



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060 / comdev@rivierabch.com

Commencement – 6:30 PM
Thursday, October 11, 2018

City Council Chambers - Municipal Complex
600 W. Blue Heron Blvd., 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

Tradrick McCoy, Chairperson	Rena Burgess, Vice-Chair
James Gallon, Board Member	Edward Kunuty, Board Member
Margaret Shepherd, Board Member	Jon Gustafson, Board Member
Vacant, Board Member	
Anthony Brown, 1 st Alternate Member	Vacant, 2 nd 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 23, 2018.

VII. UNFINISHED BUSINESS – None.

VIII. NEW BUSINESS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM FLORIDA POWER AND LIGHT (FPL) FOR A MAJOR SITE PLAN APPROVAL (SP-18-17) TO CREATE A MASTER PLAN OF RECORD FOR SIX PARCELS SUPPORTING EXISTING FACILITIES WITHIN FPL PORT WEST SITE ON 88.68 ACRES OF INDUSTRIAL LAND AT 2460 PORT WEST BLVD., IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000, WHICH IS LOCATED APPROXIMATELY 0.12 MILES EAST OF THE INTERSECTION AT MILITARY TRAIL AND PORT WEST BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.
- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-18-08) FOR A CONTRACTOR STORAGE YARD AND ACCESSORY OFFICE USE, LOCATED AT 501 AVENUE S (AKA SAM COOPER WAY), ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-01) FOR CEMEX CONSTRUCTION MATERIALS FLORIDA LLC., LOCATED AT 501 AVENUE S (AKA SAM COOPER WAY), ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CITY'S CODE OF ORDINANCES ENTITLED, "LICENSES AND BUSINESS REGULATIONS", ARTICLE VIII, ENTITLED "MOBILE VENDORS", TO AMEND EXISTING REGULATIONS TO ALLOW FOR MOBILE VENDING UNITS AND ASSOCIATED EQUIPMENT TO REMAIN ON SITE WITHIN THE MARINA DISTRICT UPLAND AREA DURING HOURS OF NONOPERATION; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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 25, 2018 / November 8, 2018

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.

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<p style="text-align: center;">CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p style="text-align: center;">---</p> <p style="text-align: center;">Thursday, August 23, 2018 Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida 6:38 p.m. - 7:17 p.m.</p> <p style="text-align: center;">---</p> <p>IN ATTENDANCE:</p> <p>Tradrick McCoy, Chair Rena Burgess, Vice Chair James Gallon, Board Member Edward Kunuty, Board Member Margaret Shepherd, Board Member Jon Gustafson, Board Member Anthony Brown, First Alternate Member Jeff Gagnon, Acting Director of Community Development Lina F. Busby, Assistant City Attorney Simone Davidson, Staff Assistant</p>	<p>1 (No response.)</p> <p>2 MS. DAVIDSON: Rena James.</p> <p>3 VICE CHAIR BURGESS: Here.</p> <p>4 MS. DAVIDSON: You have a quorum.</p> <p>5 VICE CHAIR BURGESS: All right, item number</p> <p>6 III, acknowledgment of Board member absence</p> <p>7 notification.</p> <p>8 MR. GAGNON: Thank you, Madam Chair.</p> <p>9 Jeff Gagnon Acting Director of Development</p> <p>10 Services.</p> <p>11 I did not receive notification of any Board</p> <p>12 member absences. The only Board member not present</p> <p>13 currently is Mr. McCoy. I actually did receive word</p> <p>14 from him that he was planning to attend, so he could</p> <p>15 just be running behind, or there could have been</p> <p>16 another conflict.</p> <p>17 VICE CHAIR BURGESS: Thank you.</p> <p>18 Item IV, additions and deletions to the</p> <p>19 agenda.</p> <p>20 MR. GAGNON: Yes. So I wanted to make note</p> <p>21 of the fact that due to the vacancy of a permanent</p> <p>22 member, that Mr. Brown would have voting rights</p> <p>23 tonight.</p> <p>24 Additionally, I wanted to call out a typo</p> <p>25 that is within item B. It currently reads 0.18 acre</p>
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<p>1 BE IT REMEMBERED that the following Planning</p> <p>2 and Zoning Board meeting was had at Riviera Beach City</p> <p>3 Hall Council Chambers, 600 West Blue Heron Boulevard,</p> <p>4 Riviera Beach, Florida, on Thursday, August 23, 2018,</p> <p>5 beginning at 6:38 p.m., with attendees as hereinabove</p> <p>6 noted, to wit:</p> <p>7 ---</p> <p>8 VICE CHAIR BURGESS: Good evening. The time</p> <p>9 is now 6:38. We'll call the meeting to order. We'll</p> <p>10 begin with a moment of silence and then the Pledge of</p> <p>11 Allegiance.</p> <p>12 (Moment of silence observed. Pledge of</p> <p>13 Allegiance recited.)</p> <p>14 VICE CHAIR BURGESS: Roll call.</p> <p>15 MS. DAVIDSON: Edward Kunuty.</p> <p>16 MR. KUNUTY: Here.</p> <p>17 MS. DAVIDSON: Margaret Shepherd.</p> <p>18 MS. SHEPHERD: Here.</p> <p>19 MS. DAVIDSON: James Gallon.</p> <p>20 MR. GALLON: Here.</p> <p>21 MS. DAVIDSON: Jon Gustafson.</p> <p>22 MR. GUSTAFSON: Here.</p> <p>23 MS. DAVIDSON: Anthony Brown.</p> <p>24 MR. BROWN: Here.</p> <p>25 MS. DAVIDSON: Tradrick McCoy.</p>	<p>1 vacant parcel of land, however, that number should read</p> <p>2 0.91. And that number is accurately reflected in the</p> <p>3 staff report associated with that item. It was just a</p> <p>4 typo on the agenda itself.</p> <p>5 VICE CHAIR BURGESS: Thank you.</p> <p>6 Item V, disclosure by Board members and</p> <p>7 adoption of the agenda. Are there any disclosures?</p> <p>8 MR. GALLON: Yes. I spoke with Mr. Peterson</p> <p>9 and Mr. Richards on item B.</p> <p>10 VICE CHAIR BURGESS: Any other disclosures?</p> <p>11 Okay, adoption of the agenda. Is there a</p> <p>12 motion?</p> <p>13 MR. GALLON: So moved.</p> <p>14 VICE CHAIR BURGESS: Is there a second?</p> <p>15 MS. SHEPHERD: Second.</p> <p>16 VICE CHAIR BURGESS: Roll call.</p> <p>17 MS. DAVIDSON: Edward Kunuty.</p> <p>18 MR. KUNUTY: Yes.</p> <p>19 MS. DAVIDSON: Margaret Shepherd.</p> <p>20 MS. SHEPHERD: Yes.</p> <p>21 MS. DAVIDSON: James Gallon.</p> <p>22 MR. GALLON: Yes.</p> <p>23 MS. DAVIDSON: Jon Gustafson.</p> <p>24 MR. GUSTAFSON: Yes.</p> <p>25 MS. DAVIDSON: Anthony Brown.</p>

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<p>1 MR. BROWN: Yes.</p> <p>2 MS. DAVIDSON: Rena James.</p> <p>3 VICE CHAIR BURGESS: Yes.</p> <p>4 MS. DAVIDSON: Unanimous vote.</p> <p>5 VICE CHAIR BURGESS: All right, item VI,</p> <p>6 approval of the minutes from the August 9th, 2018</p> <p>7 meeting. Is there a motion?</p> <p>8 MR. GALLON: So moved.</p> <p>9 VICE CHAIR BURGESS: Is there a second?</p> <p>10 MS. SHEPHERD: Second.</p> <p>11 VICE CHAIR BURGESS: Roll call.</p> <p>12 MS. DAVIDSON: Edward Kunuty.</p> <p>13 MR. KUNUTY: Yes.</p> <p>14 MS. DAVIDSON: Margaret Shepherd.</p> <p>15 MS. SHEPHERD: Yes.</p> <p>16 MS. DAVIDSON: James Gallon.</p> <p>17 MR. GALLON: Yes.</p> <p>18 MS. DAVIDSON: Jon Gustafson.</p> <p>19 MR. GUSTAFSON: Yes.</p> <p>20 MS. DAVIDSON: Anthony Brown.</p> <p>21 MR. BROWN: Yes.</p> <p>22 MS. DAVIDSON: Rena James.</p> <p>23 VICE CHAIR BURGESS: Yes.</p> <p>24 MS. DAVIDSON: Unanimous vote.</p> <p>25 VICE CHAIR BURGESS: On to item VII,</p>	<p>1 depicted on the aerial, the property is located at 1291</p> <p>2 West 32nd Street, within close proximity of President</p> <p>3 Barack Obama. This is a close-up indicating the lot</p> <p>4 size of the property, 7,769 square feet, approximately</p> <p>5 .18 acre. Access, as it currently exists, is on West</p> <p>6 32nd Street and will remain as such. This is the site</p> <p>7 plan.</p> <p>8 The applicant is not proposing any</p> <p>9 modifications to the existing structure. Currently</p> <p>10 this is a single family residential used as a six bed</p> <p>11 CLF, congregate living facility, and the applicant is</p> <p>12 proposing to increase that from six beds to ten beds.</p> <p>13 As I mentioned earlier, access will remain on West 32nd</p> <p>14 Street, and the red arrows indicate a half circular</p> <p>15 driveway.</p> <p>16 This is the landscape plan.</p> <p>17 These are the existing elevations, front and</p> <p>18 the east side elevation, west and the rear elevation.</p> <p>19 Staff recommends approval of the site plan</p> <p>20 application with the following four conditions. These</p> <p>21 are normal conditions, but I'll briefly state them on</p> <p>22 the record.</p> <p>23 (Whereupon, Chair McCoy took his seat on the</p> <p>24 dais.)</p> <p>25 City authorizes City staff to approve future</p>
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<p>1 unfinished business. Seeing none, we'll move directly</p> <p>2 into item VIII, new business.</p> <p>3 MR. GAGNON: Yes, thank you, Madam Chair.</p> <p>4 Under new business tonight we have two items,</p> <p>5 letter A and letter B. Letter A is a resolution of the</p> <p>6 City Council of the City of Riviera Beach, Palm Beach</p> <p>7 County, Florida, approving site plan and special</p> <p>8 exception application, staff number SP-13-04 and</p> <p>9 SE-13-01, for a ten bed congregate living facility on a</p> <p>10 0.18 acre parcel of land located at 1291 West 32nd</p> <p>11 Street, identified by parcel control number</p> <p>12 56-43-42-29-09-006-0230, having a residential future</p> <p>13 land use designation and a multifamily dwelling RM-15</p> <p>14 zoning designation, and providing for an effective</p> <p>15 date.</p> <p>16 At this point in time I would like to present</p> <p>17 Mr. Josue Leger, who is our Senior Planner/GIS</p> <p>18 Specialist, to present this item. Additionally, the</p> <p>19 applicant and agent for the applicant is also present</p> <p>20 as well.</p> <p>21 So at this time, Mr. Leger.</p> <p>22 MR. LEGER: Good evening. As Jeff mentioned,</p> <p>23 Josue Leger, Development Services.</p> <p>24 As already stated on the record, this is a</p> <p>25 request for a ten bed congregate living facility. As</p>	<p>1 amendments to the site plan administratively, so long</p> <p>2 as the site plan does not deviate greater than five</p> <p>3 percent from the original approval.</p> <p>4 Second condition: The development must</p> <p>5 receive final Certificate of Occupancy or Certificate</p> <p>6 of Completion from the City for all the site plan</p> <p>7 elements of the approval of the adopting resolution or</p> <p>8 the adopting resolution shall be considered null and</p> <p>9 void, requiring the applicant to resubmit the</p> <p>10 application for site plan and special exception</p> <p>11 approval and re-initiate the site plan process all over</p> <p>12 again.</p> <p>13 Once approved, this resolution shall</p> <p>14 supersede any previous site plan approval -- there is</p> <p>15 an existing one associated with this property --</p> <p>16 causing previous site plan approval resolutions to be</p> <p>17 null and void.</p> <p>18 All future advertising must state that the</p> <p>19 development is located within the City of Riviera</p> <p>20 Beach.</p> <p>21 This concludes my presentation. I'll be glad</p> <p>22 to answer any questions or turn it over to the</p> <p>23 applicant.</p> <p>24 VICE CHAIR BURGESS: Thank you.</p> <p>25 Before we do that, I just want to note for</p>

<p style="text-align: right;">Page 9</p> <p>1 the record that the Chair is here, and I will turn the 2 gavel over to him at this time. 3 CHAIR McCOY: Good evening, members. 4 Any questions of the presentation? Hearing 5 none, is there a presentation -- I'm sorry. 6 MR. BROWN: No questions. 7 CHAIR McCOY: Is there a presentation by the 8 applicant? 9 MR. LEGER: I believe so. 10 CHAIR McCOY: You're recognized. 11 MR. SIEMSEN: Good evening, Board members. 12 My name is Dan Siemsen. I'm with Gentile Glas Holloway 13 O'Mahoney & Associates. We're the agent for the 14 applicant. Here with us today we have the owner, the 15 applicant, Keisha Douglas-Moore, as well as George 16 Gentile from our office to make sure I do this right. 17 Our presentation is pretty much exactly the 18 same as Josue's, but in order to put it on the record, 19 we're going to run through it and give you some more 20 familiarity with the project. 21 As Josue said, Moore Care facility is 22 currently located and will continue to be located here 23 at the intersection, southeast intersection of West 24 32nd Street and Avenue O, with access onto West 32nd 25 Street. It's an existing facility with six beds. In</p>	<p style="text-align: right;">Page 11</p> <p>1 particular request is to expand the facility of the 2 existing congregate living facility. The applicant is 3 required by the City's zoning code to request a special 4 exception review, and as stipulated therein, under the 5 RM-15 zoning use regulations of your code, this project 6 meets all special exception review criteria set forth 7 by the zoning code. 8 Further justification, and in conclusion, 9 like we said, the structure is already existing and 10 operating. It's an operating, very successful 11 facility. There are no exterior modifications 12 proposed. The request is merely for an increase in the 13 number of beds utilized on the inside. It meets all 14 special exception criteria. 15 By approving, this will allow for the 16 applicant to expand a use that's highly desired in the 17 city. It's not a detriment to the public health, 18 safety and welfare of the community. Applicant will 19 procure any necessary health permits from all 20 applicable agencies, as required. And we have agreed, 21 the applicant and we have agreed to all the list of 22 conditions that Mr. Leger went over earlier. 23 With that, I am here to answer any questions 24 that you might have. Thank you for your time. 25 CHAIR McCOY: Members, questions of the</p>
<p style="text-align: right;">Page 10</p> <p>1 order to go over the next threshold with the permitting 2 agency, we had to come to the City and ask for the 3 additional four beds to make it a ten bed facility, and 4 that's what instigated the special exception process. 5 Here we have the site plan, with a little 6 color added to give you a sense of place. As Josue 7 mentioned, the future land use is multifamily 15, 8 medium density -- multifamily residential, sorry. 9 Zoning is RM-15, and once again reiterating, it's an 10 existing 3,137 square foot one-story structure. 11 As far as the structure's concerned and the 12 interior spaces, everything stays the same. There's no 13 modifications necessary. They are going to enhance the 14 landscape throughout the site, and the existing parking 15 is able to accommodate the use as it is today. 16 To give you a sense of the surrounding land 17 use and zoning, we just went over what the existing 18 subject property is, the MF-15 land use, zoning RM-15. 19 To the north replicates the same thing, MF-15 with the 20 RM-15 zoning. South, east, all the same, with MF-15 21 and RM-15 zoning. The west side of the project 22 across -- it would be Avenue O -- is single family 23 residential, with six DUs per acre and RS-8. 24 For those of you who may or may not be 25 familiar with the special exception process, this</p>	<p style="text-align: right;">Page 12</p> <p>1 presentation? 2 MR. KUNUTY: Mr. Chair. 3 CHAIR McCOY: You're recognized. 4 MR. KUNUTY: Just a couple of questions. 5 One, how many employees will be on staff per shift? 6 MR. SIEMSEN: There's approximately three 7 employees there on shift. There's one that drives, but 8 there's usually three people there. 9 MR. KUNUTY: Do any of the residents have 10 cars? 11 MR. SIEMSEN: No, sir, none of the residents 12 are able to drive, which is -- yes. 13 MR. KUNUTY: I drove by the facility, and I 14 have to compliment the owner that it was a very nice 15 looking facility. 16 If I could just make one minor point, you 17 know, the first thing when I stopped in front of it, I 18 saw two green trash cans right by the front door. You 19 know, I noticed there was a door in the back. I mean 20 it would certainly significantly improve the optics of 21 it, so just a suggestion. 22 MR. SIEMSEN: Very good. Thank you. 23 MR. KUNUTY: No other questions. 24 CHAIR McCOY: Any other members? 25 MS. SHEPHERD: Well, first, let me say I</p>

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<p>1 think it's a very beautiful place, and I think the 2 residents that are there, they are very blessed to be 3 in a facility like that. And the structure, the grass, 4 everything was just beautiful and well manicured. The 5 only thing is I really didn't see a place where the 6 residents will go out and sit in the sun, or do they 7 walk around, or do they leave the facility? Just how 8 is it ran? 9 MR. SIEMSEN: I think I'll have to ask the 10 applicant to come up and maybe give a little bit of 11 insight. But I can tell you that I know most of the 12 folks there are ambulatory, but the nature of the 13 facility, Ms. Moore can actually address. 14 MS. DOUGLAS-MOORE: Good afternoon, Board 15 members. My name is Keisha Moore. I'm the owner and 16 nurse at the facility. 17 The residents, they do sit outside sometimes 18 under the porch area, and then we take the chairs back 19 in. They also walk down on the sidewalk on O Avenue, 20 and they're assisted by staff. We have two to three 21 staff members on daily, and that will increase with the 22 new, the approval of the four additional residents. 23 There is staff there 24 hours a day. 24 We provide meals, snacks and medication 25 management. And we do go out from time to time on</p>	<p>1 question. 2 I was just wondering, currently it's a six 3 bed, and it's going to go to ten. The house is listed 4 on the Property Appraiser's website as a four/two, so 5 how are the accommodations with the bed setups? 6 MR. SIEMSEN: Sorry, under the Property 7 Appraiser's Office listing the number of bedrooms? 8 VICE CHAIR BURGESS: Right. 9 MR. SIEMSEN: Okay, so there's -- 10 VICE CHAIR BURGESS: It's a four/two. 11 MR. SIEMSEN: There's, I think -- 12 MS. DOUGLAS-MOORE: Nine bedrooms. 13 MR. SIEMSEN: There's like nine bedrooms in 14 the facility, so there's some that are larger that can 15 occupy two, so that's how that would work. 16 VICE CHAIR BURGESS: Okay. Thank you. That 17 was my only question. 18 MR. SIEMSEN: I think Josue's slide show had 19 the footprint of the -- the interior footprint of the 20 facility. 21 VICE CHAIR BURGESS: Could you go back to 22 that slide? 23 MR. SIEMSEN: So I was just informed that the 24 Tax Assessor's information is outdated. 25 VICE CHAIR BURGESS: Oh, okay.</p>
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<p>1 outings. Sometimes we take them to the beach, we take 2 them to the Kravis Center; they go to shows at the 3 Kravis Center, the ones that's more independent that 4 can handle themselves in the bathroom. But we take 5 them out on trips, and we also have volunteers, and we 6 have staff -- I'm sorry -- activities that's provided 7 in-house by our staff. 8 So it is a 24 hour facility. We take in 9 respite clients that they are living at home with their 10 primary caregivers, and sometimes they may need a 11 break, and they'll bring them for a weekend or a week, 12 and then we'll care for them as if they're one of our 13 residents that live there. And they'll bring 14 everything that they need. And when the primary 15 caregiver comes back to get them, they'll take them 16 back. And we also provide adult day care too from time 17 to time. 18 MS. SHEPHERD: Okay. Well, job well done. 19 I'm really impressed with it being right there on that 20 particular street. So kudos to you. 21 MS. DOUGLAS-MOORE: Thank you so much. 22 MS. SHEPHERD: Job well done. 23 MS. DOUGLAS-MOORE: Thank you. 24 CHAIR McCOY: Any other members, questions? 25 VICE CHAIR BURGESS: Chair, I do have a</p>	<p>1 MR. SIEMSEN: So that wouldn't be really very 2 reliable. But I think in your packet, there was a 3 footprint in your packet. 4 UNIDENTIFIED SPEAKER: Floor plan. 5 MR. SIEMSEN: A floor plan. 6 VICE CHAIR BURGESS: Yes, I don't -- that's 7 fine. Those were my questions. 8 CHAIR McCOY: Any other members? 9 Mr. Gagnon, I have a question about the 10 reasonable accommodation request. I didn't see 11 anything in reference to it other than in the staff 12 analysis, and I know we passed that maybe in 2014. Can 13 you explain that process, because, you know, I know we 14 passed it, but I don't know what happens when an 15 applicant comes in for a reasonable accommodation 16 request. But it did mention that it was approved by 17 staff. 18 MR. GAGNON: Yes, so the reasonable 19 accommodation request is something that is governed by 20 really federal requirements as far as having the 21 ability to provide equal housing for all classes of 22 individuals and all cohorts of the population. 23 So in this particular instance, the applicant 24 demonstrated that the residents occupying the facility 25 don't drive, so they don't hold driver's licenses, they</p>

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<p>1 won't have vehicles. So because of that and because of 2 their protected class with certain disabilities, we 3 were able to move forward and grant a reasonable 4 accommodation in order to facilitate this project 5 moving forward. 6 CHAIR McCOY: Okay, is it an application that 7 they submit that -- so it's simultaneously? 8 MR. GAGNON: We had discussion on the 9 Planning and Zoning Board level about the time that you 10 mentioned, I believe. Right now our format is still 11 being finalized as far as preparing a formal 12 application. This is something we've worked closely 13 with the Legal Department on. 14 But due to those federal requirements, right 15 now our process is if an applicant seeks the 16 accommodation and can provide backup documentation 17 identifying why they would be applicable or eligible 18 for it, then staff has to consider that on a case by 19 case basis. So that's our current process. 20 CHAIR McCOY: Okay, good enough. 21 Any other members? Any questions, any 22 comments? Hearing none, is there a motion? 23 VICE CHAIR BURGESS: So moved. 24 MS. SHEPHERD: Second. 25 MR. KUNUTY: Second.</p>	<p>1 CHAIR McCOY: Thank you. 2 Item number B under new business. 3 MR. GAGNON: Thank you, Chair. 4 Item B his a resolution of the City Council 5 of the City of Riviera Beach, Palm Beach County, 6 Florida, approving site plan and special exception 7 application, staff number SP-18-11 and SE-18-01, to 8 construct an automated car wash with supplemental 9 canopy covered area and office, totaling approximately 10 6,287 square feet in area, on a 0.91 acre vacant parcel 11 of land located on the south side of Blue Heron 12 Boulevard approximately 560 feet west of Interstate 95, 13 identified by parcel control number 14 56-43-42-25-00-000-5060, having a commercial future 15 land use designation and a general commercial CG zoning 16 designation, and providing for an effective date. 17 At this time I would like to ask Mr. Leger, 18 our Senior Planner/GIS Specialist, to provide a 19 presentation for the Board and general public. 20 MR. LEGER: Good evening again. Josue Leger, 21 Development Services. 22 The request is for an automated car wash, 23 approximately 6,287 square feet in area, and that's 24 under roof. The lot is currently .91. This is the 25 modification that Jeff spoke of earlier for the</p>
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<p>1 CHAIR McCOY: Ms. James, clarify your motion. 2 VICE CHAIR BURGESS: My motion is for 3 approval. 4 CHAIR McCOY: Okay, there's a motion. It's 5 been motioned. Is there a second? 6 MR. KUNUTY: Second. 7 CHAIR McCOY: Motion for approval by 8 Ms. James -- I'm sorry, Ms. Burgess; second by 9 Mr. Kunuty. 10 Ms. Davidson, roll call. 11 MS. DAVIDSON: Edward Kunuty. 12 MR. KUNUTY: Yes. 13 MS. DAVIDSON: Margaret Shepherd. 14 MS. SHEPHERD: Yes. 15 MS. DAVIDSON: James Gallon. 16 MR. GALLON: Yes. 17 MS. DAVIDSON: Jon Gustafson. 18 MR. GUSTAFSON: Yes. 19 MS. DAVIDSON: Anthony Brown. 20 MR. BROWN: Yes. 21 MS. DAVIDSON: Rena Burgess. 22 VICE CHAIR BURGESS: Yes. 23 MS. DAVIDSON: Tradrick McCoy. 24 CHAIR McCOY: Yes. 25 MS. DAVIDSON: Unanimous vote.</p>	<p>1 add/delete. There was a typo in there that said .18. 2 So the lot is .91 acre. 3 Again, as shown in the aerials, the property 4 is located south of Blue Heron and west of I-95. 5 Future land use is commercial. Currently the property 6 is vacant. Zoning district is CG, commercial general. 7 This is a close-up of the property 8 highlighted in red. So as you can see, it's currently 9 vacant. And the lot size is 40,000 square feet, as I 10 mentioned earlier, .91 acre. Access will be -- the 11 applicant is proposing access on Blue Heron. It will 12 be shown on the site plan. The red arrows indicate the 13 ingress and egress to the property. 14 So you have approximately 3,519 square feet 15 of car wash and about 249 square feet of office. There 16 is a canopy area that would be 2,519 square feet for 17 full services. 18 This is the proposed landscape. And this is 19 just some renderings to give you guys a better idea. 20 The applicant does have another car wash on 21 Blue Heron. The picture may look familiar, and they 22 can elaborate more on that. 23 Staff recommends approval of the site plan 24 application with the following six conditions. I'll 25 just briefly go over them.</p>

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<p>1 A two year landscape performance bond for 110 2 percent of the value of the landscaping and irrigation 3 shall be required before a Certificate of Occupancy or 4 Certificate of Completion is issued. 5 Construction and landscaping improvements 6 must be initiated within 18 months of the effective 7 date of this resolution in accordance with Section 8 31-60(b) of the City Code of Ordinances. Demolition, 9 site preparation and/or land clearing shall not be 10 considered construction. Building permit application 11 and associated plans and documents shall be submitted 12 in its entirety and shall not be accepted by City staff 13 in partial or incomplete manner. 14 City Council authorizes City staff to approve 15 future amendments to the site plan administratively so 16 long as it does not deviate more than five percent. 17 This development must receive final 18 Certificate of Occupancy from the City for all 19 buildings and units approved within five years. 20 All future advertising must state the 21 development is located within the City of Riviera 22 Beach. 23 Once approved, this resolution pretty much 24 supersedes all previous approved resolutions. 25 This concludes my presentation. I'll be glad</p>	<p>1 from here. We're very proud that most of the employees 2 literally live within walking distance. They're 3 Riviera Beach residents, and this car wash has provided 4 employment for many, many local residents. 5 As Mr. Leger showed us, the site is west of 6 I-95, just south of Blue Heron. It is adjacent to 7 Burger King to the west, the television station to the 8 east. McDonald's, Chevron and Denny's are to the 9 north. 10 It's a very centrally commercially located 11 site. The land is -- the parcel is currently vacant; 12 there's nothing there. And that's an aerial. That's 13 Burger King to your left, that's the drive-through to 14 your left, and that's the television station to your 15 right. And you can see the existing curb cut on the 16 north side of the property. There is a cross-access 17 easement that has existed for some time, and it will 18 remain, the cross-access easement to the parcel to the 19 east, the TV station. 20 That's another look. Okay, that's the site 21 plan. The cars will enter from Blue Heron. They will 22 travel along the road, they will then come down here. 23 And there's a significant stacking ability, far greater 24 than that which we have now on the other site, but 25 many, many cars can be stacked here. This is the pay</p>
Page 22	Page 24
<p>1 to answer any questions. 2 CHAIR McCOY: Any members with questions of 3 the presentation? Hearing none, is there a 4 presentation from the applicant? 5 MR. RICHARDS: Good evening, Mr. Chairman, 6 Madam Vice Chair, Board members, City staff, members in 7 the -- citizens in the audience. My name is Wayne 8 Richards, and I have the pleasure of representing the 9 Blue Heron Car Wash. Mr. Darrell Peterson, the owner 10 and founder, is here with us. 11 Darrell, please stand. Thank you for being 12 here. 13 We also have our landscape architect here -- 14 thank you for being here -- if you have any questions. 15 This is the companion, proposed companion car 16 wash to the car wash that hopefully many of us have 17 used here in the city on Blue Heron just west of U.S. 18 1. This is the current car wash, and the new car wash 19 will be very, very similar. It will have similar, a 20 very similar, if not identical style, colors and 21 design. However, the new lot is substantially larger, 22 which gives Mr. Peterson more flexibility. Once again, 23 this is the current site. 24 Those are some of the smiling faces of our -- 25 of the employees here, right here about three blocks</p>	<p>1 station where there are two lanes where they can pay. 2 They will then proceed into the car wash tunnel. This 3 tunnel is two to three feet longer than the existing 4 tunnel at the existing site. The cars will leave the 5 tunnel, and they will then proceed this way. 6 These are the free pay stations over here 7 where the pointer is, and here in the center is the 8 full service canopy. Your car can be detailed, you can 9 get it waxed or whatever you may choose. And from this 10 point, the cars can either proceed this way and exit 11 the site, or if they're in the full service area, they 12 will then exit this way and leave the site. 13 MR. PETERSON: That's the vacuum part. I 14 think you said pay station. That's the vacuums, the 15 free vacuums. 16 MR. RICHARDS: These are the vacuums. I'm 17 sorry. The pay station's over here. I may have 18 misspoken. Thank you, Jeff. 19 And this is the landscape plan. It's quite 20 elaborate. If there are any questions, our landscape 21 architect is here to answer them. 22 These are the architectural details. It's a 23 beautiful building, very similar to that which we have 24 now just to the east, the facility. 25 If you're from the south, this is the view</p>

