



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, May 9, 2019

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

| | |
|-----------------------------------------------------|------------------------------------------|
| Rena Burgess, Chairperson | Jon Gustafson, Vice-Chair |
| James Gallon, Board Member | Edward Kunuty, Board Member |
| Margaret Shepherd, Board Member | Anthony Brown, Board Member |
| Vacant, Board Member | |
| Javarious Jackson, 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 – April 11, 2019.

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 THE PLAT APPLICATION (PA-19-01) FOR FLORIDA POWER AND LIGHT (FPL), TOTALING APPROXIMATELY 88.68 ACRES, LOCATED AT 2460 PORT WEST BLVD, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS

- A. A DISCUSSION OF PROPOSED AMENDMENTS TO CHAPTER 28, OF THE CITY'S CODE OF ORDINANCES, ENTITLED "SIGNS", IN ORDER TO PROVIDE FOR CONTENT-NEUTRAL SIGN REGULATIONS AS WELL AS DIGITAL SIGN USE ASSOCIATED WITH PLACES OF WORSHIP.

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 – May 23, 2019 / June 13, 2019.

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.

| <p>Page 1</p> <p>CITY OF RIVIERA BEACH PLANNING AND ZONING BOARD</p> <p>---</p> <p>Thursday, April 11, 2019 Council Chambers 600 West Blue Heron Boulevard Riviera Beach, Florida 6:34 p.m. - 8:02 p.m.</p> <p>---</p> <p>IN ATTENDANCE:</p> <p>Rena Burgess, Chair Jon Gustafson, Vice Chair Anthony Brown, Board Member James Gallon, Board Member Edward Kunuty, Board Member Javarious Jackson, 1st Alternate Jeff Gagnon, Acting Director of Development Services Brian Shutt, Consulting Attorney Simone Davidson, Staff Assistant</p> | <p>Page 3</p> <p>1 MR. JACKSON: Present. 2 MS. DAVIDSON: Rena Burgess. 3 VICE CHAIR BURGESS: Here. 4 MS. DAVIDSON: You have a quorum. 5 VICE CHAIR BURGESS: On to item number III, 6 nomination of Chairperson and Vice Chairperson. 7 MR. GAGNON: Thank you. Jeff Gagnon, Acting 8 Director of Development Services. 9 So as, well, most of us know, our Vice Chair 10 is here with us tonight, however, our Chairperson had 11 been selected to fill one of our City Council seats. 12 So congratulations to Mr. McCoy. 13 However, we're now at a point and we need to 14 fill our Chair position. The timing was actually well 15 timed being that each April we would renominate Chair 16 and Vice Chair. So what we would like to do is open up 17 the floor for any nominations for Chairperson. You can 18 nominate another Board member or yourself if you 19 choose. Historically, alternate members have not been 20 nominated as Chairperson. In case there was a full 21 Board, that might create a conflict in the future. 22 So at this point in time, I'd like to open up 23 the floor for any nominations for Chairperson. 24 MR. JACKSON: Mr. Gagnon, I nominate Vice 25 Chair Burgess to serve as the Chair.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Page 2</p> <p>1 BE IT REMEMBERED that the following Planning 2 and Zoning Board meeting was had at Riviera Beach City 3 Hall Council Chambers, 600 West Blue Heron Boulevard, 4 Riviera Beach, Florida, on Thursday, April 11, 2019, 5 beginning at 6:34 p.m., with attendees as hereinabove 6 noted, to wit: 7 --- 8 VICE CHAIR BURGESS: Good evening. The time 9 is now 6:34. I'll call the meeting to order. We'll 10 begin with a moment of silence and then the Pledge of 11 Allegiance. 12 (Moment of silence observed. Pledge of 13 Allegiance recited.) 14 VICE CHAIR BURGESS: Roll call. 15 MS. DAVIDSON: James Gallon. 16 MR. GALLON: Here. 17 MS. DAVIDSON: Edward Kunuty. 18 MR. KUNUTY: Here. 19 MS. DAVIDSON: Margaret Shepherd. 20 (No response.) 21 MS. DAVIDSON: Jon Gustafson. 22 MR. GUSTAFSON: Here. 23 MS. DAVIDSON: Anthony Brown. 24 MR. BROWN: Here. 25 MS. DAVIDSON: Javarious Jackson.</p> | <p>Page 4</p> <p>1 MR. GAGNON: Okay, would you accept that 2 nomination? 3 VICE CHAIR BURGESS: I do. 4 MR. GAGNON: Do we have any other nominations 5 for Chairperson? Hearing none, Ms. Burgess, you are 6 the new Chair of the Planning and Zoning Board. 7 Congratulations. 8 CHAIR BURGESS: Thank you. 9 MR. GAGNON: At this point I'll open up the 10 conversation to you for the Vice Chair position. 11 CHAIR BURGESS: Do we have any nominations 12 for Vice Chair? 13 MR. KUNUTY: I nominate Jon Gustafson for 14 Vice Chair. 15 CHAIR BURGESS: Mr. Gustafson, do you accept? 16 MR. GUSTAFSON: Yes. 17 CHAIR BURGESS: Are there any other 18 nominations for Vice Chair? Seeing none, Mr. Gustafson 19 is Vice Chair. 20 On to item number IV, acknowledgment of Board 21 member absence notification. 22 MR. GAGNON: Yes, thank you, Chair. 23 We did hear from Ms. Shepherd. She will not 24 be with us here tonight. I believe that all other 25 Board members are present.</p> |

| Page 5 | Page 7 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Being that there is a permanent seat open, 2 I'd ask that the Board provide voting rights to 3 Mr. Jackson. 4 CHAIR BURGESS: So noted. 5 Item V, additions and deletions to the 6 agenda. 7 MR. GAGNON: Yes, I'd like to acknowledge the 8 fact that we have Mr. Shutt with us tonight, who is 9 acting as the City Attorney. 10 Also, within the packet itself you'll see a 11 tab one, and behind tab one is supplemental information 12 associated with the JDA project. I'll get into further 13 detail as far as what that information has been amended 14 to show versus the original documents. 15 The project has been somewhat of a special 16 project. We were trying to expedite the review 17 process, so really up until early this week we were 18 trying to modify the plan to make sure that it was the 19 best plan possible. So I'll explain those items in 20 further detail during the new business discussion. 21 I also want to make note that if there is 22 anyone that wants to speak on any items, we do have 23 public comment cards in the back. So if they could 24 present those to staff, we'll provide those to the 25 Chair. We also have hard copies of the information</p> | <p>1 CHAIR BURGESS: Thank you. 2 Item number VII, approval of the minutes from 3 February 28th, 2019. Is there a motion? 4 MR. KUNUTY: So moved. 5 CHAIR BURGESS: Is there a second? 6 MR. JACKSON: Second. 7 CHAIR BURGESS: It's been properly moved and 8 seconded. Roll call. 9 MS. DAVIDSON: James Gallon. 10 MR. GALLON: Yes. 11 MS. DAVIDSON: Edward Kunuty. 12 MR. KUNUTY: Yes. 13 MS. DAVIDSON: Anthony Brown. 14 MR. BROWN: Yes. 15 MS. DAVIDSON: Javarious Jackson. 16 MR. JACKSON: Yes. 17 MS. DAVIDSON: Jon Gustafson. 18 VICE CHAIR GUSTAFSON: Yes. 19 MS. DAVIDSON: Rena Burgess. 20 CHAIR BURGESS: Yes. 21 MS. DAVIDSON: Unanimous vote. 22 CHAIR BURGESS: Item VIII, unfinished 23 business. There is none. On to new business. 24 MR. GAGNON: Yes, thank you, Madam Chair. 25 We have one item tonight under new business,</p> |
| Page 6 | Page 8 |
| <p>1 within the public record binders at the back of the 2 chamber as well. 3 Thank you, Chair. 4 CHAIR BURGESS: Thank you. Item number VI, 5 disclosure by Board members and adoption of the agenda. 6 Are there any disclosures? 7 Seeing none, is there a motion to approve the 8 agenda? 9 MR. JACKSON: So moved. 10 MR. BROWN: Second it. 11 CHAIR BURGESS: It's been properly moved and 12 seconded. Roll call. 13 MS. DAVIDSON: James Gallon. 14 MR. GALLON: Yes. 15 MS. DAVIDSON: Edward Kunuty. 16 MR. KUNUTY: Yes. 17 MS. DAVIDSON: Anthony Brown. 18 MR. BROWN: Yes. 19 MS. DAVIDSON: Javarious Jackson. 20 MR. JACKSON: Yes. 21 MS. DAVIDSON: Jon Gustafson. 22 VICE CHAIR GUSTAFSON: Yes. 23 MS. DAVIDSON: Rena Burgess. 24 CHAIR BURGESS: Yes. 25 MS. DAVIDSON: Unanimous vote.</p> | <p>1 which is letter A: A resolution of the City Council of 2 the City of Riviera Beach, Palm Beach County, Florida, 3 approving site plan and special exception application 4 SP-19-02/SE-19-01 to construct a 120,282 square foot 5 warehouse on a 7.23 acre parcel of land located at 1301 6 President Barack Obama Highway, identified by parcel 7 control number 56-43-42-33-00-000-3010, having an 8 industrial future land use designation and a general 9 industrial zoning designation, and providing for an 10 effective date. 11 At this time I'd like to get into some of the 12 details about tab one in the supplemental information 13 that was provided. So right after tab one you'll see a 14 cover memo that addresses the new information provided 15 to the Board. 16 You'll find the color site rendering. The 17 site plan sheet one has been amended, which no longer 18 states "preliminary" on that sheet. Site plan sheet 19 two has been amended to correct the monument sign 20 detail to the appropriate allowable square footage for 21 sign area. 22 Number four is the landscape plan index sheet 23 and the following landscape plans. Those were 24 corrected in a manner that revised total palm tree 25 count to 35 from eight, so that was a correction that</p> |

| Page 9 | Page 11 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 needed to be made, as well as indicating the 2 right-of-way landscape buffer dimension. 3 Number five was a revised justification 4 statement from the applicant. It indicates that there 5 is the anticipated need, being that it is a speculative 6 building. The anticipated need for supplemental office 7 use not to exceed ten percent of the area which was 8 incorporated into this plan approval. 9 Number six is correspondence from Development 10 Services Department which identifies corrections to 11 some of the previously unresolved staff comments. So 12 those have been satisfied. 13 As well as item number seven, which is a memo 14 from the Utility District identifying that there are no 15 comments on the site plan. And what the Utility 16 District did is just provide specific conditions or 17 specific comments that they'd like to see implemented 18 as part of the building permitting phases of the site. 19 So that's captured in the e-mail from the Utility 20 District. 21 So those are the supplemental sheets that 22 have been provided for the Board's review. And the 23 site plan and landscape sheets contained within this 24 packet, these are the sheets that staff is recommending 25 approval of and requesting Planning and Zoning Board</p> | <p>1 width would have to be in the future. 2 From the City's perspective, it's a nonissue, 3 being that we're not anticipating any redevelopment of 4 that area or expansion probably over the next 30, 40, 5 50 years. And quite honestly, if the State or County 6 chose to do that, they would have to go through their 7 typical eminent domain process. 8 It's not something that the City is looking 9 to incorporate within the site plan, and it doesn't 10 seem to be something that the applicant wishes to 11 provide to the County or to the State. What has been 12 provided is a corner clip, which will separate all of 13 the traffic control equipment that exists at the 14 intersection. So the applicant has agreed to do that. 15 However, this item is still open, being that 16 the County's letter hasn't been modified yet to remove 17 that comment. And the way it was provided in the 18 letter was just as a comment as well. It wasn't a 19 required condition. 20 CHAIR BURGESS: Okay. 21 MR. GAGNON: So we just haven't received that 22 final feedback at this point, so that's why it's 23 provided in that manner on the staff review comments. 24 CHAIR BURGESS: Okay, thank you for the 25 explanation.</p> |
| Page 10 | Page 12 |
| <p>1 review and also that Planning and Zoning Board 2 recommend approval of those sheets to City Council. 3 Does the Board have any questions on those 4 sheets at this point in time? 5 CHAIR BURGESS: Are there any questions? I 6 do have a question. 7 MR. GAGNON: Yes, ma'am. 8 CHAIR BURGESS: On the revisions I see that 9 most of them have been resolved, but number 14 says: 10 Outstanding issue deferred to engineering. And then 11 I'm looking for the engineering backup, because I'm 12 just wondering has that been resolved or is that still 13 outstanding for item 14? 14 MR. GAGNON: Let me find 14. Okay, so this 15 deals with the right-of-way? 16 CHAIR BURGESS: Right. 17 MR. GAGNON: So that's the dimension, the 18 distance within the right-of-way. And there was a 19 conversation that's been ongoing between the State, the 20 County and the City as far as what their ultimate 21 right-of-way is anticipated to be. 22 So what that's describing in the future, if 23 they want to expand the roadway along 13th Street or 24 President Barack Obama Highway, they have a master 25 plan, so to speak, that delineates what that ultimate</p> | <p>1 I'm going to go ahead and move into public 2 comment, and then we'll go back to Board questions. So 3 there's one public comment card, Fane Lozman. 4 MR. LOZMAN: Fane Lozman, 5101 North Ocean 5 Drive, Singer Island. 6 I came here for another item, but I saw this 7 site plan approval and I wanted to say I thought the 8 applicant did a wonderful job in presenting his 9 information, and I would strongly suggest you approve 10 the project. Thank you. 11 CHAIR BURGESS: Thank you. 12 Okay, now for Board comments. I'll start 13 with Mr. Gallon. 14 MR. GALLON: None. 15 CHAIR BURGESS: Mr. Kunuty. 16 MR. KUNUTY: Thank you. 17 Mr. Gagnon, just comment on the number 18 and 18 24, which are still outstanding. 19 MR. GAGNON: Let's see, 18, that begins with: 20 Dimension all terminal landscape islands. Is that the 21 same one? 22 MR. KUNUTY: Yes. 23 MR. GAGNON: I believe that one has been 24 resolved on this sheet. 25 MR. NICHOLS: It just wasn't crossed out.</p> |

3 (Pages 9 to 12)

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 13</p> <p>1 VICE CHAIR GUSTAFSON: On tab A it says it's 2 resolved. 3 MR. GAGNON: It could be the original versus 4 the updated sheet, perhaps. So it should be following 5 the yellow tab with number one. That was the most 6 recent one. It should have a date of April 10th. And 7 before I believe that was outstanding, and that was 8 resolved in between April 1st and April 10th. 9 MR. KUNUTY: Okay. 10 CHAIR BURGESS: And I'm sorry, sir, what was 11 the second? 12 MR. KUNUTY: Number 24. 13 MR. GAGNON: Twenty-four. Yes, so there 14 was -- it wasn't a typo on the site plan, there was 15 just additional language the staff was asking for to 16 clarify the fact that the loading bays were just 17 loading bays and not actual bays within the building 18 itself as far as tenant bays. And that comment has 19 also been resolved. But that was open until very 20 recently as well. 21 MR. KUNUTY: So in effect, the tenant could 22 have three or four of the loading bays? 23 MR. GAGNON: Right, because the end user 24 hasn't been determined yet -- 25 MR. KUNUTY: Right.</p> | <p style="text-align: right;">Page 15</p> <p>1 make sure that all of the boxes are checked and that 2 the project satisfies all of the code requirements. 3 However, as it proceeds through the process, it's going 4 to be a City Council decision whether to move forward 5 with the project or not to move forward. 6 MR. JACKSON: And why is this project coming 7 before the Planning and Zoning Board? 8 MR. GAGNON: So the Planning and Zoning Board 9 is tasked with reviewing any new site plan 10 applications. This application is not only a site plan 11 application. The use, the way it's broken down in our 12 use regulations for industrial requires what we call a 13 special exception approval. 14 So with that, if you notice in the staff 15 report, there are additional conditions or additional 16 questions that are asked that staff and the applicant 17 must satisfy. Normally uses that require a special 18 exception approval have been identified as uses that 19 might be more dense or more intense than some of the 20 other permitted uses. 21 In this case, it's somewhat unusual because 22 if you look at the uses permitted within general 23 industrial, there are some rather dense and intense and 24 intrusive uses that could occur. 25 The history that I know of that requirement</p> |
| <p style="text-align: right;">Page 14</p> <p>1 MR. GAGNON: -- the breakdown and layout of 2 the interior could be very different, depending on who 3 that end user is and the amount of space that they 4 require. 5 MR. KUNUTY: Okay, thank you. No other 6 questions. 7 CHAIR BURGESS: Okay, Mr. Jackson. 8 MR. JACKSON: Mr. Gagnon -- 9 MR. GAGNON: Yes, sir. 10 MR. JACKSON: -- if we do not approve this 11 project, what happens if this project is not approved? 12 MR. GAGNON: Sure. So the Planning and 13 Zoning Board is a recommending body to City Council. 14 Any information that we receive during this meeting, 15 it's all transcribed verbatim, so that record is 16 provided to the Council for their consideration. Any 17 final motion or recommendation from the Board is also 18 provided to City Council. 19 However, it is ultimately up to the City 20 Council to make a decision on the item. The City 21 Council has the ability to agree with the Planning and 22 Zoning Board, have a different opinion to the Planning 23 and Zoning Board, even alter conditions of approval, 24 things of that nature. 25 So we're really trying to, at this level,</p> | <p style="text-align: right;">Page 16</p> <p>1 for special exception use for a warehouse, it had to do 2 with a question or concern that began maybe 15 years or 3 so ago about job creation associated with the space. 4 This proposal is anticipated to generate anywhere from 5 75 to 100 jobs. They can't guarantee a certain number 6 of jobs, being that they don't have a tenant or end 7 user for the building yet. However, based on previous 8 projects of similar nature, that's about how many jobs 9 will be created. 10 So that's the requirement that's placed on 11 the Planning and Zoning Board, to review the proposal, 12 review the site plan, review the special exception 13 criteria. So you have, I don't want to say a heavy 14 task, but there's a lot of information to look through, 15 and you know, we're here to answer any questions the 16 Board may have in regard to that information. 17 MR. JACKSON: Follow-up, Madam Chair? 18 CHAIR BURGESS: Go ahead. 19 MR. JACKSON: And just to piggyback off what 20 you just said, that there is no tenant that is proposed 21 to be in this building in the near future, I was just 22 concerned with having another warehouse in that area. 23 I just rolled by that proposed site plan, and there 24 are, I think, about three or four empty warehouses now 25 that are not being used. And I'm just concerned with</p> |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 17</p> <p>1 us inundating the city, particularly that area, with 2 more warehouses, especially if there's no tenant that's 3 going to be using it soon. So that was just my 4 concern. 5 MR. GAGNON: Understood. During the staff 6 presentation and applicant presentation, hopefully they 7 can provide a little bit more back story as far as the 8 end users that they've captured in the past. And from 9 conversations between the applicant and staff, it seems 10 as if they've focused primarily on what we consider a 11 clean industry. 12 So there's no intent of having tire storage 13 or something that would be considered flammable or 14 hazardous or noxious or intrusive. They focus more on 15 kind of e-commerce or internet style businesses. So 16 hopefully that will provide some comfort to the Board 17 as far as the types of businesses that this applicant 18 is looking to attract. 19 CHAIR BURGESS: Okay, Mr. Brown. 20 MR. BROWN: Mr. Gagnon, the Public Works 21 Director mentioned in his memo that you need a berm. 22 Where are we on that? 23 MR. GAGNON: I know that we actually sat down 24 for the most recent plan set, and we had all staff 25 present, including our Interim Public Works Director.</p> | <p style="text-align: right;">Page 19</p> <p>1 demand and how much space is required for that end 2 user. And perhaps the applicant can expand a little 3 bit further upon my comments as far as their intent for 4 future use. 5 VICE CHAIR GUSTAFSON: Chair, follow-up? 6 CHAIR BURGESS: Sure, go ahead. 7 VICE CHAIR GUSTAFSON: With so many loading 8 docks on the back, has there been a traffic study done? 9 MR. GAGNON: Yes, a traffic study was 10 provided. It should be part of the primary 11 supplemental info that was part of the original packet. 12 Let me see if I can locate that for you. 13 After the 11 by 17 sheets that are folded, we 14 have the narrative, and that's followed by the Uniform 15 Land Use Application. So right after the Agent 16 Authorization Form, there is a statement from PTC 17 Transportation Consultants. It's dated December 13th, 18 2018. 19 And this was the documentation that was 20 provided to the County that resulted in issuance of the 21 Traffic Performance Standards review letter, which is 22 just following that, which is dated February 4th. 23 Within that letter the County states that the 24 development meets the Traffic Performance Standards, 25 and then there are the comments that one of them we</p> |
| <p style="text-align: right;">Page 18</p> <p>1 We haven't received revised comments from that 2 department to this point in time. We've requested 3 revised comments, but it's difficult for me to speak on 4 that, being that we haven't received them yet. So it's 5 an item that's noted, that would have to be provided 6 with any sort of construction plans, but beyond that, 7 it would be difficult for me to really answer beyond 8 that. 9 MR. BROWN: Thank you. 10 CHAIR BURGESS: Mr. Gustafson. 11 VICE CHAIR GUSTAFSON: Yes, Chair. 12 Mr. Gagnon, is the intended end user planning 13 on only one tenant or multiple tenants? And the only 14 reason I ask is there seems to -- there's 28 rolling 15 doors on the back and two larger doors also back there, 16 so that would be a total of 30 doors. I'm wondering 17 what the intended use is. 18 MR. GAGNON: Yes, the building is being 19 designed and is proposed to be as flexible as possible. 20 In conversations leading up to this point, the 21 anticipated number of tenants would be around three or 22 possibly four. Perhaps there would be two really large 23 tenants that occupy the space. So it is anticipated to 24 have multiple tenants. 25 Again, it's going to be really dictated by</p> | <p style="text-align: right;">Page 20</p> <p>1 referenced previously about the ultimate right-of-way 2 dimension. 3 So there's additional comments that have been 4 provided, however the indication from Palm Beach County 5 is that the proposal meets those Traffic Performance 6 Standards. 7 VICE CHAIR GUSTAFSON: Is that for rolling 8 commercial traffic as well? Did they take that into 9 consideration, or is it just for the occupants and 75 10 workers? 11 MR. GAGNON: So I'm not a traffic engineer by 12 any means, but within the, I believe it's the ITE 13 Manual, there's specific traffic volume and styles that 14 are dedicated to certain types of uses. So with that 15 warehouse use, it's anticipated that there would be, 16 you know, larger vehicles, trucks, whether it's 18 17 wheelers, box trucks that are providing goods and 18 services to and from that location. So that would be 19 provided within that calculation and within that 20 approval. 21 VICE CHAIR GUSTAFSON: Thank you. Nothing 22 else. 23 CHAIR BURGESS: I don't have any additional 24 questions, so at this time is there a motion? 25 MR. GAGNON: Just for a point of</p> |

