MEETING AGENDA
PLANNING AND ZONING BOARD
CITY OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY
Department of Community Development: (561)845-4060 / comdev@rivierabch.com

Commencement – 6:30 PM
Thursday, September 28, 2017

Municipal Marina Event Center
190 East 13th Street, Riviera Beach, FL 33404

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Rena James, Chairperson
Tradrick McCoy, Vice-Chair
Corey Blackwell, Sr., Board Member
James Gallon, Board Member
Edward Kunuty, Board Member
Margaret Shepherd, Board Member
Julius Whigham, Sr., Board Member
Jon Gustafson, 1st Alternate Member
Anthony Brown, 2nd Alternate Member

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – August 24, 2017.

VII. UNFINISHED BUSINESS

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S FUTURE LAND USE MAP DESIGNATION FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY, CONSISTING OF APPROXIMATELY 5.22 ACRES OF LAND, FROM A UTILITIES LAND USE DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION, IN ORDER TO FACILITATE USE OF THE SITE FOR STORAGE OF ROLLING AND BULK CARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP DESIGNATION FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY, CONSISTING OF APPROXIMATELY 5.22 ACRES OF LAND, FROM A UTILITIES ZONING DESIGNATION TO A LIMITED INDUSTRIAL ZONING DESIGNATION, IN ORDER TO FACILITATE USE OF THE SITE FOR STORAGE OF ROLLING AND BULK CARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION FROM THE PORT OF PALM BEACH DISTRICT, FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY; PROVIDING SPECIFIC CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION FROM THE PORT OF PALM BEACH DISTRICT, FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

VIII. NEW BUSINESS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-16-19 AND SE-16-03) TO BUILD AND OPERATE A 41,400 SQUARE FOOT MULTI-TENANT WAREHOUSE WITH ACCESSORY OFFICE, ON APPROXIMATELY 2.4 ACRES OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOTS 10 AND 11), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0100 AND 56-42-42-26-02-000-0110; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-17-01 AND SE-17-01) TO BUILD AND OPERATE A 44,000 SQUARE FOOT PRIVATE STORAGE FACILITY, ON APPROXIMATELY 2.4 ACRES OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOTS 9 AND 12), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0120 AND 56-42-42-26-02-000-0090; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-17-04 and SE-17-02) TO BUILD AND OPERATE A 14,707 SQUARE FOOT WAREHOUSE WITH ACCESSORY OFFICE, ON APPROXIMATELY 1.0 ACRE OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOT 2), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0020, LOCATED WITHIN THE HAVERHILL BUSINESS PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

1. Presentation(s)
2. Public Comments
3. Board Comments

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

A. PUBLIC COMMENTS
B. CORRESPONDENCE
C. PLANNING AND ZONING BOARD COMMENTS
   1. Project Updates / Upcoming Projects
   2. Upcoming P&Z Board Meetings – October 12, 2017 / October 26, 2017.

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.

CITY OF RIVIERA BEACH
PLANNING AND ZONING BOARD

Thursday, August 24, 2017

Riviera Beach Marina Event Center
190 East 13th Street
Riviera Beach, Florida

6:41 p.m. - 9:21 p.m.

IN ATTENDANCE:

Rena James, Chair
Tradrick McCoy, Vice Chair
Corey Blackwell, Sr., Board Member
James Gallon, Board Member
Margaret Shepherd, Board Member
Jon Gustafson, First Alternate Member
Anthony Brown, Second Alternate Member
Jeff Gagnon, Acting Director
of Community Development
Simone Davidson, Staff Assistant
Lina F. Busby, Assistant City Attorney

BE IT REMEMBERED that the following Planning and Zoning Board meeting was had at Riviera Beach Marina Event Center, 190 East 13th Street, Riviera Beach, Florida, on Thursday, August 24, 2017, beginning at 6:41 p.m., with attendees as hereinabove noted, to wit:

CHAIR JAMES: Good evening. We're ready to begin the meeting. We'll start with a moment of silence and then the Pledge of Allegiance. I want you to look to the right. There's a flag there, we just can't see it. So a moment of silence.

(Moment of silence observed. Pledge of Allegiance recited.)

CHAIR JAMES: Roll call.

MS. DAVIDSON: Rena James.

CHAIR JAMES: Present.

MS. DAVIDSON: Tradrick McCoy.

VICE CHAIR McCOY: Here.

MS. DAVIDSON: Corey Blackwell.

MR. BLACKWELL: Present.

MS. DAVIDSON: Edward Kunuty.

(No response.)

MS. DAVIDSON: Margaret Shepherd.

MS. SHEPHERD: Present.

MS. DAVIDSON: Julius Whigham.

(No response.)

MS. DAVIDSON: James Gallon.

MR. GALLON: Here.

MS. DAVIDSON: Jon Gustafson.

MR. GUSTAFSON: Here.

MS. DAVIDSON: Anthony Brown.

MR. BROWN: Present.

MS. DAVIDSON: You have a quorum.

CHAIR JAMES: Okay, item III, acknowledgment of Board member absence notification.

MR. GAGNON: Yes, thank you, Chair. Jeff Gagnon, Acting Director of Community Development.

I did receive word from Mr. Kunuty and also Mr. Whigham that they would not be able to make tonight's meeting. There's a small chance that Mr. Kunuty may be able to attend, but it seems as if he would not be able to make it because of a previous engagement.

Also, I'd like to make note that both alternates would receive voting rights, if it pleases the Board, so Mr. Gustafson and Mr. Brown would receive voting rights.

I guess I've kind of started skipping into additions and deletions to the agenda, if that's all

right with you as well.

CHAIR JAMES: Go ahead.

MR. GAGNON: So I did want to make note that under new business, it originally was scheduled to be an active voting item, but at this point, I did want to just create a workshop item for that as well.

I did want to change the order of the agenda. So if it pleases the Board, I would like to move the Port of Palm Beach presentation and discussion, which is letter B under workshop items, first. Then I'd like to go to letter A under workshop items, which is a presentation of the Monroe Heights neighborhood roadway reconstruction project. And lastly, I'd like to talk of the ordinance in regards to retail establishments.

I also want to make note of the fact that the public record copies of the binder are available here at the table in the back.

I also want to thank Walter Stephens and the other media staff for making arrangements to have this meeting. Also thank the CRA staff that did a little bit of extra work to make sure that we had our meeting here tonight.

MS. MAHONEY: Can you speak up? I cannot hear you.

MR. GAGNON: I'll do my best.

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MS. MAHONEY: Okay. (Inaudible.)
MR. STEPHENS: We lost power for a second.
MR. GAGNON: Okay, I'll just be louder. Is that better? It's echoing, but I'll be louder.
MR. STEPHENS: Matter of fact, can we pause for about two or three minutes to make sure we're all powered up?
MR. GAGNON: Temporary recess. I just thanked you, too, Walter.
CHAIR JAMES: Yes, Walter. We appreciate you.
(Whereupon, there was a brief recess in the proceedings.)
MR. STEPHENS: All right, I think we're ready.
CHAIR JAMES: I think we stopped at item IV, additions and deletions to the agenda.
MR. GAGNON: Yes. Thank you, Chair.
So in addition to having information available to the public, available at the table in the back, we discussed reordering the agenda itself, if it pleases the Board.
And I also want to make note of the fact that we obviously don't have a three minute timer or a timer clock with us tonight, however, Ms. Davidson does have

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a timer, an alarm, so we can utilize that for our three minute public comment function.
CHAIR JAMES: Okay, that's fine. And I just want to state right now that some of you completed your comment cards, and you put the agenda item. But now that we rearranged the agenda items, I will just check to make sure that no one else wants to speak on that item, okay?
So do we have a motion?
First of all, are there any disclosures by Board members before we adopt the agenda?
MR. BROWN: Yes, ma'am. My company prepared the plat for the Port of Palm Beach project. That's in today's agenda as item IX.B, so I won't join in that discussion.
CHAIR JAMES: Board members, can we please speak into the microphone, because the hearing is kind of hard in this meeting chambers --
MR. BROWN: Yes, ma'am.
CHAIR JAMES: -- and there's an echo, so if we can kind of be as clear as possible tonight.
MR. BROWN: Okay. Again, my company prepared the plat for the Port of Palm Beach project listed in today's agenda as item IX.B, so I won't join in that discussion.

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MR. GAGNON: So just to clarify further, just because the audio's difficult, Mr. Brown's company assisted in -- well, it didn't assist. They created the plat for the Port of Palm Beach project. So just in an abundance of caution, he's going to abstain from the conversation or any future voting on that item.
CHAIR JAMES: Okay, so noted. Are there any other disclosures from Board members? Is there a motion to approve the agenda?
MS. SHEPHERD: Motion to approve.
VICE CHAIR McCOY: Second, with an amendment, Madam Chair.
CHAIR JAMES: Go ahead.
VICE CHAIR McCOY: I just want to point out on page ten of the minutes there was a typo error on line 13. Oh, I'm sorry. I'm sorry, Madam Chair. I move to approve the agenda.
CHAIR JAMES: (Inaudible) second.
So staff, are we ready for roll call?
MS. DAVIDSON: Rena James.
CHAIR JAMES: Yes.
MS. DAVIDSON: Tradrick McCoy.
VICE CHAIR McCOY: Yes.
MS. DAVIDSON: Corey Blackwell.
MR. BLACKWELL: Yes.

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MS. DAVIDSON: Margaret Shepherd.
MS. SHEPHERD: Yes.
MS. DAVIDSON: James Gallon.
MR. GALLON: Yes.
MS. DAVIDSON: Jon Gustafson.
MR. GUSTAFSON: Yes.
MS. DAVIDSON: Anthony Brown.
MR. BROWN: Yes.
MS. DAVIDSON: Unanimous vote.
CHAIR JAMES: Okay, on to the next item, approval of the minutes. Is there a motion?
MR. GAGNON: I'm sorry, Madam Chair. It was brought to my attention by Mr. McCoy prior to the meeting that there was one minor typo as far as assigning a quote on page ten, line 13. It's associated with Mr. McCoy, but he didn't want to take credit for that. I believe that I said that comment. So he was able to point that out in the meeting minutes, so we can work with -- we can work to have that amended in the future. So I just wanted to make that noted prior to approval.
CHAIR JAMES: Okay.
VICE CHAIR McCOY: Move to approve, Madam Chair, with the amendment.
CHAIR JAMES: Is there a second?

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MR. BLACKWELL: Second.
CHAIR JAMES: Roll call.
MS. DAVIDSON: Rena James.
CHAIR JAMES: Yes.
MS. DAVIDSON: Tradrick McCoy.
VICE CHAIR McCOY: Yes.
MS. DAVIDSON: Corey Blackwell.
MR. BLACKWELL: Yes.
MS. DAVIDSON: Margaret Shepherd.
MS. SHEPHERD: Yes.
MS. DAVIDSON: James Gallon.
MR. GALLON: Yes.
MS. DAVIDSON: Jon Gustafson.
MR. GUSTAFSON: Yes.
MS. DAVIDSON: Anthony Brown.
MR. BROWN: Yes.
MS. DAVIDSON: Unanimous vote.
CHAIR JAMES: New business.
MR. GAGNON: Thank you, Madam Chair.
So bear with us as we adapt to new technology here as well. But this is, for the record, a presentation and discussion of the Port of Palm Beach annex property, which is located at 105 Broadway, and also associated application for a land use amendment, zoning amendment, site plan approval and plat approval.

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Again, this is a workshop item. It was brought before the Board in early December of last year, also in a workshop format. There are certain legal notifications that need to be sent out, and also a few minor tweaks to final conditions of approval that were worked out along the way between the Port of Palm Beach, West Palm Beach, City of Riviera Beach.
And Mr. Long is also present tonight, who represents the Port of Palm Beach as well, for the record.
So currently on the screen, this is a land use amendment proposal. On the left-hand side is the existing land use map, which is a utility designation. On the right-hand side, this would be amending the land use to industrial, which would be more compatible for future uses of that property by the Port of Palm Beach.
Additionally, there's a zoning amendment requested. Again, the existing zoning is utilities, which coincides with the future land use map. Florida statute requires that our zoning map be consistent with our land use map as well, so in addition to the land use amendment, there's a zoning amendment proposed as well to an industrial zoning designation.
So this is just a cover sheet of the site plan. This is the aerial view of the site itself. And

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it's slightly difficult to see. I just wanted to include it for the record as well. So the parcel itself is on the southernmost portion of the City, so anything from this point down is actually in the City of West Palm Beach.
So the Port, Riviera Beach and also West Palm have been in discussions of how this site will function in the future, and we've seemed to come to an agreement of certain conditions that would apply to the use of the parcel as far as stacking locations, type of uses in general. So that will be presented, I'm anticipating it will be presented at the upcoming Planning and Zoning Board meeting, which is September 16th, I believe.
So this is the revised landscape plan that came about through our conversations with the Port, West Palm Beach and City staff. What was added is a palm tree landscape buffer on the south side of the property.
There currently is a wall that divides this property from West Palm Beach. That was implemented just a few years back as part of the use of this property for construction storage associated with the FPL Energy Center, Nextera Energy Center, so that will also remain. And these palm trees will be on the north

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side of that wall. So that's reflected in this landscape plan.
And this is the plat which will unify the parcel. What it does is really a rather simple boundary plat, not very complex, that, again, will clean up any historic easements or any other issues on the site and create a clean, legal parcel for the Port.
So that concludes the staff's presentation for that discussion item. I just want to open to public comments or Board comments, Chair.
CHAIR JAMES: Public comments. Do we not have the applicant? Do they --
MR. GAGNON: Mr. Long, if you'd like.
MR. LONG: Yes. Hi, good evening. My name is Casey Long, with Kimley-Horn & Associates, representing the Port of Palm Beach, for the record. Thank you for the consideration of this item as we move forward into the next meeting in a couple weeks.
The Port of Palm Beach has worked very diligently with the City of West Palm Beach and the City of Riviera Beach to make sure that what is going to be the future land use arrangement is receptive to each of the cities. One thing in mind is that we're going to limit the height of anything that would be stored or used within that facility.

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And the Port is also limited in their deed from the DOT of the property to a type of use, and that has a reverter clause. So the Port is very cautious in making sure that the uses stay within that so that they can utilize the area. The intent is more for rolling cargo, equipment storage. If there were any container storage, it would be under a height of 25 feet.

And the intent is not for it to be disruptive in any way and operate like the Port, operate like the main Port. This is going to be more of a small, light industrial area. Thank you.

CHAIR JAMES: Okay, so going into public comments, first up we'll have Nora Mahoney.

MS. MAHONEY: Good evening. My name is Nora Mahoney, 2120 Broadway.

I was going to the meetings for a long time, and I remember that they were talking about the track circulation and movement going to the Port. And I thought that that part was going to be the continuation of (inaudible) or the new road constructed right now so the trucks can go straight to the Port. Now, you do that, you're going to be having another storage, it's another place for the Port to have their containers and everything like that.

If I remember, there was supposed to be a

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road for the trucks coming to the Port, because you do that, what is going to be the new place for the trucks and the big things coming from that place? Or they were supposed to. You're talking about the trucks coming too from I-95 or any other place to Blue Heron? What is going to be the new road bringing all these trucks to the Port?

Because when you're doing the containers -- as you know, the Port is growing. They purchased the property. But from my understanding, that area was supposed to be for the trucks going into the Port, with a new road in construction. So -- or from I-95 going to the new road and going to that road straight to the Port.

It was a utilities area, and now it's going to be a storage container place. So can somebody explain to me what is going to happen to the new road, the new trucks? Are they going to be taking Broadway and Blue Heron? That's going to be the new way to come?

Thank you.

CHAIR JAMES: Thank you, Ms. Mahoney.

Next up we'll have Gerald Ward.

MR. WARD: Good evening, Board members. Gerald Ward, 2135 Broadway.

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Obviously, Ms. Mahoney just led into the problems with this project of Port expansion. The Port does stop at the north limit of the power lines, the Florida Power & Light Company utility corridor, and it is being attempted to be changed from that.

In 1995 the Skypass was cocked up. And in '96 they wanted to close State Road 710 from the railroad to U.S. 1, State Road 5, Broadway. The Port fully agreed to get a replacement. DOT was commissioned to condemn this land from a trailer park and a good oriental restaurant, what is now the foot of the Buie Bridge.

The end up was that they came, after condemnation and acquisition, to apply for a railroad crossing permit. The City of West Palm Beach closed one of their roadways in the latter part of the last century, 54th Street or so, and you can see the barrier, the steel guardrail up to keep you from going across that now. That was the trade-off.

Unfortunately, people didn't do the paperwork. So ultimately, the Port petitioned to get the crossing which is needed to cross the railroad at the alignment of this strip. The end deal was that the lawyers putzed around for a year plus, and finally the Port lawyer and the DOT lawyer said let's just withdraw

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it and see what happens later. They put it on the shelf. Hopefully, the people would forget it.

The Port then decided to go to the DOT and got a quitclaim deed. At the next agenda -- which, by the way, the 16th of September is a Saturday, so I hope you have scheduled that on your calendar. But we need to have that quit claim deed because it is not a deed to the Port of warranty and full title. It's with conditions, reverters so that it can be used again.

Now, my view is the Port is land starving, so it may be appropriate for them to get additional land. But we need a new route. 11th Street is a disaster, once a corridor, with a major accident of people coming down off the bridge at 40, 50 miles an hour and a collision there, people that want to come out of the Port cruise ships.

Last week we have doubled the number of ferries. The Celebration will be supplemented early in '18 with a second vessel, a little bit smaller in passengers, but also --

And Madam Chair, I'm being flagged here with no clock. But there are four elements to this, land use, zoning, site plan and plat. Each one has issues that need to be discussed, and the Planning Board normally would take those as four separate items. So

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do we have more time to finish?
CHAIR JAMES: Well, we don't have a clock, but be aware you still only have the three minutes. So if we can get through, because if I allow it for one, then other people are going to want it.
MR. WARD: Well, we have 12 minutes to get through the four items.
CHAIR JAMES: Well, but we're on the first item.
MR. WARD: Okay, we're on the first item. I'll --
CHAIR JAMES: Try to keep it within the three, everyone, please.
MR. WARD: Okay, I will come back. But basically, the zoning should be as we put to the Port in the eighties where we gave them a special detailed classification what they can do, and conditions as are in the application recommendations should be applied.
CHAIR JAMES: Thank you, Mr. Ward.
I understand that the applicant wants to respond, but if you could hold your response until all the public comments are heard, and then we'll let you come back up, okay?
Ms. Bessie Brown.
MR. GAGNON: Madam Chair, while Ms. Brown is

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coming up, Mr. Ward was correct. The 16th is not our next Board meeting. It's the 14th.
CHAIR JAMES: Okay. Figured that, but we'll correct it.
MR. GAGNON: Thank you, Mr. Ward.
MS. BROWN: Hi to everyone on the Board. I'm here because --
CHAIR JAMES: I'm sorry, Ms. Brown. Can you -- you stated your name, but --
MS. BROWN: Bessie Brown.
CHAIR JAMES: -- can we and have the address?
MS. BROWN: 391 West 35th Street, Riviera Beach. And I just said hello to everybody on the Board.
I'm here because I have no idea what you're talking about, and I live here. And basically, this that's being presented here was not part of the backup that I got from Planning and Zoning. And I think that whatever's going to be presented on these agendas, the public should have access also.
And I was listening to Mr. Ward say that this is a four part, this really should be a four part initiative here. I think that that should be considered. And I understand -- who was that? Somebody said they closed off -- 54th Street was closed

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off and was the purchase or how they did it. Is that going to be reopened? Because if you're going to give us something -- give us something so that we can understand it and know what you're talking about.
And Mr. Gagnon said there was a wall. Why don't they take a picture of the wall so we'll know exactly where it is? All those little things there, we don't know what that is. And we're a part of the public that's supposed to know what you're doing here when you're making your Planning and Zoning moves that affects us.
And so those are some things I would like for you all to consider, because they got you in here to approve something, and then they're coming back for, you know, with other stuff. So I don't have a clue as to how the witnesses may present it, and if you have something that I don't have, you know, I think that's a disservice to any public person here. And I really would like to know, because I hope that they're not trying to do a road or anything to come across Riviera Beach Heights. I don't know what this is, annex. I'm just telling you. But I'd like for it to be thoroughly and properly explained before I leave here tonight.
CHAIR JAMES: Thank you, Ms. Brown.
Staff would you go ahead and respond to the

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notification and Ms. Brown's other concerns?
MR. GAGNON: Well, I don't believe that there's any new information presented in tonight's presentation that wasn't in the packet. It's in a different format. But, for example, the slide that's in the PowerPoint is part of the backup information. So I don't think there was any different information; it's just a different format.
So it would never be the intent to provide something here that's not provided previously. These items are workshop items, so it's a nonaction item. So we still will have time to go take site photos and present that information to the Board for the meeting on the 14th, not the 16th.
CHAIR JAMES: And the concerns about the notifications, I know you stated that earlier, but could you just go ahead and repeat that?
MR. GAGNON: Yes. So there are certain legal guidelines that govern any sort of land use amendments as far as notifications. Similar to zoning amendments, the site plan itself or plat doesn't have the same notification requirement, however, the other notification requirements go as far as sending out mail-outs to adjacent property owners. So that process will be initiated shortly and will have been completed

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prior to the item coming back to the Board.
CHAIR JAMES: Okay, thank you.
Next we'll have Mary Brabham.
MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.
I do attend the Port meeting. Last year I had a -- I spoke in reference because the Port was not going to -- they did not need to do that overlay, that overlay district.
But it was always there about our corridor is Broadway, which is considered U.S. Highway 1. Now, if you look at how many entrance levels as well as exit levels that this City has, on 11th Street there the Port does own that opening there where 11th Street is. Our main concern has always been the magnitude and the multiplex of these trucks.
We know that we're widening out MLK. Last month, month before last traffic was backed up from here to, I don't know, all the way back out down Military Trail there because of the train. You need another route to divert some of these trucks from Blue Heron.
So U.S. Highway 1, that's Broadway to us. On 11th Street there, you can put a traffic signal there so there's some of that truck flow can come through

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11th Street there and come on into the Port over here, because basically, we're already saying the trucks are coming through our neighborhoods.
So our suggestion is that you work with our representatives to accommodate the businesses that are surrounded within this Port area here, because they have a lot of trucks. They're getting a new cruise ship in there, and their patrons will be multiplexed. It will be a great success for that Port. But we also have a lot of trucks and a lot of cargo that comes into that Port, and as far as right now, that's all we have, is MLK, and it is impeding us just to try to come into the City of Riviera Beach, as well as get out.
I made reference about this at the City Council meeting about a month ago, about how we had to drive way out in West Palm Beach to find a route to come back in here, because we were impeded by the freight trains that stalled and go slow on our tracks there.
But to help those businesses in that area there, you all can get some meeting of the minds to see how can the trucks as well as a lot of their cargo could be more accessible at getting into that Port, because you could use 11th Street there. You all go and look at the map there. You can use 11th Street,

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because the Port does exit out from 11th Street coming off of Broadway. And then right there you could do a right-of-way so that those trucks could come more easily and relieve some of the traffic flow that we are experiencing within our neighborhoods, because we only have Blue Heron, and we only have 8th Street.
So where else is those trucks is going to come if someone does not say, well, how can we accommodate some of this traffic flow and relieve it and make it accessible for the businesses that are in this area that those trucks do serve, as well as the Port.
So those are my comments. Thank you.
CHAIR JAMES: Thank you, Ms. Brabham.
We have one more comment card. And I just want to remind everybody we're in a different location, and the talking, the sound is carrying. So if you could, please keep the speaking to a minimum, or please step out just so we're able to hear everyone as they get their opportunity to speak on an item.
Next we're going to have up Marty Murphy.
MR. MURPHY: Good evening. Marty Murphy, 1124 Avenue C. I'm the neighbor on the north side of the Port.
And basically, you heard enough of the

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history from the people that have been up here, so I'll just add a few caveats that might help, because in the middle nineties, like you heard, the Port Road, it was -- in those days it was called Port Road, now it's called Martin Luther King -- was closed from Old Dixie to U.S. 1 so that the Skypass could be built.
At that time there was a group of business people that got together -- and I think that's what Mrs. Brabham was talking about -- and represented the working waterfront and the need for the trucking that came in Port Road and came to the facilities would still be allowed to come in somewhere. The design came up to be a connector road from Old Dixie to U.S. 1. That all blew up. I think Mr. Ward explained it as best as I could.
My concern still is the Port promised the City back in the nineties that if they would close Port Road, they would see that DOT got involved, which it did, and bought the property and condemned the property, and that a connector road would be built. This went on, and it went away, like Mr. Ward explained, and then the property ended up belonging to the Port. I don't know how that happened that quick.
But my point really is we living in the City only have three crossings right now, 13th Street, Blue

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Heron and Silver Beach. And when Port Road was taken away from us, a connector road was promised, and that's my reason for objecting to this application. I know tonight's just a workshop, but I wanted you all to know the story, and I hope it helps a little bit.

CHAIR JAMES: Thank you, Mr. Murphy.

I do have a card for Mike Mahoney. I wasn't sure if this was the item you wanted to speak on.

MR. MAHONEY: Yes, ma'am.

CHAIR JAMES: Okay, you can come up.

MR. MAHONEY: Good evening. Mike Mahoney, 2120 Broadway.

I'd like to just reiterate what Marty said. I agree with him. What he said, that's what I was going to say.

But, you know, I travel down U.S. 1 every day to my business, and I do see a lot of trucks coming in across the tracks, you know, coming into U.S. 1, wherever they're going over there at the boat yards. But they use Blue Heron. You know, they come in from out west. So I do see a problem with the trucks not having another access to come in those areas.

You know, so my feeling is that I think we do need another road for the trucks to come in. And if that property was originally slated for that, you know,

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I think we should still explore that instead of using it for storage for containers and stuff. I really don't know enough about this to really say too much more except I do think we need another crossing.

You know, like Marty said, I think 13th Street, Silver Beach and Blue Heron -- and again, Blue Heron is the only one big enough. But when the trucks come out on U.S. 1 and they try to make those turns, even though they just redid Broadway and stuff, I don't believe that they ever built that road to accommodate these trucks, because I don't see it. I mean I have problems every day with vehicles making U-turns on Broadway or U.S. 1, which is ridiculous. You know, they actually tie up traffic going both ways, which is absurd.

But I just -- I don't know if I'm making any sense, but I'd just like to see another area road or main thoroughfare for the trucks to come in. You know, because I have trucks that come into my business, and as far as I know, they must come over the tracks on Blue Heron. You know, that's the only way they can come in. And again, when they're turning north or south on U.S. 1 off of Blue Heron, you know, I know they stop traffic.

So I think it would be better if you did look

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into that and had a specific route for these trucks to use to come in and out of these streets, you know, instead of using Blue Heron. So that's about it.

CHAIR JAMES: Thank you, Mr. Mahoney.

Now we'll have the Port representative come back up to speak on the citizens' concerns.

MR. LONG: Yes, thank you. Casey Long again, for the record.

I can't speak to a lot of the issues. There's a lot going on in the timeframe that I have. But however, I can say that the Port of Palm Beach does not intend to put more trucks on the road as a result of the use of this.

The Port has an arrangement to transfer goods under the power lines and move cargo through and over that area underneath the power lines and keep -- and minimize the amount of use of the roads. Not to say that they won't use the roads, but the intent is not for it to expand to that.

Secondly, the DOT did acquire that land for the intent of connecting the road. The Port is not in a position where they just said we're not going to build the road. They worked strongly with the DOT. There were the issues related with the railroad crossings. The DOT, subsequent to that, went and did a

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lot of expensive studies to look at flyovers, underpasses, tunnels, other things to avoid the railroad crossing, and in the end, the MPO, Palm Beach County and the DOT all made the decision collectively not to move forward with that roadway. That was not a Port decision.

The Port remains supportive of whatever actions those agencies decide to move forward with. And for the record as well, the Port is not permitted, with the use of the deed, to build permanent structures within this area. It is intended purely for moveable, rolling cargo equipment. And then also, with the arrangements with the City of West Palm Beach, it's not to be stacked high. There are noise issues, there are light issues and everything that they built into all that.

So the Port is purely intending to use this as a light industrial storage area, and that is why it's not being zoned for land use similar to what the main Port land is. Thank you.

CHAIR JAMES: Thank you.

Staff, could you just come back up to the microphone, because we are doing this item as a workshop item, and just kind of explain to the citizens that are present the purpose of a workshop and what

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we're doing with this item and what would be the next steps should they have further concerns about this item.

CHAIR JAMES: Sure. Thank you, Chair.

So being that it's a workshop item, it's, in essence, another bite of the apple. So it allows everyone to get comfortable with the subject that we're discussing. It is nuanced. There is a history with this site, so I would encourage everyone to again attend the upcoming Planning and Zoning Board meeting on the 14th of September.

And this process also will have to go to City Council. Any sort of land use amendment or rezoning amendment, it requires an ordinance, so that's two readings to approve an ordinance. So we're contemplating at least three more public meetings prior to final approval of this proposal. So there's still many opportunities for discussion and input from the public.

CHAIR JAMES: And how will those meetings be noticed?

MR. GAGNON: We would notice them through the typical avenues. Again, with any land use or zoning amendment, there's certain State statutes that need to be followed as far as legal notification. But we also

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take advantage of the City's web site, RBTV 18. We have our new display board in front of City Hall that we utilize. So we try to make the meetings as available and notify as many people as possible.

CHAIR JAMES: Can I just see by a show of hands -- because the City also provides a service where if you want to receive this information by e-mail, it can be e-mailed out to them, correct?

MR. GAGNON: Yes.

CHAIR JAMES: Can I see a show of hands of the people in the audience who received that e-mail? Okay, so the ones who don't have their hands up, you may want to sign up for that service tonight with staff just to make sure you're noticed. And I think they get the notice when the Board gets the notice.

MR. GAGNON: Yes.

CHAIR JAMES: Okay, so you're never left out of the loop.

MS. MAHONEY: I received only this part and this part, and not the package, not the whole thing.

CHAIR JAMES: Okay.

UNIDENTIFIED SPEAKER: This part is not on there.

CHAIR JAMES: Okay. But as long as you're signed up for the e-mail, that's my point, just to make

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sure that you're aware of the notification practices the City has.

And just one more time, Jeff, if they have any more questions about the workshop item from this point, what should they do? How can they get in contact with staff?

MR. GAGNON: Yes, if they'd like to contact me directly, e-mail may be the best approach. It's available on the web site or I can provide it to anyone who's interested. The department number is 561-845-4060. That's the main department number.

I will say that there are multiple people here that do take advantage of that public e-mail list. What I do is I maintain certain e-mail accounts from individuals that want to be notified, and about one minute after the Board receives the meeting packets, it's sent out to the public as well.

And if there are any questions about information not being in the packet, I would be happy to sit down with anyone, Ms. Brabham, because I believe all of the information is there. I don't think anything was missed. I know that Ms. Mahoney I sent a side e-mail to with just the agenda, but I believe the Dee's Tees e-mail is in the City e-mail list as well, but I can double-check that. So the intent is to get

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as much information out as we can prior to the meeting.

So I guess the one final comment I want to make on the site itself, so this is the property, and there was a lot of discussion of the potential for a connecter road. So this is U.S. 1 to the east, and President Barack Obama Highway is to the west.

The difficulty that happened historically, and I wasn't here for it, I've just heard stories, and there's a lot of, you know, valid resources here that have seen it firsthand, but the difficulty was there's currently the FEC railroad, which is located here, which divides, really, the two roadways. The information I was provided historically was that the railroad would not grant access over their rail line, and that seemed to be the main stumbling block of any sort of connection road.

The other comment I'll make, after not having a roadway here for so many years, and being adjacent to residential properties just to the south, I would anticipate public feedback that would be in opposition of a roadway, being that this would be constant traffic. Potentially, it would be open, it would be a right-of-way. So being that it hasn't functioned in that way for some time, there might be other political questions that come up along the way as well. So I

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just wanted everyone to be mindful of that.
CHAIR JAMES: Thank you.
Now we'll move into Board comments. So we'll start with Mr. Gallon.
MR. GALLON: I have none.
CHAIR JAMES: No comments, Mr. Gallon?
MR. GALLON: No.
CHAIR JAMES: Okay, and Mr. Brown, you're not speaking on the item, correct?
MR. BROWN: No.
CHAIR JAMES: So on to Mr. Gustafson.
MR. GUSTAFSON: Madam Chair, I have one question.
CHAIR JAMES: Yes.
MR. GUSTAFSON: The containers and rolling stock, they would be subject to U.S. Border Patrol?
MR. GAGNON: Yes, the current proposal -- and it's difficult to see here; it may be easier to see in your packet. But just to the north of this site, these are the FPL transmission lines, the very large lines that run from the Energy Center, which is to the east, and they bring the energy out west. There are two access easements underneath the existing transmission lines which allow the Port to access this parcel from their internal property.

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So just to the north is Port property as well. There is an access point off U.S. 1. But the current use of the property was really anticipated to come through here. Because of security issues, you know, you would have to create an additional security checkpoint here if you wanted people to come in this way. That's not what the Port wants to do. They already have their checkpoint that's designated to the north off of U.S. 1. So this will be accessed from that internal easement.
MR. GUSTAFSON: So if I understand correctly, since all the containers and rolling stock would be subject to U.S. Border Patrol, any container or rolling stock would have to move under the power lines, and no traffic would be added to U.S. 1, to the access --
MR. GAGNON: Right. And I guess I didn't really directly answer your first question. So the anticipated use of the property and rolling stock would have to go through any sort of Customs, Border Patrol review to make sure that everything was good to go, the same as any other item entering the Port.
The current proposal for the use of the site would not utilize U.S. 1 at this point for ingress or egress to the site. If it did happen, it would be on a very infrequent basis. It's really going to be

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internal Port use only. So it really would not add additional trips to U.S. 1, other than just, you know, if the economy expands and the Port has more business opportunities, then that would dictate more use of U.S. 1, I think.
MR. LONG: (Inaudible.)
MR. GAGNON: Okay, and Mr. Long just made note of the fact that the typical thresholds for, I guess, an impact, as judged by the City and County, is if the use threshold is increased by over 500 trips per day. And it's anticipated to be much less than that. And I'll make sure that that information is provided in staff backup moving forward.
MR. GUSTAFSON: Thank you very much. No more questions.
CHAIR JAMES: Thank you.
Ms. Shepherd.
MS. SHEPHERD: I vaguely remember this project as Mr. Gerald Ward started talking about it and Mr. Marty Murphy. And right now I don't have a clear recollection of what it was really all about. So I'm glad it's just a workshop where I can go back in and look and try to educate myself. It's just a vague memory of that land being blocked off.
So right now I really don't have a comment or

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an idea of the Port's real intentions or the City's real intentions. And I think it's something to be looked a little bit more into.
CHAIR JAMES: Mr. Blackwell.
MR. BLACKWELL: Yes, Chair, I have one, I guess, question, not really a comment.
Either Mr. Casey or staff, can you enlighten me as to where -- I know we're speaking about the Port, but where is the Tropical Shipping land, which is in the very close vicinity? How close is that to the same parcel that we're talking about here, if you can point it out.
MR. GAGNON: Yes, and Mr. Long may be able to expand on the way that Tropical utilizes the Port right now and where their rolling stock is kept or cargo containers are kept. A few years back they did expand their exciting facility, which is located much further west on MLK, so that's their new headquarters. So that was probably a year and a half, two years ago now. But maybe Mr. Long can --
MR. LONG: Can you go back a couple slides to the aerial?
MR. GAGNON: Yes, yes.
MR. LONG: I hope you all can see that. Maybe he can blow that up a little bit.

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By the way, the Tropical headquarters he was referring to is not Port property. That is all Tropical privately owned land along the MLK west area.

But with respect to this property, Tropical's area is to the north of this property. If you can stand by, I'll show you here. Does this work.

So the property in question is located where this says "project location" here. Tropical Shipping's primary container handling along the waterfront is located in this area here between Slips Number 1 and Slips Number 2. Tropical also uses this as their transfer facility, and then Tropical also operates in these areas in here with some of their maintenance facilities, their repair facilities and container storage.

So this area for Tropical Shipping is separated by the Port's rail spur, some private property owned by South Florida Materials, and then other tenants with rolling stock cargo and some stack containers. So we're down in this area here.

MR. BLACKWELL: And another question. Would this location, because it's storage, will it only be for Port of Palm Beach, or will Tropical also be utilizing this as a storage area?

MR. LONG: Well, Tropical is a tenant in the

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Port of Palm Beach. I apologize, I can't answer to any of the lease agreements that are in place. I don't know the answer.

But I do know that the use of this land under this proposal would be limited to height restrictions, types of cargo that can stored. Hazardous materials that are not allowed is very extensive, and it is in line with both the FDOT reverter clause for the property, as well as the City of West Palm Beach's acceptance, and also has a lot of the similar language that the tri-party agreement between the City of Riviera Beach, the City of West Palm Beach and the Port came up with when FP&L used this land for all their construction materials and equipment for many years.

MR. BLACKWELL: Thank you.

CHAIR JAMES: Mr. McCoy.

VICE CHAIR McCOY: Mr. Long, the reverter clause, I imagine that's on the deed?

MR. LONG: Yes.

VICE CHAIR McCOY: Would you be able to submit that so we can have it in our packet?

MR. LONG: It is included with the application, I believe. If not, we can include it with whatever materials for Jeff. That is not a problem.

VICE CHAIR McCOY: Approximately what date

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was that?

MR. LONG: If I had to guess, six, seven years ago, maybe more. It was probably '09, '10, somewhere in there.

MR. GAGNON: A little more recent than that.

MR. LONG: Is it more recent than that? Is it? Okay. I apologize, I don't have that, so --

VICE CHAIR McCOY: Okay. And you mentioned DOT and MPO. MPO would make a decision regarding this property?

MR. LONG: The MPO made an action with the Palm Beach -- I'm sorry -- in a meeting after many studies were done to decide not to move forward with an interchange or any kind of improvements due to the railroad crossing issues. And that's the reason why the road did not move forward. We have not been involved with the MPO with respect to this amendment at all, as this was a -- this is all felt to be in line with the FDOT deed that was provided and inclusive with the reverter clause.

VICE CHAIR McCOY: Okay, the decision to ask DOT for the deed would have been done by the Board, I guess, the Port Commissioners?

MR. LONG: I'm not familiar with who made that decision. But at the next item, the Executive

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Director will be able to, at the next meeting, address any of those questions.

VICE CHAIR McCOY: Okay. And the permit, is that MPO or is that FEC?

MR. LONG: The permit to do the rail crossing?

VICE CHAIR McCOY: Yes.

MR. LONG: It would be the FEC. The FEC would have to give permission for the railroad crossing. The MPO was being sought for funding purposes, to try and pay for the road. The MPO, I believe, and I may be mistaken on this, also hoped to fund the additional studies that were done in order to determine alternate ways to do rail crossings besides an at grade crossing, and that's what drove some of the expensive costs forward, doing those in lieu of at grade. So short of FEC being willing to allow an at grade crossing, the cost was prohibitive to move forward with that road extension.

VICE CHAIR McCOY: Okay. And did you -- I imagine you were involved back in November when this was initially submitted?

MR. LONG: That's correct.

VICE CHAIR McCOY: So you worked with the City of West Palm Beach to resolve those concerns that

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the planners had?
MR. LONG: That's correct.
VICE CHAIR McCOY: Okay. And I don't know if I seen it in the packet, but did we get some letter or clearance from the, I guess, the Planning Department or their staff?
MR. LONG: The initial letters of support were offered in the November meeting, but they listed some conditions. That last November meeting was also a workshop. We've since addressed those conditions in our drawings. We can work with Mr. Gagnon to get a letter of support from the City of West Palm Beach, but we have addressed all of their concerns.
VICE CHAIR McCOY: Okay, that would be great, if we can get it in the packet --
MR. LONG: Certainly.
VICE CHAIR McCOY: -- along with the reverter deed. I'm interested about the MPO funding the study. Do you have an approximate date on that?
MR. LONG: I would be guessing. I apologize.
VICE CHAIR McCOY: Okay.
MR. LONG: I wrote some notes to chase down the Palm Beach County statements that they made years back on some things and also was going to try and see if I could find those MPO minutes as well.

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VICE CHAIR McCOY: Fair enough.
Thank you, Madam Chair.
CHAIR JAMES: I don't have any comments on the item. So staff, we're ready to move to the next presentation.
MR. GAGNON: Thank you, Madam Chair.
Now, the next workshop item is a presentation and discussion of future design options associated with the Monroe Heights neighborhood roadway reconstruction projects.
So I believe on July 18th Councilman Hubbard, who is present with us tonight -- thank you -- held a public meeting to discuss potential design options for the Monroe Heights neighborhood. What you have before you is the anticipated project's area, and the scope is shown in red on the screen. And Monroe Heights is located north of Blue Heron and west of President Barack Obama Highway.
So I'm going to go through a few different design options. These design options were presented at that meeting. There seemed to be a final consensus after that meeting.
Additionally, staff and the consulting agency that was working on this project really, I guess, absorbed the input that we received at that July

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meeting, and there's actually an alternate design option that wasn't available then that really satisfies all of the community desires and needs, really without losing or sacrificing other aspects of the plan. So I'll just walk through each one of these plans, just for the public record, and then talk about the new plan as well. And I have one real life example of what the newest plan could look like.
So this was design option A, and this would have supported one-way roadways throughout the neighborhood on both sides of the street. To give you a layout, this would indicate sidewalk area; this would be the drainage area on the side of the road; this would be paved roadway area; and then again, drainage, sidewalk; and on each side, there was a very small landscape strip. So the intent of this plan would be that no private property is disturbed by future construction.
So option B, this would account for two-way traffic. However, these black lines shown on both sides of the screen would indicate existing private property. So what this plan would incorporate is potentially taking areas of property in order to accommodate sidewalks on both sides of the road.
That was something that did not seem to be

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supported by the community and really has been abandoned by staff. And really, everyone's trying to work within the existing right-of-way parameters. And the final option, that I'll get to in a moment, does just that.
So this is a plan for two-way roadways, but as you can see, there are no sidewalks whatsoever. So this plan, although it supports the traffic functionality, it doesn't really support any sort of pedestrian environment that we likely want to have within our neighborhoods. So this is something that was presented, but it didn't really receive much support. And personally, I don't think it received much support from staff either.
So there was a variation, so this was called option C3. And this seemed to be the consensus of everyone at the July public meeting. What this did is within the right-of-way -- so this is the existing right-of-way -- it provided for a sidewalk on one side of the road, it provided for roadway drainage and a very small landscape strip on either side, which would result in no taking of property to implement this plan. So again, this was basically the consensus from the previous meeting, and this accomplishes a lot of the community goals and seemed to be very popular.

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So this is the most recent option that has really been produced. And I know Mr. Terrence Bailey, our Acting Director of Public Works, did spend a lot of time and thought on this. And he was able to come up with a decision and a layout which really achieves all of the community's goals without taking any right-of-way.

So as you can see, on both sides of the street there is public sidewalk, and if you notice, there's no drainage adjacent to the sidewalk itself. So the sidewalk will be designed, which would function as a curb for traffic, and if you notice in the middle, this drainage area.

So instead of having the crest of the road elevated and having water drain off the middle of the road, this design option actually encourages water to drain towards the center of the road, which is away from traffic. And instead of having storm drains and the grates that you would typically see on the sides of the road, they would actually be present in the center of the street.

So I do have a real life photo, and this shows how the roadway, the center section could look. This is an image from Google Earth, and this is from West Palm Beach on Rosemary Boulevard. So the sides of

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the streets would definitely be different in this project, but what this shows is what the drainage would look like if you had the mid road drainage design.

So you can see the storm drain is in the middle of the road. So both sides of the road would be elevated from this middle point, and water would flow down from those sides into the drainage. So it would still mean improved drainage, it would result in -- and I'll go back to it -- it would mean improved drainage, it would go back to sidewalks on both sides, and it will also maintain two-way traffic, which was something that was important to the community.

So this is -- it's not an action item per se, but I think it would be valuable for the Planning and Zoning Board for the public to be able to comment on the different plans, ask any questions you may have.

Personally, I think I'm in support of option D. I don't know if that's the consensus of the Board and what the general public, what their opinion is as well, but we also wanted to make sure this option was presented prior to moving forward to City Council. So we wanted to make sure that it was presented to the Planning and Zoning Board and just to the general public.

So that concludes my presentation.

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CHAIR JAMES: Can you go back to that picture and possibly try to blow it up? Can you make that larger?

MR. GAGNON: Yes, let me see what I can do.

CHAIR JAMES: You said this is Rosemary in West Palm Beach?

MR. GAGNON: Yes. So I zoomed in slightly. So if you can imagine this, this point in the road as well as this point in the road would be the sidewalk in the current proposal, so there would be sidewalk here, and there would be sidewalk here on both sides of the road.

And then instead of having drainage on either side of the street, which typically would be the design option, what this does is it actually has elevated points on both sides, and the depressed point is at the center of the roadway. So all the water will flow towards the center of the roadway. So storm drains are at the center of the road.

CHAIR JAMES: Okay. We'll just leave it there. Okay, we'll go to public comments. First up we'll have Bessie Brown.

MS. BROWN: Bessie Brown, 391 West 35th Street.

I was just here as a concerned citizen on

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behalf of the residents in Riviera Beach, and I don't understand. I didn't know what the plans were, so that's why I'm present here tonight, because I wasn't sure what was going on over there, because they have a lot of -- they have drain problems over there on 36th and 37th and things like that.

And I just -- I wasn't sure what was being proposed or what even the discussion was. But as of tonight, I see that this is something, these are good proposals, you know, proposal options as far as I'm concerned. And actually, that street is on down -- that's down from City Place, I think, by Publix in West Palm Beach on Rosemary.

CHAIR JAMES: Thank you, Ms. Brown.

Earnestine Gorden.

MS. GORDEN: My name is Earnestine Gorden. I live at Monroe Heights.

I'm a little confused here. I come to a meeting. I thought we agreed to have the sidewalks on one side.

Mrs. Hubbard, did we have an agreement, something like that?

CHAIR JAMES: Ms. Gorden, you would have to refer your questions right now to staff.