Page 25	Page 27
<p>1 that -- hold on now. If you're facing the south, this 2 is the elevation that you'll see. And this is from the 3 east. So this is what they'll see from the television 4 station. The north elevation, and then the west. 5 Beautiful landscaping, beautiful rooflines, and a very 6 nice, very nice building. 7 The existing car wash opened nine years ago, 8 January 2009, and I recall when Darrell did receive the 9 Beautification Award from the City. The City was so 10 pleased with the landscaping and how he keeps his 11 property, he received the award. 12 He has 21 full-time employees, and 70 percent 13 of them are right here from our city. And over 150 14 people have worked there over the last eight or so 15 years. 16 The new car wash will cost just under 17 \$4 million. As always, Mr. Peterson gives emphasis and 18 priority to local subs. He anticipates up to 25 19 full-time employees. 20 And this is pretty key. There's an existing 21 lift station between his property and Burger King, and 22 the lift station is falling apart. It looks horrible. 23 While he is planning to, at his cost, to improve the 24 look of it, he's going to pay for the Utility 25 Department to have it re-fenced and re-landscaped so</p>	<p>1 MR. RICHARDS: Darrell actually grew up on 2 the current site. Right there his mother had the fruit 3 stand at the current site, so he actually grew up right 4 there, and this is his community and he's still here. 5 So we hope you support him. 6 MR. PETERSON: Thank you. 7 MR. RICHARDS: Thank you. We're here for any 8 questions. 9 CHAIR McCOY: Members, any questions? 10 MS. SHEPHERD: No questions, but a comment. 11 I came here, Darrell, I think in 1995, and you was this 12 little bitty boy trailing behind your mother with the 13 great big pink grapefruits, and you would give 14 everybody a big -- so many of them were falling. And 15 I'm saying that to say this: Your mother was a 16 wonderful lady, and I can see the apples don't fall far 17 from the tree. And I am just elated to be a part of 18 your family, because she was a part of me. 19 And so we thank you for choosing Riviera 20 Beach. You could have went anywhere else. But that 21 site of the I-95 really need that business, because 22 right where you're at now, it is too busy to get a car 23 wash. So I think people coming from the west into our 24 city, that is going to be just a phenomenal business, 25 and I thank you for staying here in Riviera Beach.</p>
Page 26	Page 28
<p>1 that he will beautify Blue Heron Boulevard, very 2 similar to that which Wawa has done just to the east of 3 his site. 4 Oh, this is it here. This is the current 5 lift -- the City's lift station. The good news is he's 6 going to take care of that. He wants to ensure that he 7 wins another Beautification Award. And this lift 8 station is at the front western part of the property. 9 And that's Burger King just to the west. Yes, it's in 10 total disrepair. 11 Well, that's the pictorial. We're happy to 12 answer questions. It's a phenomenal site. It's 13 adjacent to -- it's just near I-95 on a major artery, 14 and it meets all the criteria as outlined in your code, 15 and we hope that you would approve this. 16 And Mr. Peterson just wants to -- he's being 17 encouraged to say hello. Say something, Darrell. 18 MR. PETERSON: Darrell Peterson. Yes, I 19 appreciate everybody showing up. It's, you know, nine 20 years ago I never thought I'd be trying to build 21 another car wash, but it's a business I'm passionate 22 about. It's a part of me that I never realized, you 23 know, being part of the community and meeting all the 24 new customers. It's just an exciting time for me, and 25 I'm, you know, looking forward to the new location.</p>	<p>1 MR. PETERSON: Thank you so much. 2 MS. SHEPHERD: You are so welcome. 3 MR. GALLON: Chair. 4 CHAIR McCOY: You're recognized, Mr. Gallon. 5 MR. GALLON: After speaking with you guys 6 today, I never knew that there was so much put into a 7 car wash. You know, the preparation that you all have 8 to do to get the water right, to make sure you don't 9 mess up anybody's cars and that type of stuff that goes 10 on, I never knew it. But I think it's going to be a 11 great expansion. 12 CHAIR McCOY: Any other members? 13 You're recognized. 14 MR. KUNUTY: Just two comments. One, to go 15 west out of your place, can you make that turn before 16 95, or do you have to go beyond 95 to go west? 17 MR. PETERSON: You have to go beyond I-95. 18 MR. KUNUTY: Okay. The other thing you 19 mentioned in here was there was a letter of support 20 from the trailer park behind it. Did you receive it? 21 MR. RICHARDS: Mr. Kunuty, good to see you, 22 by the way. 23 MR. KUNUTY: Oh, thank you. 24 MR. RICHARDS: Good to see you. Wish you the 25 best.</p>

Page 29	Page 31
<p>1 I have not received it. We met with the 2 Association, Mr. Gary Jones, I believe is his name. 3 Very nice gentleman. He represented to me that he 4 fully supports it, he has no issues. He's in 5 Connecticut, the assistant's in Boston, and he's 6 planning on getting it to me. But I'm representing to 7 you that unequivocally, they do support it. They're 8 all out of town. I even suggested I'm willing to type 9 it and take it over there, and there's nobody there to 10 sign it. 11 But they do support. They have no objection. 12 The last thing that he did say though, he did say the 13 property is under contract, and he wants us to also 14 pass it by the buyers. But they have no issues at this 15 time. Thank you for that. 16 MR. KUNUTY: The only other comment is that I 17 know when you first opened the first car wash, there 18 was not unanimous support for it, but it seems like 19 there's a lot more support for this one, you know, 20 after the success of your first one. So good luck with 21 it. 22 MR. PETERSON: Thank you. 23 CHAIR McCOY: Any other members? 24 Just before the vote, I want to put on the 25 record my disclosure, because I came in late. I did</p>	<p>1 cutting now. Don't leave us out. 2 MR. PETERSON: Yes, ma'am. 3 MS. SHEPHERD: Okay, thank you. 4 VICE CHAIR BURGESS: That would be nice. 5 CHAIR McCOY: Item X, general discussion. 6 Any public comments? 7 MR. GAGNON: No, sir. 8 CHAIR McCOY: No correspondence. Members, 9 any Board comments? Hearing none, Mr. Gagnon, project 10 updates. 11 MR. GAGNON: No additional updates at this 12 time, Chair. 13 CHAIR McCOY: Upcoming meetings. 14 MR. GAGNON: Upcoming meetings are 15 tentatively scheduled for September 13th and 16 September 27th. 17 CHAIR McCOY: Anything else for the good of 18 the order? If not, is there a motion to adjourn? 19 VICE CHAIR BURGESS: Motion to adjourn. 20 (Whereupon, at 7:17 p.m., the proceedings 21 were concluded.) 22 23 24 25</p>
Page 30	Page 32
<p>1 meet with the applicant and also with Mr. Richards. 2 Hearing none, nothing else, is there a motion 3 for approval? 4 VICE CHAIR BURGESS: So moved. 5 MS. SHEPHERD: Second. 6 CHAIR McCOY: It's been moved, and there was 7 a second. Roll call. 8 MS. DAVIDSON: Edward Kunuty. 9 MR. KUNUTY: Yes. 10 MS. DAVIDSON: Margaret Shepherd. 11 MS. SHEPHERD: Yes. 12 MS. DAVIDSON: James Gallon. 13 MR. GALLON: Yes. 14 MS. DAVIDSON: Jon Gustafson. 15 MR. GUSTAFSON: Yes. 16 MS. DAVIDSON: Anthony Brown. 17 MR. BROWN: Yes. 18 MS. DAVIDSON: Rena Burgess. 19 VICE CHAIR BURGESS: Yes. 20 MS. DAVIDSON: Tradrick McCoy. 21 CHAIR McCOY: Yes. 22 MS. DAVIDSON: Unanimous vote. 23 CHAIR McCOY: Thank you. 24 MR. RICHARDS: Thank you very much. 25 MS. SHEPHERD: Please invite us to the ribbon</p>	<p>1 C E R T I F I C A T E 2 3 4 THE STATE OF FLORIDA) 5) 6 COUNTY OF PALM BEACH) 7 8 I, Susan S. Kruger, do hereby certify that 9 I was authorized to and did report the foregoing 10 proceedings at the time and place herein stated, and 11 that the foregoing pages comprise a true and correct 12 transcription of my stenotype notes taken during the 13 proceedings. 14 IN WITNESS WHEREOF, I have hereunto set my 15 hand this 29th day of August, 2018. 16 17 18 19 20 21 22 23 24 25</p> <p style="text-align: right;">_____ Susan S. Kruger</p>



**CITY OF RIVIERA BEACH
FPL (PORT WEST BLVD.) MASTER SITE PLAN
STAFF REPORT, SP-18-17, OCTOBER 11, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM FLORIDA POWER AND LIGHT (FPL) FOR A MAJOR SITE PLAN APPROVAL (SP18-17) TO CREATE A MASTER PLAN OF RECORD FOR SIX PARCELS SUPPORTING EXISTING FACILITIES WITHIN FPL PORT WEST SITE ON 88.68 ACRES OF INDUSTRIAL LAND AT 2460 PORT WEST BLVD., IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000, WHICH IS LOCATED APPROXIMATELY 0.12 MILES EAST OF THE INTERSECTION AT MILITARY TRAIL AND PORT WEST BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicants:** Property Owner: Florida Power and Light (FPL)
Authorized Agent: Urban Design Kilday Studios
- B. Request:** The applicant is requesting a major site plan approval to create a Master Plan of record to consolidated six contiguous parcels owned and operated by Florida Power and Light Company (FPL) located at the Port West Site.
- C. Location:** The subject property is located approximately 0.12 miles east of the intersection at Military Trail and Port West Boulevard (see attached location map), addressed as 2460 Port West Blvd.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-42-42-36-33-000-0000

Parcel Size: Total +/- 88.68 Acres

Existing Use: Public Utility

Zoning: Parcels A, B, and C are zoned General Industrial (IG).
Parcels D, E and F are zoned Public Ownership (U).

Future Land Use: Industrial (A, B & C) and Utility/ Transportation (D, E and F)

E. Adjacent Property Description and Uses:

North: General Industrial (IG) Zoning: Recreational Vehicle Park

South: General Industrial (IG) Zoning: Industrial – Office (WPB)

East: General Industrial (IG) Zoning: FPL Power Plant DRI/ Interstate Highway I-95

West: General Industrial (IG) Zoning: Rapids Water Park

F. Background:

The subject property is one of six contiguous parcels owned by the Florida Power and Light Company (FPL) located within the municipal jurisdiction of the City of Riviera Beach. The subject site and the adjacent parcels have been in use for approximately 30 years as their Physical Distribution Center (PDC). Various activities related to maintaining the public utility occur on these sites. City records are sparse regarding past entitlements. There is no record of a site plan approval by the City of Riviera Beach for the subject parcel however an application for a Site Plan Amendment being processed in 1998 was found. This application included a Master Site Plan that referenced all of the parcels within the City, along with other properties owned by FPL to the south within the municipal limits of the City of West Palm Beach. This application will establish a Master Site Plan for these properties.

G. Staff Analysis:

Proposed Use: The proposed use is consistent with the future land use, zoning and current uses located within the site.

Zoning Regulations: The development complies with the City's Land Development Regulations.

Comprehensive Plan: The proposed is consistent with the City's Comprehensive Plan.

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

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

Parking/Traffic: Adequate parking has been provided in accordance with the City's Land Development Regulations and will not be affected by the application. Traffic impacts are minimal and the City's and County's concurrency requirements.

H. Recommendation: City Staff recommends approval of this site plan application with the following conditions of approval:

1. Applicant must replace all dead and missing landscape material located within the affected plan area within 6 months following approval of this resolution according to code requirements and previous plan approvals. Landscape material shall be maintained in perpetuity.
2. Applicant must maintain the Port West Road landscape swale area located adjacent to their property. Applicant acknowledges that parking within the swale area is prohibited.
3. A plat shall be approved by the City and recorded within the official records of Palm Beach County following approval of this resolution and prior to approval of any new development order.
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.

Exhibit A. Location Map.

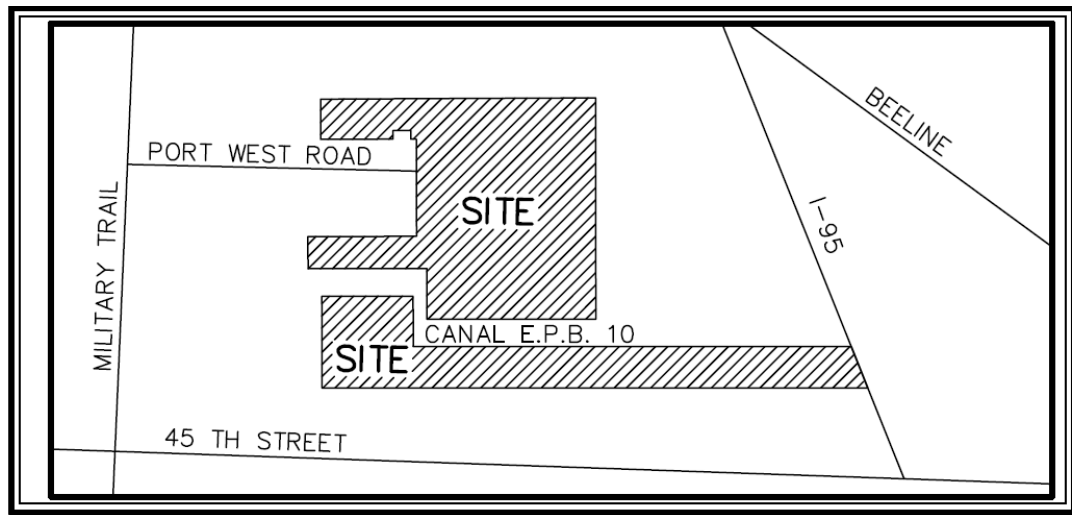


Exhibit B. Legal Description:

LAND DESCRIPTION:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104 & 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH S PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 629.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 OF PLAT NO. 1 EFC ALSO BEING THE NORTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE CONTINUE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 603.54 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1228.37 FEET; THENCE NORTH 01° 56' 55" EAST, A DISTANCE OF 366.96 FEET; THENCE NORTH 88° 01' 54" WEST TO THE WESTERLY SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, A DISTANCE OF 864.72 FEET; THENCE NORTH 01° 54' 56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 232.72 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE SOUTH 88° 04' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 790.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE NORTH 01° 59' 49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 627.00 FEET TO THE

INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PORTWEST ROAD ALSO BEING THE SOUTH LINE OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PORTWEST ROAD, A DISTANCE OF 80.00 FEET; THENCE NORTH 88° 10' 13" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 40.41 FEET; THENCE NORTH 01° 49' 47" EAST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 129.46 FEET; THENCE SOUTH 01° 49' 47" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 526.96 FEET TO THE SOUTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 292.97 FEET TO THE NORTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 88° 12' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2002.37 FEET TO THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 374.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC AND BEING THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 36; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1328.91 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 56' 55" EAST, ALONG SAID EAST LINE, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 87° 56' 33" EAST, A DISTANCE OF 1329.26 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

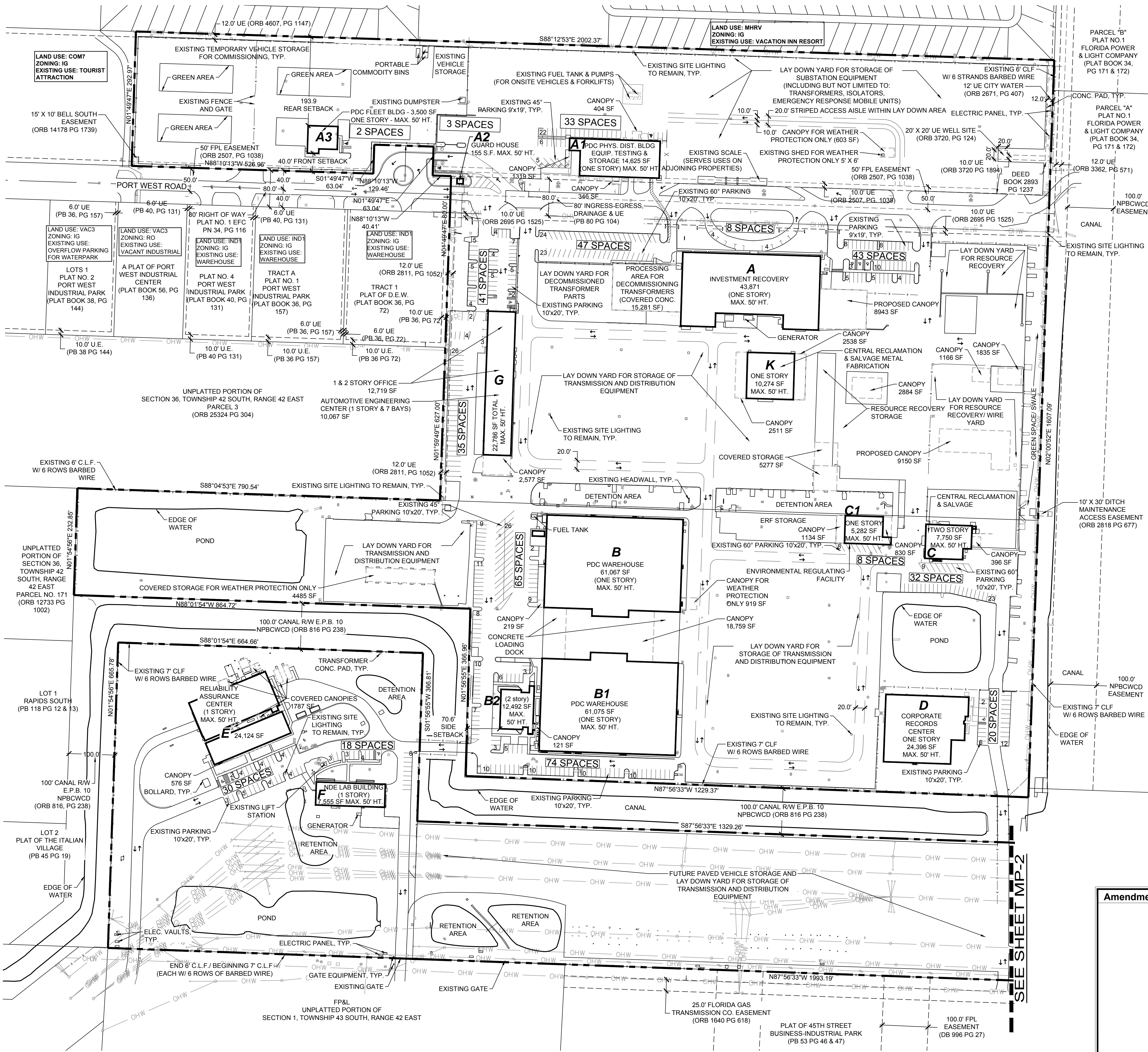
THE SOUTH 300' OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 31; THENCE NORTH 02° 00' 52" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 87° 56' 22" EAST, A DISTANCE OF 1859.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 9 (I-95); THENCE SOUTH 19° 46' 37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 323.19 FEET TO A POINT IF INTERSECTION WITH THE SOUTH LINE OF SECTION 31; THENCE NORTH 87° 56' 22" WEST, ALONG SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 1979.09 FEET TO THE POINT OF BEGINNING.

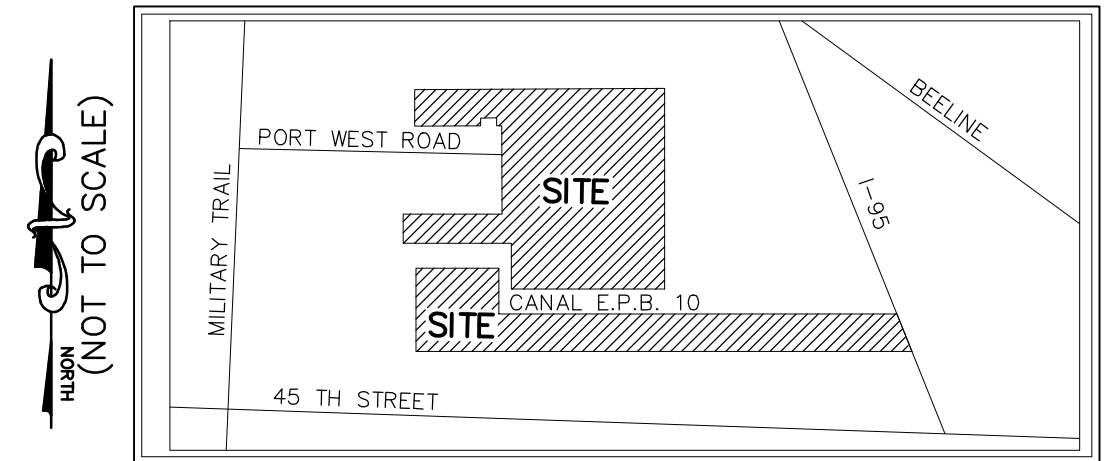
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,862,708 SQUARE FEET/88.676 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



LOCATION MAP



SITE DATA

APPLICATION NAME:	FP&L PORT WEST
LAND USE:	IND. U
ZONING DISTRICT:	IG.U
PROPERTY CONTROL NUMBERS:	56-42-42-36-33-000-0000, 56-42-42-36-08-001-0000, 56-42-42-36-19-001-0000, 56-42-42-36-24-000-0010, 56-42-42-36-00-000-5090, 56-43-42-31-00-000-7080
EXISTING USE:	PUBLIC UTILITY
GROSS SITE AREA:	(3,862,708 S.F.) 88.676 AC.
GROSS FLOOR AREA:	298,952 S.F.
FAR (MAX. 1.15):	.077
BUILDING COVERAGE 372,535 SF (MAX 45%): INCLUSIVE OF 84,661 SF STRUCTURES FOR WEATHER PROTECTION ONLY	9.64%
REQUIRED PARKING (SEE SUMMARY BELOW):	459 SP.
PROVIDED PARKING:	459 SP.
REQUIRED ACCESSIBLE PARKING:	10 SP.
PROVIDED ACCESSIBLE PARKING:	12 SP.
IMPERVIOUS/ PERVIOUS AREA	
IMPERVIOUS AREA PROVIDED (MAX 85%):	71% (63.05 AC)
PERVIOUS AREA PROVIDED (MIN. 15%):	29% (25.63 AC)
TRAFFIC ANALYSIS ZONE:	115
MAX. BUILDING HEIGHT:	50'

BUILDING SUMMARY

	FACILITY NAME	BUILDING G.F.A.
A	INVESTMENT RECOVERY	43,871
A1	PDC PHYSICAL DISTRIBUTION	14,625
A2	GUARD HOUSE	155
A3	PDC FLEET BUILDING	3,500
B	PDC WAREHOUSE PHASE 1	61,067
B1	PDC WAREHOUSE PHASE 2	61,075
B2	PDC ADMINISTRATION	12,492
C	CENTRAL RECLAMATION & SALVAGE ENVIRONMENTAL REGULATING	7,750
C1	FACILITY/ REGULATED MATERIALS	5,282
D	CORPORATE RECORDS CENTER	24,396
E	RELIABILITY ASSURANCE CENTER/ RESEARCH & EVALUATION FACILITY	24,124
F	NDE METALLURGICAL FACILITY/ LAB	7,555
G	AUTOMOTIVE LEASING CENTER	22,786
K	CENTRAL RECLAMATION & SALVAGE METAL FABRICATION	10,274
TOTAL:		298,952

PARKING SUMMARY

BUILDING A:	70
OFFICE: (1 SP/ 300 SF @ 11,400 SF - OFFICE BUILDING = 38)	
WAREHOUSE: (1 SP/ 1000 SF @ 32,471 SF - WAREHOUSING = 32)	
BUILDING A1: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	29
BUILDING A2: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	0
BUILDING A3: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	7
BUILDING B: (1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B1: (1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B2: (1 SP/ 300 SF - OFFICE BUILDING)	42
BUILDING C:	14
OFFICE: (1 SP/ 300 SF @ 2,750 SF - OFFICE BUILDING = 9)	
WAREHOUSE: (1 SP/ 1000 SF @ 5,000 SF - WAREHOUSING = 5)	
BUILDING C1: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	11
BUILDING D: (1 SP/ 1000 SF - WAREHOUSING)	24
BUILDING E: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	48
BUILDING F: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	15
BUILDING G:	56
AUTOMOTIVE: (2 SPACES/ STALL BAY @ 7 BAYS=14)	
OFFICE: (1 SP/ 300 SF @ 12,719 SF - OFFICE BUILDING = 42)	
BUILDING K: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	21
TOTAL PARKING REQUIRED:	459
TOTAL PARKING PROVIDED:	459

Amendments:

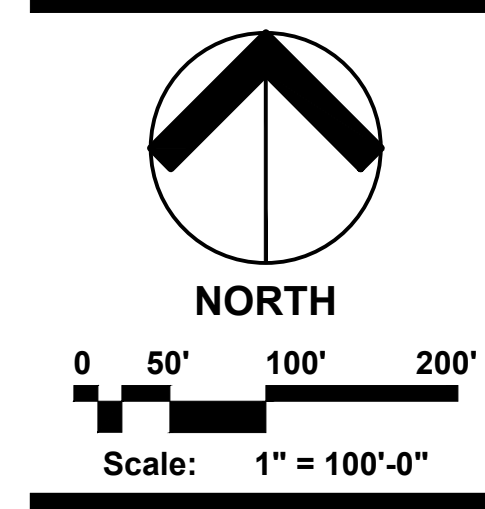
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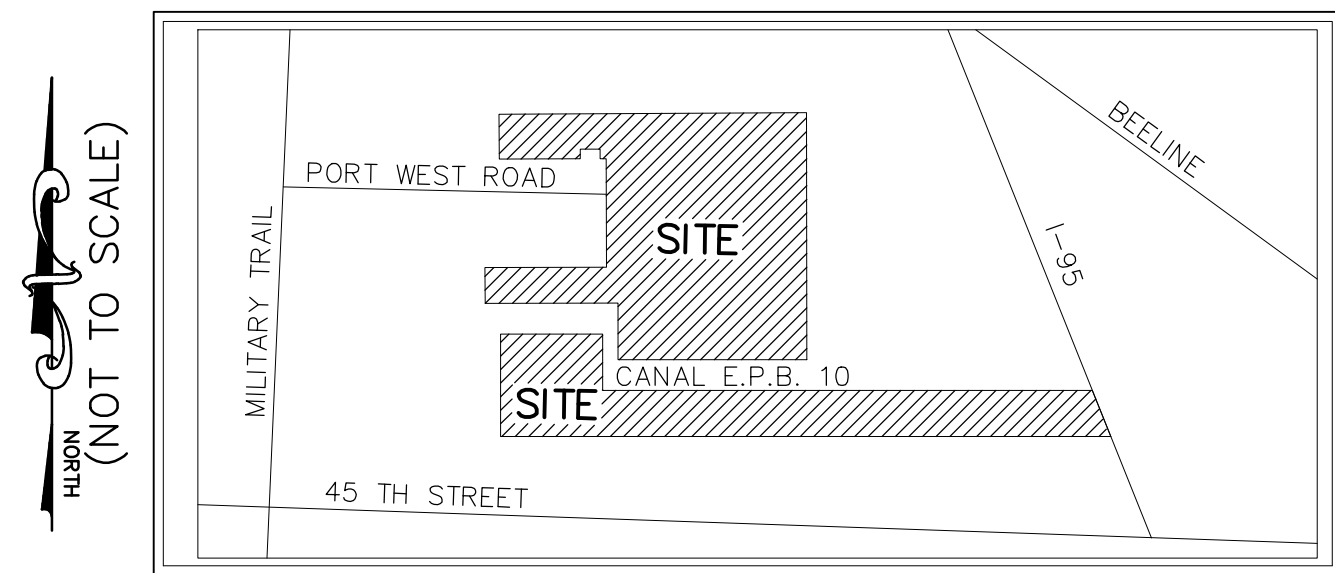
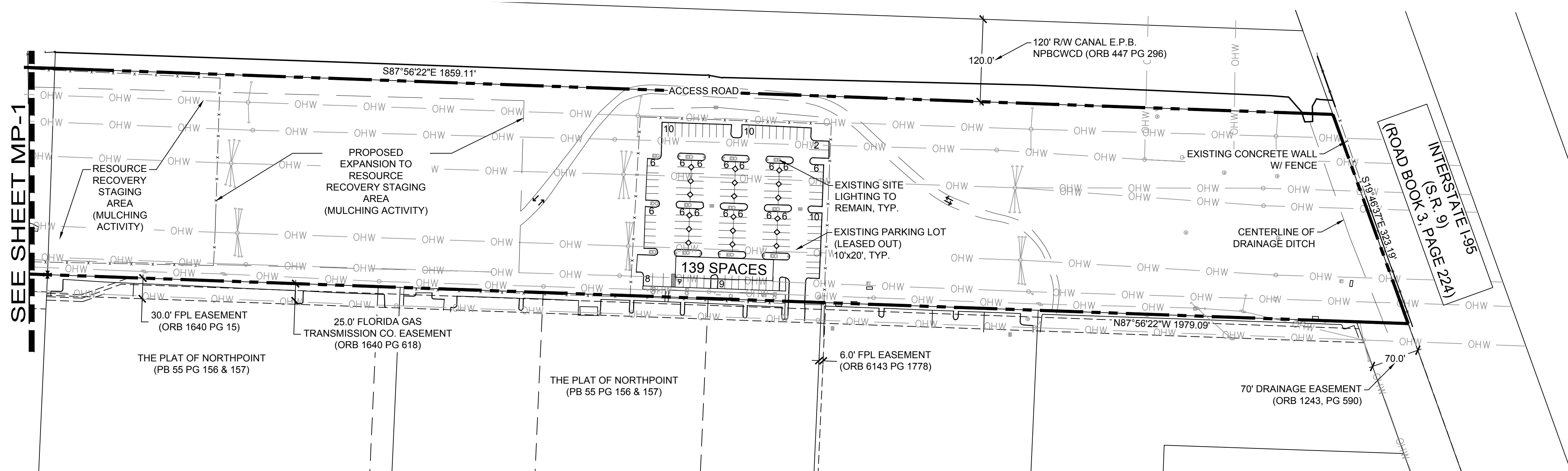
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FP&L - PORT WEST
Riviera Beach, FL
Master Plan



Date: 06.12.2018
Project No.: 17-062.001
Designed By: BB
Drawn By: BB
Checked By: CWW
Revision Dates:
8.1.2018 Initial Submittal
9.13.2018 Resubmittal



**urban
design
kid day**
STUDIOS

**Urban Planning & Design
Landscape Architecture
Communication Graphics**

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DEVELOPMENT TEAM

OWNER/ FPL
APPLICANT: 700 UNIVERSE BLVD.
JUNO BEACH, FL 33408

PLANNER/ URBAN DESIGN KILDAY STUDIOS
LANDSCAPE 610 CLEMATIS STREET, SUITE CU02
ARCHITECT: WEST PALM BEACH, FL 33401
PHONE: (561) 366-1100

TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FL 33411
PHONE: (561) 296-9698

SURVEYOR: CAULFIELD & WHEELER, INC

7900 GLADES RD
SUITE 100
FORT LAUDERDALE, FL 33304

PHONE: (561) 392-1991

CIVIL ENGINEER: MCLEOD MCARTHY & ASSOCIATES, PA
THE FORUM III
1655 PALM BEACH LAKES BLVD, SUITE 901
WEST PALM BEACH, FL 33401
PHONE: (561) 689-9500

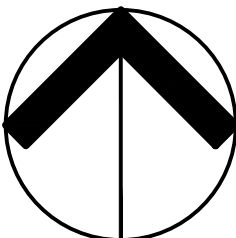
PROPERTY DEVELOPMENT REGULATIONS											
ZONING DISTRICT IG	Minimum Lot Dimensions		Density/GFA		Max. Max. Building FAR	Minimum Setbacks					
	SIZE	WIDTH	FRONTAGE	DEPTH		MIN.	MAX.	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	1 AC	-	-	-	-	1.15	45%	40'	50'	15'	20'
PROPOSED	88.676 AC	719.5'	719.5'	3972.3'	N/A	N/A	.077	40'	70.6'	N/A	193.9'

NOTES:
BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER
AND DATED 04/23/2018.