| Page 21 | Page 23 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 clarification and just for the record --</p> <p>2 CHAIR BURGESS: Okay.</p> <p>3 MR. GAGNON: -- if you'd allow staff to go</p> <p>4 through the staff report, just being that this is a</p> <p>5 special exception in addition to the site plan. I just</p> <p>6 want to make sure the record is solid and we can just</p> <p>7 go over some of the site plan elements and ensure that</p> <p>8 the elevations and things like that will make it onto</p> <p>9 the record for anyone at home that might want to see</p> <p>10 those as well.</p> <p>11 CHAIR BURGESS: Good suggestion.</p> <p>12 MR. JACKSON: Madam Chair.</p> <p>13 CHAIR BURGESS: Mr. Jackson, you're</p> <p>14 recognized.</p> <p>15 MR. JACKSON: This is for Mr. Gagnon.</p> <p>16 MR. GAGNON: Yes, sir.</p> <p>17 MR. JACKSON: When was that land use</p> <p>18 designation changed, because I see it was</p> <p>19 entertainment. I guess it was a swap shop or a movie</p> <p>20 theater used to be there.</p> <p>21 MR. GAGNON: Yes, the history of the site --</p> <p>22 and I've been here now for almost 12 years. Before</p> <p>23 that point in time it functioned as a drive-in movie</p> <p>24 theater, and I believe right around that point in time</p> <p>25 there was some sort of swap shop operation that the</p> | <p>1 MR. GAGNON: Would that be acceptable?</p> <p>2 CHAIR BURGESS: That will work.</p> <p>3 MR. GAGNON: Okay.</p> <p>4 CHAIR BURGESS: Okay.</p> <p>5 MR. GAGNON: You can come up, ma'am.</p> <p>6 MS. WATERS: My name is Beverly Waters.</p> <p>7 CHAIR BURGESS: Can you speak on the mike,</p> <p>8 ma'am? I'm sorry.</p> <p>9 MR. GAGNON: Yes, just for the microphone,</p> <p>10 for the record. Thank you, ma'am.</p> <p>11 MS. WATERS: My name is Beverly Waters, and</p> <p>12 I've been a resident of Riviera Beach all of my life,</p> <p>13 and I'm the founder of a nonprofit organization here.</p> <p>14 And I just wanted to know, would this have</p> <p>15 any type of space for community, for some kind of</p> <p>16 community activity or a community -- something to do</p> <p>17 with the community, to involve the community so that we</p> <p>18 can have, as a people, we can have a part of what's</p> <p>19 going on with the space?</p> <p>20 I don't know how that can be involved, but I</p> <p>21 have a nonprofit organization, and I'm interested in</p> <p>22 getting our people -- you said it would be, hopefully,</p> <p>23 more jobs and different things. I want to see our</p> <p>24 community redeveloped and to move up a little bit with</p> <p>25 this project, if possible in any kind of way.</p> |
| Page 22 | Page 24 |
| <p>1 site was used for. What's interesting is the land use</p> <p>2 has been consistent since I first came here in 2007, so</p> <p>3 it's always had an industrial future land use since</p> <p>4 that point in time.</p> <p>5 During the site plan approval process, I</p> <p>6 think it was three years ago now, for a development</p> <p>7 called E-Z Weld there was a zoning amendment that</p> <p>8 modified the eastern portion of the site from a limited</p> <p>9 industrial use to a general industrial use, which</p> <p>10 allowed the entire site to have consistent zoning. So</p> <p>11 for the past 12 years it's had an industrial future</p> <p>12 land use and industrial zoning designation.</p> <p>13 MR. JACKSON: Thank you.</p> <p>14 MR. GAGNON: You're welcome.</p> <p>15 CHAIR BURGESS: Okay, before you proceed,</p> <p>16 Jeff, there's a question on the floor.</p> <p>17 But I'm going to invite you, ma'am, to come</p> <p>18 up and complete a public comment card, because these</p> <p>19 must be completed before you can ask a question. We</p> <p>20 don't take questions from the floor.</p> <p>21 So if someone, if staff could give her a</p> <p>22 card?</p> <p>23 MR. GAGNON: If you like, we can have her</p> <p>24 fill out the card following the comment.</p> <p>25 CHAIR BURGESS: Okay.</p> | <p>1 CHAIR BURGESS: Okay, thank you, Ms. Waters.</p> <p>2 MS. WATERS: Okay.</p> <p>3 MR. GAGNON: If I can quickly respond to the</p> <p>4 question, the site, as proposed, wouldn't have a</p> <p>5 community component as far as a public community</p> <p>6 component.</p> <p>7 However, during conversation with the</p> <p>8 applicant, in similar developments that have happened</p> <p>9 under their control in the past, they've implemented</p> <p>10 educational programs to train local residents to meet</p> <p>11 job demand for tenants. So maybe that's something that</p> <p>12 could be incorporated. However, the site itself, it's</p> <p>13 a private site, so there's no public use intended for</p> <p>14 the site within this proposal.</p> <p>15 CHAIR BURGESS: Okay, thank you.</p> <p>16 MR. GAGNON: All right, at this point in time</p> <p>17 I'd like to ask Mr. Leger to provide the public and</p> <p>18 Planning and Zoning Board with a presentation on the</p> <p>19 site. Mr. Leger.</p> <p>20 MR. LEGER: Thank you, Jeff.</p> <p>21 Good evening, Board. Josue Leger,</p> <p>22 Development Services.</p> <p>23 A lot of the points that's in this</p> <p>24 presentation are already talked about. I'll just</p> <p>25 quickly summarize for the Board.</p> |

| Page 25 | Page 27 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Of course, the application before you, it's 2 for a special exception and the site plan application 3 to construct a 220,282 square foot warehouse. The site 4 is about 7.23 acres and located on the northwest corner 5 of President Barack Obama Highway and West 13th Street, 6 identified by parcel control number 7 56-43-42-33-00-000-3010.</p> <p>8 For those of you who are not familiar with 9 the location of this property, this is just the 10 vicinity. The area was to show you the major roads. 11 So this site is within close proximity of Australian 12 Avenue, of course, President Barack Obama and West 13th 13 Street. Specifically there is an address associated 14 with this property, which is 1301 President Barack 15 Obama Highway.</p> <p>16 Future land use, as stated before, is 17 industrial zoning. It's general industrial, IG. As we 18 also -- Mr. Gagnon referenced earlier, historically the 19 site was used as a drive-in movie theater and a flea 20 market.</p> <p>21 And there is a prior approval that has been 22 expired on the property. In 2016 the City Council 23 approved Resolution Number 73-16 for the E-Z Weld 24 project that was mentioned earlier. That approval was 25 for a 131,944 square foot industrial building for</p> | <p>1 must be initiated within 18 months of the 2 effective date of this Resolution in accordance with 3 Section 31-60(b) of the City Code of Ordinances. 4 Demolition, site preparation and/or land clearing shall 5 not be considered construction. Building permit 6 application and associated plans and documents shall be 7 submitted in its entirety and shall not be accepted by 8 City staff in a partial or incomplete manner.</p> <p>9 City Council authorizes City staff to approve 10 future amendments to this site plan administratively so 11 long as the site plan does not deviate greater than 12 five percent from its original approved site plan.</p> <p>13 This development must receive final 14 Certificate of Occupancy from the City for all 15 buildings and units approved within five years of the 16 approval of this adopting resolution or the adopting 17 resolution shall be considered null and void, requiring 18 the applicant to resubmit application for site plan and 19 special exception approval and reinstate the site plan 20 approval process.</p> <p>21 All future advertising must state that the 22 development is located within the City of Riviera 23 Beach. Fees and penalties in accordance with City Code 24 Section 31-554 will be levied against the property 25 owner and/or business for violation of this condition.</p> |
| Page 26 | Page 28 |
| <p>1 manufacturing, fabrication and processing. As most of 2 you may know, currently the property is vacant.</p> <p>3 This is the proposed site plan. Just for 4 clarification, the highlighted in blue is the building 5 footprint that is being proposed. Of course, it's a 6 220,282 square foot building. And staff has also 7 identified the access points, so you have one access 8 point along President Barack Obama Highway, also an 9 emergency fire access along President Barack Obama 10 Highway as well, and two additional access on the West 11 13th Street.</p> <p>12 This is the proposed landscape plan, part of 13 your packet as well. This is the proposed elevation. 14 And of course, a rendering to just give you a better 15 idea of what the structure itself will look like once 16 constructed.</p> <p>17 Just to make sure that we do have conditions 18 on this project, so City staff recommends approval of 19 the site plan and special exception application with 20 the following conditions of approval.</p> <p>21 A two year landscaping performance bond for 22 110 percent of the value of landscaping and irrigation 23 shall be required before a Certificate of Occupancy or 24 a Certificate of Completion is issued.</p> <p>25 Construction and landscaping improvements</p> | <p>1 Once approved, this resolution shall 2 supersede any previous site plan approval resolutions 3 associated with this property, causing previous site 4 plan approval resolutions to be null and void.</p> <p>5 And this concludes my presentation. Of 6 course, I can answer any questions, or I'll turn it 7 over to the applicant for their presentation.</p> <p>8 CHAIR BURGESS: You can go ahead and turn it 9 over to the applicant.</p> <p>10 MR. LEGER: Thank you.</p> <p>11 MR. GAGNON: Yes, we have Mr. Josh Nichols 12 with us tonight, who is the agent for the applicant. 13 And I'll get him set up here and ready to go.</p> <p>14 MR. NICHOLS: Thank you, Madam Chair.</p> <p>15 For the record, Josh Nichols, with Schmidt 16 Nichols, representing the applicant. We also have with 17 us Josh Jones with JDA, so if you have any additional 18 questions.</p> <p>19 But I'm going to be very brief. Josue stole 20 my thunder, which is good. He kind of covered the 21 bases there, so I'll kind of go through this quickly.</p> <p>22 So, again, you know where the location is, 23 the northwest corner of 13th and President Barack Obama 24 Highway. This is just to kind of give you a better 25 idea with some of the landscaping and some color given</p> |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 29</p> <p>1 to it so you can see how the operation works toward the 2 rear of the site, with the entrance there for the 3 trucks and the loading. 4 And just to go to Board Member Gustafson's 5 question about the bays, so it will be potentially two 6 to four tenants that would be taking up this building, 7 so they could have any variation of width of the 8 building. So they may have five bay doors, they may 9 have ten, depending how they configure their space, but 10 that's how they'll be broken up. So that will -- 11 actually, let me go back. 12 And then these are just some kind of closer 13 up views of the proposed elevation. So the east 14 building elevation, which is facing President Barack 15 Obama Highway, and then the south building elevation. 16 And both of these, I'd have to take my hat off to 17 staff. They really kind of came back and kind of 18 pushed us and pushed the architect to get a really nice 19 design and give it some interest on those two main 20 facades where the public is seeing those from the 21 right-of-way. 22 So you'll see some additional glazing on the 23 ground level, as well as the upper story. So that 24 gives some interest. And then also some variation of 25 the color and some of the banding so you don't have</p> | <p style="text-align: right;">Page 31</p> <p>1 seeing too is there is some vacant space in the 2 industrial market, but they are smaller facilities, and 3 they're not really tailored to handle the more modern 4 tenants and their needs. So you have these higher 5 clerestories in the newer buildings, and it's just set 6 up for those more modern businesses that are coming 7 into town to attract them. 8 And adequate public facilities have been 9 addressed. 10 And I'll kind of turn it over to the Board 11 with any questions you may have. Thank you. 12 CHAIR BURGESS: Thank you. 13 Are there any additional questions from the 14 Board? No? Okay, seeing as we have none, is there a 15 motion? 16 MR. JACKSON: Madam Chair. 17 CHAIR BURGESS: Go ahead, Mr. Jackson. 18 MR. JACKSON: I don't have no question for 19 the applicant, but I just want us to dialogue as a 20 Board as it relates to another warehouse in our city. 21 I live in that area, lived there 22 predominantly my entire life, and I just don't see the 23 need for additional warehouses in the city, especially 24 in that area. Like I said earlier, there are empty 25 warehouses that are currently for sale.</p> |
| <p style="text-align: right;">Page 30</p> <p>1 those large blank walls. 2 Again, proposed rendering. And just to go 3 over quickly, I know this is an item that always, that 4 cities are always looking at. The potential tax 5 revenue, based on the construction value, is about 6 \$235,000. That will be going based on your current 7 millage rate. 8 And then again, it was mentioned before about 9 75 to 100 jobs is what we anticipate, based on other 10 developments of similar size throughout the country 11 that they operate. 12 I'll just go through these quickly, but 13 again, kind of from the staff report findings, 14 consistency with the code, consistency with the Comp 15 Plan, again with the zoning and land use being 16 compatible there. Also surrounding uses. So we have 17 industrial all around us. Again, this site was 18 previously cleared, so there's no environmental 19 impacts. Development patterns, again, surrounded by 20 industrial, and we see other industrial, obviously, in 21 the nearby vicinity. 22 And also, I did want to go back to Board 23 Member Jackson's question about, you know, kind of 24 going down that corridor and seeing some of those other 25 buildings that are vacant. And I think what you're</p> | <p style="text-align: right;">Page 32</p> <p>1 And the applicant also said that he does not 2 have a tenant that's going to go in the building, so 3 we're going to have an empty warehouse just sitting on 4 President Barack Obama Highway. We don't know how long 5 that is going to be. 6 And when I look at that piece of property, 7 that vacant land, I think of it as our entryway into 8 our marina, and I believe that there's so much more 9 potential or things that we can do with that piece of 10 property other than sticking another warehouse on it, 11 so I just wanted my comments to be on the record. 12 CHAIR BURGESS: Thank you, Mr. Jackson. 13 Well, it is open for discussion. Does any 14 other Board member have any other discussion about the 15 item? 16 And I'm going to ask, Jeff, because you 17 brought the card up here, this is for Mr. Lozman for 18 the same item? No, one second. It's for a different 19 item, okay. 20 MR. GAGNON: Yes, Madam Chair. One card was 21 from a previous speaker, and I didn't look at the item 22 number, but it might be for one of the other upcoming 23 items. 24 CHAIR BURGESS: Right, it's another item. 25 Got it.</p> |

| Page 33 | Page 35 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Okay, so back to Board discussion. We don't 2 have any additional Board discussion -- 3 MR. KUNUTY: Yes, I do have one comment to 4 make. I think that the applicant's point is well taken 5 that, you know, the newer, higher ceiling buildings are 6 more adaptable to current usage. Some of the buildings 7 that are vacant there are older, and I think it's a 8 higher and better use of that land at this point in 9 time, so -- 10 CHAIR BURGESS: Okay, seeing that there's no 11 further questions or a discussion, is there a motion? 12 MR. KUNUTY: I move to approve the project 13 with staff recommendations. 14 CHAIR BURGESS: Is there a second? 15 MR. GALLON: Second. 16 CHAIR BURGESS: Roll call. 17 MS. DAVIDSON: James Gallon. 18 MR. GALLON: Yes. 19 MS. DAVIDSON: Edward Kunuty. 20 MR. KUNUTY: Yes. 21 MS. DAVIDSON: Anthony Brown. 22 MR. BROWN: Yes. 23 MS. DAVIDSON: Javarious Jackson. 24 MR. JACKSON: No. 25 MS. DAVIDSON: Jon Gustafson.</p> | <p>1 located off of Broadway, shown on the left side of the 2 screen. And the Manatee Lagoon building is located on 3 the east side of the screen next to the Intracoastal 4 Waterway in the Energy Center. 5 So this is an anticipated rendering of the 6 mural. This is the most recent version that we have. 7 What's been occurring is because the Manatee Lagoon 8 Center is kind of tucked away by the Intracoastal, 9 individuals have had difficulty finding the facility. 10 So FPL thought that it would be good to have a 11 partnership with both the Port and the City to redirect 12 traffic to this Manatee Lagoon Center. 13 It is, in fact, in the City of Riviera Beach. 14 It's one of our assets that I think could be taken 15 advantage of to a greater extent, and this would help 16 make that happen. 17 Just for reference, this is the exhibit 18 superimposed on the existing wall. If you're traveling 19 south down Broadway, U.S. 1, this is what the mural 20 would look like. The wall is approximately eight feet 21 tall, and the length of this is about 50 feet. So I 22 think this would be a much nicer addition versus the 23 blank, you know, vanilla colored wall that individuals 24 currently look at as they transition from Rivera Beach 25 into West Palm Beach.</p> |
| Page 34 | Page 36 |
| <p>1 VICE CHAIR GUSTAFSON: Yes. 2 MS. DAVIDSON: Rena Burgess. 3 CHAIR BURGESS: No. 4 MS. DAVIDSON: This item is approved, with 5 Mr. Jackson and Ms. Burgess dissenting. 6 CHAIR BURGESS: Okay, on to the workshop 7 item. 8 MR. GAGNON: Thank you Madam Chair. 9 Letter A under workshop items is a discussion 10 of a resolution of the City Council of the City of 11 Riviera Beach, Palm Beach County, Florida, approving a 12 collaborative wall mural proposed at 105 Broadway 13 associated with the Manatee Lagoon at Florida Power & 14 Light Eco Discovery Center, the Port of Palm Beach, and 15 the City of Riviera Beach, and providing for an 16 effective date. 17 So this item was previously presented to the 18 Port Board of Commissioners, and it was unanimously 19 approved on February 21st, 2019. The Port currently 20 has ownership of 105 Broadway. And staff anticipates 21 presenting this item to City Council on the upcoming 22 April 11th meeting, so we wanted to provide this 23 information to the Planning and Zoning Board for any 24 comments that you may have. 25 For reference, the proposed mural location is</p> | <p>1 So at this point, we'll open the floor for 2 any public comments or Board comments. 3 CHAIR BURGESS: I don't have any comment 4 cards for this item, so we'll go to Board comments, 5 starting with Mr. Gallon. 6 MR. GALLON: I have none at this time. 7 CHAIR BURGESS: Mr. Kunuty. 8 MR. KUNUTY: My only question is how visible 9 is that sign actually going to be as the directional 10 sign as far back, set back as it is from the road? 11 MR. GAGNON: That is a good point. It's 12 probably set back at least 20, 25 feet from the 13 roadway. There's no plan or intention on expanding 14 that wall, so they're working with the confines that 15 they have, the existing wall space. So the point is 16 well taken, however, this is just a site constraint 17 that we're trying to incorporate into the design. 18 MR. KUNUTY: Could that wall be higher, say 19 double the height as one option? The other one is, you 20 know, we just entertained something about signs, 21 billboards that had some movement to them, something 22 like that on that wall with the same idea, just to 23 attract attention so people see it and know where to 24 turn. 25 MR. GAGNON: Yes, the --</p> |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 37</p> <p>1 MR. KUNUTY: And a directional sign on 54th, 2 right at 54th Street. 3 MR. GAGNON: The directional sign at 54th 4 Street would have to go through West Palm Beach, 5 because the wall actually is right on the 6 jurisdictional boundary between the City of Riviera 7 Beach and West Palm Beach. However, I think that's 8 definitely a good comment, to have signage that leads 9 visitors to the facility. 10 As far as expanding the wall, I'd have to 11 verify, but I believe that the wall height is already 12 at its maximum height, and I don't know if FPL is 13 willing to invest additional funds into expanding that 14 area. To my knowledge, it's been completely funded by 15 FPL, and it's just something that they're trying to, 16 you know, utilize to beautify the area and also call 17 attention to the existing facility. 18 MR. KUNUTY: No, I think it's a good idea. 19 I'm just trying to explore how do you make it more 20 visible for people, you know, whether it's, you know, 21 lighting or what. No other comments. 22 CHAIR BURGESS: Thank you, Mr. Kunuty. 23 Mr. Jackson. 24 MR. JACKSON: Mr. Gagnon, who's responsible 25 for the maintenance of the wall once the paint begins</p> | <p style="text-align: right;">Page 39</p> <p>1 this aerial. 2 VICE CHAIR GUSTAFSON: So it's a similar size 3 wall that wraps the Port of Palm Beach, and maybe if 4 they put it further north, it might be a better place 5 for people to then have time to merge over to the 6 left-hand lane, and then maybe it gives it a little bit 7 better access. I'm just looking for an alternative 8 location, possibly within the Port. 9 MR. GAGNON: In response to that, I'm trying 10 to visualize some of the elevations of the bridge in 11 that area. 12 VICE CHAIR GUSTAFSON: You would be rising up 13 the bridge. Before -- it would be on 11th, and you 14 would be on the rise. But it would still be on the 15 right-hand side that you would see it. 16 MR. GAGNON: Okay. 17 VICE CHAIR GUSTAFSON: And then you would 18 have the time to travel over the bridge to merge into 19 the left-hand lane and make a safe turn over. 20 MR. GAGNON: Okay, so it might be worthwhile 21 having, you know, the FPL team and the Port contemplate 22 that location as well, to have a series, to Mr. Kunuty's 23 comment as far as having, you know, adequate 24 notification that the facility is up ahead. 25 VICE CHAIR GUSTAFSON: Or similar, somewhere</p> |
| <p style="text-align: right;">Page 38</p> <p>1 to deteriorate over time? 2 MR. GAGNON: So the maintenance will be 3 performed by FPL. So the Port has given FPL approval 4 to utilize that wall space, however, maintenance will 5 be done by FPL. 6 CHAIR BURGESS: Okay, Mr. Brown. 7 MR. BROWN: No questions. 8 CHAIR BURGESS: Mr. Gustafson. 9 VICE CHAIR GUSTAFSON: Number one, I think 10 the Manatee Lagoon is a great asset for the City, and I 11 follow in the footsteps of Mr. Kunuty earlier. And I 12 wonder -- or excuse me for a second. The Port of Palm 13 Beach is also being sponsored on this. 14 MR. GAGNON: Yes, sir. 15 VICE CHAIR GUSTAFSON: And the one concern 16 that I see is that it's a sign at the last minute 17 before turning on 54th. I'm just wondering if there's 18 a way to put the signage further north with the Port so 19 it allows someone to see the sign a quarter mile ahead, 20 make a left-hand turn. Otherwise, people are going to 21 be jamming on their brakes, see the sign and try to 22 make a hard left-hand turn. And I just pulled up on my 23 local map that there is another wall just south of 24 11th, which is before the bridge. 25 MR. GAGNON: Okay. Yes, I don't have it on</p> | <p style="text-align: right;">Page 40</p> <p>1 near, you know -- I'm just throwing it out there, I'm 2 spitballing more than anything -- near the marina area 3 so, you know, we get so much marina traffic that they 4 would also be able to see the asset of Manatee Lagoon 5 to be able to travel there as well. 6 MR. GAGNON: So just some other general 7 way-finding in that Broadway corridor -- 8 VICE CHAIR GUSTAFSON: That's correct. 9 MR. GAGNON: -- in the area that would lead 10 people there. 11 VICE CHAIR GUSTAFSON: Yes. Thank you. 12 CHAIR BURGESS: Thank you. 13 Yes, I kind of agree with Mr. Kunuty and 14 Mr. Gustafson. It's worthwhile because that is, you 15 know, like you say, as stated, an asset to the City, 16 but yes, just so far back and last minute. So we can 17 take those recommendations back, okay. 18 MR. GAGNON: If it pleases the Board, would 19 you like to provide a motion for Council's 20 consideration for this particular project in addition 21 to all the comments that have been received? 22 CHAIR BURGESS: What is the pleasure of the 23 Board? If so, then someone will just need to make that 24 motion. 25 MR. KUNUTY: I think we ought to just</p> |