MS. GORDEN: Okay, I'm sorry. What I'm

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saying is that it is a little confusing. And I think I voted for and I'm in favor of the one with the sidewalks on one side. I don't seem to -- because I live in that area, and that's what we voted on.

CHAIR JAMES: And I think this is actually just showing --

MS. GORDEN: I know you're showing me --

CHAIR JAMES: -- different options.

MS. GORDEN: But I prefer the one with the one (inaudible) street on one side. That's the one that I prefer, I like, and I thought that's the one we voted on. The other one, I don't even think that most of the majority of the people cared for the others. We just want the one-way street with the sidewalk. The sidewalk -- and that's what we wanted.

CHAIR JAMES: Okay.

MS. GORDEN: I know you're showing us all the other exhibits, but the other one is not -- we're not interested in that. I'm really not.

CHAIR JAMES: Okay.

MS. GORDEN: Thank you.

CHAIR JAMES: Staff, can you reply to Ms. Gorden and clarify for her that there was a vote taken by the Monroe Heights residents or just clarify what the depictions are for today?

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MR. GAGNON: Yes. Thank you, Chair.

I believe Ms. Gorden is 100 percent correct in that what's on the screen appeared to be the consensus of the community during that meeting. What has happened since that time though, since that -- I think it was July 16th or 18th.

I'm not sure exactly which one it was, Mr. Ward.

But at that time, this option D did not exist yet. So you can see option C, which was very popular during that meeting. That has a sidewalk on one side that Ms. Gorden references, and then drainage is shown on both sides of the roadway.

So what can be accomplished with this plan that has been developed since that point is not only can you have a sidewalk on one side, you can have a sidewalk on both sides. You'll be able to maintain two-way traffic, and the drainage is moved from each side just to the center. So it's another design option.

I think a question that came up during the meeting also was if we do a sidewalk on just one side of the road, who gets the sidewalk and who doesn't get the sidewalk. So there was a question of some people wanted a sidewalk, then other people didn't want a

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sidewalk. So with this design option, it provides for sidewalks on both sides, and then it's not another talking point as far as who wants a sidewalk in front of their house and who doesn't, if that was a talking point.

CHAIR JAMES: Ms. Gorden, does that answer clarify for you?

MS. GORDEN: Yes, it does. It clarifies, like he said --

CHAIR JAMES: Can you come back to the microphone? I'm sorry.

MS. GORDEN: A drawing that we had, like you said, you didn't have D on there right there.

MR. GAGNON: Right.

MS. GORDEN: Okay, that's where I got confused, because we just had three.

CHAIR JAMES: Okay.

MS. GORDEN: Okay, so he cleared that up for me.

CHAIR JAMES: Okay.

MS. GORDEN: Thank you.

CHAIR JAMES: Just wanted to make sure that was clear since you're a resident there.

Next up we'll have Mary Brabham. Yours says A2. I'm not sure, did you want to speak on this item

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or no?

MS. BRABHAM: No.

CHAIR JAMES: Okay. Okay, Gerald Ward.

MR. WARD: Good evening again, Board. Gerald Ward, 2135 Broadway.

I obviously put on the card that my prime recommendation was that there be another meeting in Monroe Heights, a neighborhood meeting. I've been doing this in Riviera Beach for almost 50 years now, and I will tell you that we have the smartest people in the world in the neighborhoods who don't always come out to these meetings.

I happen to know everybody in the room, in the audience tonight, and I don't see anybody from Mathews Consulting. Now, why did we hire somebody and not have them here to do the technical explanations to this Board, which is what we normally would have done? Somewhere along the line, we're not following process and procedure when we pay good money for people to draw pictures.

Obviously, option D has a lot of attributes. I liked some of the ideas. But that picture that was put up of West Palm Beach showed zero vehicles. Until you see how it functions with the actual cars and trucks and semis, you can't really make a decision.

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Now, I will tell you right now that a one-way traffic pattern for Monroe Heights would be the same disaster as you would have in the north side of Riviera Beach Heights. We finally have gotten a traffic light that's built right now if you come travel 710. DOT's put that in. Avenue O has a traffic light. But it can't be -- you would cause excessive mileage for people wanting to go in the neighborhood. So don't let anybody con you into a one-way traffic scheme with a subsequent meeting.

Option D was clarified. My first question was: What was the date of these drawings? Anybody that draws something should put a date on them. Well, it's after the meeting, so obviously, none of the folks in Monroe Heights have seen this. There's only one person here from there, I believe -- two because of Ms. Hubbard.

It is great that we're doing something like this, and similar to the fact, I want every one of you to go over to Palm Beach Isles and see these new street signs, traffic speed signs. I can't believe we've spent so much money over there. I hope Ms. Hubbard will go over and look at them, because we need to do those everywhere, mainly on the west side. The beach side doesn't need a lot of improvements. It's the west

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side that needs something besides a bent, two inch pipe.

The real world with the vehicles needs to come back to you at the next meeting, and be sure that there is a discussion of can you park on private property; in other words, can parking spots be acclimated on either side. The drawing doesn't show parking, so we need to figure that out.

CHAIR JAMES: Thank you, Mr. Ward.

Did I miss anybody who wanted to speak to that item for Monroe Heights? Okay, so we'll move into Board comments. We'll start with Mr. Gallon.

MR. GALLON: Yes, Madam Chair. One thing, I'm happy to see that there was a meeting with the residents in Monroe Heights. Where I live at on 7th Street, we had construction done on 6th and 7th Street, and we got a flyer in the mail, so we didn't even get a chance to voice our opinion. And then they only did a quarter of the street. Right now I have met with some of the City Council members, sent e-mails and also have spoken with the City Manager that we want our place completed. And I'm glad to see this is happening in Monroe Heights, but I would like to see our area completed also.

CHAIR JAMES: Thank you, Mr. Gallon.

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Mr. Gustafson.

MR. GUSTAFSON: Gustafson. No comment at this time.

CHAIR JAMES: Thank you.

Mr. Brown.

MR. BROWN: Just want to say option D seems like it's a more safer option, with sidewalks on both sides instead of a sidewalk on one side.

CHAIR JAMES: Thank you, Mr. Brown. Does that conclude your comments?

MR. BROWN: Yes, ma'am.

MR. GAGNON: I think there's an audio issue with the microphone as well. So if I heard you correctly, you're saying that option D is a safer option --

MR. BROWN: Yes.

MR. GAGNON: -- as far as traffic patterns and flow, in your opinion?

MR. BROWN: What will it cost?

MR. GAGNON: I couldn't answer that.

MR. BROWN: Do you have any idea of the cost of the options?

MR. GAGNON: I don't have that information, no. I actually just recently received this drawing.

MR. BROWN: All right, thank you.

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CHAIR JAMES: Ms. Shepherd.

MS. SHEPHERD: Well, I did live on Rosemary for four years, so I know what the drawing looks like. And I know that when it rained, we did not have any water retention. So that, I did like that drawing, Mr. Gagnon. I really like that to show how the water went down. There was no retention of water in downtown West Palm Beach. That was very good. I lived on 26th Street when I first moved to south Florida, and when it rained on -- it was 26th Court. The drainage was horrible.

And I'm glad. I would have, Mr. Gagnon, would have liked to have seen some of the minutes from those meetings. I know when Mr. Guyton was that representative, I was in two of the meetings, but I haven't made the meetings since Mrs. Hubbard has been that representative. So I would like to hear what the residents said. Was it any record keeping or any signatures? I did receive signatures the first two time. We should have got that in our package, to kind of get a feel of who said what.

MR. GAGNON: Right, yes. And actually, if Walt remembers, was that meeting recorded, Walt? Or Councilwoman Hubbard, was that recorded? I couldn't remember.

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COUNCILWOMAN HUBBARD: I think that was.
MR. GAGNON: I believe the meeting was recorded, so we should be able to make that available. That's the meeting in July. I didn't participate in the previous meetings that happened, I think, a year plus ago, two years ago. But we did keep a sign-in sheet for the meeting that we had in July, and there was also voting that was done. I'm still waiting to see what the results from the voting were.
But it seemed as if there was, based on the discussion, it seems as if there was a consensus at the time that option C3, which was pointed out previously by Ms. Gorden -- sorry about that. So option C3 that was pointed out before by Ms. Gorden was really the popular option during that meeting.
But again, option D wasn't available at that time. So option D seems to provide additional benefits. So unfortunately, we're not going to have any sort of data that shows if there was a preference between option D and option C3. But I guess the worst case scenario is the consensus seemed to be to move forward with a sidewalk on at least one side of the street.
MS. SHEPHERD: So this will come back to us again, or is this moving to Council?

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MR. GAGNON: This item is only for a workshop for Planning and Zoning Board, so it will move to City Council.
MS. SHEPHERD: It will move to Council.
MR. GAGNON: Yes, ma'am.
MS. SHEPHERD: Okay. Well, I do like C, you know, I just think because the streets are so narrow, my recollection of them over there. The drainage, I still would like to see some way that the drainage will go down into the street some way or -- because that area over there, it's terrible; it's a terrible area to live in.
And I think people that have lived in -- I've heard so much about this. I think they should be happy where they live. So I still would like to see that particular meeting, and I'd like to see some of the signatures. Some of the signatures I have, but I'd like to see who was in the room on that. It was two meetings.
MR. GAGNON: The one that I was involved with, I believe it was July 18th.
MS. SHEPHERD: July 18th, okay.
That's all, Madam Chair.
CHAIR JAMES: Ms. Brown, did you, because you had already completed a card and spoke, did you have

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something additional you wanted to say like really quick? I'll allow you to come back up to the microphone.
MS. BROWN: Yes, I would.
CHAIR JAMES: Please, you can come now.
MS. BROWN: From what I've heard and what they were saying, there was only one meeting in July, Mr. Gagnon. And the people were present. I would wonder why they wouldn't extend that information to have them be here, because they took a -- they had a consensus. So this, if you're going to present this again with something else that they had a consensus on, I would have thought that you should have actually invited those people here, and then, you know, so that the Board could hear what they would like.
And then basically, you have explained them the, you know, option D. But you know, it's for the people on -- in Monroe Heights. It's not anybody here. You know what I'm saying? That's my question. If they going to move on to Council, at least the citizens that had the workshop, that had the meeting should know that, you know, what's being recommended. That's what I would say.
And the information that Mrs. Shepherd requested for, you know, feedback and stuff like that,

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I would like to have that information myself, because that information should have been a part of the agenda item tonight, because you're planning to proceed with a totally new option that the citizens didn't really have consensus on and have not seen.
CHAIR JAMES: Thank you, Ms. Brown.
We'll save that, Jeff, because I actually have a question about that as well. So we'll move on to Mr. Blackwell.
MR. BLACKWELL: Thank you, Chair.
This is for staff. I just have one question. As far as the meeting that was held in Monroe Heights, approximately how many residents attended that meeting?
MR. GAGNON: So the meeting in July was actually held in the City Council chambers, and --
MS. SHEPHERD: Where?
MR. GAGNON: In the City Council chambers. I would say approximately 45 residents. It may have been more. But there was actually a very good turnout.
MR. BLACKWELL: And just in light of the new information, is there any plan for the City to reach out to the residents to give them this information and say option D came about a little bit later than you solidified and said option C, which any improvement to the roads I think would be graciously accepted and

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needed within the area, but in light of just having this new information, the citizenry should just have some input.

MR. GAGNON: Right.

MR. BLACKWELL: So that's my comment.

MR. GAGNON: I do agree. I think that there was, unfortunately, a timing component, not to discount the fact that it is a very good idea to obviously invite everyone that participated and say this is a new option.

What we do have the ability to do is provide that option to individuals prior to the City Council meeting, so at least during that public meeting they can participate and be able to see both the previous option, C3, and option D as well. So there will still be another public meeting, and we can reach out to residents to make sure that they understand there is another potential option that City Council can consider.

MR. BLACKWELL: Thank you.

CHAIR JAMES: Mr. McCoy.

VICE CHAIR McCOY: My first question was from seeing this slide right here, I couldn't tell that the drainage run contiguous. I thought that was like a center grate that was going to run along the center of

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the road until you showed the Rosemary illustration.

And to Mr. Ward's point, someone should have been here from Mathew Consulting, because my next question is how far are the drainage, I guess the catch basins, how far are they apart?

Additionally, the curb height in relation to the paved road, that's definitely a question, because, you know, I guess you would be concerned if you have people that park like along the road.

Another concern is in Monroe Heights a lot of the utilities are -- well, I guess you don't really know where the utilities are, because I believe water utilities are in the rear on some blocks, and then FPL overhead utility lines are in the front. Is there any concerns or possibilities to have those utilities now placed underground if you're going to go and, in actuality, tear up the whole road? And I know certainly you can't even get down the sidewalk on some roads because of the power lines.

Are the roads going to be asphalt paved, or are they brick pavers, because Rosemary was brick pavers?

And the one example for the sidewalk being on one side of the road, my question was going to be the same one: Well, which side gets the sidewalk? So you

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know, maybe that wasn't the best idea.

So, you know, I like option D, but I think there are some technical components that needs to be put out in the public, because, you know, you buy your house in a neighborhood because of the neighborhood, because of the elements in the neighborhood. And to have a meeting and then come up with a new design, you know, it kind of leaves people out in the blind.

But surprisingly, I don't know if any of the longer Board members remember, but back in 2015 Councilman Guyton then had a meeting at Lindsey Davis Center. And I asked at our Board meeting: Why is that information not presented to the Planning and Zoning Board? And you know, it just fell on deaf ears. I'm glad to know that we're at the place now where we have these public meetings and we actually involve everybody in the community.

But you know, this is my same concern, because I don't necessarily live in Monroe Heights, but you know, I think just for the purposes of public information, everybody needs to know, because you find yourself in situations where things change.

And quite honestly, I really want to believe the best as far as public participation, but you know, if you think about Broadway, I don't know if there was

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much participation in how Broadway was laid out. There's no -- you know, you can't turn right or left, you've got to go down a whole other quarter mile to make a U-turn. So you know, I'm almost under the belief sometimes that, you know, people don't really care that you live in this neighborhood.

You know, I patronize a number of businesses on Broadway. And just my barber, who I got a haircut today, you know, he shared with me how much the road construction, I guess the road layout has impacted his business. But you know, and they just struggle. They just hang on, and you know, try to allow another means to market and promote their businesses. But you know, this is a problem that has not just came up. I mean I can tell you of a couple -- I've shared a couple instances.

But you know, I'm grateful that we're moving in the direction where we have these public meetings. And thanks to the administration and the Council members, but certainly I would want to see, you know, we go a little bit further and have the actual engineer that designed this to be able to lay out some of those technical details.

So thanks for the work. I mean I would like to see it again, but I understand there's some time, I

guess I will say some restrictions related to funding. So you know, it's always that. You know, we kind of hurry up and rush these things through. But you know, where we are now, I think moving forward we have to just do a better job with letting the individuals of the public know and move forward.

So thanks, Madam Chair.

CHAIR JAMES: I definitely think that when this item goes to City Council, they need to be provided with backup about the meetings and the residents' options or the vote that they wanted, which was C3, not knowing about this new option. When is this proposed to go to City Council, Jeff?

MR. GAGNON: I believe September 6th is the anticipated date.

CHAIR JAMES: So in less than about two weeks.

MR. GAGNON: The first Wednesday.

CHAIR JAMES: Okay. I'm not sure how the residents of Monroe Heights will get the notification about the option D as being another option that they have or how that is going to be presented to City Council, since they already did a vote and voted for C3. So how are you guys going to present that to City Council? The recommendation will go to City Council as

C3.

MR. GAGNON: So the completion of that complete -- the finalization of the complete packet for City Council, it's still being completed. So I know the intent of the administration was to provide as much information as possible. I can say, unfortunately, in preparation for this meeting I wasn't able to gather all of the information, but I also wanted to make sure that it was presented in a public format prior to City Council.

So even if City Council chooses to, you know, not take action on the 6th and instead wait till the second City Council meeting in September, that's an option as well if they do need additional information. But my real intent was to provide the information as soon as possible in another public format. So there are some time constraints, but there's always time constraints.

So I think it's much better to have a final product that the community desires and has full input and has really bought into the product versus just trying to rush something through. So I think there's still a few different options we have to progress forward.

CHAIR JAMES: Next question: Do you know if

Monroe Heights has an HOA or a community meeting that maybe they meet once a month?

MR. GAGNON: I don't know if it's specifically an HOA, but there's definitely some active community groups within that area. For example, there's one community group that does an annual cleanup every year, so I'm familiar with that group. And I'm anticipating that there's other groups as well. I don't think there's just one master HOA group. But I think trying to reach out to those contact people that can help spread the word is definitely a good approach.

CHAIR JAMES: Okay, because I know my dad lives in that community off of 27th Street, and so, of course, I will make sure he knows. I'm sure he does not, because he didn't mention anything to me about it.

But the residents that are here tonight will get back, hopefully, with their neighbors to let them know that they probably need to be at that next City Council meeting.

And also, maybe instead of just having the depiction up on the screen, maybe you can have like something bigger as a visual for them to look at as well, maybe, you know, something like an 18 by 24 on a stand or something just so they have a better visual of the new option. And those are my comments.

Mr. McCoy.

VICE CHAIR McCOY: Mr. Gagnon, can you put it back on that first slide? I guess I missed one thing. I think I seen something --

MR. GAGNON: I'm sorry, what slide, sir?

VICE CHAIR McCOY: Your introductory slide, right there. So are we considering these portions west of Avenue R?

MR. GAGNON: No, I don't believe so. I think that this was just a remnant of a different parcel. Unfortunately, I received this information yesterday, I believe. So again, this is supposed to give the general overview of where the site's anticipated to be, the scope of the project is anticipated to be. But this really is just for a reference point. It's not necessarily 100 percent reliable.

So it's really for discussion purposes, and it really does show the Monroe Heights neighborhood which exists here. But I recently received the information myself, and I've kind of recently got on board with the whole project, and I'm still trying to learn all the ins and outs as well.

VICE CHAIR McCOY: Okay, so not west of Avenue R?

MR. GAGNON: No, sir, no.

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VICE CHAIR McCOY: Okay.
MR. GAGNON: I think that it may be a separate project. I'd be happy to follow up and see if there is anticipated improvements over there as well, but I don't think it's part of the scope of this project.
VICE CHAIR McCOY: Okay. And I guess a question for the next meeting, a possibility about the underground FPL utilities, if that's an option.
MR. GAGNON: What I can say -- and I also want to answer your question about the paver bricks as well. So the paver brick question, there's no anticipated use of paver bricks. It will just be typical asphalt.
Paver bricks really are a maintenance nightmare, so it's something where if you lost a brick and then it got kicked up into the street, it's a potential hazard that the City doesn't want to even consider using paver bricks unless there's some sort of specialized site design or something like that. So because of that, the safety and other maintenance issues, longevity of the project, life of the project, paver bricks won't be used.
Undergrounding utilities, I think that the concept is great, but there's a huge expense associated

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with it. Not only that, there's an issue as far as easements through certain areas and other legal documents. I know that there is discussion of undergrounding utilities along U.S. 1, and just the complexity of that alone has been going on for years and years.
So I think the concept's very important, and I think we need to strive to do that. Especially for any sort of storm events, you know, it's something that is desired. But it won't be incorporated in this project right now.
VICE CHAIR McCOY: Okay, thank you.
MS. SHEPHERD: One more question, if I could?
CHAIR JAMES: Go ahead, Ms. Shepherd.
MS. SHEPHERD: Mr. Gagnon --
MR. GAGNON: Yes, ma'am.
MS. SHEPHERD: -- it's been a while, but did I have an understanding it was some money involved that we were going to lose if this project did not get off the ground? Can you refresh my memory, please?
MR. GAGNON: I believe you're correct, Ms. Shepherd. I don't know all the financial aspects of this project, so I can't remember if it was grant dollars only or if there was a bond issuance. I can't remember the exact origin of that. But I'd definitely

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be happy to go back and get that information, and I can send it out to the Board and to the e-mail list of users that also gets the P&Z packets.
MS. SHEPHERD: Well, I kind of want to ask the question. I think I heard someone say is there any time restraints on this project, should we be moving, because I've been hearing about this now for, what, six months, a year?
MR. GAGNON: Yes.
MS. SHEPHERD: Is there any time restriction on this or are we going to lose tax -- well, you say grant money. I can't quite remember what it was. But can you get back, kind of like get back with us to refresh our memory?
MR. GAGNON: Yes. And what I'll also say is from my experience, if you are dealing with grant dollars, so long as you're showing progress in implementation and construction, then typically whatever entity gave you the grant dollars has some flexibility. I don't know exactly where we are in that timeline or if it is grant dollars or another funding source, but I'll be happy to provide that information.
MS. SHEPHERD: Thank you.
CHAIR JAMES: Okay, so we're going to move on to the next presentation.

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MR. GAGNON: For the record, this is our final workshop item. This is an ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida amending Chapter 31 of the City's Code of Ordinances entitled Zoning, Article I, In General, Section 31-1, Definitions, to amend the definition of a retail establishment to provide new definitions for specific retail use types, amending Chapter 31, Zoning, Article V, District Regulations, Division 12, CN Neighborhood Commercial District, Section 31-302, Use Regulations, and Division 13, CG General Commercial District, Section 31-322, Use Regulations to provide for consistency with the amended retail establishment definition and specific retail use types, providing for conflicts, severability and codification, and providing for an effective date.
So the information presented in the PowerPoint, it's identical to what's in the staff report which is provided as backup. Additionally, there is another sheet that was provided, a separate sheet to the Board, and there's also copies available in the back of the room as well for reference.
So the original intent was to have an action item tonight, but we're still working out a lot of the aspects. According to this, it's somewhat of a heavy

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lift. There's a lot to consider and review. And also, this allows for additional public participation. Again, this is a workshop format, so there's no formal action that's required from the Board tonight.

So what this ordinance considers is amending the existing definition for a retail establishment. Along with that, also looking at use regulations within our neighborhood, commercial and general commercial zoning districts in the City. Being that these zoning districts have somewhat of a global impact throughout the City, it's not one specific site, so this location is a citywide impact associated with those specific zoning districts.

Additionally, the definition of retail establishment connects to the downtown general district and downtown core district as well. So if we do look to amend that definition, that will have impacts on those districts as well. However, we don't need to necessarily go into those specific districts to change use regulations, because by defining or redefining that retail establishment definition, it will automatically impact those other two zoning districts as well.

So within your background and staff analysis, it references two ordinances, Ordinance Number 4089 and 4091. Both of those ordinances enacted moratoriums.

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One was for applications for a single price and overstock discount stores. The second was for site plan applications. That was throughout the Broadway and Blue Heron Boulevard corridor.

So what this allowed staff to do is really evaluate the existing Land Development Regulations and to see what definitions existed for those uses. What we ended up realizing is that retail establishment definition is somewhat of a lump definition, which I'll show in the following slide and is also available in the staff backup. But it tries to define all retail establishments in a few sentences.

So it may be worthwhile considering looking at individual uses and specific retail uses and creating individual definitions for each one of those uses. The benefit of that would really allow the City to really help control and modify the development trends along certain corridors, specifically Broadway and Blue Heron, as the zoning districts that I referenced before are mainly located along those corridors.

So I won't read it in full. And this is, again, in your packet. But this is the current definition for a retail establishment. So this basically lumps in any conceivable retail use which has

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somewhat worked, but it doesn't really allow any individual regulations to be put in place unless they're specifically called out in the code.

For the most part, our code is rather outdated. There's a lot of new concepts, businesses, technologies that they're not reflected in the code whatsoever. Most of the code sections, the Land Development Regulations are from the early eighties, so we can only imagine how many technological advancements we've had since that time, and other, you know, best practices that have changed, business models that have changed throughout the years as well. So none of those are truly reflected in the existing definition or in the existing Land Development Regulations in their entirety.

So this is the sheet that was passed out. And as part of the workshop process, I just wanted to really start the conversation as far as what definitions do we need for the City to move forward. What definitions will help spur on the growth that we want and maybe deter undesirable uses?

So just for a talking point, some potential definitions may relate to a specialty store. So that could be any store that is really marketing a certain retail field, so that could be a hardware store, it

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could be a book store, electronics, so a Best Buy, for example, maybe a clothing establishment, something along those lines that might fit a specialty definition. A variety store could be really something similar to a convenience store, maybe on a larger scale, but that would be mixed goods.

I know that the convenience store conversation came up historically when the Board was talking about filling stations or gas stations and what regulations we had in place to kind of govern where those could be, because often they want to be 24 hour uses. So, you know, if you had a residential area and you had a new convenience store that was proposed, what type of impacts may occur if you have a 24 hour convenience store next to your residential neighborhood?

So if you'll look at those specific definitions further, then we may be able to prohibit future conflicts, or at least try to guide development that would reduce the likelihood of conflicts in the future.

Maybe potentially look at a pharmacy definition. One of the other questions that I heard from a Board member previously was the current medical marijuana regulations. There's currently a moratorium

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in the City on dispensaries, but that moratorium will lapse in December. So I believe the State's considering any sort of dispensary similar to a pharmacy use. So is this something we need to look at and define further?

Potentially a less desirable use, a check cashing use, which, you know, has tendencies -- not everybody, but there's tendencies on kind of predatory activity, it's a less desirable type of use in the City. So maybe we should look to see if we can have separation requirements, something else to kind of prohibit the proliferation of that type of use.

So, so on and so forth down the list, you can see some of the uses seem to be more desirable, others maybe less desirable, or perhaps there needs to be additional regulations that help guide where those businesses can be located in the City.

So I'll leave it at that slide. That concludes my presentation for tonight. And I know it's getting late, but any public comment, any Board comment is valued, and appreciate your input and time.

VICE CHAIR McCOY: Question, Madam Chair.

CHAIR JAMES: Go ahead.

VICE CHAIR McCOY: Check cashing would be considered a retail establishment?

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MR. GAGNON: So the difficulty I have and I think we have is the existing retail definition. It's so wide open that someone might be able to make the argument that it is. They're currently allowed in commercial areas in the City, so I would say within the current definition that a check cashing type of use would be a permitted use.

VICE CHAIR McCOY: Okay. You know, I get it, but I don't want to make any language. And as much as this is morally wrong, I don't want to make any kind of ordinance or propose an ordinance from the Board that would say we don't want check cashing stores because it's predatory. I know I have a personal opinion about it, but from the perspective of land use, I don't know if that's a good -- you know, you're destroying someone's business model based on an opinion.

And you know, for that to be the basis of what's creating a buffer requirement seems a little unfair to the business owner that wants to open it. And my personal opinion is I wouldn't care less for them, but I don't want to see us go down the avenue of, you know, deciding what's morally right and wrong and decide, you know, we don't want this business because it's predatory lending -- I mean predatory uses, you know, but it's legitimate, it's legal.

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I mean so I would just caution everybody on that, because that, you know, it's wrong. And then because if we get into that, there's going to be every single business that somebody's going to disagree with morally, and then we'll find ourself where we won't have any business or we'll block every single thing that comes to our City that wants to propose something. So let's make it based off of something that I think can be substantiated through some factual basis as opposed to a preference or opinion that's not based on much.

CHAIR JAMES: Okay. We're going to start public comment. Marie, Ms. Davis. Did she leave?

MR. GAGNON: I believe so.

CHAIR JAMES: Okay, I'll see if she comes back.

Mary Brabham.

MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

I have a question. I was just looking at some of my backup, you know, where Council voted previously, you know, for the Dollar Stores, because apparently -- I'm glad to see other uses that is being considered. We know we have three Dollar Stores in this City here, and the one that was anticipated right

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on our main corridor.

And that's another thing. We have to take into consideration where our primary locations are within this eight mile square. The narrow scope of the specific retails, that's what you all, as policymakers that allow the different businesses to come in as well as go out of our City, you all are the face also of our City and what we want and what this City needs.

Now, I know that the retail establishment, you have a list here of certain things, but within our neighborhoods, and myself and other residents, last week, week before last we have been all over this City. Me, myself have been behind the condominiums. Me, myself have visited various homes, you know, to see how -- what the people say and what they think about our City and some of the things that we should be moving forward in the 21st century.

Now, within some of this, we don't have a health club here; we don't have a health club here. We can have a health club somewhere within our main, main areas to entice our residents to get fit. Our children, as well as we as adults, we're overweight.

A music store. The music store would incorporate the neighborhoods because even from little on up, within those stores they can teach our kids how

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to play the piano or how to play a violin, things of that nature there.

For us to think also out of the box, how can we incorporate our City to be more than just gasoline stations on every corner and convenience stores?

So we would like that this, as policymakers, for you all to dive into this and really, really set some standards here to say what this City here could really, really be like, that we, as all residents, can live in this City and say that we are proud to live, work and play in this City here, besides just having all of the stores.

On every corner in this City here we have a convenience store and a gas station and Dollar Stores. That's the perception of how this City here is parlayed, because anybody that wants to come in, we're not saying that we do not want their business, but it's that type of business that incorporates a City if we expect to rise above any occasion and be the City, not just for we as adults, but as well as our children and the entire community so that everybody will have a stake in here. Whether you're renters or homeowners, we should all want something that say that we are all a part of.

I see you have the health club up there, but

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what about a music store, a pet supply store? A lot of peoples have animals in this City, and you're always going out everywhere else. So it's other things too that we can incorporate.

And some of the land uses, we know that we have not updated this in years. So it's time to do the business at hand and getting our City here on the move and the things that really, really make we, as residents, feel good about this City here.

So my question was: Is the moratorium off? So I would like for that to be answered. So is that why we're in here now dialoguing on what we can come up with as far as land usage of certain parcels that we have in this City here? And like I say, we're not saying that we don't want the business, but it's what type of business that constantly defines who we are. So I would like those questions answered.

CHAIR JAMES: Thank you, Ms. Brabham.

MR. GAGNON: I think the paramount question that Ms. Brabham asked was whether or not the current moratoriums were active. And the Council did make a motion to extend the moratoriums, so they are currently active. However, that extension was for a three month period, so that time period will soon lapse.

CHAIR JAMES: Thank you.

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Gerald Ward.

MR. WARD: Gerald Ward, 2135 Broadway.

I'm tired of moratoriums. CDEC came in 1996, and she thought that was a great way to kick the can down the road. Obviously, these two would have been expired one to two months today but for the three month extension just to not do anything. Because here we are, halfway down that timeframe before you even get to see no backup. It's only tonight -- I didn't know that was handed out. I didn't see a copy.

But if you look down the existing code, CG uses the special exception process. And so with our current code, which is probably not really that bad, it was commented that it was too generic or too all-encompassing.

But the Planning Board has been, in the eighties and into the nineties, the controlling force in this City. When we turned the century with the last CDEC, which it was effectively stop development in Riviera Beach, we ended up with a concept where the Council became the Planning Board. And they don't have time. I mean the meetings now go to time limits, and they have to abandon the rest of the agenda.

This Board is the real functionary for taking care of problems, and you can do it with the existing

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code and with conditions. You often get this generic set of conditions which are almost all incorporated into our code, so you really don't need them anyway, because they're subterraneanly enforced through the normal code process.

So I think you need to be very careful, as I think Mr. McCoy alluded to. Don't come in here and start playing moral God with particular conditions. Put some additional -- if you feel strongly about something, put some additional restrictions on through the special exception process or a similar mechanism.

CHAIR JAMES: Thank you, Mr. Ward.

Mike Mahoney.

MR. MAHONEY: I'm not sure I -- I thought I wanted to speak on the Ordinance 4091.

CHAIR JAMES: The new business ordinance.

MR. MAHONEY: I'm sorry?

CHAIR JAMES: New business ordinance.

MR. MAHONEY: Is that this?

CHAIR JAMES: Um-hmm.

MR. MAHONEY: Oh, I'm sorry. Anyways, I just wanted to throw something out there. You know, I like the fact that the City is, I guess, wanting to go back and kind of slow things down. I mean I'm not for slowing businesses down, but to look at things more in

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depth, because I've got businesses on Broadway, two of them.

And I am not going to get into anything that's been going on with me in the City for the last ten years, but you know, there's a business next door to me that was developed, and it was approved, passed and permitted administratively only. So you know, just in short, anything that you guys can do to not let that happen again to any businesses like myself along U.S. 1 is important for me to throw out there and say, hey, because I thought any new buildings that were built, especially new buildings and new businesses that might need to be looked at, you know, from a Board and as you guys, or it would go before the Council, should have that opportunity and not just have the -- your administrative, you know, part of the City, your City Attorney, your Community Developer and your City Manager step in and just bypass you guys.

You guys need to know about it, because apparently you guys didn't know about that building that was going up next door to me. And I don't want to bring that up again. This probably isn't the place for that. But it definitely needed to be looked at. And I thought it was going to be looked at, and then I found out that it didn't need to go before you guys, which I

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definitely disagree.

You guys need to know everything, whether you have a vote on it or not. You could have been a voice for me, and we could have saved a lot of problems that I've had, and ongoing. So you know, if any of you guys want to talk to me about it, you know, I'd love to talk to you.

But I don't care, it's just I feel for myself and other new businesses that want to move into the City or that are there and afraid of something maybe moving in next door to them like what happened to me, or in addition to some business that you may not like or whatever, and I didn't have the opportunity to discuss it with you guys. It was just passed administratively. So I'm just throwing that out there, you know, just for thought.

CHAIR JAMES: Thank you, Mr. Mahoney.

Bessie Brown, did you want to comment, or you just want me to read the comment into the record?

Bessie Brown, 391 West 35th Street, Riviera Beach. We need a sit-down -- we need sit-down restaurants.

Next up we'll have Earnestine Gorden.

MS. GORDEN: You know, I have noticed in the City of Riviera Beach we don't seem to have anything

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for the senior citizens. We should have an exercise class for to get the older people out to get exercise, stuff like that, restaurants near, you know, all in the same area and get the older people out of the house, give them something to do besides going to church and sitting in the house and waiting to die.

You know, we don't have anything. And I mean think about that sometime. We don't have anything to go to. And it would be nice, you would meet other friends. You know, sometimes you live longer when you have someplace you can go and talk to other people at your age or whatever. And the exercise, and as you get ageing, you need exercise yourself.

We don't have anything like this. The only time they get it is when they go to the doctor or something like that. We should have a place where we can go and have stuff like that for the senior citizens. We don't have anything. Think about that sometime. Thank you.

CHAIR JAMES: Thank you, Ms. Gorden. I will say that the City of Riviera Beach, we do have some city gyms. I don't know if they offer services for seniors at the gym, but that may be an avenue for you to check into. I was thinking there was another opportunity for seniors within the City. But I would

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definitely say search their web site or get in contact with Parks and Recreation so you can make those suggestions, Ms. Gorden, for the City, or get in contact with your Councilperson, okay?

MS. SHEPHERD: Madam Chair.

CHAIR JAMES: Yes, Ms. Shepherd.

MS. SHEPHERD: May I chime in?

CHAIR JAMES: Sure.

MS. SHEPHERD: Mrs. Gorden, there's a fabulous place over on 28th Street called Lindsey Davis. A young lady has taken over that job, Ms. Gwen Oats. We have aerobicise, we have Silver Slippers. We just came back from the Holy Land. We just had a trip to Flanigan's. I think that's in -- is that Lantana? Not Lantana. Lake Worth, Lake Worth. She has put together the fabulous prom. So we are doing a lot of things. I think she's been in that position for five months; five, maybe six months.

Come over to Lindsey Davis. The seniors are there. We have anywhere from 35, 45 people. When we go on those trips, it's at least 60 of us. And we do use the City bus. We're in the process of teaming up with the City for the RB Heights Community Garden. Ms. Jenkins was just there the other day. We're trying to get a release from the City to put the beds up so we

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can start our own garden over there.
So it's a lot of us over there, so please come out. I think it starts from nine -- they have breakfast, lunch -- and be a part of us. You'll be amazed at who's over there.
Thank you, Madam Chair.
CHAIR JAMES: Okay, we're going to move into Board comments on the ordinance. So we'll start with Mr. Gallon.
MR. GALLON: No comment.
CHAIR JAMES: Moving on to Mr. Brown.
MR. BROWN: No comments, Madam Chair.
CHAIR JAMES: Mr. Gustafson. I can't --
MR. GUSTAFSON: Good job.
I have one comment and possibly one question to staff. My question is to staff: Have we looked at other model cities about what they have in their regulations to retail?
MR. GAGNON: What I can say, in comparison to many other cities, our regulations are rather antiquated. Even though the format in which these regulations are presented seems to be antiquated, the popular model today is to have a use matrix. So that way, you have one table that identifies all the zoning districts, all of the potential uses and will indicate

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what uses are compatible with what zoning districts.
The City currently does not have a use matrix or any use proposed in the City. So I'm hoping in the future, as we go through Land Development Regulations and the Comprehensive Plan, we will do that. But in my opinion, we're kind of behind the eight ball as far as what regulations we have. And I know others feel as if they're not antiquated, but I disagree and I feel they are antiquated.
MR. GUSTAFSON: Thank you.
And my personal comment would be, you know, any business growth that wants to come into the City of Riviera Beach that adds positive growth to us is definitely welcome.
I do also agree with Mr. McCoy of his comment of the morality of playing what's a positive business coming in and a negative business coming in. I think that our definition should remain in place, with maybe some variations and some additional usage going forward. Let's bring the business here if we can. So any way we can make that adjustment to the rules and regulations, I'm a fan for. So thank you very much.
CHAIR JAMES: Thank you.
Ms. Shepherd.
MS. SHEPHERD: No comment.

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CHAIR JAMES: Mr. Blackwell.
MR. BLACKWELL: Yes, Madam Chair.
I think this is a step in the right direction for the City to explore these ideas here with the definition of land use, because I think we have not only a moral responsibility, but we have a responsibility for the future, the youth of Riviera Beach. And if we don't start now, start looking into what -- like Ms. Brabham said, there is a convenience store that sells beer, check cashing, they sell tee shirts, hats. These stores are not only convenience stores, but they're also retail shopping stores for the community, and I think that that's something that we need to put a stop to.
I don't know if legal needs to come in and word it the proper way, but I think we do have an obligation as a City. I think this City Council has an obligation to the citizenry and that we need to move forward with, you know, deciding which businesses do come to our area and make sure they are for the benefit of the citizens of Riviera Beach.
CHAIR JAMES: Thank you, Mr. Blackwell.
Mr. McCoy.
VICE CHAIR McCOY: I would ask Mr. Gagnon, this was passed in January, and I know we've had some

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staffing changes. Would this be something that we can look to Treasure Coast to give us some framework on, because I know we've had some staffing changes in the Planning and Community Development, but just from the point of giving us a starting point.
And you know, typically what I do is I would not rely on staff so much, you know. This is something for all of us as members of the Planning Agency to go and do some research and find out from other cities and municipalities what these definitions mean and how we can incorporate them and offer up a suggestion, offer up recommendations, create language and send it over to staff. And let's not just rely on them to do the heavy lifting. That's a part of our role as well, and I do it often as well. And I think I met Mr. Gagnon and had a brief discussion about it.
But I want to see if we can not rely on Treasure Coast, but certainly use them as we did with the CRA Land Development Regulations, because I think we're cutting very close, and I would like to see if we can get started somewhere.
And how does this play into our Comprehensive Plan, because I understand that we should be undertaking that at some point here in the future.
And to Mr. Blackwell's comments, you know,

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I'm all for that. If you don't want to see someone cashing checks at the same store they sell alcohol at and selling tee shirts, that's fine. But let's figure out how we can do it legitimately and legal.

I think we had that discussion a couple months back, and that's my next question, that we didn't -- I think we were oversaturated with convenience stores. And you know, what's interesting that I seen in here, I think I seen that churches had to come through by special exception. That was very funny to me. But you know what? I'm almost at that point where I want to see a church have to come in by special exception.

We have to do a better job with -- I don't know who's operating the Business Tax Department, but we have regulations on the books now that prevents a package store from opening up 500 feet between a place of worship. But because we don't know where all these churches are, these places, you know, I mean they're pretty much fly-by-night and they don't go through the general, traditional business tax receipts because they're, you know, they're exempt from that. But we need to know at least where these places are, and I've said that before.

And that really goes against everything that

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our code stands for if they can open up a new corner store that sells alcohol all the way to 2 a.m., but if you look right across the street, it's just feet from a day care center or it's just feet from a place of worship. I mean I think we have to do a better job.

And a lot of it can't be at a meeting here, and a lot of it's, you know, a little bit of our role. I've actually had the opportunity to develop a good relationship with our business tax folks. I think her name is Summer Baker, and I call just to ask questions about why is it so many home day cares on my street. And what I found out is we can't regulate home day cares. That's preempted to the State.

But what's interesting about it, even if you look at what we have in our packet today, there is -- Palm Beach County has the daily trip, I guess the schedule for these type of businesses. But now, if one day care is on my street, we estimate an additional six to seven cars for every thousand feet of usable space. So I mean now my street has been turned into basically a business district all in one. So while we can't regulate, we need to pay attention to these things, because, you know, before long we're going to have a situation, what we did with the fueling stations.

And speaking of fueling stations, my question

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is I think we passed that in April. I've not seen that go to Council. I want to know where that is.

And also Cunningham Park. At some point I know we've seen two renditions of plans. If we could just have an update on Cunningham Park and what I said in the process.

But I would ask and encourage all our members to try to work on some of this stuff yourself and see what you would like to see in your community and bring it back as recommendations or proposals to be implemented into the language.

Thank you, Madam Chair.

CHAIR JAMES: I agree with that, Mr. McCoy. You know, I also think that, you know, the citizens who come out and care about their community can also do that. I mean you can certainly submit or come up and ask for your recommendations to be considered as well. So that's what I have to say on that situation, because that was the last item in for workshop.

We're going to move on to general discussion. We're going to start with public comments. So first up we'll have Mary Brabham.

MS. BRABHAM: One quick question. Mary Brabham, Riviera Beach. Is this the end of the meeting? Are we in public comment?

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CHAIR JAMES: Yes, ma'am.

MS. BRABHAM: Okay. Well, it's not so bad over here, for one thing, so good to be over here under the circumstances.

But also, I would like to say that with these meetings tonight, and I'm going to have to say this, the same level of service that when Marina Grande or the culverts over on the Island that we were in there, the engineers, everybody was present in that chambers there. It should be no parlaying that when these items are on the agenda, every entity should be here, and the north, south, east and west should have that same respect and that same level of service to dialogue.

They should have been here. I know Jeff said that with the staff, but you work with what you have. This is where those skill sets comes in at. If you have nobody but yourself, you still proceed forward, and you connect with these entities that could move us, that we can get the clarity on, because when we got in that with the Monroe Heights, Bailey should have been here too. Terrence Bailey should have been here, because he put in a new option. So that option should have been explained by Mr. Terrence Bailey, as well as your engineer.

Any person that has a hand in moving the

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projects in this City should be in these meetings. If we can come out of concern for our City, they should come too, because they get paid well. We do not get paid. We are the concerned residents of our City. And we thank the Board too as being a volunteer, rendering their service. But they get paid.

So as a resident, and Mr. Jeff Gagnon, anytime -- I want this on the record here -- anytime when it is a meeting, and if it's any other entity that there's a park or whatever we are discussing, then they should be here. And if they are not here, they are not worthy of our service.

So I thank you as a Board, and I thank the residents who did come out. So please, so if we going to do business, let's do business that is professional. Let's not just have all of the business relayed to Mr. Jeff Gagnon. He is the Director of that department, but we should have those other entities here to also back him up as well so that we, as residents, know exactly what's going on. Thank you.

CHAIR JAMES: Thank you, Mr. Brabham.

Next up we'll have Lynne Hubbard.

COUNCILPERSON HUBBARD: Good evening, Board. I'm Lynne Hubbard, 1405 West 23rd Street, Councilwoman for District 1.

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I came tonight because our staff had this new option for the community in Monroe Heights. We had not had the opportunity yet to view it, so I felt that it was important that I come over so that I could see what it was about and be able to relay it to the citizens. We intend to have another town hall meeting, with requests to the rest of the Council members to please review this on the 6th. Let's wait before voting on it. Let it go before the public. Give them an option to weigh in on it, to see what it's about.

I appreciate Planning and Zoning, Jeff Gagnon and the rest of the members for going out and finding another option. While we did have 47 persons at that last meeting, with 45 of them, if I'm not mistaken, voting to have the sidewalk on one side and not on the other. We explained explicitly, or it was explained explicitly by staff then.

Some people were having a problem on Mr. Gallon's side of town where they were concerned because they had sidewalks in front of some people's houses and some not on the other side, and that to be sure that that was going to be a concern when you vote for this option, is that going to be afforded to you, would that matter to you if you wanted this option.

What we did not want in our neighborhood was

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this: We did not want to, one, to give up five feet of the right-of-way. The streets are already old and narrowed. We wanted sidewalks, because a lot of people are now retiring and people want to traverse the neighborhood in a manner in which they are used to going out of the neighborhood.

We find that with an older population and turning streets on- way and then now we have to go the other way, we cause a problem for our response time for our medical team. You go down to Lake Worth. They turned their streets one-way. They are rapidly undoing it now in the City of Lake Worth. I spoke with their engineers. Mr. Webb from the County, who now has retired, told me about that, and I called the persons down there and had conversations with them about what had happened.

But with the neighborhood that we live in and the blocks that they're working on, the people have -- we have a lot of renters, true enough, but we have a lot of elderly people that have retained their homes and are living there.

And while I heard a couple times it was mentioned that Mr. Guyton, he did have several meetings. But I tell you, since I've been in this office, everywhere I go people are telling me:

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Ms. Hubbard, are you going to let them turn the streets one-way? We hear you all are going to turn the streets one-way. We didn't say that. We don't know where they got that from. So that's why we held the meeting. That's why we presented the option. And I was clear to say whatever the majority of the residents in that community wanted, then that's what I would go with, regardless of what my personal opinion was.

So we will give the neighborhoods, the residents that are going to be affected by this new plan an opportunity to view it. And I do think the staff are coming up with another idea, because everybody wanted sidewalks, everybody wants curbing, gutter, curbing drainage, and from what I've seen, my first time seeing it today, it seems that we're going to have both options.

But yet what we have to do is give other people the option. Just because I think it's a good idea don't mean that everybody is going to like it. So that's why another town hall meeting will be requested and having staff to present.