FP&L - PORT WEST
Riviera Beach, FL

Riviera Beach, FL

Master Plan



NORTH



Scale: 1" = 100'-0"

Date: 06.12.2018
Project No.: 17-062.00
Designed By: BB
Drawn By: BB
Checked By: CWW

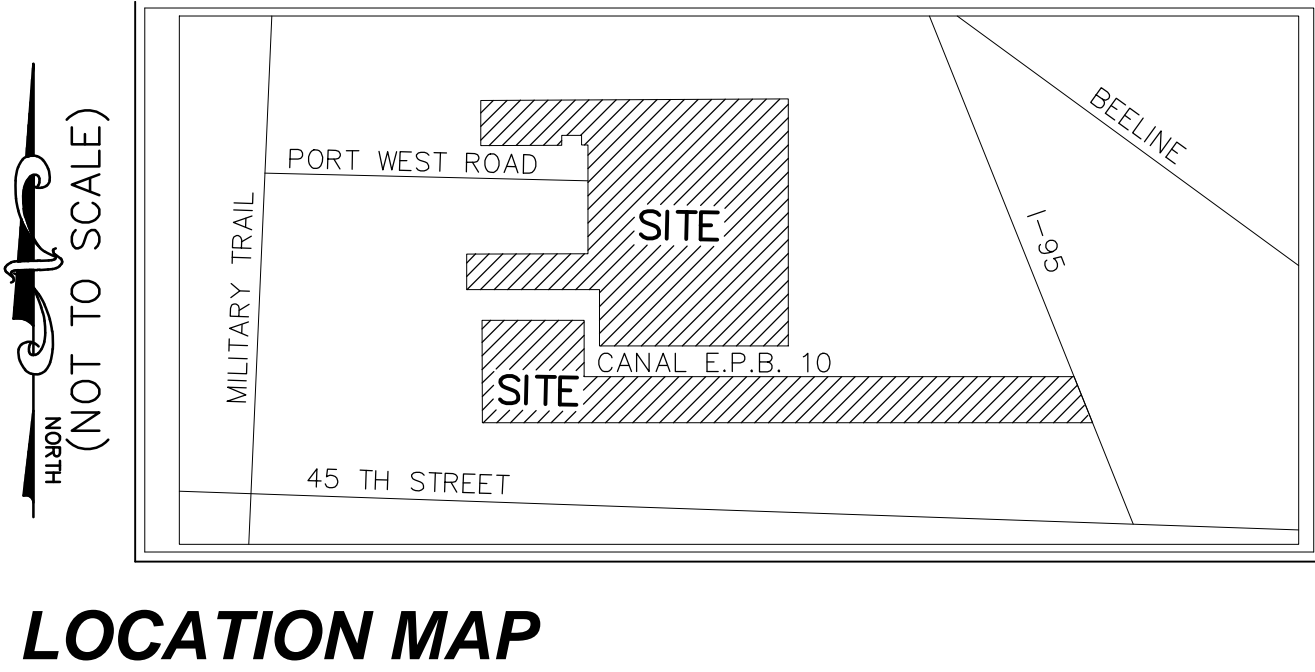
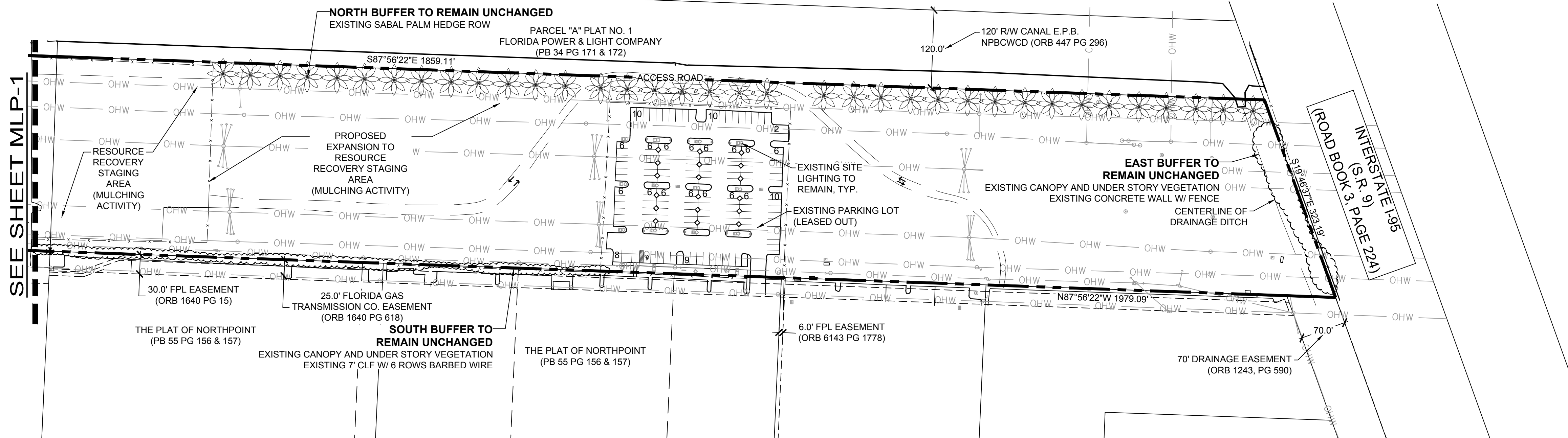
Revision Dates:

8.1.2018 Initial Submittal
9.13.2018 Resubmittal

MP-2
of 2

of 2

Drawing name: H:\J08S\FPL Port West 17-062\FPL Consolidated Properties SP_001\Drawings\Master Plan\09.10.18 Preliminary Master Plan.dwg



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STUDIOS**

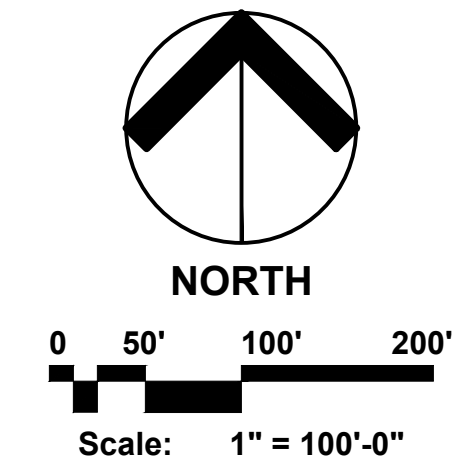
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FP&L - PORT WEST

Riviera Beach, FL
Master Landscape Plan - Existing Conditions



Date: 08.01.2018
Project No.: 17-062.001
Designed By: ABC
Drawn By: CC
Checked By: CWW

Revision Dates:	
08.01.2018	Initial Submittal
09.13.2018	Resubmittal

MLP-2
of 2

Amendments:

Zoning Stamp:

FPL PHYSICAL DISTRIBUTION CENTER RIVERA BEACH BOUNDARY SURVEY

ALL OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 WITH LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY COUNTY, FLORIDA. TOGETHER WITH LYING IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236080010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 7, 2018.

PARCEL B
OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-08-001-0000

LEGAL DESCRIPTION:

TRACT 1 OF EFC, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITY:

1. GRANT OF EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2507, PAGE 1038, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

2. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 407, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2695, PAGE 1525, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

4. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 1052, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

NON UTILITY:

1. PLAT RECORDED IN PLAT BOOK 34, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

2. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

3. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3177, PAGE 734, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

AFFECTS-NOTHING TO PLOT.

4. RELEASE OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3957, PAGE 1994, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

5. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3232, PAGE 1475, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEE ITEM 7

6. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 447, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEE ITEM 7

7. RIGHT OF WAY DEED RECODED IN OFFICIAL RECORDS BOOK 3362, PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED, CORRECTIVE DEED FOR ITEMS 5 & 6

8. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3507, PAGE 927, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TEMPORARY CONSTRUCTION EASEMENT EXPIRED

9. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3900, PAGE 420, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

10. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4817, PAGE 954, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

11. QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK 7245, PAGE 1754, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS PLOTTED.

12. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

13. ORDINANCE NO. 2581 RECORDED IN OFFICIAL RECORDS BOOK 7803, PAGE 1682, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

14. COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 11918, PAGE 716, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236080010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 7, 2018.

PARCEL D
OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-24-000-0010

LEGAL DESCRIPTION:

ALL OF PLAT NO. 3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITY:

1. AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9278, PAGE 310, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

NON UTILITY:

1. PLAT RECORDED IN PLAT BOOK 53, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED.

2. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

3. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4817, PAGE 954, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

4. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236330000000, WITH AN EFFECTIVE DATE OF JANUARY 23, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 12, 2018.

PARCEL A
OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-33-000-0000

LEGAL DESCRIPTION:

ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS PORTWEST ROAD RIGHT OF WAY.

UTILITY:

1. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS BOOK 2507, PAGE 1038, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS BOOK 2695, PAGE 1525, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS OVERALL SURVEY-PLOTTED

3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT CO. RECORDED IN OFFICIAL RECORDS BOOK 4607, PAGE 1147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

4. EASEMENT IN FAVOR OF BILLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN OFFICIAL RECORDS BOOK 44178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

NON UTILITY:

1. PLAT RECORDED IN PLAT BOOK 42, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

2. PLAT RECORDED IN PLAT BOOK 80, PAGE 104, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

3. EASE IN FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 407, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

4. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT

5. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 3507, PAGE 927, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENT TERMINATED

6. WATER EASEMENT DEED SUPERSSEDING CONSTRUCTION EASEMENT DEED IN FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 3720, PAGE 1891, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-PLOTTED

7. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236000005090, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 6, 2018.

PARCEL E
OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-00-000-5090

LEGAL DESCRIPTION:

THE SOUTH 300 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITY:

1. AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 9278, PAGE 310, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

NON UTILITY:

1. EASEMENT RECORDED IN DEED BOOK 688, PAGE 111, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

2. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 896, PAGE 393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT

3. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1880, PAGE 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

4. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

5. NOTICE AND DISCLOSURE RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

6. ORDINANCE NO. 2581 RECORDED IN OFFICIAL RECORDS BOOK 7803, PAGE 1682, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

7. NOTICE UNDER MARKETABLE RECORD TITLES RECORDED IN OFFICIAL RECORDS BOOK 16296, PAGE 726, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 564342131000070080, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2017 @ 8:00 A.M. AND DATE PREPARED: FEBRUARY 21, 2018.

PARCEL F
OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-43-42-31-00-000-7080

LEGAL DESCRIPTION:

THE SOUTH 300 FEET OF THAT PART OF THE SW ¼ . LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

UTILITY:

1. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1571, PAGE 432, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

2. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1619, PAGE 585, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

3. EASEMENT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1351, PAGE 1505, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

4. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2170, PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

5. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 258, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

6. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5435, PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

7. SUPPLEMENTAL NON-EXCLUSIVE EASEMENT AGREEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8542, PAGE 1254, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

8. SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 18428, PAGE 989, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

9. SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 22346, PAGE 321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

10. MEMORANDUM OF SECOND SUPPLEMENT TO NONEXCLUSIVE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 25775, PAGE 1246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

NON UTILITY:

1. EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 74, PAGE 564, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOCUMENT ILLEGIBLE.

2. RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 447, PAGE 296, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS PLOTTED.

3. EASEMENT DEED IN FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 754, PAGE 749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

4. SHORT FORM OF EASEMENT IN FAVOR OF THE PORT OF PALM BEACH DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 851, PAGE 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

5. DEED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 908, PAGE 1001, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

6. DEED RECORDED IN OFFICIAL RECORDS BOOK 1008, PAGE 642, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

7. EASEMENT DEED IN FAVOR OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1073, PAGE 319, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

8. SPECIAL WARRANTY DEED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1191, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

9. NOTICE RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 613, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

10. EASEMENT I FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 2671, PAGE 409, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

11. RIGHT OF WAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 1058, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

12. ORDINANCE NO. 1152 RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 397, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

13. EASEMENT IN FAVOR OF EFC SERVICES, INC., RECORDED IN OFFICIAL RECORDS BOOK 2818, PAGE 677, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

14. EASEMENT IN FAVOR OF CITY OF RIVERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 3362, PAGE 571, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

15. RESOLUTION NO. 61-80 RECORDED IN OFFICIAL RECORDS BOOK 4987, PAGE 1862, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DOES NOT AFFECT.

16. NOTICE AND DISCLOSURE OF TAXING AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 7499, PAGE 683, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

17. ORDINANCE NO. 2618 RECORDED IN OFFICIAL RECORDS BOOK 8103, PAGE 354, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT

18. TERMINATION OF OPTION TO REPURCHASE RECORDED IN OFFICIAL RECORDS BOOK 26520, PAGE 1571, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AFFECTS-NOTHING TO PLOT.

THE FOLLOWING IS A PARTIAL LIST OF ENCUMBRANCES WHICH CORRESPOND TO THE NUMBERED ENCUMBRANCES CONTAINED IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY OLD CONSUMERS FIRST TITLE COMPANY, INC., HAVING A FILE NO.: 56424236190010000, WITH AN EFFECTIVE DATE OF JANUARY 22, 2018 AT 8:00 A.M. AND DATE PREPARED: FEBRUARY 7, 2018.

PARFOEL C

OWNERSHIP AND ENCUMBRANCE REPORT ENCUMBRANCES

PCN NUMBER: 56-42-42-36-19-001-0000

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, THE SOUTH ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ (LESS THE SOUTH 400 FEET AND THE WEST 100 FEET), SOUTH ¼ OF NORTH ¼ OF SOUTHEAST ¼ OF THE SOUTHEAST ¼ (LESS WEST 100 FEET OF SOUTH 100 FEET), AND SOUTH ¼ OF NORTH ¼ OF SOUTHWEST ¼ OF SOUTHEAST ¼ (LESS SOUTH 100 FEET OF EAST 764.92 FEET), IN PALM BEACH COUNTY, FLORIDA;

LESS THAT PART THEREOF, LYING WEST OF A NORTHERLY EXTENSION OF THE WEST LINE OF THE NORTHERN PALM BEACH COUNTY WATER MANAGEMENT DISTRICT CANAL #EPB-10, ALSO DESCRIBED AS THE WEST 541.68 FEET, MORE OR LESS, OF AFOREMENTIONED TRACT.

SAID LANDS BEING ALSO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH ¼ OF THE NORTH ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 . LESS THE SOUTH 100 FEET OF THE WEST 100 FEET THEREOF, AND THE SOUTH ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4, LESS THE WEST 100 FEET THEREOF, AND ALSO LESS THE SOUTH 400 FEET THEREOF.

ALSO

A graphic scale bar and a north arrow. The scale bar is horizontal, with alternating black and white segments. It is marked with numbers 50, 0, 50, 100, 200, and 400. Below the scale bar, the text "(IN FEET)" is centered. Below that, the text "1 INCH = 50 FT." is centered. To the right of the scale bar, the text "NORTH" is written vertically, pointing towards the top of the page.



JOB # 6515
SHT.NO. 2
OF 8 SHEETS

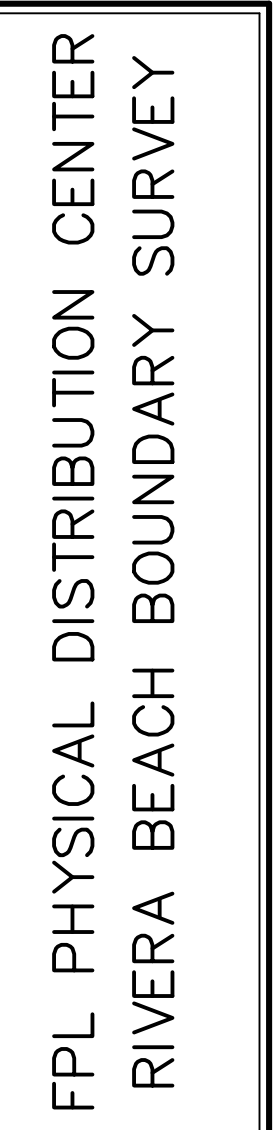
[illegible]FPL PHYSICAL DISTRIBUTION CENTER
RIVERA BEACH BOUNDARY SURVEY

JOB # 6515
SHT.NO. 3
OF 8 SHEETS

**MATCH LINE SHEET 5 OF 8**

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-4452



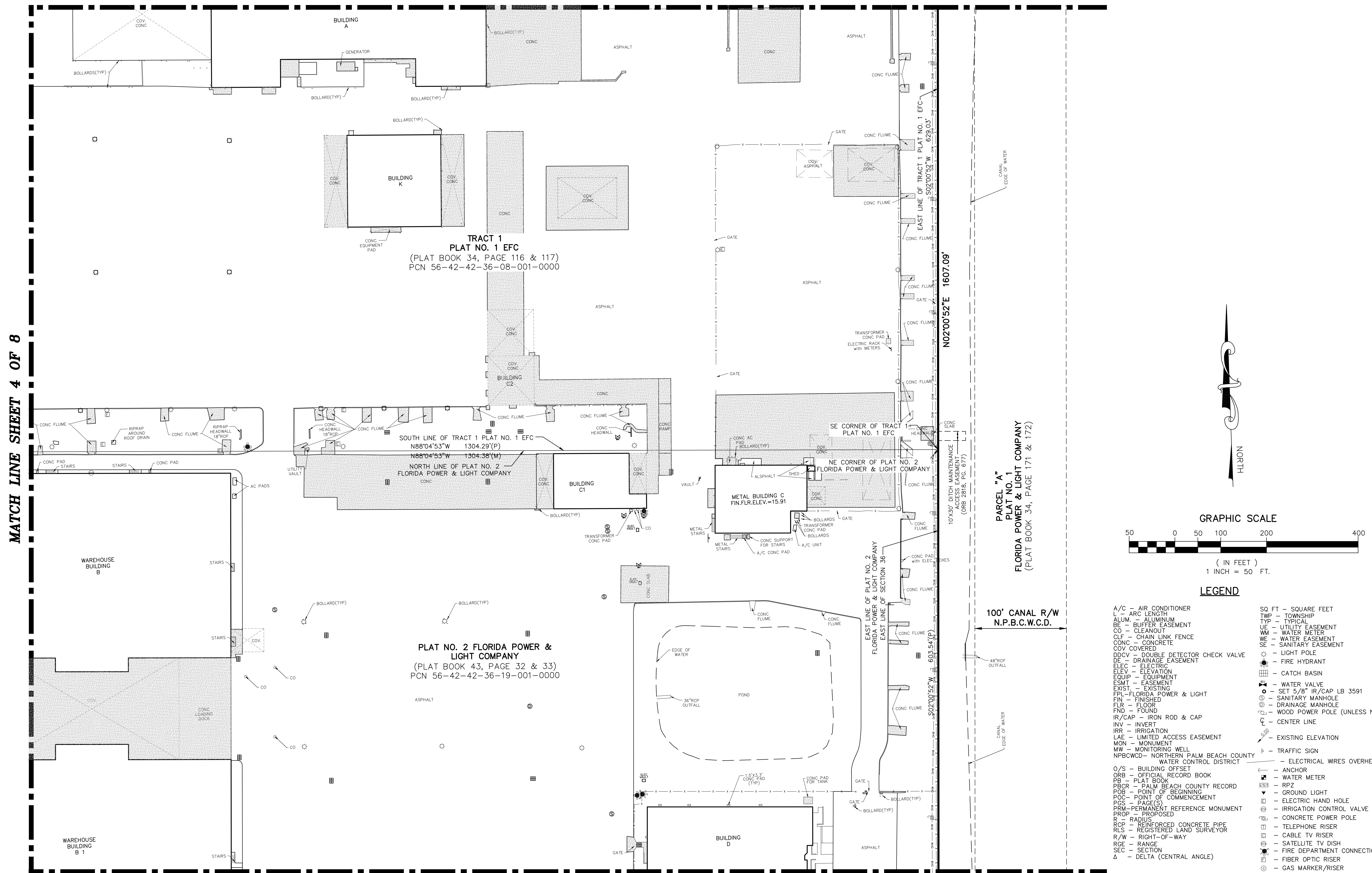
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F.B./ PG.	ELECT
SCALE	AS SHOWN

10/10

JOB # 6515
SHT.NO.
4
OF 8 SHEETS

- A/C = AIR CONDITIONER
L = ARC LENGTH
ALUM. = ALUMINUM
BU = BUFFER EASEMENT
CO = CLEANOUT
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COV COVERED
DDCV = DOUBLE DETECTOR CHECK VALVE
DE = DRAINAGE EASEMENT
LEC = ELECTRIC
ELEV = ELEVATION
EQUIP = EQUIPMENT
ESENT = EASEMENT
EXIST. = EXISTING
FPL-FLORIDA POWER & LIGHT
FIN = FINISHED
FLR = FLOOR
FND = FOUND
IR/CAP = IRON ROD & CAP
INV = INVERT
IRR = IRRIGATION
LAE = LIMITED ACCESS EASEMENT
MON = MONUMENT
MW MONITORING WELL
NPBCWCD- NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT
- O/S = BUILDING OFFSET
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORD
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PGS = PAGE(S)
PRM-PERMANENT REFERENCE MONUMENT
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RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
Δ = DELTA (CENTRAL ANGLE)
- SO FT = SQUARE FEET
TWP = TOWNSHIP
TYP = TYPICAL
UE = UTILITY EASEMENT
WM = WATER METER
WE = WATER EASEMENT
SE = SANITARY EASEMENT
☀ = LIGHT POLE
☀ = LIGHT HYDRANT
☀ = CATCH BASIN
☀ = WATER VALVE
☀ = SET 5/8" IR/CAP LB 3591
☀ = SANITARY MANHOLE
☀ = DRAINAGE MANHOLE
☀ = WOOD POWER POLE (UNLESS NOTED)
☀ = CENTER LINE
☀ = EXISTING ELEVATION
☀ = TRAFFIC SIGN
☀ = ELECTRICAL WIRES OVERHEAD
☀ = ANCHOR
☀ = WATER METER
☀ = RPZ
☀ = GROUND LIGHT
☀ = ELECTRIC HAND HOLE
☀ = IRRIGATION CONTROL VALVE
☀ = CONCRETE POWER POLE
☀ = TELEPHONE RISER
☀ = CABLE TV RISER
☀ = SATELLITE TV DISH
☀ = FIRE DEPARTMENT CONNECTION
☀ = FIBER OPTIC RISER
☀ = GAS MARKER/RISER
☀ = UTILITY MARKER/RISER

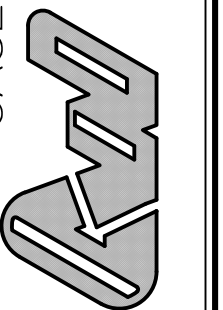
**FPL PHYSICAL DISTRIBUTION CENTER
RIVERA BEACH BOUNDARY SURVEY**

MATCH LINE SHEET 3 OF 8

MATCH LINE SHEET 7 OF 8

[illegible]

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



RIVERA BEACH BOUNDARY SURVEY

DATE 04/23/18

RAWN BY RLF

B. / PG. ELECT

SCALE AS SHOWN

11/11/2011

11/11/2011

11/11/2011

11/11/2011

Page 10 of 10


Page 10 of 10

OB # 6515
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5

5 2 SUBJECTS

OF 8 SHEETS

[illegible]

DATE	04/23/18
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 6515
SHT.NO. 6
OF 8 SHEETS

LOT 1 RAPIDS SOUTH
(PLAT BOOK 118, PAGE 12 & 13)

LOT 2 THE ITALIAN VILLAGE
(PLAT BOOK 45, PAGE 19)

PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY
(PLAT BOOK 43, PAGE 32 & 33)

PLAT NO. 3 FLORIDA POWER & LIGHT COMPANY
(PLAT BOOK 53, PAGE 63 & 64)
PCN 56-42-42-36-24-000-0010

THE SOUTH 300' OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST
(ORB 1069, PG 613)
PCN 56-42-42-36-00-000-5090

UNPLATTED FPL
PCN 74-42-43-01-00-000-1050

UNPLATTED PORTION OF SECTION 1 TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN 74-42-43-01-00-000-1030

UNPLATTED PORTION OF SECTION 1 TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN 74-42-43-01-00-000-1050

GRAPHIC SCALE
1 INCH = 50 FT.

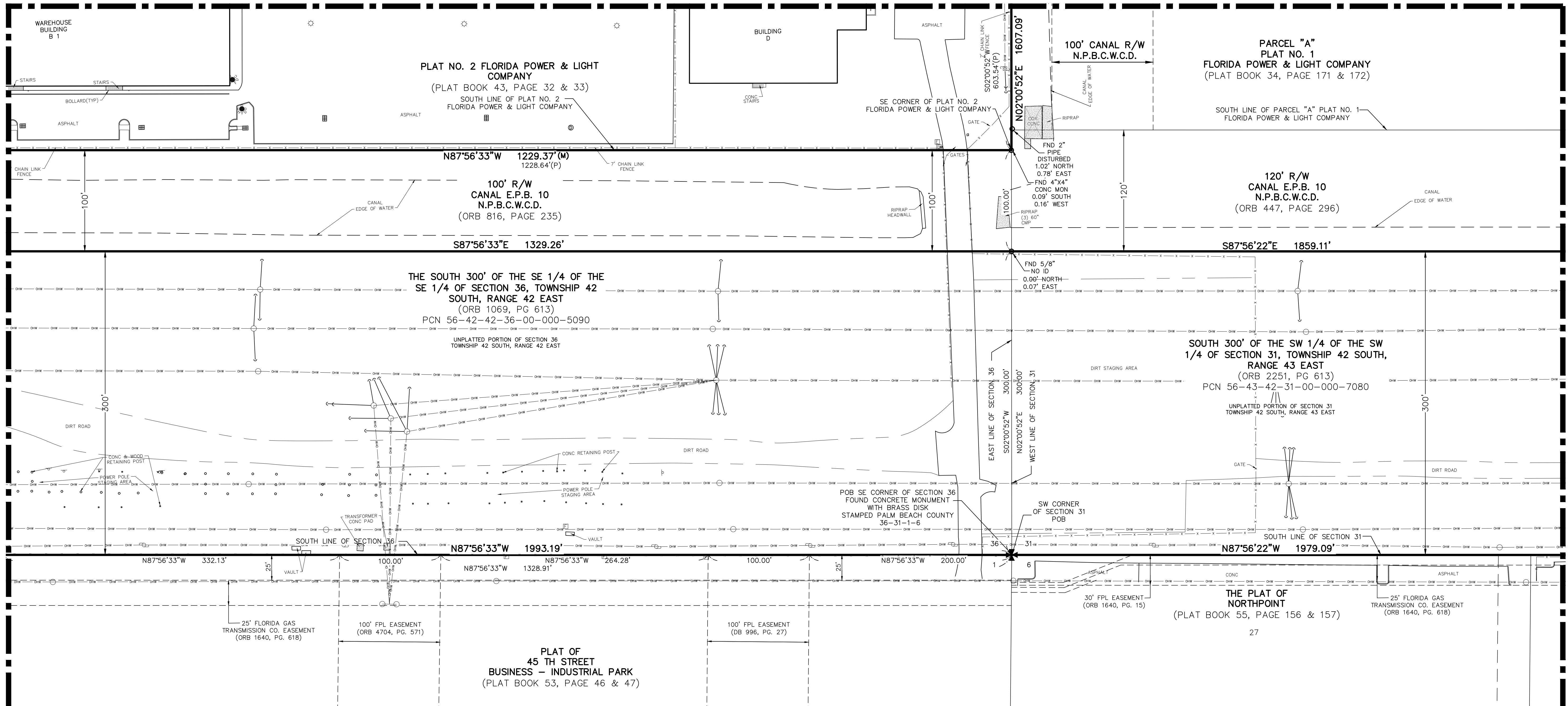
LEGEND

A/C - AIR CONDITIONER
L - ARC LENGTH
ALUM. - ALUMINUM
BE - BUFFER EASEMENT
CO - CLEANOUT
CLF - CHAIN LINK FENCE
CONC - CONCRETE
COV COVERED
DDCV - DOUBLE DETECTOR CHECK VALVE
DE - DRAINAGE EASEMENT
ELEC - ELECTRIC
ELEV - ELEVATION
EQUIP - EQUIPMENT
ESMT - EASEMENT
EXIST - EXISTING
FPL - FLORIDA POWER & LIGHT
FIN - FINISHED
FLR - FLOOR
FND - FOUND
IR/CAP - IRON ROD & CAP
INV - INVERT
IRR - IRRIGATION
LAE - LIMITED ACCESS EASEMENT
MON - MONUMENT
MW - MONITORING WELL
NPBCWCD - NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

SQ FT - SQUARE FEET
TWP - TOWNSHIP
TYP - TYPICAL
UE - UTILITY EASEMENT
WM - WATER METER
WE - WATER EASEMENT
SE - SANITARY EASEMENT
* - LIGHT POLE
* - FIRE HYDRANT
* - CATCH BASIN
* - SET 5/8" IR/CAP LB 3591
* - SANITARY MANHOLE
* - DRAINAGE MANHOLE
* - WOOD POWER POLE (UNLESS NOTED)
* - CENTER LINE
* - EXISTING ELEVATION
* - TRAFFIC SIGN
* - ELECTRICAL WIRES OVERHEAD
* - ANCHOR
* - WATER METER
* - GROUND LIGHT
* - ELECTRIC HAND HOLE
* - IRRIGATION CONTROL VALVE
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* - SATELLITE TV DISH
* - FIRE DEPARTMENT CONNECTION
* - FIBER OPTIC RISER
* - GAS MARKER/RISER
* - UTILITY MARKER/RISER

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RIVERA BEACH BOUNDARY SURVEY

JOB # 6515
SHT.NO. 7
OF 8 SHEETS



NORTH



PARCEL "A"
PLAT NO. 1
FLORIDA POWER & LIGHT COMPANY
(PLAT BOOK 34, PAGE 171 & 172)

120' R/W
CANAL E.P.B. 10
N.P.B.C.W.C.D.
(ORB 447, PAGE 296)

THE NORTH 120' OF THE SOUTH 420' OF
THE SW 1/4 OF THE SW 1/4 OF SECTION
31, TOWNSHIP 42 SOUTH, RANGE 43 EAST

S87°56'22"E 1859.11'

SOUTH 300' OF THE SW 1/4 OF THE SW
1/4 OF SECTION 31, TOWNSHIP 42 SOUTH,
RANGE 43 EAST
(ORB 2251, PG 613)
PCN 56-43-42-31-00-000-7080

UNPLATTED PORTION OF SECTION 31
TOWNSHIP 42 SOUTH, RANGE 43 EAST

⊙ $\text{N}87^{\circ}56'22''\text{W}$ 1979.09' - CHW —

—25' FLORIDA GAS
TRANSMISSION CO. EASEMENT
(ORB 1640, PG. 618)

THE PLAT OF
NORTHPOINT
(PLAT BOOK 55, PAGE 156 & 157)

6' FPL EASEMENT —
(ORB 6143, PG. 1778)

— 30' FPL EASEMENT
(ORB 1640, PG. 15)


FND 1/2"
IR & CAP
LB 4569
WALLACE
0.04' SOUTH

SET 5/8"
IR & CAP
LB 3591

75.41'(P)
75.04'(M)

70' DRAINAGE EASEMENT (OR B 1243, P.G. 560)

MATCH LINE SHEET 7 OF 8

[illegible]

CIVIL ENGINEERING
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FPL PHYSICAL DISTRIBUTION CENTER
RIVERA BEACH BOUNDARY SURVEY

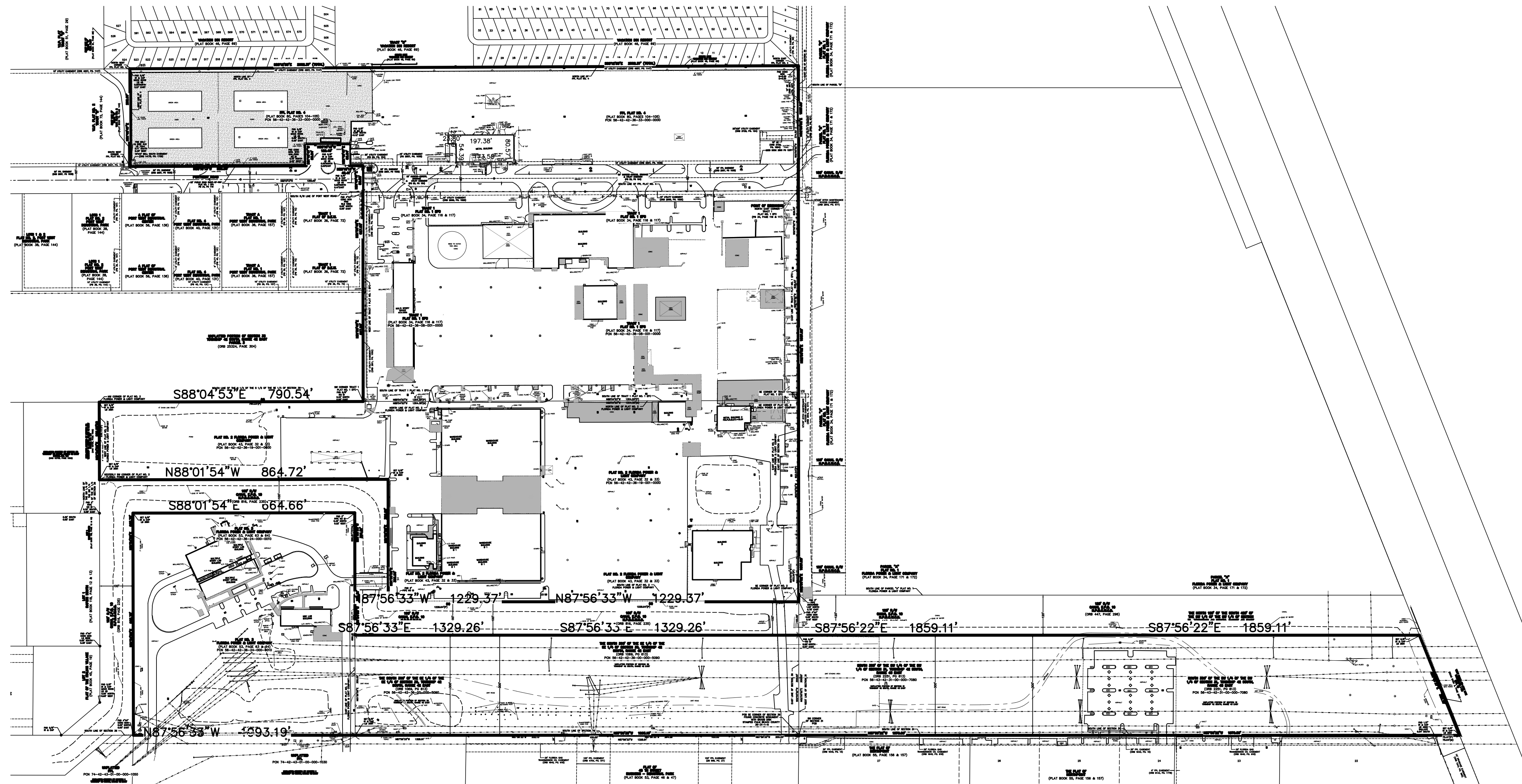
DATE	04/23/18
DRAWN BY	RLF
CB./ PG.	ELECT
SCALE	AS SHOWN

JOB # 6515
HT.NO. 8
OF 8 SHEETS

NORTH

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
BE – BUFFER EASEMENT
CO – CLEANOUT
CLF – CHAIN LINK FENCE
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COV COVERED
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DRAINAGE EASEMENT
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SQ FT – SQUARE FEET
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← – ANCHOR
— — — — — WATER METER
Ⓢ – RPZ
Ⓢ – GROUND LIGHT
Ⓢ – ELECTRICAL HAND HOLE
Ⓢ – IRRIGATION CONTROL VALVE
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Ⓢ – CABLE TV RISER
Ⓢ – SATELLITE TV DISH
Ⓢ – FIRE DEPARTMENT CONNECTION
Ⓢ – FIBER OPTIC RISER
Ⓢ – GAS MARKER/RISER
Ⓢ – UTILITY MARKER/RISER

[illegible]

CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33434
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FPL PHYSICAL DISTRIBUTION CENTER
RIVERA BEACH BOUNDARY SURVEY

DATE	04/23/18
DRAWN BY	RLF
F.B./ PG.	ELECT
SCALE	1" = 200'

JOB # 6515
SHT. NO. 0
OF 0 SHEETS

FPL Port West - Consolidated Properties
Major Site Plan Review
Project Narrative
Submitted: August 1, 2018



Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

Urban Design Kilday Studios, on behalf of Florida Power and Light (FPL), is requesting approval for a Major Site Plan Review of the FPL Port West Site located in the City of Riviera Beach, FL. The subject request includes creating a Master Plan of record for six properties supporting existing facilities and reflecting proposed improvements. Following the review of this application it is anticipated that an application to create a boundary plat to unify all six parcels into two parcels will be submitted to the City. The consolidated properties are located approximately 0.12 miles east of the intersection at Military Trail and Port West Boulevard, on the north side of Port West Road and extend south to the City's municipal limits. Please find attached the FPL Port West Property List for the PCN's and addresses of the six parcels.