10 (Pages 37 to 40)

| Page 41 | Page 43 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 continue the discussion, bring that up with FP&L and 2 the Port, see what they say. If they solve the 3 problem, then we can make a motion and approve it. I 4 mean there's no point in putting a motion together and 5 approving this if we're not -- you know, if we see that 6 there's some improvements that can be done. 7 CHAIR BURGESS: Okay, so we still would need 8 a motion to send those recommendations back to the 9 applicant and have them come up with a -- 10 MR. GAGNON: Well, what we'll do, being that, 11 you know, FPL is, in essence, paying for the project, 12 it's on Port property, and they've already unanimously 13 approved the project, I think that FPL historically has 14 always taken to heart any sort of local feedback for 15 any new proposals. 16 However, for this proposal, it seems as if, 17 you know, if there is Council approval granted for 18 this, this is the project that is currently desired. 19 So I think there's definitely an opportunity to have 20 further discussion, but this seems to have already been 21 worked out from the property owner and the tenant, so 22 to speak. 23 CHAIR BURGESS: Okay, but it is a workshop 24 item, so do we even have to make a motion on it? 25 MR. GAGNON: You don't have to.</p> | <p>1 MS. DAVIDSON: James Gallon. 2 MR. GALLON: Yes. 3 MS. DAVIDSON: Edward Kunuty. 4 MR. KUNUTY: No. 5 MS. DAVIDSON: Anthony Brown. 6 MR. BROWN: Yes. 7 MS. DAVIDSON: Javarious Jackson. 8 MR. JACKSON: Yes. 9 MS. DAVIDSON: Jon Gustafson. 10 VICE CHAIR GUSTAFSON: No. 11 MS. DAVIDSON: Rena Burgess. 12 CHAIR BURGESS: Yes. 13 MS. DAVIDSON: Unanimous vote, with Edward 14 Kunuty and Jon Gustafson dissenting. 15 MR. GAGNON: Just for the record, it was -- 16 the motion was approved with the two dissenting votes. 17 MS. DAVIDSON: I'm sorry. 18 MR. GAGNON: I think you said unanimous. 19 MS. DAVIDSON: Thank you. I stand corrected. 20 Thank you. 21 CHAIR BURGESS: Item B, discussion of 22 creating a special preservation zoning district. 23 MR. GAGNON: Yes. Thank you, Madam Chair. 24 Letter B under workshop items is discussion 25 of creating a special preservation zoning district. If</p> |
| Page 42 | Page 44 |
| <p>1 CHAIR BURGESS: Okay. 2 MR. GAGNON: You don't have to. 3 CHAIR BURGESS: So if there's no one willing 4 to state a motion, then we'll just move on. 5 MR. GAGNON: Okay. 6 MR. JACKSON: I'll make a motion to send this 7 to Council for approval and consideration. 8 CHAIR BURGESS: Is there a second? 9 MR. JACKSON: Something's better than nothing 10 on that wall. 11 CHAIR BURGESS: If there's no second, then 12 the motion will die. 13 MR. BROWN: Second. 14 CHAIR BURGESS: You second it? 15 MR. BROWN: Yes. 16 CHAIR BURGESS: Okay. Roll call. 17 MS. DAVIDSON: James Gallon. 18 MR. KUNUTY: Can you repeat the motion and 19 the second? 20 MR. GAGNON: The motion was to recommend 21 approval to City Council for consideration, and the 22 second was -- excuse me. The motion was by 23 Mr. Jackson, the second was by Mr. Brown. 24 MR. KUNUTY: Thank you. 25 CHAIR BURGESS: Roll call.</p> | <p>1 you'll refer to your backup information, right before 2 tab number one you'll find a map of the area in 3 question, as well as a staff report for discussion. 4 This is, again, a workshop item, so we're here to 5 really talk about the item, get feedback, get the 6 Board's opinion. There's no action that's anticipated 7 during this meeting, however, based on direction of the 8 Board and public comments, there could be future action 9 on this item. 10 So before you is the location map of this 11 area. So the special preservation future land use area 12 is located on the west side of North Ocean Drive and 13 north of Pine Point Road. This is within the City of 14 Riviera Beach on Singer Island. There are 15 approximately 29 parcels, I believe, and it's 16 approximately 150 acres, give or take. 17 So that special preservation future land use 18 area has existed for greater than ten years. The City 19 currently does not have a zoning district to implement 20 that future land use area, so that's why staff is 21 contemplating this amendment and creating that zoning 22 designation. 23 At this point, I'll open up the floor for any 24 questions that the Board may have or the general 25 public.</p> |

| Page 45 | Page 47 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 CHAIR BURGESS: We'll go to public comment 2 first and then Board questions. So first up, Mr. Jim 3 Ryan. 4 MR. RYAN: Thank you, and good evening. My 5 name is Jim Ryan, and I am an equitable owner of the 6 property located at 5281 North Ocean Drive, 7 approximately in the middle of the shaded area that 8 you're discussing tonight. It's a 100 foot wide strip, 9 goes out 800 feet to the bulkhead line. 10 All of that property that's shaded was sold 11 by the Internal Improvement Trust Fund in the early 12 1900s. I can't even remember the exact date, but I'll 13 say 1920 something. And it was sold with the right to 14 dredge and fill out to the bulkhead line, like many of 15 the other properties around here, like Pine Point Road, 16 which was built with filled land. This piece has never 17 been filled, never been dredged, but for the canal 18 where they dredged in that area to get the fill to 19 build the land where Pine Point Road itself is. 20 There's been a lot of litigation over this 21 land over the years. The Army Corps of Engineers has 22 been sued, the State of Florida has been sued, the City 23 of Riviera Beach has been sued. In the State and City 24 litigation, it was with regards to efforts to limit the 25 dredge and fill prospects of the property, and in both</p> | <p>1 sensitivity of the land, and it's absolutely beautiful. 2 But you've got to come up with some 3 compromise that allows this property to continue to be 4 used. If this City makes the decision that staff would 5 like you to and comes up with a plan where there is no 6 permit for anything that is an economically viable use, 7 this City will have bought that land. You're talking 8 about almost 4,000, actually a little over 4,000 feet 9 of water frontage. 10 And interestingly, when the City did this 11 process of adopting the preservation district before, 12 which resulted in the City litigation, the City did two 13 things. One, it put on 65 of the intent to adopt the 14 Comprehensive Land Use Plan that we're not taking away 15 vested rights. They were referring to the rights 16 determined in the City litigation. 17 They also adopted an ordinance that said, and 18 mind you, this is when that was the only submerged 19 residential property in the city, that when a person 20 went to develop residential property that had been on 21 formerly submerged property, there would no longer be 22 five units per acre. There would only be one unit per 23 acre. 24 So the City has formally recognized that a 25 one acre, one house structure would be acceptable to</p> |
| Page 46 | Page 48 |
| <p>1 of those cases, the courts entered orders stating that 2 the right to dredge and fill can be done without, in 3 the City case, a permit from the City, in the State 4 case, without a permit from the State. 5 And in the Federal case, the Slifka piece, 6 which is up north, about 50 acres, they wanted to fill 7 out to the bulkhead line. And when the Army Corps said 8 no, you cannot do that, they sued for a taking, and the 9 Federal Court wrote a 75 page opinion stating, no, 10 denial of that application is not a taking, because the 11 Army Corps of Engineers is expressly saying you can use 12 that property, you can fill it, you can develop it, 13 just not entirely out to the bulkhead line. You have 14 to come up with something that's a compromise that 15 recognizes our desire to protect this environment now, 16 but also gives you, the owner, a viable economic use. 17 On my piece, Mr. Taylor has been championing 18 for quite some time the ability to put in a dock for a 19 floating home. The City denied that permit in 2014 20 because can't have a dock, an accessory structure, 21 without a principal structure. 22 Now Mr. Taylor has put a principal structure 23 out there, so he's come up with a way to come up with 24 what he believes is an economically viable use that 25 gives maximum recognition for the environmental</p> | <p>1 the City. The City expressly recognized we're not 2 destroying all use, we're just limiting the use. So I 3 would submit that with large one acre homesites, with 4 over 4,000 feet of running water frontage, that would 5 probably be valued at somewhere between 40 and \$60,000 6 per running front foot. 7 This concept of taking on the bit in this 8 City's mouth to say nothing will ever happen there is 9 probably an ill conceived idea. I don't believe the 10 City could afford to buy 4,000 or 4,500 feet at \$50,000 11 a front foot. 12 So I would say that the City should recognize 13 the long history and the vested property rights that 14 have been recognized many times over by the City and 15 other governmental agencies and should allow these 16 property owners to continue to proceed under the 17 existing circumstances and not put the City in harm's 18 way for being the one that says we're going to buy that 19 property, because we all know you took an oath to the 20 Constitution, and the Constitution tells us there will 21 be no taking without just compensation. Thank you. 22 CHAIR BURGESS: Thank you. 23 Next up, we'll have Fane Lozman. 24 MR. LOZMAN: Fane Lozman. 25 For the record, I had a conversation with the</p> |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 49</p> <p>1 City Manager, and it was my impression, based on that 2 conversation, that she was going to pull this item 3 because the representation made to you that this was 4 from the staff approval is not correct. The City 5 Building Official did not sign off on this, and it 6 doesn't appear Ms. Wynn signed off on this. 7 And I am the largest landowner of the 8 51 acres, okay? 9 Can you put that map back up there? 10 When the property was sold in 1924, the 11 bulkhead line, which is the western edge where all 12 those thatched lines are, that was all dry land. 13 That's where the beach was. 14 What's happened is back in the forties and 15 fifties, they dredged a large channel not adjacent to 16 North Ocean Drive to get fill material to put on the 17 road. And over the last 80 years, that land has been 18 eroding into that channel. So when you go out there at 19 low tide, a lot of times there's big flats out there 20 where you can just walk. So we are trying to reclaim 21 that property. 22 So when they say it's submerged land, it 23 wasn't submerged when it was sold in 1924. We have a 24 plat to that effect. It became wet based on the dredge 25 channel. That's the only deep part on the property.</p> | <p style="text-align: right;">Page 51</p> <p>1 driveway permit and other permits. 2 So she started to issue permits for us to 3 develop our property. I have some development plans to 4 put in some stilt homes I will be presenting to the 5 thing. I've acquired additional property. And she is 6 running around and having meetings as an elected 7 official with staff, trying to say: Hey, we gotta do 8 something. What can we do? Let's rush through this 9 moratorium before the Chief Building Official enters 10 any other permits, or let's bring back the old City 11 Manager. We'll fire the Chief Building Official. 12 I've had numerous battles with this man over 13 the years. I had Gary Nikolits, the Palm Beach County 14 Property Appraiser, join me in a lawsuit against the 15 City to get addresses for our property. I had to get a 16 lawsuit to open up the easement for the beach because 17 this gentleman didn't want people from the mainland 18 going over there. 19 So the bottom line is one of the big rushes 20 that pushed this through is the current Land 21 Development Code. When you look at the ordinance, the 22 only special preservation is on the east side of North 23 Ocean Drive. The map doesn't include this. And this 24 is why they're trying to rush this through. 25 Basically, the representations made to you</p> |
| <p style="text-align: right;">Page 50</p> <p>1 Everything else is quite shallow. 2 And Singer Island has a history of building 3 on TIFF property. Both Mr. Gustafson's house and 4 Mr. Kunuty's house were built on TIFF deeds that were 5 sold to a private developer. So every single house, 6 pretty much, north of the bridge was State land that 7 was sold. 8 And all the condominiums on the east side of 9 the road were really owned by our property owners, and 10 they bifurcated the property. They're selling the 11 condos with the idea that they would still be allowed 12 to develop. 13 And the zoning on our side kept being 14 downsized. The last zoning I saw was six units per 15 acre. Now this attorney said it's one unit per acre. 16 Why is this coming forward in this emergency? 17 It's coming forward because of political reasons, 18 because Councilperson Botel has been running around and 19 saying we've got to do something, that the Chief 20 Building Official, who she has put out a piece of paper 21 saying she wants to fire -- part of Ms. Botel and her 22 agenda there wants to fire her because the Chief 23 Building Official gave me an electrical permit, so I 24 put electrical service in on my property, okay? She 25 gave another individual an electrical permit and a</p> | <p style="text-align: right;">Page 52</p> <p>1 tonight, this workshop should not be taking place for a 2 number of reasons. (A), they pushed it through two 3 days before the meeting. The major -- I have 51 acres, 4 but I know another gentleman has, you know, 18 of the 5 much -- other property owners, they should really be 6 participating in this workshop. 7 I would appreciate it if you'd table this, we 8 come back a month from now, we bring other property 9 owners, we bring their attorneys, we talk about what is 10 going on, how this is a huge decision. If you look at 11 Pine Point Road, a third of an acre sold for 12 \$1.3 million. I personally think the land, 150 acres, 13 to be valued at two to two and a half million dollars. 14 You're talking a few hundred million dollars. 15 This is something that you just don't rush 16 through because Ms. Botel and Mr. Gagnon are disturbed 17 that the Chief Building Official is issuing people 18 permits. 19 CHAIR BURGESS: Thank you, Mr. Lozman. 20 MR. LOZMAN: I'm just saying this should be 21 tabled and we bring it back with all the other property 22 owners and we talk about something that's a very big 23 deal. 24 CHAIR BURGESS: Thank you. 25 Okay, so we don't have any other public</p> |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 53</p> <p>1 comment cards, so we'll move into Board comments. I'm 2 going to start with Mr. Gallon. 3 MR. GALLON: What I would have to say about 4 this is that it's really not enough information here 5 really for me to make a decision. I don't know what 6 this little map -- this little map don't tell me 7 anything, you know, with lines on it. 8 I would like to see more information as to 9 what the City is purchasing. If they're planning on 10 having to spend that kind of money, or spend money, 11 period, to purchase this area, what is it that we're 12 purchasing? I would like to see more information 13 brought forward to this Board. 14 CHAIR BURGESS: Thank you, Mr. Gallon. 15 Mr. Kunuty. 16 MR. KUNUTY: I agree. I think this is a 17 complex issue, and it's been floating around for a lot 18 of years there. And I think in order for everybody on 19 this Board, maybe everybody to understand it, we should 20 see a timeline that goes back to the beginning so we 21 could see the various benchmarks that happened along 22 the way and an impartial opinion of all the decisions 23 made by the various agencies, you know, to understand 24 that. And then obviously, we would need our legal 25 opinions of those decisions and what they mean.</p> | <p style="text-align: right;">Page 55</p> <p>1 MR. KUNUTY: Yes. 2 MR. GAGNON: -- which would make it much more 3 clear for, you know, just consideration by the public 4 and the Board. 5 MR. KUNUTY: On page two, Section 31-1, 6 definitions, whose definitions are those? Are they 7 generic, you know, generally accepted definitions or 8 what? 9 MR. GAGNON: Yes, I think they were pulled 10 from other municipalities. I'd have to go back and 11 review. The original report actually originated in 12 2017, so I'd have to go back to see where that was 13 pulled from. I believe they're just typical industry 14 definitions, however, they were more than likely pulled 15 from adjacent municipalities. 16 MR. KUNUTY: My last question, on the last 17 item, property development standards, when were they 18 developed and who developed them? 19 MR. GAGNON: This was the last page? 20 MR. KUNUTY: Yes. It says 31, and there's 21 three hashtags there. 22 MR. GAGNON: So all of the language here is 23 purely in draft form, so none of this exists. 24 MR. KUNUTY: Okay. 25 MR. GAGNON: So this was just a starting</p> |
| <p style="text-align: right;">Page 54</p> <p>1 But a couple of other questions. On the map 2 what I didn't understand, is that dotted line, the dark 3 dotted line the City boundaries? 4 MR. GAGNON: Yes, sir. 5 MR. KUNUTY: That's the City boundaries. 6 Now, the hashmark shaded area, is that depicting dry 7 land inside of that? 8 MR. GAGNON: Most of the land area is 9 submerged. 10 MR. KUNUTY: So what is this depicting? 11 MR. GAGNON: That is identifying the platted 12 property. 13 MR. KUNUTY: The platted property line. 14 MR. GAGNON: Yes, sir. 15 MR. KUNUTY: So some of that could be dry 16 land and some of that could be wetland? 17 MR. GAGNON: There's a portion of dry land 18 that runs adjacent to North Ocean Drive. However, a 19 majority is submerged. And -- 20 MR. KUNUTY: That would be valuable to have 21 another line drawn there where the dry land is, okay, 22 the high water mark and what's under water. 23 MR. GAGNON: Yes, in future discussions, I'll 24 be sure to provide an aerial view of the site as 25 well --</p> | <p style="text-align: right;">Page 56</p> <p>1 point for discussion. 2 MR. KUNUTY: Okay. 3 MR. GAGNON: So I believe this was pulled in 4 relation to some of the existing RS-5 single family 5 regulation setbacks and property development standards 6 and requirements as a starting point. 7 MR. KUNUTY: Okay. Well, I think if we had 8 the timeline and the various benchmarks, the opinions 9 of all the agencies that were involved and our legal 10 opinions of it and a better map, that would probably be 11 a good starting point to really start discussion. 12 MR. GAGNON: Understood. 13 CHAIR BURGESS: Thank you, Mr. Kunuty. 14 Mr. Jackson. 15 MR. JACKSON: Yes, Madam Chair. 16 I would concur with the previous two 17 speakers, there's not enough information for me to vote 18 on this. 19 If possible, I'm curious to know, you know, 20 where the EPA stands, where the Army Corps of Engineers 21 stands currently on this area, why now to propose a 22 special preservation district, and if that area, you 23 know, was or is wetlands and it's protected, why 24 haven't in the past this already been implemented? Why 25 now? So I would like some, you know, additional</p> |