I wanted to say about the ordinance that staff is also working on, we're pleased and we're proud of that, because a lot of people came out to voice their opinions concerning the number of things that had

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been thrown into the pot for the retail commercial so that we got anything that any developer wanted to come and bring. We were stuck with it, because legally, we had no way to divide or to devise a plan that we wanted. We was choked by the ordinance that was put in place years and years ago.

And for them to sit down and divide it and look at what it -- how it's now affecting us in this particular century I think is something that's long overdue, that we need to do for our community, because that's what kept us from creating a City that had more than car part stores, fast food joints. That's not going to get us the commercial sit-down restaurants that the residents are asking for.

People make decisions on how they bring business to a town based on what you already have. If they're saying the only thing the median income can support is a Dollar Store, then they're saying no, we can't even support a Golden Corral based on -- we talked to Golden Corral. They're not willing to come. They're thinking that based on past business, the business that we have and the median income, we could not support their business. So we can't say that we want a car wash, a parts store all the time and a saturation of Dollar Stores if we want sit-down

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restaurants in our community.

So the ordinance is good. We're not going to contribute our moral values or our moral high roads or low roads to it. What we're going to do is we're going to look at it, because it's old and antiquated, and we're going to see how it affects us and how we can move forward as a community so we can bring a sit-down restaurant to our town, how we can say do we have enough Dollar Stores or do we need some more. There might be a vote to bring some more, but I'm saying we have to look at it, and we have to address those concerns.

And most of all, I wanted the residents to understand that I appreciate the point that Mr. McCoy made about Broadway. That was really something. We fought with them, we talked with FDOT, we tried to get CDEC. FDOT was more willing at that time than the Director of CDEC to make cuts in that road so those businesses wouldn't die. And we don't need -- we don't want to ever see something like that happen again. Maybe we'll get a windfall one day and we'll be able to make those particular changes.

So again, the residents will have an opportunity to see the new plan that staff so vigorously went out to find and to bring in for us to

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see, and I'm glad that I had an opportunity to be here tonight to view it.

Thank you, Madam Chair --

CHAIR JAMES: Thank you.

MS. HUBBARD: -- and the rest of the Board members.

CHAIR JAMES: Mr. Ward, come on down.

MR. WARD: Good afternoon again. I guess it's really evening. Jerry Ward; Gerald M. Ward, 2135 Broadway.

Four quick items. Number one, Madam Chair, when you chop the agenda for the 14th of September, you need to make sure there's four items for the Port expansion issue. It's separate legal issues on land use and zoning and from site plan and platting, so I hope to see enough time to talk about it.

I was aghast to see another disaster with our sign code at the corner of State Road A1A, State Road 708 and State Road 5. That's Broadway and Blue Heron. The BP and now Marathon station has a new monument sign that's obnoxious to obstruct the view. And if you're coming from the north and stop at the traffic light, it's useless. A sign is to get the businesses notarized and profitable and knowledgeable to the public of what they're trying to do and sell. We want

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them to be the controllers and not somebody with a monument sign concept that's bad.

So come first of October, hopefully we'll have a new CDEC concept back. Currently we've gotten rid of ZBA. The Zoning Board of Adjustment needs to be back. We don't have code enforcement, we don't have housing, and we don't have engineering in the Community Development Environmental Control Department. We need one person instead of six that the manager can manage, and not have six different elements that are out of control. So that's a good item for your budget, Ms. Hubbard.

Lastly, Mr. McCoy brought it up and Ms. Hubbard reiterated. On the 8th of September 2008, CDEC brought the crazy 45 mile an hour design speed for U.S. 1, Broadway, State Road 5. Eight days later she brought it back to that Council and got it approved. And you see the disaster we have. And your hair cut, that guy is suffering. Everybody suffered because of the way it was done and the way it exists.

So there is a project underway to try and redo many of the State Road 5 and U.S. 1 roadways in Palm Beach County. So hopefully, we will participate, and your Board will be intimately involved.

The citizen charrette certainly came up with

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a lot of good ideas, and those are still, if you look at the code, adopted by the City of Riviera Beach and haven't been overturned.

CHAIR JAMES: Thank you, Mr. Ward.

Marty Murphy.

MR. MURPHY: Hi, everybody. Good evening again. My name's Martin Murphy. I live in the City of Riviera Beach.

The question that came about on the Port item about the MPO, I might be able to help a little bit there. In thinking back many, many years ago, Mr. Ward probably knows, but I don't know, but Cynthia Beckton (phonetic) and Ed Oppel led the charge for the Port and the City on the MPO to get the moneys set aside, which they were by the MPO. And then it was a ten year plan for a while, and then it was on a five year plan. And then it was taken off, I think the sixth or seventh year. So maybe that helps a little bit with somebody that asked.

The other thing is when you go home tonight or tomorrow, if you have a few minutes, come in MLK and turn south to go towards St. Mary's on Barack Obama Boulevard. You'll see that the design to go south to the connector road is in Martin Luther King intersection right now. They're just finishing it. So

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all of that money was spent on Barack Obama Boulevard, and the connector road went away.

I think that -- I go back and believe this item should be rejected, because in the beginning, the Port and the City had an agreement that said they were going to build a connector road. And if they don't build a connector road and they want this zoning, I think they ought to open up Port Road to U.S. 1 to allow the people, the citizens, all of us citizens -- I live in the City -- another access to U.S. 1. Thank you.

CHAIR JAMES: Thank you, Mr. Murphy.

Ms. Brown, Bessie Brown.

MS. BROWN: Bessie Brown, 391 West 35th Street.

I was -- I wanted to make a comment on Mr. Gagnon. He said that, or someone suggested reaching out to other cities and stuff about, you know, retail. He said theirs is really pretty much antiquated and everything. You know, some of them are really old.

Well, Lake Park is doing just fine. Lake Park is on the ball, and because we shop there, because we go there because we don't have anything, well, I just wanted to say that because I would look to them,

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and they're right our neighbor. And they're having -- they're going all the time and having new businesses, and everybody -- you know, and they're fine. I just think that we should, you know, we have it so close to us that we don't really need it now because we've never gotten anything.

But you know, you should look at what they have and try to build on that for us, because, you know, we have nothing. The poor grocery store's gone, you know, and I mean it seems no effort is being, you know, attempted to get us another grocery store or whatever. But the things that we had, we don't have. Quite a bit of things that we had, we don't have.

And I think -- and the stores, the restaurants, we got a Taco Bell and an auto parts store. That was enough space over there to get that. And we specifically nearly begged for that with the CRA when the CRA was doing stuff. Why don't you just -- you need to listen to your community sometimes, because we know what we want, and we know what we will do.

And I just think that it was such a disservice to have all those people to take the time about those streets, and you did not attempt to address them and have them present tonight.

CHAIR JAMES: Thank you, Ms. Brown.

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Next on the agenda is correspondence.

MR. GAGNON: No correspondence, Madam Chair.

CHAIR JAMES: No correspondence, okay. Project updates and upcoming projects?

MR. GAGNON: Other than the items that were discussed tonight for the September 14th meeting, no additional updates.

CHAIR JAMES: Okay, we're going to move into Board comments before we get ready to adjourn. We'll start with Mr. Gallon.

MR. GALLON: No comment.

CHAIR JAMES: Okay. Mr. Brown.

MR. BROWN: No comments.

CHAIR JAMES: Mr. Gustafson.

MR. GUSTAFSON: No comment.

CHAIR JAMES: Ms. Shepherd.

MS. SHEPHERD: No comment.

CHAIR JAMES: Mr. Blackwell.

MR. BLACKWELL: No comment.

CHAIR JAMES: Mr. McCoy.

VICE CHAIR McCOY: Of course I've got a few.

We're about to pass a budget. I think it's on sometime next month. If it's too late to have an economic development person, we need one. I don't know what they're doing in the CRA, but you know, the CRA is

for the CRA. But we need an economic development person.

Even if the position can't be created, somebody needs to be working on something as far as economic development, because we can talk about putting in land use regulations, but if we don't have anybody that's out that can attract these people to come to our City, because we can't rely on part-time Council members to do it.

And also, we need an intergovernmental person, because I just heard a lot of agencies. I've heard FEC, MPO, I've heard the Port of Palm Beach. Somebody needs to be out here at the table on these meetings, because when you go to the MPO meeting, you have an appointee and then an alternate. And in many cases, they may have a conflict in the schedule. But you know, I don't even know if we do business outside of Riviera Beach. I think all the employees just stay in Riviera Beach, but that's not working.

And so after this budget goes into effect, I would hope what we can get a timeline on us actually being a part of the capital improvement plan as the ordinances provide for us, because that never happens.

And I think that's it for me, Madam Chair, so thank you.

CHAIR JAMES: Thank you.

I just want to thank everybody for coming out tonight and sharing your concerns with us. I do have one concern to note. It was brought to my attention by a citizen that a couple streetlights are out, and this is mainly in a portion of the 300 block of West 25th Street. So however we handle that process as a City when the lights are out, they're very nice lampposts in that area, but some of the bulbs need to be replaced. And that is all I have at this time.

Is there a motion to adjourn?

MS. SHEPHERD: Motion to adjourn.

CHAIR JAMES: Second? Who was that seconded by?

MR. BLACKWELL: Second, Blackwell.

CHAIR JAMES: Mr. Blackwell.

Meeting adjourned.

(Whereupon, at 9:21 p.m., the proceedings were concluded.)

C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that I was authorized to and did report the foregoing proceedings at the time and place herein stated, and that the foregoing pages comprise a true and correct transcription of my stenotype notes taken during the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of August, 2017.

_____
Susan S. Kruger

e988f0e9-41b7-44bb-b82d-a3798cf529b7

Revisions		
Date	Description	Ordinance
12/16/1992	Annexation	2572
12/16/1992	Land Use Change	2573
6/16/1993	Annexation	2581
12/1/1993	Land Use Change	2588
7/19/1995	Land Use Change	2670
5/15/1996	Land Use Change	2705
12/18/1996	Land Use Change	2723
12/18/1996	Annexation	2726
12/18/1996	Land Use Change	2727
3/5/1997	Land Use Change	2732
4/16/1997	Land Use Change	2735
7/1/1998	Land Use Change	2778
3/20/2002	Stipulated agreement	2914
8/21/2002	Annexation	2921
11/20/2002	Annexation	2932
12/18/2002	Land Use Change	2923
5/21/2003	Annexation	2943
7/2/2003	Annexation	2940
12/17/2003	Land Use Change	2952
1/7/2004	Annexation	2954
2/4/2004	Land Use Change	2957
4/7/2004	Land Use Change	2965
10/6/2004	Annexation	2981
11/17/2004	Annexation	2982
12/21/2005	Land Use Change	2998
3/15/2006	Land Use Change	3005
6/7/2006	Land Use Change	3007
11/15/2006	Land Use Change	3017
11/15/2006	Land Use Change	3019
4/2/2008	Land Use Change	3040
9/17/2008	Land Use Change	3051
5/19/2010	Land Use Change	3066
10/6/2010	Land Use Change	3073
5/7/2014	Land Use Change	4042
6/4/2014	Annexation	4046
6/15/2016	Land Use Change	4080

Land Use Districts

- Single Family Residential: Up to 6 dwelling units per acre
- Annexed, FLU not yet assigned
- Resort Hotel
- Low Density Mixed Type Multiple Family Residential: Up to 10 dwelling units per acre
- Medium Density Multiple Family Residential: Up to 15 dwelling units per acre
- High Density Multiple Family Residential: Up to 20 dwelling units per acre
- Resort, Hotel, and Timeshare up to 40 suites per acre
- Commercial
- Working Waterfront
- Downtown Mixed Use
- Office
- Port
- Industrial
- Community Facilities
- Recreational
- Special Preservation
- Utilities

0 0.125 0.25 0.5 Miles

City of Riviera Beach, Florida

Future Landuse Map

Base Map Features

- CRA Boundary
- City Boundary
- Roads
- Railroad Lines
- Parcels

Map originally created on December 2000 - updated on May 2014 by the City of Riviera Beach Community Development Department

Source for Zoning Districts and Railroads: City of Riviera Beach Community Development Department.
Source for Street Centerlines and Parcels: Palm Beach County Information Systems Services. The GIS Data used to create this map is property of Palm Beach County, Florida Copyright 2001. All rights reserved. Any use of Palm Beach County GIS Data is subject to a license agreement and the data and map disclaimer found on the bottom left hand corner of this map.

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Revision #	Ordinance	Year	Revision #	Ordinance	Year	Revision #	Ordinance	Year
1	2178	1982	39	2531	1991	77	2793	1998
2	2180	1982	40	2535	1991	78	2796	1998
3	2190	1983	41	2536	1991	79	2820	1999
4	2197	1983	42	2545	1991	80	2846	2000
5	2218	1983	43	2551	1992	81	2858	2000
6	2230	1984	44	2552	1992	82	2869	2000
7	2235	1984	45	2553	1992	83	2893	2001
8	2236	1984	46	2555	1992	84	2909	2001
9	2253	1984	47	2556	1992	85	2921	2002
10	2254	1984	48	2557	1992	86	2924	2003
11	2256	1984	49	2558	1992	87	2927	2002
12	2268	1985	50	2572	1992	88	2932	2002
13	2269	1985	51	2581	1993	89	2935	2003
14	2272	1985	52	2590	1993	90	2939	2003
15	2273	1985	53	2591	1993	91	2940	2003
16	2274	1985	54	2592	1993	92	2943	2003
17	2275	1985	55	2595	1993	93	2954	2004
18	2277	1985	56	2597	1993	94	2956	2004
19	2286	1985	57	2605	1993	95	2957	2004
20	2288	1985	58	2606	1993	96	2970	2004
21	2291	1985	59	2607	1993	97	2974	2004
22	2298	1986	60	2617	1993	98	2976	2004
23	2312	1986	61	2618	1993	99	2981	2004
24	2315	1986	62	2619	1993	100	2983	2004
25	2326	1987	63	2632	1994	101	2993	2005
26	2387	1988	64	2634	1994	102	2996	2005
27	2388	1988	65	2636	1994	103	2999	2005
28	2398	1988	66	2644	1994	104	3006	2006
29	2433	1989	67	2669	1995	105	3008	2006
30	2477	1989	68	2706	1996	106	3018	2006
31	2488	1990	69	2707	1996	107	3020	2006
32	2490	1990	70	2724	1996	108	3041	2008
33	2494	1990	71	2726	1996	109	3052	2008
34	2495	1990	72	2731	1997	110	4043	2014
35	2496	1990	73	2736	1997	111	4046	2014
36	2497	1990	74	2750	1997	112	4079	2016
37	2521	1990	75	2766	1997	113	4081	2016
38	2525	1991	76	2777	1998			

Zoning Districts

- RS-5: Single Family Dwelling District
- Downtown Marine
- Downtown Industrial
- Downtown Residential
- Downtown General
- Downtown Core
- RH
- RS-6: Single Family Dwelling District
- RS-8: Single Family Dwelling District
- RML-12: Low Density Multiple Family Dwelling District
- RD-15: Two Family Dwelling District
- RM-15: Multiple Family Dwelling District
- RM-20: High Density Multiple Family Dwelling District
- RMH-15: Multiple Family / Hotel District
- RMH-20: Multiple Family / Hotel District
- CN: Neighborhood Commercial District
- CG: General Commercial District
- R-PUD: Residential Planned Unit Development (Special Exception)
- C-PUD: Commercial Planned Unit Development (Special Exception)
- I-PUD: Industrial Planned Unit Development (Special Exception)
- IHC-PUD: Inlet Harbor Center Planned Unit Development (Special Exception)
- OP: Office Professional District
- TLI: Transitional Limited Industrial District
- IL: Limited Industrial District
- IG: General Industrial District
- RO: Recreation and Open Space District
- CF: Community Facility District
- U: Utilities District
- A: Annexed, Zoning Not Yet Assigned

0 0.125 0.25 0.5 Miles

City of Riviera Beach, Florida

Zoning Map

Base Map Features

- CRA Boundary
- City Boundary
- Roads
- Railroad Lines
- Parcels

Map originally created on December 2000 - updated on May 2014 by the City of Riviera Beach Community Development Department

Source for Zoning Districts and Railroads:
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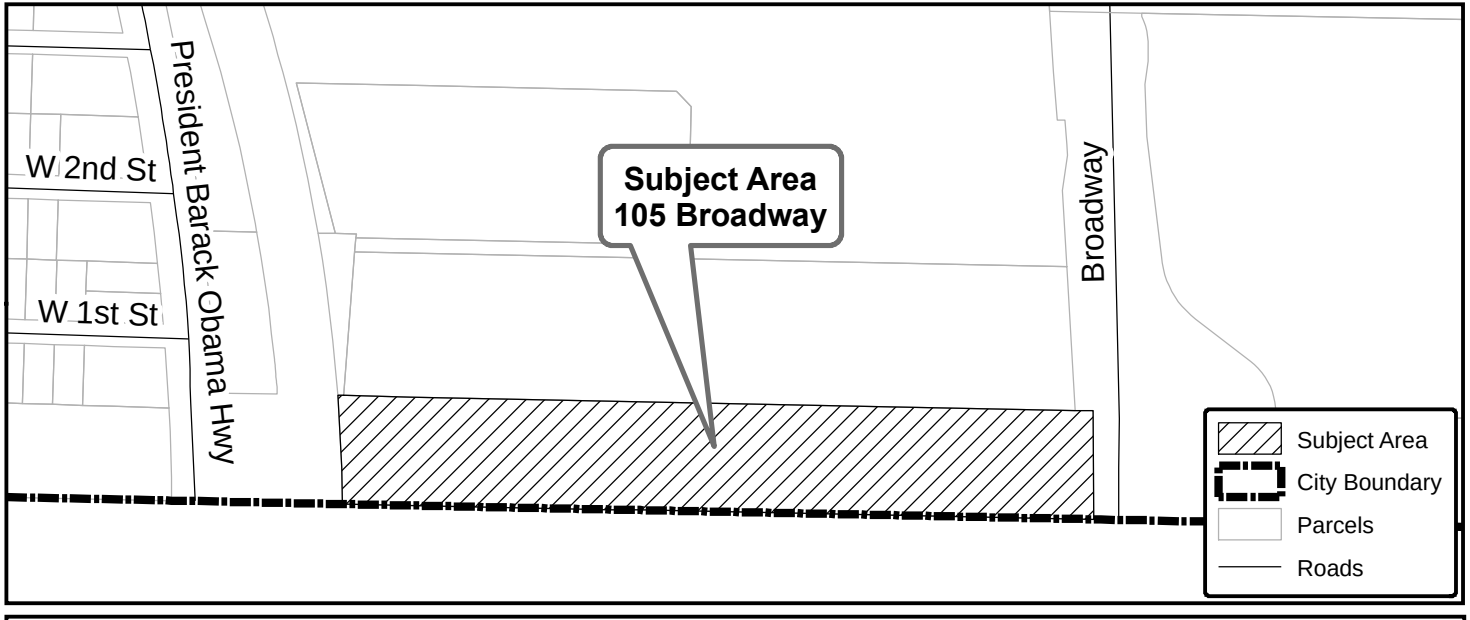
0 0.125 0.25 0.5 Miles



N

0 62.5 125 250 375 500 Feet

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Location Map
LU-16-02
105 Broadway

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FL

Narrative: Port of Palm Beach District Annex Property Zoning

PREPARED FOR: City of Riviera Beach Community Development Department

COPY TO: File

PREPARED BY: J. Casey Long, P.E., CH2M HILL

DATE: February 15, 2017

PROJECT NUMBER: 472906

A. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.

The subject parcel, which is 5.215 acres in area, is located on the west side of US 1 (Broadway) just north of 59th Street (Knowles Court). The property is bounded by US 1 to the east, residential (City of West Palm Beach) to the south, the Florida East Coast Railroad to the west, and a parcel owned by Florida Power and Light to the North (overhead power lines).

The site was previously zoned OP (Office Professional District) and CG (Commercial) in 2013, however, the latest official zoning is currently now U (Utility). We have not seen record of this change officially. The Owner, the Port of Palm Beach District, is requesting a rezoning of the property to IL, Limited Industrial District.

Additionally, the Future Land Use map designation is proposed to be changed from Utilities to Industrial.

Until 2012, the subject property was a residential trailer park or vacant land.

In late 2012, the Port of Palm Beach District redeveloped the property into a laydown, overflow parking, and construction staging area to support the construction of the Florida Power and Light (FP&L) Riviera Beach Energy Center Project. The improvements are based on a Memorandum of Agreement executed between the Port of Palm Beach District and Florida Power and Light (FP&L) in November 2012.

To facilitate construction traffic and equipment operations from US 1 to primary laydown area, the eastern 200 feet of the property, which abuts US 1, was paved with asphalt. The laydown and overflow parking area, just west of the asphalt paved area, has been surfaced with asphalt millings. To the west of the laydown area, a retention pond was constructed onsite. (Refer to FP&L Riviera Beach Energy Center Unit 5 Site Related Work Contractor Parking /Laydown Area General Arrangement Plans by Zachry.)

Now that the support of the FP&L project is completed, the Port of Palm Beach District desires to utilize the property for operations consistent with the Port's IG zoned area. These operations will include the storage of cargo and equipment to support the movement and intermodal transport of cargo in support of commerce and trade activities, parking of vehicles and equipment, and storage of materials. However the Port of Palm Beach District is requesting to rezone to IL, Limited Industrial District instead of the typical IG, General Industrial.

Future improvements on the parcel proposed include permanent asphalt paving (when needed) of the portions of the site that are currently improved with the asphalt millings; the installation of a water main

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and fire hydrants on the south side of the site to provide fire protection; and the construction of accessory buildings (mobile facilities) to support the land use designation.

Per general collaborative agreement between the Port of Palm Beach District, the City of Riviera Beach, and the City of West Palm Beach, the Port agrees under this proposed zoning and land use to operate under the following provisions:

- This real property may only be utilized for the staging and storage of rolling cargo, containerized cargo and break bulk cargo to support the movement and intermodal transportation of cargo in support of commerce and trade activities. Rolling cargo includes but is not limited to parking of vehicles (including but not limited to passenger vehicles) and equipment. Any alternate property uses will require approval by the City of Riviera Beach. open storage of loose materials, including, but not limited to, dirt, sand, gravel, scrap metal, demolition debris, plastic, paper or wood pulp is prohibited. storage of wrecked or junked vehicles or junked equipment is prohibited except for fuel tanks in vehicles and fuel tanks in equipment that is stored on the property, the storage of fuel drums or tanks, hazardous or combustible materials or substances, hazardous wastes or other pollutants or contaminants shall not be permitted on the property. for the purposes of this agreement, “hazardous materials", means any explosive, radioactive materials, hazardous wastes, or hazardous substances, including without limitation, asbestos and asbestos containing materials, pcbs, cfcs, or substances defined or regulated as hazardous substances or hazardous materials in the comprehensive environmental response, compensation and liability act of 1980, as amended, 42 u.s.c. section 9601-9657; the hazardous materials transportation act of l975, 42. u.s.c. section 1001-1012; the resource conservation and recovery act of 1976, 42 u.s.c. section 6901-6987; or any other federal, state or local law, ordinance or regulation. "hazardous materials laws" shall mean all federal 1 state, and local laws, ordinances and regulations defining, regulating, restricting or otherwise governing the storage, use, generation, release or disapproval of hazardous materials.

- All lighting shall be directed away and shielded from adjacent property and shall not exceed a spillover of 0.5 foot candles into adjacent residential property. To avoid light trespass, light poles shall not exceed 25 feet in height.

- The height of the rolling cargo, containerized cargo and break bulk cargo and the equipment used to handle this cargo on the property shall not exceed twenty-five (25) feet in height and must be setback a minimum of sixty (60) feet from the south property line.

- The port has constructed an eight (8) foot high concrete wall generally along the south property line to screen the view onto the property from the south. None of the uses permitted herein shall occur within a sixty (60) foot setback from the south property line of the property. Other site improvements including drainage, shall be as depicted on the plan and may be within the set back. To serve as a soft buffer, the port will install cabbage or sable palms (minimum height of 16 feet overall) at 20 feet on center generally on the full length of the south property line as mutually agreed to by all parties.

- Activity on this property which results in offensive noise or vibration shall be discontinued during the time between 7:00 pm and 7:00 am

The language adjustments as summarized above are as mutually agreed upon by the City of Riviera Beach and the City of West Palm Beach.

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B. Include estimate of employment and student population generated by project, if applicable.

The rezoning will not result in a student population. Based on current operations at the Port, should the maximum number of spaces on the property be 238, it is estimated that 34 jobs will be created in support of the proposed land use.

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WEST PALM BEACH

Development Services

September 19, 2017

Jeff Gagnon, AICP, Acting Director of Community Development
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

Re: Port of Palm Beach- 105 Broadway
City of Riviera Beach Site Plan Approval

Dear Mr. Gagnon,

This letter is to inform you that the Port of Palm Beach has worked closely with the City of West Palm Beach to adequately address the use compatibility concerns between the Port of Palm Beach's property located in Riviera Beach at 105 Broadway and the adjacent residential neighborhood to the south located in West Palm Beach.

Over the last year, the City of Rivera Beach, the Port of Palm Beach and the City of West Palm Beach have coordinated on different elements of Site Plan and Landscape Plan for the property. After numerous meetings, the City of West Palm Beach believes the Port of Palm Beach has minimized impacts to the residential neighborhood through strategies such as increased setbacks, reduced height limits and increased landscape buffers. The attached plans incorporate such strategies, with a full description included on sheet G-003 under Site Use Provisions.

Site Plan:
"Site Plan: Annex Property Zoning", Sheet G-003, prepared by ch2m, signed and sealed dated February 16, 2017.

Landscape Plan:
"Landscape Plan: Annex Property Zoning", Sheet G-005, prepared by ch2m, revision dated January 2 2017.

If you have any questions about the information presented above, please contact Heather Tribou, Senior Planner, at (561) 822-1562.

Sincerely,

Angella Jones-Vann, AICP
Planning and Zoning Administrator

PLANNING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
561.822.1435

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- FUTURE ASPHALT PAVEMENT
- STORAGE AREA
- LANDSCAPE BUFFER / SETBACK
- PROPOSED FIRE HYDRANT

PORT OF PALM BEACH ANNEX PROPERTY ZONING

APPLICATION NO.: TBD

OWNER: PORT OF PALM BEACH DISTRICT

PROPERTY CONTROL NO: 56-43-42-33-00-000-5140

ZONING
EXISTING ZONING: UTILITY (U)
FUTURE ZONING: LIMITED INDUSTRIAL (IL)

LAND USE
EXISTING LAND USE: UTILITY
FUTURE LAND USE: INDUSTRIAL

SECTION/TOWNSHIP/RANGE: 843/T42/R33

LAND USE COVERAGE:

TOTAL AREA: 5.215 ACRES

TOTAL IMPERVIOUS AREA: 3.847 ACRES
CARGO YARD AND STORAGE AREA: 3.847 ACRES

TOTAL PERVIOUS AREA: 1.367 ACRES
RETENTION AREA: 1.367 ACRES

TOTAL DWELLING UNIT: 0

MAXIMUM BUILDING HEIGHT: NOT APPLICABLE

LANDSCAPE SETBACK:

REAR - REQUIRED: 30 FEET; PROVIDED 30 FEET

SIDE - REQUIRED 30 FEET; PROVIDED 25 FEET

FRONT - REQUIRED 15 FEET; PROVIDED 25 FEET

NOTES:

1. SUBJECT PARCEL IS IN THE PROCESS OF PLATTING.

LEGAL DESCRIPTION:

A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY FOR STATE ROAD 710 (CONNECTOR AT PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT 2398951, FOR SECTION 93810-2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°50'10" EAST, 1,352.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY LINE, FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 00°20'50" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°50'10" WEST, 1,259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,814.93 FEET, A CENTRAL ANGLE OF 09°33'56", AN ARC DISTANCE OF 181.40 FEET TO END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.215 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PER THE QUITCLAIM DEED
PALM BEACH COUNTY ORB 24682 PG 0556

ABBREVIATIONS:

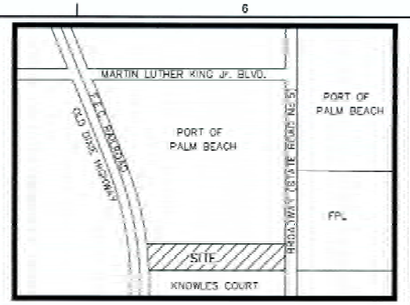
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
SET IR/C - SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
N/D - NAIL & DISK
PK - PARKER KALON
SET N/D - SET PK NAIL WITH LB6473 DISK
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION, PER DEED
PBC - PALM BEACH COUNTY
F.E.C. - FLORIDA EAST COAST
S.R. - STATE ROAD
R - RADIUS
Δ - CENTRAL ANGLE

SITE USE PROVISIONS:

PER THE GENERAL COLLABORATIVE AGREEMENT BETWEEN THE PORT OF PALM BEACH DISTRICT, THE CITY OF RIVIERA BEACH, AND THE CITY OF WEST PALM BEACH, THE PORT AGREES UNDER THIS PROPOSED ZONING AND LAND USE TO OPERATE UNDER THE FOLLOWING PROVISIONS:

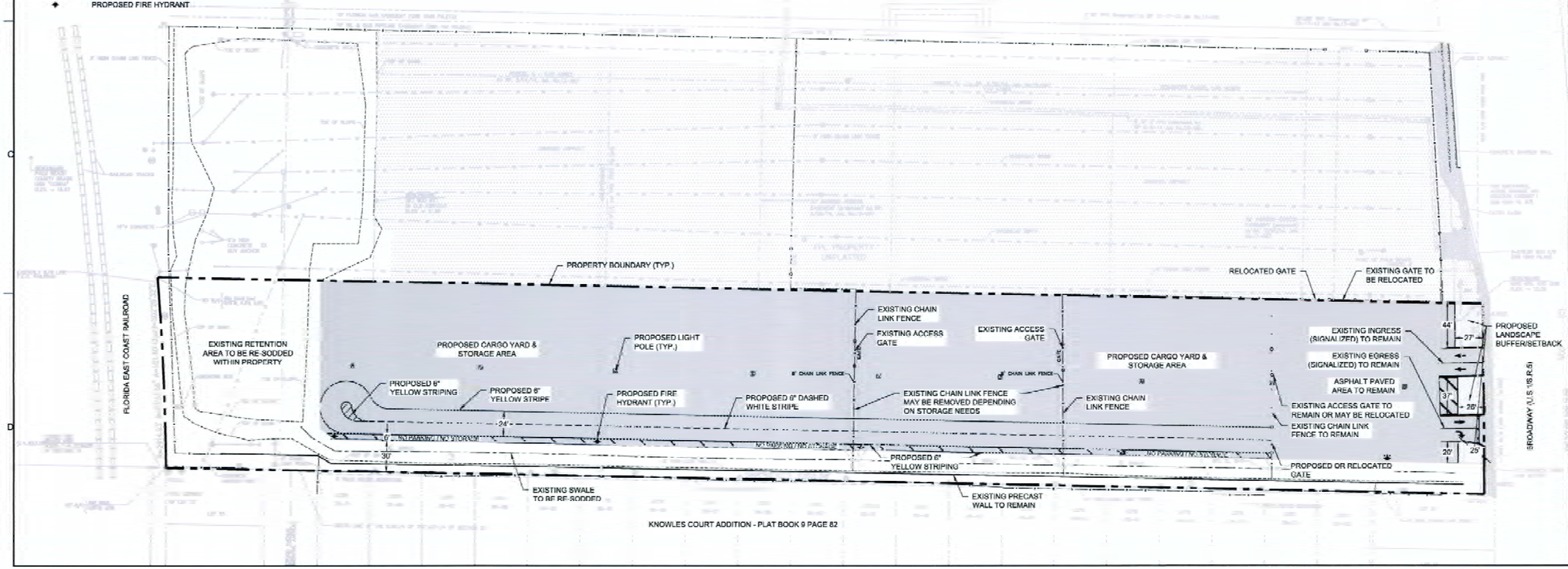
- THIS REAL PROPERTY MAY ONLY BE UTILIZED FOR THE STAGING AND STORAGE OF ROLLING CARGO, CONTAINERIZED CARGO AND BREAK BULK CARGO TO SUPPORT THE MOVEMENT AND INTERMODAL TRANSPORTATION OF CARGO IN SUPPORT OF COMMERCE AND TRADE ACTIVITIES. ROLLING CARGO INCLUDES BUT IS NOT LIMITED TO PARKING OF VEHICLES (INCLUDING BUT NOT LIMITED TO PASSENGER VEHICLES) AND EQUIPMENT. ANY ALTERNATE PROPERTY USES WILL REQUIRE APPROVAL BY THE CITY OF RIVIERA BEACH. OPEN STORAGE OF LOOSE MATERIALS, INCLUDING, BUT NOT LIMITED TO, DIRT, SAND, GRAVEL, SCRAP METAL, DEMOLITION DEBRIS, PLASTIC, PAPER OR WOOD PULP IS PROHIBITED. STORAGE OF WRECKED OR JUNKED VEHICLES OR JUNKED EQUIPMENT IS PROHIBITED EXCEPT FOR FUEL TANKS IN VEHICLES AND FUEL TANKS IN EQUIPMENT THAT IS STORED ON THE PROPERTY. THE STORAGE OF FUEL DRUMS OR TANKS, HAZARDOUS OR COMBUSTIBLE MATERIALS OR SUBSTANCES, HAZARDOUS WASTES OR OTHER POLLUTANTS OR CONTAMINANTS SHALL NOT BE PERMITTED ON THE PROPERTY. FOR THE PURPOSES OF THIS AGREEMENT, "HAZARDOUS MATERIALS", MEANS ANY EXPLOSIVE, RADIOACTIVE MATERIALS, HAZARDOUS WASTES, OR HAZARDOUS SUBSTANCES, INCLUDING WITHOUT LIMITATION, ASBESTOS AND ASBESTOS CONTAINING MATERIALS, PCBS, CFCS, OR SUBSTANCES DEFINED OR REGULATED AS HAZARDOUS SUBSTANCES OR HAZARDOUS MATERIALS IN THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, 42 U.S.C. SECTION 9601-9657; THE HAZARDOUS MATERIALS TRANSPORTATION ACT OF 1975, 42 U.S.C. SECTION 1001-1012; THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, 42 U.S.C. SECTION 6901-6987; OR ANY OTHER FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION. "HAZARDOUS MATERIALS LAWS" SHALL MEAN ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REGULATIONS DEFINING, REGULATING, RESTRICTING OR OTHERWISE GOVERNING THE STORAGE, USE, GENERATION, RELEASE OR DISAPPROVAL OF HAZARDOUS MATERIALS.
- ALL LIGHTING SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJACENT PROPERTY AND SHALL NOT EXCEED A SPILLOVER OF 0.9 FOOT CANDLES INTO ADJACENT RESIDENTIAL PROPERTY. TO AVOID LIGHT TRESPASS, LIGHT POLES SHALL NOT EXCEED 25 FEET IN HEIGHT.
- THE HEIGHT OF THE ROLLING CARGO, CONTAINERIZED CARGO AND BREAK BULK CARGO AND THE EQUIPMENT USED TO HANDLE THIS CARGO ON THE PROPERTY SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT AND MUST BE SETBACK A MINIMUM OF SIXTY (60) FEET FROM THE SOUTH PROPERTY LINE.
- THE PORT HAS CONSTRUCTED AN EIGHT (8) FOOT HIGH CONCRETE WALL GENERALLY ALONG THE SOUTH PROPERTY LINE TO SCREEN THE VIEW ONTO THE PROPERTY FROM THE SOUTH. NONE OF THE USES PERMITTED HEREIN SHALL OCCUR WITHIN A SIXTY (60) FOOT SETBACK FROM THE SOUTH PROPERTY LINE OF THE PROPERTY. OTHER SITE IMPROVEMENTS INCLUDING DRAINAGE SHALL BE AS DEPICTED ON THE PLAN AND MAY BE WITHIN THE SET BACK. TO SERVE AS A SOFT BUFFER, THE PORT WILL INSTALL CABBAGE OR SABLE PALMS (MINIMUM HEIGHT OF 16 FEET OVERALL) AT 20 FEET ON CENTER GENERALLY ON THE FULL LENGTH OF THE SOUTH PROPERTY LINE AS MUTUALLY AGREED TO BY ALL PARTIES.
- ACTIVITY ON THIS PROPERTY WHICH RESULTS IN OFFENSIVE NOISE OR VIBRATION SHALL BE DISCONTINUED DURING THE TIME BETWEEN 7:00 PM AND 7:00 AM.



LOCATION MAP
NOT TO SCALE

N

0 50 100 150
SCALE 1" = 50'
(22" x 34")



Jay Casey Long
FEB 15 2017
Professional Engineer
State of Florida License No. 66853

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NO.	DATE	REVISION	BY	APVD
-	C. ROGERS	DR	J. PEREZ	CHK	JC LONG	APVD

ch2m
3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ANNEX PROPERTY ZONING
PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL
SITE PLAN

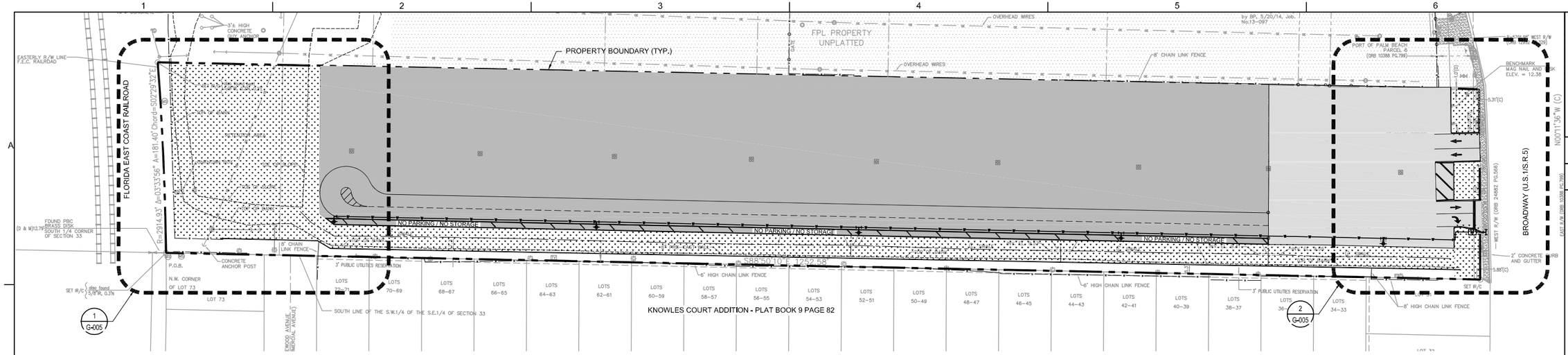
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

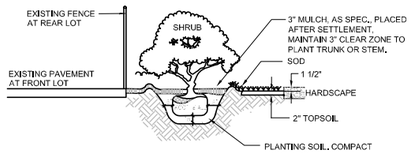
DATE	MAY 2016
PROJ	472906
DWG	G-003

SITE PLAN APPROVAL

REUSE OF DOCUMENTS THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

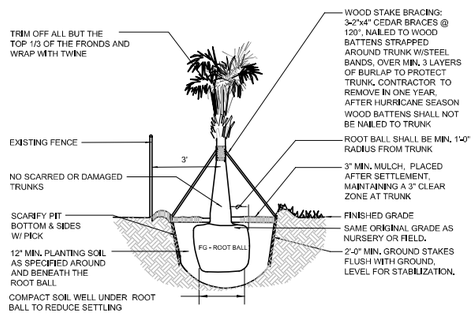
FILENAME: G003_472906 - New Feb 2017.dwg PLOT DATE: Feb15, 2017 PLOT TIME: 5:20pm





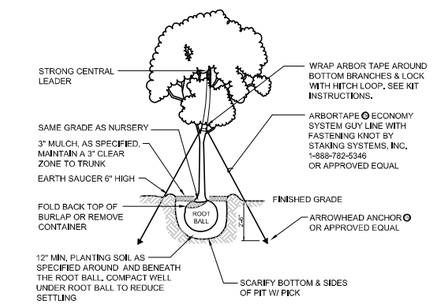
1 SHRUB PLANTING DETAIL

N.T.S.



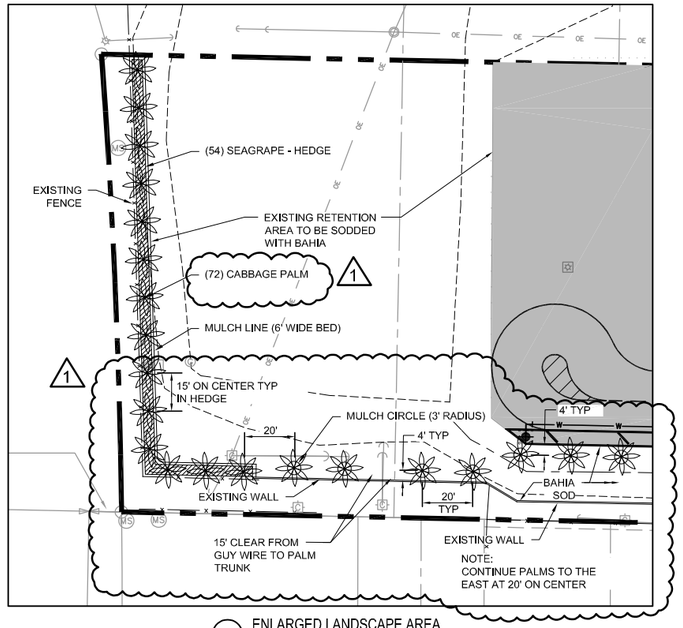
2 PALM PLANTING DETAIL

N.T.S.



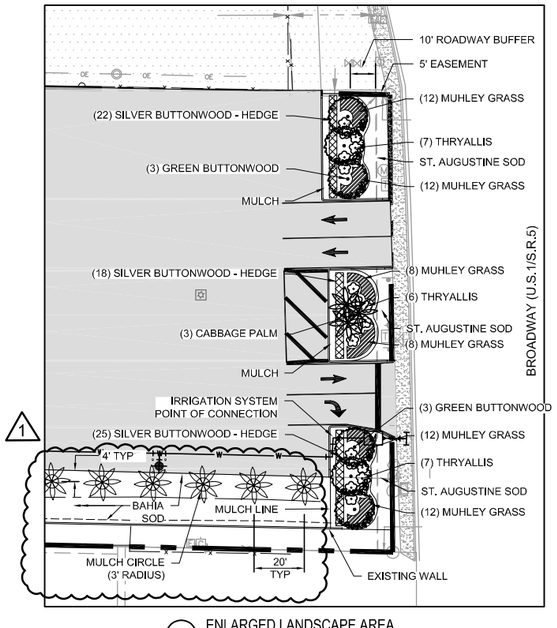
3 TREE PLANTING DETAIL

N.T.S.



1 ENLARGED LANDSCAPE AREA

1" = 30'



2 ENLARGED LANDSCAPE AREA

1" = 30'

LANDSCAPE REQUIREMENTS:

(CODE MINIMUM)

NON-RESIDENTIAL ROADWAY BUFFER REQUIREMENTS (SEC 31-610(a)):
10' WIDE BUFFER LENGTH = 180 LF - DEDUCT 50 LF FOR DRIVEWAYS = 130 LF
1 TREE/20 LINEAR FEET OF R/W -
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)
2 TREE SPECIES MINIMUM
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)
REMAINING AREA PLANTED WITH PERENNIAL PEANUT

PROPOSED:
1 TREE/20 LINEAR FEET OF R/W -
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)
2 TREE SPECIES MINIMUM
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)
REMAINING AREA SOD
PROVIDING 100% NATIVE PLANT SPECIES

LANDSCAPE AND IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SITE ELEMENTS PRIOR TO INSTALLATION
2. MULCH ALL PLANTING BEDS WITH A 3" DEPTH OF RECYCLED SHREDDED HARDWOOD
3. THE ROADWAY BUFFER LANDSCAPE WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AS REQUIRED IN SEC 31-602 (d) & 31-612. IRRIGATION WATER SOURCE: BACKFLOW PROTECTED POTABLE WATER. SYSTEM WILL BE CONTROLLED BY A BATTERY OPERATED CONTROLLER. WATERING ZONES WILL BE DIVIDED INTO HYDROZONES THAT UTILIZE POP-UP SPRAY HEADS. A RAIN SENSOR WILL BE INSTALLED.
4. SABAL PALMS AND SEAGRAPE SHRUBS ALONG THE SOUTH AND WEST BOUNDARY LINES SHALL BE WATERED BY HAND OR BY TEMPORARY IRRIGATION SYSTEM FOR 30 DAYS, THAT PROVIDES 3 GALLONS DAILY TO THE EACH SEAGRAPE SHRUB, AND 6 GALLONS DAILY TO EACH SABAL PALM. BAHIA SOD SHALL BE WATERED DAILY FOR 30 DAYS.

PLANT SCHEDULE (Code Required)

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	TYPE	NATIVE
		TREES				
	6	Conocarpus erectus	Green Buttonwood	12' OA HT, 5' SPR, 2" CAL.	Buffer Tree	Y
		PALMS				
	75	Sabal palmetto	Cabbage Palm	16' OA HT	Large Palm Buffer Palm	Y
		SHRUBS				
	65	Conocarpus erectus var. sericeus	Silver Buttonwood	3G, 24"x18", 24" OC	Buffer Hedge	Y
	54	Coccoloba uvifera	Seagrape	3G, 24"x24", 36" OC	Hedge	Y
	20	Galphimia gracilis	Golden Thryallis	3G, 18"x18", 36" OC	Buffer Shrub	Y
	64	Muhlenbergia capillaris	Muhley Grass	3G, 12"x12", 36" OC	Buffer Shrub	Y
		SOD				
SOD	**	Stenotaphrum secundatum 'Floratam'	St. Augustine	Neat, Level, Solid Sod, Tight Joints		N
		Paspalum notatum	Argentine Bahia	Neat, Level, Solid Sod, Tight Joints		N

** APPROXIMATELY 51,350 SF OF BAHIA, 1,150 SF OF ST. AUGUSTINE

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- FUTURE ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED FIRE HYDRANT

N

0 30 60 90

SCALE: 1" = 30'

0 50 100 150

SCALE: 1" = 50'
(22" x 34")

NO.	DATE	DSGN
1	1/2/17	S. BARBER

Add 58 Sabal Palms along south boundary line

REVISION	CHK	DR
APVD	C. ROGERS	S. BARBER
BY	APVD	
SJB	SJB	
	JC LONG	

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ANNEX PROPERTY ZONING

PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL

LANDSCAPE PLAN

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2016
PROJ	472906
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SITE PLAN APPROVAL

REUSE OF DOCUMENTS - THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER LU-16-02
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S FUTURE LAND USE MAP DESIGNATION FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY, CONSISTING OF APPROXIMATELY 5.22 ACRES OF LAND, FROM A UTILITIES LAND USE DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION, IN ORDER TO FACILITATE USE OF THE SITE FOR STORAGE OF ROLLING AND BULK CARGO; AND PROVIDING FOR AN EFFECTIVE DATE.DATE.

