



March 31, 2021  
147778001

Thomas Biggs, P.E.  
Mock-Roos & Associates, Inc  
5720 Corporate Way  
West Palm Beach, FL 33407  
561-683-3113 x 234

**RE: B8052.00  
Village of Golf  
Stiles Development Review**

Please accept the following responses to your comments concerning the above referenced project.

Comment 1) Review of the submitted drawings associated with this proposed distribution center indicates that they are not consistent with the South Florida Water Management District Environmental Resource Permit No. 50- 104345-P (Application No. 201118-4704) for "New Construction/ Operation" of a surface water management system for the portion of the Shoppes at the Village of Golf - Phase 2 issued on December 30, 2020. The SFWMD permit governs the water quality and quantity requirements of the project's surface water management system providing drainage to the project.

**Response 1) *Based on coordination with the community, we have rotated the building 180 degrees in order to put the loading dock on the west side. The grading, site parameters and drainage system is consistent with the approved permit. We have resubmitted to SFWMD to update the approved permit.***

Comment 2) As of this date, we have still not received a copy of the Palm Beach County Land Development Division (PBCLD) permit for the utility construction and driveway construction within the Palm Beach County road rights-of-way for Military Trail and Woolbright Road. As of this date, we have received and reviewed Auto Tum analyses for the anticipated truck traffic for the Publix supermarket, the 7-11 convenience store and the currently proposed Amazon distribution center. The Auto Tum analyses for each typically shows the proposed trucks impacting multiple lanes along Military Trail and Woolbright Road suggesting that the proposed radii for the driveways shown on the project construction drawings are not sufficient for the anticipated truck traffic. We anticipate PBCLD will comment on this when they issue comments to the required permit application.

**Response 2)** *We understand Stiles is working through the permitting process with PBC and we will provide once received. The comments received thus far do not concern the turning radii, so they do not expect any revisions. The turning radii on the plans are per typical Palm Beach County requirements in shopping centers. Sheet C-107 has been provided demonstrated intended truck movements.*

Comment 3) The current site plan is showing proposed traffic aisle widths for 90-degree parking spaces of 24 feet. The minimum traffic aisle width allowed under Section 9 .03 of the Village of Golf Land Development Regulations (Dated September 5, 2019) is 25 feet.

**Response 3)** *We agree and will provide the updated plan upon building permit review. We are able to shift the perimeter and foundation planting areas to keep at or above code minimum and provide the 25'.*

Comment 4) Additionally, some of the traffic aisle widths and parking space depths are inconsistent between the current Amazon Site Plan and the Overall Site Plan previously received.

**Response 4)** *Due to the shift in the building orientation, the internal road to the west of Parcel J has increased in width to 30' this is in anticipation of the majority of the truck traffic using this road to exit the site and then the overall development to Woolbright Road. The internal road to the north of Parcel J has reverted to 24' in width to reflect the shift in truck traffic away from this road. All internal road improvements will be coordinated and performed as part of the Stiles Development work. There are no other revisions proposed on the retail portion of the project.*

Comment 5) This site is subject to compliance with the Palm Beach County Wellfield Protection Ordinance (Ordinances). While we do not anticipate any fatal flaws for this project in meeting the ordinance requirements, the applicant has to date not demonstrated compliance with the ordinance.

**Response 5)** *Through an Affidavit of Notification and coordination with Palm Beach County ERM the use is allowed and will require a secondary containment system in the building which we will address during building permitting. This is due to several items exceeding 25 lbs such as lawn fertilizer and pool cleaning chemicals (chlorine tablets, etc.). ERM will require an Operating Permit (to be submitted during construction) prior to CO. In addition, no exfiltration trench is*

***located in Zone 1 or Zone 2 of the wellfield. Should Amazon not receive packages more than 5 gallons or 25lbs at this facility, they would comply with Exemption criteria and no Operating Permit or secondary containment would be required.***

Should you have any additional questions please do not hesitate to contact me at (772) 794 4073 or Peter.VanRens@Kimley-Horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Peter Van Rens", followed by a long horizontal line extending to the right.

Peter Van Rens, P.E.  
Sr. Vice President