History

The subject properties are six contiguous parcels owned and operated by the Florida Power and Light Company (FPL) located within the municipal jurisdiction of the City of Riviera Beach. The subject parcels have been in use for approximately 30 years to support the operations of a "Public Utility". FPL owns other properties in this vicinity and operates the Riviera Beach Next Generation Clean Energy Plant in the southeastern portion of the City. These properties serve to support FPL's physical distribution center (PDC) and resource recovery operations. Various activities related to maintaining the public utility operations occur on these sites. City records are sparse regarding past entitlements. There is no record of a site plan approval by the City of Riviera Beach for the subject parcels however an application for a Site Plan Amendment being processed in 1998 was found. This application included a Master Site Plan that referenced all of the parcels within the City, along with other properties owned by FPL to the south within the municipal limits of the City of West Palm Beach. This application will establish a Master Site Plan for these properties.

Land Use and Zoning

The parcels listed "A", "B" and "C" per the attached property list are in the General Industrial Zoning District (IG) and have the future land use designation of Industrial (IND). The parcels listed "D" "E" and "F" are in the Public Ownership Zoning District (U) and have the future land use designation of Utility/Transportation. The permitted use on site falls under the "Public Utility" in the IG district, and "Electric Power Generating Plants and customary accessory uses" in the U zoning district. These sites include existing accessory functions that serve and support the operation.

Existing Use

The subject properties are currently utilized to support FPL's operations and maintenance of transmission facilities within the territory. One business license is issued by the City for all of

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Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

these operations. Within the sites, commissioning, storage and distribution, maintenance and resource recovery operations occur to support the public utility use.

Buildings A1/A2/A3

Starting with the northernmost parcel north of Port West Road, it helps support FPL's physical distribution center (PDC) and resource recovery systems, which also occur on the surrounding sites and at other sites within the territory. This portion of the overall site primarily serves two purposes within the system for inventory and storage of sub-station equipment, which occurs on the eastern portion of the site, and commissioning and temporary storage of new vehicles, which occurs on the western portion of the site. The eastern portion of the site includes an existing building for inventory, storage of small parts, and equipment testing (identified as Building A1), with the balance of the eastern portion used as a laydown yard for storage of large parts and miscellaneous supplies for repair and replacement of utilities, including but not limited to items such as transformers and isolators, along with emergency response mobile units. The eastern portion of the site also includes an existing scale, weighing materials being transported to and from the sites to the south in conjunction with the resource recovery operations.

Central to the site at the terminus of Port West Blvd. is the entry point to this site and the others to the south. An existing guardhouse building, Building A2, serves to control access to the overall properties.

The western portion of the site is primarily used for paved vehicle storage. Vehicles commissioned and stored range from passenger cars to large trucks. Recently an application for a Major Site Plan Review was submitted for a proposed 3,500 square foot one story in-fleet service building that will be used for commissioning of new vehicles for FPL use at their service centers and other facilities. This building is identified as Building A3.

Buildings B/B1/B2

The majority of storage and warehouse operations occur in PDC Warehouse Buildings B and Building B-1. A loading dock exists between the two warehouse buildings, and there is a large laydown yard for outside storage of large parts and miscellaneous supplies for repair and replacement of utilities. Building B-2 serves as a storm center which has phones and computers used in during emergency events for command and coordination.

Buildings A/C/C1/E/F/K

Damaged and dated parts and equipment are sent to this site to be tested and repaired, or taken out of service. The disposition of these parts and equipment occurs quickly as they are either repaired or prepared for disposal. The parts do not remain on site for a long duration of time as after testing a decision is made to either repair or dispend with them through the resource recovery process. Equipment is broken down on site and resources that can be salvaged or recycled such as wire, metals, and wood are gleaned and packaged for shipment off site to third party vendors. This sale of these resources generates revenue to offset operating costs.

The buildings where testing, repair, fabrication and resource recovery occur each has its own particular function. Building A processes decommissioned transformers. Directly south of Building A is Building K which processes metal, fabricates wire racks for sub-stations and performs street light repair. Building C processes wire. Slightly west of Building C is Building C-1 which is the environmental regulating facility. On the southwestern portion of the site, reliability

and testing operations occur in Building E which serves as a reassurance and evaluation lab to test failed equipment and ensure optimal reliable functions. Building F is a lab for battery testing.

Building G

Building G is on the west portion of the overall site and serves as an automotive center for vehicle repair of FPL vehicles. It also supports administrative office uses in the northern two-story section of the building.

Building D

Building D is on the southern central portion of the overall site and serves as the corporate records storage.

Laydown Yards and Covered Storage

Covered storage structures are provided in proximity to many of the buildings for weather protection for both employees and equipment and parts. It has been confirmed that the covered storage structure west of Building B was permitted by Permit #15-02263 issued on 9/30/15 for the metal canopy. The portions of the site between the buildings are used for laydown yards for storage of large parts and miscellaneous supplies for repair and replacement of utilities, including but not limited to items such as transformers and isolators, poles, cable and similar materials.

The southern portion of the site south of the NPBCID Canal is encumbered by overhead transmission lines. The southwestern portion of the “tail” of the site is used for temporary parking and staging of trucks and equipment during hurricane season. The southeastern portion of the “tail” of the site supports a staging area for mulching operations for vegetative debris obtained as a result of trimming trees and shrubs around power lines and other equipment. FPL contracts with a third party for this activity and contractors bring the vegetative material here where it undergoes mulching operations. Further east is a paved parking lot that serves one of the tenants located in an office building south of the site. This parking lot is secured with access only by those authorized. As this parking lot does not serve employees at this site, the parking spaces have not been factored into the overall parking calculations.

Existing Conditions - Landscape

The entire site is fenced and secured. Canopy trees and palms exist in some perimeters, and within the interior of the site. A Master Landscape Plan reflecting existing conditions is provided to create a plan of record for the site. The site exceeds with the minimum pervious area requirement.

Requested Change

The purpose of this application is to create a Master Plan of record for the City for reference for future changes. In conjunction with this application, a second application will be submitted to replat the property to combine the six individual parcels into two parcels.

As part of this application, the Master Plan reflects several minor proposed improvements the FPL intends to construct in the near term. These include (1) a proposed wire yard canopy for weather protection north of Building C; (2) a proposed canopy for weather protection adjacent to the east side of Building A; (3) an expansion to the east of the existing staging area for mulching operations; and (4) future paving of the western portion of the “tail” for vehicle storage and laydown yard. These improvements are shown on the Master Plan. The additional covered

storage provided by the new canopies will help serve the existing operations by providing weather protection for employees and equipment. The proposed mulching staging area will offer more space for the contractors to process additional vegetation.

Pre-Application Meetings

A pre-application meeting was held with representatives of the City's Community Development department and FPL on Thursday February 22, 2018. In this meeting, the Major Site Plan Review process and requirements were discussed and confirmed for these sites, and the replat discussed. A second pre-application meeting was held with representatives of the City's Community Development department on site on June 26, 2018 so that Staff could review existing operations and conditions on the subject sites.

Concurrence Compliance

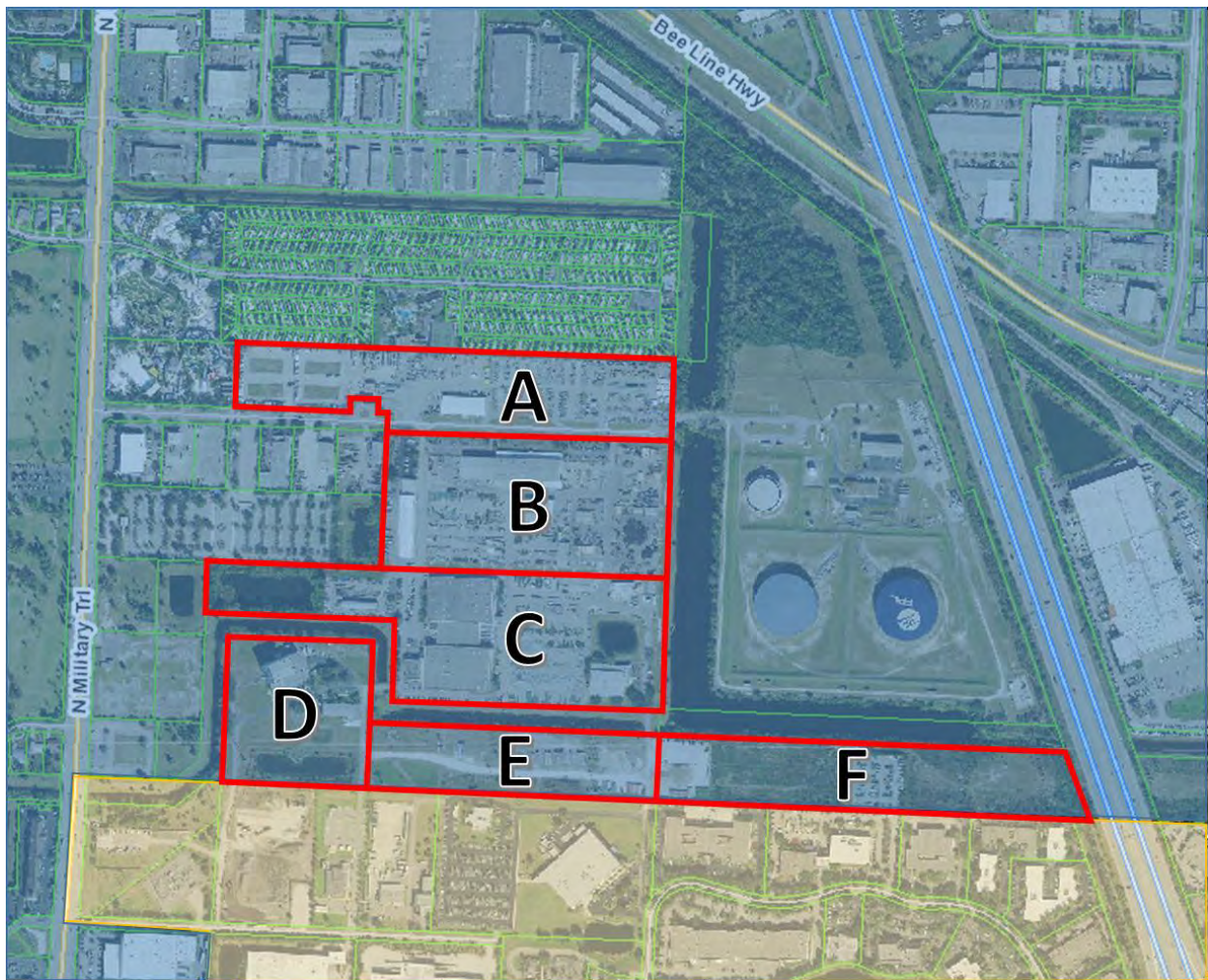
- a. Traffic Generation: As discussed with Community Development Staff, a Traffic Statement based on the existing operations is being submitted with this application to establish a base line for City records.
- b. Sanitary Sewer: See included Sanitary Sewer Statement for compliance.
- c. Potable Water: See included Potable Water Statement for compliance.
- d. Drainage: See included Drainage Statement for compliance.
- e. Solid Waste: Per Table IV in Section 31-718, Industrial Use/Warehouse, the existing 298,952 square foot of building area generates 5,979 lbs. of solid waste (2 lbs/100 SF)
- f. Recreation: Not applicable
- g. School Concurrence: Not applicable

Included in this Application is an updated Survey of the overall sites reflecting existing conditions; a detailed Master Plan reflecting existing conditions and all proposed modifications; a Landscape Plan reflecting existing conditions; a Traffic Statement establishing a baseline for existing traffic conditions; a Conceptual Engineering Plan showing existing conditions.

On behalf of the Applicant / Property Owner, Urban Design Kilday Studios requests your consideration of this Major Site Plan Review application. Project Manager at Urban Design Kilday Studios is Collene Walter and with Brittany Bourgault. They can be reached at 561-366-1100.

H:\JOBS\FPL Port West_17-062\FPL_Consolidated Properties_SP_.001\Documents\Applications\Project Narrative Final.doc

ATTACHMENT A



Parcel A:

PCN: 56-42-42-36-33-000-0000
Property Owner: Florida Power & Light Co
Address: 2460 PORT WEST BLVD
Acreage: 15.71
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel B:

PCN: 56-42-42-36-08-001-0000
Property Owner: Florida Power & Light Co

Address: 2455 PORT WEST BLVD
Acreage: 18.81
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel C:

PCN: 56-42-42-36-19-001-0000
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 21.61
Zoning: IG - General Industrial District
FLU: IND - Industrial

Parcel D:

PCN: 56-42-42-36-24-000-0010
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 10.17
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

Parcel E:

PCN: 56-42-42-36-00-000-5090
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 9.16
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

Parcel F:

PCN: 56-43-42-31-00-000-7080
Property Owner: Florida Power & Light Co
Address: 2455 PORT WEST BLVD
Acreage: 13.22
Zoning: U – Public Ownership District
FLU: U – Utility/Transportation

August 1, 2018

Mr. Jeff Gagnon, Acting Director
City of Riviera Beach
Community Services Division
600 West Blue Heron Boulevard
Riviera Beach, FL 33404



**RE: Florida Power and Light Port West
Consolidated Properties Master Plan
Major Site Plan Review Application
UDKS PROJECT NO. 17-062.001**

Urban Planning and Design
Landscape Architecture
Communication Graphics

Dear Mr. Gagnon,

Thank you to you and City Staff for meeting with representatives from FPL and UDKS on February 20, 2018 to discuss the actions to be taken to consolidate the six (6) parcels owned by FPL that comprise their Physical Distribution Center (PDC) and resource recovery activities. In that meeting it was determined that a Major Site Plan Review application to create a new Master Plan for these sites and an application for a replat to combine the parcels be processed. This application initiates the Major Site Plan Review for the Master Plan to establish a new plan of record, and it is anticipated that the replat application will be submitted within the next month.

Included with this Cover Letter are six (6) copies of the application, plans and supporting documents as required by the application. Also provided is a filing fee for this request.

Please feel free to contact Brittany Bourgault or me with any questions or for additional information in support of this application. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Collene W. Walter".

Collene W. Walter, Principal

Cc: Joel Jones, FPL
Ellen Andel, FPL
Todd McLeod, McLeod McCarthy Engineers

Received by: _____

Date: _____

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Properties_SP_.001\Documents\Applications\Cover Letter.doc

610 Clematis Street
Suite CU02
West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax
www.udkstudios.com
LCC000035

For Staff Use Only

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

UNIFORM LAND USE APPLICATION Major Site Plan Review

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

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):	Florida Power and Light		
	Mailing Address:	700 Universe Drive, Juno Beach, FL 33408		
	Property Address:	Port West Blvd., Riviera Beach, FL		
	Name of Applicant (if other than owner):	same as owner		
	Home: ()	Work: ()	Fax: ()	
	E-mail Address:			

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	Industrial	Current Zoning Classification:	Industrial
	Square footage of site:	3,862,708 S.F.	Property Control Number (PCN):	see attachment A
	Type and gross area of any existing non residential uses on site:	Industrial		
	Gross area of any proposed structure:			
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [<input checked="" type="checkbox"/>] No			
	If yes, please describe:			
	Have there been any land use applications concerning all or part of this property in the last 18 months? [<input checked="" type="checkbox"/>] Yes [] No			
	If yes, indicate date, nature and applicant's name: FPL PDC Fleet Building - Parcel A - Submitted 5/17/18			
	Briefly describe use of adjoining property: North: RV Park			
	South: Industrial/ Office (WPB)			
East: Interstate Highway I-95/ FPL Power Plant DRI				
West: Water Park/ Industrial				

REZONE	Requested Zoning Classification:	
	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	

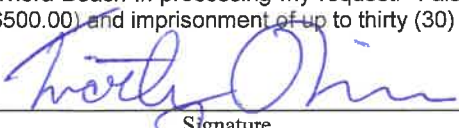
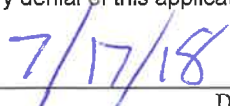
FUTURE LAND USE	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	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:
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: Creating a plan of record for existing facilities and showing proposed improvements.
	Demonstrate that proposed use is appropriate to site: The existing support operations for public utility use include inventory, distribution and resource recovery.
	Demonstrate how drainage and paving requirement will be met: There will be no change in the overall drainage of the property and the property already has pavement installed.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: All of the surrounding uses are of similar character. The site is fenced in for security.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: There will be no additional hazards, problems, or nuisances generated by this application.
	Demonstrate how utilities and other service requirements of the use can be met: All required utilities and other services exist.
	Demonstrate how the impact of traffic generated will be handled: On-site: Off-site:

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<ul style="list-style-type: none"> • 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	
<p>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.</p>	
 Signature	 Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Florida Power & Light Company
700 Universe Blvd, B2A/JB Juno Beach, FL 33408

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Timothy Oliver, Vice
President Corporate Real Estate


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:

see attached legal description

the street address of which is: 2460 Port West Blvd, 2455 Port West Blvd
and that we hereby appoint:

Name: Urban Design Kilday Studios/ Collene Walter
Address: 610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
Telephone: 561-366-1100

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 17th day of July, 2018.


Notary Public



LEGAL DESCRIPTION:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104 & 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

ALL OF TRACT 1 OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH S PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 629.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1 OF PLAT NO. 1 EFC ALSO BEING THE NORTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE CONTINUE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 603.54 FEET TO THE SOUTHEAST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1228.37 FEET; THENCE NORTH 01° 56' 55" EAST, A DISTANCE OF 366.96 FEET; THENCE NORTH 88° 01' 54" WEST TO THE WESTERLY SOUTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY, A DISTANCE OF 864.72 FEET; THENCE NORTH 01° 54' 56" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 232.72 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO. 2 FLORIDA POWER & LIGHT COMPANY; THENCE SOUTH 88° 04' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 790.23 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC; THENCE NORTH 01° 59' 49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 627.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PORTWEST ROAD ALSO BEING THE SOUTH LINE OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PORTWEST ROAD, A DISTANCE OF 80.00 FEET; THENCE NORTH 88° 10' 13" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 40.41 FEET; THENCE NORTH 01° 49' 47" EAST, A DISTANCE

OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 129.46 FEET; THENCE SOUTH 01° 49' 47" WEST, A DISTANCE OF 63.04 FEET; THENCE NORTH 88° 10' 13" WEST, A DISTANCE OF 526.96 FEET TO THE SOUTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE NORTH 01° 49' 47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 292.97 FEET TO THE NORTHWEST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 88° 12' 53" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2002.37 FEET TO THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 374.52 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 PLAT NO. 1 EFC AND BEING THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 36; THENCE NORTH 87° 56' 33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1328.91 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 56' 55" EAST, ALONG SAID EAST LINE, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE SOUTH 87° 56' 33" EAST, A DISTANCE OF 1329.26 FEET TO THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE OF SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 300' OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 31; THENCE NORTH 02° 00' 52" EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 300.00 FEET TO A POINT ON A LINE 300' NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 87° 56' 22" EAST, A DISTANCE OF 1859.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 9 (I-95); THENCE SOUTH 19° 46' 37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 323.19 FEET TO A POINT IF INTERSECTION WITH THE SOUTH LINE OF SECTION 31; THENCE NORTH 87° 56' 22" WEST, ALONG SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 1979.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,862,708 SQUARE FEET/88.676 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



To: WHOM IT MAY CONCERN

Date: July 20, 2018

Re: FLORIDA POWER & LIGHT COMPANY

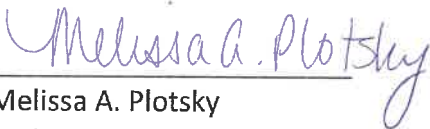
ZONING, SITE PLAN APPROVAL AND

PERMITTING: AUTHORIZATION TO SIGN

I, MELISSA A. PLOTSKY, Assistant Secretary for Florida Power & Light Company, do verify that the following listed individual:

TIMOTHY A. OLIVER, VICE PRESIDENT – CORPORATE REAL ESTATE

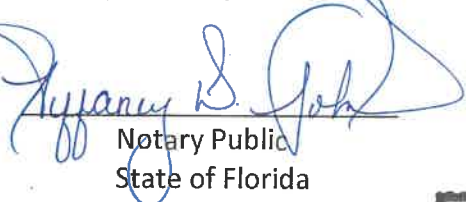
Is hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all FPL property.



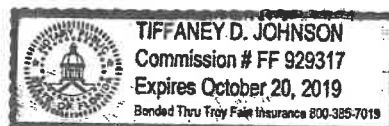
Melissa A. Plotsky
Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me this 20th day of July, 2018, by Melissa A. Plotsky, Assistant Secretary for Florida Power & Light Company, a Florida corporation. She is personally known to me and did not take an oath.


Notary Public
State of Florida

My commission expires



September 12, 2018

Ms. Andrea Harper, Principal Planner
City of Riviera Beach
Planning and Zoning Department
600 W Blue Heron Blvd
Riviera Beach, FL 33404



**RE: FPL PORT WEST
MASTER PLAN SITE PLAN
APPLICATION (SP-18-17) RESUBMISSION
UDKS REF #17-062.001**

Urban Planning and Design
Landscape Architecture
Communication Graphics

Dear Ms. Harper,

UDKS is in receipt of the review comments from the City agencies dated August 24, 2019 for the above referenced application. Thank you for your review of this application, and for your direction regarding several of the comments. Please accept the following responses to the comments. We anticipate that these responses and the attached revised plans will address these comments. We are hopeful that this application can be scheduled for the next available Planning and Zoning meeting.

The comments of the reviewing bodies have been duplicated in *italics* and our response follows in **bold**.

Planning and Zoning Department

1. Label the height on building footprint.

Response: The site plan has been revised to indicate the maximum height allowed for each building on the building footprint. The buildings exist and it is unknown what the actual height is. In the future, if any new buildings are added to the master plan, the proposed building height will be identified.

2. Label the degree or angle of parking with dimension and typical.

Response: The site plan has been revised to indicate and label the dimensions and angles of existing parking.

3. Any proposed canopies must apply for building permits.

Response: So noted. FPL intends to submit for building permits for the proposed canopies as soon as allowed.

4. Please clarify the breakdown sq. ft. for building G and parking calculations.

Response: The building label has been revised to clarify that the total building area for Building G is 22,786 SF. The office area (two story on the north end) is 12,719 SF and the building area encompassing the seven (7) automotive repair bays is 10,067 SF. Parking is calculated based on the office and automotive uses. The parking generation rate in the parking

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summary has been amended for clarity. The overall number of required spaces remains unchanged.

5/7. Must replace all dead and missing plant materials in affected area according to code requirements.

Response: Thank you for discussing this comment with me by telephone. From our conversation I understand that any new proposed improvements will necessitate the designation of an “affected area” on the Master Plan. In conjunction with Staff’s review of this improvement, any dead or missing plant materials in this affected area will need to be replaced per code. This is similar in approach to the recent review and approval for the new In-Fleet Building A3.

6. Landscaping area must be irrigated with an automatic system.

Response: Thank you for discussing this comment with me by telephone. From our conversation I understand that any new proposed improvements will necessitate the designation of an “affected area” on the Master Plan. In conjunction with submitting for building permit, a plan for an automatic irrigation system shall be provided within the affected area. This is similar in approach to the recent review and approval for the new In-Fleet Building A3.

8. Please review the Florida Friendly Landscape regulations for landscaping requirements.

Response: The Landscape Plan has been amended to include a reference to the Florida Friendly Landscape regulations as applicable to any future improvements.

Building Department

1. Permit Fees will be due at the time of application. Please provide a breakdown of total under A/C square footage.

Response: At this time there are no new buildings under A/C proposed. All buildings are existing.

2. Impact fees will due prior to permit issuance.

Response: So noted.

3. Gallon per day usages for water/storm water needs to be identified on plans.

Response: The Conceptual Engineering plan has been amended to show this information.

4. Utilization of the FBC 2017 and NEC 2014 applicable.

Response: So noted.

5. Advise of any anticipated requests for TCO in advance of the Certificate Occupancy.

Response: In conjunction with any future building permitting, the applicant will identify if a TCO is desired.

Public Works/Engineering Department

1. *The provided traffic statement indicates an average daily trip generation of 2,423. According to City Code Section 31-713(c)(2)...*

(2) Projects generating more than 500 additional trips. County review is required. If the project will add more than 500 net trips per day to the county and/or state system of collector and arterial streets, conformance to the county traffic performance ordinances shall be demonstrated (Ordinance Nos 90-6 and 90-7, and any amendments thereto). The only exemptions from this subsection are if the project received a site-specific formal development permit prior to January 30, 1990, or in some other way is determined to be vested by the city attorney. Specifically, the following steps shall be followed; see the county ordinances for detailed procedures: a. Traffic Study. The applicant shall submit a traffic study by a professional traffic engineer unless the project is exclusively residential with 50 or fewer units.

Response: The traffic study provided was a baseline traffic study of the existing conditions. No new Project trips are being proposed or added to the roadway network at this time. Therefore, a County review is not required.

Please add a warrant study to determine if dedicated left and right turn lanes on Port West Blvd. are required in the westbound direction on the approach to Military Trail. In addition, FPL has requested this intersection be signalized, please coordinate with the County and FDOT on the potential to signalize this intersection.

Response: At this time, FPL is not requesting a traffic signal at this intersection.

2. *Due to the frequency of large trucks parking in the City right of way along the north side of Port West Blvd., please add a curb to the north edge of pavement along the property frontage.*

Response: Trucks parking along Port West Blvd. was a problem at one time and the City did get involved. The problem stemmed from truck deliveries arriving overnight and waiting outside the gate for the normal work day to start. To address this issue, FPL implemented a change in their process to schedule deliveries to not allow early arrival and parking on the public ROW. The problem that occurred during a limited time frame has been managed so no street parking is needed or desired by FPL.

Fire Department

The Fire Prevention Bureau has received and reviewed the site plans for FPL. The location of the project is 2460 Port West Boulevard. FPL is requesting to create a boundary plat to unify all six parcels into two parcels. The Fire Prevention Bureau has no comments at this time.

Response: Thank You very much for your review.

Police Department:

1. *It is strongly recommended that graffiti-resistant paints/coatings be utilized on the walls and/or fences that surround the property.*

Response: Thank you very much for your comment, and it has been acknowledged.

2. *We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti.*

Response: All proposed improvements will be maintained to further this goal.

3. *IP Based video surveillance is suggested for the interior and exterior of building.*

a. *Ensure that the local staff can re-play video on-site and produce copies*

Response: Your comment is acknowledged. FPL does have 24-hour on-site security should anything occur.

4. *Perimeter lighting shall be provided.*

Response: The site plan has been revised to indicate all existing lights on the property.

5. *Adequate lighting shall be provided for all parking areas.*

Response: All parking areas have adequate lighting.

6. *Landscaping shall be maintained according to the approved site plan.*

Response: All landscape will continue to be maintained.

7. *Provide generator or source of alternative power for emergency operations.*

Response: In the event that backup power is needed, there are portable generators on-site.