| Page 57 | Page 59 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 questions or studies to support the need for a special 2 preservation zoning district in that area. 3 CHAIR BURGESS: Before I move on, I would 4 just like to piggyback off of Mr. Jackson. I would 5 also like to have that depicted on the map as well, 6 because I'm not understanding if that whole area is -- 7 you're trying to say that it's preservation because of 8 what's located there -- I lost my word -- the 9 mangroves. So if all of that was, you know, considered 10 preservation, if that could be depicted in the drawing 11 as well. 12 MR. GAGNON: Okay. 13 CHAIR BURGESS: Was that kind of clear? Was 14 that kind of -- 15 MR. GAGNON: Yes. No, I completely 16 understand. There's definitely a need for more 17 information. And the intent of putting this item on 18 the Planning and Zoning Board as a workshop item is to 19 demonstrate the fact that, you know, we are working 20 through this item. It's something that has been 21 ongoing for a number of years, as, you know, previous 22 speakers have demonstrated. There's previous 23 litigation associated with it. 24 So I think pulling all that information 25 together is going to be very valuable for the Planning</p> | <p>1 the original staff report to see where we pulled it 2 from. Again, it was originally created in 2017, so 3 this is just kind of unearthing that document. And I 4 will do my best to locate whether or not it was pulled 5 from an adjacent municipality, which is something that 6 staff customarily does. 7 And the reason behind that is if it's used 8 effectively in other municipalities, we know that it's 9 probably, you know, passed the legal test, so to speak, 10 or if this is just general language that's customarily 11 used within that marine industry, marine field, it very 12 well could have been pulled from a resource such as DEP 13 or another agency that specializes in this. So I'll do 14 a better job of identifying where those definitions 15 originated from. 16 MR. JACKSON: Thank you. 17 Thank you, Madam Chair. 18 CHAIR BURGESS: You're welcome. 19 Mr. Gustafson. 20 VICE CHAIR GUSTAFSON: Thank you, Madam 21 Chair. 22 Jeff, I'm slightly confused, and I agree with 23 the Board that more information is necessary. But as 24 the way I'm reading this is we're looking for a special 25 preservation, but on D, it says the City special</p> |
| Page 58 | Page 60 |
| <p>1 and Zoning Board, the City Council, the general public 2 to really delve into it and consider what possible 3 pathways exist to move forward. 4 But again, this is the starting point. We 5 wanted to -- you know, we recognize it's a complicated 6 issue and there's a lot of history, so we just need to 7 start somewhere, so this was our start. 8 CHAIR BURGESS: Okay. And just to add to 9 that too, the notification to the residents, the public 10 notification for like workshop items so they can come 11 in and participate in this process as well. 12 MR. GAGNON: We'll do that for future items. 13 MR. JACKSON: Chair, I have just one more 14 question. 15 CHAIR BURGESS: Yes, Mr. Jackson. 16 MR. JACKSON: I'll come back on it. 17 CHAIR BURGESS: Okay. Mr. Brown. 18 MR. BROWN: I agree with the rest of the 19 Board. This needs more research, so -- 20 CHAIR BURGESS: Okay, thank you, Mr. Brown. 21 Mr. Jackson, are you ready? 22 MR. JACKSON: Yes. I'm just curious what 23 coastal cities or coastal city did we use to get this 24 language from. 25 MR. GAGNON: I'll have to go back and look at</p> | <p>1 preservation future land use designation has existed 2 for more than ten years. And I understand that this 3 map isn't to scale necessarily, but is there something 4 in special preservation currently? 5 MR. GAGNON: So within the City's 6 Comprehensive Plan, we have a special preservation 7 future land use element. And a special -- excuse me, 8 not a land use element -- a special preservation future 9 land use designation that's within the future land use 10 element. And this specific area that's provided before 11 the Board does currently have that special preservation 12 future land use designation. 13 However, the City does not have a special 14 preservation zoning district at this time, so that's 15 where we kind of led into this discussion. So we don't 16 have a specific zoning district to implement that 17 future land use designation. Even though there are 18 some specific uses called out within the Comp Plan, we 19 don't have the Land Development Regulations to further 20 implement them. 21 VICE CHAIR GUSTAFSON: So if I understand 22 correctly, the special preservation future land use 23 designation does exist, but we don't have it in the 24 zoning. Is that correct? 25 MR. GAGNON: Yes. The special preservation</p> |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 61</p> <p>1 future land use does exist. This area currently has 2 that designation. However, there's no zoning 3 designation related to special preservation currently. 4 VICE CHAIR GUSTAFSON: And is that what is 5 being asked to be motioned on or to just discuss about? 6 MR. GAGNON: Yes, at this point it's a 7 discussion of that element. So really tonight it was 8 the first attempt at educating the public and starting 9 the conversation of where we are today. 10 I think as the Board's discussing, it's going 11 to be very important to look at the history and create 12 a timeline as far as where we came from to get to this 13 point. And I think that's going to, you know, educate 14 and inform the Board on what options we have to move 15 forward with. 16 VICE CHAIR GUSTAFSON: Very well. Thank you. 17 CHAIR BURGESS: So I already stated my 18 comments. So at this time we've reviewed the workshop 19 item, and if we're all set, we'll move to item number 20 11. 21 MR. JACKSON: Madam Chair, I just have one 22 additional question, please. 23 CHAIR BURGESS: Oh, you're recognized, 24 Mr. Jackson. 25 MR. JACKSON: Mr. Gagnon, is there a reason</p> | <p style="text-align: right;">Page 63</p> <p>1 MR. LOZMAN: Does that apply for workshops? 2 CHAIR BURGESS: It applies for the whole 3 meeting, yes. 4 MR. LOZMAN: Many of you who sat on there 5 approved the Kolter project a couple years ago. Kolter 6 is the new project at 5000 North Ocean Drive. The 7 current land development regulation for wetlands runs 8 from North Ocean Drive east. So if you go to your land 9 development regs and you pull up the current ordinance, 10 you see a map where the west side is just normal 11 development, the east side had little areas in the 12 condominiums where there's wetlands. 13 So this Board signed off on the Kolter 14 project, and it included filling in a wetland 15 preservation area on Kolter's property, removing a 16 couple hundred mangrove trees and filling in a third of 17 an acre of that lake in there, which had culverts 18 running under the road to my property. So you have 19 dealt with this issue before with wetlands. It's not a 20 very big deal. 21 And to answer the questions, the gentleman's 22 question at the end, I'm going to be submitting a 23 pretty sizeable project that I don't think I need 24 anybody's approval on because it meets all the setbacks 25 and what have you.</p> |
| <p style="text-align: right;">Page 62</p> <p>1 why we're just focusing on this specific area, and if 2 we were going to possibly look at the entire 3 Intracoastal if we really wanted to, you know, protect 4 the mangroves and the estuaries that are down there? 5 MR. GAGNON: Yes, that's actually a really 6 good question. Staff has -- we're currently 7 contemplating whether or not a larger study area would 8 make more sense. This specific area was provided, 9 being that this was the special preservation future 10 land use area. 11 However, I think in order to get a really 12 good understanding of the area as a whole, it might be 13 valuable to potentially move forward with a study or 14 some further analysis of the entire area that goes 15 beyond the scope of just these parcels. And again, 16 that information could be valuable, the same as the 17 timeline and history of these parcels to inform any 18 future decision. 19 MR. JACKSON: Thank you, Madam Chair. 20 CHAIR BURGESS: You're welcome. 21 Okay, item 11, general discussion. Item A is 22 public comments. So I have one comment card from Fane 23 Lozman. 24 And Mr. Lozman, I'm going to please ask you 25 to respect the time clock. Thank you.</p> | <p style="text-align: right;">Page 64</p> <p>1 But any mangrove can be mitigated, as what 2 happened to Kolter. And the building will be finished 3 in a few months. So meaning that you can dig up 4 mangrove and you can relocate them. 5 You know, I have 51 acres to relocate 6 mangroves to. I can tear them all down and pay into a 7 mangrove mitigation fund. And the City actually came 8 and cut down a bunch of my mangroves by accident, 9 apparently, and they had to pay 7 or \$8,000 into a 10 mangrove mitigation fund. So mangroves do not take 11 away development rights for parties. 12 One of the most important things, as this 13 gentleman right here, the Department of Environmental 14 Protection, they made a decision that that dock is 15 okay. But the politics of Singer Island, it's like we 16 got here first, and we don't want to look into a dock 17 and look into a floating home. That's why the City 18 won't give them a permit. 19 See, they used to say, oh, there's not enough 20 upland property, Mr. Taylor, and you can't build 21 anything. When I won my case at the United States 22 Supreme Court, they said a floating home is a 23 residential structure. So you can put a floating home 24 out there, and you expect to get a dock. 25 But based on politics and a lot of people on</p> |

16 (Pages 61 to 64)

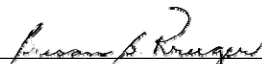
| Page 65 | Page 67 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 Singer Island say we think that should be our private 2 property. Even though we built on that same TIFF deed 3 land from 1924, we just think that should be open. 4 That's some kind of estuary, some kind of great thing. 5 It wasn't. That was never submerged lands. That was 6 dry land. When they, when DOT came and dug that, you 7 know, that's when it started filling. 8 But here's the biggest thing ever. One day 9 every single mangrove is going to have to be ripped out 10 of North Ocean Drive on the west side. You know why? 11 Because all that land that acted as a buffer to the 12 road has eroded into the dredge channel. Water and 13 seaweed comes up on the road in high tides in portions 14 of that. 15 I've talked to DOT, said we're going to have 16 to build some kind of buffer, some kind of seawall, 17 because eventually there's not going to be any buffer 18 left. I've lost, on one of my properties, 50 feet of 19 beach as it's eroded towards North Ocean Drive. 20 So this has much bigger dynamics where DOT 21 should actually get in the picture, because I'm 22 confident DOT would say we don't object to filling in a 23 portion of the property because those individuals that 24 own the land will build a seawall and save our road, 25 just like a lot of condos are building on the Atlantic</p> | <p>1 because it was a separate parcel, so that was cleared. 2 MR. KUNUTY: Okay. 3 MR. GAGNON: So it's not the old motel site. 4 It's separate from that. 5 MR. KUNUTY: Okay. 6 MR. GAGNON: However, we do have a site plan 7 application that is currently under review. We 8 actually anticipate it coming to the Planning and 9 Zoning Board in the future, and that's for townhomes to 10 replace that trailer park use within that parcel. 11 MR. KUNUTY: What about the bank building on 12 Blue Heron and Broadway? I know it changed hands. 13 MR. GAGNON: Yes, I believe the CRA acquired 14 that building. 15 MR. KUNUTY: CRA acquired it? 16 MR. GAGNON: Yes, sir. I'm not sure what 17 their timeline is as far as any sort of future use or 18 renovations, but they do have ownership of that 19 property. 20 MR. KUNUTY: Okay, thank you. No other 21 questions. 22 CHAIR BURGESS: Are there any other 23 questions? 24 Okay, item one, project updates/upcoming 25 projects.</p> |
| Page 66 | Page 68 |
| <p>1 side. So you need to factor in the road in this 2 process. 3 CHAIR BURGESS: Thank you. 4 No other public comments, so we'll move to 5 correspondence. 6 MR. GAGNON: No correspondence, Madam Chair. 7 CHAIR BURGESS: Item C, Planning and Zoning 8 Board comments. Are there any additional comments from 9 the Board? 10 MR. KUNUTY: Just a couple of questions for 11 Jeff. 12 CHAIR BURGESS: Go ahead, Mr. Kunuty. 13 MR. KUNUTY: Is there any activity on the 14 three parcels north of Broadway on -- north of Blue 15 Heron on Broadway, the old motel and the trailer -- 16 MR. GAGNON: I'm sorry, sir. 17 MR. KUNUTY: -- and the trailer pieces? 18 MR. GAGNON: We have one active site plan 19 application. I believe it's for the northernmost 20 parcel on the west-hand side of the road. I don't 21 remember the specific address. 22 MR. KUNUTY: Yes, that was the motel. 23 MR. GAGNON: It's not the motel piece. It 24 was a portion, or it was a -- it was a trailer park 25 use. And the southern trailer park use still exists</p> | <p>1 MR. GAGNON: I don't have any updates or 2 upcoming projects at this time. However, we're 3 anticipating our next meeting to be on April 25th, 4 followed by May 9th. 5 CHAIR BURGESS: Okay. Following that, is 6 there a motion to adjourn? 7 MR. KUNUTY: Move to adjourn. 8 MR. JACKSON: Second. 9 (Whereupon, at 8:02 p.m., the proceedings 10 were concluded.) 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> |

CERTIFICATE

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 15th day of April, 2019.


Susan S. Kruger





**CITY OF RIVIERA BEACH
FLORIDA POWER AND LIGHT PORT WEST
STAFF REPORT, PA-19-01, May 9, 2019**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PLAT APPLICATION (PA-19-01) FOR FLORIDA POWER AND LIGHT (FPL), TOTALING APPROXIMATELY 88.68 ACRES, LOCATED AT 2460 PORT WEST BLVD, ASSOCIATED WITH PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Florida Power and Light (FPL)

B. Request: The applicant is requesting two final plat approvals in order to comply with conditions of approval contained in Resolution No. 141-18 approving the Major Site Plan Review application to create a Master Plan of record for six individual parcels.

C. Location: Approximately 0.12 miles east of the intersection at Military Trail and Port West Boulevard, associated with 2460 Port West Blvd, identified by Parcel Control Numbers: 56-42-42-36-33-000-0000 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: 56-42-42-36-33-000-0000; 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

Parcel Size: +/- 88.68 Acres

Existing Use: 88.68-acre Existing Public Utility (Developed)

Zoning: IG (General Industrial) and Public Ownership (U).

Future Land Use: Industrial and Utility/Transportation

E. Adjacent Property Description and Uses:

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

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

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

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

F. Background:

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. Recently, the City Council approved Major Site Plan Application (SP 18-17) on December 19, 2018 to create a Master Site Plan that includes all of the properties included in the two Final Plats.

The following staff analysis has been prepared for your review:

G. Staff Analysis:

Proposed Use: Public Utility.

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

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

Compatibility: N/A.

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.

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

Exhibit A. Location Map.

LOCATION MAP

NTS



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

North:

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

TOGETHER WITH:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1607.09 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 1229.37 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 232.85 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 790.54 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 POINT OF BEGINNING.

CONTAINING 2,445,524 SQUARE FEET, 56.142 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

South:

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.

TOGETHER WITH:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 36, NORTH 87°56'33" WEST, A DISTANCE OF 1993.19 FEET TO THE SOUTHWEST CORNER OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°54'56" EAST, A DISTANCE OF 665.78 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE SOUTH 88°01'54" EAST, A DISTANCE OF 664.66 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE, SOUTH 01°54'56" WEST, A DISTANCE OF 366.81 FEET TO A POINT ON A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE ALONG SAID LINE SOUTH 87°56'33" EAST, A DISTANCE OF 1329.26 FEET TO THE INTERSECTION OF SAID LINE AND THE EAST LINE OF SAID SECTION 36 ALSO BEING THE INTERSECTION OF A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID LINE SOUTH 87°56'22" EAST, A DISTANCE OF 1859.11 FEET TO THE INTERSECTION OF SAID LINE AND THE WEST LINE OF INTERSTATE I-95 AS RECORDED IN ROAD BOOK 3, PAGE 224 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID WEST LINE, SOUTH 19°46'37" EAST, A DISTANCE OF 323.19 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, NORTH 87°56'22" WEST, A DISTANCE OF 1979.09 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 AND THE POINT OF BEGINNING.

CONTAINING 1,417,184 SQUARE FEET, 32.534 ACRES, MORE OR LESS.

January 10, 2019

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 Properties
Final Plat Applications
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. The Major Site Plan Review for the Master Plan was recently approved by the City Council on December 19, 2018. This application initiates the two (2) Final Plat Applications to comply with a condition of approval contained in Resolution No. 141-18 approving the Major Site Plan Review request.

Included with this Cover Letter are six (6) copies of the application, Plats and supporting documents as required by the application. Also provided are filing fees for two (2) Plat Applications based on the following schedule previously provided:

Plat (\$1,000); Digitizing (\$100); Engineering Review (\$250);
Total due \$1,350 x 2 plats = \$2,700

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
David Brobst, FPL

Received by: _____

Date: _____
H:\JOBS\FPL Port West_17-062\FPL_Consolidated
Properties_SP_001\Documents\Applications\Plat Application\Plat
Application Cover Letter.doc

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

**FPL Port West - Consolidated Properties
Final Plats
Project Narrative
Submitted: January 10, 2019**



Urban Planning and Design
Landscape Architecture
Communication Graphics

Request

Urban Design Kilday Studios, on behalf of Florida Power and Light (FPL), is requesting approval of two (2) Final Plats for the FPL Port West Site located in the City of Riviera Beach, FL. The subject requests include combining the properties owned by FPL that support the existing physical distribution center (PDC) facilities. This application is required to comply with a condition of approval contained in Resolution No. 141-18 approving the Major Site Plan Review application to create a Master Plan of record for these parcels. Each Final Plat will unify three existing parcels.

FPL Physical Distribution Center (PDC) North Plat includes those parcels north of the Northern Palm Beach County Water Control District EPW 10 Canal (Canal) and FPL Physical Distribution Center (PDC) South Plat unifies the three parcels south of the Canal. The 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 individual 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. More recently, the City Council approved Major Site Plan Application (SP 18-17) on Dec. 19, 2018 to create a Master Site Plan that includes all of the properties included in the two Final Plats.

Land Use and Zoning

The parcels listed "A", "B" and "C" per the attached property list that will be combined to create one Plat are in the General Industrial Zoning District (IG) and have the future land use designation of Industrial (IND). The permitted use on site falls under the "Public Utility" in the IG district. The parcels listed "D" "E" and "F" that will be combined to create the second Plat are in the Public Ownership Zoning District (U) and have the future land use designation of

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

Utility/Transportation. The permitted use on site falls under the “Electric Power Generating Plants and customary accessory uses” in the U zoning district. All of the future land use and zoning designations for each parcel are consistent. Therefore, appropriate future land use and zoning designations are in place for each Plat.

Access

Access to the property will remain unchanged with primary access from Port West Road, an existing publicly dedicated 80’ ROW located toward the north of the sites. Interconnectivity exists over the Canal and to other FPL owned parcels to the south within the municipal jurisdiction of the City of West Palm Beach.

Natural Features

The parcels are fully developed and there are no natural features existing on site. The existing lakes are man-made for purposes of storm water management/drainage.

Required Improvements

No required improvements are anticipated as all of the infrastructure is existing.

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 requirement to plat these parcels concurrent with the Major Site Plan Review process was discussed and confirmed.

Compliance

Per Sec. 30-4(B), the following provisions shall be considered when reviewing a plat:

(1) The public health, safety and welfare.

Combining these six parcels into two larger parcels will not have any negative effect on the public health, safety or welfare.

(2) The comfort and convenience of the public in general and of the residents of the proposed development in particular.

This is an existing non-residential development and the purpose of the plats is to combine properties to reflect existing conditions. Access to the site is controlled and the plats will not effect the comfort and convenience of the general public.

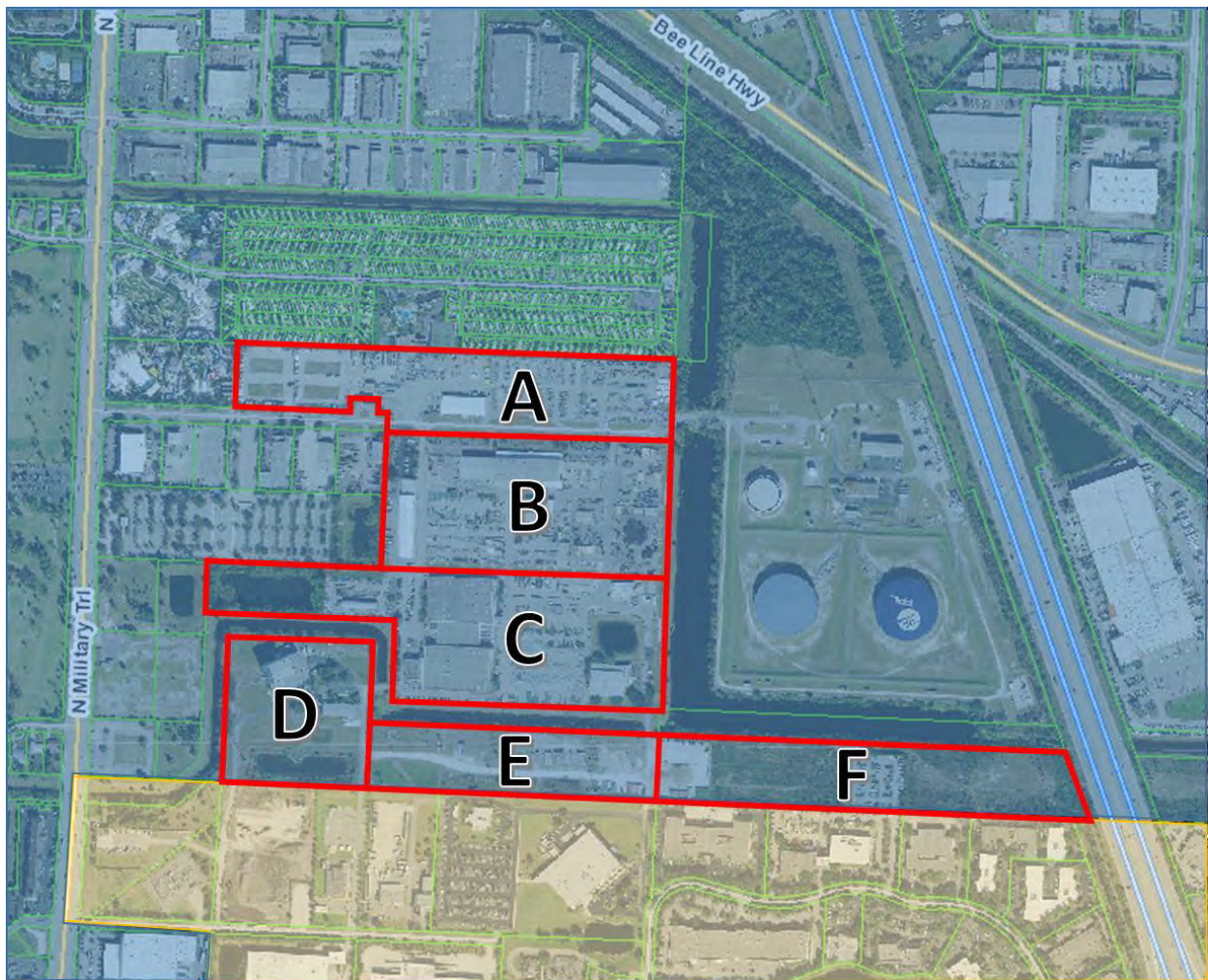
(3) Consistency with the immediate surrounding area.