A. Applicant: Port of Palm Beach District.

B. Request: The applicant is requesting a land use map amendment.

C. Location: 105 Broadway.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-43-42-33-00-000-5140.
Parcel Size:	+/- 5.21 Acres.
Existing Use:	Formerly used for construction parking for FPL.
Zoning:	Utilities (amendment proposed).
Future Land Use:	Utilities (amendment proposed).

E. Adjacent Property Description and Uses:

North:	Utilities, FPL Powerlines.
South:	West Palm Beach; Residential uses.
East:	Broadway, FPL Energy Center.
West:	FEC Railway, FPL Powerlines, President Barak Obama Highway.

F. Background:

This property was acquired by the Port of Palm Beach District from the Florida Department of Transportation on November 30, 2011. The Quitclaim Deed is recorded in Palm Beach County Official Record Book 24882, Page 0566. Specific restrictions on the use of the land exist within said deed and a reverter clause was also provided. A Land Use Map Amendment is required from "Utilities" to "Industrial" in order to accommodate Port of Palm Beach District cargo storage uses on this property. This application have been submitted in conjunction with a zoning amendment, site plan and plat application.

G. Staff Analysis:

Proposed Development/Use: Port of Palm Beach uses as provided by the site plan conditions (primarily rolling cargo).

Zoning Regulations: The Port of Palm beach has applied to amend the zoning map designation from Utilities to Limited Industrial.

Comprehensive Plan: The Port of Palm beach has applied to amend the future land use map designation Utilities to Industrial.

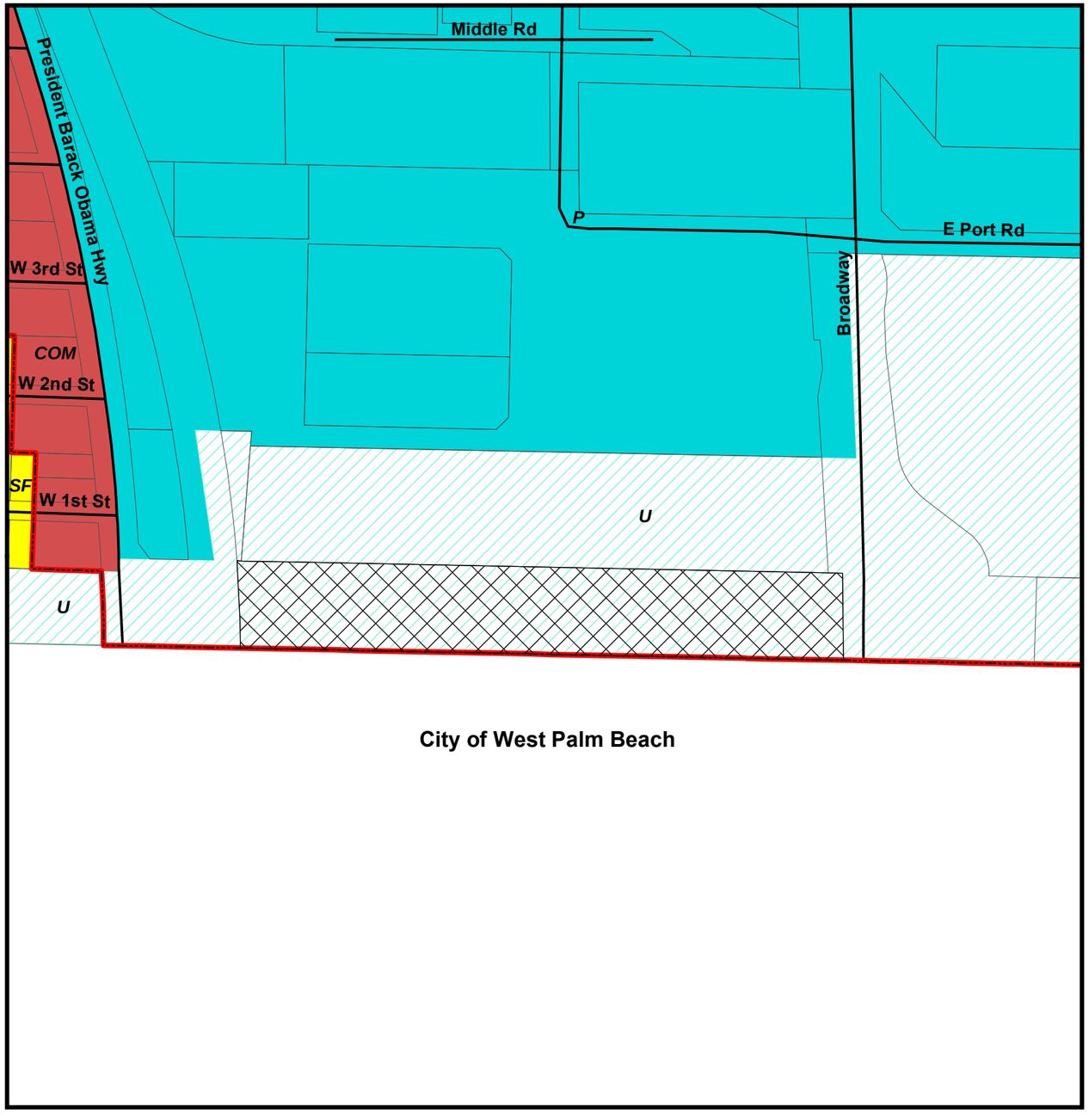
Compatibility: Specific deed restrictions and conditions of use on the site plan exist to ensure compatibility to the greatest extent possible with surrounding properties and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

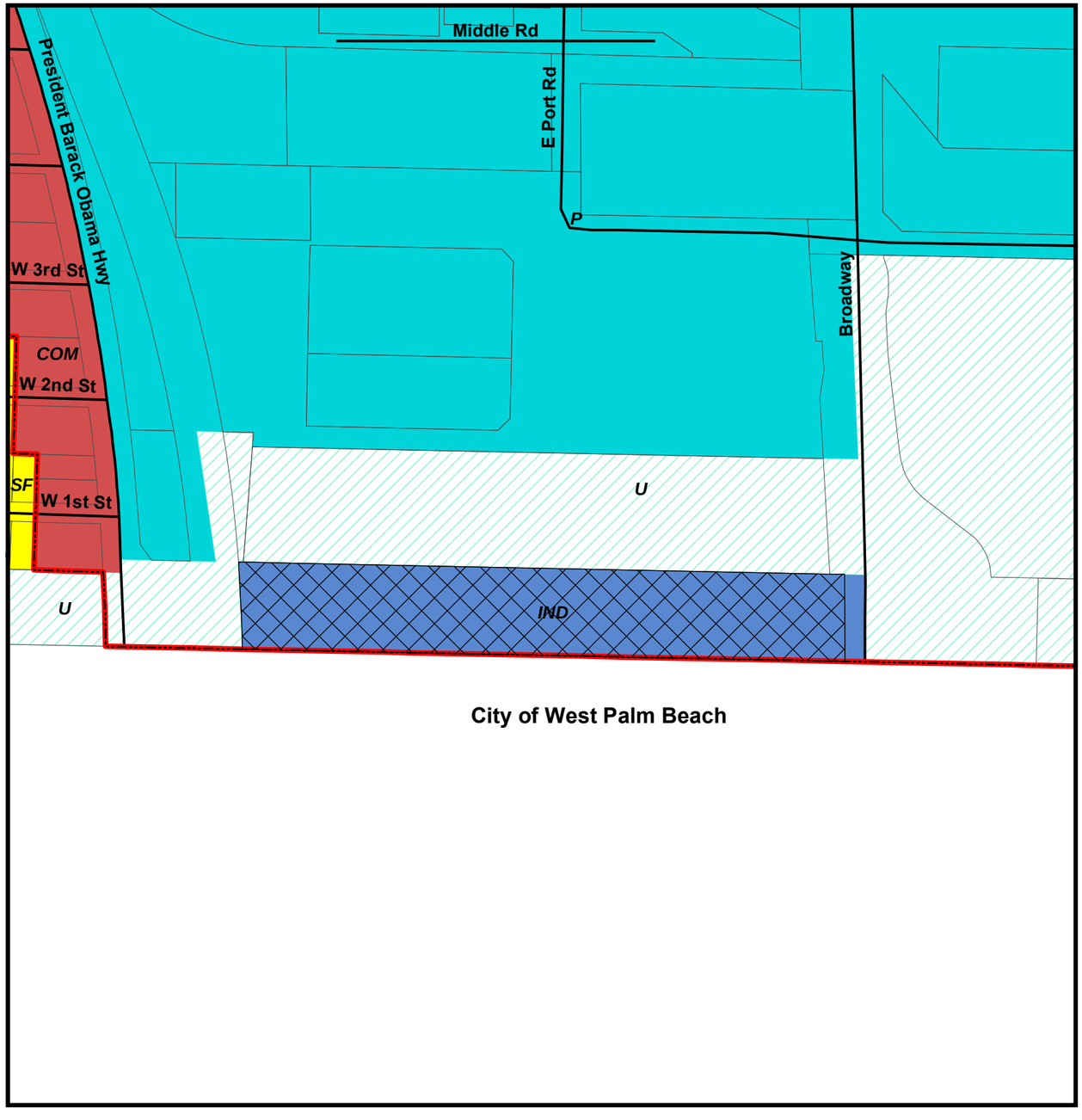
Landscaping: Landscape improvements are proposed in association with the site plan application.

Parking/Traffic: Adequate ingress and egress to the property currently exists. Parking and storage uses will occur onsite.

H. Recommendation: Staff recommends approval of the Future Land Use Map amendment from Utilities to Industrial.



City of West Palm Beach



City of West Palm Beach

N

Subject Property

500 250 0 500 Feet

LU-16-02
Port Of Palm Beach
Current and Proposed Land Use

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FL.

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER RZ-16-02
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ZONING MAP DESIGNATION FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY, CONSISTING OF APPROXIMATELY 5.22 ACRES OF LAND, FROM A UTILITIES ZONING DESIGNATION TO A LIMITED INDUSTRIAL ZONING DESIGNATION, IN ORDER TO FACILITATE USE OF THE SITE FOR STORAGE OF ROLLING AND BULK CARGO; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Port of Palm Beach District.

B. Request: The applicant is requesting a zoning map amendment.

C. Location: 105 Broadway.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-43-42-33-00-000-5140.
Parcel Size:	+/- 5.21 Acres.
Existing Use:	Formerly used for construction parking for FPL.
Zoning:	Utilities (amendment proposed).
Future Land Use:	Utilities (amendment proposed).

E. Adjacent Property Description and Uses:

North:	Utilities, FPL Powerlines.
South:	West Palm Beach; Residential uses.
East:	Broadway, FPL Energy Center.
West:	FEC Railway, FPL Powerlines, President Barak Obama Highway.

F. Background:

This property was acquired by the Port of Palm Beach District from the Florida Department of Transportation on November 30, 2011. The Quitclaim Deed is recorded in Palm Beach County Official Record Book 24882, Page 0566. Specific restrictions on the use of the land exist within said deed and a reverter clause was also provided. A Zoning Map Amendment is required from "Utilities District" to "Limited Industrial District" in order to accommodate Port of Palm Beach District cargo storage uses on this property. This application has been submitted in conjunction with a land use amendment, site plan and plat application.

G. Staff Analysis:

Proposed Development/Use: Port of Palm Beach uses as provided by the site plan conditions (primarily rolling cargo).

Zoning Regulations: The Port of Palm beach has applied to amend the zoning map designation from Utilities to Limited Industrial.

Comprehensive Plan: The Port of Palm beach has applied to amend the future land use map designation Utilities to Industrial.

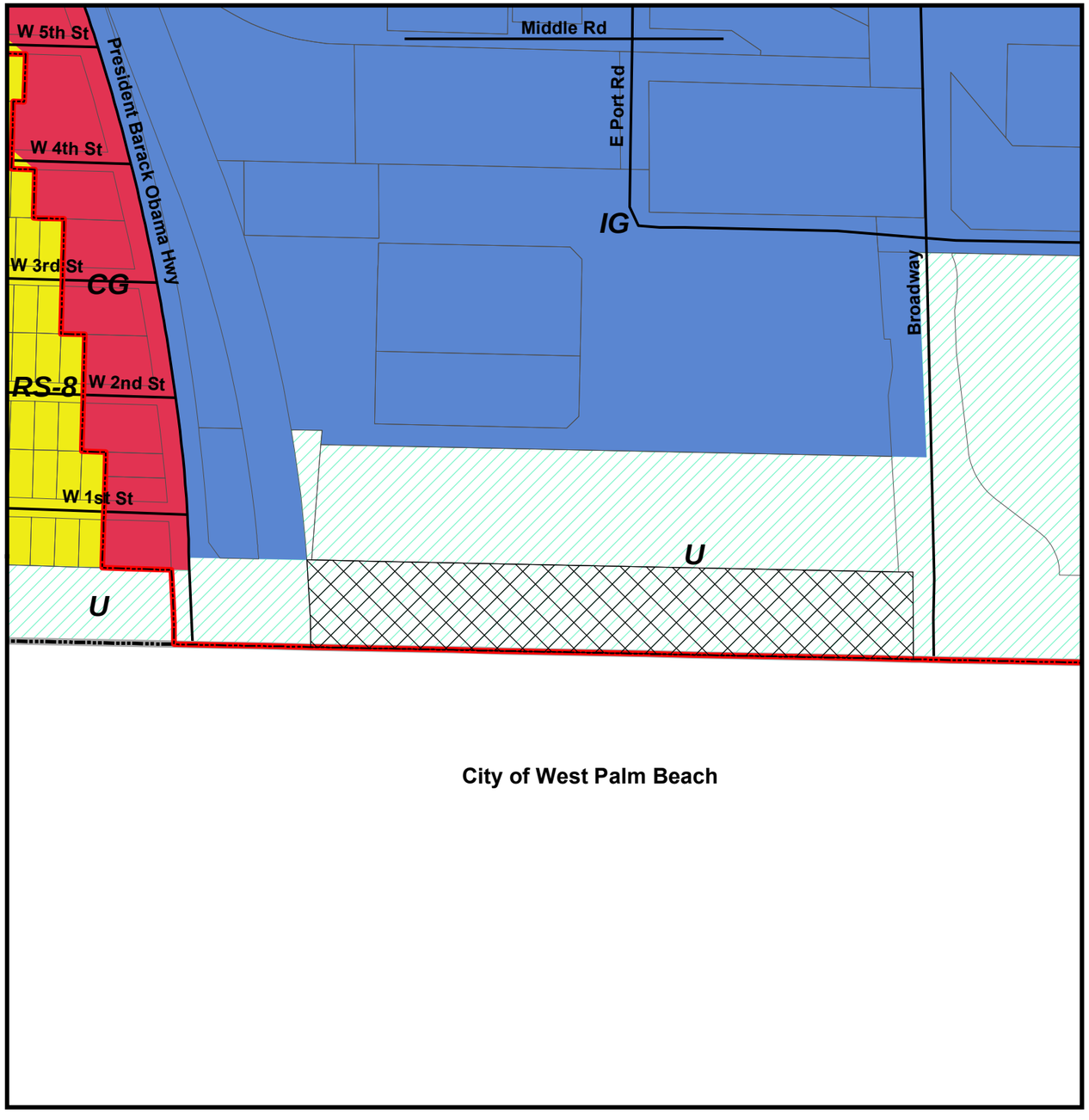
Compatibility: Specific deed restrictions and conditions of use on the site plan exist to ensure compatibility to the greatest extent possible with surrounding properties and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

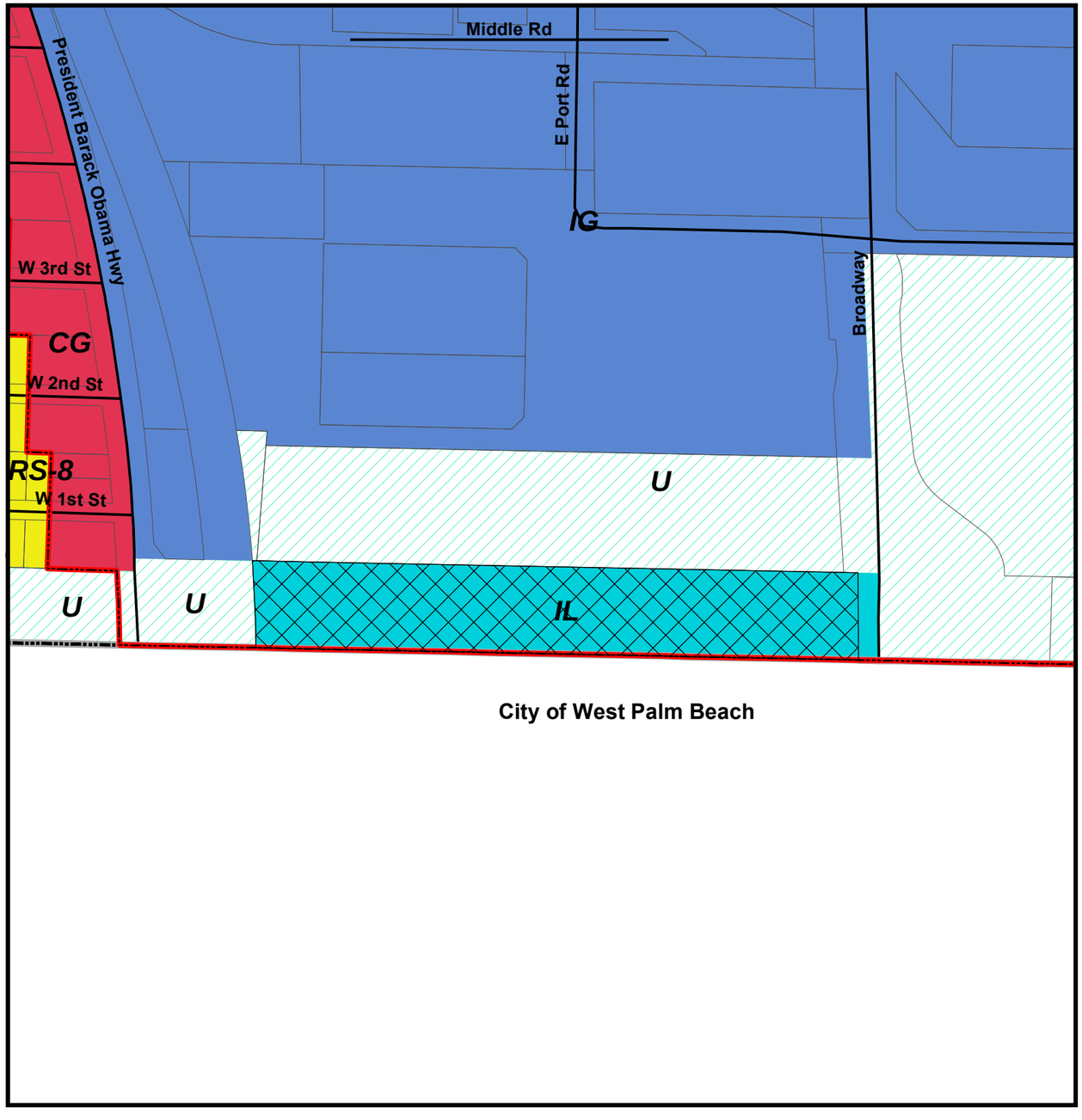
Landscaping: Landscape improvements are proposed in association with the site plan application.

Parking/Traffic: Adequate ingress and egress to the property currently exists. Parking and storage uses will occur onsite.

H. Recommendation: Staff recommends approval of the Zoning Map amendment from Utilities District to Limited Industrial District.



City of West Palm Beach



City of West Palm Beach

N

Subject Property

500 250 0 500 Feet

RZ-16-02
Port Of Palm Beach
Current and Proposed Zoning

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FL.

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER SP-16-13
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE SITE PLAN APPLICATION FROM THE PORT OF PALM BEACH DISTRICT, FOR PORT RELATED USES, INCLUDING STORAGE OF ROLLING AND BULK CARGO, FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY; PROVIDING SPECIFIC CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Port of Palm Beach District.

B. Request: The applicant is requesting site plan approval for the storage of rolling and bulk cargo to support the movement and intermodal transportation of cargo in support of commerce and trade activities, parking of vehicles and equipment, and storage of materials.

C. Location: 105 Broadway.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-43-42-33-00-000-5140.
Parcel Size:	+/- 5.21 Acres.
Existing Use:	Formerly used for construction parking for FPL.
Zoning:	Utilities (amendment proposed).
Future Land Use:	Utilities (amendment proposed).

E. Adjacent Property Description and Uses:

North:	Utilities, FPL Powerlines.
South:	West Palm Beach; Residential uses.
East:	Broadway, FPL Energy Center.
West:	FEC Railway, FPL Powerlines, President Barak Obama Highway.

F. Background:

This property was acquired by the Port of Palm Beach District from the Florida Department of Transportation on November 30, 2011. The Quitclaim Deed is recorded in Palm Beach County Official Record Book 24882, Page 0566. Specific restrictions on the use of the land exist within said deed and a reverter clause was also provided.

In February of 2012, an Interlocal Agreement between the City of West Palm Beach, the Port of Palm Beach and the City of Riviera Beach was executed providing specific conditions of property use (City Resolution No. 28-12). This agreement accommodated

the request to utilize this property for parking and storage associated with the construction of the FPL Riviera Beach Energy Center (adjacent to the east). The City of West Palm Beach has requested that similar use conditions are placed on future use of the property in order to protect the health, safety and welfare of the residential uses (within the jurisdiction of WPB) located directly to the south of 105 Broadway. The City of Riviera Beach supports this request and additional conditions of approval and site use provisions have been provided to protect these residents. The City of West Palm Beach has provided a letter of project support, dated September, 19, 2017.

G. Staff Analysis:

Proposed Development/Use: Port of Palm Beach storage of rolling and bulk cargo to support the movement and intermodal transportation of cargo in support of commerce and trade activities, parking of vehicles and equipment, and storage of materials.

Zoning Regulations: The Port of Palm beach has applied to amend the zoning map designation from Utilities to Limited Industrial.

Comprehensive Plan: The Port of Palm beach has applied to amend the future land use map designation Utilities to Industrial.

Compatibility: Specific deed restrictions and conditions of use exist and are also proposed as conditions of approval for this site plan.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: Landscape improvements are proposed in association with the site plan application.

Parking/Traffic: Adequate ingress and egress to the property currently exists. Parking and storage uses will occur onsite.

H. Recommendation: Staff recommends approval of the site plan application from the Port of Palm Beach District with the following conditions of approval:

1. The "Site Use Provisions" identified on the associated site plan will govern all future site uses and operations.

2. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before the certificate of occupancy or certificate of completion is issued.

3. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

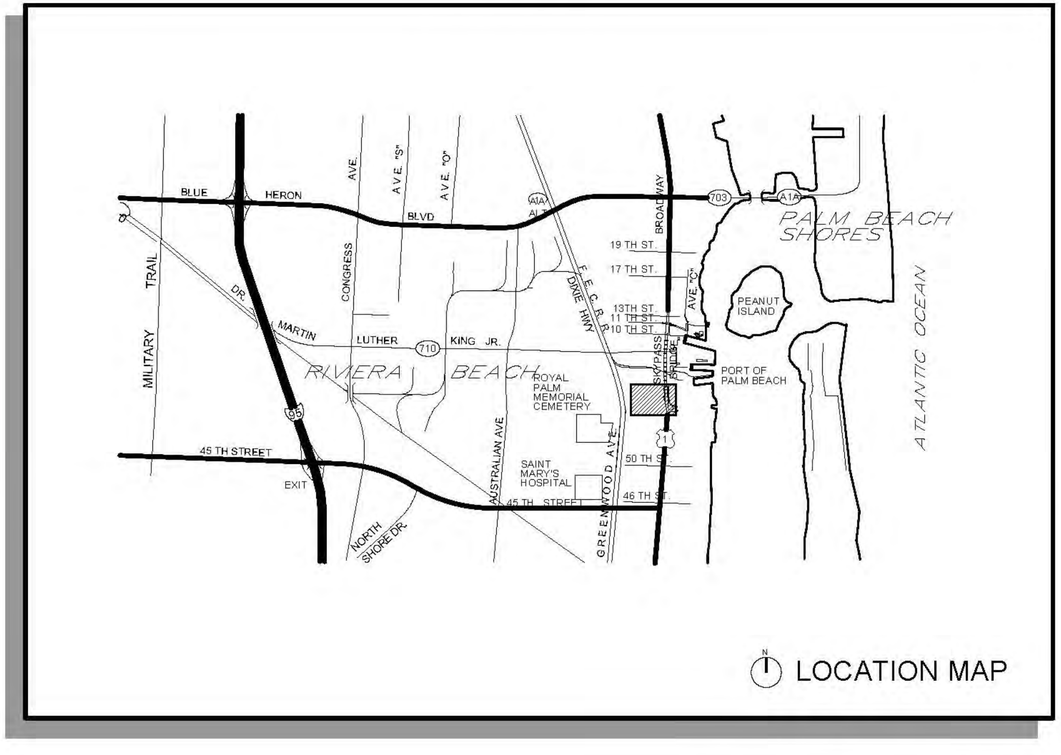
ANNEX PROPERTY ZONING
SITE PLAN
Port of Palm Beach District
City of Riviera Beach, Florida

CH2M HILL PROJECT NO. 472906

CH2M
3001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992
(561) 904-7400 (561) 904-7401 (FAX)

INDEX OF DRAWINGS

GENERAL
G-001 COVER SHEET AND INDEX OF DRAWINGS
G-002 EXISTING SITE
G-003 SITE PLAN
G-004 UTILITY SITE PLAN
G-005 LANDSCAPE PLAN
G-006 LIGHTING PLAN



Christopher A. Rogers, P.E.
Professional Engineer
State of Florida Registration No. 67356

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NO.	DATE	DSGN	DR	CHK	APVD	BY	REVISION
-		C. ROGERS	J. PEREZ	JC LONG	APVD	JC LONG	

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EB0000072 AAC001992

ANNEX PROPERTY ZONING

PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL
COVER SHEET AND INDEX OF DRAWINGS

SITE PLAN APPROVAL

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2016
PROJ	472906
DWG	G-001

FILENAME: G001_472906.dwg PLOT DATE: May26, 2016 PLOT TIME: 1:50pm

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- +13.04 EXISTING SPOT ELEVATION

LEGAL DESCRIPTION:

A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

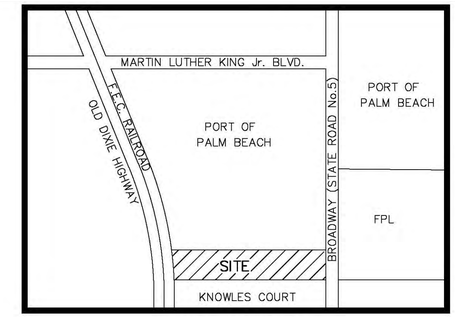
BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY FOR STATE ROAD 710 (CONNECTOR AT PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT 2298951, FOR SECTION 93310-2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY LINE, FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°50'10" WEST, 1,259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.215 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PER THE QUITCLAIM DEED
PALM BEACH COUNTY ORB 24882 PG 0566

ABBREVIATIONS:

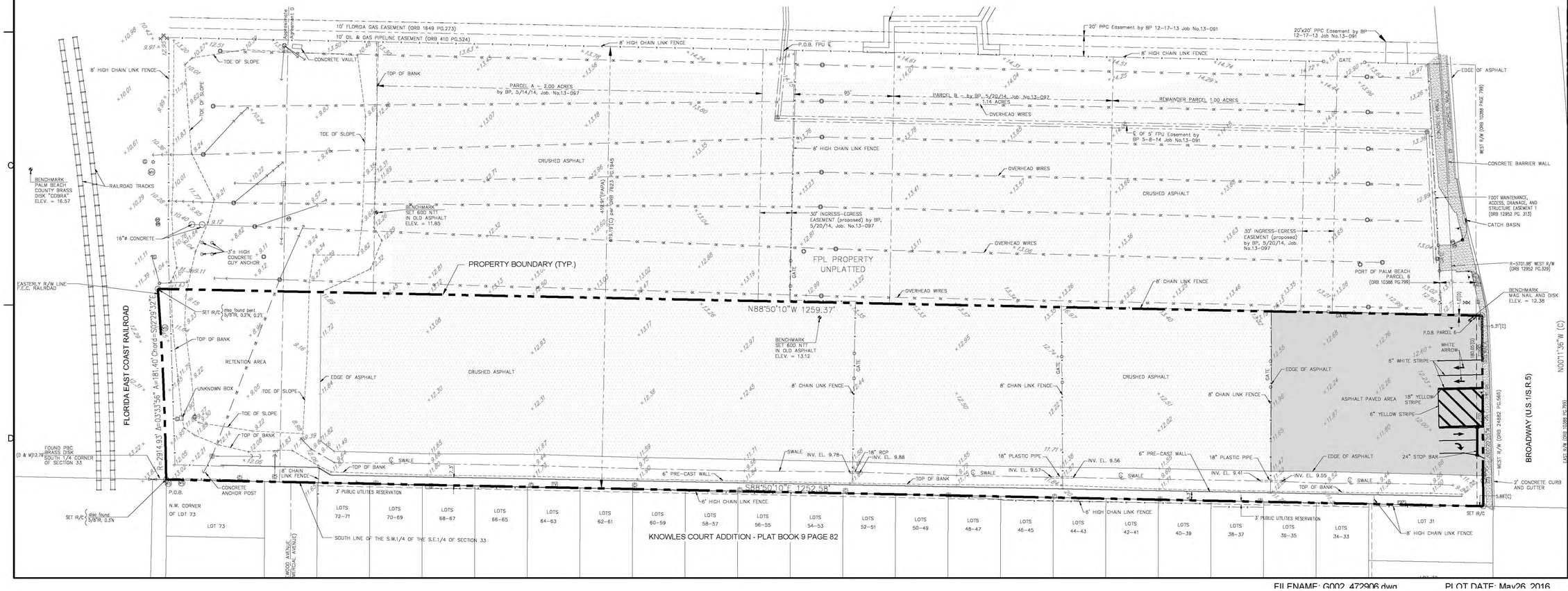
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
SET IR/C - SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
N/D - NAIL & DISK
PK - PARKER KALON
SET N/D - SET PK NAIL WITH LB6473 DISK
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
PBC - PALM BEACH COUNTY
F.E.C. - FLORIDA EAST COAST
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
S.R. - STATE ROAD
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION, PER DEED



LOCATION MAP
NOT TO SCALE

N

0 50 100 150
SCALE: 1" = 50'
(22" x 34")



NO.	DATE	DR	REVISION	CHK	APVD	BY	APVD
-							JC LONG
-		J. PEREZ		JC LONG			

C. ROGERS
DSGN

Christopher A. Rogers, P.E.
Professional Engineer
State of Florida, Registration No. 67356
12/2/16

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ch2m.
3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ANNEX PROPERTY ZONING
PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL
EXISTING SITE

REUSE OF DOCUMENTS - THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE MAY 2016
PROJ 472906
DWG G-002

SITE PLAN APPROVAL

FILENAME: G002_472906.dwg PLOT DATE: May26, 2016 PLOT TIME: 2:53pm

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- FUTURE ASPHALT PAVEMENT
- STORAGE AREA
- LANDSCAPE BUFFER / SETBACK
- PROPOSED FIRE HYDRANT

PORT OF PALM BEACH ANNEX PROPERTY ZONING

APPLICATION NO.: TBD

OWNER: PORT OF PALM BEACH DISTRICT

PROPERTY CONTROL NO: 56-43-42-33-00-000-5140

ZONING
EXISTING ZONING: UTILITY (U)
FUTURE ZONING: LIMITED INDUSTRIAL (IL)

LAND USE
EXISTING LAND USE: UTILITY
FUTURE LAND USE: INDUSTRIAL

SECTION/TOWNSHIP/RANGE: S43/T42/R33

LAND USE COVERAGE:

TOTAL AREA: 5.215 ACRES

TOTAL IMPERVIOUS AREA: 3.847 ACRES
CARGO YARD AND STORAGE AREA: 3.847 ACRES

TOTAL PERVIOUS AREA: 1.367 ACRES
RETENTION AREA: 1.367 ACRES

TOTAL DWELLING UNIT: 0

MAXIMUM BUILDING HEIGHT: NOT APPLICABLE

LANDSCAPE SETBACK:

REAR - REQUIRED: 30 FEET; PROVIDED 30 FEET

SIDE - REQUIRED 30 FEET; PROVIDED 30 FEET

FRONT - REQUIRED 15 FEET; PROVIDED 25 FEET

NOTES:

1. SUBJECT PARCEL IS IN THE PROCESS OF PLATTING.

LEGAL DESCRIPTION:

A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY FOR STATE ROAD 710 (CONNECTOR AT PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT 2298951, FOR SECTION 93310-2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY LINE, FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°50'10" WEST, 1,259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.215 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PER THE QUITCLAIM DEED
PALM BEACH COUNTY ORB 24882 PG 0566

ABBREVIATIONS:

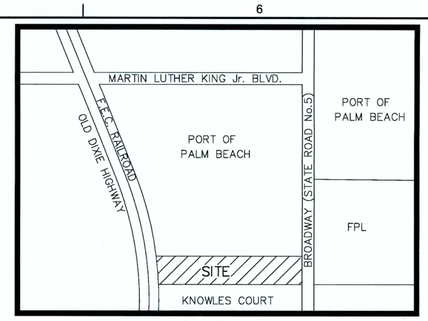
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
SET IR/C - SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP
C.M. - 4"x4" CONCRETE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
N/D - NAIL & DISK
PK - PARKER KALON
SET N/D - SET PK NAIL WITH LB6473 DISK
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
P.O.C.- POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION, PER DEED
PBC - PALM BEACH COUNTY
F.E.C. - FLORIDA EAST COAST
S.R. - STATE ROAD
R - RADIUS
Δ - CENTRAL ANGLE

SITE USE PROVISIONS:

PER THE GENERAL COLLABORATIVE AGREEMENT BETWEEN THE PORT OF PALM BEACH DISTRICT, THE CITY OF RIVIERA BEACH, AND THE CITY OF WEST PALM BEACH, THE PORT AGREES UNDER THIS PROPOSED ZONING AND LAND USE TO OPERATE UNDER THE FOLLOWING PROVISIONS:

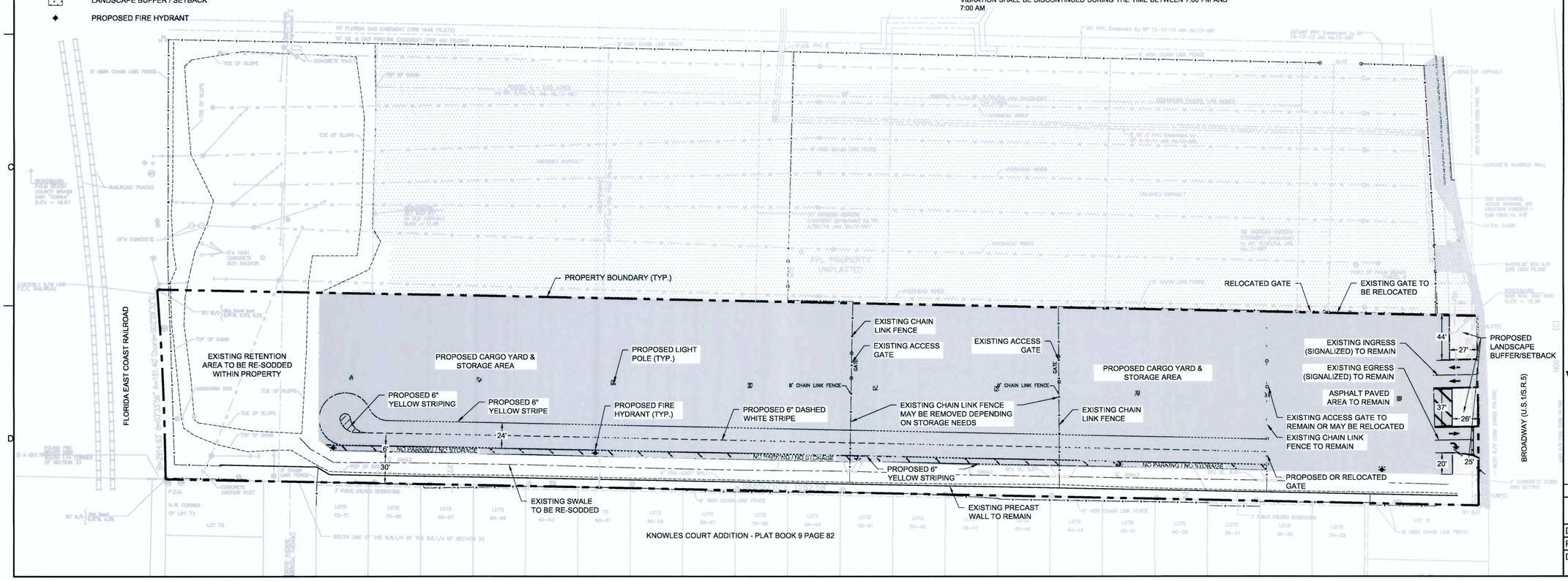
- THIS REAL PROPERTY MAY ONLY BE UTILIZED FOR THE STAGING AND STORAGE OF ROLLING CARGO, CONTAINERIZED CARGO AND BREAK BULK CARGO TO SUPPORT THE MOVEMENT AND INTERMODAL TRANSPORTATION OF CARGO IN SUPPORT OF COMMERCE AND TRADE ACTIVITIES. ROLLING CARGO INCLUDES BUT IS NOT LIMITED TO PARKING OF VEHICLES (INCLUDING BUT NOT LIMITED TO PASSENGER VEHICLES) AND EQUIPMENT. ANY ALTERNATE PROPERTY USES WILL REQUIRE APPROVAL BY THE CITY OF RIVIERA BEACH. OPEN STORAGE OF LOOSE MATERIALS, INCLUDING, BUT NOT LIMITED TO, DIRT, SAND, GRAVEL, SCRAP METAL, DEMOLITION DEBRIS, PLASTIC, PAPER OR WOOD PULP IS PROHIBITED. STORAGE OF WRECKED OR JUNKED VEHICLES OR JUNKED EQUIPMENT IS PROHIBITED.EXCEPT FOR FUEL TANKS IN VEHICLES AND FUEL TANKS IN EQUIPMENT THAT IS STORED ON THE PROPERTY, THE STORAGE OF FUEL DRUMS OR TANKS, HAZARDOUS OR COMBUSTIBLE MATERIALS OR SUBSTANCES, HAZARDOUS WASTES OR OTHER POLLUTANTS OR CONTAMINANTS SHALL NOT BE PERMITTED ON THE PROPERTY. FOR THE PURPOSES OF THIS AGREEMENT, "HAZARDOUS MATERIALS", MEANS ANY EXPLOSIVE, RADIOACTIVE MATERIALS, HAZARDOUS WASTES, OR HAZARDOUS SUBSTANCES, INCLUDING WITHOUT LIMITATION, ASBESTOS AND ASBESTOS CONTAINING MATERIALS, PCBS, CFCS, OR SUBSTANCES DEFINED OR REGULATED AS HAZARDOUS SUBSTANCES OR HAZARDOUS MATERIALS IN THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, 42 U.S.C. SECTION 9601-9657; THE HAZARDOUS MATERIALS TRANSPORTATION ACT OF L975, 42. U.S.C. SECTION 1001-1012; THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, 42 U.S.C. SECTION 6901-6987; OR ANY OTHER FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION. "HAZARDOUS MATERIALS LAWS" SHALL MEAN ALL FEDERAL 1 STATE, AND LOCAL LAWS, ORDINANCES AND REGULATIONS DEFINING, REGULATING, RESTRICTING OR OTHERWISE GOVERNING THE STORAGE, USE, GENERATION, RELEASE OR DISAPPROVAL OF HAZARDOUS MATERIALS.
- ALL LIGHTING SHALL BE DIRECTED AWAY AND SHIELDED FROM ADJACENT PROPERTY AND SHALL NOT EXCEED A SPILLOVER OF 0.5 FOOT CANDLES INTO ADJACENT RESIDENTIAL PROPERTY. TO AVOID LIGHT TRESPASS, LIGHT POLES SHALL NOT EXCEED 25 FEET IN HEIGHT.
- THE HEIGHT OF THE ROLLING CARGO, CONTAINERIZED CARGO AND BREAK BULK CARGO AND THE EQUIPMENT USED TO HANDLE THIS CARGO ON THE PROPERTY SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT AND MUST BE SETBACK A MINIMUM OF SIXTY (60) FEET FROM THE SOUTH PROPERTY LINE.
- THE PORT HAS CONSTRUCTED AN EIGHT (8) FOOT HIGH CONCRETE WALL GENERALLY ALONG THE SOUTH PROPERTY LINE TO SCREEN THE VIEW ONTO THE PROPERTY FROM THE SOUTH. NONE OF THE USES PERMITTED HEREIN SHALL OCCUR WITHIN A SIXTY (60) FOOT SETBACK FROM THE SOUTH PROPERTY LINE OF THE PROPERTY. OTHER SITE IMPROVEMENTS INCLUDING DRAINAGE, SHALL BE AS DEPICTED ON THE PLAN AND MAY BE WITHIN THE SET BACK. TO SERVE AS A SOFT BUFFER, THE PORT WILL INSTALL CABBAGE OR SABLE PALMS (MINIMUM HEIGHT OF 16 FEET OVERALL) AT 20 FEET ON CENTER GENERALLY ON THE FULL LENGTH OF THE SOUTH PROPERTY LINE AS MUTUALLY AGREED TO BY ALL PARTIES.
- ACTIVITY ON THIS PROPERTY WHICH RESULTS IN OFFENSIVE NOISE OR VIBRATION SHALL BE DISCONTINUED DURING THE TIME BETWEEN 7:00 PM AND 7:00 AM



LOCATION MAP
NOT TO SCALE

N

0 50 100 150
SCALE: 1" = 50'
(22" x 34")



Jay Casey Long
FEB 16 2017
Professional Engineer
State of Florida Registration No. 56083

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NO.	DATE	DSGN	DR	CHK	APVD	BY	APVD
-		C. ROGERS	J. PEREZ	JC LONG	JC LONG		-

REVISION

3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ch2m.

ANNEX PROPERTY ZONING
PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL
SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2016
PROJ	472906
DWG	G-003

SITE PLAN APPROVAL

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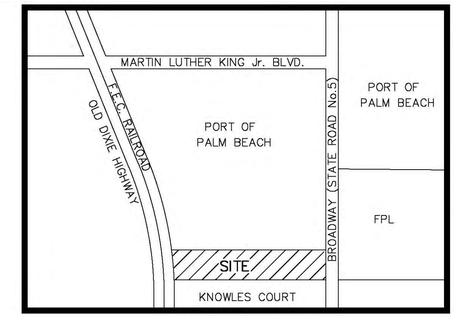
FILENAME: G003_472906 - New Feb 2017.dwg PLOT DATE: Feb15, 2017 PLOT TIME: 5:20pm

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING CRUSHED ASPHALT
- FUTURE ASPHALT PAVEMENT
- STORAGE AREA
- LANDSCAPE BUFFER / SETBACK
- PROPOSED FIRE HYDRANT



LOCATION MAP
NOT TO SCALE

N

0 50 100 150
SCALE: 1" = 50'
(22" x 34")

PROPERTY BOUNDARY (TYP.)
PROPOSED CARGO YARD & STORAGE AREA
EXISTING RETENTION AREA TO BE RE-SODDED WITHIN PROPERTY
FIRE HYDRANT ASSEMBLY 8" X 6" REDUCER 6" 90° BEND 6" GATE VALVE 4 BOLLARDS
FIRE HYDRANT ASSEMBLY 8" X 6" TEE 6" VALVE 4 BOLLARDS
8" WATERMAIN
EXISTING HDPE STORM PIPE INV. EL. = 9.57
EXISTING HDPE STORM PIPE INV. EL. = 9.41
EXISTING INGRESS (SIGNALIZED) TO REMAIN
ASPHALT PAVED AREA TO REMAIN
PROPOSED 6" CURB
EXISTING EGRESS (SIGNALIZED) TO REMAIN
EXISTING SWALE TO BE RE-SODDED
EXISTING PRECAST WALL TO REMAIN
TIE INTO EXISTING WATERMAIN 8" TAPPING SLEEVE 8" TAPPING VALVE 8" GATE VALVE METER BACKFLOW PREVENTION
KNOWLES COURT ADDITION - PLAT BOOK 9 PAGE 82
FPL PROPERTY UNPLATTED
FLORIDA EAST COAST RAILROAD
BROADWAY (U.S.1/S.R.5)

Christopher A. Rogers, P.E.
Professional Engineer
State of Florida Registration No. 67356

NO.	DSGN	DATE	REVISION	DR	CHK	APVD	BY
-						APVD	JC LONG
				J. PEREZ	JC LONG		
-		C. ROGERS					

3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ch2m.