8. *All glazed area should be impact resistant.*

Response: No new buildings are proposed. FPL has 24 security on-site should something occur.

Utility District Department:

No comments.

Fire Inspector

No comments.

Should you have any further questions, or need any additional information, please do not hesitate to contact me at (561) 366-1100 or cwalter@udkstudios.com or Brittany Bourgault at bbourgault@udkstudios.com . Thank you.

Sincerely,

Urban Design Kilday Studios



Collene Walter, Principal

Cc: Joel Jones, FPL
David Brobst, FPL
Todd McLeod, McLeod McCarthy Engineers



**CITY OF RIVIERA BEACH
TITON OFFICE AND STORAGE YARD SITE PLAN
STAFF REPORT, SP-18-08, OCTOBER 11, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-18-08) FOR A CONTRACTOR STORAGE YARD AND ACCESSORY OFFICE USE, LOCATED AT 501 AVENUE S (AKA SAM COOPER WAY), ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Titon Builders, Inc.

B. Request: The applicant is requesting Site Plan approval for a contractor storage yard and accessory office use.

C. Location: west of Avenue S (Sam Cooper Way) and approximately 172 feet south of Dr. Martin Luther King Jr. Boulevard, associated with address 501 Avenue S. identified by Parcel Control numbers: 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 within the City of Riviera Beach municipal boundary, as depicted on Exhibit A (location map).

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

Parcel Control Numbers: 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020

Parcel Size: +/- 5.20-Acres

Existing Use: 3.14-acre Vacant Lot (Undeveloped) / 2.06-acre Existing Fabrication Yard (Developed)

Zoning: IG (General Industrial)

Future Land Use: Industrial

E. Adjacent Property Description and Uses:

North: General Industrial (IG) and Single Family Residential up to 6 dwelling units per acre (RS-6) Zoning District: MLK Blvd., retail plaza, residential.

South: General Industrial (IG) Zoning District: CEMEX property.

East: High Density Multiple Family Dwelling (RM-20) and General Industrial (IG) Zoning District: Roadway dry detention, residential.

West: General Industrial (IG) Zoning District: Sysco.

F. Background:

The Applicant originally submitted the site plan application on June 1, 2018. Staff conducted their initial review and provided comments. Several subsequent resubmittals took place thereafter prior to the application being placed on the Planning and Zoning Board agenda. The Applicant is requesting site plan approval for a 71,795 square feet (sq. ft.) Contractor Outdoor Storage Yard with a 2,100 sq. ft. accessory office. Adding 2.06 acres of land area (Existing Fabrication Yard) to the 3.14 acre vacant parcel of land (affected area) for a total of approximately 5.20 acres in land area, located west of Avenue S and approximately 172 feet south of Dr. Martin Luther King Jr. Boulevard, identified by parcel control numbers 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020. According to the Applicant's justification statement, the vacant parcel portion of the property has been vacant since Rinker (Previous Property Owner) was acquired by CEMEX in 2007. Also, this site plan application is been reviewed concurrently with an associated plat application (PA-18-01).

The site plan application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, October 11, 2018 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: The proposed use is consistent with the future land use and zoning designation; Contractor Storage Yard with an Accessory Office.

Zoning Regulations: The General Industrial (IG) Zoning District highlights the requirements for developments / redevelopment within the District. The proposed building structure is consistent with the development patterns of the area in terms of scale and height, especially for industrial developments. The proposed contractor's storage yard use is a permitted by right use in the IG Zoning District. Thus, only require site plan approval process for the above mentioned proposed use.

Existing Conditions: Out of the total proposed 5.20 acre parcel, 3.14 acres is currently vacant / Undeveloped and the remaining 2.06 acres contain three existing building structures totaling 6,856 sq. ft. in area which is shown on the site plan as the "existing Fabrication Yard". The existing 2.06-acre fabrication yard is not part of the proposed development affected area. Thus, existing conditions are to remain as is with the exception of the most recently recorded proposed Access Easement at the southeast portion of the property. The Existing Nonconformities Chart on the site plan identifies existing nonconforming conditions within the Fabrication Yard, as it relates to off-street parking and building setbacks requirements.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan, including the Industrial Land Use category. The site plan indicates adequate buffers on its northwest, west, and south of the property as well as east of the proposed development affected area to mitigate any negative factors (noise/visual) abutting the adjacent properties. However, the existing developed eastern portion of the site which includes several existing structures as shown on the site plan, is not being modified as it is outside the proposed affected area. Thus, existing conditions are to remain as is.

Levels of Service: Customarily services such as water, sewer, roads and garbage collection will be made available to the site.

Landscaping: New landscaping will be installed according to City landscape code requirements within the proposed development affected area. Existing landscape conditions will remain in reference to the eastern portion (Existing Fabrication Yard) of the property and abutting the proposed access easement (Most southeastern portion of the property).

Dry Detention / Retention Area: The Applicant is proposing an 8,235 square foot dry detention area along the southwest corner of the property, and a retention swale (1,380 square feet) at the northern portion of the property next to the proposed 2,100 sq. ft. office building within the affected area.

Parking/Traffic: Parking calculations has been reviewed as part of the Site Plan application in accordance to the parking section of the Zoning Code for office. The site plan indicates a total of nine (9) parking spaces have been provided within the proposed development affected area. The site plan indicates ingress and egress point to be on Sam Cooper Way (F.K.A. Avenue S).

H. Recommendation: City Staff recommends approval of this application for a contractor storage yard and accessory office use, located at 501 Avenue S, associated with parcel control numbers 56-43-42-32-25-001-0000 and 56-43-42-32-20-001-0020, with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of new 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. 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.
4. 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.
5. 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.
6. 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.

7. A plat shall be approved by the City and recorded within the official records of Palm Beach County prior to the issuance of a certificate of occupancy or certificate of completion.
8. The aforementioned plat must clearly indicate the following information prior to recordation: 1) the northeastern property line abutting Dr. Martin Luther King Jr. Boulevard shall not extend to nor encroach into the Ultimate Right-Of-Way; 2) the Railroad Spur Track Easement overlapping the proposed Access Easement at the ingress / egress point of the property must be released or abandoned; 3) all Dry Detention and Retention areas as identified on the site plan (SP-18-08), must be delineated.

Exhibit A. Location Map.

Titon Office & Storage Yard

Riviera Beach, Florida

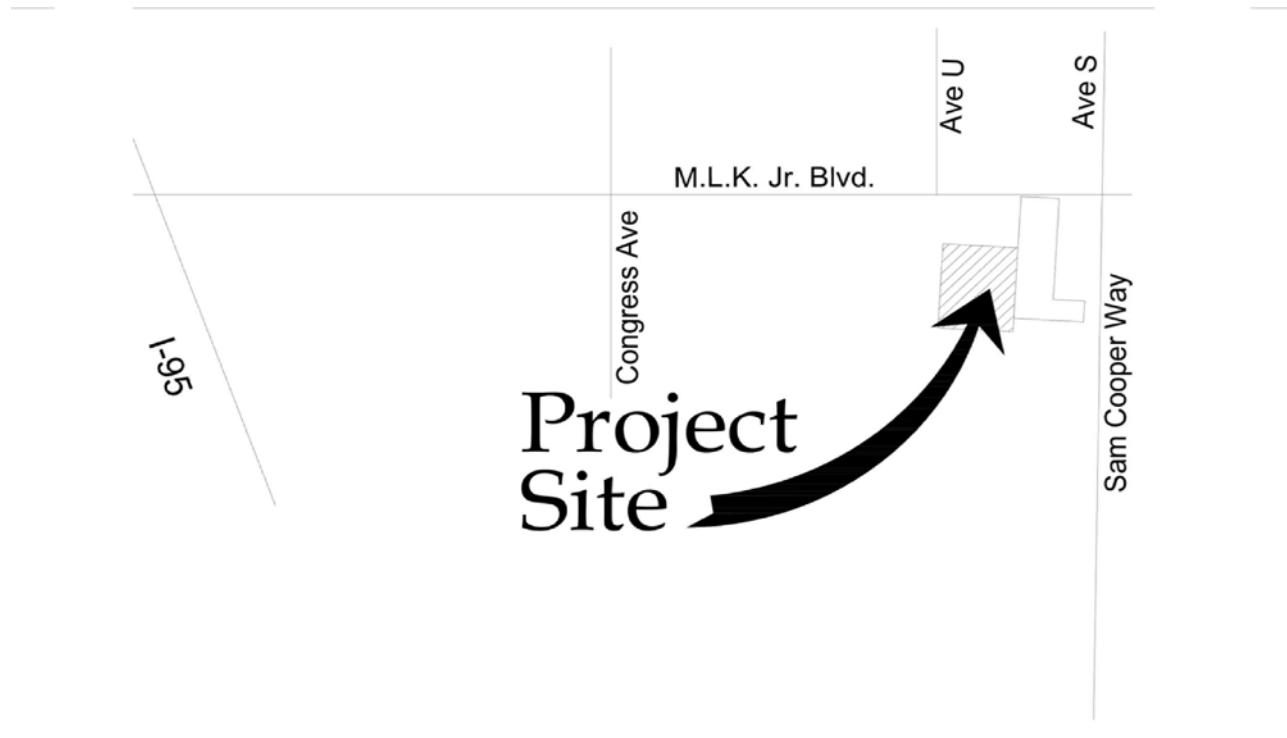
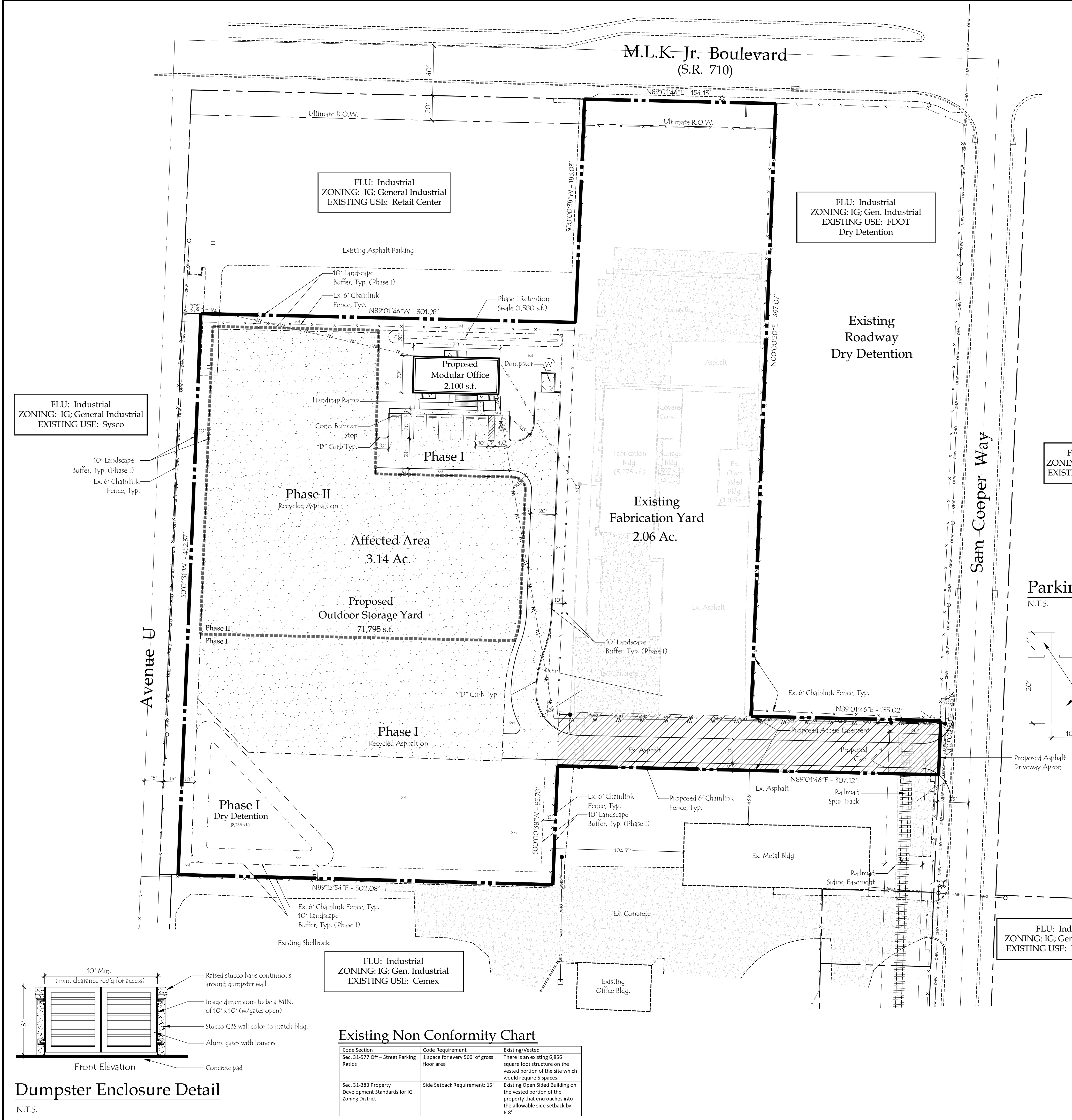


Exhibit B. Legal Description (per the Property Appraiser's webpage):

REPLAT OF MACK INDUSTRIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 53 AND TAYLORTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET AND THE WEST 15 FEET THEREOF, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 53 EAST, PALM BEACH COUNTY, FLORIDA



Site Data

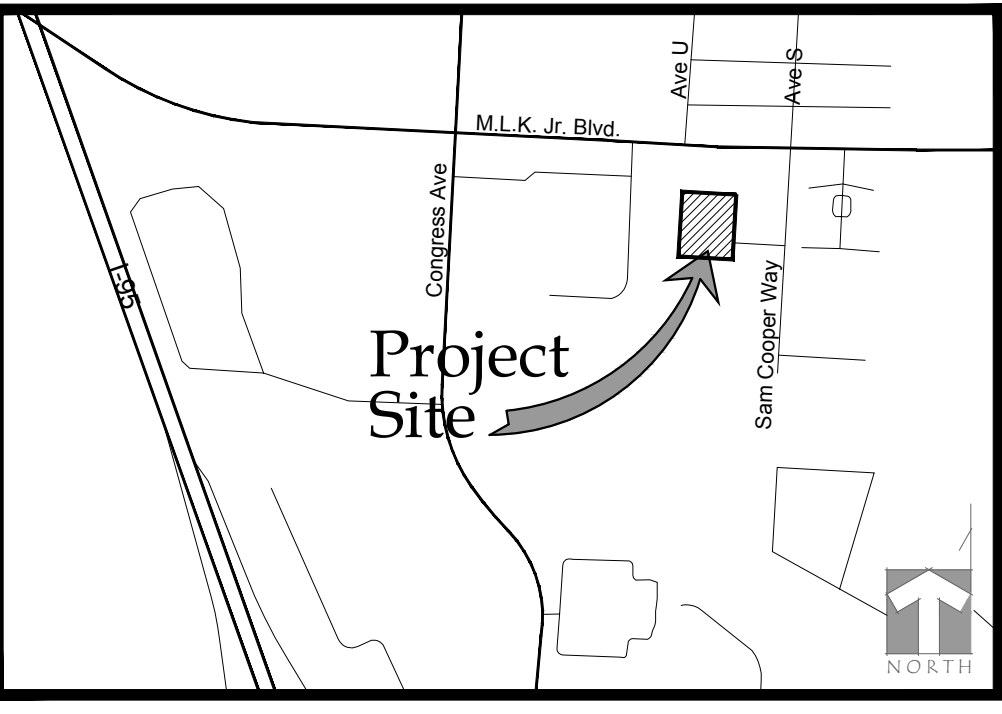
Existing Land Use	Industrial
Zoning	IG; General Industrial District
PCN#	56-43-42-32-20-001-0020
Overall Site Area	5.20 Acres; 226,296 s.f.
Affected Site Area	3.14 Acres; 136,773.02 s.f.
Existing Site Area	2.06 Acres; 89,522.98 s.f.
Allowable Building Height	50 Feet
Proposed Bldg. Height	13'-0"
Landscape Area Required	27,354 s.f. (20% Min.)
Landscape Area Provided	49,664 s.f.; 36.3%
Building Lot Coverage	1.5%, 2,100 s.f.
Affected Impervious Area Provided	87,109.02 s.f. 63.7%
Existing Impervious Area Provided	57,036.98 s.f. 63.7%
Existing Pervious Area Provided	32,486 s.f.; 36.3%
Parking Data	
Parking Required	7 Spaces (1 sp./300 s.f.)
Parking Provided	9 Spaces
Handicap Required	1 Space
Handicap Provided	1 Space

Building Data	
Proposed Bldg.	1,500 s.f.
Existing Fabrication Bldg.	5,276 s.f.
Existing Storage Shed	397 s.f.
Existing Open Sided Bldg.	1,183 s.f.

Building Setback Data

	Required By Code	Proposed
Front (East)	40'	213.2'
Rear (West)	20'	172.2'
Side (North)	15'	30.0'
Side (South)	15'	392.9'

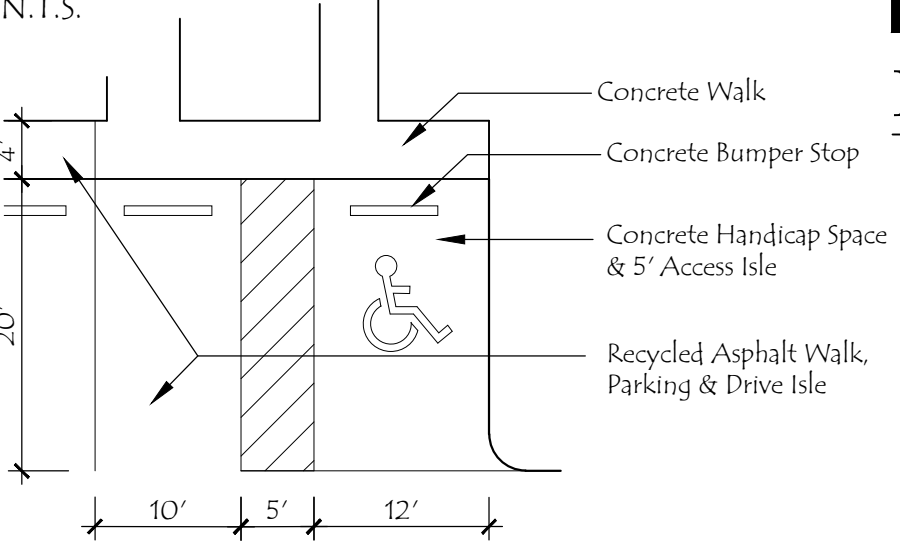
Location Map



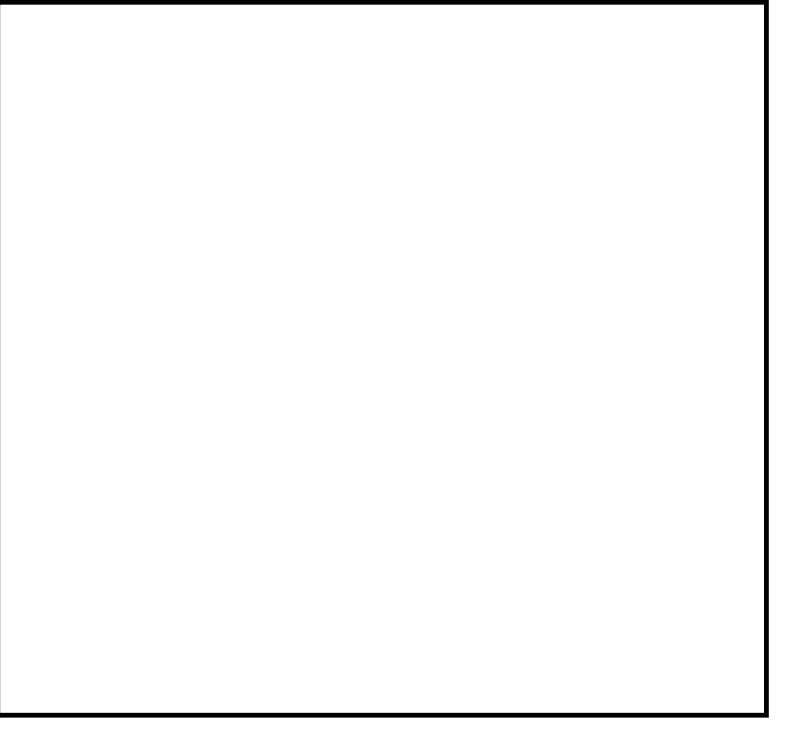
Phasing Chart

Project Phase	Proposed Development	Estimated Completion	Time of
Phase I - Accessory Office, Storage, Dry Detention area	- Construction of asphalt driveway apron; - Placement of modular office, parking; - Retention Swale north of modular office; - Outdoor Storage area; - Perimeter Buffers; - Dry Detention Area in the south west portion of the site	6 months after permit issuance	
Phase II Outdoor Storage	- Outdoor Storage Area, with a recycled asphalt base;	Anticipated time of completion - One year Phase I completion	

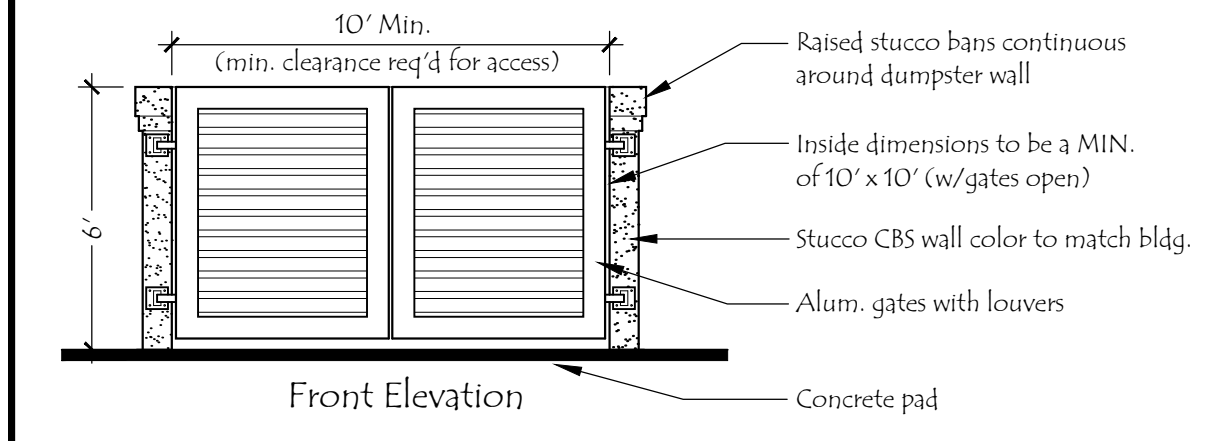
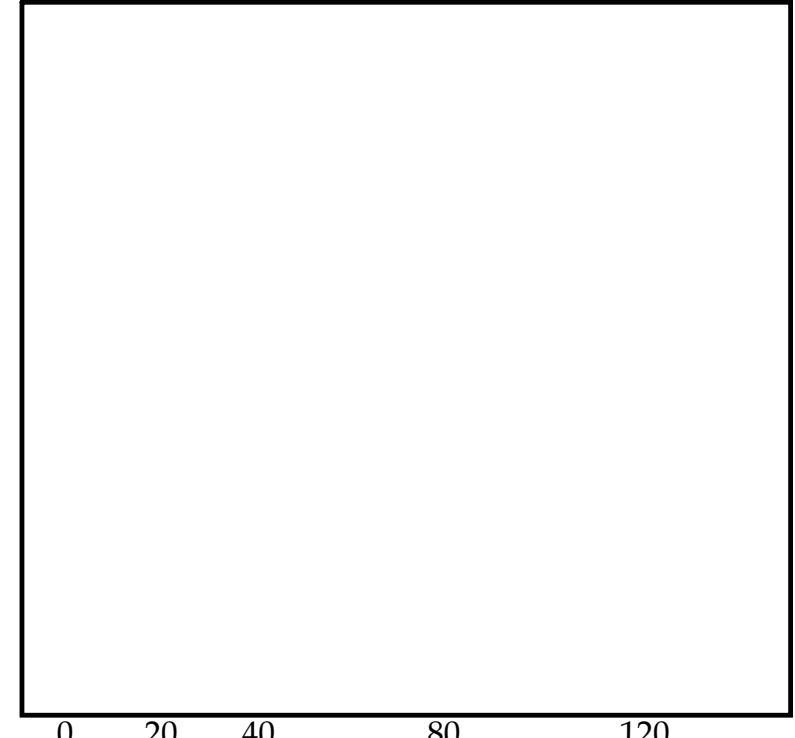
Parking Stall Detail



AMENDMENTS



ZONING STAMP



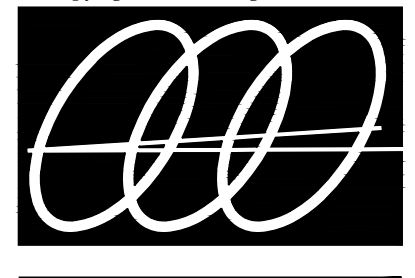
Dumpster Enclosure Detail

N.T.S.

Existing Non Conformity Chart

Code Section	Code Requirement	Existing/Vested
Sec. 31-577 Off - Street Parking Ratios	1 space for every 500' of gross floor area	There is an existing 6,856 square foot structure on the vested portion of the site which would require 5 spaces.
Sec. 31-383 Property Development Standards for IG Zoning District	Side Setback Requirement: 15'	Existing Open Sided Building on the vested portion of the property that encroaches into the allowable side setback by 6.8'.

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Titon Office & Storage Yard
Riviera Beach, Florida

Designed: MTH
Drawn: MTH
Approved: GGG, MTH, EMO
Date: 7/1/18
Job no.
Revisions: 6/29/18
10/02/18
Cad no. CADo

Seal

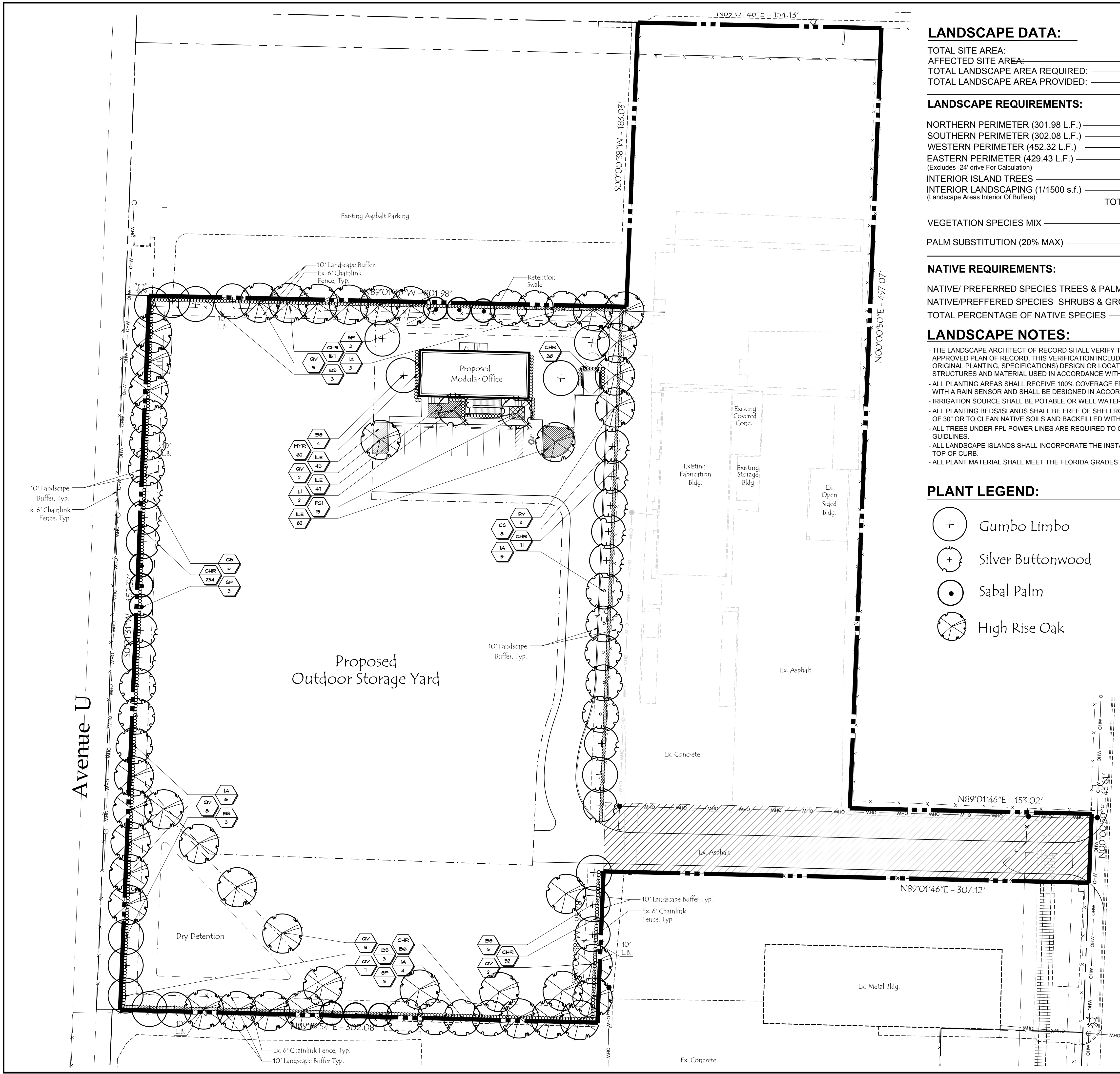
LC C000177
Sheet Title:

Site Development Plan

Scale: 1" = 40'

Sheet No.

SP-1
00-0000



LANDSCAPE DATA:

TOTAL SITE AREA:	5.02 AC. (226,296 s.f.)
AFFECTED SITE AREA:	3.14 AC. (136,773 s.f.)
TOTAL LANDSCAPE AREA REQUIRED:	27,354 s.f. (20%)
TOTAL LANDSCAPE AREA PROVIDED:	49,664 s.f. (36.3%)

LANDSCAPE REQUIREMENTS:

	REQUIRED	PROVIDED
NORTHERN PERIMETER (301.98 L.F.)	15 TREES	15 TREES (1:20 L.F.)
SOUTHERN PERIMETER (302.08 L.F.)	15 TREES	15 TREES (1:20 L.F.)
WESTERN PERIMETER (452.32 L.F.)	23 TREES	23 TREES (1:20 L.F.)
EASTERN PERIMETER (429.43 L.F.)	21 TREES	21 TREES (1:20 L.F.)
INTERIOR ISLAND TREES	2 TREES	2 TREES (1 PER ISLAND)
INTERIOR LANDSCAPING (1/1500 s.f.)	15 TREES	15 TREES
(Landscape Areas Interior Of Buffers)		
TOTAL TREES	91 TREES	91 TREES

VEGETATION SPECIES MIX	6 SPECIES	6 SPECIES (91 TREES)
	(OVER 75 REQUIRED TREES REQUIRES A MIX OF 6 SPECIES)(INCLUDES PALMS)	
PALM SUBSTITUTION (20% MAX)	15 PALMS	9 PALMS; 9% (9 OUT OF 91)

NATIVE REQUIREMENTS:

	REQUIRED	PROVIDED
NATIVE/ PREFERRED SPECIES TREES & PALMS	50%	97.7% (89 out of 91)
NATIVE/PREFERRED SPECIES SHRUBS & GROUNDCOVERS	25%	98.2% (803 out of 819)
TOTAL PERCENTAGE OF NATIVE SPECIES	70%	98.1% (888 out of 905)

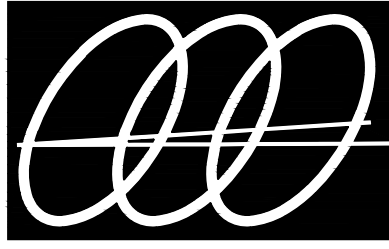
LANDSCAPE NOTES:

- THE LANDSCAPE ARCHITECT OF RECORD SHALL VERIFY THAT THE INSTALLATION COMPLIES WITH THE APPROVED PLAN OF RECORD. THIS VERIFICATION INCLUDES THE SPECIES (TYPE, QUANTITY, AND OTHER ORIGINAL PLANTING, SPECIFICATIONS) DESIGN OR LOCATION, IRRIGATION, AND ALL OTHER LANDSCAPE STRUCTURES AND MATERIAL USED IN ACCORDANCE WITH THE SITE PLAN.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR AND SHALL BE DESIGNED IN ACCORDANCE TO SECTION 20-124 OF RIVERA BEACH LANDSCAPE SECTION.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING BEDS/ISLANDS SHALL BE FREE OF SHELLROCK THREE (3) AND CONSTRUCTION DEBRIS. EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS AND BACKFILLED WITH THE SPECIFIED BACKFILL MIXTURE
- ALL TREES UNDER FPL POWER LINES ARE REQUIRED TO COMPLY WITH THE FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE' GUIDLINES.
- ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MIN. OF 6" ABOVE THE TOP OF CURB.
- ALL PLANT MATERIAL SHALL MEET THE FLORIDA GRADES AND STANDARDS OF FL. #1 QUALITY OR BETTER.