The surrounding area is predominately industrial. No proposed change in the use of these sites is proposed by the Major Site Plan or these plats. Therefore, the parcels will continue to be consistent with the immediate surrounding area.

On behalf of the Applicant / Property Owner, Urban Design Kilday Studios requests your consideration of this Final Plat 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\Plat Application\Project Narrative 011019.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

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: | |
| | 1st Hearing: | | 2nd Hearing: | |
| | Publication Dates (if required) | | | |
| | | | | |

UNIFORM LAND USE APPLICATION

Plat Approval

(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: no new building proposed | |
| | Is there a current or recent use of the property that is/was in violation of City Ordinance? [<input type="checkbox"/>] 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 [<input type="checkbox"/>] 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: Boundary plat to unify the six individual parcels into two as the current facilities function as one development. |
| | 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 | <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 | 7/17/18 _____ 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

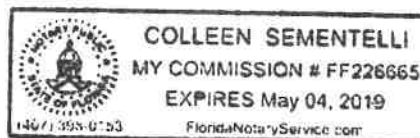
as our authorized agent, to file applications and papers with the City of Riviera Beach, and to
represent me (us) at any Hearing regarding my (our) interest.

 (Seal)

_____ (Seal)

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

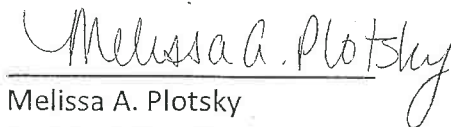
ZONING, SITE PLAN APPROVAL AND

PERMITTING: AUTHORIZATION TO SIGN

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

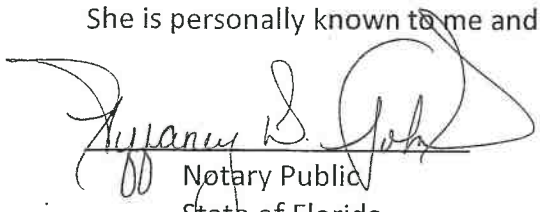
TIMOTHY A. OLIVER, VICE PRESIDENT – CORPORATE REAL ESTATE

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

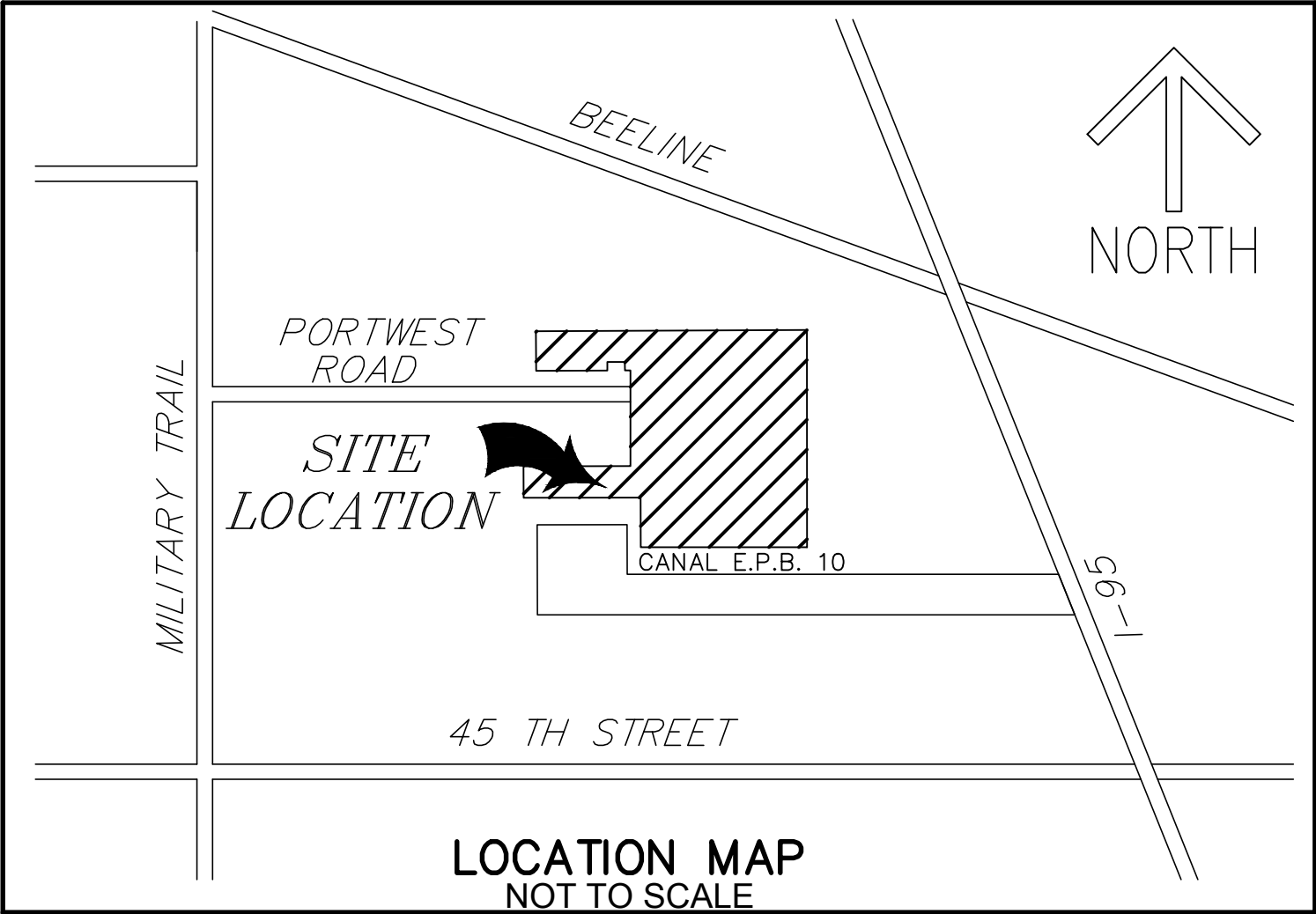
STATE OF FLORIDA)
)
COUNTY OF PALM BEACH) ss:

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



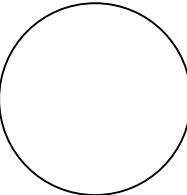


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK



SHEET 1 OF 5

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, OWNER OF THE LANDS SHOWN HEREON AS FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH, BEING A REPLAT OF ALL OF 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.

LEGAL DESCRIPTION:

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

TOGETHER WITH:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FPL PLAT NO. 4; THENCE SOUTH 02° 00' 52" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1607.09 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 232.85 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 790.54 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 POINT OF BEGINNING.

CONTAINING 2,445,524 SQUARE FEET, 56.142 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA COPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS COPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 201____.

FLORIDA POWER & LIGHT COMPANY
A FLORIDA COPORATION
WITNESS: _____
PRINT NAME: _____

BY: _____
DEAN J. GIRARD
DIRECTOR-CORPORATE REAL ESTATE
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

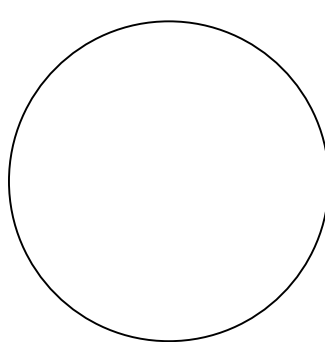
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DEAN J. GIRARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR-CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DIRECTOR-CORPORATE REAL ESTATE OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201____.

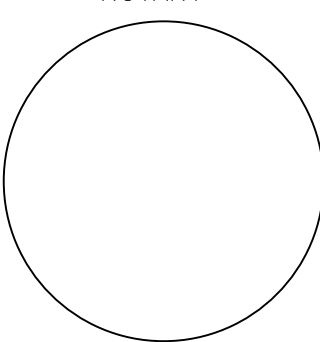
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

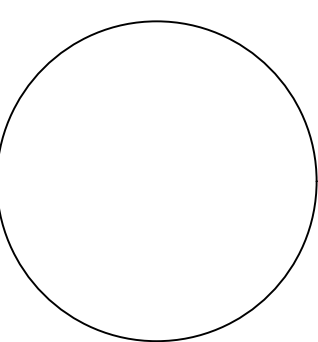
FLORIDA POWER
& LIGHT COMPANY



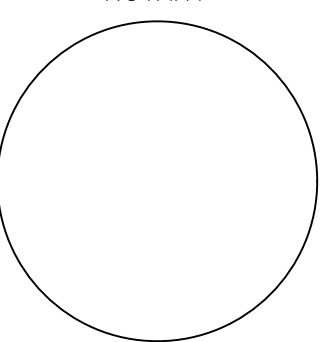
FLORIDA POWER
& LIGHT COMPANY
NOTARY



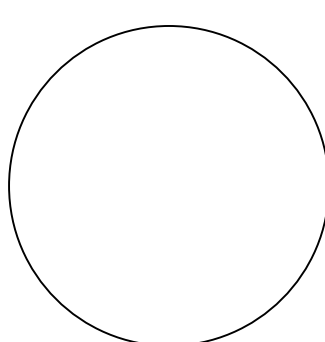
DEUTSCHE BANK TRUST
COMPANY AMERICAS



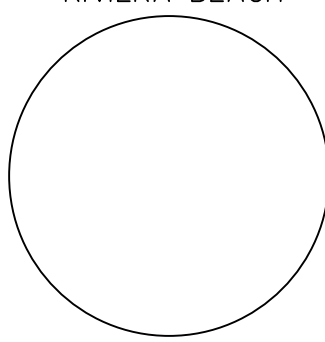
DEUTSCHE BANK TRUST
COMPANY AMERICAS
NOTARY



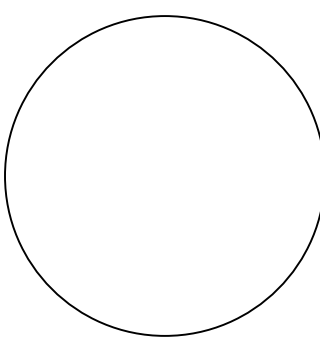
CITY
ENGINEER



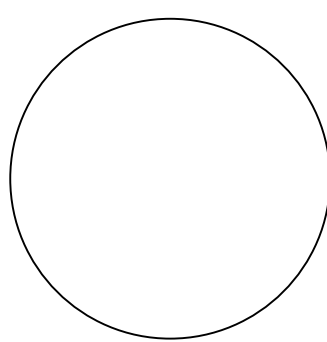
CITY OF
RIVIERA BEACH



REVIEWING
SURVEYOR



SURVEYOR



FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

BEING A REPLAT OF 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 FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

KNOW ALL MEN BY THESE PRESENTS: THAT DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY) WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED JANUARY 1, 1944, RECORDED JANUARY 14, 1944, IN MORTGAGE BOOK 1462, PAGE 423, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003, AND RECORDED DECEMBER 10, 2003, IN OFFICIAL RECORDS BOOK 21894, PAGE 1062, DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS, NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHT, TITLE AND POWERS OF TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY).

IN WITNESS WHEREOF:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED AND THIS INSTRUMENT TO BE SIGNED BY ONE OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ONE OF ITS ASSISTANT VICE PRESIDENTS IN THE CITY OF NEW YORK, NEW YORK, AS OF THIS _____ DAY OF _____, 2019.

WITNESSES DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS EXECUTED BY CORPORATE AS CORPORATE TRUSTEE
TRUSTEE DEUTSCHE BANK TRUST
COMPANY AMERICAS:

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

ACKNOWLEDGEMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

ON THE _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED _____ AND _____ EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION, TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT _____;

_____ THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, ONE OF THE CORPORATIONS DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF SAID CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL: THAT IT WAS SO AFFIXED BY ORDER OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE ORDER.

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED TWO VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION UNDER THE LAWS OF THE STATE OF NEW YORK, TO ME KNOWN TO BE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGONE INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED; AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT NEW YORK, IN THE COUNTY OF NEW YORK AND STATE OF NEW YORK, THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC NOTARY PUBLIC STATE OF
PRINT NAME NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA. }SS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED FLORIDA POWER & LIGHT COMPANY SUPER PLAT HAS BEE OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA. THIS _____ DAY OF _____, 2019.

BY: _____
THOMAS A. MASTERS
MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC
CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E.
CITY ENGINEER

REVIEWING SURVEYOR'S CERTIFICATE:

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

THIS _____ DAY OF _____, 2019

BY: _____
PRINT NAME: _____

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. _____

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE RELATIVE TO A GRID BEARING OF S.02°00'52"W. ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- "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.
- ALL DISTANCES SHOWN HEREON ARE GROUND AND BASED ON THE UNITED STATE SURVEY FOOT.

SURVEYOR & MAPPER'S CERTIFICATE:

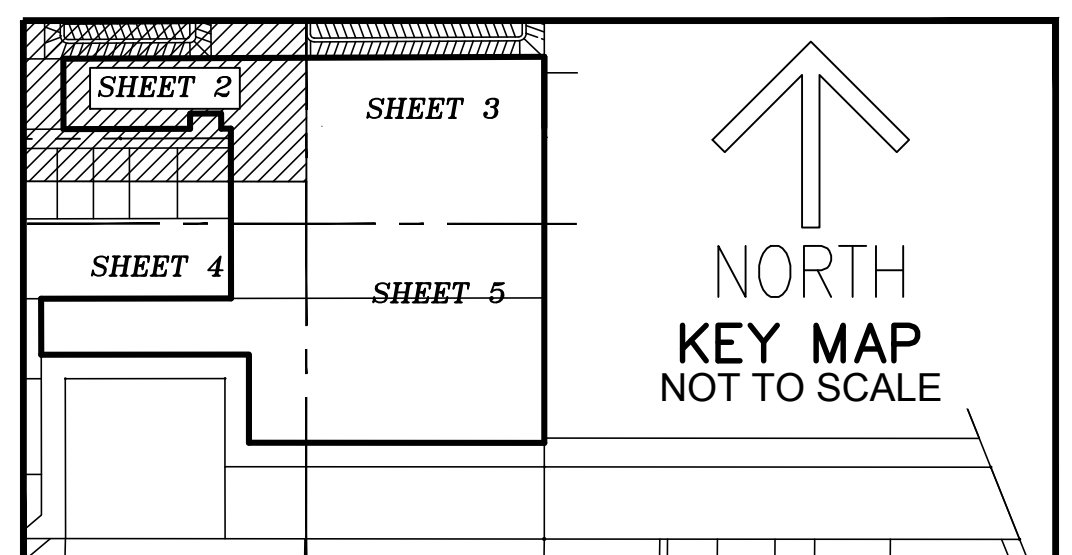
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW,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

DATED: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6272

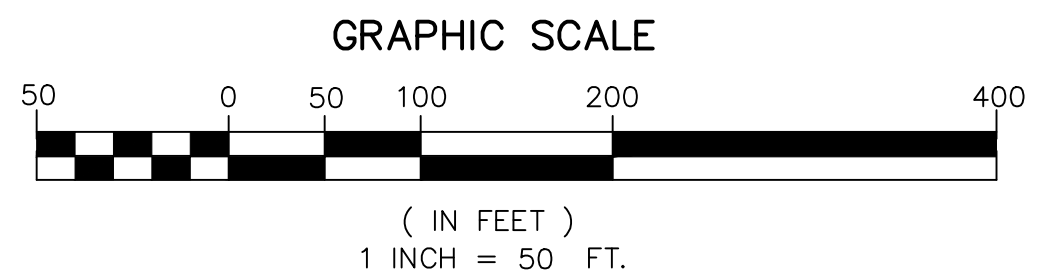
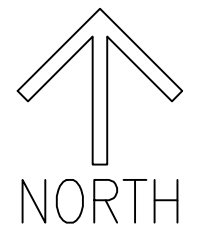
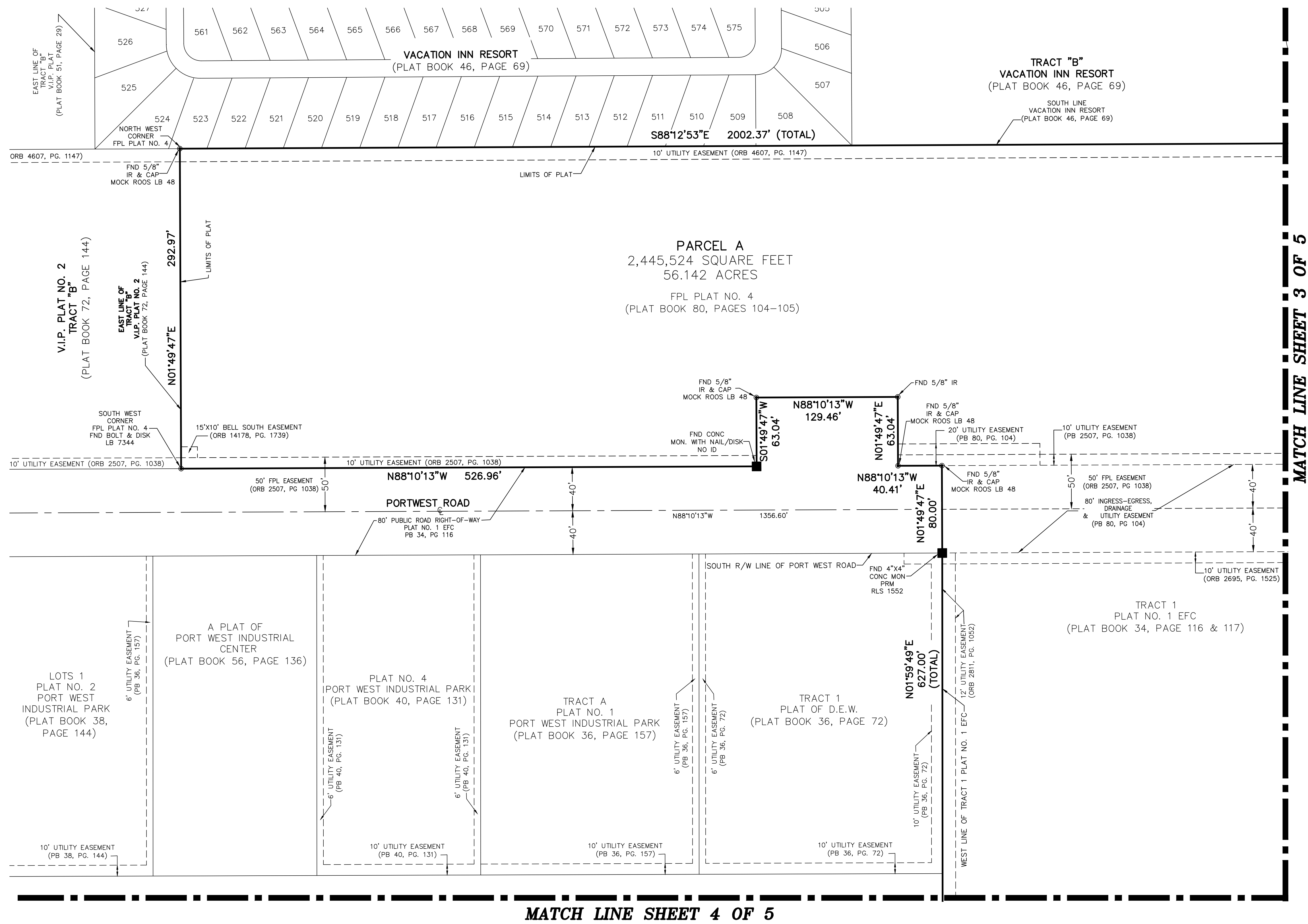
FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

BEING A REPLAT OF 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 FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 2 OF 5



LEGEND/ABBREVIATIONS

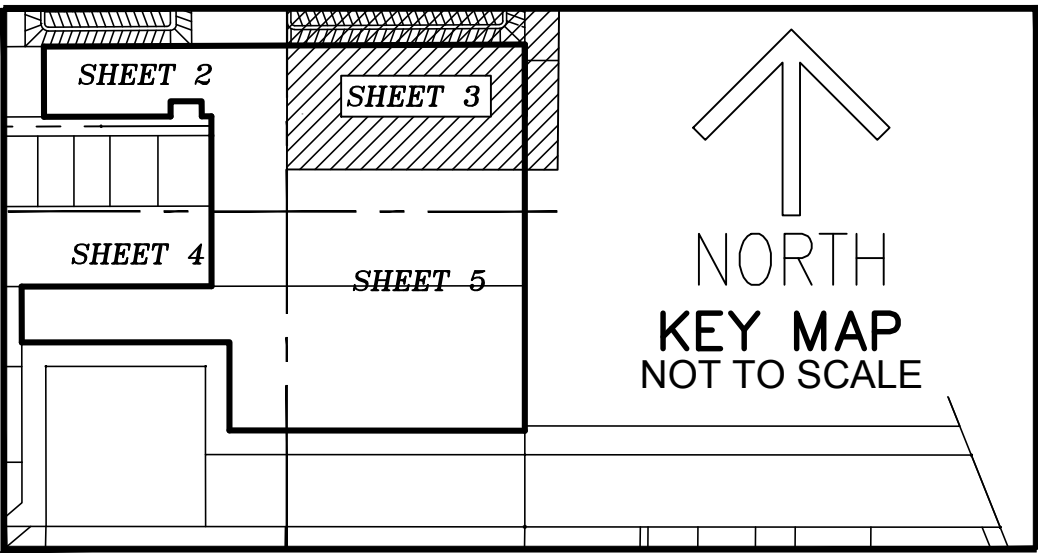
- CL — CENTERLINE
- CONC — CONCRETE
- CO. — COMPANY
- DB — DEED BOOK
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- FND — FOUND
- FPL — FLORIDA POWER AND LIGHT COMPANY
- ID — IDENTIFICATION
- IR — IRON ROD
- LB — LICENSED BUSINESS
- MON — SURVEY MONUMENT
- NO — DENOTES NUMBER
- N.P.B.C.W.C.D. — NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
- O.R. — OFFICIAL RECORD BOOK
- ORB — OFFICIAL RECORD BOOK
- PB — PLAT BOOK
- PG — PAGE OR PAGES
- POB — POINT OF BEGINNING
- PRM — PERMANENT REFERENCE MONUMENT
- RLS — REGISTERED LAND SURVEYOR
- R/W — RIGHT-OF-WAY
- S.R. — STATE ROAD
- UE — UTILITY EASEMENT
- — DENOTES FOUND PERMANENT REFERENCE MONUMENT
- 4"x 4" CONCRETE MONUMENT
- — DENOTES FOUND PERMANENT REFERENCE MONUMENT AS NOTED