ANNEX PROPERTY ZONING
PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL
UTILITY PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE	MAY 2016
PROJ	472906
DWG	G-004

SITE PLAN APPROVAL

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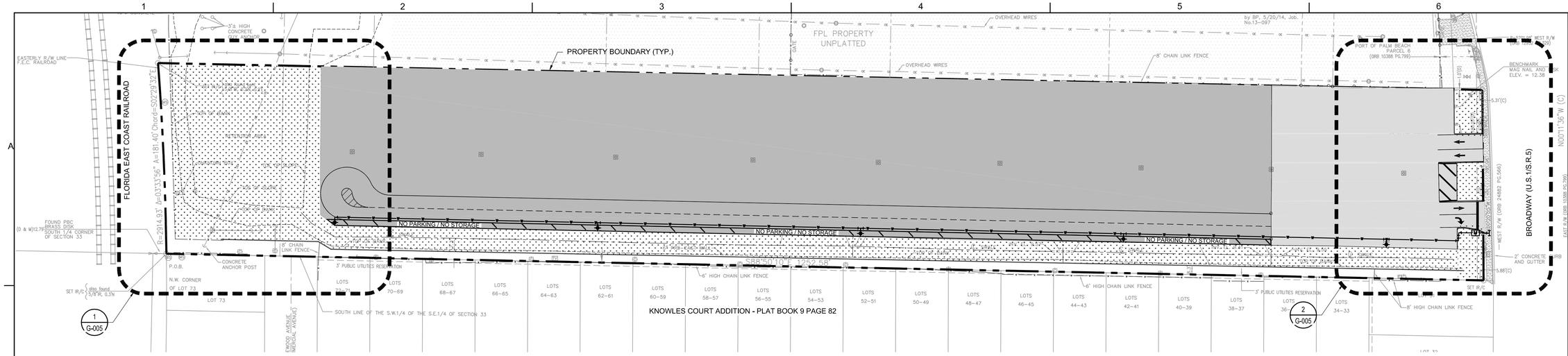
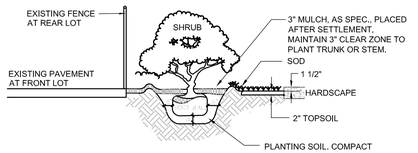
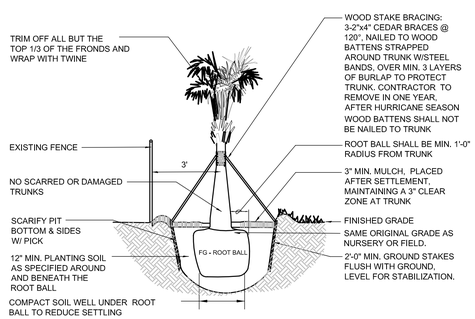
FILENAME: G004_472906.dwg PLOT DATE: May26, 2016 PLOT TIME: 2:59pm





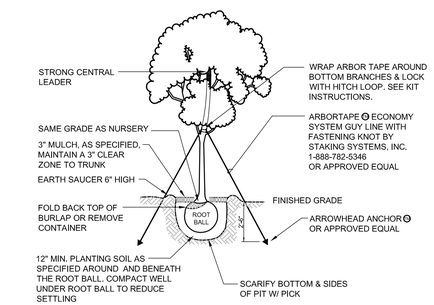
1 SHRUB PLANTING DETAIL

N.T.S.



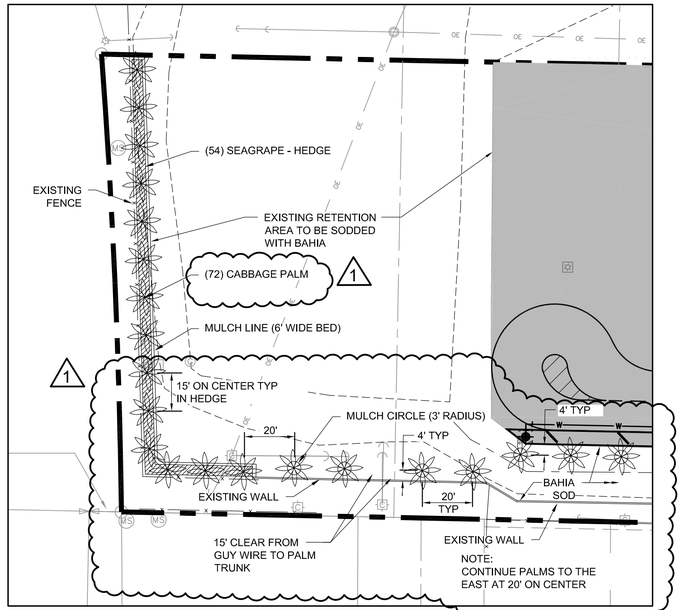
2 PALM PLANTING DETAIL

N.T.S.



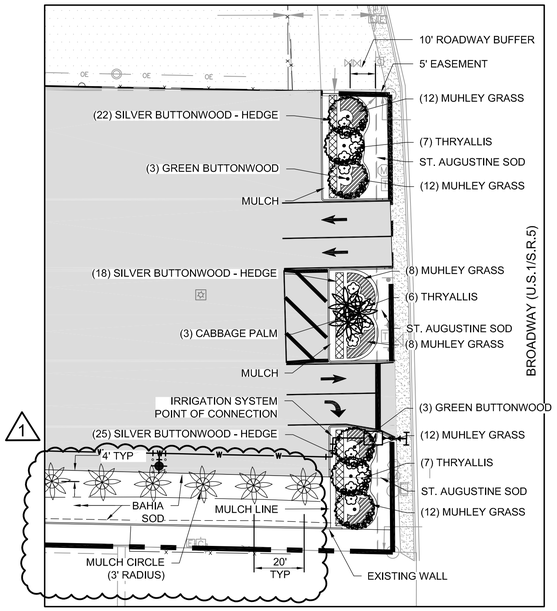
3 TREE PLANTING DETAIL

N.T.S.



1 ENLARGED LANDSCAPE AREA

1" = 30'



2 ENLARGED LANDSCAPE AREA

1" = 30'

LANDSCAPE REQUIREMENTS:

(CODE MINIMUM)

NON-RESIDENTIAL ROADWAY BUFFER REQUIREMENTS (SEC 31-610(a):
10' WIDE BUFFER LENGTH = 180 LF - DEDUCT 50 LF FOR DRIVEWAYS = 130 LF
1 TREE/20 LINEAR FEET OF R/W -
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)
2 TREE SPECIES MINIMUM
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)
REMAINING AREA PLANTED WITH PERENNIAL PEANUT

PROPOSED:
1 TREE/20 LINEAR FEET OF R/W -
7 SHADE TREES (12' HT X 5' SPR X 2" CAL)
2 TREE SPECIES MINIMUM
65 SHRUB HEDGE (3 GALLON SIZE PLANTED 24" OC)
81 GROUND COVER (25% OF 1300 SF BUFFER AREA)
REMAINING AREA SOD
PROVIDING 100% NATIVE PLANT SPECIES

LANDSCAPE AND IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SITE ELEMENTS PRIOR TO INSTALLATION
2. MULCH ALL PLANTING BEDS WITH A 3" DEPTH OF RECYCLED SHREDDED HARDWOOD
3. THE ROADWAY BUFFER LANDSCAPE WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AS REQUIRED IN SEC 31-602 (d) & 31-612. IRRIGATION WATER SOURCE: BACKFLOW PROTECTED POTABLE WATER. SYSTEM WILL BE CONTROLLED BY A BATTERY OPERATED CONTROLLER. WATERING ZONES WILL BE DIVIDED INTO HYDROZONES THAT UTILIZE POP-UP SPRAY HEADS. A RAIN SENSOR WILL BE INSTALLED.
4. SABAL PALMS AND SEAGRAPE SHRUBS ALONG THE SOUTH AND WEST BOUNDARY LINES SHALL BE WATERED BY HAND OR BY TEMPORARY IRRIGATION SYSTEM FOR 30 DAYS, THAT PROVIDES 3 GALLONS DAILY TO THE EACH SEAGRAPE SHRUB, AND 6 GALLONS DAILY TO EACH SABAL PALM. BAHIA SOD SHALL BE WATERED DAILY FOR 30 DAYS.

PLANT SCHEDULE (Code Required)

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	TYPE	NATIVE
		TREES				
	6	Conocarpus erectus	Green Buttonwood	12' OA HT, 5' SPR, 2" CAL.	Buffer Tree	Y
		PALMS				
	75	Sabal palmetto	Cabbage Palm	16' OA HT	Large Palm Buffer Palm	Y
		SHRUBS				
	65	Conocarpus erectus var. sericeus	Silver Buttonwood	3G, 24"x18", 24" OC	Buffer Hedge	Y
	54	Coccoloba uvifera	Seagrape	3G, 24"x24", 36" OC	Hedge	Y
	20	Galphimia gracilis	Golden Thryallis	3G, 18"x18", 36" OC	Buffer Shrub	Y
	64	Muhlenbergia capillaris	Muhley Grass	3G, 12"x12", 36" OC	Buffer Shrub	Y
		SOD				
SOD	**	Stenotaphrum secundatum 'Floratam'	St. Augustine	Neat, Level, Solid Sod, Tight Joints		N
		Paspalum notatum	Argentine Bahia	Neat, Level, Solid Sod, Tight Joints		N

** APPROXIMATELY 51,350 SF OF BAHIA, 1,150 SF OF ST. AUGUSTINE

LEGEND

- CONCRETE LIGHT POLE
- ELECTRIC BOX
- GAS MARKER
- GUY ANCHOR
- METAL PIPE
- METAL TRAFFIC SIGN POST
- SIGN
- VALVE
- WOOD POWER POLE
- OIL MARKER
- CONCRETE POWER POLE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- MASTARM
- FPL MARKER
- TV BOX
- OVERHEAD WIRES
- FENCE
- SWALE
- SWALE CENTERLINE
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- FUTURE ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED FIRE HYDRANT

N

0 30 60 90

SCALE: 1" = 30'

0 50 100 150

SCALE: 1" = 50'
(22" x 34")

NO.	DATE	DSGN
1	1/2/17	S. BARBER

Add 58 Sabal Palms along south boundary line

REVISION	CHK	DR
	C. ROGERS	S. BARBER
	APVD	SJB
	BY	APVD
	SJB	SJB
	JC LONG	

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3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ANNEX PROPERTY ZONING

PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL

LANDSCAPE PLAN

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VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2016
PROJ	472906
DWG	G-005

SITE PLAN APPROVAL

FILENAME: G005_472906.dwg PLOT DATE: Jan03, 2017 PLOT TIME: 11:12am

Port Of Palm Beach Annex

Riviera Beach,FL

GRID SUMMARY

Name:	**Area**
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**4.19**
Maximum:	26
Minimum:	0
Min / Avg:	0.00
Min / Max:	**0.00**
UG (adjacent pts):	171.67
CU:	0.95
No. of Points:	439

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	32,810 lumens
Total LLF:	1.000
No. of Luminaires:	**27**
Total Load:	10.8 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
96 LED	61,000	>72,000	>72,000

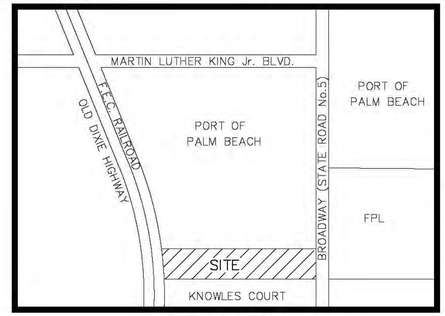
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
5	P1-P5	25'	-	25'	96 LED	1/2*	3	0
4	P6-P9	25'	-	25'	96 LED	2/1*	3	0
9	TOTALS					27	27	0

* This structure utilizes a back-to-back mounting configuration

NOTES:

1. ALL LIGHTING ON THE PROPERTY SHALL BE DIRECTED AWAY FROM AND SHIELDED FROM ADJACENT NEIGHBORHOODS AND SHALL NOT EXCEED A SPILLOVER OF 0.5 FOOT CANDLES INTO ADJACENT RESIDENTIAL NEIGHBORHOODS.
2. LIGHT POLES SHALL NOT EXCEED 25 FEET IN HEIGHT.
3. PHOTOMETRICS PREPARED BY MANUFACTURER.



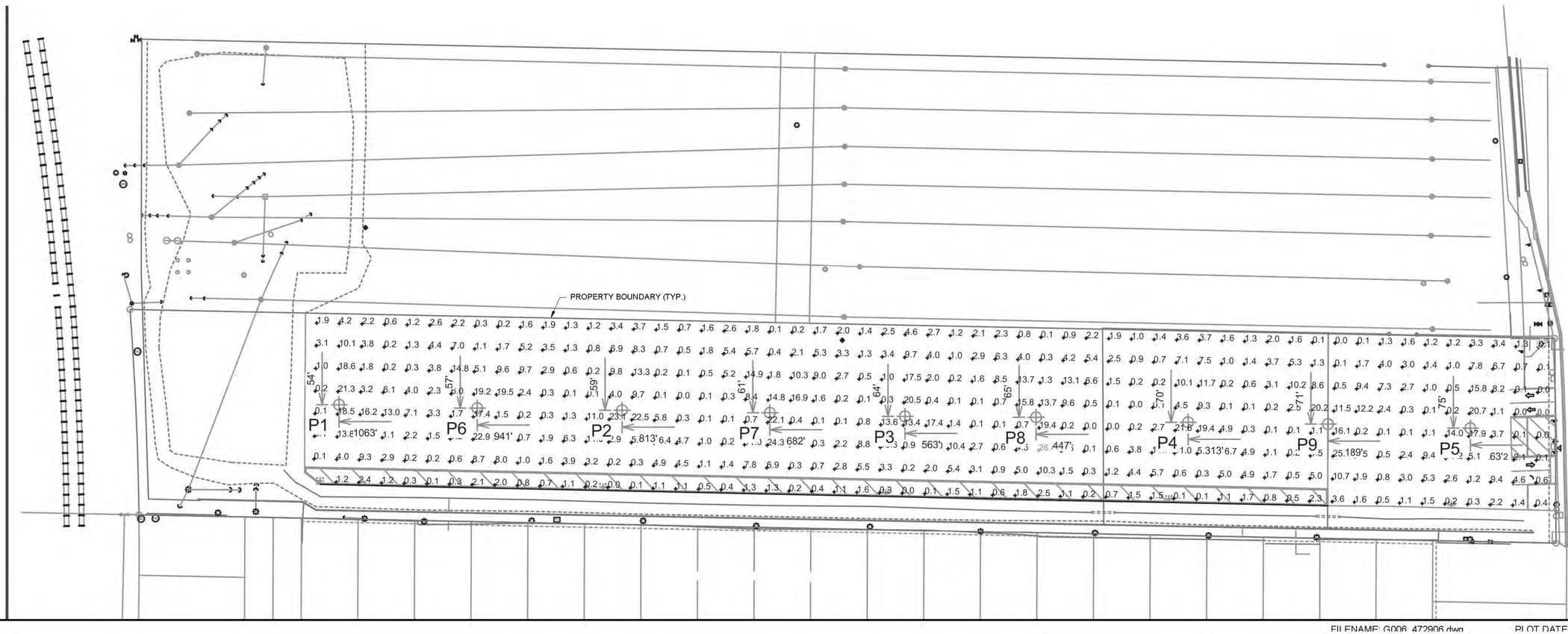
LOCATION MAP

NOT TO SCALE

N

0 50 100 150

SCALE: 1" = 50'
(22" x 34")



Christopher A. Rogers, P.E.
Professional Engineer
State of Florida Registration No. 67366

NO.	DATE	DSGN
1	APVD	JC LONG

REVISION | DR J. PEREZ | CHK JC LONG | APVD

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3001 PGA BOULEVARD - SUITE 201
PALM BEACH GARDENS, FLORIDA 33410
EB0000072 AAC001992

ch2m:

ANNEX PROPERTY ZONING

PORT OF PALM BEACH
RIVIERA BEACH, FLORIDA

GENERAL

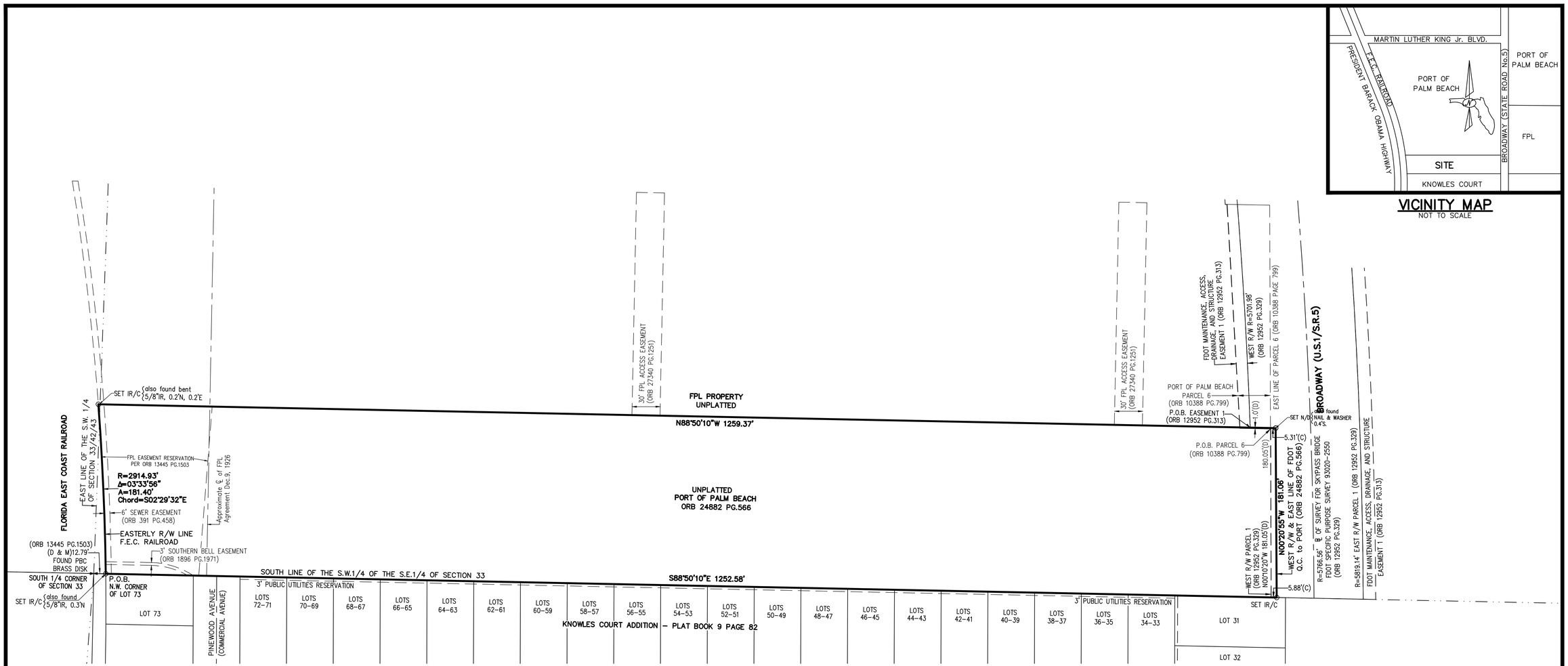
LIGHTING PLAN

SITE PLAN APPROVAL

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2016
PROJ	472906
DWG	G-006



ABBREVIATIONS:
P.O.C.– POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
Q.C. – QUIT CLAIM DEED
PG. – PAGE
R/W – RIGHT–OF–WAY
℄ – CENTERLINE
℔ – BASELINE
PBC – PALM BEACH COUNTY
F.E.C. – FLORIDA EAST COAST
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
FPL – FLORIDA POWER & LIGHT
BP – BROWN & PHILLIPS, INC.
S.R. – STATE ROAD
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
(C) – CALCULATED DIMENSION, PER DEED
IR/C – IRON ROD WITH CAP AS NOTED
SET IR/C – SET 1/2" IRON ROD WITH BROWN & PHILLIPS CAP
SET N/D – SET PK NAIL WITH LB6473 DISK
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
PAPA – PALM BEACH COUNTY PROPERTY APPRAISER

N

0 10 25 50 100 150

SCALE: 1" = 50'

LEGAL DESCRIPTION (ORB 24882 PAGE 566)

A PORTION OF STATE ROAD 710, LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY LINE FOR STATE ROAD 710 (CONNECTOR @ PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT NO. 2298951, FOR SECTION 93310–2506; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF–WAY LINE FOR SAID STATE ROAD 710; THENCE ALONG SAID NORTH RIGHT OF–WAY LINE, NORTH 88°50'10" WEST, 1259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST; THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J–17.050 THROUGH 5J–17.052, FLORIDA ADMINISTRATIVE CODE.
   THE FIELD WORK WAS COMPLETED ON APRIL 7, 2016.
2. THE SURVEY WAS BASED ON THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 24882 PAGE 566 AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., JOB No.13–006, DATED FEBRUARY 2013.
3. BEARINGS ARE BASED ON N88°50'10"W (ASSUMED) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33/42/43, PER ORB 24882, PAGE 566.
4. AREA = 5.21 ACRES, MORE OR LESS.
5. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE SEARCH REPORT, ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER 351993, DATED AUGUST 30, 2016.

   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
7. THE SUBJECT PROPERTY IS VACANT, AND USED FOR PARKING, STORAGE, AND AN FPL POWERLINE. THIS USE FALLS WITHIN THE SUBURBAN RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J–17.051, FLORIDA ADMINISTRATIVE CODE.
   ALL FIELD–MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. EXISTING IMPROVEMENTS ARE NOT SHOWN.
9. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR THE PREPARATION OF A RECORD PLAT OF THE SUBJECT PROPERTY.

   THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    – THE PORT OF PALM BEACH DISTRICT

    THE USE OF THE DATA SHOWN HEREON BY ANY OTHER PARTY SHALL BE AT THE RISK OF THE USER.
12. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' ON A 24"x 36" SHEET.
13. © COPYRIGHT 2016 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409
E–Mail: info@brown–phillips.com
561–615–3988, 615–3991 FAX

SKETCH OF BOUNDARY SURVEY

FORMER FDOT PARCEL at PORT OF PALM BEACH

DRAWN: JAO/MB	PROJ. No. 16–018
CHECKED: JEP	SCALE: 1"=50'
F.B. Port of PB #5	DATE: APRIL 2016
PAGES: 45–46	SHEET 1 OF 1

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

Revision 11/16/16: Information per Title Search dated 8/30/16 added

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBER PA-16-02
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION FROM THE PORT OF PALM BEACH DISTRICT, FOR THE REAL PROPERTY LOCATED AT 105 BROADWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Port of Palm Beach District.

B. Request: The applicant is requesting plat approval in conjunction with a concurrent site plan submittal as the property survey identifies that the property is unplatted.

C. Location: 105 Broadway.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-43-42-33-00-000-5140.
Parcel Size:	+/- 5.21 Acres.
Existing Use:	Formerly used for construction parking for FPL.
Zoning:	Utilities (amendment proposed).
Future Land Use:	Utilities (amendment proposed).

E. Adjacent Property Description and Uses:

North:	Utilities, FPL Powerlines.
South:	West Palm Beach; Residential uses.
East:	Broadway, FPL Energy Center.
West:	FEC Railway, FPL Powerlines, President Barak Obama Highway.

F. Background:

This property was acquired by the Port of Palm Beach District from the Florida Department of Transportation on November 30, 2011. The Quitclaim Deed is recorded in Palm Beach County Official Record Book 24882, Page 0566. Specific restrictions on the use of the land exist within said deed and a reverter clause was also provided. A plat is required in conjunction with the site plan application from the Port of Palm Beach since the property is currently unplatted.

G. Staff Analysis:

Proposed Development/Use: Port of Palm Beach uses as provided on the Site Plan (primarily rolling cargo).

Zoning Regulations: The Port of Palm beach has applied to amend the zoning map designation from Utilities to Limited Industrial.

Comprehensive Plan: The Port of Palm beach has applied to amend the future land use map designation Utilities to Industrial.

Compatibility: Specific deed restrictions and conditions of use on the site plan exist to ensure compatibility to the greatest extent possible with surrounding properties and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: Landscape improvements are proposed in association with the site plan application.

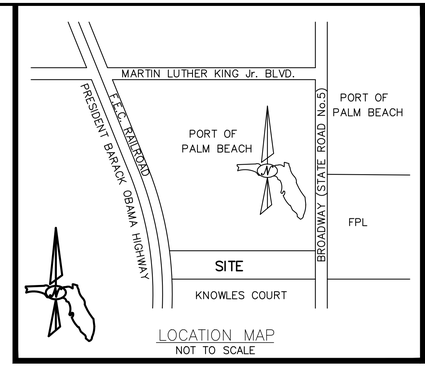
Parking/Traffic: Adequate ingress and egress to the property currently exists. Parking and storage uses will occur onsite.

H. Recommendation: Staff recommends approval of the plat application from the Port of Palm Beach District.

PORT OF PALM BEACH DISTRICT ANNEX PROPERTY

LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ _.M. THIS __ DAY OF _____, A.D. 201_, AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

PORT OF PALM BEACH DISTRICT ANNEX PROPERTY

LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 73, KNOWLES COURT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EAST EXISTING RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND THE SOUTH EXISTING RIGHT OF WAY LINE FOR STATE ROAD 710 (CONNECTOR @ PORT OF PALM BEACH) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT NO. 2298951, FOR SECTION 93310–2506;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°50'10" EAST, 1,252.58 FEET TO A POINT ON THE WEST EXISTING RIGHT OF WAY FOR S.R. 5 (U.S. 1) AS SHOWN ON SAID RIGHT OF WAY MAP;
THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 00°20'55" WEST, 181.06 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF–WAY LINE FOR SAID STATE ROAD 710;
THENCE ALONG SAID NORTH RIGHT OF–WAY LINE, NORTH 88°50'10" WEST, 1259.37 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE FOR THE F.E.C. RAILROAD AND A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF SOUTH 02°29'32" EAST;
THENCE ALONG SAID EAST RAILROAD RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2,914.93 FEET, A CENTRAL ANGLE OF 03°33'56", AN ARC DISTANCE OF 181.40 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 5.21 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE PORT OF PALM BEACH DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PORT OF PALM BEACH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

2. WATER LINE EASEMENT:

THE WATER LINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE PORT OF PALM BEACH DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WATER PIPELINES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PORT OF PALM BEACH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, THE ABOVE–NAMED PORT OF PALM BEACH DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 20__.

PORT OF PALM BEACH DISTRICT,
AN INDEPENDENT SPECIAL TAXING DISTRICT
OF THE STATE OF FLORIDA

WITNESS: _____ BY: _____
_____ WAYNE M. RICHARDS, CHAIRMAN
(PRINT NAME)

WITNESS: _____
_____
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WAYNE M. RICHARDS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN, OF PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS __ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____(SIGNATURE)
_____(PRINTED NAME)
NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN W. GARY, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE PORT OF PALM BEACH DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: _____
JOHN W. GARY, III
ATTORNEY–AT–LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

_____ _____
JOHN E. PHILLIPS, III, P.S.M. DATE
LICENSE NO. 4826
STATE OF FLORIDA

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081 (1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.s) AT THE TRACT CORNERS.

_____ _____
_____(PRINT NAME) DATE
LICENSE NO. _____
STATE OF FLORIDA

PORT OF PALM BEACH DISTRICT SEAL (IF AVAILABLE)

CITY ENGINEER'S SEAL

CITY SEAL

REVIEWING SURVEYOR'S SEAL

SURVEYOR'S SEAL

CITY OF RIVIERA BEACH APPROVALS

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "PORT OF PALM BEACH DISTRICT ANNEX PROPERTY" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS __ DAY OF _____, 20__.

BY: _____
THOMAS MASTERS, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMD CITY CLERK

BY: _____
TERRANCE N. BAILEY, CITY ENGINEER

NOTES:

1. BEARINGS ARE BASED ON N88°50'10"W (ASSUMED), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33/42/43, PER THE DEED RECORDED IN OFFICIAL RECORD BOOK 24882, PAGE 566.
2. □ PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. ABBREVIATIONS:
   - P.O.C. – POINT OF COMMENCEMENT
   - P.O.B. – POINT OF BEGINNING
   - ORB – OFFICIAL RECORD BOOK
   - P.B. – PLAT BOOK
   - RPB – ROAD PLAT BOOK
   - Q.C. – QUIT CLAIM DEED
   - PG. – PAGE
   - U.E. – UTILITY EASEMENT
   - R/W – RIGHT–OF–WAY
   - FPL – FLORIDA POWER & LIGHT
   - SEC. – SECTION
   - PBC – PALM BEACH COUNTY
   - FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
   - PRM – PERMANENT REFERENCE MONUMENT
   - ℄ – CENTERLINE
   - ℔ – BASELINE
   - LB – LICENSED BUSINESS
   - (M) – MEASURED DIMENSION
   - (D) – DEED DIMENSION
   - (C) – CALCULATED DIMENSION
   - R – RADIUS
   - Δ – CENTRAL ANGLE
   - A – ARC LENGTH
   - S.R. – STATE ROAD
5. NOTICE:
   THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

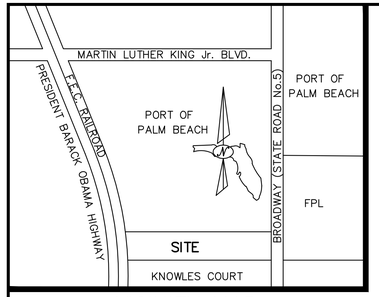
PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561–615–3988, 615–3986 FAX

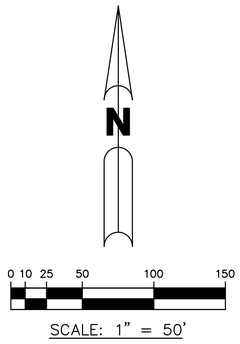
PORT OF PALM BEACH DISTRICT ANNEX PROPERTY

LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

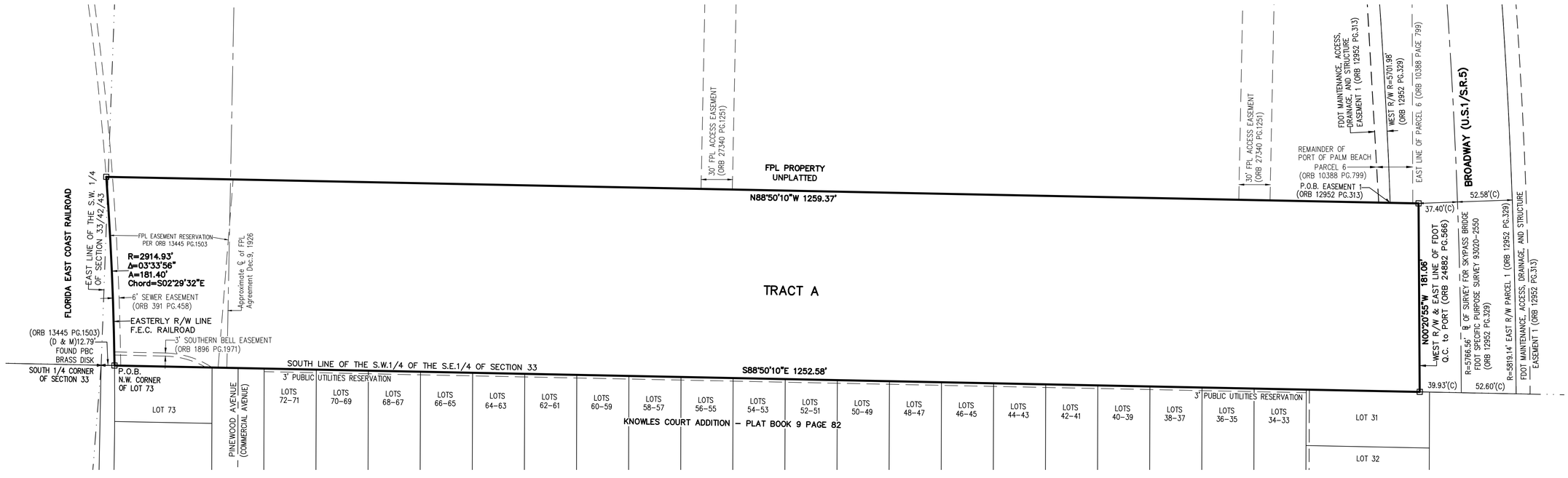
SHEET 2 OF 2



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'



CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ _.M.
THIS __ DAY OF _____,
A.D. 201_, AND DULY
RECORDED IN PLAT BOOK ____
ON PAGES ____ AND ____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS SP-16-19 / SE-16-03 (LOTS 10 + 11)
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-16-19 AND SE-16-03) TO BUILD AND OPERATE A 41,400 SQUARE FOOT MULTI-TENNANT WAREHOUSE WITH ACCESSORY OFFICE, ON APPROXIMATELY 2.4 ACRES OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOTS 10 AND 11), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0100 AND 56-42-42-26-02-000-0110; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: 7220 Haverhill, LLC; J. Vincent Kafer (Authorized Agent).

B. Request: The applicant is requesting site plan and special exception approval to build a new multi-tenant warehouse with accessory office.

C. Location: The proposed location is within the Haverhill Business Park, on Haverhill Road.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-42-42-26-02-000-0100 56-42-42-26-02-000-0110
Parcel Size:	+/- 2.4 acres.
Existing Use:	Vacant Lot.
Zoning:	General Industrial (IG) Zoning District.
Future Land Use:	Industrial.

E. Adjacent Property Description and Uses:

North:	Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use
South:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
East:	Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use
West:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use

F. Background:

This is one of three current development proposals within the Haverhill Business Park. The current proposal to develop lots 10 and 11 will provide warehouse and office space for a variety of potential industrial tenants. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 41,400 square foot multi-tenant warehouse with accessory office use.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the General Industrial (IG) Zoning District, providing that a Special Exception approval is granted by City Council for the warehouse use.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Industrial Future Land Use designation.

Compatibility: The proposed project is compatible with the surrounding parcels and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed in accordance with the City's Land Development Regulations. Traffic generation will be less than 500 trips per day.

H. Special Exception Analysis

a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Ingress to and Egress from the site are available directly off of Haverhill Business Parkway, which can be accessed from the north and south via Haverhill Rd.

b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

- Adequate parking spaces have been proposed in accordance with the City's Land Development Regulations.

c. Refuse and service areas, including consideration of relevant factors in subsections (2)a and b of this section.

- Typical dumpster enclosure details have been provided on the site plan.

d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.

- Utilities are currently available to the site and will be properly connected as required by the appropriate utility providers.

e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and

the uses and structures of adjacent and nearby properties and properties generally in the district.

- Adequate landscaping has been proposed on site which must be maintained in perpetuity according to the City's Land Development Regulations.

f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

- Future site signage shall be approved through the building permit process in accordance with existing Land Development Regulations.
- A lighting plan has been provided, which demonstrates adequate lighting and limited light trespass from the property.

g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

- Adequate yard/open space has been proposed in accordance with the City's Land Development Regulations.

I. Staff Conclusion: City staff recommends approval of this site plan and special exception application with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.

2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

HM2V, INC

NEW WAREHOUSE BUILDING FOR MULTI-TENANT BUSINESS

Site Address
HAVERHILL INDUSTRIAL PARKWAY, LOTS #10 & 11
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL

AUGUST 08, 2016/R1

Prepared for:
PETER CASTELLANA, JR.

Content:
NARRATIVE / COVER LETTER
UNIFORM LAND USE APPLICATION
AGENT AUTHORIZATION
DRAINAGE STATEMENT
UTILITY STATEMENT
TRAFFIC IMPACT STATEMENT & REPORT
UTILITY EASEMENT AGREEMENT
UNIT OF TITLE

ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT
513 US HIGWAY 1 - SUITE 110 - NORTH PALM BEACH – FLORIDA 33408
561/855-2097 PH | WWW.HM2V.COM

Zoning Director
Community Development Department
600 W Blue Heron Blvd.
City of Riviera Beach, FL 33404

RE: NEW WAREHOUSE BUILDING FOR MULTI-TENANT BUSINESS
Haverhill Business Parkway, Lots 10 & 11
Riviera Beach, FL 33407

Dear Sir or Madam:

My name is Peter Castellana Jr., I am the Chairman of the Board of Western Beef Retail, Inc., a New York Retail Supermarket Chain with 26 stores throughout the NY Metropolitan Area and 3 In Southeastern Florida, located in Boca Raton, Pembroke Pines and Lake Worth. My company currently employs over 4,000 people from the local communities we serve.

Western Beef is excited about the South Florida community relationships and we have considered expanding the Company's operations north of its current locations. A critical part of the Grocery Chain expansion into northeastern Florida necessarily requires a centralized warehousing facility. The company has looked at several such warehousing/distribution locations and strongly believe that the Site of the above referenced property, with its proximity to the Florida Turnpike and Interstate 95 is ideal.

I am proposing to build a 41,400 SF building, subdivided in 5 bays on the 2.41 Acres land.
Initially, Western Beef Retail, Inc. will occupy one space of 10,380 SF with dry food storing and distribution. The long term goal is to expand to other areas of the building, housing not only distribution, but also a training center and commissary for all of our Florida stores.
The other 4 spaces will be occupied by car racing related businesses. I have learned that due to competition tracks proximity (Palm Beach, Sebring, Homestead and Daytona), and that the Haverhill Industrial Park development is currently occupied with exotic and racing cars companies, it makes the new building an attractive location for these type of businesses.

Please find attached letter of intent from each business that will occupy the new building bays, within information such as description, equipment to use, employment and operation hours for your review and comments.

Thank you for taking the time to evaluate this letter and feel free to contact me should you have any questions or require any further information.

Sincerely,

Peter Castellana, Jr.

Paula Valente
Notary Public, State of New York
No. OIVA5035332
Qualified in Nassau County
Commission Expires: 11-1-19

To whom it may concern,

Turtle Motorsports, started in 2004 they currently race Ferraris and Porsches on race tracks throughout the U.S they have a New York location at: 47-05 Metropolitan Ave, Ridgewood, New York 11385.

1. Turtle Motorsports plans on renting approximately 5,000 square feet to store and prep race cars for upcoming car events.
2. They need a place to also store their car haulers.
3. The plan is to hire one or more person/persons to help maintain the cars and possibly one part time trailer driver to transport cars to and from race tracks with an annual salary range of 50-75k.
4. The business hours should be M-F 8am to 4pm or as needed for race weekends.

The equipment needed for this location will be race car related.

Sincerely,

3-22-17

Turtle Motorsports

47-05 Metropolitan Ave.

Ridgewood, NY 11385

Paula Valente
Notary Public, State of New York
No. OIVA5035332
Qualified in Nassau County
Commission Expires: 11-1-19

To whom it may concern,

Universal Auto sports located 112 Glen Street Glen Cove, NY 11542 started in 2008 LLC. We service and repair mainly Ferraris and exotic cars, also running a Domestic and International Race Car series which involves supporting and racing cars to and from the Racetrack throughout the country. Universal, would like to express interest in renting about 5,000 square feet of space from 7220 Haverhill Business Parkway in Riviera Beach, FL 33407 for several reasons:

1. The location is near Palm Beach International Raceway, Sebring, Homestead and Daytona.
2. There is year-round good weather which helps us keep the business going in the off season up North.
3. Parking for our trucks, trailers and the availability to have a shop to work on race cars at the same location is key.
4. Great access and availability to local shopping for parts and lunches for company employee needs.
5. Quick access to the Florida turnpike and route 95. (2 minutes)
6. Local labor force is good and plentiful in this area for our business.
7. The rental prices are substantially lower than up North.
8. Good storage for 2 car haulers indoors and 8-10 race cars one to two car lifts.
9. Business hours are a standard 8am to 5pm M-F and sometimes Saturday if needed.

For these reasons, as well as being neighbors with other race car companies, it makes for a very good business decision, in this location, to have a race car business in this building area. Universal is currently employing 8 fulltime employees with salaries ranging from 30,000 to 200,000 annually. I may need one or two employees to service this space which will provide some employment, with an annual salary of between 30 and 75k. Job titles are high end auto mechanics, racecar drivers and salesmen.

Sincerely,

Pete Spinella

Universal Auto Sports

112 Glen Street

Glen Cove NY 11542

516-801-8201

3-22-17

Paula Valente
Notary Public, State of New York
No. OIVA5035332
Qualified in Nassau County
Commission Expires: 11-1-19

To whom it may concern,

Western Beef started in 1975, its business consists of 25 retail supermarkets. Currently, employs 4,500 employees company wide. It is a distribution warehouse of meats, provisions, produce, dry groceries, in New York (47-05 Metropolitan Ave. Ridgewood, NY 11385 718-417-3770), Tristate area and 3 retail locations in Florida(1-4624 Hypoluxo Road, Lake Worth, FL , 2-8030 Pines Blvd. Pembroke Pines, FL 33024, 3-23072 Sandal foot Plaza Dr., Boca Raton, FL 33428).

1. Western beef has interest of renting approximately 10,000 sq. ft. for the purpose of buying and storing dry goods to be cross docked or stored and distributed to its 3 retail stores in Florida.
2. This will give us a purchasing advantage of full truck load buying and pricing to help it be more competitive at retail prices in stores.

3. We estimate to employee 2-3 employees to run this warehouse with a salaries ranging from 20-35k annually.

The equipment needed at this site would be, trucks, forklifts and pallet racking. We are planning on having hours of operation from 8am to 4pm M-F.

The estimated post construction value ranges from 800,000 to 1,000,000. They are planning on building a 40 thousand square foot building which would be valued at 2.4 million to 2.6 million and added to the property value can be an estimated pretax value of about 3.2 -3.5 million.

Sincerely,

V.P

Benjamin Petrofsky V.P/C.L.O.

Sworn before me this
10th day of February, 2017

Sandra M Lohay

NOTARY

SANDRA M LOHAY NOTARY NO. 01LO6311751 QUALIFIED IN QUEENS COUNTY COMM. EXP. 09/22/2018 PUBLIC STATE OF NEW YORK

To whom it may concern,

Orbit racing started in 2000 at 7221 Haverhill Business Parkway Suite 102, Riviera Beach, FL, in the business of repairing, restoring, sales and race support of Porsches and other exotic cars. Orbit currently employees 7 employees (mechanics and bookkeepers) with salaries ranging from 25-200k annually. The equipment being used by Orbit are car lifts, exotic cars, race cars, race trucks and trailers are the tools needed to service this business. The business hours are from 8am to 5pm M-f and sometimes Saturday or Sunday depending on the race season. Orbit currently expresses an interest in renting space for several reasons:

1. I am looking to expand my current business.
2. This new building is designed to be more effective to meet the needs of my business.
3. I project to need about 15,000 square feet for additional workshops to add to my current business.
4. As an employer I estimate I will be adding approximately 2-3 more employees to service this expansion with an estimated annual salary of 25-70k (mechanics and maybe and office manager).

Thank you Kindly,

Sign Here

Rodger Hawley

ROHAN M. BICKRAM
NOTARY PUBLIC
My Comm. Expires October 5, 2019
No. FF 924534
STATE OF FLORIDA

Orbit
7221 Haverhill Business Parkway
Suite 102
Riviera Beach, FL 33407
Phone: (561) 840-2109

State of FLORIDA County of Palm Beach
Subscribed ~~and sworn~~ before me on 3/28/17 (Date)

(Notary Signature)

For Staff Use Only

City of Riviera Beach	Date:	Case Number:
Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404	Project Title:	
	Fee Paid:	Notices Mailed:
Phone: (561) 845-4060 Fax : (561) 845-4038	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT

Name of Property Owner(s): 7220 Haverhill LLC

Mailing Address: 4705 Metropolitan Ave., Flushing, NY 11385-1046

Property Address: Lots 10 & 11 Haverhill Business Parkway, Riviera Beach, FL

Name of Applicant (if other than owner): J. Vincent Kafer

Home: ( ) Work: (561) 855-2097 Fax: ( )

E-mail Address: Vincent_Kafer@HM2V. com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: Current Zoning Classification: GI

Square footage of site: 109,940 SF Property Control Number (PCN): Lot 10: 56-42-42-26-02-000-0100 Lot11: 56-42-42-26-02-000-0110

Type and gross area of any existing non residential uses on site: N/A

Gross area of any proposed structure: 41,400 SF

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe:

Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [✓] No

If yes, indicate date, nature and applicant's name:

Briefly describe use of adjoining property: North: GI

South: GI

East: GI

West: GI

REZONE

Requested Zoning Classification: N/A

Is the requested zoning classification contiguous with existing?

Is a Special Exception necessary for your intended use? [ ] Yes [ ] No

Is a Variance necessary for your intended use? [ ] Yes [ ] No

FUTURE LAND USE

Existing Use:	Proposed Use:
Land Use Designation:	Requested Land Use:
Adjacent Land Uses: North:	South:
East:	West:
Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: Warehouse Building for Multi-Tenant Business

Provide specific LDR ordinance section number and page number: 31-382-b(2)

How does intended use meet the standards in the Land Development Code?

RESPECTS ALL APPLICABLE GI ZONE LDR REQUIREMENTS

Demonstrate that proposed location and site is appropriate for requested use:
LOCATED IN THE CORE OF THE WESTERN GI ZONE WITH IMMEDIATE ACCESS TO ROAD SYSTEM AND INFRASTRUCTURE, BUFFERED TO ITS OTHER INDUSTRIAL USE NEIGHBORS AND AWAY FROM RESIDENTIAL ZONES.

Demonstrate how site and proposed building(s) have been designed so they are compactible with adjacent uses and neighborhoods:
THE PROJECT PROVIDES THE REQUIRED SAFE VEHICULAR ACCESS, ADEQUATE ON SITE PARKING, CONNECTION TO EXISTING SEWER AND STORM WATER SYSTEMS WITH ONSITE RETENTION AS WELL AS SITE LIGHTING DESIGNED TO ELIMINATE LIGHT POLUTION AND IMPACTING ADJACENT PROPERTIES, AS WELL AS PROVIDING CONTINUOUS TREES AND HEDGE PERIMETER LANDSCAPE BUFFER.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

LIVE OAKS, LAURED OAKS AND MAHOGANY TREES 20 FEET O/C WITH CONTINUOUS COCO PLUM HEDGE.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

SAFE DUAL INGRESS AND EGRESS FROM ACCESS ROAD TO PARKING AND LOADING AREAS, LANDSCAPE BUFFER AND CONTROLLED LED SITE LIGHTING

Demonstrate how utilities and other service requirements of the use can be met:
There are water and sanitary stubs on site wich will provide service to the proposed building. The sanitary service will be gravity based. The proposed drainage system will retain 7.92 a-i of dry retention by an exfiltration system with inlets at the parking and landscaping low points.