PLANT LEGEND:

- | | | | |
|--|-------------------|--|-------------------------|
| | Gumbo Limbo | | Holly 'East Palatka' |
| | Silver Buttonwood | | Crape Myrtle 'Dynamite' |
| | Sabal Palm | | Ilex |
| | High Rise Oak | | Green Island Ficus |
| | | | Red Tip Cocoplum |
| | | | Simpson's Stopper |

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Cad no. CADo

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Sheet Title:

Landscape
Development
Plan

Scale: 1" = 30'

Sheet No.

LP-1
00-0000

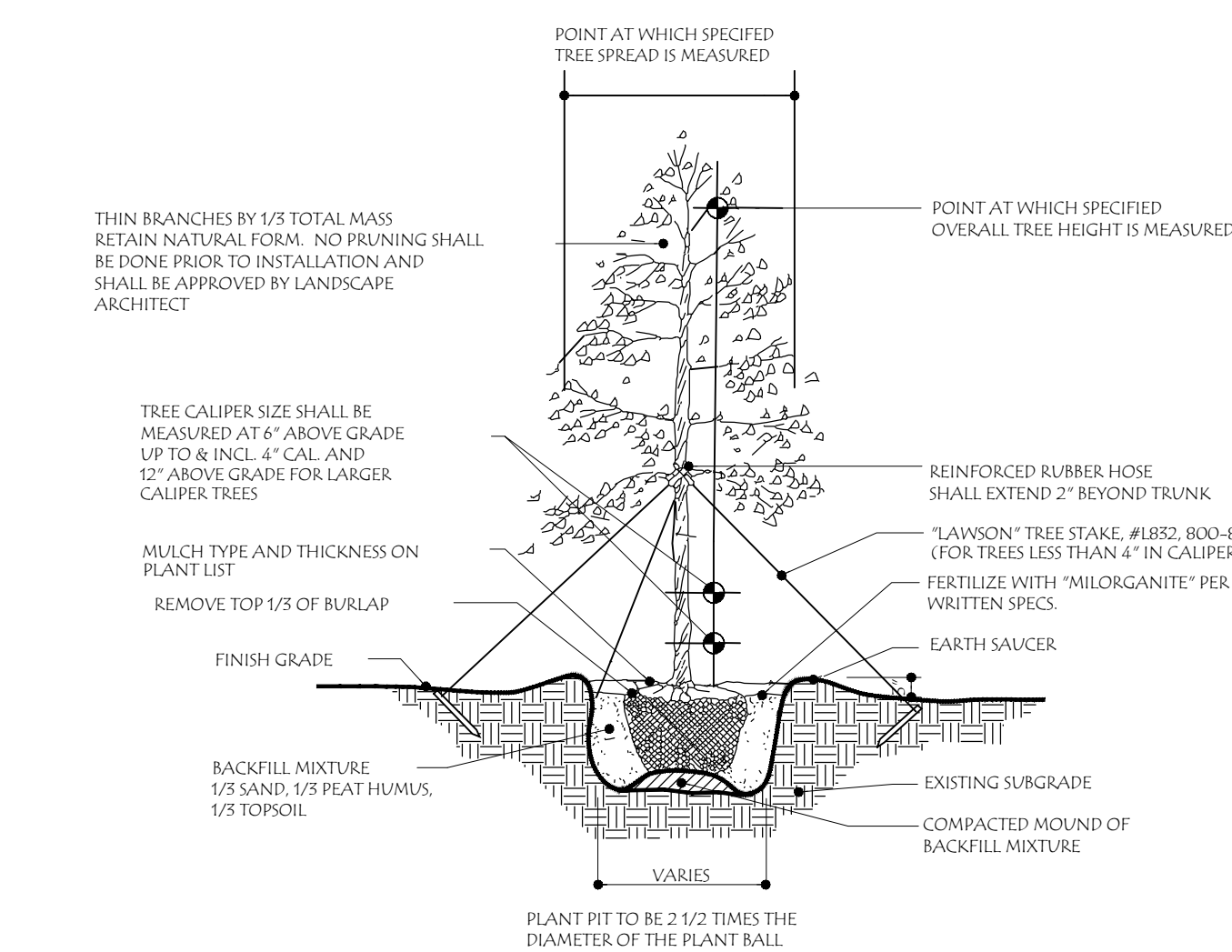
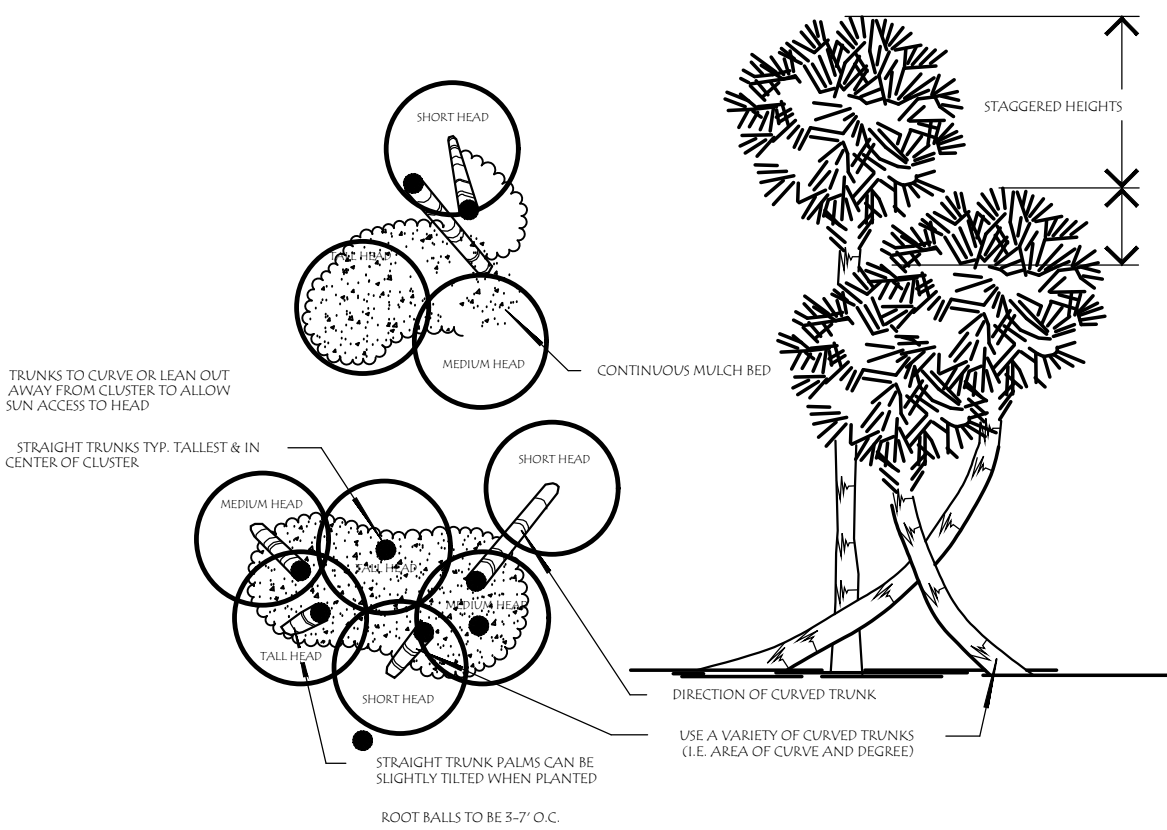
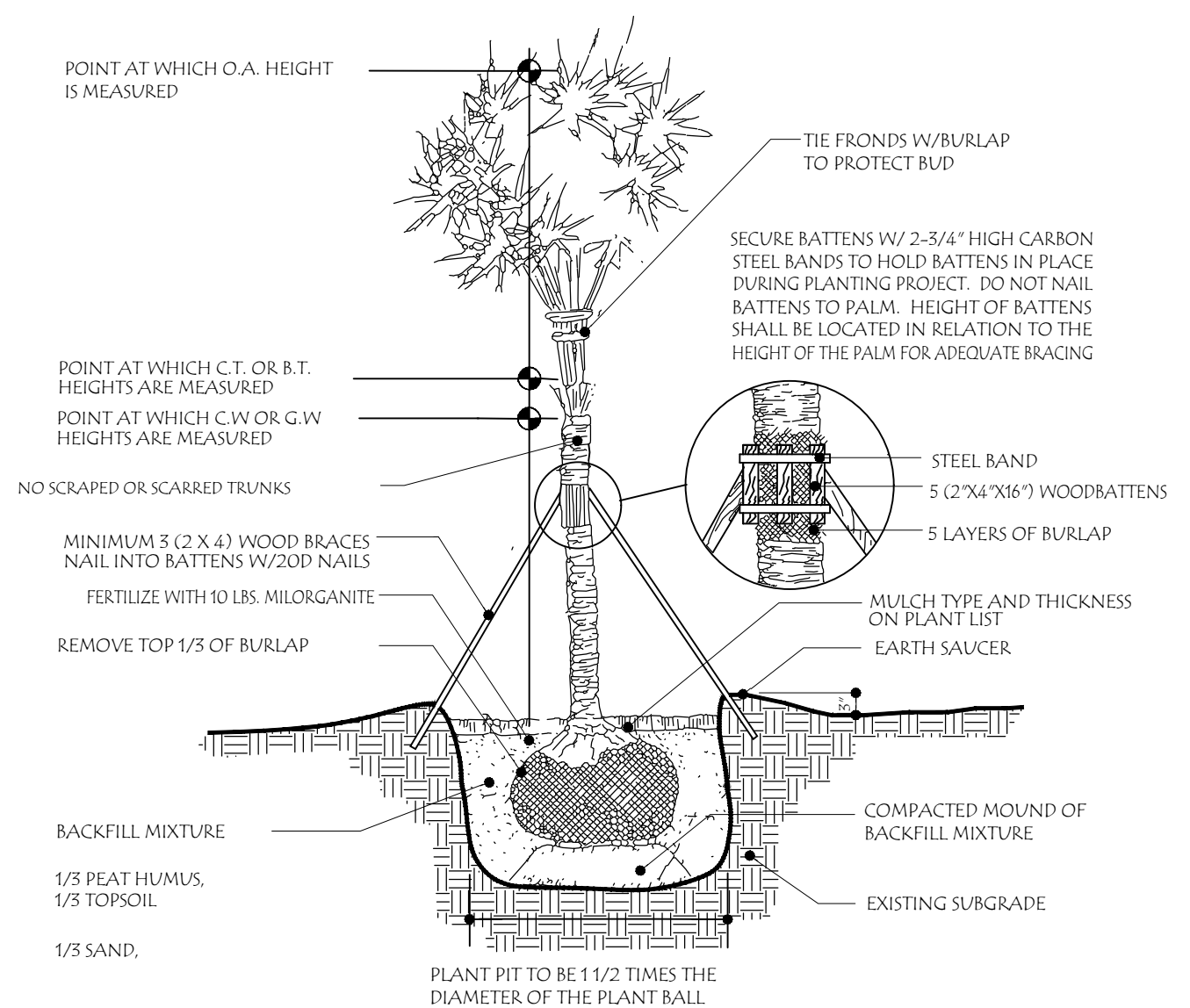
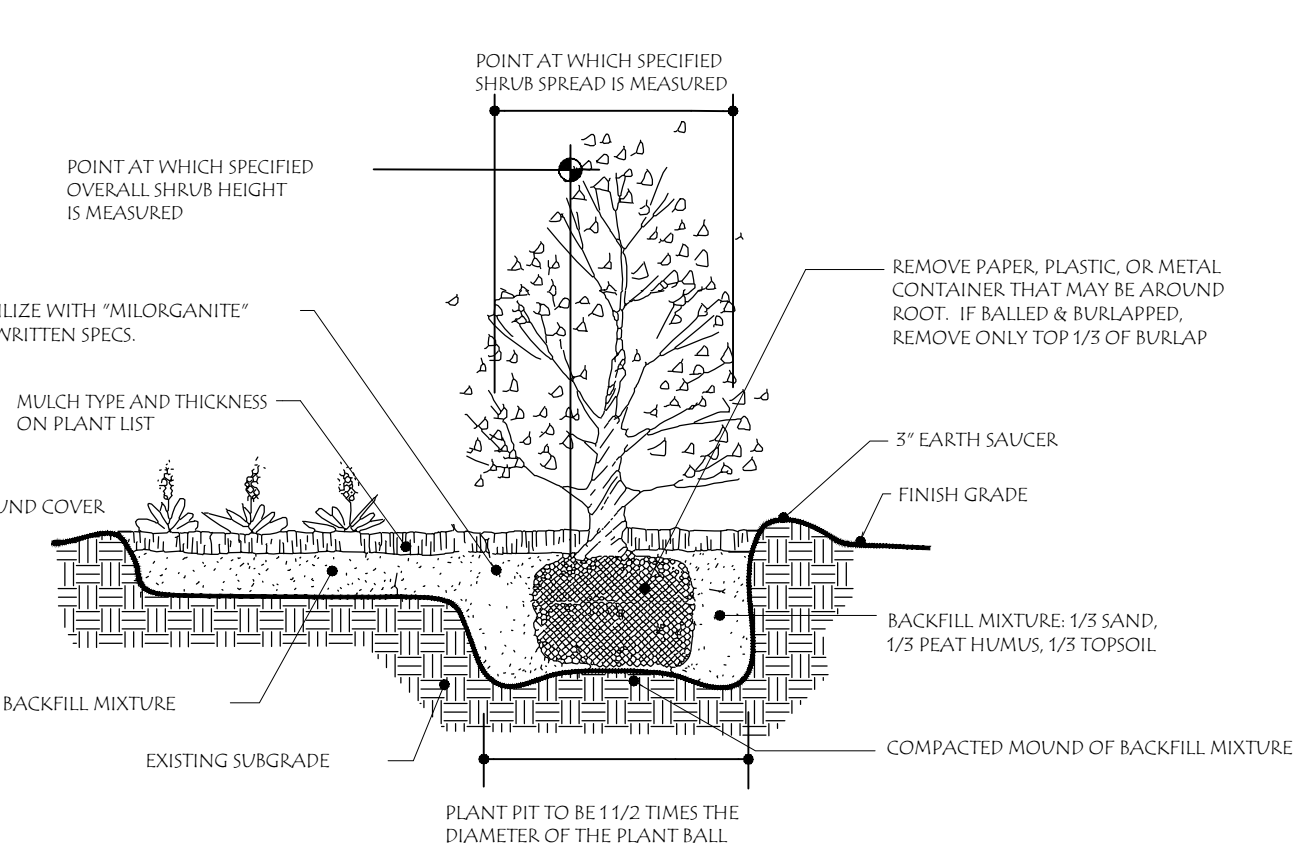
TREES & PALMS

PLANT LIST

WATER USE	DROUGHT TOLERANT	SALT TOLERANT	LIGHT LEVELS	WIND RESISTANT	GROWTH RATE	KEY	QTY.	BOTANICAL NAME
MW	N	L	HL	M	M	LI	2	LAGESTROMIA INDICA
LW	Y	Y	HL	H	F	*CS	13	CONCARPUS ERECTUS SERICUS
LW	Y	Y	HL	H	M	*QV	39	QUERCUS VIRGINIANA
LW	Y	Y	HL	H	F	*BS	16	BURSEA SIMARUBA
LW	Y	Y	HL	M	M	*IA	18	ILEX X ATTENUATA
LW	Y	Y	HL	H	S	*SP	9	SABAL PALMETTO

WATER USE	DROUGHT TOLERANT	SALT TOLERANT	LIGHT LEVELS	WIND RESISTANT	GROWTH RATE	KEY	QTY.	BOTANICAL NAME
MW	N	Y	HL	H	M	FCI	15	FICUS MICROCARPA
LW	Y	Y	HL	H	F	*CHR	620	CHRYSORALANUS ICACO
LW	Y	Y	HL	H	S	*ILE	174	ILEX VOMITORIA 'STOKES DWF.'
LW	Y	Y	HL	M	S	*MYR	62	MYRCANTHES FRAGRANS

- ** DENOTES NATIVE MATERIAL
- *SOD= ST. AUGUSTINE OR BAHIA
- *MULCH= TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED MELALUECA MULCH OR FLORI-MULCH
- *ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
- *HW= HIGH WATER USE
- *MW= MEDIUM WATER USE
- *LW= LOW WATER USE
- *Y= YES
- *N= NO
- *HL= FULL SUN LIGHT REQUIREMENTS
- *ML= MEDIUM SUN LIGHT REQUIREMENTS
- *LL= LOW SUN LIGHT REQUIREMENTS
- *H= HIGH
- *M= MEDIUM
- *L= LOW
- *F= FAST
- *S= SLOW



SPECIFICATIONS

PLANT MATERIAL: PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. PLANT QUANTITIES SHOWN ON THE PLANS SHALL CONTROL OVER QUANTITIES SHOWN IN THE PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN 2 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNIGHT TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

WARRANTY: WARRANT ALL PLANT MATERIAL FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO SODDED OR SEEDER AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

QUANTITIES, LOCATION AND SUBSTITUTIONS: THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 5 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:

1 PAC / TREE - 36" BALL
2 PACS / TREE - OVER 36" BALL
1 PAC / 20 GAL.
0.5 PACS / 7-10 GAL.
0.25 PACS / 3 GAL.
0.12 PACS / 1 GAL.

BACKFILL MIXTURE: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEIOUS MATTER.

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL, ROCK, PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

UTILITIES: ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.

WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT U.N.C.L.E. AT 1-800-432-4770 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

WEEDS: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNING SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAIED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

GUY AND STAKE TREES, LESS THAN 4" IN CALIPER, IN THREE DIRECTIONS WITH "LAWSON" TREE STAKES, 8" STRAPS, 32" STAKES, MODEL #1832. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO THREE (3) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 4" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING

PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TO ONE AND ONE-HALF (1-1/2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

PLANTING LAWNS:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

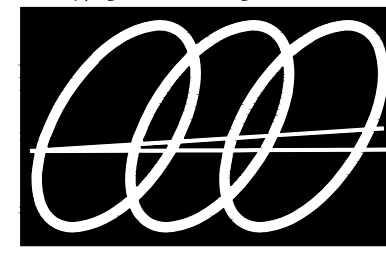
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL. EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F.. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H.. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

LANDSCAPE MAINTENANCE: MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTling SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

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Gentile Glas
Holloway
O'Mahoney
& Associates, Inc.
Landscape Architects
Planners and
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5660 FAX
www.2gho.com

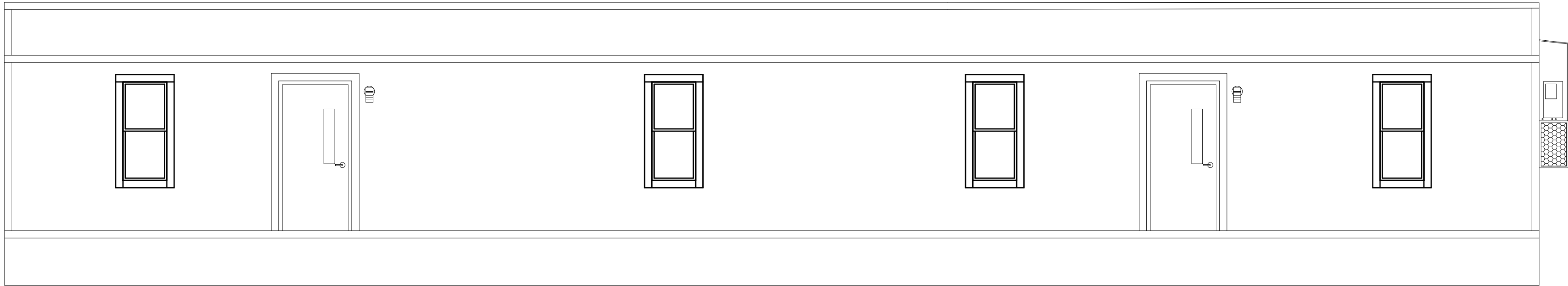
Titon Office & Storage Yard
Riviera Beach, Florida

Designed: BRD
Drawn: BRD
Approved: GGG MTH ENJO
Date: 6/01/18
Job no.
Revisions: 6/29/18
10/02/18
Cad no. CADo
Seal

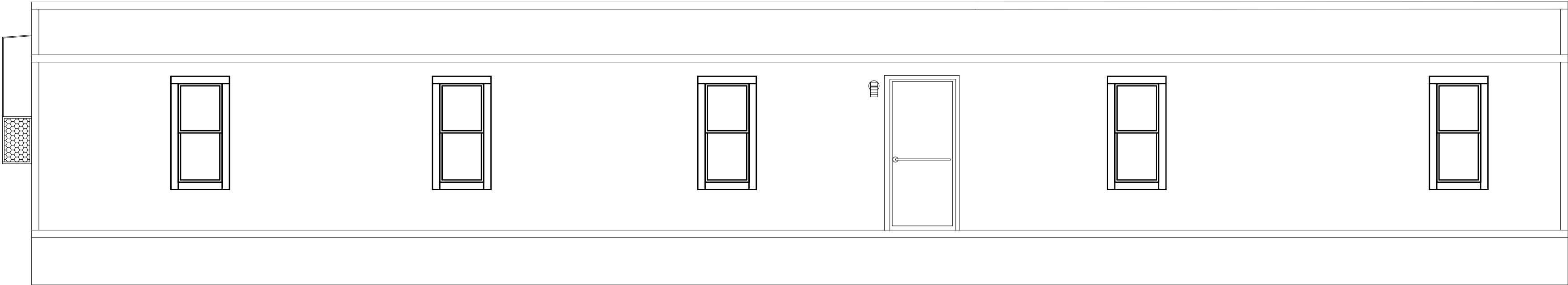
LC C000177
Sheet Title:
Landscape
Specification
Plan

Scale: N.T.S.
Sheet No.

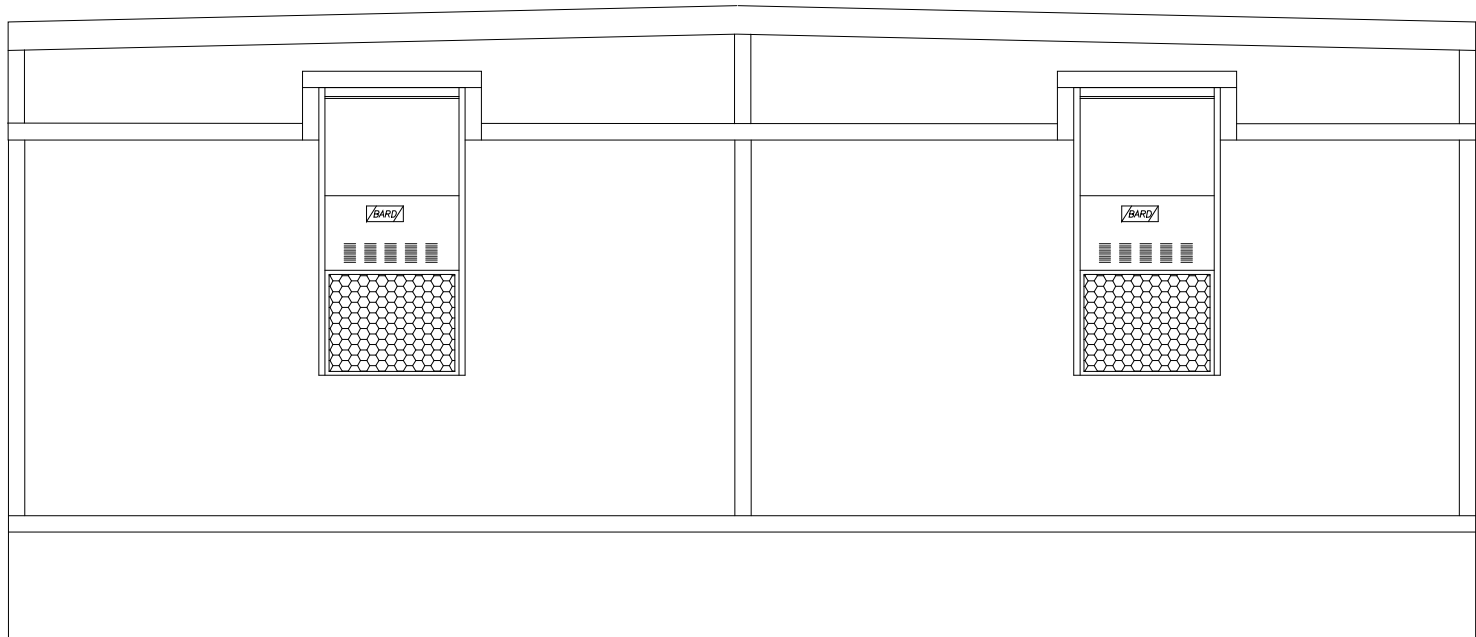
LP-2
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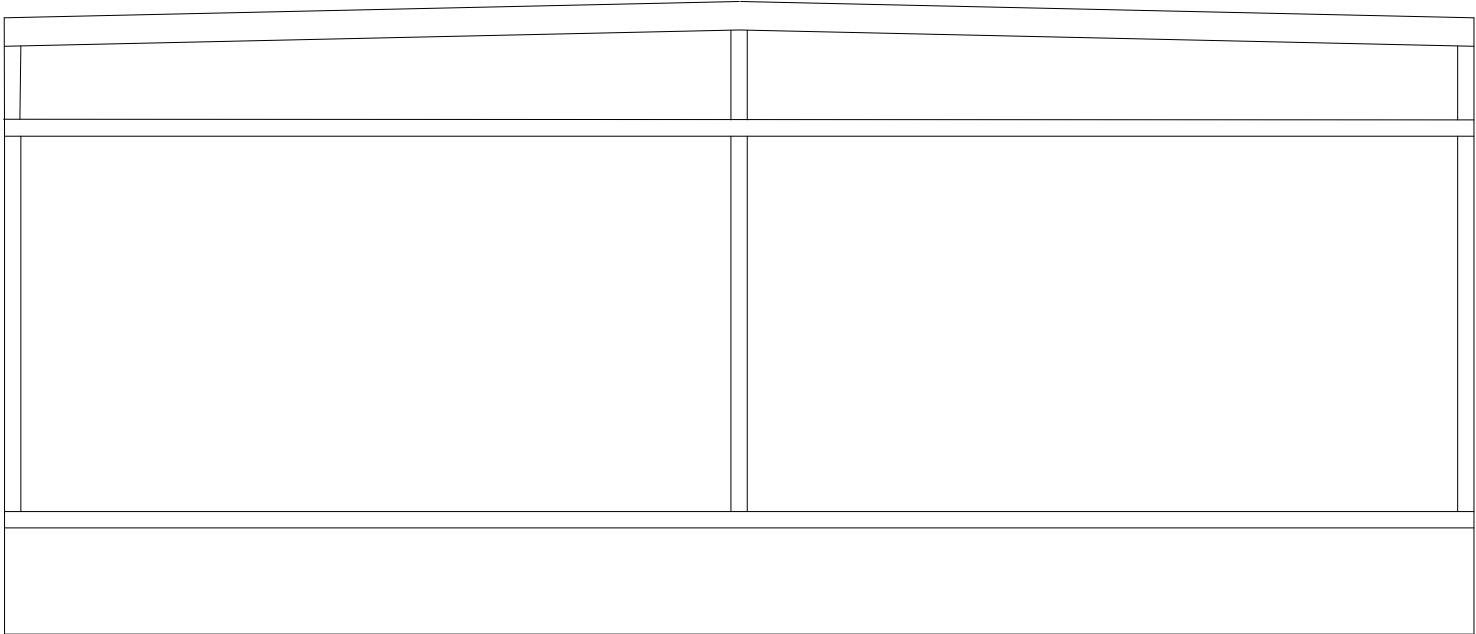
FRONT ELEVATION
SCALE: NTS



REAR ELEVATION
SCALE: NTS



RIGHT SIDE ELEVATION
SCALE: NTS



LEFT SIDE ELEVATION
SCALE: NTS

- (1) SKIRT, SKIRT VENTILATION, & ACCESS TO BE PROVIDED & INSTALLED BY MODSPACE ON SITE.
- (2) ALL GLASS IN DOORS & WITHIN 24" OF DOORS IS SAFETY GLAZED.
- (3) HANDICAP ACCESS REQUIREMENTS TO BE PROVIDED & INSTALLED BY MODSPACE ON SITE.
- (4) FOUNDATION ENCLOSURES(WHEN PROVIDED) MUST HAVE 1 SQUARE FOOT NET VENT AREA PER 150 SQ.FT. OF THE FLOOR AREA.
- (5) AN 18"x24" MINIMUM CRAWL SPACE ACCESS TO BE SITE INSTALLED BY CONTRACTOR.