MATCH LINE SHEET 4 OF 5

FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

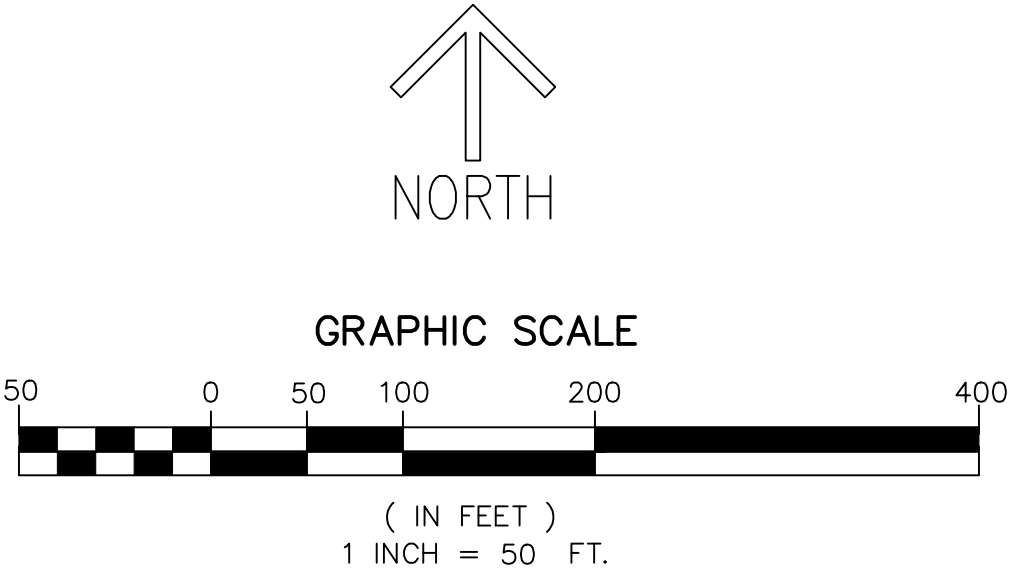
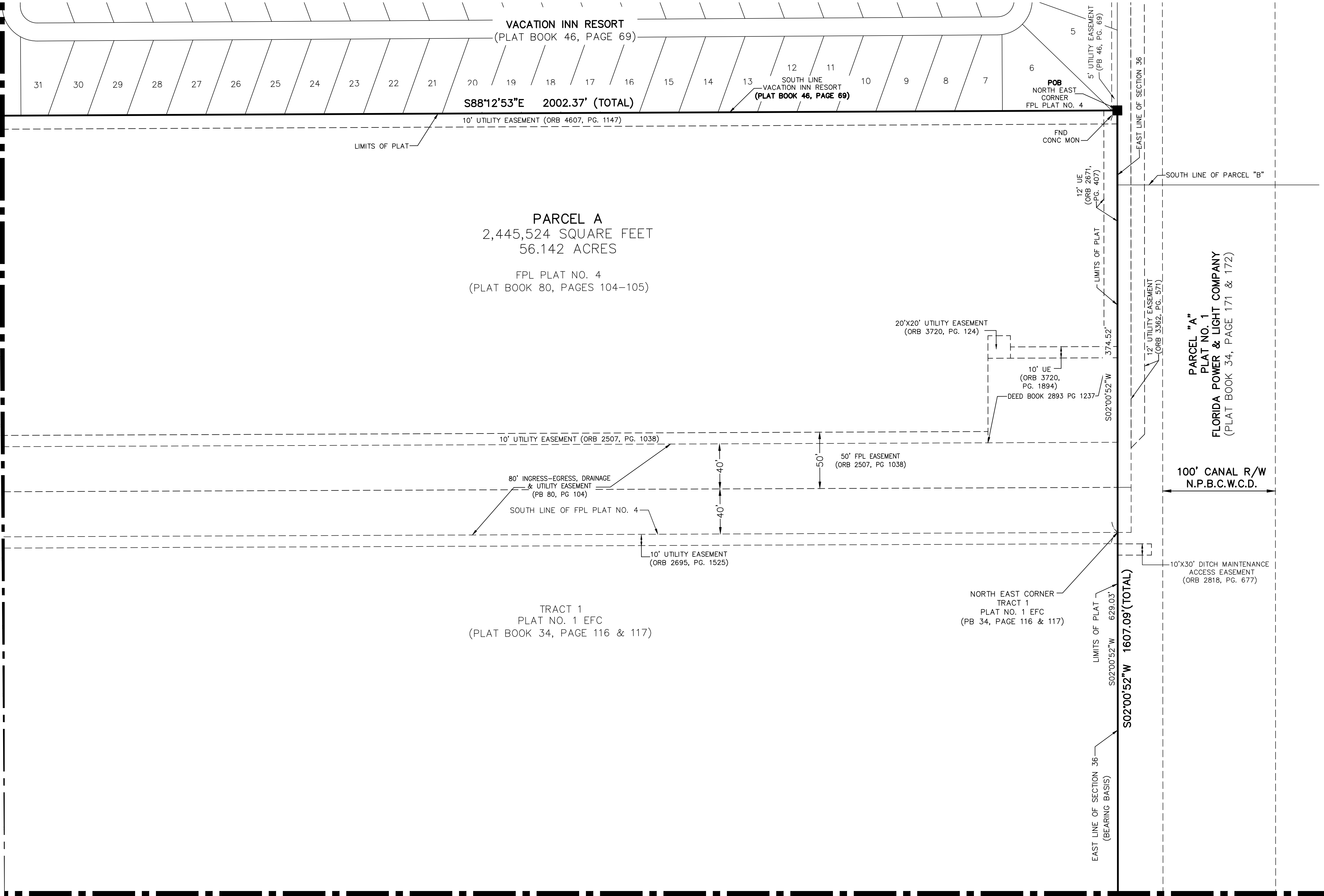
BEING A REPLAT OF ALL OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE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

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 3 OF 5

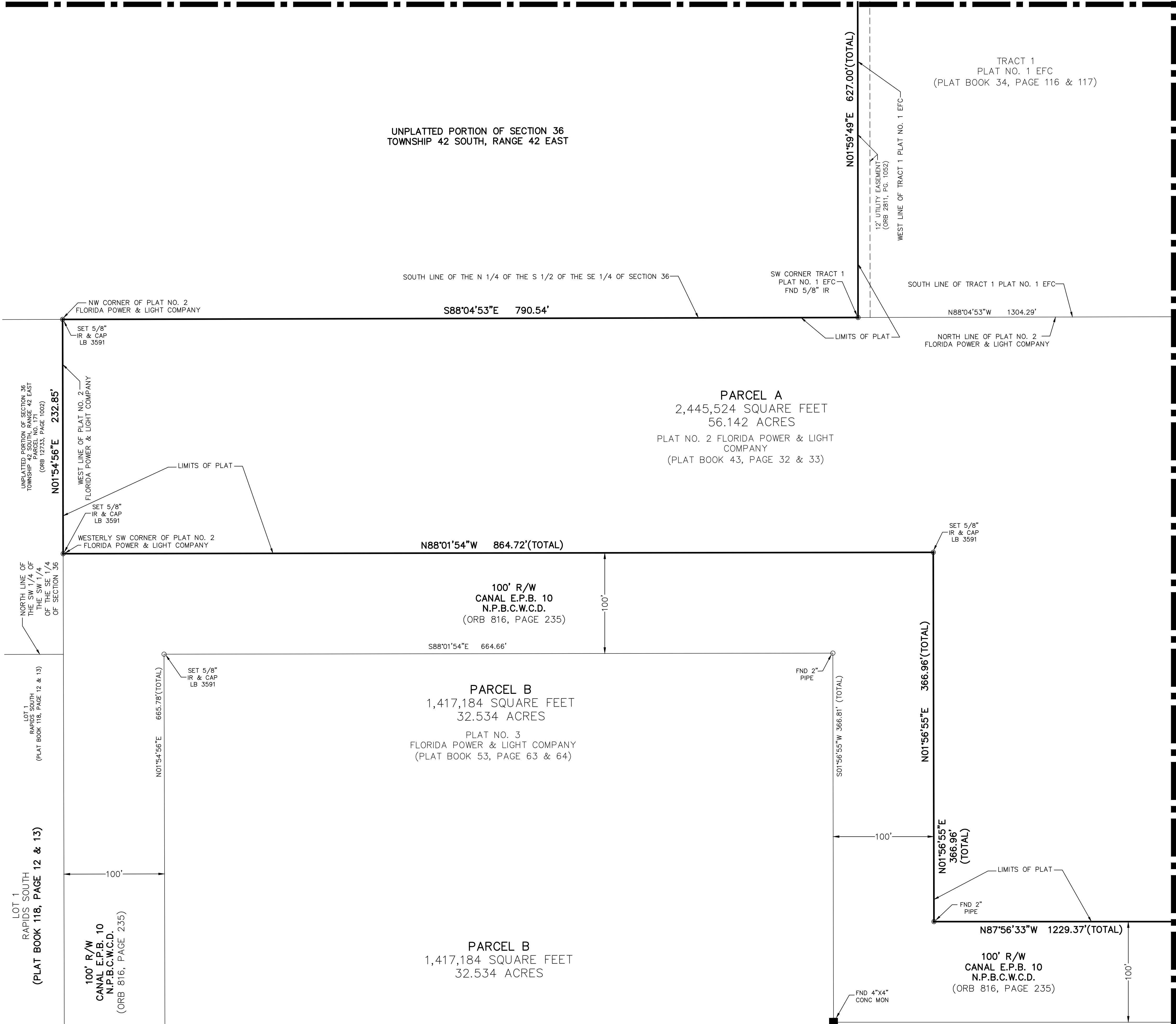
MATCH LINE SHEET 2 OF 5



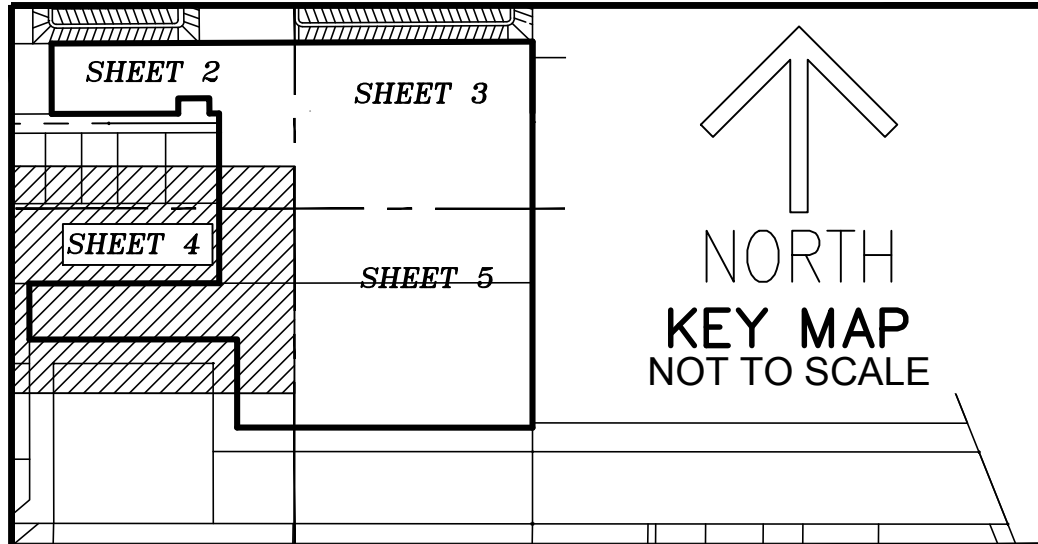
MATCH LINE SHEET 5 OF 5

FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

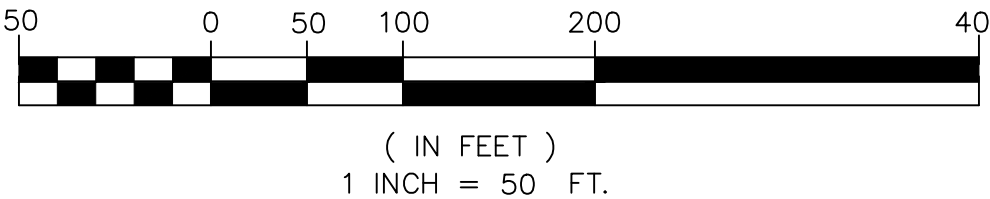
BEING A REPLAT OF ALL OF PLAT NO.1 EFC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 116 & 117, TOGETHER WITH ALL OF PLAT NO.2 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 32 & 33, TOGETHER WITH ALL OF FPL PLAT NO. 4, ACCORDING TO THE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

MATCH LINE SHEET 2 OF 5

SHEET 4 OF 5



GRAPHIC SCALE



THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

OF

CAULFIELD and WHEELER, INC.

SURVEYORS – ENGINEERS – PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

FPL PHYSICAL DISTRIBUTION CENTER (PDC) NORTH

BEING A REPLAT OF 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 FPL PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY COUNTY, FLORIDA.

MATCH LINE SHEET 3 OF 5

MATCH LINE SHEET 4 OF 5

TRACT 1
PLAT NO. 1 EFC
(PLAT BOOK 34, PAGE 116 & 117)

SOUTH LINE OF TRACT 1 PLAT NO. 1 EFC
N88°04'53"W 1304.29'

NORTH LINE OF PLAT NO. 2
FLORIDA POWER & LIGHT COMPANY

SE CORNER OF TRACT 1
PLAT NO. 1 EFC

NE CORNER OF PLAT NO. 2
FLORIDA POWER & LIGHT COMPANY

LIMITS OF PLAT
EAST LINE OF SECTION 36
(BEARING BASIS)

S02°00'52"W 1607.09'(TOTAL)

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

100' CANAL R/W
N.P.B.C.W.C.D.

PARCEL A
2,445,524 SQUARE FEET
56.142 ACRES
PLAT NO. 2 FLORIDA POWER &
LIGHT COMPANY
(PLAT BOOK 43, PAGE 32 & 33)

SOUTH LINE OF PLAT NO. 2
FLORIDA POWER & LIGHT COMPANY
LIMITS OF PLAT

SE CORNER OF PLAT NO. 2
FLORIDA POWER & LIGHT COMPANY

LIMITS OF PLAT
S02°00'52"W 603.54'

100' CANAL R/W
N.P.B.C.W.C.D.

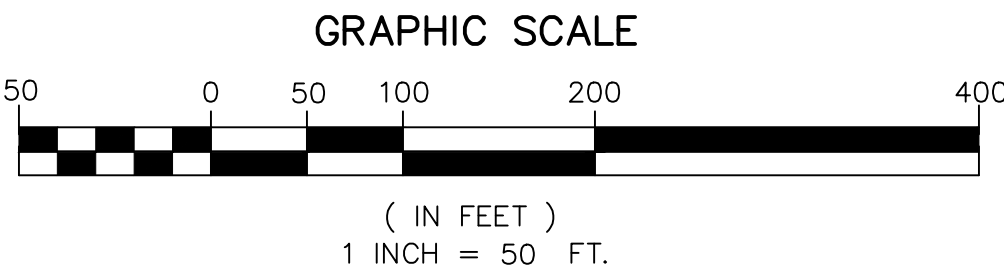
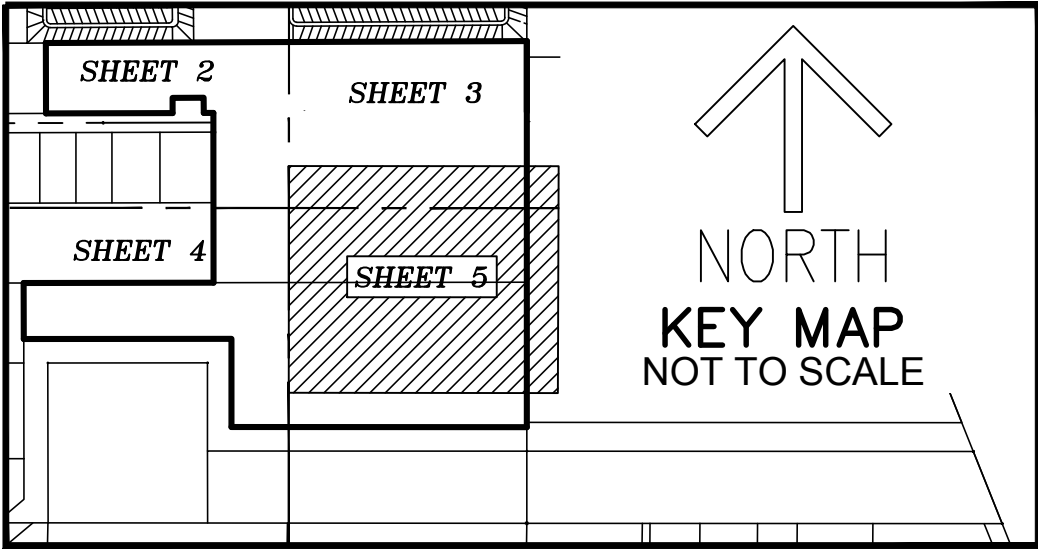
N87°56'33"W 1229.37'(TOTAL)

100' R/W
CANAL E.P.B. 10
N.P.B.C.W.C.D.
(ORB 816, PAGE 235)

FND 4"x4"
CONC MON

FND 5/8"
NO ID

SHEET 5 OF 5



THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

BEING A REPLAT OF ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4 , LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

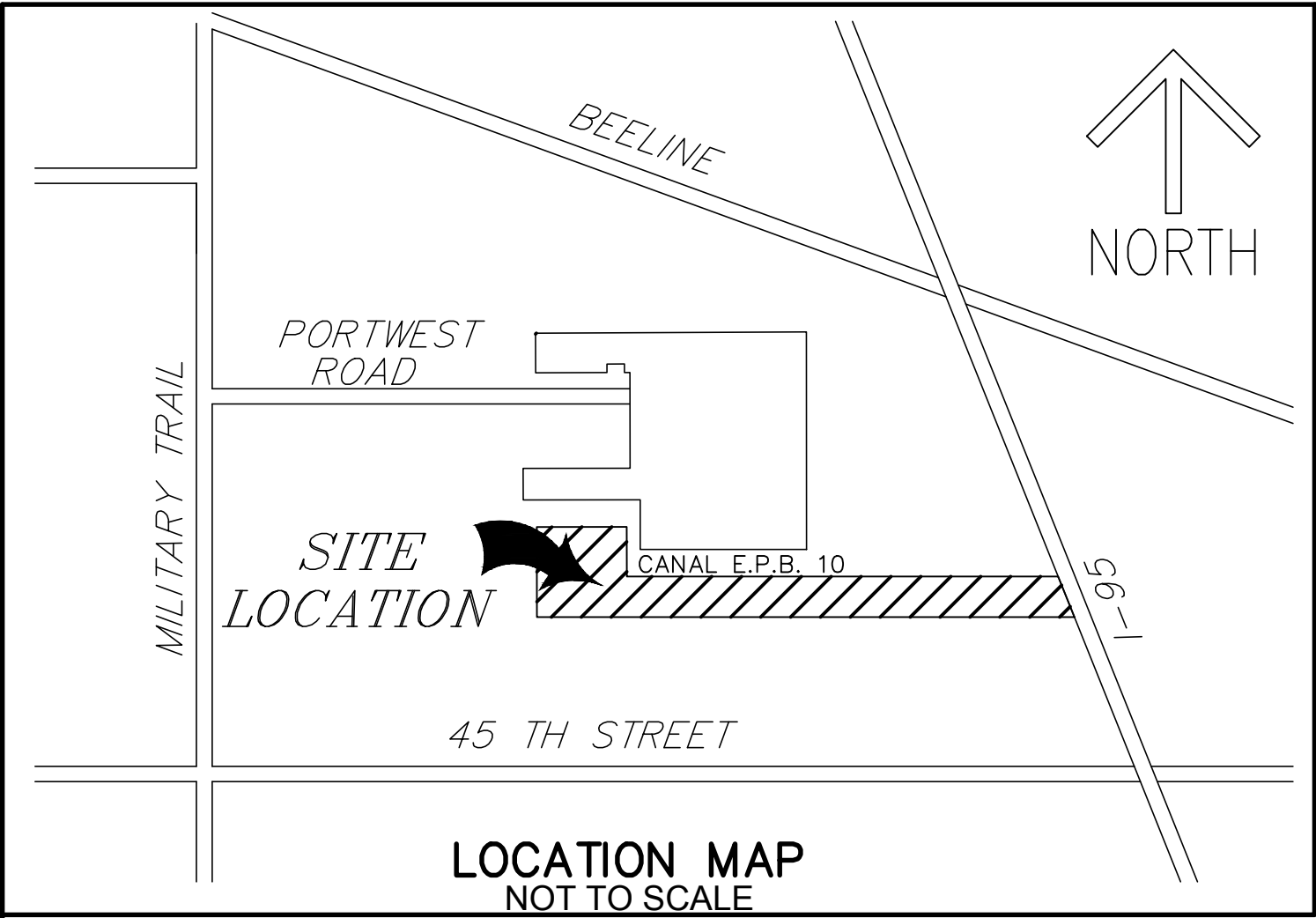
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT ____ M.
THIS ____ DAY OF ____
A.D. 201__ AND DULY RECORDED
IN PLAT BOOK ____ ON
PAGES ____ AND ____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

SHEET 1 OF 4



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER AND LIGHT COMPANY, OWNER OF THE LANDS SHOWN HEREON AS FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH, BEING A REPLAT OF 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.