Demonstrate how the impact of traffic generated will be handled: A 50% directional spilt is assumed on Haverhill Rd. The maximum generated peak hour peak directional trips for this project would be 6. This project meets Test-1 & 2 requirements (attached).

Therefore, the proposal is in conformance with Palm Beach County Unified Land Development Code Traffic Performance Standards.

On-site: Off-Site: Other:

VARIANCE

Describe the Variance sought:

Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:

Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:

Other:

SITE PLAN

Describe proposed development:
Warehouse Building for Multi-Tenant Business

Demonstrate that proposed use is appropriate to site:
Site is a part of an industrial development

Demonstrate how drainage and paving requirement will be met:
Refer to Special Exception responses.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
Refer to Special Exception responses.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
N/A

Demonstrate how utilities and other service requirements of the use can be met:
Refer to Special Exception responses.

Demonstrate how the impact of traffic generated will be handled:

On-site:Refer to Special Exception responses.

Off-site:Refer to Special Exception responses.

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars ($500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

Signature

MARCH 3, 2017
Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Peter Castellana Jr.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Peter Castellana Jr.

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

Lots 10 and 11, Haverhill Business Park, according to the plat thereof Palm Beach County, FLorida.

Lot 10 PCN: 56-42-42-26-02-000-0100; Lot 11 PCN: 56-42-42-26-02-000-0100

the street address of which is: Haverhill Business Parkway, Riviera Beach, FL

and that we hereby appoint:

Name: J. Vincent Kafer
Address: 513 US Highway 1, Suite 110
North Palm Beach, FL 33408
Telephone: 561/855-2097

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

X _____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 15th day of July, 2016.

Sandra M LoHay
Notary Public

SANDRA M LOHAY NOTARY PUBLIC STATE OF NEW YORK NO. 01LO6311751 QUALIFIED IN QUEENS COUNTY COMM. EXP. 09/22/2018

NEW WAREHOUSE BUILDING FOR MULTI-TENANT BUSINESS

Site Address

HAVERHILL INDUSTRIAL PARKWAY, LOTS #10 & 11
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL

AUGUST 08, 2016/R1

ARTIST RENDERING

PROJECT TEAM

ARCHITECT:
– HM2V, INC.
513 US HIGHWAY 1, SUITE 110, NORTH PALM BEACH. FL
VINCENT KAFER, PROJECT MANAGER
PHONE 561/855–2097
EMAIL– VINCENT_KAFER@HM2V.COM

CIVIL ENGINEER:
– JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5, JUPITER, FL 33458
JEFF IRAVANI, PRINCIPAL IN–CHARGE
PHONE 561/575–6030
EMAIL– JHI@BELLSOUTH.NET

LANDSCAPE ARCHITETURE:
– WAYNE VILLAVASO LANDSCAPE ARCHITECTURE, INC.
268 FLAMINGO DRIVE, WEST PALM BEACH, FL 33401
WAYNE VILLAVASO, PM
PHONE 561/820–1566
EMAIL– WAYNE@WVLAINC.COM

SURVEYOR:
– DAILEY AND ASSOCIATES, INC.
112 N US HIGWAY 1, TEQUESTA, FL 33469
GREGORY T. TUCKER
PHONE 561/746–8424

PROJECT DATA

DESCRIPTION:
– WAREHOUSE BUILDING FOR MULTI TENANT BUSINESS

AGENCY OF JURISDICTION:
– CITY OF RIVIERA BEACH
PLANNING & ZONING DEPARTMENTS
CITY COUNCIL SPECIAL PROJECTS, DISTRICT 3

APPLICABLE CODES:
– CITY OF RIVIERA BEACH CODE OF ORDINANCES
– THE FLORIDA BUILDING CODES, 5TH EDITION
– FLORIDA FIRE PREVENTION CODE, 5TH EDITION
– NATIONAL ELECTRIC CODE, 2011 EDITION

SHEET INDEX

G–1	COVER SHEET AND GENERAL INFORMATION
SURVEY	SITE SURVEY
A–0.1	SITE PLAN, PROJECT DATA AND SITE DETAILS
C–3.0	GRADING, PAVING & DRAINAGE NOTIFICATION
C–4.0	WATER & WASTEWATER PLAN
L–1	LANDSCAPE PLANTING PLAN
L–2	LANDSCAPE PLANTING DETAILS
L–3	PLANTING SPECIFICATIONS
IR–1	IRRIGATION PLAN
IR–2	IRRIGATION DETAILS
A–1.1	FLOOR PLAN, ELEVATIONS AND DETAILS
PH–1	SITE PHOTOMETRIC PLAN

HM2V
INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561–855–2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

NEW WAREHOUSE BUILDING FOR
MR. PETER CASTELLANA JR.
HAVERHILL INDUSTRIAL PARK, LOTS # 10 & 11
RIVIERA BEACH, FL

Date: 08–08–2016
Drawn:
Scale:
Commission: 15–0623

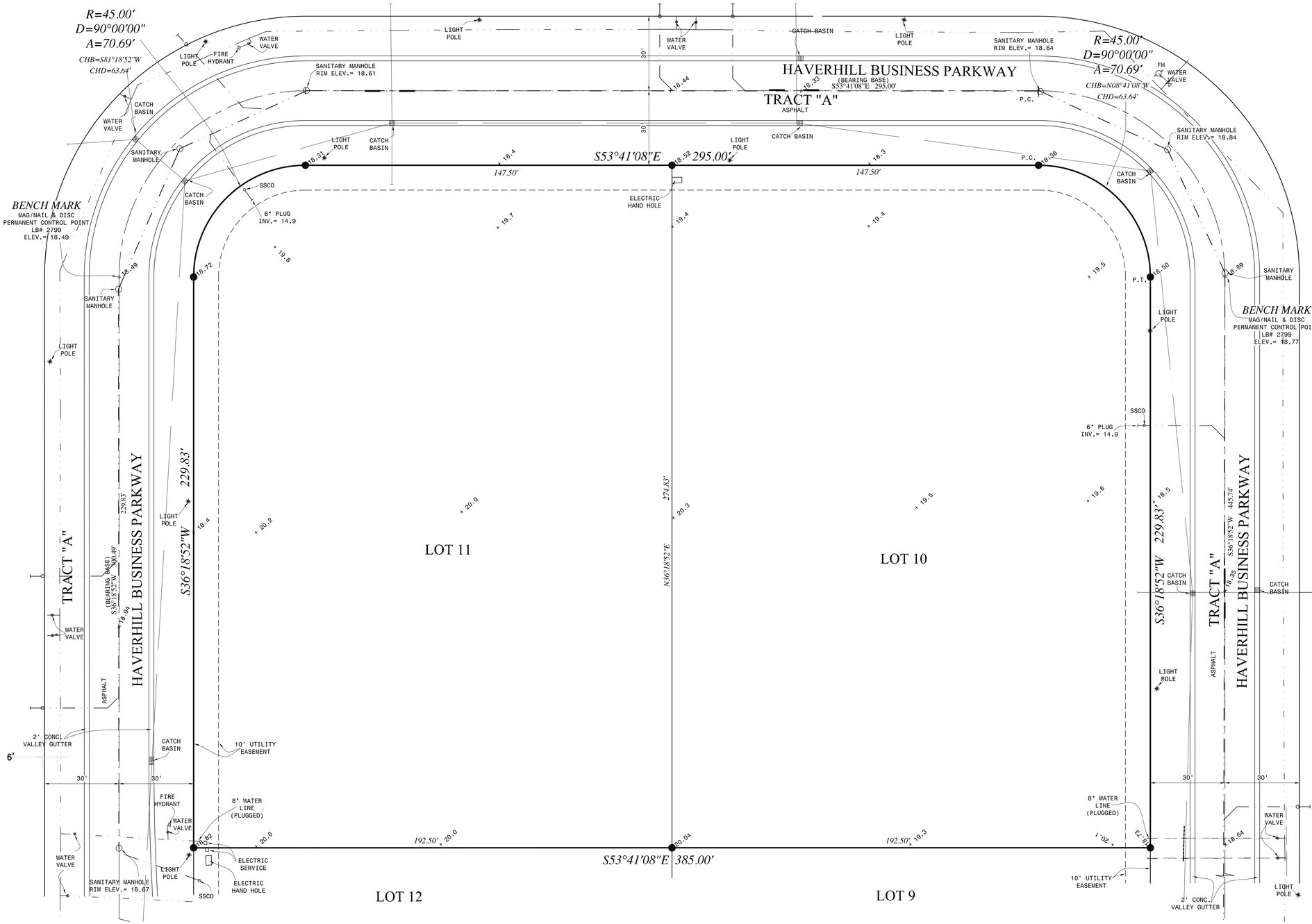
Revisions:
1 3–17–2017 (CITY COMMENTS)

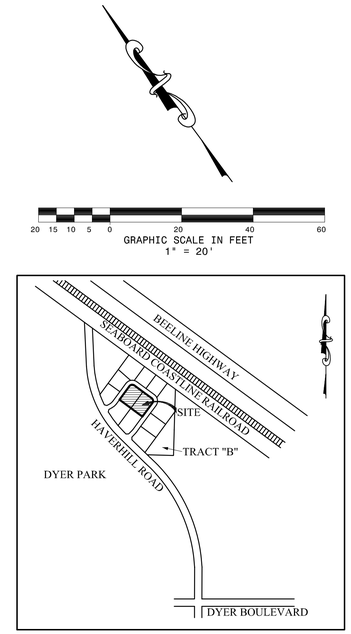
Drawing:
COVER SHEET AND GEN. INFORMATION

COPYRIGHT 2016

G-1

SITE PLANNING SUBMITAL





LOCATION MAP

GRAPHIC SCALE IN FEET
1" = 20'

LEGEND

⊙	FOUND (P.C.P.) PERMANENT CONTROL POINT LB# 2799
●	FOUND 5/8" IRON ROD/CAP LB # 2799
○	SET 5/8" IRON ROD/CAP LB 2799
WPP	WOOD POWER POLE
CPP	CONC. POWER POLE
℄	CENTERLINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
COV.	COVERED
CONC.	CONCRETE
ELEV.	ELEVATION
F.F.	FINISH FLOOR
FP&L	FLORIDA POWER & LIGHT
WM	WATER METER
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTOR
C.B.S.	CONCRETE BLOCK STRUCTURE
SSCO	SANITARY SEWER CLEAN-OUT
BST	BELLSOUTH TELEPHONE
CTV	CABLE TELEVISION
CHB	CHORD BEARING
CHD	CHORD DISTANCE
D	INTERIOR ANGLE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
~~	PROPOSED DRAINAGE
20.0	EXISTING ELEVATION

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HAVERHILL BUSINESS PARKWAY, BEING S 53°41'08" E.
2) ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929
3) UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
4) PROPERTY CONTAINS 52470 SQUARE FEET OR 1.205 ACRES, MORE OR LESS.
5) NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY MAY EXIST.
6) NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN HEREON.
7) ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, WHICH MAY AFFECT THIS PARCEL HAVE NOT BEEN LOCATED ON THIS BOUNDARY SURVEY.
8) PARCEL LIES IN FLOOD ZONE: "B" PANEL No. 120192 0145 B DATE 10/15/82.
9) PARCEL CONTROL NUMBER LOT 10: 56-42-42-26-02-000-0100
PARCEL CONTROL NUMBER LOT 11: 56-42-42-26-02-000-0110

BOUNDARY, TOPOGRAPHIC SURVEY

7220 HAVERHILL LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LOUIS J. CARBONE, P.A.

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOVEMBER 25, 2015
DATE OF FIELD SURVEY

GREGORY T. TUCKER
DAILEY AND ASSOCIATES, INC.
FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

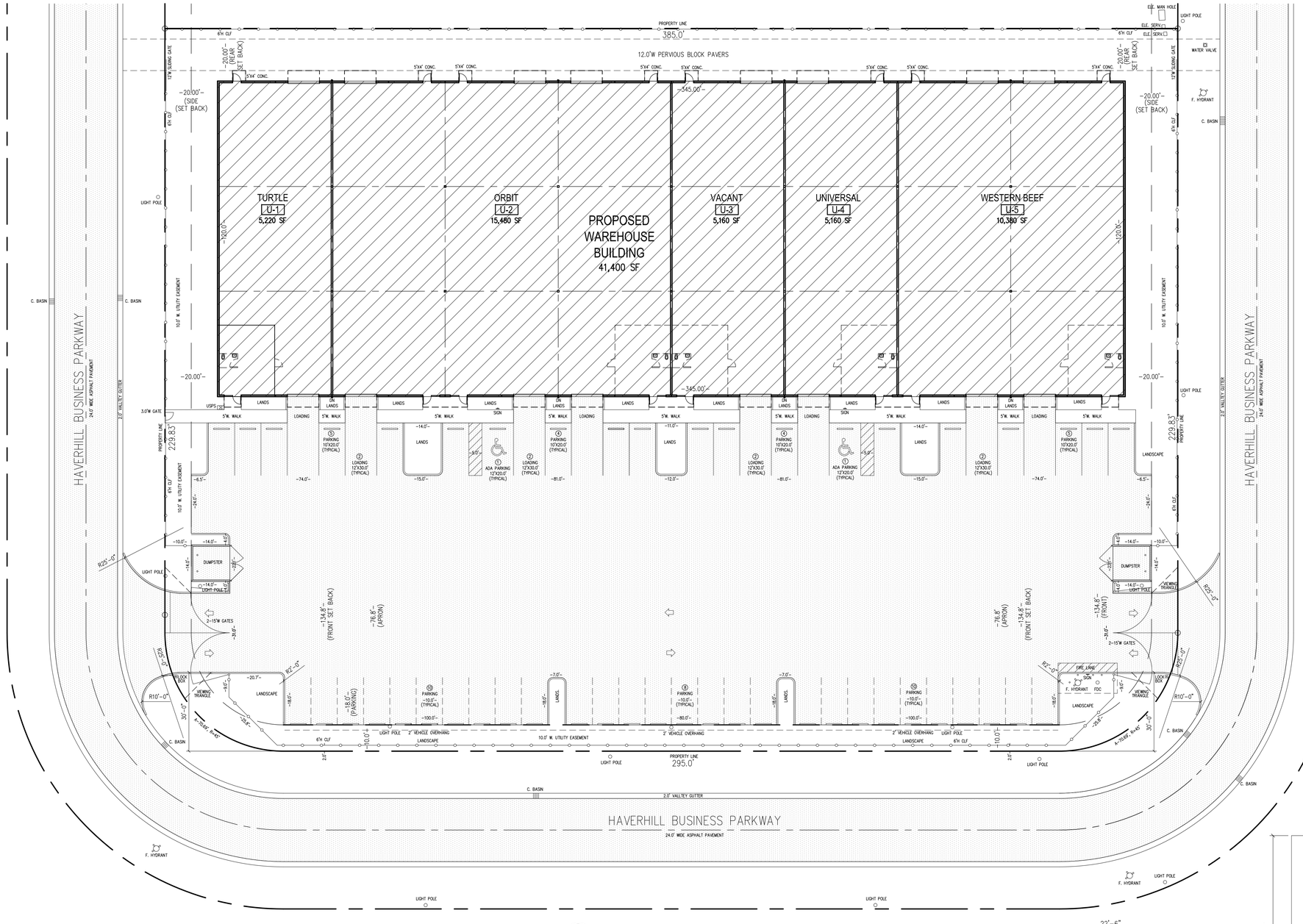
LEGAL DESCRIPTION

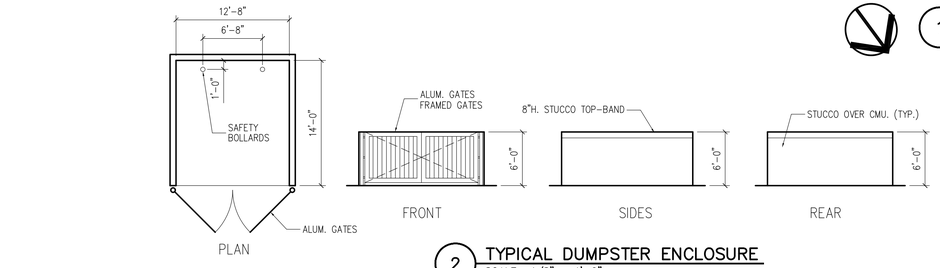
LOTS 10 AND 11,HAVERHILL BUISNESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 139, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UPDATE SURVEY/TOPO 11/25/2015

DAILEY
AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 2799

DATE:	NOVEMBER 25, 2015
SCALE:	1" = 20'
DRAWN BY:	M.N. R.M.
FIELD BOOK:	SDR, 00-253PC.TLSV
PROJECT:	00-253 HAVERHILL
DRAWING No.:	08-048-2 LOT 10-11
WORK ORDER NO.:	08-048-2

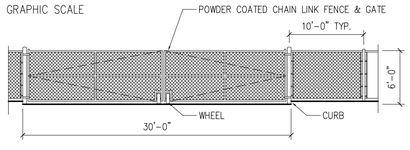




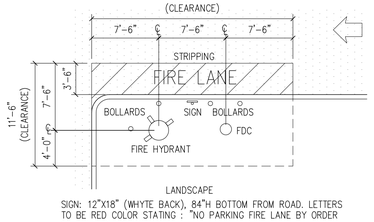
2 TYPICAL DUMPSTER ENCLOSURE
SCALE= 1/8" = 1'-0"

1 SITE PLAN
SCALE= 20'-0"=1"

0 10' 20' 30' 40'
GRAPHIC SCALE

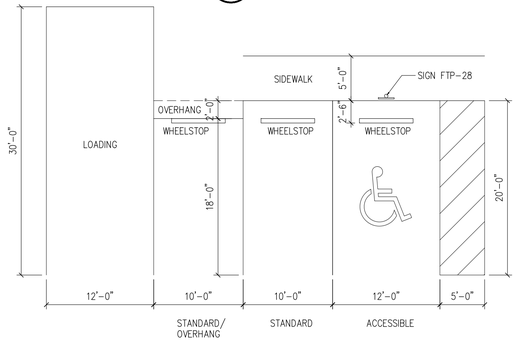


3 TYPICAL FENCE & GATES
SCALE= 1/8" = 1'-0"



SIGN: 12"X18" (WHYTE BACK), 84"H BOTTOM FROM ROAD. LETTERS TO BE RED COLOR STATING : "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT:

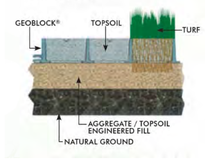
4 FDC & FIRE HYDRANT CLEARANCES
SCALE= 1/8" = 1'-0"



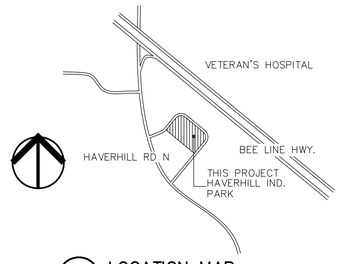
4 TYPICAL PARKING SPACES
SCALE= 1/8" = 1'-0"

SITE DATA		
SITE AREA: 104,940 SF (2.41 ACRES)		
ZONING: GI (GENERAL INDUSTRIAL)		
PROPOSED USE: WAREHOUSE/OFFICES		
DESCRIPTION	REQUIRED	PROVIDED
BUILDING COVERAGE	47,223 SF MAX. (45%)	41,400 SF (39.3%)
PERVIOUS	20,988 SF MIN. (20%)	21,041 SF (20.1%)
IMPERVIOUS	83,952 SF MAX. (80%)	83,899 SF (79.9%)
PARKING		
WAREHOUSE: 38,400 SF	38 SPACES (1/1000 SF)	38 SPACES
OFFICE: 3,000 SF	10 SPACES (1/300 SF)	10 SPACES
TOTAL	48 SPACES	48 SPACES
ACCESSIBLE	2 SPACES (2/50)	2 SPACES
SET BACKS		
FRONT (NORTH)	40 FEET	134.8 FEET
SIDE STREET (WEST)	10 FEET	20 FEET
SIDE STREET (EAST)	10 FEET	20 FEET
REAR (SOUTH)	20 FEET	20 FEET

GEOBLOCK® SYSTEM CROSS SECTION:



6 PERVIOUS BLOCK PAVERS
NTS



5 LOCATION MAP
NTS

HM2V
INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

NEW WAREHOUSE BUILDING FOR MR. PETER CASTELLANA JR.

HAVERHILL INDUSTRIAL PARK, LOTS # 10 & 11
RIVIERA BEACH, FL

Date: 08-08-2016
Drawn:
Scale:
Commission: 15-0623
Revisions:
1 3-17-2017 (CITY COMMENTS)

Drawing:
SITE PLAN, DETAILS AND DATA

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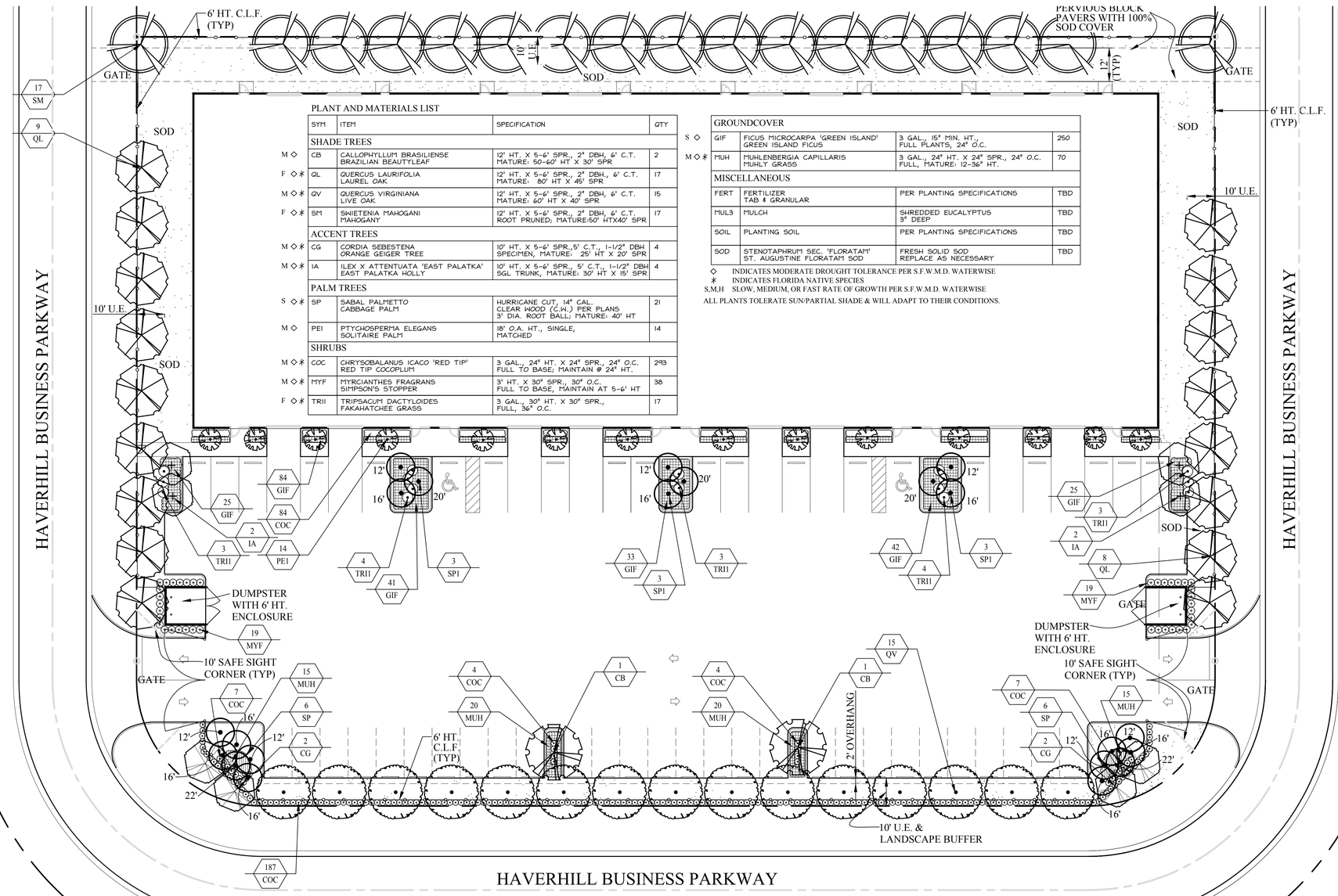
A-0.1

SITE PLANNING SUBMITAL



PLANT AND MATERIALS LIST

	SYM	ITEM	SPECIFICATION	QTY
SHADE TREES				
M ◇	CB	CALLOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. MATURE: 50-60' HT X 30' SPR	2
F ◇ ✳	QL	QUERCUS LAURIFOLIA LAUREL OAK	12' HT. X 5-6' SPR., 2" DBH., 6' C.T. MATURE: 80' HT X 45' SPR	17
M ◇ ✳	QV	QUERCUS VIRGINIANA LIVE OAK	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. MATURE: 60' HT X 40' SPR	15
F ◇ ✳	SM	SWIETENIA MAHOGANI MAHOGANY	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. ROOT PRUNED; MATURE:50' HTX40' SPR	17
ACCENT TREES				
M ◇ ✳	CG	CORDIA SEBESTENA ORANGE GEIGER TREE	10' HT. X 5-6' SPR.,5' C.T., 1-1/2" DBH SPECIMEN, MATURE: 25' HT X 20' SPR	4
M ◇ ✳	IA	ILEX X ATTENTUATA 'EAST PALATKA' EAST PALATKA HOLLY	10' HT. X 5-6' SPR., 5' C.T., 1-1/2" DBH SGL TRUNK, MATURE: 30' HT X 15' SPR	4
PALM TREES				
S ◇ ✳	SP	SABAL PALMETTO CABBAGE PALM	HURRICANE CUT, 14' CAL. CLEAR WOOD (C.W.) PER PLANS 3' DIA. ROOT BALL; MATURE: 40' HT	21
M ◇	PE1	PTYCHOSPERMA ELEGANS SOLITAIRE PALM	18' O.A. HT., SINGLE, MATCHED	14
SHRUBS				
M ◇ ✳	COC	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	3 GAL., 24" HT. X 24" SPR., 24" O.C. FULL TO BASE; MAINTAIN @ 24" HT.	293
M ◇ ✳	MYF	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	3' HT. X 30" SPR., 30" O.C. FULL TO BASE, MAINTAIN AT 5-6' HT	38
F ◇ ✳	TRII	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3 GAL., 30" HT. X 30" SPR., FULL, 36" O.C.	17

GROUNDCOVER				
S ◇	GIF	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	3 GAL., 15" MIN. HT., FULL PLANTS, 24" O.C.	250
M ◇ ✳	MUH	MUHLENBERGIA CAPILLARIS MUHLY GRASS	3 GAL., 24" HT. X 24" SPR., 24" O.C. FULL, MATURE: 12-36" HT.	70
MISCELLANEOUS				
	FERT	FERTILIZER TAB ¢ GRANULAR	PER PLANTING SPECIFICATIONS	TBD
	MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD
	SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD
	SOD	STENOTAPHRUM SEC. 'FLORATAM' ST. AUGUSTINE FLORATAM SOD	FRESH SOLID SOD REPLACE AS NECESSARY	TBD

◇ INDICATES MODERATE DROUGHT TOLERANCE PER S.F.W.M.D. WATERWISE
✳ INDICATES FLORIDA NATIVE SPECIES
S,M,H SLOW, MEDIUM, OR FAST RATE OF GROWTH PER S.F.W.M.D. WATERWISE
ALL PLANTS TOLERATE SUN/PARTIAL SHADE & WILL ADAPT TO THEIR CONDITIONS.

NOTES

1. ALL REQUIRED SUPPORT STAKES AND BRACING ASSOCIATED WITH NEW TREE AND PALMS MUST REMAIN INTACT FOR ONE YEAR INSTALLATION PER SEC. 31-605(B)(2).
2. LANDSCAPING AROUND THE PERIMETER OF THE BUILDING MEETS SEC. 31-609 AND 31-610.
3. A TWO YEAR LANDSCAPING PERFORMANCE BOND FOR 110% OF THE VALUE OF LANDSCAPING AND IRRIGATION SHALL BE REQUIRED BEFORE THE CERTIFICATION OF OCCUPANCY IS ISSUED, IN ACCORDANDANCE WITH CITY ORDINANCE SECTION31-603. THIS WILL BE INCLUDED AS A FUTURE CONDITION OF APPROVAL.

SITE AREA: 104,940 SF (2.41 Acre)
PROPOSED BUILDING AREA: 41,400 SF-39.3% (40% MAX.)
PROPOSED PAVEMENT AREAS= 41,976 SF
TOTAL IMPERVIOUS AREAS= 83,899 SF-79.6%.
TOTAL PERVIOUS AREAS: 21,041 SF-20%
PROPOSED LANDSCAPE AREAS= 21,041 SF-20% (20% MIN.)

NOTE:
FP&L HAS APPROVED TREES PROPOSED IN 10' UTILITY EASEMENT PER LETTER TO THE ARCHITECT.

LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED
TOTAL TREES ON PROPERTY	1 TREE /1,500 SF 70 TREES	1 TREE /1,500 SF 70 TREES*
60% REQ. TREES = NATIVE SHADE	42 TREES	49 TREES
10% REQ. TREES = NATIVE ACCENT	7 TREES	8 TREES
NUMBER OF SHADE TREE SPECIES	4	4
381' L.F. - 10' LANDSCAPE BUFFER @ NORTH PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 19 TREES 187 SHRUBS	1 TREE/20' & CONT. HEDGE 19 TREES 187 SHRUBS
TERMINAL & INTERIOR ISLANDS (CODE SECTION 31-610 (c))	1 TREE, SHRUBS & G'COVER PER ISLAND 9 TREES 39 SHRUBS 236 G'COVER	1 TREE, SHRUBS & G'COVER PER ISLAND 13 TREES* 39 SHRUBS 236 G'COVER
PARKING AREA INTERIOR LANDSCAPING - 5' WIDE ALONG SIDE OF BLDG. ABUTTING PARKING LOT	0 TREES 84 SHRUBS 84 G'COVER	4 TREES* 84 SHRUBS 84 G'COVER
DUMPSTER SCREENING	6' WALL/FENCE & HEDGE 38 SHRUBS	6' WALL/FENCE & HEDGE 38 SHRUBS

* PALMS CALC. AT 3:1

These plans are based on information/ drawings by HM2V received 3/7/17.

0 10' 20' 40' 60'
GRAPHIC SCALE

PLANTING PLAN

Wayne Villavaso Landscape Architecture, Incorporated

Land Planning
Landscape Architecture

268 Flamingo Drive
West Palm Beach,
Florida 33401

PH. (561) 820-1566
FX. (561) 833-6707

Reg. FL., N.C., N.Y.

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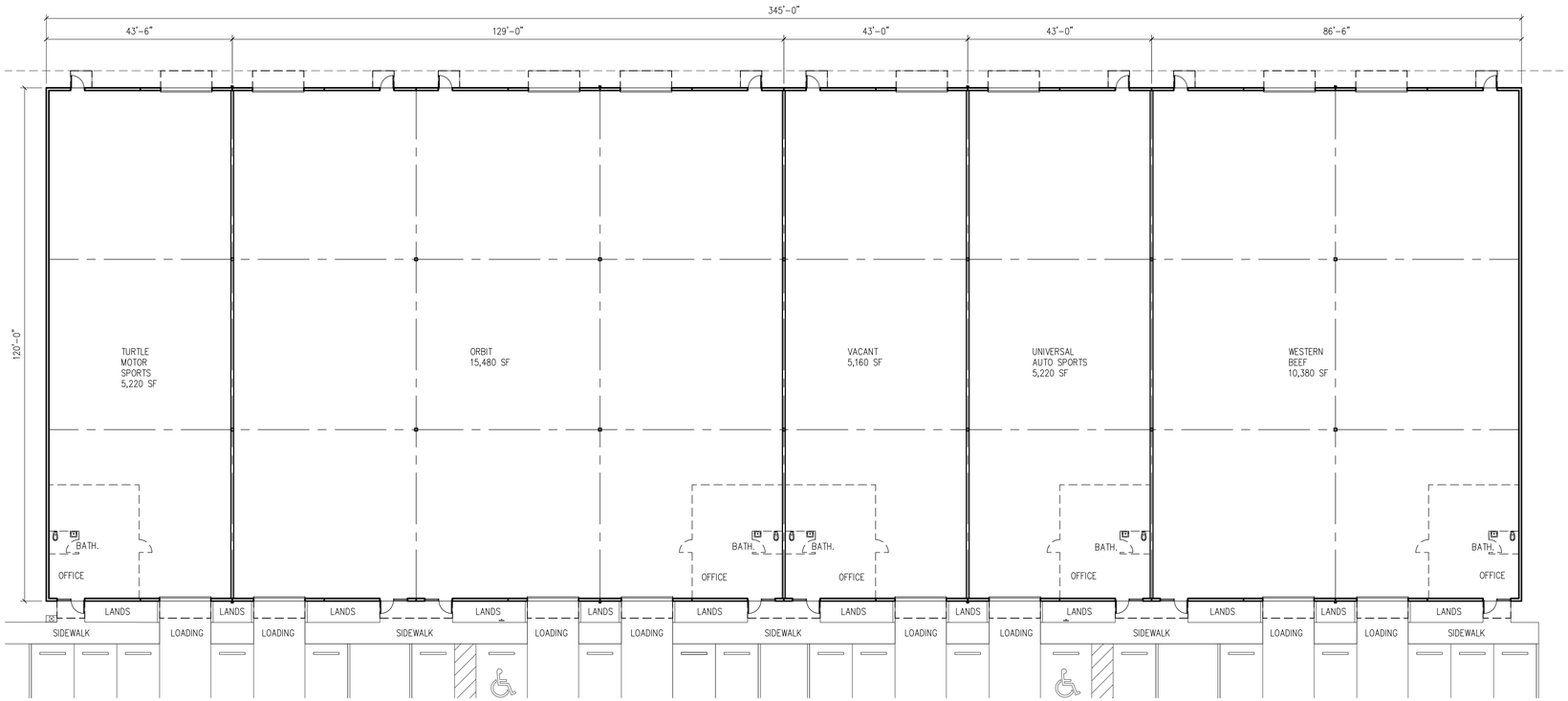
NEW WAREHOUSE BLDG.
HAVERHILL INDUSTRIAL PARK
RIVIERA BEACH, FLA 33407

REVISIONS

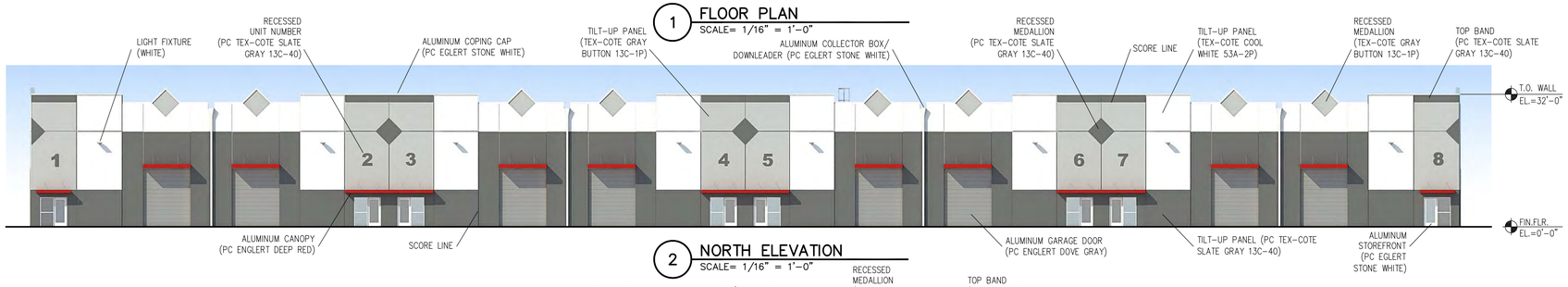
03/13/17 SP & RB COMMS

DESIGNED BY:	WEV
DRAWN BY:	WEV
CHECKED BY:	WEV
DATE:	SEPT. 2016
SCALE:	AS SHOWN
CAD FILE:	
SHEET	L1
JOB NO.	21611

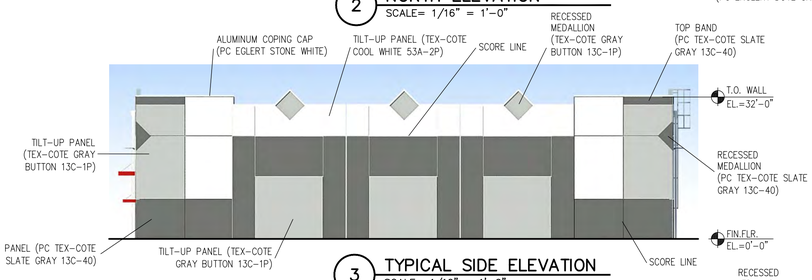
501 VILLAGE BOULEVARD



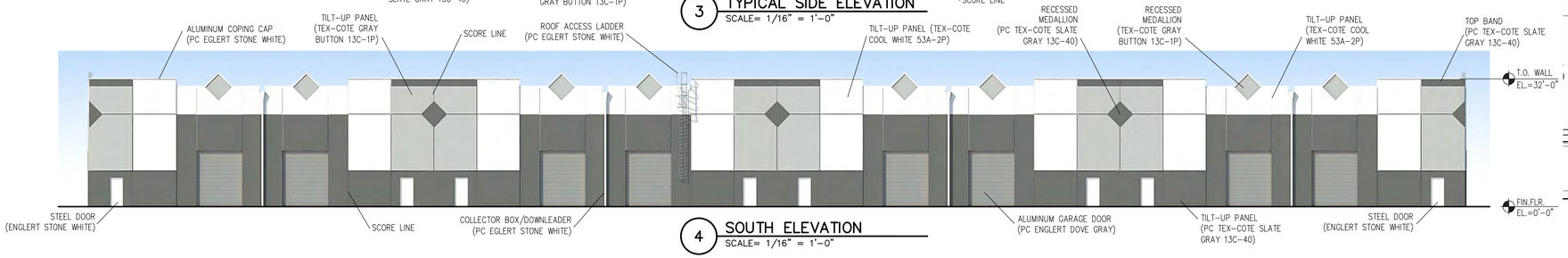
1 FLOOR PLAN
SCALE= 1/16" = 1'-0"



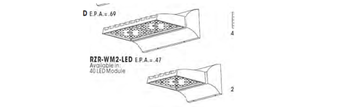
2 NORTH ELEVATION
SCALE= 1/16" = 1'-0"



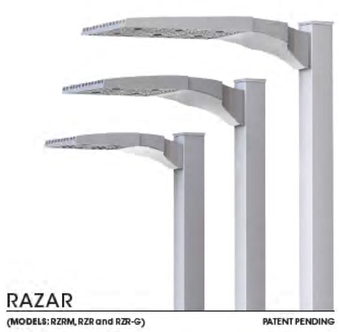
3 TYPICAL SIDE ELEVATION
SCALE= 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE= 1/16" = 1'-0"

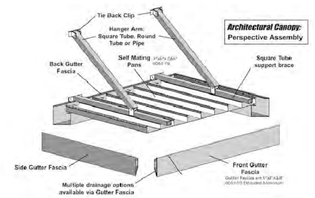


LIGHT FIXTURE – SA & SW (WALL AND POLE MOUNT)
WALL= 20 AFF
POLE= 25 AFF

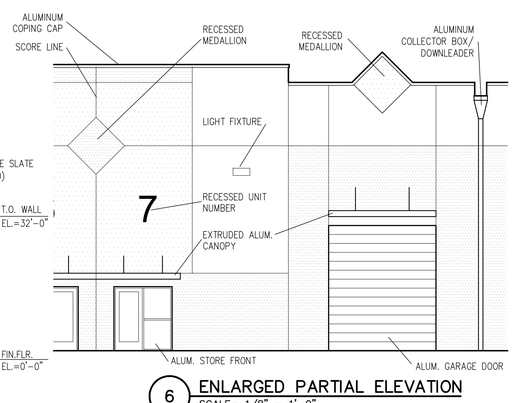


LIGHT FIXTURE – SB (POLE MOUNT)
POLE= 25 AFF

5 SITE LIGHTING
REFER TO LIGHTING PLANS FOR FIXTURES LOCATION



6 ALUMINUM CANOPY – TYPICAL
NTS



6 ENLARGED PARTIAL ELEVATION
SCALE= 1/8" = 1'-0"

HM2V

INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

NEW WAREHOUSE BUILDING FOR
MR. PETER CASTELLANA JR.

HAVERHILL INDUSTRIAL PARK, LOTS # 10 & 11
RIVIERA BEACH, FL

Date: 08-08-2016
Drawn:
Scale:
Commission: 15-0623
Revisions:
1 3-17-2017 (CITY COMMENTS)

Drawing:
FLOOR PLAN
ELEVATIONS
& DETAILS

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A-1.1

SITE PLANNING SUBMITAL

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS SP-16-19 / SE-16-03 (LOTS 9 + 12)
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-17-01 AND SE-17-01) TO BUILD AND OPERATE A 44,000 SQUARE FOOT PRIVATE STORAGE FACILITY, ON APPROXIMATELY 2.4 ACRES OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOTS 9 AND 12), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0120 AND 56-42-42-26-02-000-0090; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: Restoration Property Holdings, Inc; Scott Cunningham (Authorized Agent).

B. Request: The applicant is requesting site plan and special exception approval to build a new private storage facility.

C. Location: The proposed location is within the Haverhill Business Park, on Haverhill Road.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-42-42-26-02-000-0120 56-42-42-26-02-000-0090
Parcel Size:	+/- 2.4 acres.
Existing Use:	Vacant Lot.
Zoning:	General Industrial (IG) Zoning District.
Future Land Use:	Industrial.

E. Adjacent Property Description and Uses:

North:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
South:	Haverhill Road
East:	Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use
West:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use

F. Background:

This is one of three current development proposals within the Haverhill Business Park. The current proposal to develop lots 9 and 12 will provide high-end private storage space for a variety of potential clients. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 44,000 square foot private storage facility.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the General Industrial (IG) Zoning District, providing that a Special Exception approval is granted by City Council for the warehouse use.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Industrial Future Land Use designation.

Compatibility: The proposed project is compatible with the surrounding parcels and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed in accordance with the City's Land Development Regulations. Traffic generation will be less than 500 trips per day.

H. Special Exception Analysis

a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Ingress to and Egress from the site are available directly off of Haverhill Business Parkway, which can be accessed from the north and south via Haverhill Rd.

b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

- Adequate parking spaces have been proposed in accordance with the City's Land Development Regulations.

c. Refuse and service areas, including consideration of relevant factors in subsections (2)a and b of this section.

- Typical dumpster enclosure details have been provided.

d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.

- Utilities are currently available to the site and will be properly connected as required by the appropriate utility providers.

e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and

the uses and structures of adjacent and nearby properties and properties generally in the district.

- Adequate landscaping has been proposed on site which must be maintained in perpetuity according to the City's Land Development Regulations.

f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

- Future site signage shall be approved through the building permit process in accordance with existing Land Development Regulations.
- A lighting plan has been provided, which demonstrates adequate lighting and limited light trespass from the property.

g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

- Adequate yard/open space has been proposed in accordance with the City's Land Development Regulations.

I. Staff Conclusion: City staff recommends approval of this site plan and special exception application with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.

2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

For Staff Use Only

City of Riviera Beach	Date:	Case Number:
Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 *Phone: (561) 845-4060* Fax : (561) 845-4038	Project Title:	
	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

RECEIVED
MAR 24 2017
PLANNING / ZONING DIVISION

APPLICANT

Name of Property Owner(s): Restoration Property Holdings, Inc

Mailing Address: PO BOX 14052 North Palm Beach, Fl. 33408

Property Address: 7210 Haverhill Business Pkwy, Riviera Beach. Fl. 33407

Name of Applicant (if other than owner):

Home: ( ) Work: (561) 801-9110 Fax: ( )

E-mail Address: scunningham225@aol.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: Industrial Current Zoning Classification: General Industrial

Square footage of site: 112,815 Property Control Number (PCN): 56-42-42-26-02-000-0120 & 56-42-42-26-02-000-0090

Type and gross area of any existing non residential uses on site: NA

Gross area of any proposed structure: 44,000 sf

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe:

Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [✓] No

If yes, indicate date, nature and applicant's name:

Briefly describe use of adjoining property: North: Vacant

South: Industrial/Office

East: Industrial

West: NA

REZONE

Requested Zoning Classification: General Industrial

Is the requested zoning classification contiguous with existing? Yes

Is a Special Exception necessary for your intended use? [✓] Yes [ ] No

Is a Variance necessary for your intended use? [ ] Yes [✓] No

FUTURE LAND USE

Existing Use: Vacant
Proposed Use: Private Storage Facility

Land Use Designation: Industrial
Requested Land Use: NA

Adjacent Land Uses: North: Industrial
South: Industrial
East: Industrial
West: NA

Size of Property Requesting Land Use Change: NA

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: Private Storage Facility

Provide specific LDR ordinance section number and page number: Sec.31-382-b.2

How does intended use meet the standards in the Land Development Code?
YES

Demonstrate that proposed location and site is appropriate for requested use:
It is compatible with many other current facilities/businesses in Haverhill Business Park

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: *Architectural design elements and building characteristics are very compatible and will further enhance its surrounding environment*

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
The subject properties landscape appearance is currently enhanced by existing grown vegetation and corner "monument type" feature walls which serve as visual screening, see Landscape Design for proposed plant species which will enhance the visual and privacy from adjacent uses.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
The facility will be strictly limited to "Private Storage" and owners will need to adhere to Condominium rules and regulations.

Demonstrate how utilities and other service requirements of the use can be met:

Demonstrate how the impact of traffic generated will be handled:
On-site: See attached Traffic Report

Off-Site:

Other:

VARIANCE

Describe the Variance sought: NA

Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:

Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:

Other:

SITE PLAN

Describe proposed development:
Private Ownership storage facility

Demonstrate that proposed use is appropriate to site:
The proposed use is currently compatible with numerous other existing businesses on Haverhill Business park

Demonstrate how drainage and paving requirement will be met:
See attached Civil Drawings

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
See attached Landscape Drawings

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
Private Storage Facility, no business enterprises shall be permitted to operate from any of the units.