JAMES BRADLEY P.E.
CONSULTING ENGINEER
212 FOX TRAIL
PARKESBURG, PA. 19365

THIRD PARTY: HILBORN, WERNER, CARTER & ASSOCIATES
1627 SOUTH MYRTLE AVE.
CLEARWATER, FLORIDA 33756

Southeast Modular
Manufacturing
2500 INDUSTRIAL STREET
LEESBURG, FLORIDA 34748

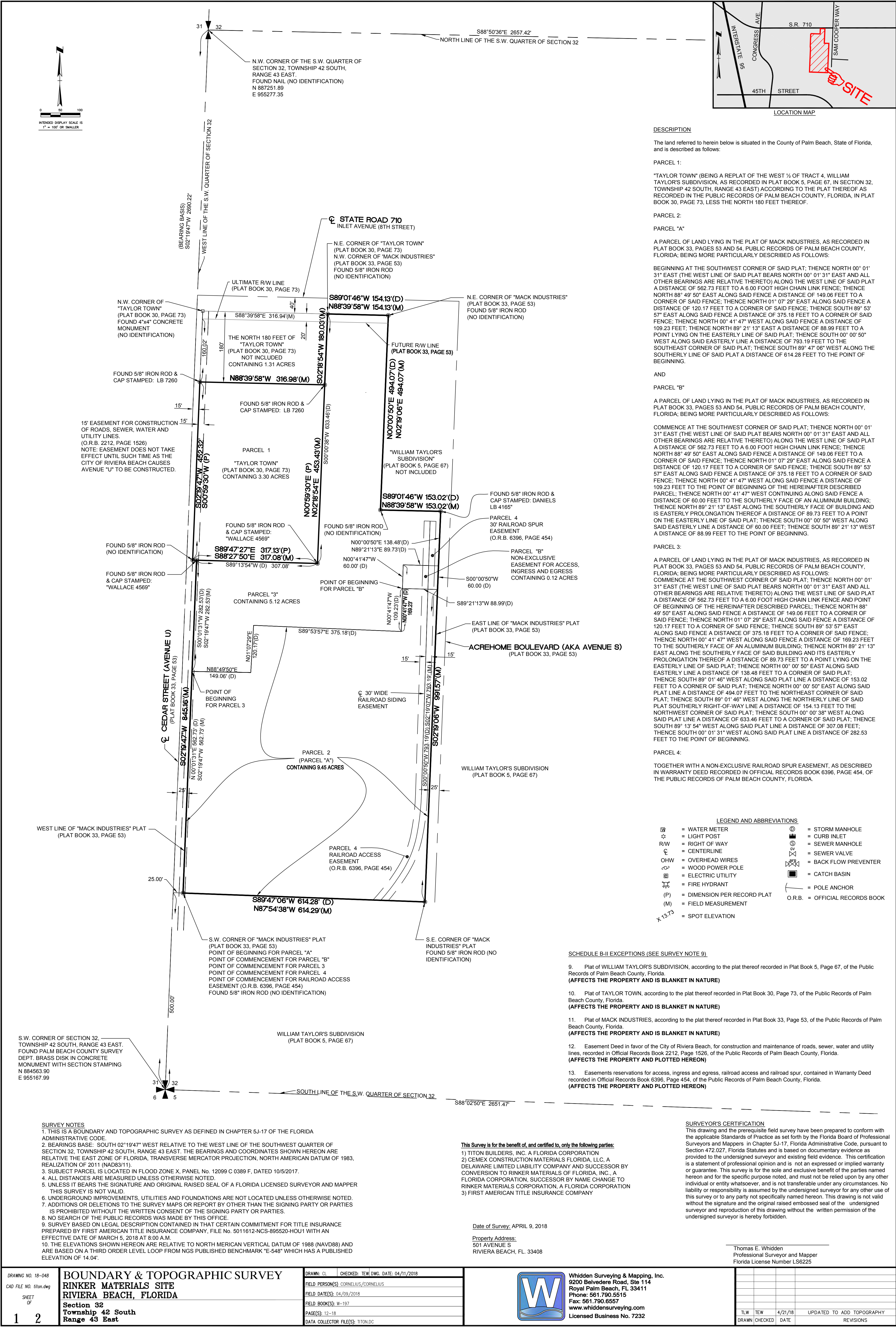
DRAWN BY: BARBARA
CHECKED BY: JB
DATE: 05/22/2018
SCALE: 1/4"=1'0"
HWC # 1578- F
SERIAL# A/B

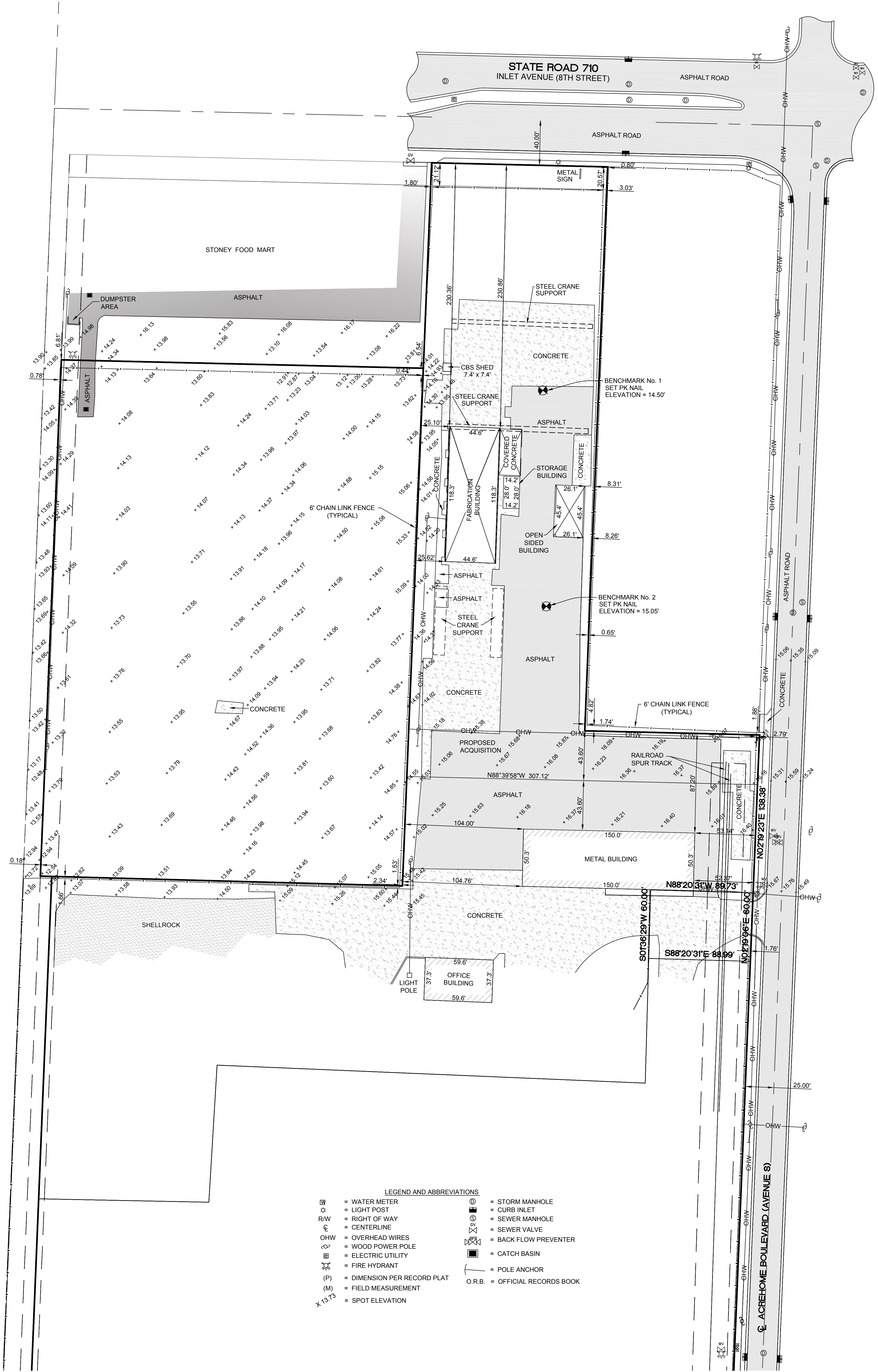
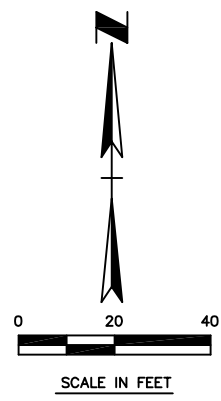
SHEET:

6 OF 7

DEALER: CREATIVE MODULAR
TITOM OFFICE BUILDING
SERIAL No.
ELEVATION PLAN

REVISIONS





- LEGEND AND ABBREVIATIONS**
- | | | | |
|---------|-----------------------------|--------|-------------------------|
| | = WATER METER | | = STORM MANHOLE |
| | = LIGHT POST | | = CURB INLET |
| R/W | = RIGHT OF WAY | | = SEWER MANHOLE |
| | = CENTERLINE | | = SEWER VALVE |
| OHW | = OVERHEAD WIRES | | = BACK FLOW PREVENTER |
| | = WOOD POWER POLE | | = CATCH BASIN |
| | = ELECTRIC UTILITY | | = POLE ANCHOR |
| | = FIRE HYDRANT | O.R.B. | = OFFICIAL RECORDS BOOK |
| (P) | = DIMENSION PER RECORD PLAT | | |
| (M) | = FIELD MEASUREMENT | | |
| X 13.73 | = SPOT ELEVATION | | |

DRAWING NO. 18-048
CAD FILE NO. titon.dwg

SHEET
OF

2 2

BOUNDARY & TOPOGRAPHIC SURVEY
RINKER MATERIALS SITE
RIVIERA BEACH, FLORIDA
Section 32
Township 42 South
Range 43 East

DRAWN: CL CHECKED: TEW DWG. DATE: 04/11/2018

FIELD PERSON(S): CORNELIUS/CORNELIUS

FIELD DATE(S): 04/09/2018

FIELD BOOK(S): W-197

PAGE(S): 12-18

DATA COLLECTOR FILE(S): TITON.DC



Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

TLW	TEW	4/21/18	UPDATED TO ADD TOPOGRAPHY
DRAWN	CHECKED	DATE	REVISIONS



***Titon Office and Storage Yard
Project Narrative
Site Plan Review
City of Rivera Beach
Revised October 1, 2018***

Request/Location

On behalf of the applicant, Titon Builders, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. acting as agent, please accept the attached application requesting site plan approval to allow for a two phase project with phase one featuring a fabrication and storage yard and temporary modular office on the subject property.

The affected area of the subject site is 3.14± acres and is located on Sam Cooper Way, approximately 216 feet ± south of the centerline of MLK Jr. Boulevard. Further, the site has a land use designation of Industrial, and a zoning designation of IG; General Industrial.

Site History

The Palm Beach County Property Appraiser records show that the subject parcel was purchased by Rinker Materials of Florida, Inc. in January of 2006. Rinker Materials Corporation owns the parcel immediately south, and has produced a number of concrete, aggregate and other heavy building products. Rinker was acquired by CEMEX in 2007, and the subject site has sat vacant. It is assumed that this land may have been purchased to accommodate any future expansion for the existing CEMEX facility.

Compatibility with Surrounding Uses:

The site is located between an existing retail strip center to the north and CEMEX operations to the south. Although there is retail and multifamily in the near vicinity of the proposed site, this remains a prevalent industrial area in Rivera Beach. The proposed use of an office and storage yard is consistent and compatible with the surrounding area. Below is a chart listing of the surrounding properties land use and zoning designation.

	Existing Zoning	Existing FLU
Subject Property: Vacant	IG – General Industrial	Industrial
North: Retail Strip Center	IG – General Industrial	Industrial
South: CEMEX	IG – General Industrial	Industrial
East: Multifamily Residential	RM-20 – Multifamily Residential High Density District	MF-20 Residential High Density
West: Sysco	IG – General Industrial	Industrial

Consistency with the Comprehensive Plan:

The applicant is consistent with the Future Land Use Designation of Industrial, as defined in Policy 1.8.1.

Consistency with the Zoning Code:

Article III, Section 31-57 of the City of Rivera Beach zoning code states that the purpose of the site plan review process in the City is to ascertain that the development is in conformity with the comprehensive plan, and is not detrimental to the neighboring land use. This code section also states that the project shall be a viable addition to the community.

This application is also consistent with the “Intent” of the IG – General Industrial zoning as it supports industrial and manufacturing uses which serve to increase the tax base of the city and provides increased employment opportunities for the residents of the area.

The proposed office and storage uses are permitted in the IG zoning district as a USE BY RIGHT and is consistent with the Industrial land use designation specified in the City of Rivera Beach Comprehensive Plan. The site does not pose a detriment to the adjoining properties as they all have industrial land use designation.

Site Function and Details:

As stated, the applicant is requesting site plan approval for a 2,100 sf modular office to be accessory to the existing fabrication yard in addition to a 71,795 sf outdoor storage yard. The intended use of this site is to use as a laydown and storage of reinforcing steel. The applicant intends to have a maximum storage height of 4'. The proposed office is to support the operation of this industrial use, and will consist of book keepers and reinforcing steel detailers.

The remaining employees will be individuals that will unload and fabricate re-bar.

With this submittal the applicant is also requesting an asphalt driveway apron, an entry gate, a 20' wide entry drive, and the required parking spaces for the modular office. Note, as indicated, on the site plan, development of the property will occur in two phases with Phase 1 consisting of the modular office, required parking, driveway apron, outdoor storage area, dry detention area, entry drive, perimeter buffers.

The modular office is proposed be located approximately 30' south of the property line. A handicap ramp is proposed and will be situated adjacent to the handicap parking space. Additionally, the dumpster will be placed immediately north of the proposed entry drive. Finally, Phase 1 will also include a retention swale immediately north of the proposed modular office.

Phase 2 will consist of installing the pavement material which will consist of recycled asphalt on compacted fill, thus creating a storage yard.

Vesting of Existing Fabrication Yard:

As previously stated, the affected area of this proposal only encompasses the 3.14 acres that is mentioned above. The remaining 2.06 acres of the parcel (which is the fabrication yard) is considered vested, as discussed with the City of Riviera Beach Development Services staff. Please note, as part of the review process, existing non-conformities have been identified on the site plan.

The applicant intends to use the existing fabrication yard in conjunction with the proposed storage yard, and modular office for the successful operation of the business. As stated, the subject 2.06 acres is not in the scope of this application, as the applicant is not proposing any improvements on the site. Further, with this submittal, the applicant has provided the City of Riviera Beach staff support documentation as required by the City of Riviera Beach Vested Use Form to prove its vested status. Please note, the existing fabrication yard will continue to operate as it has in the past.

Project Phasing:

Below is a chart highlighting the proposed phasing schedule for the property.

Project Phase	Proposed Development	Estimated Time of Completion
<u>Phase I -</u> Accessory Office, Storage, Dry Detention area	<ul style="list-style-type: none">- Construction of asphalt driveway apron;- Placement of modular office, and parking;- Retention Swale north of modular office;- Outdoor Storage area;- Perimeter Buffers;- Dry Detention Area in the south west portion of the site	6 months after permit issuance
<u>Phase II</u> Outdoor Storage	<ul style="list-style-type: none">- Outdoor Storage Area, with a recycled asphalt base;	Anticipated time of completion – One year Phase 1 completion

Site Drainage:

The site is located within the boundaries of the SFWMD C-17 Drainage Basin. The site is currently undeveloped grass pace that sheetflows to the southwest to the vacant Avenue U right of way. As part of the development, recycled asphalt millings will be laid and graded to sheet flow to a proposed sodded dry retention/percolation pond designed to contain in excess of the 3 year, 1 hour storm event or 2.6 inches of precipitation. For more information, please refer to the submitted Drainage Statement.

Landscaping:

The applicant's proposal will provide for a substantial upgrade in landscape material. A site that is currently void of any vegetation will have approximately 46,664 sq. ft. or 36.3% of the site landscaped.

Note, as the majority of this site is a proposed outdoor storage yard, the landscape is concentrated on the perimeter of the affected area and adjacent to the modular office.

Traffic and Parking:

The applicant's proposal will cause an insignificant impact on the surrounding roadway network and is in compliance with Palm Beach County Traffic Performance Standards, as demonstrated in the traffic report prepared by PTC Transportation Consultants. As the project generates fewer than 20 trips, a traffic study is not required. The traffic statement included with this submittal has also been submitted to Palm Beach County Traffic Division for their approval. Once an approval letter is received, it will be forwarded to the City of Riviera Beach staff.

Using the off-street parking ratios in Sec. 31-577 of the City's zoning code, the applicant has provided one space for every 300 sq. ft. of office. To that end, there are 7 spaces required for the 2,100 sf modular building. The applicant is proposing to provide 9 spaces including 1 handicap space. Please note, to fully comply with ADA requirements, the handicap space and access aisle will be concrete.

Access:

The site, as it currently exists today, is unique in that it doesn't have true access from Sam Cooper Way. It is assumed that through time the parcels were divided and as a result exists in their current configuration. To remedy this opportunity, the applicant has entered into an access agreement with the property owner to provide an access easement over the proposed driveway apron that is requested with this application.

As stated, the proposed access drive will be 20' wide and will consist of the existing asphalt. There will be a gate 40' away from the entry point to allow for a car to be completely off the adjacent roadway to lock/unlock the gate. The agreement, which is submitted with this proposed application, will be maintained in perpetuity.

Modular Office Architecture:

The modular office will consist of 7 individual offices, in addition to a break room and conference room for business activities. The overall height of the modular building is 13' to the apex, well within the limits of the code allowable height of 50'. The applicant has provided floor plans, elevations, a building section diagram, and color photo of the proposed structure.

Conclusion:

This submitted site plan application seeks approval for a modular office, and outdoor storage yard. As the site is greater than one acre, it is required to obtain site plan approval for the use(s) according to Section 31-58 of the Riviera Beach zoning code. This narrative has demonstrated that it is in compliance with the Riviera Beach Comprehensive Plan, and applicable sections of the City's zoning code. Additionally, there is no detriment to the surrounding area. With that, and on behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request review and approval of the submitted site plan application. The project team at Gentile Glas Holloway O'Mahoney & Associates, Inc. consists of M. Troy Holloway, PLA, Ben Dolan, and Alec Dickerson.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 st Hearing:	2 nd 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): Cemex Construction Materials Florida L.L.C.		
	Mailing Address: 1501 Belvedere Road West Palm Beach FL 33406		
	Property Address: 501 AVENUE S RIVIERA BEACH FL.		
	Name of Applicant (if other than owner): Titon Builders		
	Home: (561) 848-4110	Work: ()	Fax: (561) 848-4115
	E-mail Address: rockyb818@aol.com		

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: Industrial	Current Zoning Classification: IG
	Square footage of site: 3.19	Property Control Number (PCN): 56-43-42-32-20-001-0020
	Type and gross area of any existing non residential uses on site: site is vacant	
	Gross area of any proposed structure: 2,100 sf: Modular Office	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [✓] No	
	If yes, please describe: NA	
	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: NA	
	Briefly describe use of adjoining property: North: Retail Center	
	South: Industrial - RMB Concrete	
East: FDOT Dry Retention Area		
West: Industrial - Sysco		

REZONE	Requested Zoning Classification: NA
	Is the requested zoning classification contiguous with existing? NA
	Is a Special Exception necessary for your intended use? [] Yes [✓] No
	Is a Variance necessary for your intended use? [] Yes [✓] No

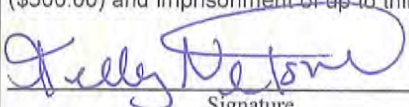
FUTURE LAND USE	Existing Use: Vacant Industrial	Proposed Use: NA
	Land Use Designation: Industrial	Requested Land Use: Industrial
	Adjacent Land Uses: North: Industrial	South: Industrial
	East: FDOT Dry Retention	West: Industrial
Size of Property Requesting Land Use Change: NA		

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception: NA
	Provide specific LDR ordinance section number and page number: NA
	How does intended use meet the standards in the Land Development Code? NA
	Demonstrate that proposed location and site is appropriate for requested use: NA
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: NA
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: NA
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: NA
	Demonstrate how utilities and other service requirements of the use can be met: NA
	Demonstrate how the impact of traffic generated will be handled: On-site: NA Off-Site: NA Other: NA

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

SITE PLAN	Describe proposed development: See enclosed narrative
	Demonstrate that proposed use is appropriate to site: See enclosed narrative
	Demonstrate how drainage and paving requirement will be met: See enclosed narrative
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See enclosed narrative
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See enclosed narrative
	Demonstrate how utilities and other service requirements of the use can be met: See enclosed narrative
	Demonstrate how the impact of traffic generated will be handled: On-site: See enclosed narrative Off-site: See enclosed narrative

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • 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	
<p>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.</p>	
 _____ Signature	5/31/2018 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Cemex Construction Materials Florida LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Kelly A. Nelson

Vice President

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:

the street address of which is: _____

and that we hereby appoint:

Name: M. Troy Holloway, PLA and 2GHO/ Titon Builders, Inc.

Address: 1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Telephone: 561-575-9557

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.

Kelly A. Nelson

(Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this

31st

day of

May

2018

[Signature]
Notary Public





GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile IASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney IASLA
Dodi Buckmaster Glas AICP

October 2, 2018

Jeff Gagnon, AICP
Planning and Zoning Administration
Department of Community Development
City of Riviera Beach, Florida 33403

RE: Titon Office & Storage yard (SP – 18-08)

Dear Mr. Gagnon:

Pursuant to comments received from staff on July 31, 2018 based on a submittal of June 8, 2018 please accept this letter as a written response. Also, included with this letter are the revised plans, which address the comments where applicable. For your convenience we have prepared our responses in **bold italics**.

Building Division:

No comments

Engineering Division:

1. The 25yr-3day and 100yr-3day flood elevations must be added to the civil plan. In addition per SFWMD a berm should be around the property at the 25yr berm elevation.

Response: The applicant stresses that a SFWMD permit has already been issued for this project. A copy of the permit has been included in this submittal, and all SFWMD requirements will be addressed in the permitting stage.

2. The northern driveway return conflicts with adjacent driveway. This will be addressed in the final permit plans.

Response: Acknowledged.

Fire Department:

No comments

Utility District:

1. For the proposed trailer show on plans a potable water service line that is connected to the City of Riviera Beach Utility District's water main on Sam Cooper Way (City of Riviera Beach Municode Sec. 30-34.)

Response: The plan has been updated to show a water service line on Sam Cooper Way.

2. Provide a letter of acceptance from Palm Beach County Health Department approving the proposed septic system for the site as noted on the plans.

Response: The subject letter of acceptance will be provided during building permit.

3. Explain how irrigation will be provided for the landscaping.

Response: A landscape/irrigation well will be provided for landscaping.

Planning and Zoning Division Comments:

- ~~1. Provide a Zoning and Amendment Box at the bottom right corner of the site plan. Thus, relocate the location map on the plan.~~
- ~~2. On the Plan and Justification provide a Phasing Table/ Chart identifying the specific use and their affiliated time for completion. Please be advised that through this reviewing process Staff may require certain development aspect of the property be done in a specific phase.~~
3. Phasing Lines type must be consistent on the plan.
Response: Comment acknowledged and done.
- ~~4. Delineate on the plan the required landscaping on the site plan.~~
5. Phase one may not only contain the proposed development of an office. In the Industrial Zoning districts, offices are to be accessory to a primary use (outdoor storage) and areas designated for office use can exceed 30% of the overall primary use area.
Response: The phasing schedule has been revised to include a phase I and phase II. The accessory office building as well as a portion of the outdoor storage area is now a part of phase 1, and therefore does not exceed 30% of the primary use area. Please refer to justification statement, and SP-1 for updated phasing chart.
6. All perimeter buffers must be included as part of phase one.
Response: Comment acknowledged. Perimeter buffers has been added to the site plan.
- ~~7. Indicate the PCN no. under the Site Data~~
- ~~8. A minimum of five foot landscape buffer is required along the eastern perimeter of the property.~~
- ~~9. The dumpster enclosure is not allowed in the required setback. Thus relocate the dumpster to not encroach in the setback.~~
- ~~10. Under the Site Data indicate the Pervious/Impervious percentage not to exceed 85% as allowed by Code.~~
- ~~11. The proposed use of each phases must be labeled as appropriate on the plan and the chart.~~
- ~~12. Please provide foundation plantings along the east, west, and south side of the proposed building. Foundation plantings width must comply with the landscape section of the code. Foundation plantings on the east, north and west of the property must be delineated on the site plan.~~
13. The total number of trees / vegetation on the Plant list must be consistent with the landscape data provided, and must meet the minimum trees required per the Landscape section of the code.
Response: Comment acknowledged. The total number of trees is consistent with the landscape data, and meets code.

~~14. Provide a Letter from Traffic (Palm Beach County) that approves the proposed generated trips for the proposed development.~~

15. Interior vehicular circulation must be consistent with the proposed operation and functions of the Site.

Response: Comment acknowledged.

16. A landscape bond may be required as a condition of approval for this proposed project.

Response: Comment acknowledged.

17. All buffers must be dimensioned on the plan.

Response: Comment acknowledged. Buffers for the subject site have been dimensioned on the plan

~~18. Indicate the total square footage of the interior landscaping area.~~

~~19. Provide the Legal Description of the site (in word and pdf format).~~

~~20. Provide the Location Map in a jpeg or (picture format).~~

~~21. The Location Map must be a line map with no textured background.~~

22. Delineate all perimeter buffers on the site plan.

Response: Comment acknowledged.

23. Provide a non-conformity chart with a vested column indicating the permit or development order that approved all existing nonconforming structures and site elements.

Response: A public records request was submitted to the Building Department, and Community Development Department to find any development orders associated with the site. At the time of this resubmittal, no information has been returned by the City of Riviera Beach Record's department.

24. Delineate the dimension between the existing metal building and proposed property line at the southeast portion of the property.

Response: Comment acknowledged.

25. The Plat boundary configuration must be consistent with the proposed site plan property line. Thus darken the property line on the plat.

Response: An updated plat addressing the plat comments made by the plat reviewer has been provided.

26. The property line shall not extend to nor encroach into the Ultimate ROW to the northeast portion of the property. Thus, revise on the plat and site plan.

Response: Please note, the subject property line will be replatted with the property. As the applicant has not been contacted by any entity to convey this portion of the property, the applicant will proceed with the replat as it exists in its current state. Additionally, as discussed with the Community Development Director, all plat comments will be deferred to the plat reviewer.

27. Dimension all perimeter property line on the site plan (northeast, east, southeast perimeter) to be consistent with the survey and the plat.
Response: After further discussion with the Community Development Director, the above comment is no longer applicable.
28. Easement overlap portion at the main access to the property must be released or abandoned to avoid access conflicts. Thus, revise on the plat and the plan.
Response: After discussion with the Community Development Director, all plat comments will be deferred to the plat reviewer.
29. Under the site data and on the plan provide the square footage for all existing building and structures.
Response: After further discussion with the Community Development Director, the above comment is no longer applicable.
30. Overall Site impervious/pervious area calculations must include all existing impervious/pervious area.
Response: After further discussion with the Community Development Director, the above comment is no longer applicable.
31. The proposed driveway/ access aisle must be setback at least five feet away from all property lines especially at the entrance of the property.
Response: Comment acknowledged.
32. All area between perimeter buffer and parking must be identified as landscape area pursuant to code section 31.610 (a) (5).
Response: Comment acknowledged. Sod notes have been added to the landscape plan.
33. All landscape buffer tracks must be delineated on the plat.
Response: After discussion with the Community Development Director, all plat comments will be deferred to the plat reviewer.
34. All Dry Detention/ Retention must be delineated on the plat.
Response: After discussion with the Community Development Director, all plat comments will be deferred to the plat reviewer.
35. Indicate the square footage of all Dry Detention/ Retention on the site plan and the plat.
Response: After discussion with the Community Development Director, all plat comments will be deferred to the plat reviewer.
36. Delineate all curbing areas on the site plan, especially where it's required to protect vegetation.
Response: Comment acknowledged. Curbing areas have been shown on the site plan.

37. A minimum 91 trees must be provided pursuant to code sec.31-609 (C). (A commercial or other nonresidential development being new development, renovation development or vacant development shall include one existing or planted tree for every 1,500 square feet, or fraction thereof, of development site. The owner shall landscape not less than 20 percent of the developed site).

Response: After review of the code section, we have determined that a minimum of 87 trees should be provided. As such, 87 trees have been provided.

38. Due to the required 91 trees, a minimum of six shade tree species is required pursuant to the Florida Friendly Code Sec.31-605 (7).

Response: Comment acknowledged. 6 species (60 trees have been provided). Please refer to the updated landscape plan for more detail.

39. Additional parking spaces may be required, 1/500 square feet of floor area for industrial properties that have more than 50 percent gross area devoted to storage or demonstrate a low employee to gross square footage ratio.

Response: The above comment is acknowledged.

40. Under the Site Data, delete the reference of Existing Zoning it should read "Zoning".

Response: Comment acknowledged.

41. Under site data: Site area must be consistent with the Plat to include the existing 2.06 acre for a total of 5.20 acres.

Response: After further discussion with the Community Development Director, the above comment is no longer applicable.

42. Under site data: the 3.14 acres can be identified as affected area, and can also be reflected as such on the site plan.

Response: After further discussion with the Community Development Director, the above comment is no longer applicable.

43. Under site data: delete the indication of Lot coverage allowable (not part of the industrial section of the code).

Response: Comment acknowledged.

44. Please revise the impervious and pervious square footage to add-up the total square footage/ acreage of the proposed site of 226,296 sq. ft. (5.20 ac) wherever applicable (all plans).

Response: After further discussion with the Community Development Director, the above comment is no longer applicable.

45. Remove the background texture from the parking stall detail.

Response: Comment acknowledged

46. Identify what is the five feet between the driveway/ parking and storage area on the plan.

Response: The subject area is a sod strip that will separate storage from the access road.

47. Revise the drive aisle line bleeding over the storage area.

Response: Comment acknowledged.

48. Relocate the side setback dimension label as it is overlapping the retention lines (hard to read).

Response: Comment acknowledged.

49. Relocate the dumpster enclosure label as it is overlapping lines (hard to read).

Response: Comment acknowledged.

50. On the site plan, please delete the indication of Vested Property 2.06 AC. Just label all existing buildings and structures as "Existing", since the affected area will be clearly identified.

Response: After further discussion with the Community Development Director, the above comment is no longer applicable.

We appreciate staff's time in reviewing our responses. Should you require any additional information, please do not hesitate to contact us at 561-575-9557.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



George G. Gentile, PLA, FASLA, LEED®AP, BD&C
Senior Partner



August 2, 2018

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor
Mack Bernard, Vice Mayor

Hal R. Valeche
Paulette Burdick

Dave Kerner

Steven L. Abrams
Mary Lou Berger

County Administrator

Verdenia C. Baker

Mr. Jeff Gagnon
P&Z Administrator
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

**RE: Titon Office & Storage Yard
Project #: 180602
Traffic Performance Standards Review**

Dear Mr. Gagnon:

The Palm Beach County Traffic Division has reviewed the **Titon Office & Storage Yard** Traffic Statement, dated June 1, 2018, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Riviera Beach
Location:	South side of Martin Luther King Jr Blvd, approximately 0.40 miles east of Congress Avenue
PCN:	56-43-42-32-20-001-0020
Access:	Full driveway access connection onto Avenue S/Sam Cooper Way (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
Existing Uses:	Vacant
Proposed Uses:	Office = 2,100 SF Outdoor Storage Yard= 2.05 Acres
New Daily Trips:	128
New Peak Hour Trips:	12 (9/3) AM; 9 (4/5) PM
Build-out:	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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Jeff Gagnon
August 2, 2018
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB/HA/bc

cc: Addressee:
Andrea M. Troutman, P.E. – Pinder Troutman Consulting, Inc.
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\18\160602 - TITON OFFICE & STORAGE
YARD.DOC



**CITY OF RIVIERA BEACH
TITON OFFICE AND STORAGE YARD
STAFF REPORT, PA-18-01, OCTOBER 11, 2018**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-18-01) FOR CEMEX CONSTRUCTION MATERIALS FLORIDA LLC., LOCATED AT 501 AVENUE S (AKA SAM COOPER WAY), ASSOCIATED WITH PARCEL CONTROL NUMBERS 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 HAVING AN INDUSTRIAL FUTURE LAND USE DESIGNATION AND A GENERAL INDUSTRIAL (IG) ZONING DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

-
- A. Applicants:** CEMEX Construction Materials Florida LLC. (Titon Builders, Inc.)
- B. Request:** The applicant is requesting plat approval in conjunction with the request for site plan approval for a contractor storage yard and accessory office use.
- C. Location:** West of Avenue S (Sam Cooper Way) and approximately 172 feet south of Dr. Martin Luther King Jr. Boulevard, associated with 501 Avenue S, identified by Parcel Control Numbers: 56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020 within the City of Riviera Beach municipal boundary, as depicted on Exhibit A (location map).
- D. Property Description and Uses:** The subject property description and uses are as follows:

<u>Parcel Control Numbers:</u>	56-43-42-32-25-001-0000; 56-43-42-32-20-001-0020
<u>Parcel Size:</u>	+/- 5.20-Acres
<u>Existing Use:</u>	3.14-acre Vacant Lot (Undeveloped) / 2.06-acre Existing Fabrication Yard (Developed)
<u>Zoning:</u>	IG (General Industrial)
<u>Future Land Use:</u>	Industrial

E. Adjacent Property Description and Uses:

<u>North:</u>	General Industrial (IG) and Single Family Residential up to 6 dwelling units per acre (RS-6) Zoning District: MLK Blvd., retail plaza, residential.
<u>South:</u>	General Industrial (IG) Zoning District: CEMEX property.
<u>East:</u>	High Density Multiple Family Dwelling (RM-20) and General Industrial (IG) Zoning District: Roadway dry detention, residential.
<u>West:</u>	General Industrial (IG) Zoning District: Sysco.