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.

TOGETHER WITH:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 36, NORTH 87°56'33" WEST, A DISTANCE OF 1993.19 FEET TO THE SOUTHWEST CORNER OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°54'56" EAST, A DISTANCE OF 665.78 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE SOUTH 88°01'54" EAST, A DISTANCE OF 664.66 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE, SOUTH 01°54'56" WEST, A DISTANCE OF 366.81 FEET TO A POINT ON A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE ALONG SAID LINE SOUTH 87°56'33" EAST, A DISTANCE OF 1329.26 FEET TO THE INTERSECTION OF SAID LINE AND THE EAST LINE OF SAID SECTION 36 ALSO BEING THE INTERSECTION OF A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID LINE SOUTH 87°56'22" EAST, A DISTANCE OF 1859.11 FEET TO THE INTERSECTION OF SAID LINE AND THE WEST LINE OF INTERSTATE I-95 AS RECORDED IN ROAD BOOK 3, PAGE 224 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG SAID WEST LINE, SOUTH 19°46'37" EAST, A DISTANCE OF 323.19 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, NORTH 87°56'22" WEST, A DISTANCE OF 1979.09 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 AND THE POINT OF BEGINNING.

CONTAINING 1,417,184 SQUARE FEET, 32.534 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS--OF--WAY OF RECORD
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA COPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS COPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ____ DAY OF _____, 201__.

WITNESS: _____
PRINT NAME _____
FLORIDA POWER AND LIGHT COMPANY
A FLORIDA COPORATION

WITNESS: _____ BY: _____
PRINT NAME _____ KEVIN P. HUGHES
SENIOR MANAGER--CORPORATE REAL ESTATE

ACKNOWLEDGEMENT:

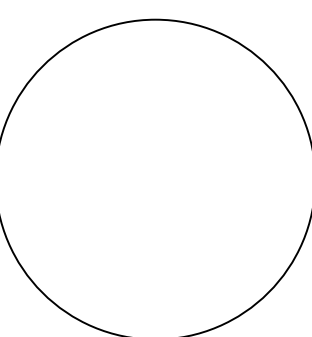
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DEAN J. GIRARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR--CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DIRECTOR--CORPORATE REAL ESTATE OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 201__.

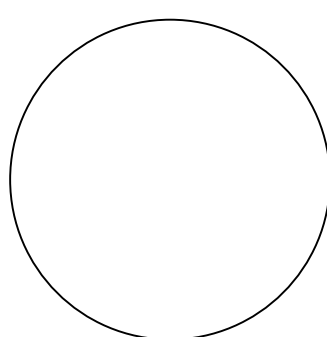
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

FLORIDA POWER
& LIGHT COMPANY



FLORIDA POWER
& LIGHT COMPANY
NOTARY



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

KNOW ALL MEN BY THESE PRESENTS: THAT DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY) WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED JANUARY 1, 1944, RECORDED JANUARY 14, 1944, IN MORTGAGE BOOK 1462, PAGE 423, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003. AND RECORDED DECEMBER 10, 2003, IN OFFICIAL RECORDS BOOK 21894, PAGE 1062. DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS. NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHT, TITLE AND POWERS OF TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY).

IN WITNESS WHEREOF:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED AND THIS INSTRUMENT TO BE SIGNED BY ONE OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ONE OF ITS ASSISTANT VICE PRESIDENTS IN THE CITY OF NEW YORK, NEW YORK, AS OF THIS ____ DAY OF _____, 2019.

WITNESSES
AS EXECUTED BY CORPORATE
TRUSTEE DEUTSCHE BANK TRUST
COMPANY AMERICAS:

DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS CORPORATE TRUSTEE

WITNESS: _____

BY: _____

PRINT NAME _____

PRINT NAME: _____

TITLE: _____ VICE PRESIDENT

WITNESS: _____

PRINT NAME: _____

BY: _____

PRINT NAME: _____

VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK)

ON THE ____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED _____ AND _____ EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION , TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT _____.

_____: THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, ONE OF THE CORPORATIONS DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF SAID CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL: THAT IT WAS SO AFFIXED BY ORDER OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE ORDER.

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED TWO VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A CORPORATION UNDER THE LAWS OF THE STATE OF NEW YORK, TO ME KNOWN TO BE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED; AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT NEW YORK, IN THE COUNTY OF NEW YORK AND STATE OF NEW YORK, THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

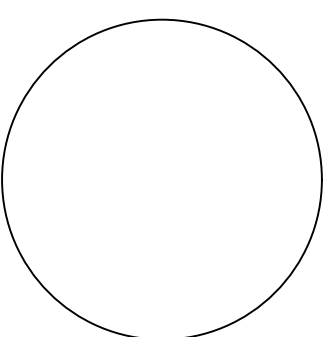
NOTARY PUBLIC STATE OF

PRINT NAME NOTARY PUBLIC

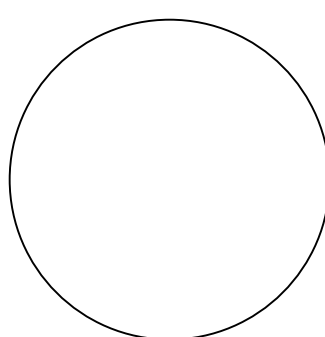
MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

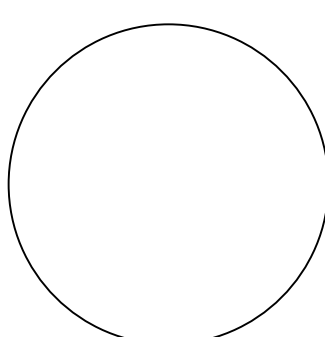
DEUTSCHE BANK TRUST
COMPANY AMERICAS



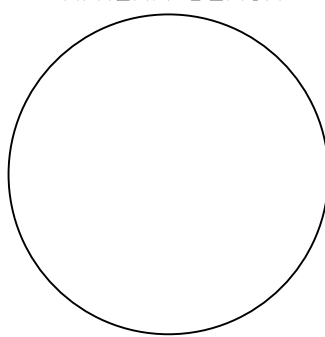
DEUTSCHE BANK TRUST
COMPANY AMERICAS
NOTARY



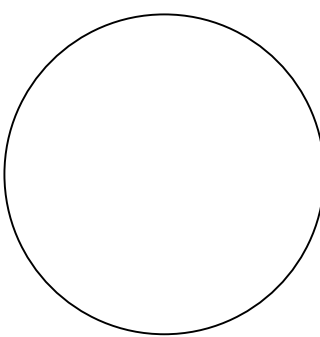
CITY
ENGINEER



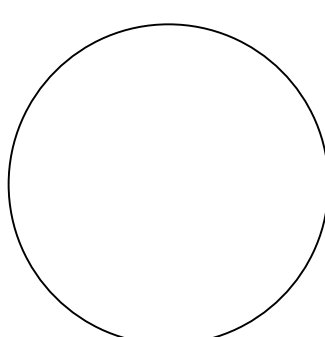
CITY OF
RIVIERA BEACH



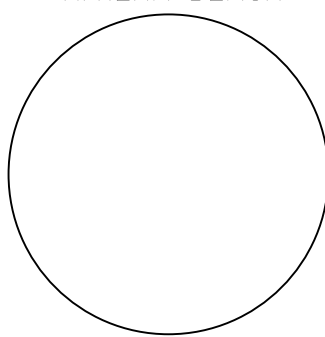
REVIEWING
SURVEYOR



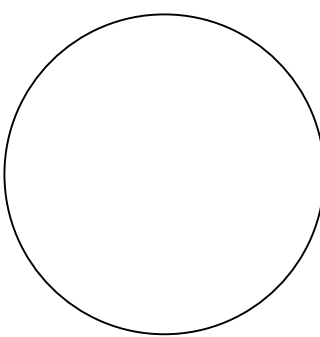
CITY
ENGINEER



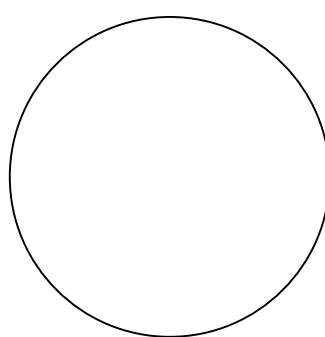
CITY OF
RIVIERA BEACH



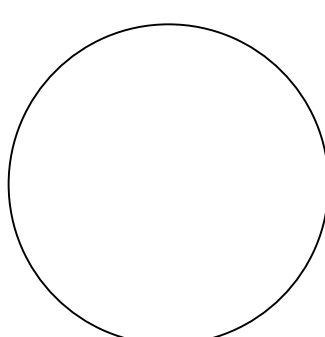
REVIEWING
SURVEYOR



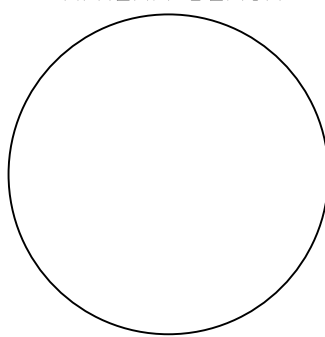
SURVEYOR



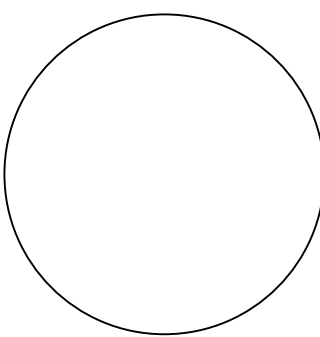
CITY
ENGINEER



CITY OF
RIVIERA BEACH



REVIEWING
SURVEYOR



SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE RELATIVE TO A GRID BEARING OF S.02°00'52"W. ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- "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.
- ALL DISTANCES SHOWN HEREON ARE GROUND AND BASED ON THE UNITED STATE SURVEY FOOT.

SURVEYOR & MAPPER'S CERTIFICATE:

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

DATED: _____

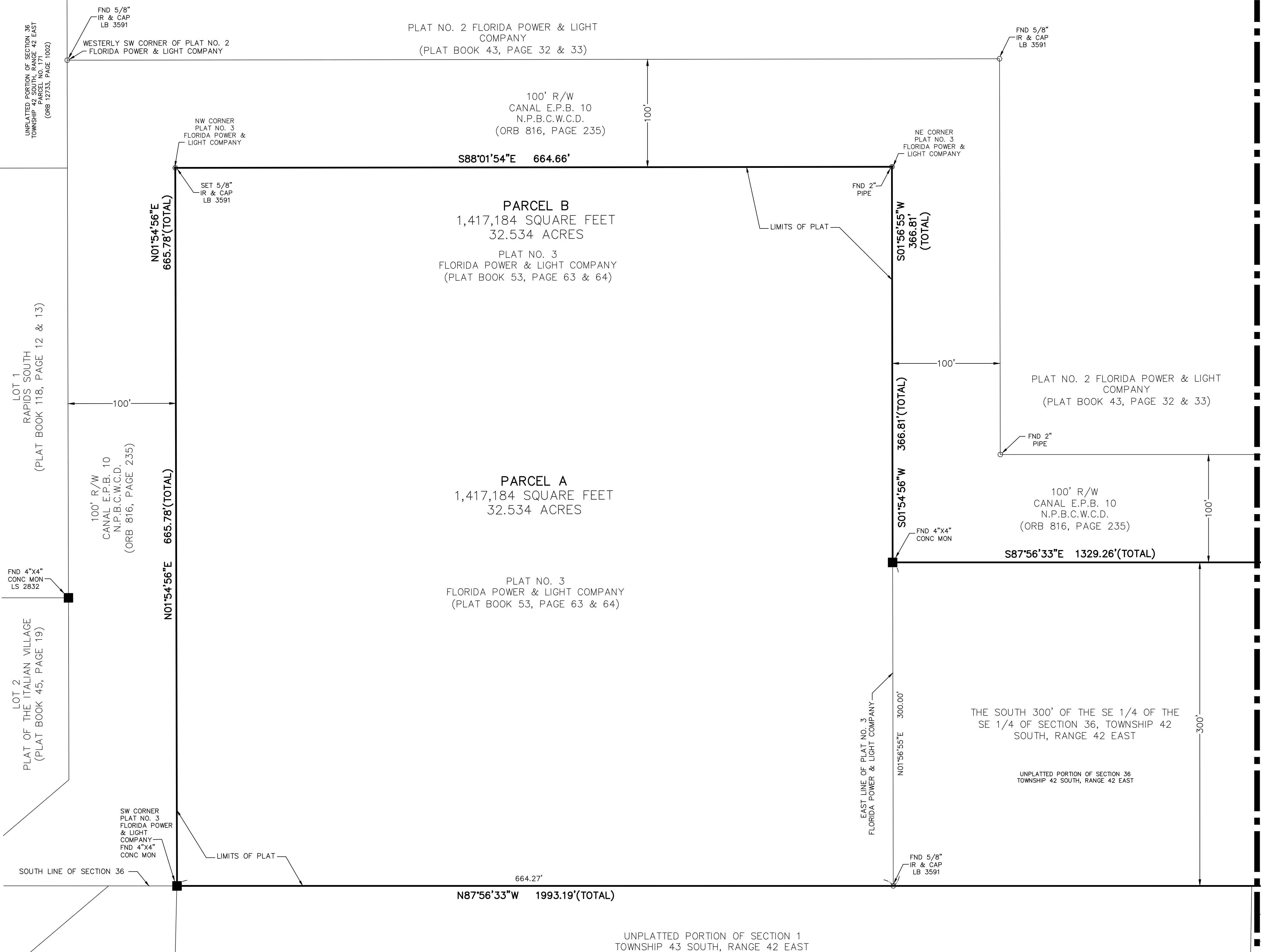
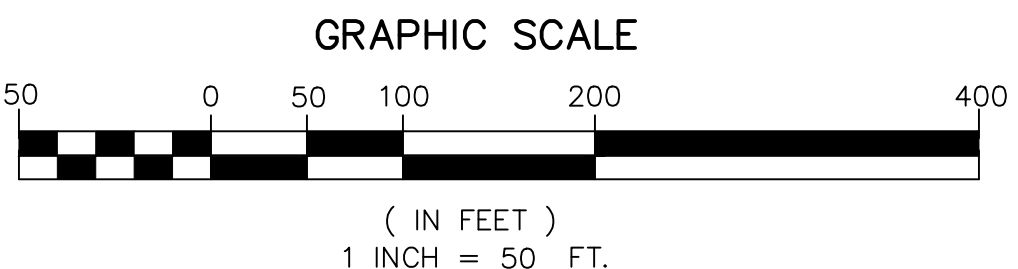
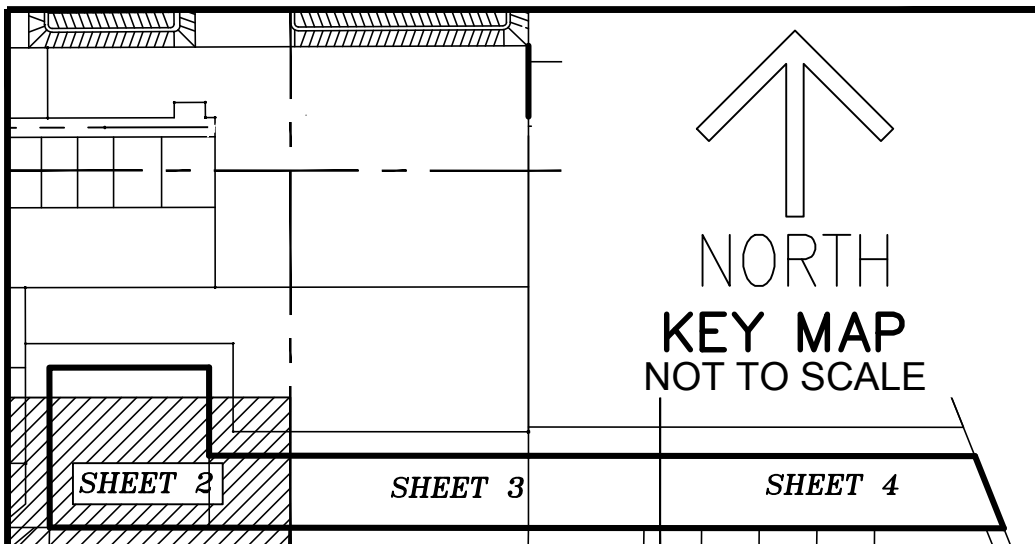
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6272

FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

BEING A REPLAT OF ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4 , LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-19
CERTIFICATE OF AUTHORIZATION NO. LB3591

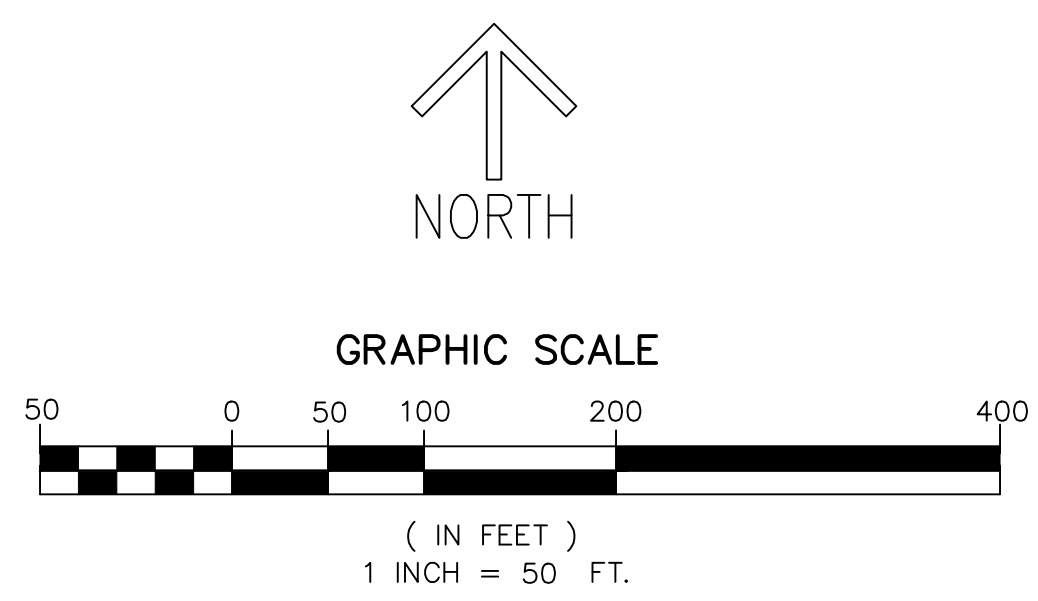
SHEET 2 OF 4



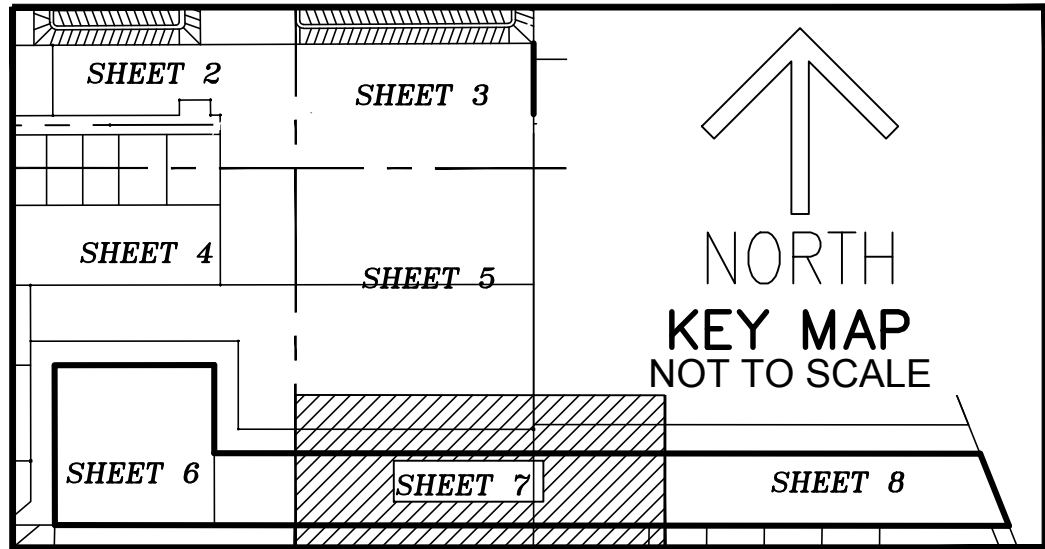
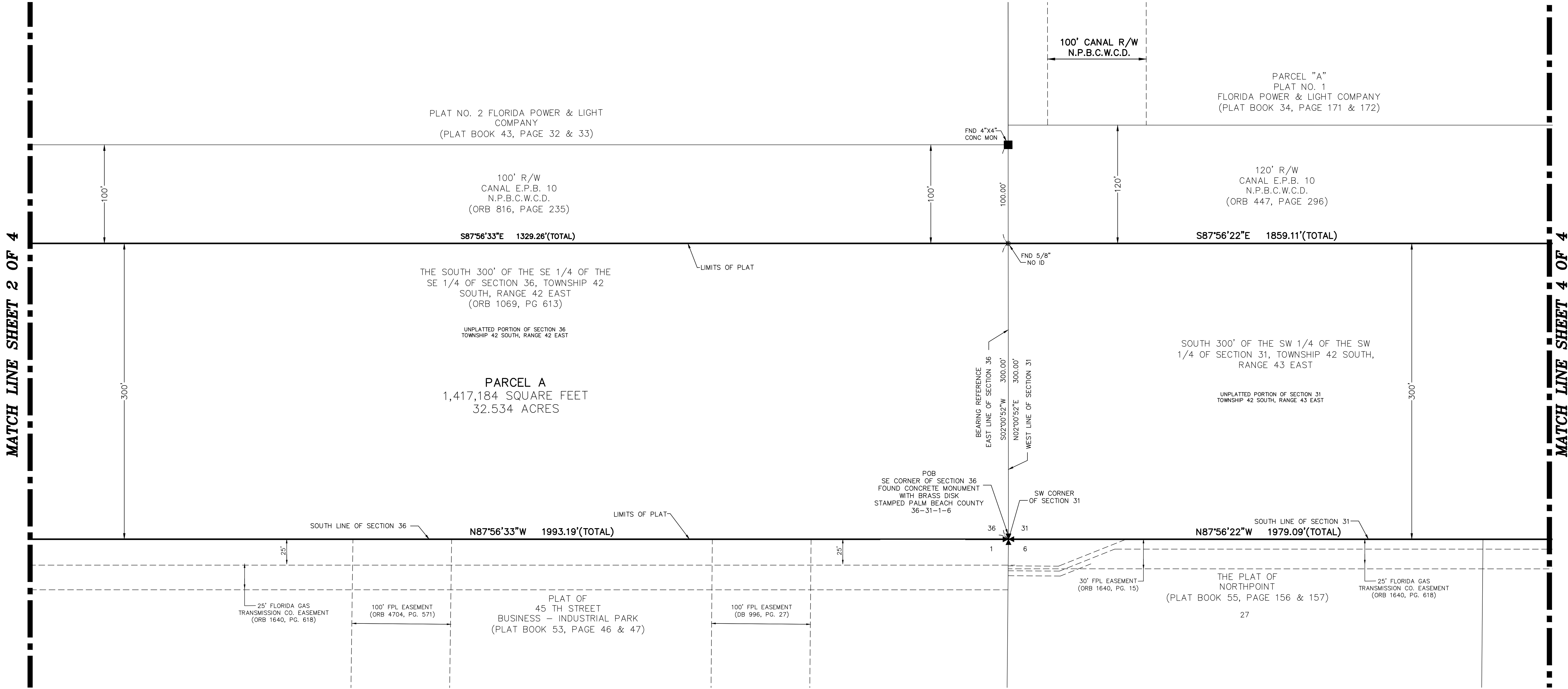
FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