Demonstrate how utilities and other service requirements of the use can be met:
See attached drawings

Demonstrate how the impact of traffic generated will be handled:

On-site: See attached traffic report

Off-site:

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars ($500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

Signature

March 24, 2017

Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Restoration Property Holdings, Inc.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Scott Cunningham

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

Lot 9 & 12, of Haverhill Business park, according to the plat thereof, recorded in plat book 101, page 139, of the public records of Palm Beach County; with respective PCN# 56-42-42-26-02-000-0120 & 56-42-42-26-02-000-0090

the street address of which is: 7210 Haverhill Business Park, Riviera Beach, Fl. 33407

and that we hereby appoint:

Name: Scott Cunningham
Address: PO BOX 14052 North Palm Beach, Fl. 33407

Telephone: 561-801-9110

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

DIRECTOR (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 24 day of March, 2017.

Notary Public

SHIRLEY D. LOTT
MY COMMISSION EXPIRES July 11, 2018
#FF 101288
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Troy Fain - Insurance

THE HANGAR

Lots 9 & 12 Haverhill Business Park
Riviera Beach, Florida

P & Z Submittal
JULY 14, 2017
1 Revisions

Illustration is for presentation reference purposes only and subject to change.

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ZALEZ CONSULTING, LLC.
DESIGN & PROJECT MANAGEMENT
CONTACT: (561)213.1994

OWNER/CLIENT:
RESTORATION PROPERTY HOLDING, INC
NORTH PALM BEACH, FL

PROJECT NAME:

THE HANGAR
HAVERHILL BUSINESS PARK
LOTS 9 & 12
RIVIERA BEACH, FL

PROJECT No. Hangar 001

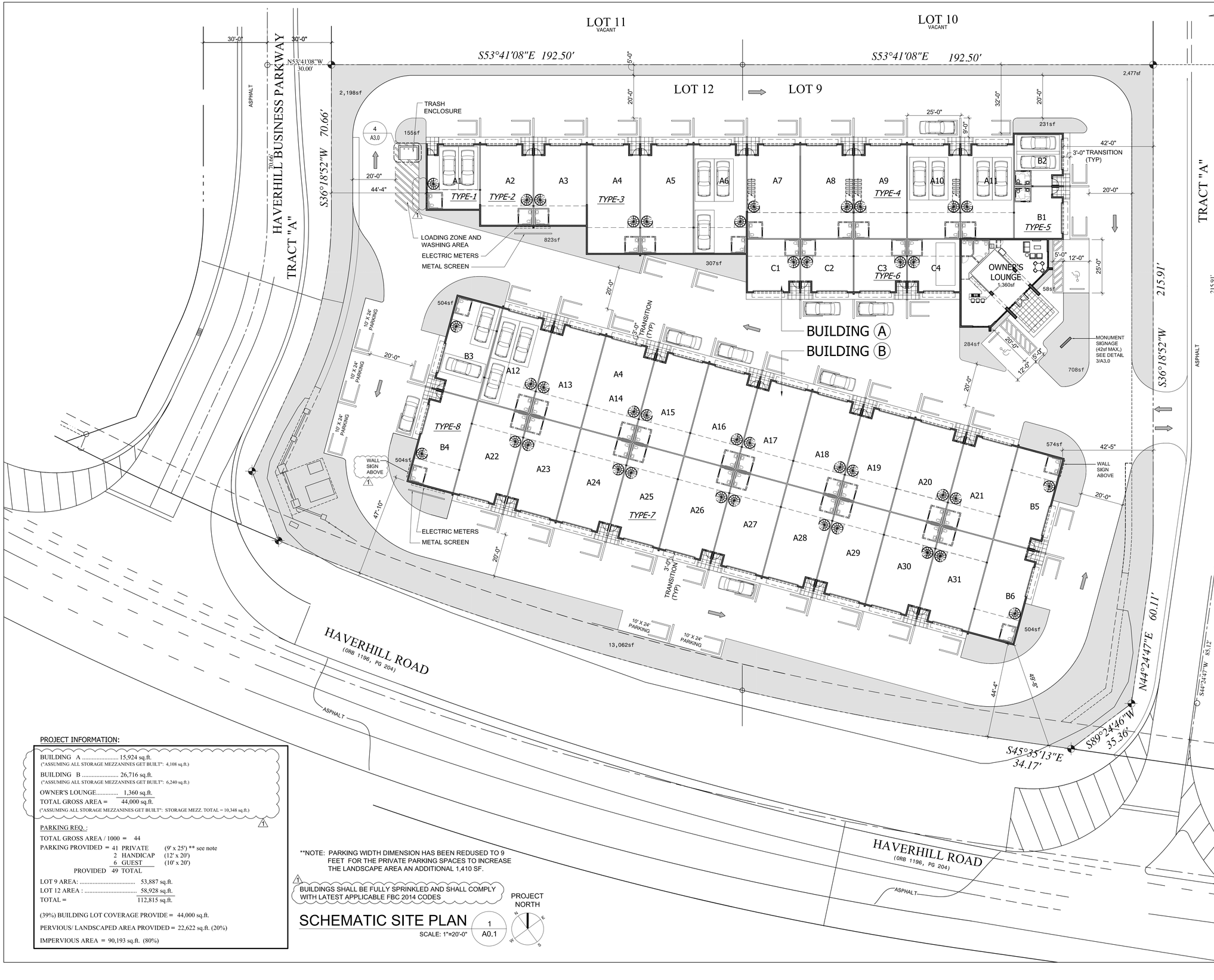
REVISIONS
1 P &Z COMMENTS 07-14-17

STATE OF FLORIDA
EDUARDO ALBERTO VAZQUEZ
AR14369
REGISTERED ARCHITECT
03/24/2017
Eduardo A. Vazquez, R.A.

DATE: MARCH 24, 2017
AR 14369

COVER

A0.0



PROJECT INFORMATION:

BUILDING A ..... 15,924 sq.ft.
("ASSUMING ALL STORAGE MEZZANINES GET BUILT": 4,108 sq.ft.)

BUILDING B ..... 26,716 sq.ft.
("ASSUMING ALL STORAGE MEZZANINES GET BUILT": 6,240 sq.ft.)

OWNER'S LOUNGE..... 1,360 sq.ft.

TOTAL GROSS AREA = 44,000 sq.ft.
("ASSUMING ALL STORAGE MEZZANINES GET BUILT": STORAGE MEZZ. TOTAL = 10,348 sq.ft.)

1

PARKING REQ. :

TOTAL GROSS AREA / 1000 = 44

PARKING PROVIDED = 41 PRIVATE (9' x 25') ** see note
2 HANDICAP (12' x 20')
6 GUEST (10' x 20')
PROVIDED 49 TOTAL

LOT 9 AREA: ..... 53,887 sq.ft.
LOT 12 AREA : ..... 58,928 sq.ft.
TOTAL = 112,815 sq.ft.

(39%) BUILDING LOT COVERAGE PROVIDE = 44,000 sq.ft.

PERVIOUS/ LANDSCAPED AREA PROVIDED = 22,622 sq.ft. (20%)

IMPERVIOUS AREA = 90,193 sq.ft. (80%)

**NOTE: PARKING WIDTH DIMENSION HAS BEEN REDUSED TO 9 FEET FOR THE PRIVATE PARKING SPACES TO INCREASE THE LANDSCAPE AREA AN ADDITIONAL 1,410 SF.

1 BUILDINGS SHALL BE FULLY SPRINKLED AND SHALL COMPLY WITH LATEST APPLICABLE FBC 2014 CODES

PROJECT NORTH

SCHEMATIC SITE PLAN

1 / A0.1

SCALE: 1"=20'-0"

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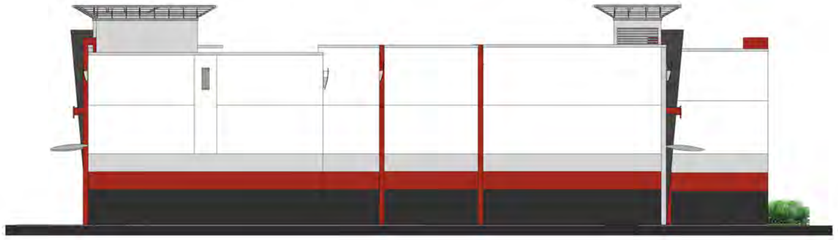
AR 14369

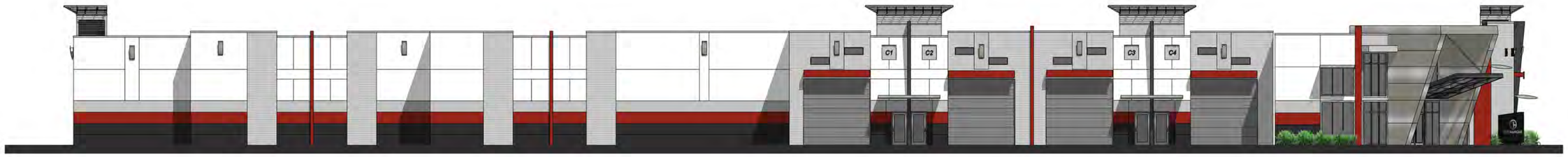
SCHEMATIC SITE PLAN

A0.1



BUILDING 'A' WEST ELEVATION (1 / A2.0)
SCALE: 3/32"=1'-0"

BUILDING 'A' EAST ELEVATION (2 / A2.0)
SCALE: 3/32"=1'-0"



BUILDING 'A' SOUTH ELEVATION (3 / A2.0)
SCALE: 3/32"=1'-0"

BUILDING 'A' NORTH ELEVATION (4 / A2.0)
SCALE: 3/32"=1'-0"

1 NOTE:

REFER TO SHEET A3.0 FOR COLOR SCHEME AND MATERIAL DESIGNATION FOR EACH BUILDING ELEVATION.

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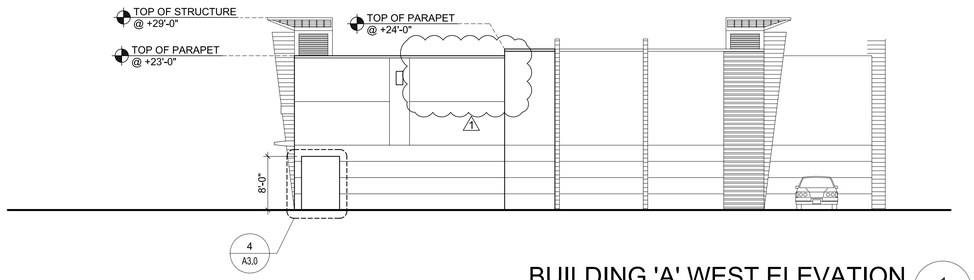
SCHEMATIC
BUILDING 'A'
EXTERIOR ELEVATIONS
(COLORED)

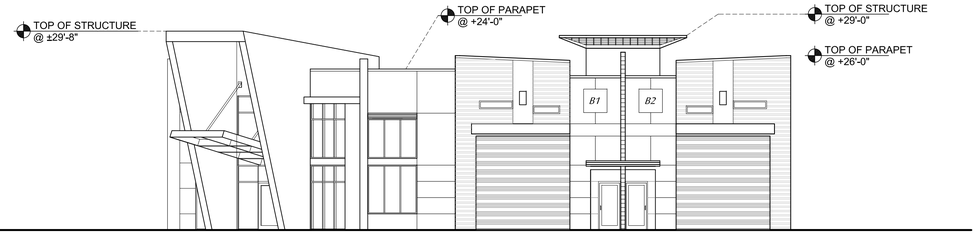
A2.0 1



BUILDING 'A' WEST ELEVATION

SCALE: 3/32"=1'-0"

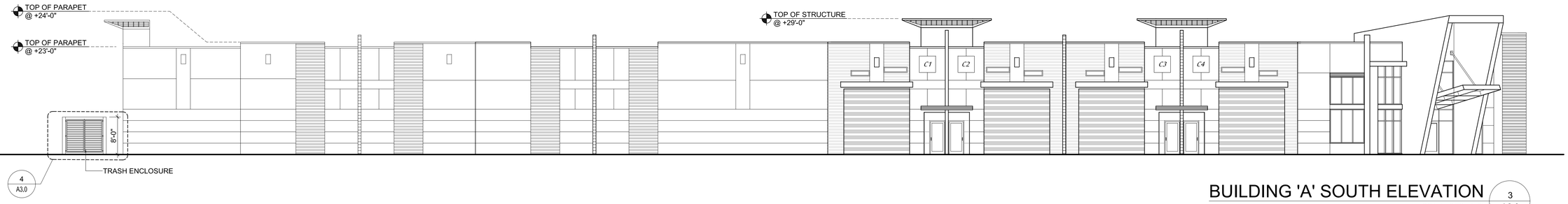
1 A2.0



BUILDING 'A' EAST ELEVATION

SCALE: 3/32"=1'-0"

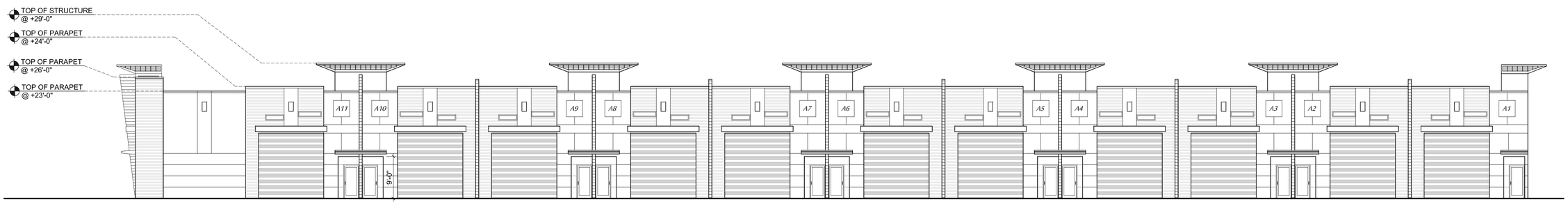
2 A2.0



BUILDING 'A' SOUTH ELEVATION

SCALE: 3/32"=1'-0"

3 A2.0



BUILDING 'A' NORTH ELEVATION

SCALE: 3/32"=1'-0"

4 A2.0

1 NOTE:

REFER TO SHEET A3.0 FOR COLOR SCHEME AND MATERIAL DESIGNATION FOR EACH BUILDING ELEVATION.

BUILDING 'A' MEMBER'S LOUNGE ELEVATION

SCALE: 3/32"=1'-0"

5 A2.0

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AR 14369

SCHEMATIC
BUILDING 'A'
EXTERIOR ELEVATIONS

A2.0

BUILDING 'B' EAST & WEST ELEVATION

SCALE: 3/32"=1'-0"

2
A2.1

BUILDING 'B' SOUTH ELEVATION

SCALE: 3/32"=1'-0"

3
A2.1

BUILDING 'B' NORTH ELEVATION

SCALE: 3/32"=1'-0"

4
A2.1

1 NOTE:

REFER TO SHEET A3.0 FOR COLOR SCHEME AND MATERIAL DESIGNATION FOR EACH BUILDING ELEVATION.

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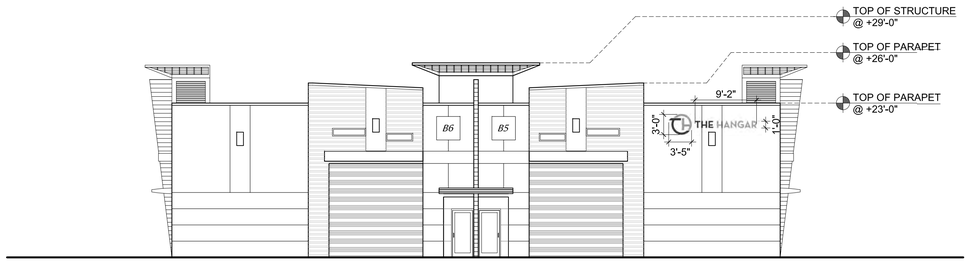
SCHEMATIC
BUILDING 'B'
EXTERIOR ELEVATIONS
(COLORED)

A2.1 .1

BUILDING 'B' WEST ELEVATION

SCALE: 3/32"=1'-0"

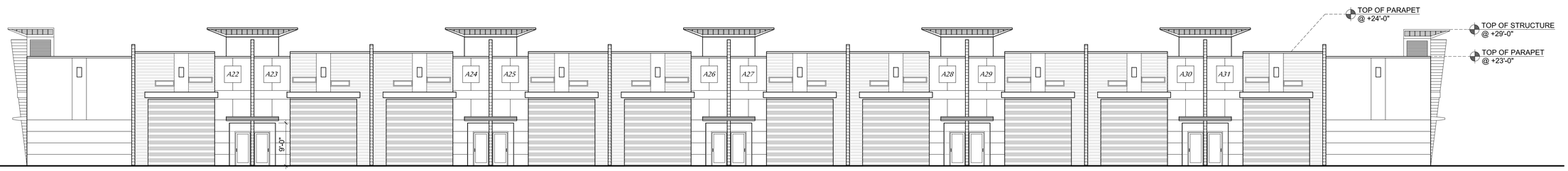
1 / A2.1



BUILDING 'B' EAST ELEVATION

SCALE: 3/32"=1'-0"

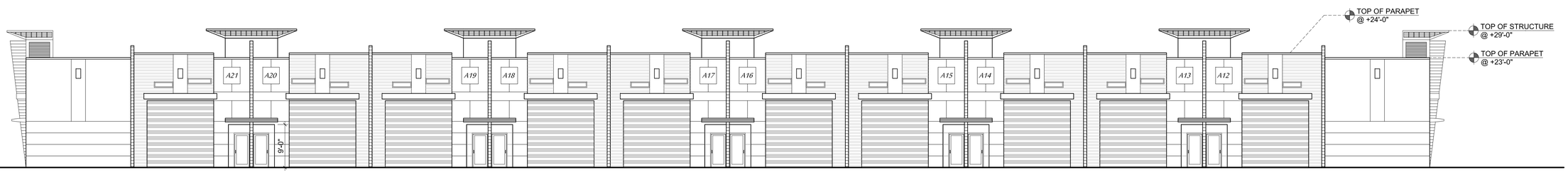
2 / A2.1



BUILDING 'B' SOUTH ELEVATION

SCALE: 3/32"=1'-0"

3 / A2.1



BUILDING 'B' NORTH ELEVATION

SCALE: 3/32"=1'-0"

4 / A2.1

1

NOTE:

REFER TO SHEET A3.0 FOR COLOR SCHEME AND MATERIAL DESIGNATION FOR EACH BUILDING ELEVATION.

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03/24/2017
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AR 14369

SCHEMATIC
BUILDING 'B'
EXTERIOR ELEVATIONS

A2.1

LEGEND

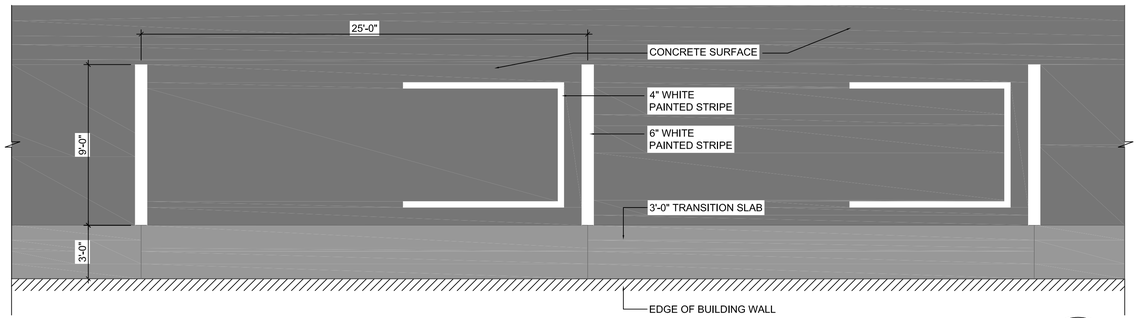
1. ALUCOBOND PANELS- Natural Brushed 50 Feve (or similar)
2. ALUCOBOND FINISH - Natural Brushed Graphite Feve (or similar) Finish over open framed entry canopy structure.
3. Roof Eyebrow overhang - Color # xxx
4. BRUSHED ALUMINUM - Wedge/Fin shaped canopy (or similar)
5. TILT-UP FIN Wall - Color to match Item #15
6. STOREFRONT SYSTEM - Brushed Aluminum
7. WALL COLOR - # PPG1043-1 Snowbank
8. WALL COLOR - #PPG103-5 Victorian Pewter
9. WALL COLOR - To match item #1
10. WALL COLOR - # PPG1013-6 - Gray Flannel (or similar)
11. TILT-UP SCORED FIN WALL - COLOR: PPG1013-6 - Gray Flannel
12. STOREFRONT DOORS - Brushed Aluminum
13. MECHANICAL LOUVER SCREEN - Aluminum Mill Finish
14. IMPACT TYPE GARAGE DOOR - COLOR: To match PPG1013-4 - silver charm
15. GARAGE DOOR CANOPY - ALUCOBOND FINISH - Red Fire PVDF-3
16. SCORED TILT-UP WALL - COLOR: PPG1013-5 - Victorian Pewter (or similar)
17. CLEARSTOREY GLASS - Brushed Aluminum
18. EXTERIOR WALL LIGHTING - TBD
19. DECORATIVE ARCHITECTURAL SCREEN CANOPY - COLOR: Aluminum Mil Finish
20. ILLUMINATED PRIVATE STORAGE UNIT NUMBER

NOTE: COLOR AND MATERIAL SELECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY, TO SHOW DESIGN INTENT. FINAL SELECTIONS MAY CHANGE BASED ON AVAILABILITY CONSTRUCTION COST.

FINISH ELEVATION

NOT TO SCALE

1 / A3.0



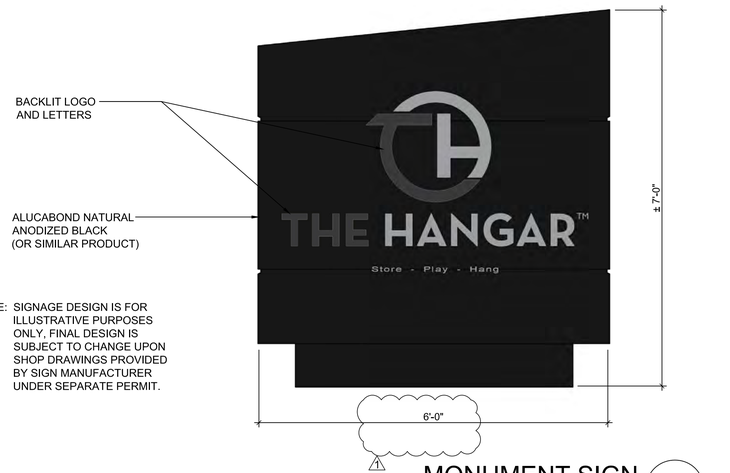
NOTE: PARKING WIDTH DIMENSION HAS BEEN REDUSED TO 9 FEET FOR THE PRIVATE PARKING SPACES TO INCREASE THE LANDSCAPE AREA AN ADDITIONAL 1,410 SF.

PARKING DETAIL

SCALE: 1/4"=1'-0"

2 / A3.0

PLAN

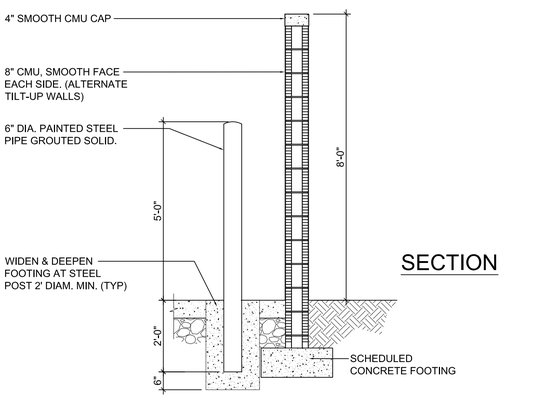


NOTE: SIGNAGE DESIGN IS FOR ILLUSTRATIVE PURPOSES ONLY, FINAL DESIGN IS SUBJECT TO CHANGE UPON SHOP DRAWINGS PROVIDED BY SIGN MANUFACTURER UNDER SEPARATE PERMIT.

MONUMENT SIGN

SCALE: 3/4"=1'-0"

3 / A3.0



SECTION

TRASH ENCLOSURE DETAILS

SCALE: 1/2"=1'-0"

4 / A3.0

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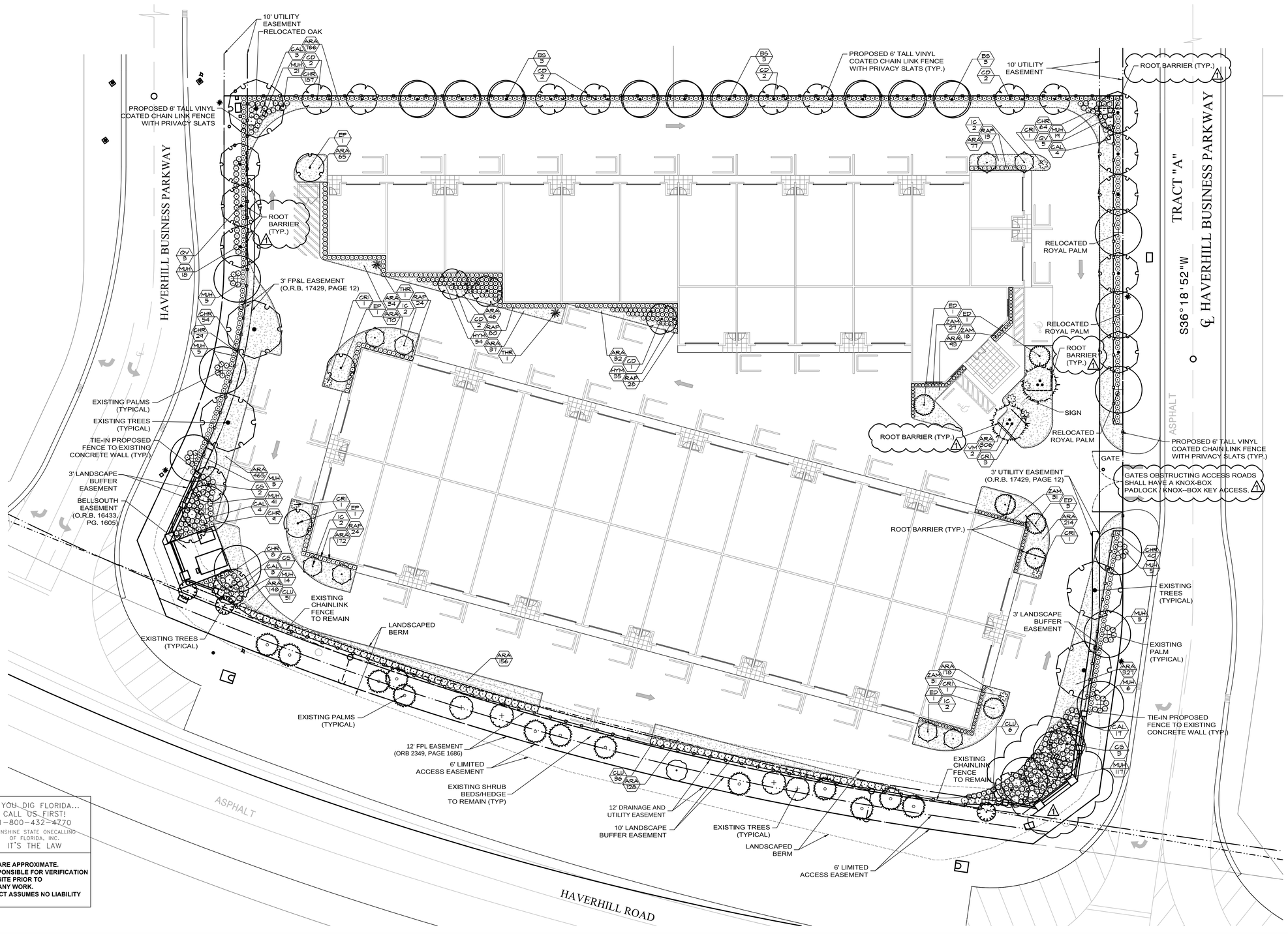
DETAILS

A3.0

OF SHEETS

FOR PLANT LIST SEE LP-2



IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALL OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

GERALD WENTA
RLA #6666724
772-216-3587

ROYAL LANDSCAPING

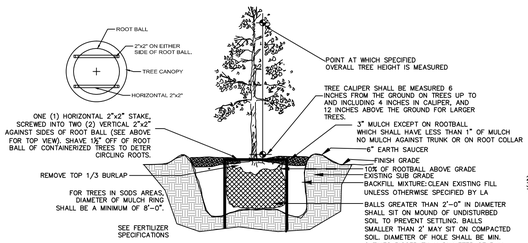
9858 Clint Moore Rd.
Suite C-111, #246
Boca Raton, FL 33496

royallandscaping@gmail.com

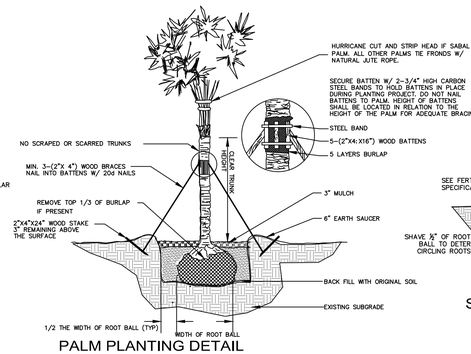
SCALE	1" = 20'-0"
DESIGNED BY	GW
DRAWN BY	GW
CHECKED BY	GW
CAD DWG.	
DATE	03.15.17
REVISIONS	03.24.17
1 Per City	07.13.17

HAVERHILL BUSINESS PARK LOTS 9 & 12
RIVIERA BEACH
FLORIDA

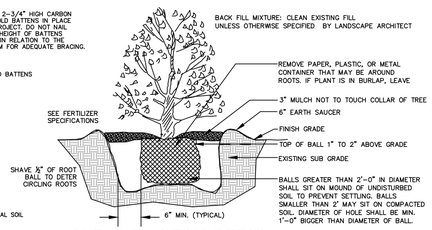
LANDSCAPE PLAN



TREE PLANTING DETAIL



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

TYPICAL TREE
WITH ROOT BARRIER

NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

LOTS 9 & 10 HAVERHILL BUSINESS PARK

OVERALL PLANT LIST

SYM	QTY	COMMON/BOTANICAL	MINIMUM SIZE/SPEC	NATIVE	DRT. TOL.	TYPE	ECO
EXISTING TREES AND PALMS:							
–	3	BOTTLEBRUSH/Callistemon spp.	SEE TD-1	NO	VERY	SHADE	NO
–	4	PIGEON PLUM/Coccoloba diversifolia*	SEE TD-1	YES	VERY	SHADE	YES
–	5	LIVE OAK/Quercus virginiana*	SEE TD-1	YES	VERY	SHADE	YES
–	13	ROYAL PALM/Roystonea elata*	SEE TD-1	YES	VERY	PALM	NO
–	13	SABAL PALM/Sabal palmetto*	SEE TD-1	YES	VERY	PALM	YES
TREES AND PALMS:							
BS	9	GUMBO LIMBO/Bursera simarouba*	12'X5', 6'CT, 2" DBH MIN	YES	VERY	SHADE	NO
CD	11	PIGEON PLUM/Coccoloba diversifolia*	12'X5', 6'CT, 2" DBH MIN	YES	VERY	SHADE	YES
CS	6	GEIGER/Cordia sebestena*	12'X5', 6'CT, 2" DBH MIN	YES	VERY	SHADE	YES
ED	6	JAPANESE BLUEBERRY/Elaeocarpus decipiens	10'X5', 5'CT, 1.5" DBH MIN	NO	VERY	ACCENT	NO
EP	3	EAST PALATKA HOLLY/Ilex attenuata 'EP'*	12'X5', 6'CT, 2" DBH FTB	YES	MOD	SHADE	YES
IC	8	DAHOON HOLLY/Ilex cassine*	10'X5', 5'CT, 1.5" DBH FTB	YES	VERY	ACCENT	YES
QV	8	LIVE OAK/Quercus virginiana*	12'X5', 6'CT, 2" DBH MIN	YES	VERY	SHADE	YES
VM	2	MONTGOMERY PALM/Veitchia montgomeriana	8'-10' CT, TRIPLE, MATCHED	NO	VERY	PALM	NO
ACCENTS, SHRUBS, AND GROUNDCOVERS:							
ARA	3414	ECO-TURF/Arachia glabrate (SOD ALTERNATIVE)	4" POTS, PLANT 18"OC	NO	VERY	SOD	YES
CAL	31	BEAUTYBERRY/Callicarpa americana*	24" #3 FULL, 48"OC	YES	VERY	SHRUB	YES
CHR	392	COCOPLUM/Chrysobalanus icacao*	24" #3 FULL, 24"OC	YES	VERY	SHRUB	YES
CLU	98	SMALL LEAF CLUSIA/Clusia guttifera	24" #3 FULL, 36"OC	NO	VERY	SHRUB	NO
CRI	8	QUEEN EMMA CRINUM/Crinum augusta	30" #7 FULL, AS SHOWN	NO	VERY	ACCENT	NO
HYM	89	SPIDER LILY/Hymenocallis latifolia*	15" #1 FULL, 24"OC	YES	VERY	G.COVER	NO
MUH	261	MUHLY GRASS/Muhlenbergia cappilaris*	15" #1 FULL, 30"OC	YES	VERY	ACCENT	YES
RAP	169	MYRSINE/Rapanea punctata*	24" #3 FULL, 24"OC	YES	VERY	SHRUB	YES
THR	2	THATCH PALM/Thrinax radiata*	4' OAH #15, AS SHOWN	YES	VERY	PALM	YES
ZAM	107	COONTIE/Zamia pumila*	15" #3 FULL, 18"OC	YES	VERY	SHRUB	YES
SOD	–	SEE 'ARA' FOR ALTERNATIVE SOD SOLUTION					
		MELALEUCA MULCH	3" DEPTH				

*denotes Florida native plant material

RIVIERA BEACH, FLORIDA – LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TOTAL LOT AREA	--	112,815SF
-MINIMUM 20% OF SITE AREA RESERVED AS LANDSCAPE SPACE	22,563SF	22,815SF
-1 TREE REQUIRED PER 1500 SF LOT AREA (112,813/1500)	76 TREES	63 TREES/28PALMS
-EXISTING TREES TO COUNT TOWARDS REQUIREMENTS	--	12 TREES
-EXISITNG PALMS TO COUNT TOWARDS REQUIREMENTS	16 MAX	13 ROYALS, 13 SABALS
-REQUIRED TREES LESS EXISTING TREES (12) AND PALMS (16 MAX)	48 TREES	51 TREES +2 PALMS
-SPECIES DIVERSITY REQUIRED FOR 75+ TREES	6 SPECIES	11 SPECIES
-70% OF REQUIRED LANDSCAPE TO BE NATIVE (EXCL TURF AREAS)	70%	92%+
-60% OF REQUIRED TREES TO BE NATIVE SHADE TREES	46 TREES	46 TREES
-ALL SHADE TREES TO BE MIN. 12'OAH X 5' SPR, 6'CT, AND 2" DBH	YES	YES
-10% OF REQUIRED TREES TO BE NATIVE ACCENT TREES	8 TREES	8 TREES
-ALL ACCENT TREES TO BE MIN 10'OAH X 5'SPR, 5'CT, AND 1.5" DBH	YES	YES
-NO MORE THAN 20% OF REQUIRED TREES TO BE PALMS	16 MAX	16 MAX +12 ADD'L
-ALL PALMS TO HAVE 8' CLEAR TRUNK	YES	YES
-25% OF REQ. LANDSCAPE SHALL BE ECOLOGICALLY SIGNIFICANT	YES	YES
-NO MORE THAN 20% OF LS SHALL BE HIGH WATER USE AREAS	YES	YES (0%)
-10' LS BUFFER REQUIRED ADJACENT TO PUBLIC RIGHT-OF-WAY	YES	YES
-5' LS BUFFER REQUIRED ADJACENT TO ABUTTING PROPERTIES	YES	YES
-1 TREE PER 20LF (OR CLUSTERS 50'OC) OF BUFFER IS REQUIRED	YES	YES
-A CONTINUOUS 2'OAH HEDGE TO BE PROVIDED WITHIN BUFFERS	YES	YES
-MINIMUM 25% OF BUFFER STRIP TO BE SHRUBS/GROUNDCOVERS	YES	YES
-ALL OFF-STREET PARKING TO BE SCREENED FROM VIEWS	YES	YES
-A 10' CLEAR SITE TRIANGLE BETWEEN ACCESSWAY AND ROW	YES	YES
-A 30'CLEAR SITE TRIANGLE BETWEEN INTERSECTING ROW'S	YES	YES
-ADJACENT SWALES TO BE LANDSCAPED/SODDED/MAINTAINED	YES	YES
-ALL AC CONDENSERS, FPL BOXES, AND UTILITES TO BE SCREEND	YES	YES
-REQUIRED SHRUBS TO BE 24" OAH AT TIME OF INSTALLATION	YES	YES
-SHRUBS USED IN PLANTING STRIP TO BE SPACED 24"-30" ON CENTER	YES	YES
-GROUNDCOVERS TO PROVIDE 100% COVERAGE W/IN 12 MONTHS	YES	YES
-REMAINDER OF PROPERTY TO HAVE FLORATAM SOD OR MULCH	YES	YES
-AUTOMATED IRRIGATION SYSTEM TO PROVIDE 100%+ COVERAGE	YES	YES

ADDITIONAL NOTES:
1
-ALL LANDSCAPED AREAS TO BE CURBED, PER CITY OF RIVIERA BEACH
-NO PROPOSED LANDSCAPING SHALL BE INSTALLED ABOVE OR NEAR EXISTING WATER AND SEWER LINES LOCATED WITHIN EASEMENTS AND/OR RIGHT-OF-WAYS.
-ROOT BARRIERS TO BE INSTALLED, AS NEEDED, TO ENSURE AND MAINTAIN REASONABLE VERTICAL AND HORIZONTAL SEPARATION BETWEEN PLANT ROOT SYSTEMS AND WATER/SEWAGE LINES (SEE DETAIL).
-A FULLY AUTOMATED IRRIGATION SYSTEM IS TO BE PROVIDED TO WATER ALL PLANT MATERIAL. THE PROPOSED WATER SOURCE WILL BE WELL WATER (AS PERMITED BY SFWMD) AND SYSTEM WILL BE DESIGNED TO ACCOMMODATE SEPARATE PLANT HYDROZONES. THE SYSTEM SHALL INCORPORATE A RAIN SENSING SHUT-OFF SWITCH, AS WELL AS A CONSTANT PRESSURE FLOW CONTROL DEVICE.

GERALD WENTA
RLA #6666724
772-216-3587

ROYAL LANDSCAPING

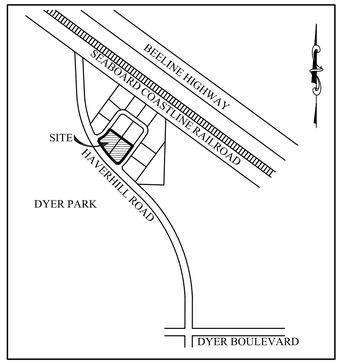
9858 Clint Moore Rd.
Suite C-111, #246
Boca Raton, FL 33496

royallandscaping@gmail.com

SCALE	AS NOTED
DESIGNED BY	GW
DRAWN BY	GW
CHECKED BY	GW
CAD DWG.	
DATE	03.15.17
REVISIONS	03.24.17
1 Per City	07.13.17

HAVERHILL BUSINESS PARK LOTS 9 & 12
RIVIERA BEACH
FLORIDA

PLANT LIST, CODE REQUIREMENTS, DETAILS, NOTES



LOCATION MAP

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HAVERHILL BUSINESS PARKWAY, BEING S 36°18'52" W.

2) ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929

3) UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.

4) LOT 12 CONTAINS 53,887 SQUARE FEET OR 1.237 ACRES, MORE OR LESS. LOT 9 CONTAINS 58,928 SQUARE FEET OR 1.353 ACRES, MORE OR LESS.

5) NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY MAY EXIST.

6) NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN HEREON.

7) ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, WHICH MAY AFFECT THIS PARCEL HAVE NOT BEEN LOCATED ON THIS BOUNDARY SURVEY.

8) PARCEL LIES IN FLOOD ZONE: "B" PANEL No. 120192 0145 B DATE 10/15/82.

LEGAL DESCRIPTION

LOTS 9 AND 12, OF HAVERHILL BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

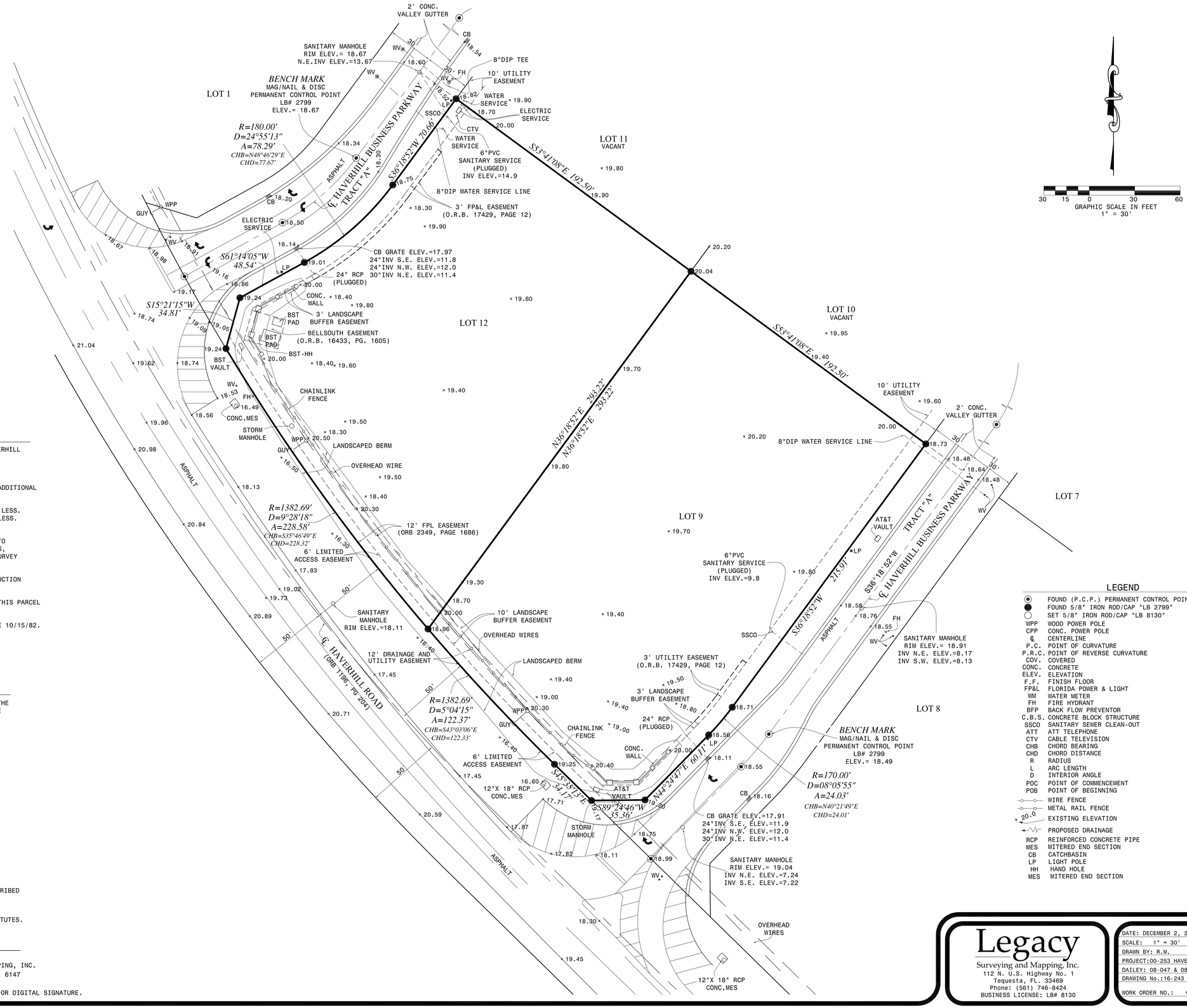
BOUNDARY, TOPOGRAPHIC SURVEY
RESTORATION PROPERTY HOLDINGS, INC.

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

DECEMBER 2, 2016
DATE OF FIELD SURVEY

GREGORY T. TUCKER
LEGACY SURVEYING AND MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.



LEGEND

- FOUND (P.C.P.) PERMANENT CONTROL POINT "LB 2799"
- FOUND 5/8" IRON ROD/CAP "LB 2799"
- SET 5/8" IRON ROD/CAP "LB 8130"
- WPP WOOD POWER POLE
- CPP CONC. POWER POLE
- ℄ CENTERLINE
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- COV. COVERED
- CONC. CONCRETE
- ELEV. ELEVATION
- F.F. FINISH FLOOR
- FP&L FLORIDA POWER & LIGHT
- WM WATER METER
- FH FIRE HYDRANT
- BFP BACK FLOW PREVENTOR
- C.B.S. CONCRETE BLOCK STRUCTURE
- SSCO SANITARY SEWER CLEAN-OUT
- ATT ATT TELEPHONE
- CTV CABLE TELEVISION
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- R RADIUS
- L ARC LENGTH
- D INTERIOR ANGLE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- WIRE FENCE
- METAL RAIL FENCE
- EXISTING ELEVATION
- PROPOSED DRAINAGE
- RCP REINFORCED CONCRETE PIPE
- MES MITERED END SECTION
- CB CATCHBASIN
- LP LIGHT POLE
- HH HAND HOLE
- MES MITERED END SECTION

Legacy
Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

DATE:	DECEMBER 2, 2016
SCALE:	1" = 30'
DRAWN BY:	R.M.
PROJECT:	00-253 HAVERHILL INDUST PARK
DAILEY:	08-047 & 08-050
DRAWING No.:	16-243
WORK ORDER NO.:	16-243

STAFF REPORT – CITY OF RIVIERA BEACH
CASE NUMBERS SP-16-19 / SE-16-03 (LOT 2)
PLANNING AND ZONING BOARD, SEPTEMBER 28, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN AND SPECIAL EXCEPTION APPLICATION (SP-17-04 and SE-17-02) TO BUILD AND OPERATE A 14,707 SQUARE FOOT WAREHOUSE WITH ACCESSORY OFFICE, ON APPROXIMATELY 1.0 ACRE OF VACANT LAND WITHIN THE HAVERHILL BUSINESS PARK (LOT 2), IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-26-02-000-0020, LOCATED WITHIN THE HAVERHILL BUSINESS PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: CKMJ Palm Beach, LLC; J. Vincent Kafer (Authorized Agent).

