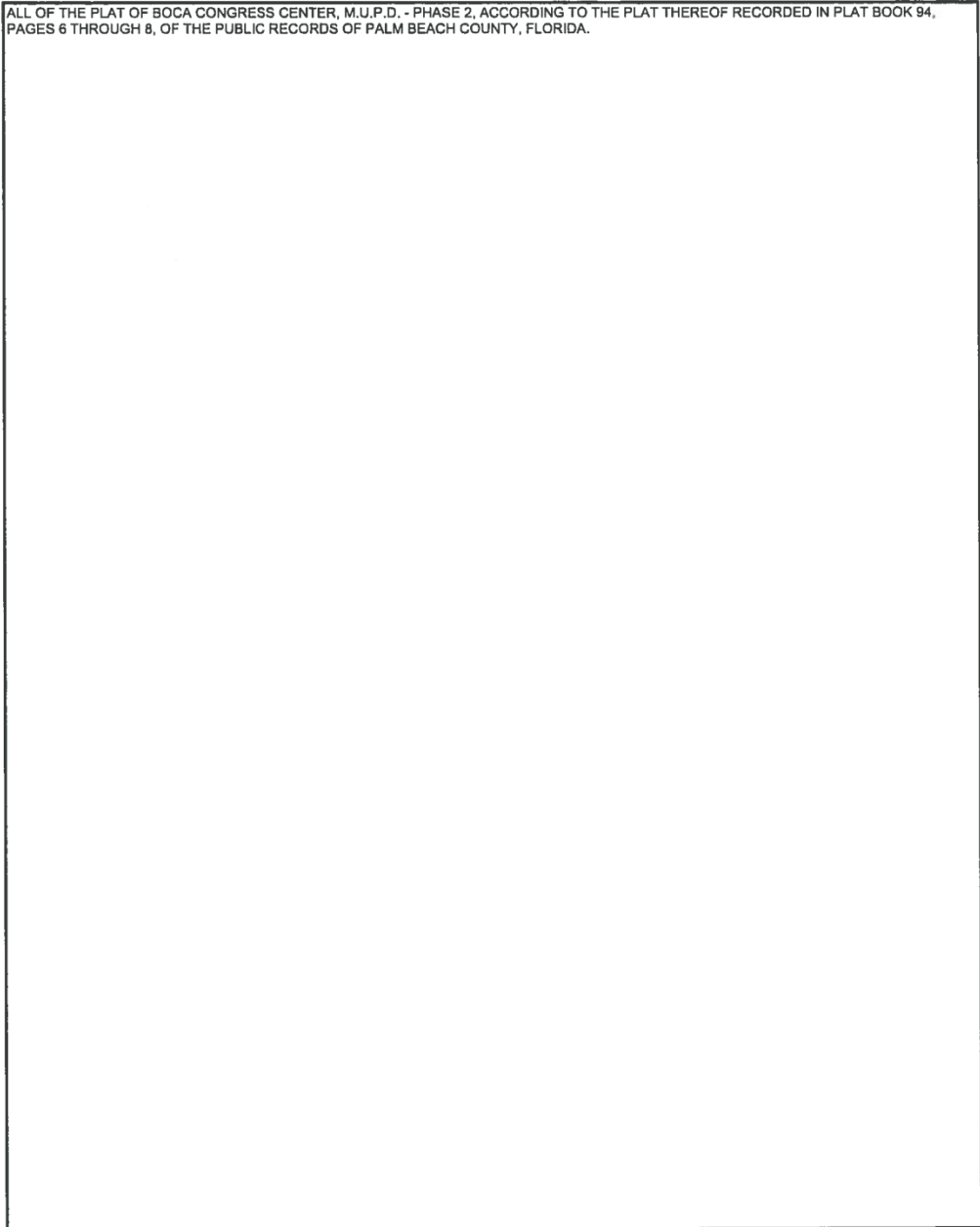
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2016, by Margaret C. McCulla, [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



Linda R. Blue  
Notary Public  
  
\_\_\_\_\_  
(Print Notary Name)  
NOTARY PUBLIC  
*Virginia Feb*  
State of ~~Florida~~ at Large  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**PROPERTY**

ALL OF THE PLAT OF BOCA CONGRESS CENTER, M.U.P.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94, PAGES 6 THROUGH 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.





**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 Jeffrey Ishida, 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 [ ] Vice President of Real Estate [position - e.g., president, partner, trustee] of Costco Wholesale Corporation [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: 999 Lake Drive  
Issaquah, WA 98027
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.

*[Signature]*  
Jeffrey Ishida, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of NOVEMBER, 20 15, by JEFFREY ISHIDA,  who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



*[Signature]*  
Notary Public

MARIA D. GOWLAND-COLLIER  
(Print Notary Name)

NOTARY PUBLIC  
State of ~~Florida at Large~~ COMMONWEALTH OF VA  
My Commission Expires: 7/31/2016 COUNTY OF LOUDOUN

**EXHIBIT "A"**  
**PROPERTY**

ALL OF THE PLAT OF BOCA CONGRESS CENTER, M.U.P.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 94, PAGES 6 THROUGH 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