F. Background:

The Applicant originally submitted site plan application (SP-18-08) on June 1, 2018. In order to implement the proposed site plan, a new plat is required and is being presented concurrently with the site plan. The following staff analysis has been prepared for your review:

The plat (PA-18-01) and site plan (SP-18-08) application for the subject property has been scheduled to be heard by the Planning and Zoning Board on Thursday, October 11, 2018 at 06:30 P.M.

G. Staff Analysis:

Proposed Use: Contractor Storage Yard with an Accessory Office.

Zoning Regulations: The proposed plat is consistent with the City's Land Development Regulations.

Comprehensive Plan: The proposed plat is consistent with the City's Comprehensive Plan.

Compatibility: N/A, This plat is required in order to implement the proposed site plan.

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

Landscaping: N/A.

Parking/Traffic: N/A.

Dry Detention / Retention Area: The Applicant is proposing an 8,235 square foot dry detention area along the southwest corner of the property, and a retention swale (1,380 square feet) at the northern portion of the property next to the proposed 2,100 sq. ft. office building within the affected area.

E. Staff Conclusion: City staff recommends approval of this plat application.

Exhibit A. Location Map.

Titon Office & Storage Yard

Riviera Beach, Florida

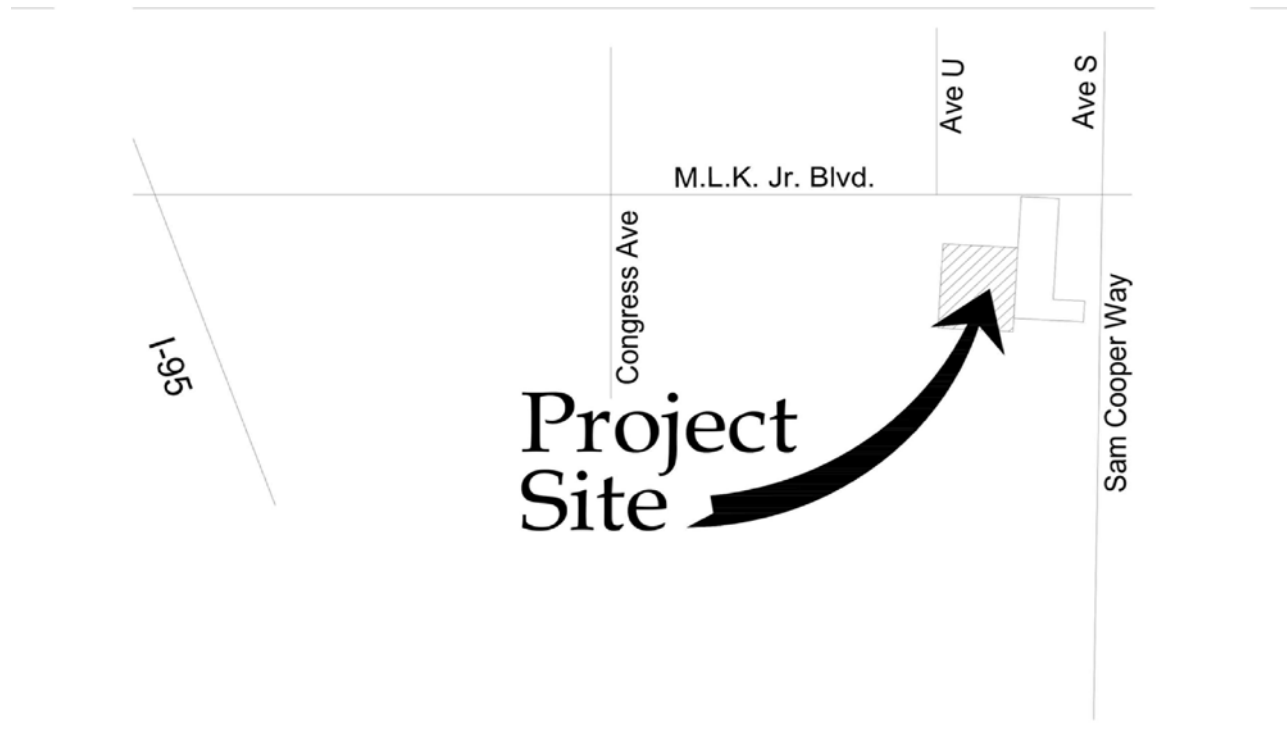


Exhibit B. Legal Description (per the Property Appraiser's webpage):

REPLAT OF MACK INDUSTRIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 53 AND TAYLORTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET AND THE WEST 15 FEET THEREOF, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 53 EAST, PALM BEACH COUNTY, FLORIDA

CEMEX RIVIERA BEACH
RE-PLAT OF MACK INDUSTRIES
PLAT BOOK 33, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND A PORTION OF TAYLORTOWN
PLAT BOOK 30, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST
CITY OF RIVIERA BEACH, FLORIDA
PALM BEACH COUNTY, FLORIDA
OCTOBER 2018

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF MACK INDUSTRIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 53 AND TAYLORTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 73, LESS THE NORTH 180 FEET AND THE WEST 15 FEET THEREOF, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "CEMEX RIVIERA BEACH"

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

PARCELS 1 AND 2:

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, 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 CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

THE NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, ITS SUCCESSORS AND ASSIGNS. THIS EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND GENERAL MANAGER, THIS ____ DAY OF _____, 2018.

CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC,
A DELAWARE LIMITED LIABILITY CORPORATION

WITNESS _____ BY: _____
PRINT NAME: _____ VICE-PRESIDENT

WITNESS _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RYAN E. MAHONEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO.: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MATTHEW L. KWASMAN, 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 TO CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, 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 THIS ____ DAY OF _____, 2018.

MATTHEW L. KWASMAN, ESQ.
NASON, YAEGER, GERSON, WHITE & LJOCE, P.A.
3001 POA BLVD, SUITE 305
PALM BEACH GARDENS, FL 33410
FLORIDA BAR NO.: 56171

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS MASTERS AND CLAUDENE L. ANTHONY WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF RIVIERA PALM BEACH, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CITY, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CITY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NO.: _____

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "CEMEX RIVIERA BEACH" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS ____ DAY OF _____, 2018.

CITY OF RIVIERA BEACH
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____ ATTEST: _____
THOMAS MASTERS, MAYOR CLAUDENE L. ANTHONY, CMC CLERK

CITY ENGINEER

CITY OF RIVIERA BEACH
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____, 2018,
DATED THIS ____ DAY OF _____, 2018.

TERRENCE N. BAILEY, P.E.
CITY ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES 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 PERMANENT REFERENCE MONUMENTS AND PARCEL CORNERS.

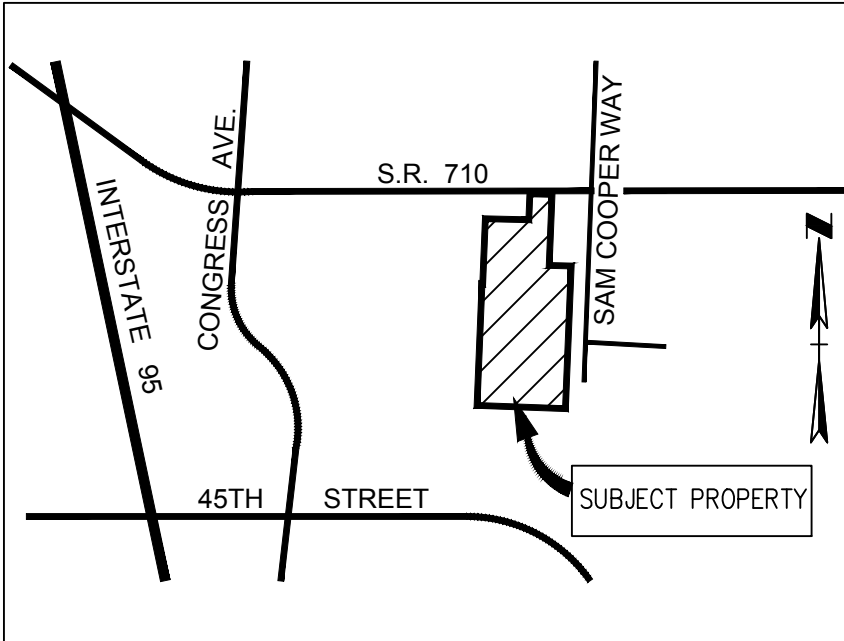
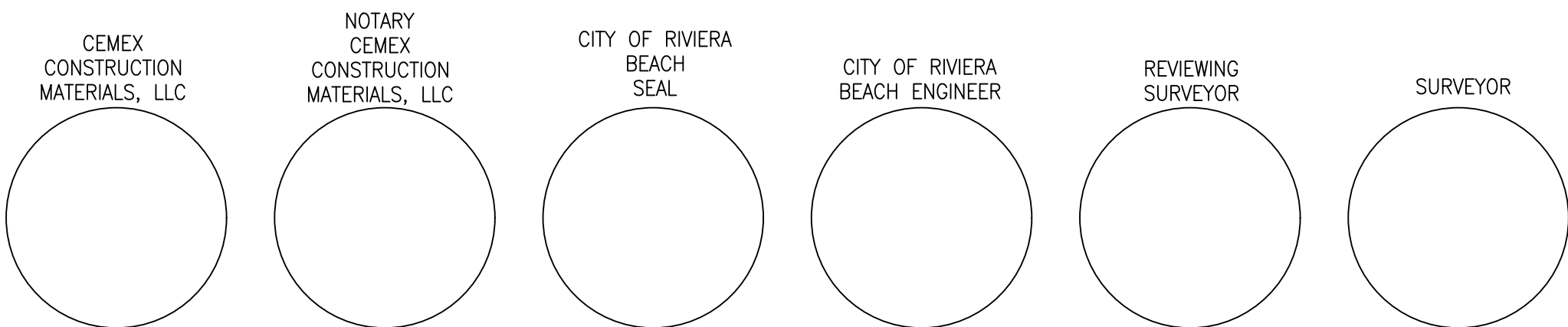
NAME: JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6889

SURVEYOR'S CERTIFICATION:

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 SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS ____ DAY OF _____, 2018.

BY: _____
THOMAS WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NUMBER LS6225
LICENSED BUSINESS NUMBER LB7232
STATE OF FLORIDA



PROJECT LOCATION MAP - N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT ____ M.
THIS ____ DAY OF ____
A.D. 2018 AND DULY RECORDED IN
PLAT BOOK ____ ON
PAGE(S) ____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

AREA TABULATION		
PARCEL 1	226,296 SQUARE FEET	5.20 ACRES
PARCEL 2	550,500 SQUARE FEET	12.63 ACRES
TOTAL AREA OF PLAT	776,790 SQUARE FEET	17.83 ACRES

NOTES:

ALL BEARINGS ARE RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST WHICH BEARS SOUTH 00°01'31" WEST.

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 PALM BEACH COUNTY, FLORIDA.

PERMANENT REFERENCE MONUMENTS ARE STAMPED "PRM LB 7232" AND SHOWN AS THUS: ■

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE-FLORIDA EAST
D. LINEAR UNIT - U.S. SURVEY FOOT
E. COORDINATE SYSTEM - 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR: - 1.000043753
I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: 50°01'31"W (PLAT) 02°18'16" COUNTER CLOCKWISE
502°19'47"W (GRID) PLAT TO GRID

LEGEND AND ABBREVIATIONS:

■ = PERMANENT REFERENCE MONUMENT "LB 7232"
O.R.B. = OFFICIAL RECORDS BOOK
℄ = CENTERLINE
SQ. FT. = SQUARE FEET
LB = LICENSED BUSINESS NUMBER



Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232
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CEMEX RIVIERA BEACH

RE-PLAT OF MACK INDUSTRIES

PLAT BOOK 33, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND A PORTION OF TAYLORTOWN

PLAT BOOK 30, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST

CITY OF RIVIERA BEACH, FLORIDA

PALM BEACH COUNTY, FLORIDA

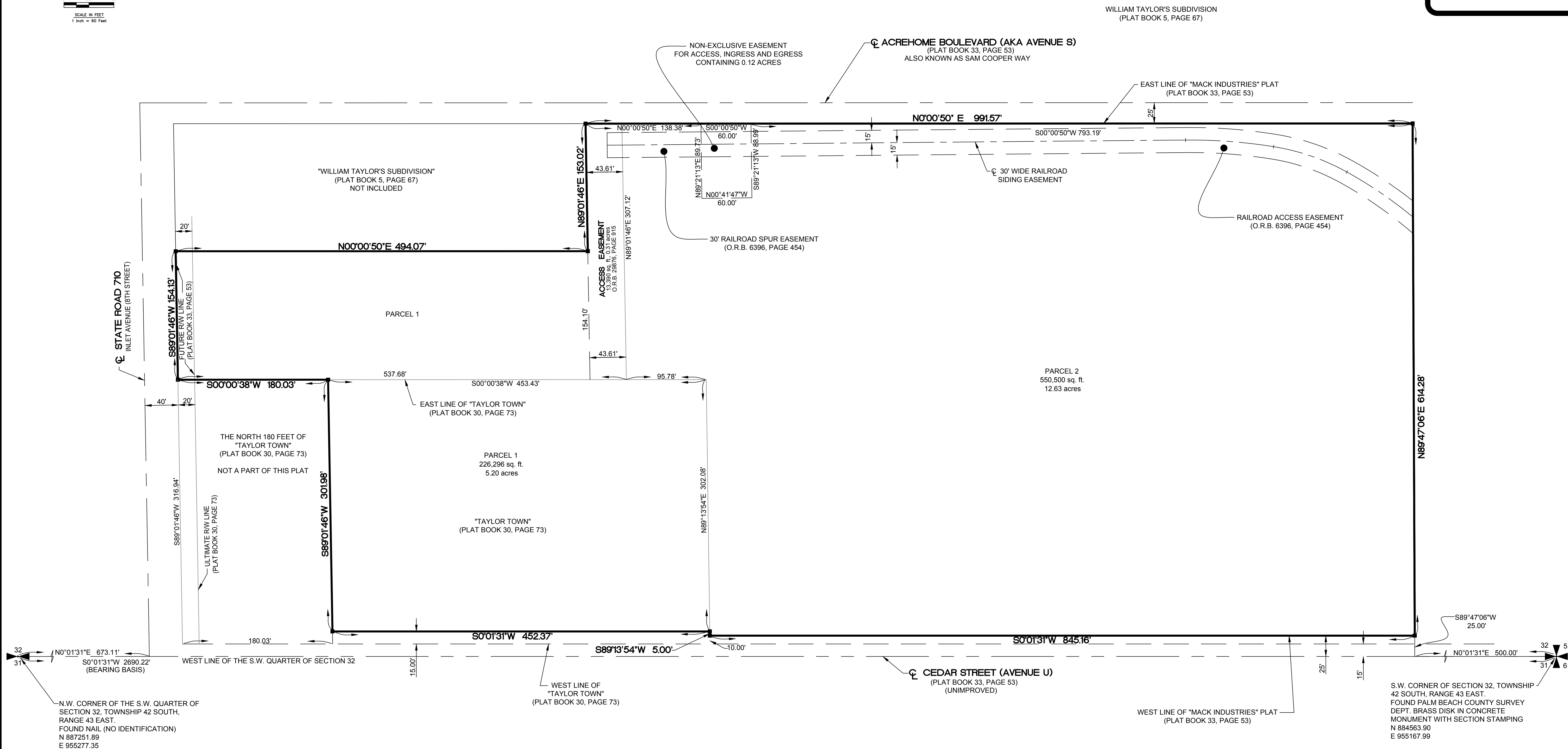
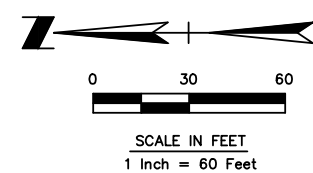
OCTOBER 2018

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2018 AND DULY RECORDED IN
PLAT BOOK _____ ON
PAGE(S) _____.

SHARON R. BOCK
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**CITY OF RIVIERA BEACH
MOBILE VENDOR ORDINANCE AMENDMENT
STAFF REPORT – OCTOBER 11, 2018**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CITY'S CODE OF ORDINANCES ENTITLED, "LICENSES AND BUSINESS REGULATIONS", ARTICLE VIII, ENTITLED "MOBILE VENDORS", TO AMEND EXISTING REGULATIONS TO ALLOW FOR MOBILE VENDING UNITS AND ASSOCIATED EQUIPMENT TO REMAIN ON SITE WITHIN THE MARINA DISTRICT UPLAND AREA DURING HOURS OF NONOPERATION; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant: City Council initiated process.

B. Request: To amend the City's existing Mobile Vendor Ordinance to allow mobile vendors to leave vehicles and equipment on site after permitted hours of operation have ended.

C. Location: This amendment would be applicable only within the City's Marina District Upland Area. For reference, the Marina District Upland Area is currently defined within City Code Section 28-126, as follows:

"...the Marina Upland Area Sign Overlay District shall be defined as follows. Beginning at the northwest point of the intersection of Broadway and East 17th Street, travel east to Avenue "C," south down Avenue "C" to the northernmost property line of Bicentennial Park, east to the Intracoastal Waterway, south to the southernmost Municipal Marina property line, west along the southernmost Municipal Marina property line to Avenue "C," south along Avenue "C" to East 11th Street, west along East 11th Street to the westernmost right-of-way line for Broadway, north along said line to West 13th Street, west along the southernmost boundary of 13th Street to the western boundary of Avenue "E," north to the northern boundary of West 13th Street, east along the northern boundary of West 13th Street to Broadway, then north to the point of beginning."

D. Background and Staff Analysis: The City's Mobile Vendor Ordinance was approved in 2009 by Ordinance No. 3059 and recently amended in 2017 by Ordinance No. 4103. The most recent amendment created the opportunity for additional mobile vending opportunities to occur within the Marina District Upland Area, which includes Bicentennial Park and areas adjacent to the City's Event Center. During the September 19, 2018 City Council Meeting, the City Council approved a motion which directed staff to amend the current Mobile Vendor Ordinance to allow for vendors to leave vehicles and equipment on site after permitted hours of operation have ended. Established Hours of operation (Sec. 10-264) have been provided below for reference.

- (1) Mobile vendors are restricted to the following hours of operation:
 - a. Monday to Thursday: 7:00 a.m. to 10:00 p.m.
 - b. Friday and Saturday: 7:00 a.m. to 11:30 p.m.
 - c. Sunday: 12:00 p.m. to 9:00 p.m.

E. Recommendation: City staff advises that the Planning and Zoning Board review and consider all information presented and provide a recommendation to City Council.

Proposed additions are underlined and deletions are shown in ~~striketrough~~ format.

ARTICLE VIII. - MOBILE VENDORS

Sec. 10-260. - Title.

This article shall be known and cited as the Mobile Vendor Ordinance.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-261. - Intent and purpose.

The purpose of this article is to protect and preserve the health, safety and general welfare of the residents of the City of Riviera Beach. This article is being enacted to regulate mobile vendors operating in the city.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-262. - Definitions.

The following words, term and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicated a different meaning.

Certificate of occupancy: means a certificate issued by the City of Riviera Beach Building Official to a builder or renovator, indicating that the building is in proper condition to be occupied.

Disposable tableware: Eating and drinking utensils made of paper and/or plastic that are disposed of after initial use.

Ice cream truck: A motor vehicle utilized as the point of retail sales of prewrapped or prepackaged ice cream, frozen yogurt, frozen custard, flavored frozen water or similar frozen dessert products.

Mobile vending unit: Any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground from which goods, wares, merchandise or food is peddled, vended, sold, displayed, offered for sale or given away.

Mobile vendor: A person who peddles, vends, sells, displays, offers to sell or gives away merchandise from a mobile vending unit which is parked or located on a parcel of private property.

Mobile vending operation: Peddling, vending, selling, displaying, offering for sale or giving away goods, wares, merchandise or food from a mobile vending unit located on private property.

Prepackaged food: means any properly labeled and processed food, prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer, and prepared at an approved source.

Restricted mobile vendor: A mobile vendor offering only prepackaged food, snow cones, raw produce, or prepackaged ice cream from a mobile vending unit, or a mobile automobile detailer.

Street-side vendor or road-side vendor: A person who peddles, vends, sells, displays, offers to sell or gives away any food products, wares, or merchandise while located in or on a public street, sidewalk, or right-of-way.

Temporary mobile vendor: A person and or group who peddles, vends, sells, displays, offers to sell or gives away merchandise from a mobile vending unit for less than 15 days per calendar year.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-263. - Permitted locations.

- (a) Mobile vendors, except for ice cream trucks and mobile automobile detailers, are not permitted in the following districts: RS-5, RS-6, RS-8, RML-12, RD-15, RM-15, RMH-15, RMH-20, or RM-20.
- (b) Mobile vendors are not permitted to conduct business in any area that is a public right-of-way.
- (c) Mobile vendors shall not operate in driveways, drive aisles, landscape medians, easements, or fire lanes.
- (d) Mobile vendors shall not operate on vacant, unimproved lots.
- (e) Mobile vendors shall be located only on private property where an existing, permanent business operates in a building with a certificate of occupancy.
 - (1) Mobile vendors shall provide the city with a notarized copy of the "Mobile Vendor Access Agreement Form" on an annual basis.
- (f) During the application process, mobile vendors shall submit a sketch depicting the location of the mobile vendor on the property, including the designated parking spaces.
- (g) Mobile vendors shall be located within 100 feet of an entrance of a primary building that holds the certificate of occupancy.
- (h) Mobile vendors shall be setback a minimum of 35 feet from all intersections.
- (i) Mobile vendors shall be setback a minimum of 20 feet from all roads.
- (j) Mobile vendors are not allowed within 300 feet of a school, playground, or childcare facility.
- (k) Mobile vendors are not allowed to operate within 100 feet of another licensed mobile vendor.
- (l) Mobile vendors are prohibited in a temporary building, tent, or structure.
- (m) Mobile vending activities located within the Marina District Upland Area are exempt from the abovementioned regulations as long as the following conditions are met:
 - (1) Mobile vending activities occur within approved areas specifically designated for mobile vending activities.
 - a. The city and CRA are authorized to designate specific areas within the Marina District Upland Area for mobile vending activities.
 - (2) The mobile vendor possesses a valid city business tax receipt, and if applicable, any required state, county, and food safety licensure.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-264. - Hours of operation.

- (a) Mobile vendors may operate only during the business hours of the primary business on the property.
 - (1) Mobile vendors are restricted to the following hours of operation:
 - a. Monday to Thursday: 7:00 a.m. to 10:00 p.m.
 - b. Friday and Saturday: 7:00 a.m. to 11:30 p.m.
 - c. Sunday: 12:00 p.m. to 9:00 p.m.
- (b) The mobile vending unit shall be removed from the site during the hours of nonoperation, unless located within the Marina District Upland Area. Any semi-permanent structure used and/or associated with the mobile vending operation shall also be removed from the site during hours of nonoperation, unless located within the Marina District Upland Area.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-265. - Signage.

- (a) All signs advertising for the mobile vending unit must meet the following requirements;
 - (1) Signs must be placed flat against the mobile vending unit.
 - a. Sandwich board signs are prohibited.
 - b. Any type of design or artwork that advertises the use of the mobile vending unit is considered to be a sign.
 - (2) Signs may not be larger than nine square feet.
 - (3) No more than three signs may be placed on the mobile vending unit.
- (b) Mobile vendors are prohibited from using right-of-way signs and off-premises signs.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-266. - Exemptions and restrictions.

- (a) A drive through is not permitted in conjunction with the mobile vendor.
- (b) The mobile vendor shall install signage in a visible location on the mobile vending unit in a visible location indicating that loitering is not permitted.
- (c) The mobile vendor must keep the immediate area surrounding the mobile vending unit clean and free from litter, garbage, and debris.
- (d) Mobile vendors providing food or beverage intended for immediate consumption must provide a trash receptacle within ten feet of the mobile vending unit.
- (e) The use of amplified music must adhere to existing city noise regulations.
- (f) The use of temporary or portable lighting is prohibited except that which is required to illuminate the serving area of the mobile vending unit. Lighting must be shielded from adjacent properties to protect against light trespass.
- (g) The current business tax receipt must be posted in a visible location on the mobile vending unit, in addition to any required state, county, and food safety licensure.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-267. - Restricted mobile vendors.

- (a) *Ice cream trucks.*
 - (1) *Permitted sales locations.*
 - a. Sales from ice cream trucks shall occur only on public roadways with a speed limit of 25 miles per hour or less located within residential districts or on private ways with the consent of the owner or owners of the private roadway.
 - 1. Ice cream trucks shall pull as far as practicable to the side of the right-of-way when stopping for the purpose of making sales and shall operate four-way flashers when so stopped. In no event shall an ice cream truck stopped for the purpose of making sales prevent the passage of other motor vehicles on the right-of-way.

2. Ice cream trucks may stop for the purpose of making sales only between the hours of 11:00 a.m. and 8:00 p.m., however no sales are permitted after dusk.
3. Sales from the ice cream truck shall occur only when the ice cream truck is lawfully stopped.
4. Sales shall occur only from the side of the truck away from moving traffic and as near as possible to the curb or side of the street.
5. Sales shall not occur to a person standing in the roadway.

(2) *Prohibited locations.*

- a. No ice cream truck shall make any sales within 500 feet of a restaurant or retail store selling prepackaged food items.
- b. No ice cream truck shall make any sales within 500 feet of any public school.
- c. No ice cream truck shall stop at any time for the purpose of making sales in any area where parking is prohibited.

(3) *Safety requirements.*

- a. Signs stating "WATCH FOR CHILDREN" must be provided on the front, back and both sides of the vehicle in at least four inches letters of contrasting colors.
- b. A serving window capable of being closed when not in use must be provided and located on the curbside only.
- c. The vehicle must be equipped with left and right outside rear view mirrors as well as two additional outside wide-angle mirrors on the front and back of the vehicle to enable the driver to see around the entire vehicle.
- d. All vehicles must have operable four-way, yellow flashing hazard lights to warn approaching drivers of children.
- e. A rear bumper cover must be installed.

(b) *Raw produce vendors.*

(1) *Permitted locations.*

- a. Raw produce vendors shall be setback a minimum of 35 feet from all intersections.
- b. Raw produce vendors shall be setback a minimum of 20 feet from all roads.

(2) *Prohibited locations.*

- a. Raw produce vendors shall not operate in parking spaces, driveways, sidewalks, fire lanes, rights-of-way, or public roads.
- b. Raw produce vendors are prohibited in a temporary building, tent or structure.

(3) *Safety requirements.*

- a. All products must be the original produce or work of the vendor.
- b. No items offered for sale will be commercially grown, created or produced without value added by the vendor.
- c. Produce offered for sale must be free from harmful pesticide residues and any applications must have been made according to manufacturer's directions.
- d. All food items must be free from insects and spoilage.
- e. All produce must be washed.

(c) *Mobile automobile detailers.*

(1) *Permitted locations.*

- a. In all residential areas, mobile automobile detailers must operate in the driveway or parking lot.
- b. Mobile automobile detailers shall not operate on sidewalks, fire lanes, rights-of-way, or public roads.
- c. Mobile automobile detailers shall not block or impede traffic on any public or private road, easement, or right-of-way.
- d. All water or other substances used by the mobile automobile detailer must be fully contained on the site where the vendor is operating.
- e. Mobile automobile detailers shall not play music while operating in residential areas.
- f. Mobile automobile detailers may not operate as a home occupation. Vendors are prohibited from servicing vehicles from their primary residence.

(2) *Hours of operation.*

- a. Mobile automobile detailers are restricted to the following hours of operation in residential areas:
 - 1. Monday to Thursday: 8:00 a.m. to 6:00 p.m.
 - 2. Friday and Saturday: 7:00 a.m. to 7:00 p.m.
 - 3. Sunday: 12:00 p.m. to 6:00 p.m.
- b. Mobile automobile detailers are restricted to the following hours of operation in nonresidential areas:
 - 1. Monday to Thursday: 7:00 a.m. to 7:00 p.m.
 - 2. Friday and Saturday: 7:00 a.m. to 8:00 p.m.
 - 3. Sunday: 12:00 p.m. to 6:00 p.m.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-268. - Licensing requirements.

Prior to the issuance of a business tax receipt, mobile food vendors must comply with the following State of Florida and local requirements as applicable:

- (1) Mobile food vendors engaged in the selling of cooked or prepared food must be licensed by the Florida Division of Hotels and Restaurants.
 - a. Obtaining licensing from the Florida Division of Hotels and Restaurants does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.
 - b. Mobile food vendors must pass all inspections conducted by the Florida Division of Hotels and Restaurants to maintain the business tax receipt for their establishment.
 - c. Current inspection results must be conspicuously posted on the mobile vending unit.
- (2) Mobile food vendors engaged in the selling of prepackaged ice cream, popcorn, raw produce, or smoothies must be licensed by the Florida Department of Agriculture and Consumer Services.
 - a. Obtaining licensing from the Florida Department of Agriculture and Consumer Services does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.

- b. Mobile food vendors must pass all inspections conducted by Florida Department of Agriculture and Consumer Services to maintain the business tax receipt for their establishment.
 - c. Current inspection results must be conspicuously posted on the mobile vending unit.
- (3) Mobile food vendors must pass an inspection by the City of Riviera Beach Fire Department.
 - a. Obtaining a passing inspection does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.
 - b. Mobile food vendors must pass all inspections conducted by the City of Riviera Beach Fire Department to maintain the business tax receipt for their establishment.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-269. - Parking requirements.

- (a) Mobile food vendors shall secure a minimum of two dedicated parking spaces for customers utilizing their services.
 - (1) Parking spaces shall be marked as required by zoning regulations.
 - (2) Parking spaces must meet the size requirements established by the city.
- (b) Mobile food vendors shall not utilize more than ten percent of the required parking for the primary business holding the certificate of occupancy.
- (c) Mobile food vendors shall not sell to customers parked in areas designated as public rights-of-way.
- (d) Mobile food vendors shall not solicit or conduct business with any customers in motor vehicles.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)

Sec. 10-270. - Enforcement.

The provisions of this article may be enforced through the city's code compliance procedures or as otherwise authorized in this Code and may be pursued by appropriate remedy in a court of competent jurisdiction at the city's discretion. If code compliance is utilized to enforce this article, a resulting code lien may be assessed against the private property upon which the mobile vending operation operates or operated.

(Ord. No. 3059, § 2, 5-6-09; Ord. No. 4103, § 2, 10-18-17)