B. Request: The applicant is requesting site plan and special exception approval to build a warehouse building with accessory office.

C. Location: The proposed location is within the Haverhill Business Park, on Haverhill Road.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number:	56-42-42-26-02-000-0020
Parcel Size:	+/- 1.0 acre.
Existing Use:	Vacant Lot.
Zoning:	General Industrial (IG) Zoning District.
Future Land Use:	Industrial.

E. Adjacent Property Description and Uses:

North:	Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use
South:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
East:	Vacant; General Industrial (IG) Zoning and Industrial Future Land Use
West:	Industrial Building; General Industrial (IG) Zoning and Industrial Future Land Use

F. Background:

This is one of three current development proposals within the Haverhill Business Park. The current proposal to develop lot 2 will provide warehouse and office space for the property owners. The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Development/Use: The applicant is proposing to develop a 14,707 square foot warehouse with accessory office.

Zoning Regulations: The proposed use complies with the City's Land Development Regulations for the General Industrial (IG) Zoning District, providing that a Special Exception approval is granted by City Council for the warehouse use.

Comprehensive Plan: The proposed use is consistent with the Comprehensive Plan's Industrial Future Land Use designation.

Compatibility: The proposed project is compatible with the surrounding parcels and uses.

Levels of Service: City services such as roads, water, sewer, and garbage collection are currently available to the site.

Landscaping: The proposed landscape plan is compatible with the City's Land Development Regulations.

Parking/Traffic: Adequate parking has been proposed in accordance with the City's Land Development Regulations. Traffic generation will be less than 500 trips per day.

H. Special Exception Analysis

a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Ingress to and Egress from the site are available directly off of Haverhill Business Parkway, which can be accessed from the north and south via Haverhill Rd.

b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

- Adequate parking spaces have been proposed in accordance with the City's Land Development Regulations.

c. Refuse and service areas, including consideration of relevant factors in subsections (2)a and b of this section.

- Typical dumpster enclosure details have been provided.

d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.

- Utilities are currently available to the site and will be properly connected as required by the appropriate utility providers.

e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and

the uses and structures of adjacent and nearby properties and properties generally in the district.

- Adequate landscaping has been proposed on site which must be maintained in perpetuity according to the City's Land Development Regulations.

f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.

- Future site signage shall be approved through the building permit process in accordance with existing Land Development Regulations.
- A lighting plan has been provided, which demonstrates adequate lighting and limited light trespass from the property.

g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.

- Adequate yard/open space has been proposed in accordance with the City's Land Development Regulations.

I. Staff Conclusion: City staff recommends approval of this site plan and special exception application with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.

2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

HM2V, INC

NEW WAREHOUSE BUILDING FOR FOR AFFILIATE COMPANIES

Site Address
HAVERHILL INDUSTRIAL PARKWAY, LOT #2
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL

June 2, 2017

Prepared for:

Jeffrey Asplundh

Content:
NARRATIVE / COVER LETTER
UNIFORM LAND USE APPLICATION
AGENT AUTHORIZATION
DRAINAGE STATEMENT
UTILITY STATEMENT
TRAFFIC IMPACT STATEMENT & REPORT
UTILITY EASEMENT AGREEMENT

ARCHITECTURE | INTERIOR DESIGN | PROJECT MANAGEMENT
513 US HIGWAY 1 - SUITE 110 - NORTH PALM BEACH – FLORIDA 33408
561/855-2097 PH | WWW.HM2V.COM

CKMJ Palm Beach LLC

May 31, 2017

Mr. Terrence Bailey, PE
Director of Community Development
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

RE: New Proposed Building
Haverhill Business Parkway, Lot 2

Dear Mr. Bailey:

Our company, CKMJ Palm Beach LLC, owned by my family members and I are the owners of Lot 2, Haverhill Business Park. We are building the new building to be occupied by affiliate Companies that shall be conducting business at the above location.

One of the occupants is Argo American LLC, owned and managed by Carl Hj. Asplundh III. This company was established in the 1970's, focuses on sales and service of critical infrastructure equipment, services and technology, with special emphasis on supplying new equipment and parts to the Nations of the Caribbean. This business is anticipating in the future to employee two – five office personnel and has the growth potential to employee five – seven sales and parts persons. The projected salary ranges for the future personnel is: Office: $23,000 - $40,000; Sales: $60,000 – $100,000; Parts: $40,000 - $60,000.

The second company to occupy the building, is a Real Estate Redevelopment and Construction Company, doing business in southern Florida, managed and operated by Keith Asplundh will also base in this location. This business is anticipating in the future to employee three office personnel and potentially to employee ten full time construction employees. The projected salary ranges for the future personnel is: Office: $30,000 - $40,000; Construction: $40,000 – $120,000.

The third company to occupy the building is our local Property and Business Manager, Charles Lee. Mr. Lee is responsible for managing our south Florida affiliate business, along with property managing our Florida properties. This business is anticipated to require two office personnel and potentially to employee three full time maintenance employees. The projected salary ranges for the future personnel is: Office: $30,000 - $40,000; Maintenance: $30,000 – $60,000.

We have budgeted and anticipate the construction costs for the development of this project is approximately $875,000.00.

1800 Byberry Road, Suite 1100, Huntington Valley, PA 19006
Florida Phone: 561-248-9053 Email: crlserve@yahoo.com

CKMJ Palm Beach LLC

The expected operation hours of the occupants are Monday – Saturday, 7:00 -7:00. The operations of the occupants will periodically park seven (7) small commercial trucks and service vans on the exterior of building. Most of the non-operating hours, vehicles and supplies will be stored within the building.

As the Sole Manager of the Company, I hereby authorize Carl Hj. Asplundh III and Charles Lee (contact information below) to represent the Company and to execute any necessary documents needed by the City of Riviera Beach, agencies, or organizations, for purpose of the approvals of the proposed building and site work.

Contact information of authorized persons:
Carl Hj. Asplundh III, Managing Partner: Carl911t@gmail.com (cell 267-884-3436)
Charles Lee, Property Manager: Crlserve@yahoo.com (cell 561-248-9053)

If you have any questions, please feel free to contact Carl Hj. Asplundh III, Charles Lee or myself at your convenience.

Yours truly:
CKMJ Palm Beach LLC

Jeffrey Asplundh, Sole Manager
Cell 305-393-5572
3005 Stewart Road
Middle Torch Key, Florida 33042-5803

For Staff Use Only

City of Riviera Beach	Date:	Case Number:
Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404	Project Title:	
Phone: (561) 845-4060 Fax : (561) 845-4038	Fee Paid:	Notices Mailed:
	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT

Name of Property Owner(s): CKMJ PALM BEACH LLC

Mailing Address: 1800 Byberry Road, Ste. 1100 - Huntingdon Valley, PA 19006

Property Address: Haverhill Business Parkway, Lot #2 , Riviera Beach, FL

Name of Applicant (if other than owner): J. Vincent Kafer

Home: ( ) Work: (561) 855-2097 Fax: ( )

E-mail Address: Vincent_Kafer@HM2V. com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: Current Zoning Classification: GI

Square footage of site: 44,850 SF Property Control Number (PCN): Lot 2: 56-42-42-26-02-000-0020

Type and gross area of any existing non residential uses on site: N/A

Gross area of any proposed structure: 17,707 SF

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe:

Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [✓] No

If yes, indicate date, nature and applicant's name:

Briefly describe use of adjoining property: North: GI

South: GI

East: GI

West: GI

REZONE

Requested Zoning Classification: N/A

Is the requested zoning classification contiguous with existing?

Is a Special Exception necessary for your intended use? [ ] Yes [ ] No

Is a Variance necessary for your intended use? [ ] Yes [ ] No

FUTURE LAND USE

Existing Use:	Proposed Use:
Land Use Designation:	Requested Land Use:
Adjacent Land Uses: North:	South:
East:	West:
Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: Warehouse and office use.

Provide specific LDR ordinance section number and page number: 31-382-b(2)

How does intended use meet the standards in the Land Development Code?

RESPECTS ALL APPLICABLE GI ZONE LDR REQUIREMENTS

Demonstrate that proposed location and site is appropriate for requested use:
LOCATED IN THE CORE OF THE WESTERN GI ZONE WITH WITH IMMEDIATE ACCESS TO ROAD SYSTEM AND INFRASTRUCTURE, BUFFERED TO ITS OTHER INDUSTRIAL USE NEIGHBORS AND AWAY FROM RESIDENTIAL ZONES.

Demonstrate how site and proposed building(s) have been designed so they are compactible with adjacent uses and neighborhoods:
THE PROJECT PROVIDES THE REQUIRED SAFE VEHICULAR ACCESS, ADEQUATE ON SITE PARKING, CONNECTION TO EXISTING SEWER AND STORM WATER SYSTEMS WITH ONSITE RETENTION AS WELL AS SITE LIGHTING DESIGNED TO ELIMINATE LIGHT POLUTION AND IMPACTING ADJACENT PROPERTIES, AS WELL AS PROVIDING CONTINUOUS TREES AND HEDGE PERIMETER LANDSCAPE BUFFER.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

LIVE OAKS, LAURED OAKS AND MAHOGANY TREES 20 FEET O/C WITH CONTINUOUS COCO PLUM HEDGE.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
SAFE INGRESS AND EGRESS FROM ACCESS ROAD TO PARKING AND GARAGE AREAS, LANDSCAPE BUFFER AND CONTROLLED LED SITE LIGHTING

Demonstrate how utilities and other service requirements of the use can be met:
The water and sanitary service are provided by the city of Riviera Beach. There are water and sanitary stubs onsite. The sanitary service will be gravity based.

Demonstrate how the impact of traffic generated will be handled: The impact of this proposal on Haverhill Road is insignificant as per Test 1 and 2 (Traffic Impact Report). The access to the project is provided by one driveway from Haverhill Business Parkway.

VARIANCE

Describe the Variance sought:

Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:

Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:

Other:

SITE PLAN

Describe proposed development: New Site and building to be occupied by three affiliated companies that shall be conducting business at the location.

Demonstrate that proposed use is appropriate to site: Site is a part of a successful industrial/general business development.

Demonstrate how drainage and paving requirement will be met: The finish floor elevation of the building shall be above the peak stage of 100yr-3day storm, 19.35 NGVD. Proposed, 20.0 NGVD. Per SFWMD,1.92 A-I of dry retention is required for the site. Due to extra impervious area, the proposed drainage system will retain 2.9 A-I of dry retation by an exfiltration system with inlets in the parking and landscape low points

Demonstrate any landscaping techniques to visually screen use from adjacent uses:
Live Oak trees @ 20' apart w/ a continuous Cocoplum hedge

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
N/A

Demonstrate how utilities and other service requirements of the use can be met: The water and sanitary service are provided by the city of Riviera Beach. There are water and sanitary stubs onsite. The sanitary service will be gravity based.

Demonstrate how the impact of traffic generated will be handled: The impact of this proposal on Haverhill Road is insignificant as per Test 1 and 2 (Traffic Impact Report). The access to the project is provided by one driveway from Haverhill Business Parkway.

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars ($500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

Signature

6·15·17
Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Jeffrey Asplundh

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Jeffrey Asplundh

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

Lot #2, Haverhill Business Park, according to the plat thereof Palm Beach County, FLorida.
PCN: 56-42-42-26-02-000-0020 Subdivision: Haverhill Business Park Book 28444 Page 1287

the street address of which is: Haverhill Business Parkway, Riviera Beach, FL

and that we hereby appoint:

Name: J. Vincent Kafer
Address: 513 US Highway 1, Suite 110
North Palm Beach, FL 33408
Telephone: 561/855-2097

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

(Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 15 day of June, 2017.

Notary Public

KELLY CARRICK
MY COMMISSION # FF203808
EXPIRES February 25, 2019
(407) 398-0153 FloridaNotaryService.com

NEW WAREHOUSE BUILDING FOR AFFILIATE COMPANIES @ HAVERHILL BUSINESS PARK

Site Address

HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL

JUNE 02, 2017

ARTIST RENDERING

PROJECT TEAM

ARCHITECT:
– HM2V, INC.
513 US HIGHWAY 1, SUITE 110, NORTH PALM BEACH. FL
VINCENT KAFER, PROJECT MANAGER
PHONE 561/855–2097
EMAIL– VINCENT_KAFER@HM2V.COM

CIVIL ENGINEER:
– JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5, JUPITER, FL 33458
JEFF IRAVANI, PRINCIPAL IN–CHARGE
PHONE 561/575–6030
EMAIL– JHI@BELLSOUTH.NET

LANDSCAPE ARCHITETURE:
– WAYNE VILLAVASO LANDSCAPE ARCHITECTURE, INC.
268 FLAMINGO DRIVE, WEST PALM BEACH, FL 33401
WAYNE VILLAVASO, PM
PHONE 561/820–1566
EMAIL– WAYNE@WVLAINC.COM

SURVEYOR:
– LEGACY SURVEYING AND MAPPING, INC.
112 N US HIGWAY 1, TEQUESTA, FL 33469
GREGORY T. TUCKER
PHONE 561/746–8424

PROJECT DATA

DESCRIPTION:
– NEW WAREHOUSE BUILDING FOR AFFILIATE COMPANIES

AGENCY OF JURISDICTION:
– CITY OF RIVIERA BEACH
PLANNING & ZONING DEPARTMENTS
CITY COUNCIL SPECIAL PROJECTS, DISTRICT 3

PREPARED FOR

CKMJ PALM BEACH LLC
– 1800 BYBERRY ROAD, SUITE 1100
UNTINGDON VALLEY, PA 19006

SHEET INDEX

G001	COVER SHEET AND GENERAL INFORMATION
SURVEY	SITE SURVEY
A001	SITE PLAN, PROJECT DATA AND SITE DETAILS
C–3.0	GRADING, PAVING & DRAINAGE NOTIFICATION
C–4.0	WATER & WASTEWATER PLAN
L–1.0	PLANTING PLAN
L–2.0	PLANTING DETAILS
L–3.0	PLANTING SPECIFICATIONS
I–1.0	IRRIGATION PLAN, NOTES & DETAILS
A101	FLOOR PLAN
A301	BUILDING ELEVATIONS AND DETAILS
PH101	SITE PHOTOMETRIC PLAN

HM2V
INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561–855–2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

VLAD DUMITRESCU
AR 93102

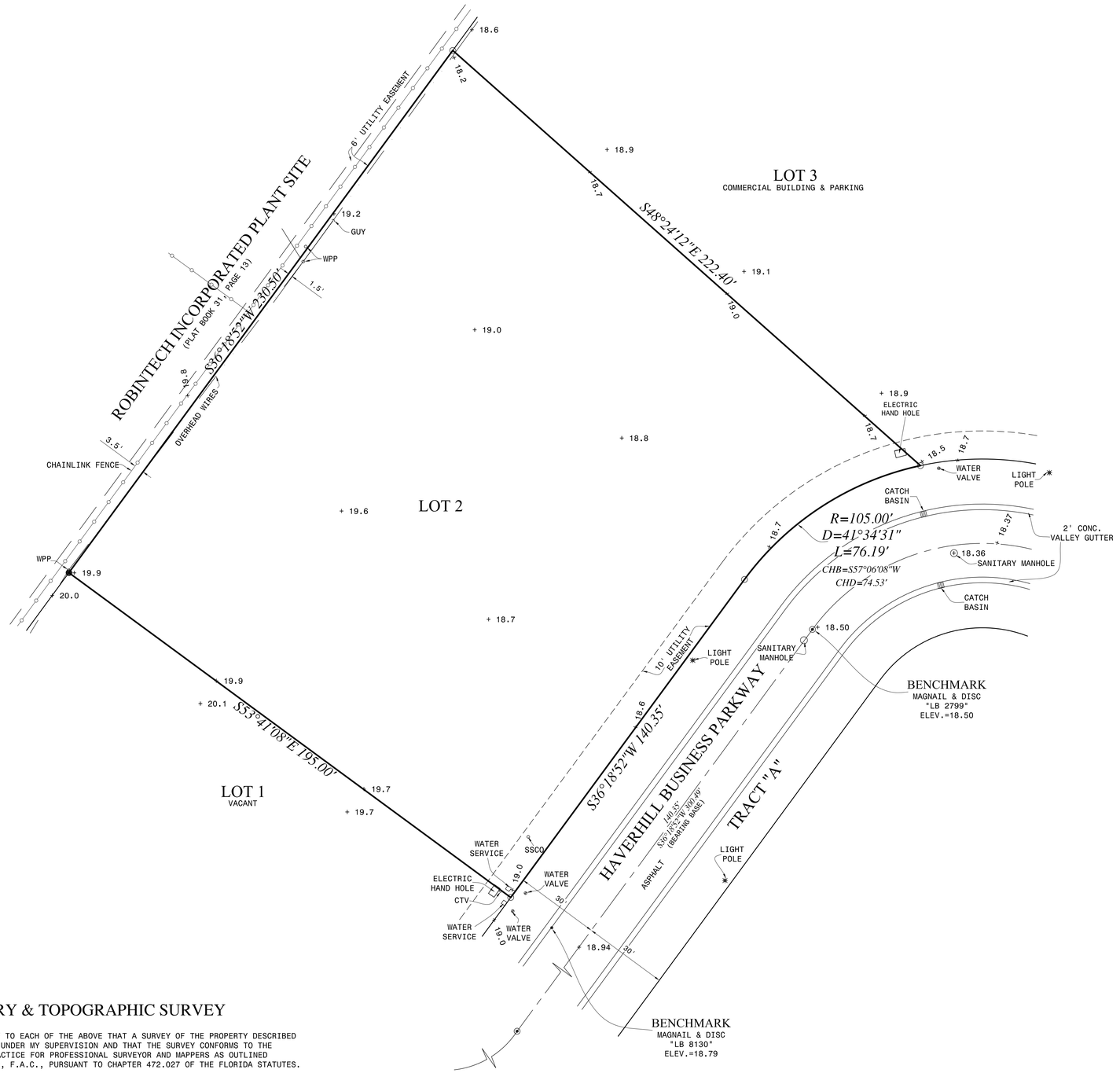
NEW WAREHOUSE BUILDING FOR AFFILIATE COMPANIES
HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33404

Date: 06–02–2017
Draft:
Scale: AS NOTED
Commission: 17–0328
Revisions:

Drawing:
COVER SHEET

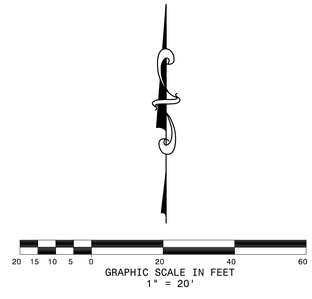
Sheet No:
G001

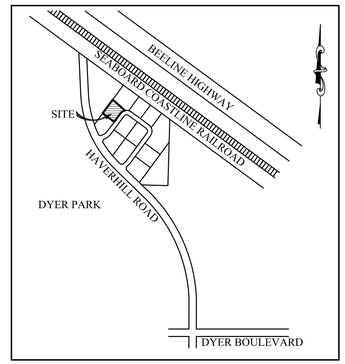
SITE PLANNING SUBMITTAL



LEGEND

⦿	FOUND (P.C.P.) PERMANENT CONTROL POINT "LB2799"
○	FOUND 5/8" IRON ROD/CAP "LB 2799"
●	SET 5/8" IRON ROD/CAP "LB 8130"
WPP	WOOD POWER POLE
CPP	CONC. POWER POLE
℄	CENTERLINE
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
COV.	COVERED
CONC.	CONCRETE
ELEV.	ELEVATION
F.F.	FINISH FLOOR
FP&L	FLORIDA POWER & LIGHT
WM	WATER METER
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTOR
C.B.S.	CONCRETE BLOCK STRUCTURE
SSCO	SANITARY SEWER CLEAN-OUT
BST	BELLSOUTH TELEPHONE
CTV	CABLE TELEVISION
CHB	CHORD BEARING
CHD	CHORD DISTANCE
D	DELTA ANGLE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
~~	PROPOSED DRAINAGE
20.0	EXISTING ELEVATION





LOCATION MAP

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HAVERHILL BUSINESS PARKWAY, BEING S 36°18'52" W.

2) ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929

3) UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.

4) PROPERTY CONTAINS 43802 SQUARE FEET OR 1.006 ACRES, MORE OR LESS.

5) NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY MAY EXIST.

6) NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES IF SHOWN HEREON.

7) ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, WHICH MAY AFFECT THIS PARCEL HAVE NOT BEEN LOCATED ON THIS BOUNDARY SURVEY.

8) PARCEL LIES IN FLOOD ZONE: "B" PANEL No. 120192 0145 B DATE 10/15/82.

LEGAL DESCRIPTION

LOT 2, OF HAVERHILL BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOUNDARY & TOPOGRAPHIC SURVEY

CKMJ, LLC

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

MARCH 30, 2017
DATE OF FIELD SURVEY

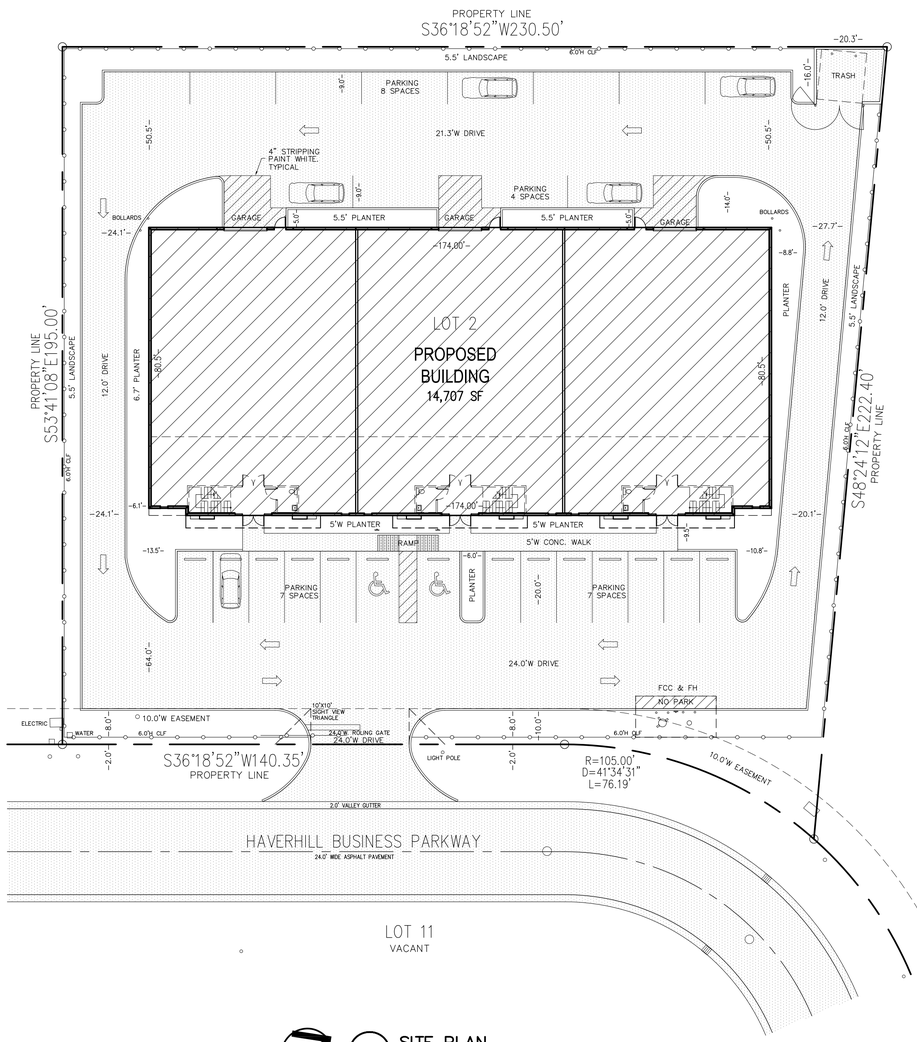
GREGORY T. TUCKER
LEGACY SURVEYING and MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

Legacy
Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130

DATE:	MARCH 30, 2017
SCALE:	1" = 20'
DRAWN BY:	R.M.
DAILEY:	08-044
PROJECT:	00-253 HAVERHILL
DRAWING No.:	16-145-1 LOT 2
WORK ORDER NO.:	16-145-1

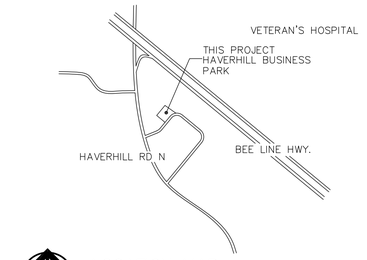
INDUSTRIAL PLANT



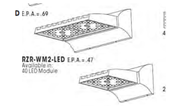
1 SITE PLAN
SCALE= 20'-0"=1"

0 10' 20' 30' 40'
GRAPHIC SCALE

SITE DATA		
SITE AREA: 44,850 SF (1.03 ACRES)		
ZONING: GI (GENERAL INDUSTRIAL)		
PROPOSED USE: WAREHOUSE/OFFICES		
DESCRIPTION	REQUIRED	PROVIDED
BUILDING COVERAGE	20,182 SF MAX. (45%)	14,007 SF (31.2%)
PERVIOUS	8,970 SF MIN. (20%)	9,268 SF (20.6%)
IMPERVIOUS	35,880 SF MAX. (80%)	35,582 SF (79.4%)
PARKING		
WAREHOUSE: 14,007 SF	14 SPACES (1/1000 SF)	14 SPACES
OFFICE: 3,700 SF	12.3 SPACES (1/300 SF)	12 SPACES
TOTAL	26 SPACES	26 SPACES
ACCESSIBLE	2 SPACES (1/25)	2 SPACES
SET BACKS		
FRONT	40 FEET	64 FEET
SIDE	15 FEET	24.1/20.1 FEET
REAR	20 FEET	50.5' FEET



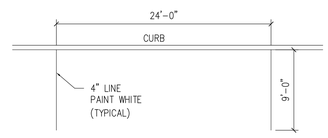
LOCATION MAP
NTS



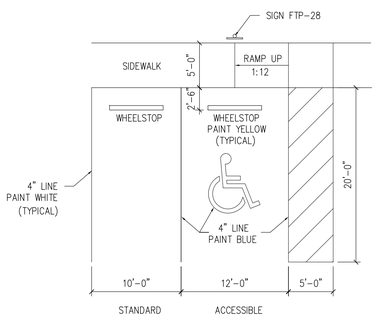
LIGHT FIXTURE – SA & SW (WALL AND POLE MOUNT)
WALL= 20 AFF
POLE= 25 AFF

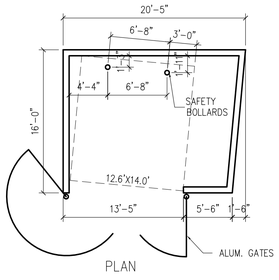
LIGHT FIXTURE – SB (POLE MOUNT)
POLE= 25 AFF

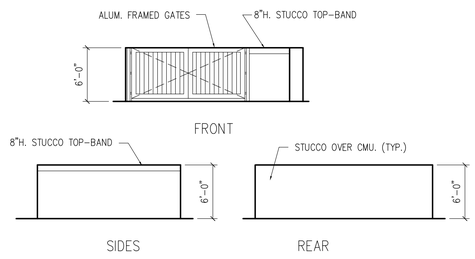
6 SITE LIGHTING
REFER TO LIGHTING PLANS FOR FIXTURES LOCATION



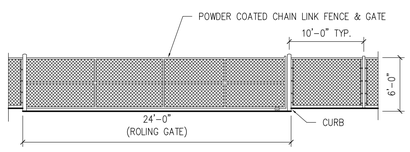
PARALLEL



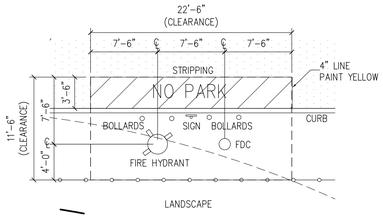




2 DUMPSTER ENCLOSURE
SCALE= 1/8" = 1'-0"



3 TYPICAL FENCE & GATE
SCALE= 1/8" = 1'-0"



SIGN: 12"X18" (WHYTE BACK), 84"H BOTTOM FROM ROAD. LETTERS TO BE RED COLOR STATING : "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT:

4 FDC & FIRE HYDRANT CLEARANCES
SCALE= 1/8" = 1'-0"

5 TYPICAL PARKING SPACES
SCALE= 1/8" = 1'-0"

HM2V

INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

VLAD DUMITRESCU
AR 93102

NEW WAREHOUSE BUILDING FOR
AFFILIATE COMPANIES

HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33404

Date: 06-02-2017
Draft:
Scale: AS NOTED
Commission: 17-0328
Revisions:

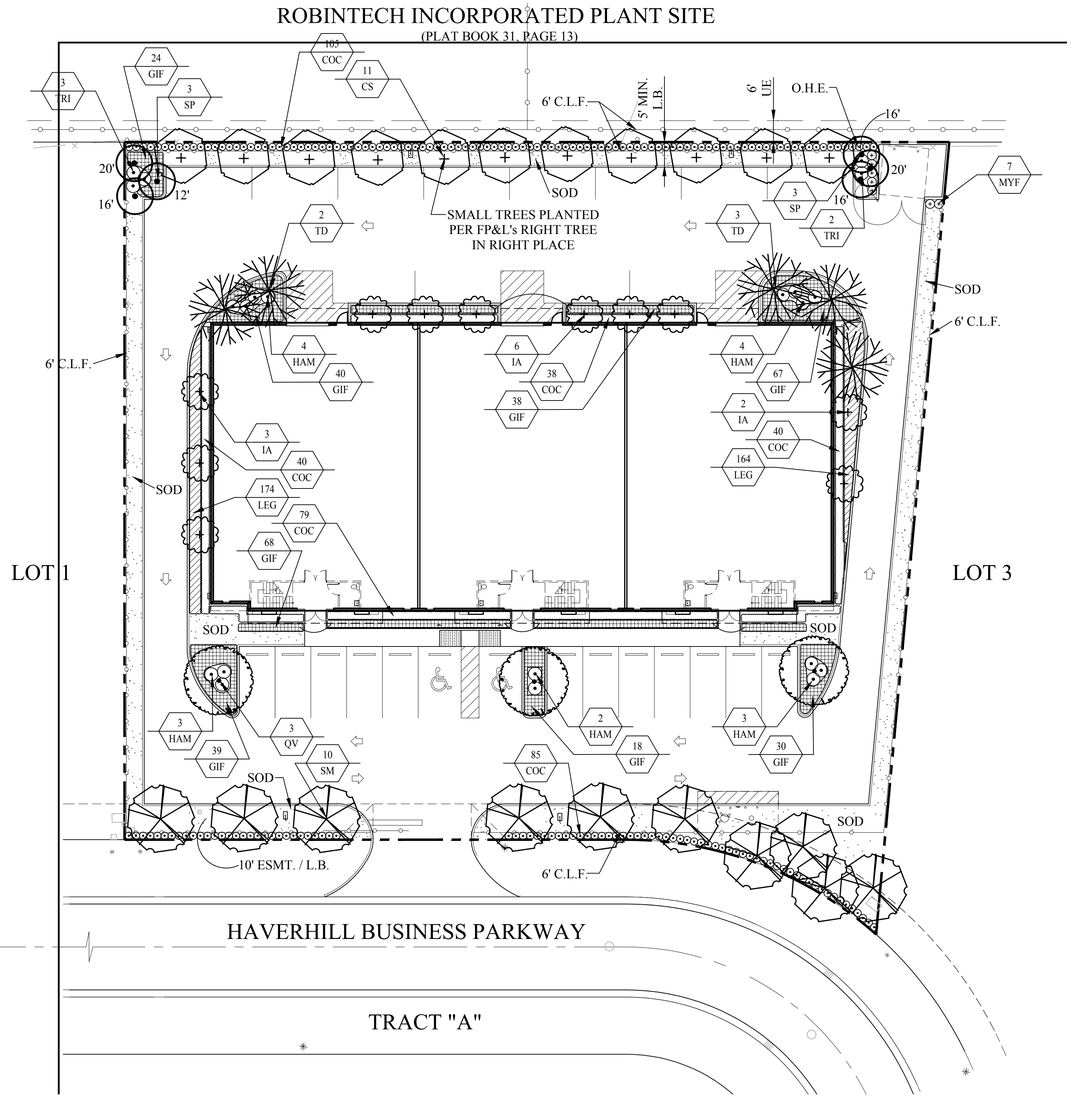
Drawing:
SITE PLAN
SITE DATA
AND DETAILS

Sheet No:
A001

SITE PLANNING SUBMITTAL

ROBINTECH INCORPORATED PLANT SITE

(PLAT BOOK 31, PAGE 13)



PLANT AND MATERIALS LIST

	SYM	ITEM	SPECIFICATION	QTY
	SHADE TREES			
F ◇ ✳	TD	TAXODIUM DISTICHUM BALD CYPRESS	12' O.A. HT. X 5-6' SPR., 6' C.T. MATURE: 55 HT. X 25' SPR.	5
M ◇ ✳	QV	QUERCUS VIRGINIANA 'HIGH RISE' 'HIGH RISE' LIVE OAK	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. MATURE: 60' HT X 40' SPR	3
F ◇ ✳	SM	SWIETENIA MAHOGANI MAHOGANY	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. ROOT PRUNED; MATURE:50' HTX40' SPR	10
	ACCENT TREES			
M ◇ ✳	CS	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	10' HT. X 5-6' SPR.,5' C.T., 1-1/2" DBH SPECIMEN, MATURE: 25' HT X 20' SPR	11
M ◇ ✳	IA	ILEX X ATTENTUATA 'EAST PALATKA' EAST PALATKA HOLLY	10' HT. X 5-6' SPR., 5' C.T., 1-1/2" DBH SGL TRUNK, MATURE: 30' HT X 15' SPR	11
	PALM TREES			
S ◇ ✳	SP	SABAL PALMETTO CABBAGE PALM	HURRICANE CUT, 14" CAL. CLEAR WOOD (C.W.) PER PLANS 3' DIA. ROOT BALL; MATURE: 40' HT	6
	SHRUBS			
M ◇ ✳	COC	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	3 GAL., 24" HT. X 24" SPR., 24" O.C. FULL TO BASE; MAINTAIN @ 24" HT.	387
F ◇ ✳	HAM	HAMELIA PATENS 'COMPACTA' COMPACT FIREBUSH	3 GAL., 24" HT. X 24" SPR., 24" O.C., FULL TO BASE	16
M ◇ ✳	MYF	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	3' HT. X 30" SPR., 30" O.C. FULL TO BASE, MAINTAIN AT 5-6' HT	7
F ◇ ✳	TRI	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3 GAL., 30" HT. X 30" SPR., FULL, 36" O.C.	5
	GROUNDCOVER			
S ◇	GIF	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	3 GAL., 15" MIN. HT., FULL PLANTS, 24" O.C.	324
M ◇	LEG	LIRIOPE MUSCARI 'EVERGREEN GIANT' EVERGREEN GIANT LIRIOPE	1 GAL., 10 BIBS PER POT MIN. 12-14" HT., 15" O.C., FULL	338
	MISCELLANEOUS			
	FERT	FERTILIZER TAB ¢ GRANULAR	PER PLANTING SPECIFICATIONS	TBD
	MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD
	SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD
	SOD	STENOTAPHRUM SEC. 'FLORATAM' ST. AUGUSTINE FLORATAM SOD	FRESH SOLID SOD REPLACE AS NECESSARY	TBD

◇ INDICATES MODERATE DROUGHT TOLERANCE PER S.F.W.M.D. WATERWISE
✳ INDICATES FLORIDA NATIVE SPECIES
S,M,H SLOW, MEDIUM, OR FAST RATE OF GROWTH PER S.F.W.M.D. WATERWISE
ALL PLANTS TOLERATE SUN/PARTIAL SHADE & WILL ADAPT TO THEIR CONDITIONS.

LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED
TOTAL TREES ON PROPERTY	1 TREE /1,500 SF 30 TREES	1 TREE /1,500 SF 42 TREES*
60% REQ. TREES = NATIVE SHADE	18 TREES	18 TREES
10% REQ. TREES = NATIVE ACCENT	3 TREES	22 TREES
NUMBER OF SHADE TREE SPECIES	3	3
216' L.F. - 10' LANDSCAPE BUFFER @ EAST PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 10 TREES 85 SHRUBS	1 TREE/20' & CONT. HEDGE 10 TREES 85 SHRUBS
223' L.F. - 5' LANDSCAPE BUFFER @ WEST PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 11 TREES 105 SHRUBS	1 TREE/20' & CONT. HEDGE 11 TREES 105 SHRUBS
TERMINAL & INTERIOR ISLANDS (CODE SECTION 31-610 (c))	1 TREE, SHRUBS & G'COVER PER ISLAND 7 TREES 21 SHRUBS 218 G'COVER	1 TREE, SHRUBS & G'COVER PER ISLAND 7 TREES 21 SHRUBS 218 G'COVER
PARKING AREA INTERIOR LANDSCAPING - 5' WIDE ALONG EAST SIDE OF BLDG. ABUTTING PARKING LOT	0 TREES 79 SHRUBS 68 G'COVER	0 TREES 79 SHRUBS 68 G'COVER
PARKING AREA INTERIOR LANDSCAPING - 5' WIDE ALONG NORTH, SOUTH, AND WEST SIDE OF BLDG. ABUTTING PARKING LOT	14 TREES 118 SHRUBS 376 G'COVER	14 TREES 118 SHRUBS 376 G'COVER
DUMPSTER SCREENING	6' WALL/FENCE & HEDGE 7 SHRUBS	6' WALL/FENCE & HEDGE 7 SHRUBS

* PALMS CALC. AT 3:1

NOTES

1. ALL REQUIRED SUPPORT STAKES AND BRACING ASSOCIATED WITH NEW TREE AND PALMS MUST REMAIN INTACT FOR ONE YEAR INSTALLATION PER SEC. 31-605(B)(2).
2. LANDSCAPING AROUND THE PERIMETER OF THE BUILDING MEETS SEC. 31-609 AND 31-610.
3. A TWO YEAR LANDSCAPING PERFORMANCE BOND FOR 110% OF THE VALUE OF LANDSCAPING AND IRRIGATION SHALL BE REQUIRED BEFORE THE CERTIFICATION OF OCCUPANCY IS ISSUED, IN ACCORDANDANCE WITH CITY ORDINANCE SECTION31-603. THIS WILL BE INCLUDED AS A FUTURE CONDITION OF APPROVAL.

SITE AREA: 44,850 SF (1.03 ACRES)
PROPOSED BUILDING AREA: 14,007 SF - 31.2% (40% MAX.)
PROPOSED PAVEMENT AREAS= 21,314 SF
TOTAL IMPERVIOUS AREAS= 35,582 SF - 79.4%.
TOTAL PERVIOUS AREAS: 9,268 SF - 20.6%
PROPOSED LANDSCAPE AREAS= 9,529 SF - 21.2% (20% MIN.)

NOTE:
_____ HAS APPROVED TREES PROPOSED IN 10' UTILITY EASEMENT PER LETTER TO THE ARCHITECT.

These plans are based on information/ drawings by HM2V rec'd via e-mail on 5/16/17.

0 10' 20' 40' 60'
GRAPHIC SCALE

PLANTING PLAN

Wayne Villavaso Landscape Architecture, Incorporated

Land Planning
Landscape Architecture

268 Flamingo Drive
West Palm Beach, Florida 33401

PH. (561) 820-1566
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Reg. FL., N.C., N.Y.

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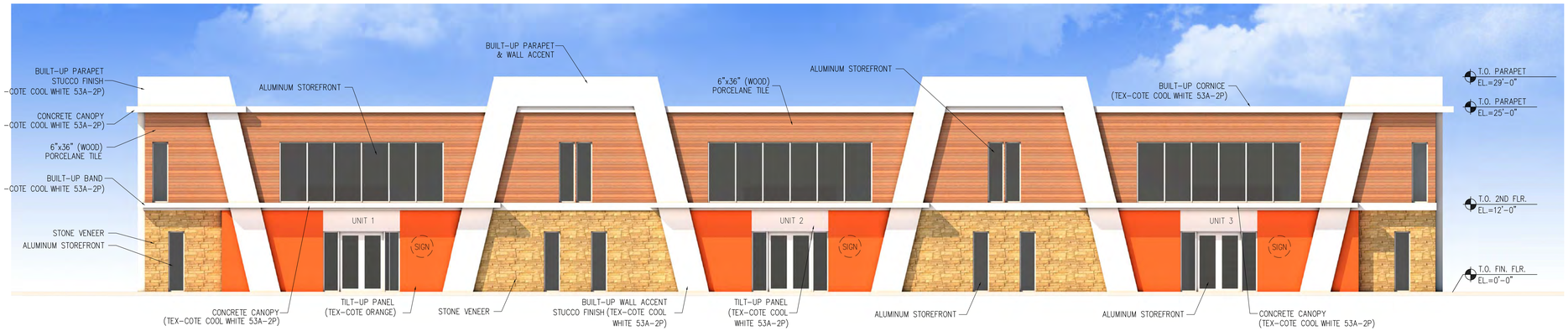
NEW WAREHOUSE BLDG.
HAVERHILL INDUSTRIAL PARK
RIVIERA BEACH, FLA 33407

REVISIONS

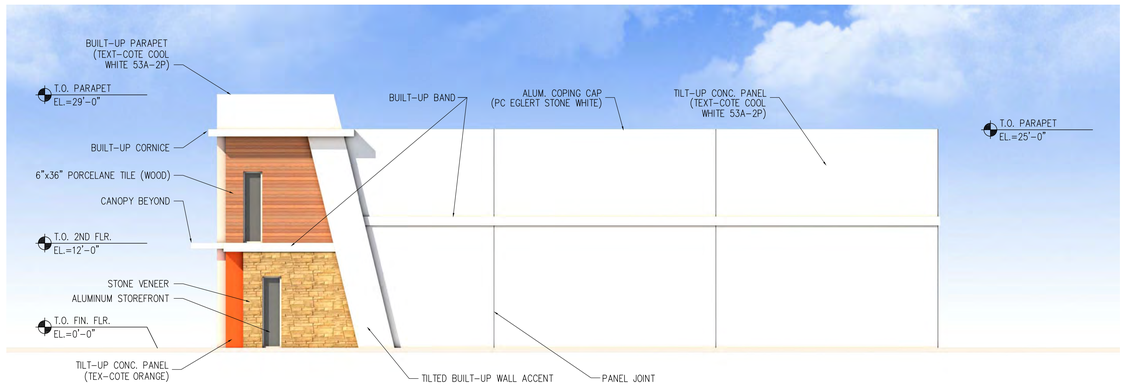
DESIGNED BY:	WEV
DRAWN BY:	WEV
CHECKED BY:	WEV
DATE:	MAY 2017
SCALE:	AS SHOWN
CAD FILE:	
SHEET	L1
JOB NO.	21611

501 VILLAGE BOULEVARD



1 **FRONT ELEVATION**
SCALE= 1/8" = 1'-0"

SIGNAGE IS A SEPARATE PERMIT



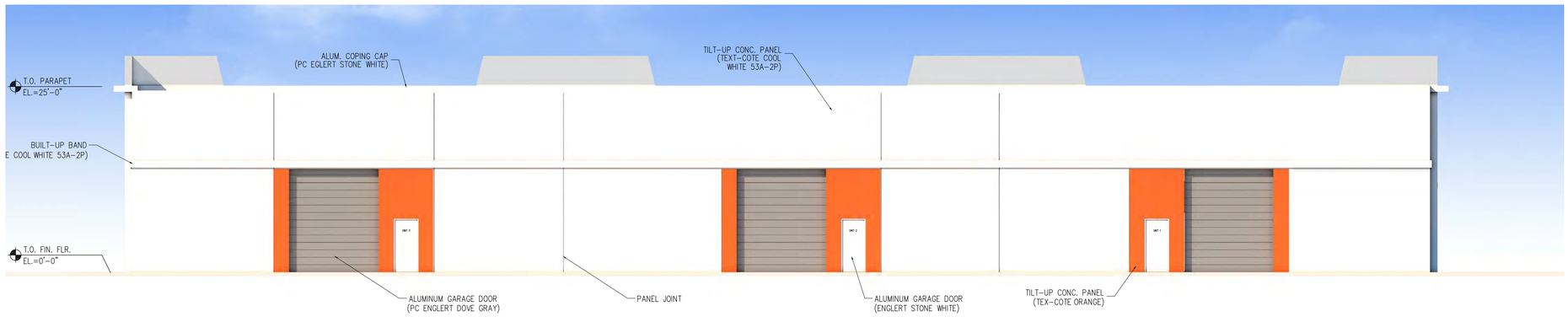
2 **TYPICAL SIDE ELEVATION**
SCALE= 1/8" = 1'-0"

CULTURED STONE BY BORAL
PRO-FIT LEDGESTONE – AUTUMN

6 **STONE VENEER**
NTS

EXOTICA OAK WOOD PLANK (6"X36")
PORCELAIN TILE

7 **PORCELANE TILE**
NTS



3 **REAR ELEVATION**
SCALE= 1/8" = 1'-0"

HM2V

INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | IB26001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

VLAD DUMITRESCU
AR 93102

NEW WAREHOUSE BUILDING FOR
AFFILIATE COMPANIES

HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33404

Date: 06-02-2017
Draft:
Scale: AS NOTED
Commission: 17-0328
Revisions:

Drawing:
BUILDING ELEVATIONS
AND DETAILS

Sheet No:
A301

SITE PLANNING SUBMITTAL