BEING A REPLAT OF ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4 , LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

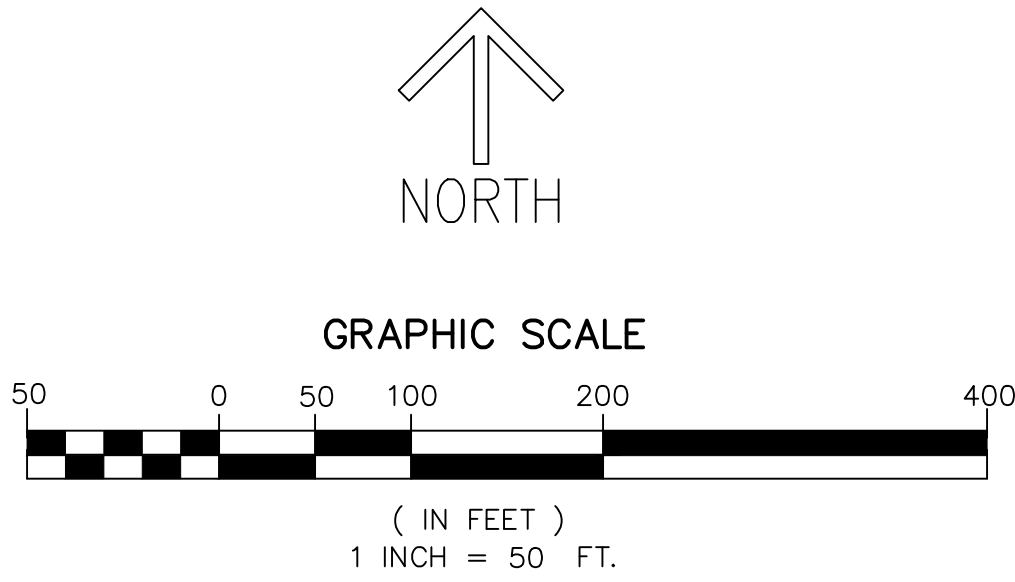


SHEET 3 OF 4

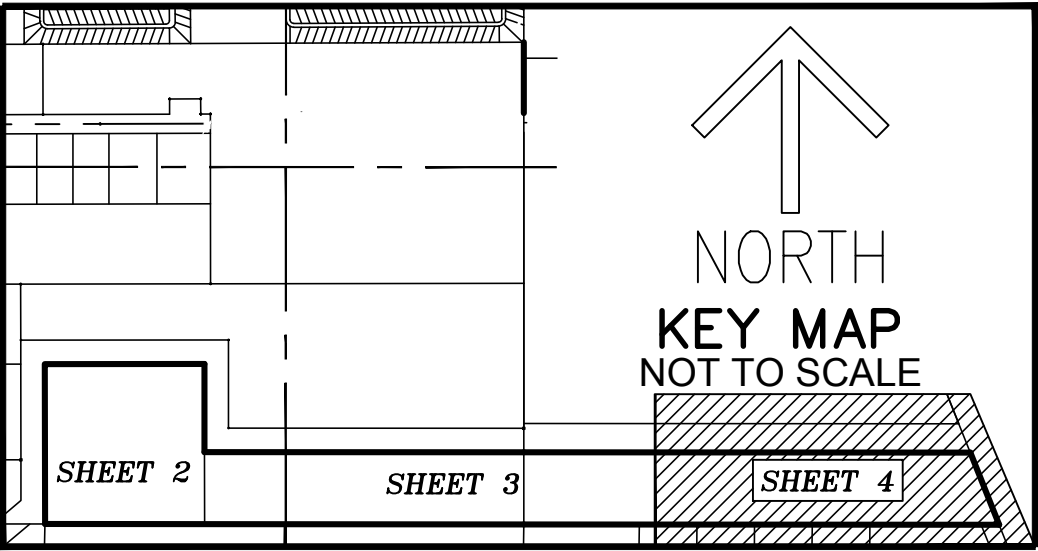


FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

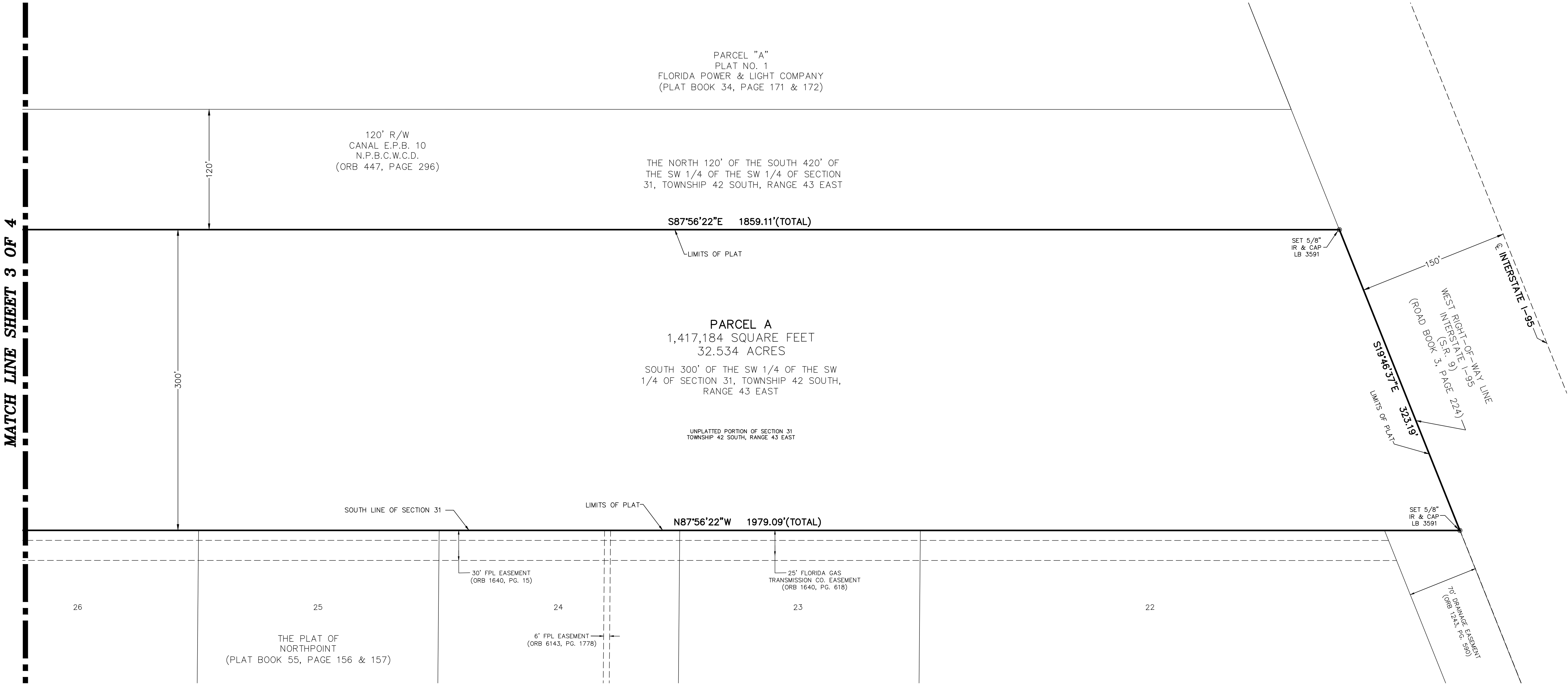
BEING A REPLAT OF ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4 , LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 4 OF 4



FPL PHYSICAL DISTRIBUTION CENTER RIVIERA 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 43 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.

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 4478, 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 RIVIERA 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 RIVIERA 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 RIVIERA 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.: 56434213100007080, 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 RIVIERA 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 RIVIERA 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 RIVIERA 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 ½ OF NORTH ¼ OF SOUTHEAST ¼ OF THE SOUTHEAST ¼ (LESS WEST 100 FEET OF SOUTH 100 FEET), AND SOUTH ½ OF NORTH ½ 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 ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 100 FEET THEREOF, AND THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 . LESS THE SOUTH 100 FEET OF THE WEST 100 FEET THEREOF, AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4, LESS THE WEST 100 FEET THEREOF, AND ALSO LESS THE SOUTH 400 FEET THEREOF.

ALSO KNON AS:

<

LEGEND

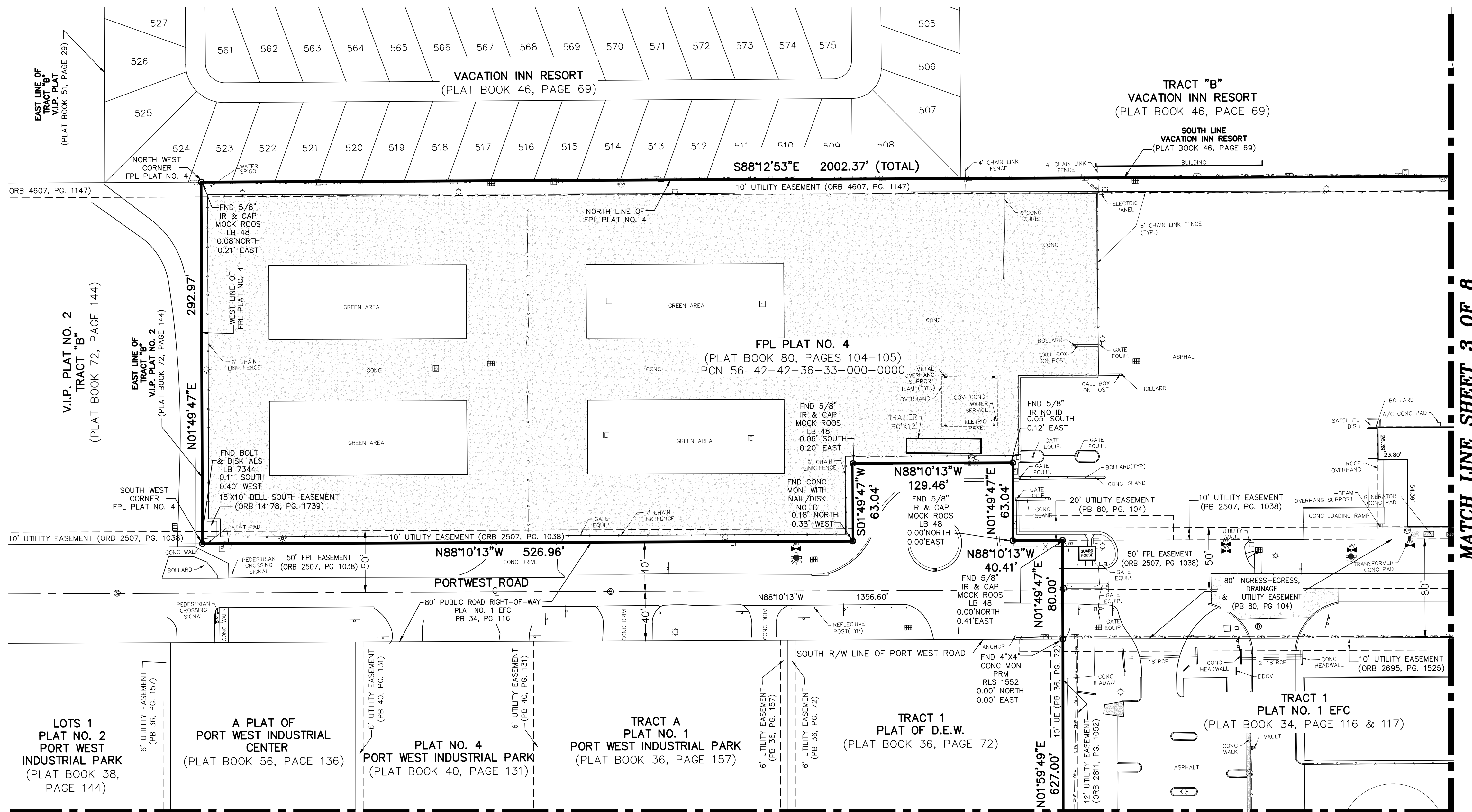
A/C = AIR CONDITIONER
L = ARC LENGTH
ALUM. = ALUMINUM
BE = BUFFER EASEMENT
C = CLEANOUT
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COV = COVERED
DDCV = DOUBLE DETECTOR CHECK VALVE
DE = DRAINAGE EASEMENT
ELEC = ELECTRIC
ELEV = ELEVATION
EQUIP = EQUIPMENT
ESMT = EASEMENT
EXIST = EXISTING
FLP = FLORIDA POWER & 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
NPBCWCDD = NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

OR/S = BUILDING OFFSET
O/S = OFFICIAL RECORD BOOK
PB = PLAY BOOK
PBCR = PALM BEACH COUNTY RECORD
PBR = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PGE = PAGE(S)
PRM = PERMANENT REFERENCE MONUMENT
PROP = PROPOSED
R = RADIUS
RCR = REINFORCED CONCRETE PIPE
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
Δ = DELTA (CENTRAL ANGLE)

SQ FT = SQUARE FEET
TWP = TOWNSHIP
TYP = TYPICAL
UF = UTILITY EASEMENT
WM = WATER METER
WE = WATER EASEMENT
SE = SANITARY EASEMENT

☼ = LIGHT POLE
☼ = FIRE HYDRANT
[] = CATCH BASIN
[] = WATER VALVE
Ⓢ = SET 5/8" IR/CAP LB 3591
Ⓢ = SANITARY MANHOLE
Ⓢ = DRAINAGE MANHOLE
Ⓢ = WOOD POWER POLE (UNLESS NOTED)
C = CENTER LINE
↗ = EXISTING ELEVATION
T = 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

**MATCH LINE SHEET 4 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)-750-1452

EPL PHYSICAL DISTRIBUTION CENTER
RIVIERA BEACH BOUNDARY SURVEY

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


| |
|--------------|
| JOB # 6515 |
| SHT.NO. 2 |
| OF 8 SHEETS |

[illegible]

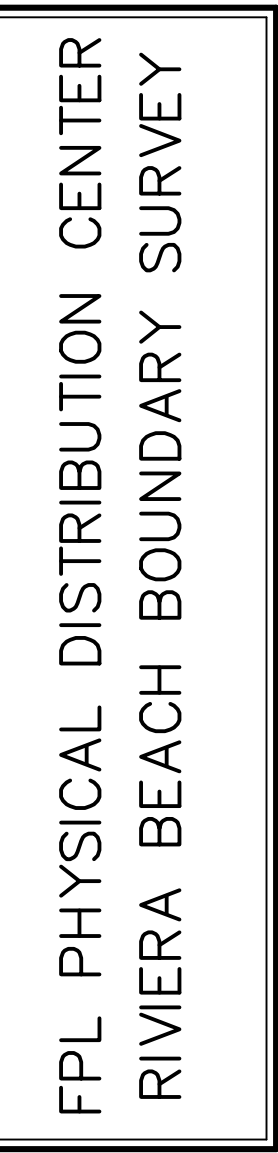
| | |
|-----------|----------|
| DATE | 04/23/18 |
| DRAWN BY | RLF |
| F.B./ PG. | ELECT |
| SCALE | AS SHOWN |

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)-750-1452



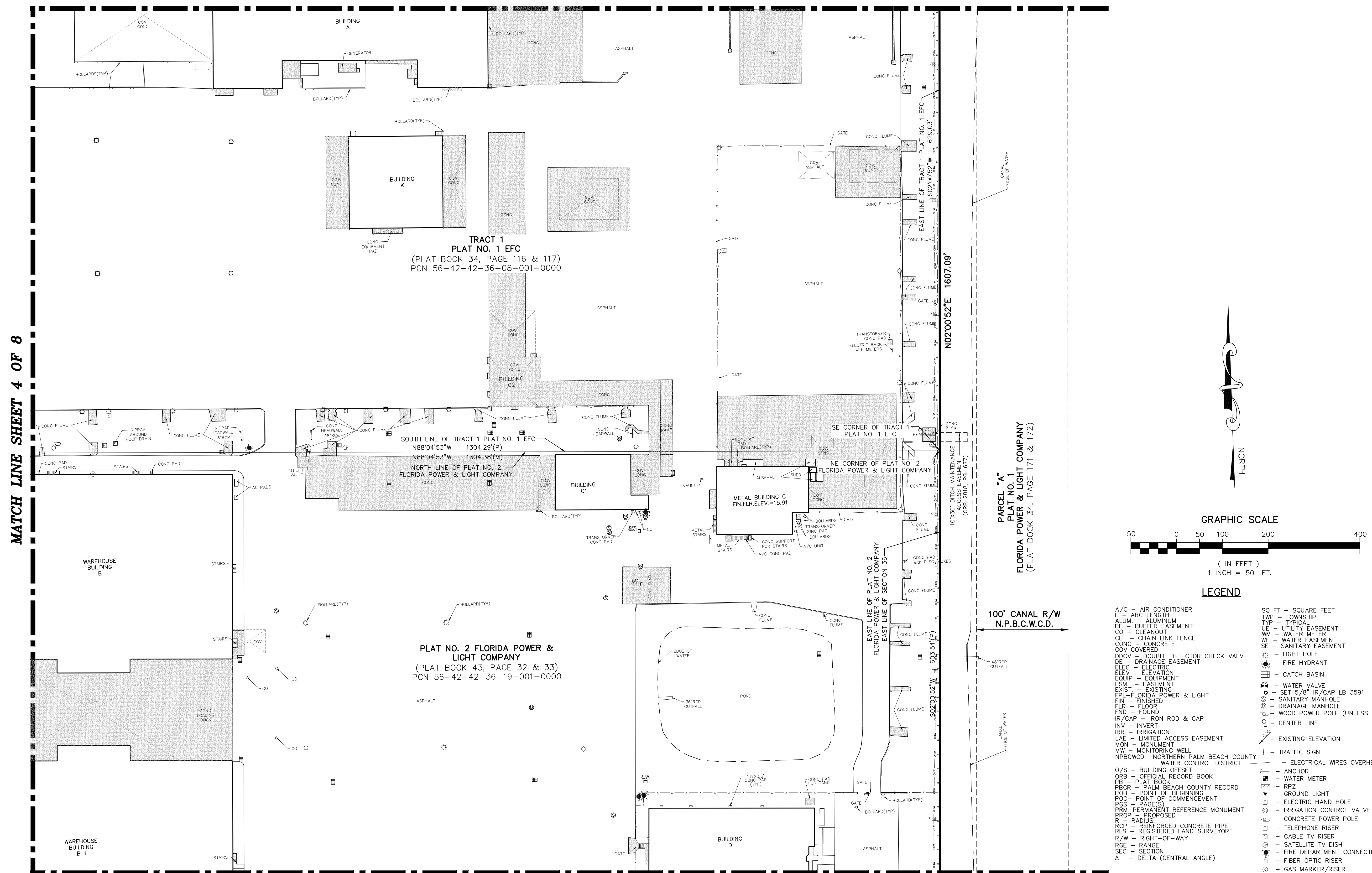
| | |
|-----------|----------|
| DATE | 04/23/18 |
| DRAWN BY | RLF |
| F.B./ PG. | ELECT |
| SCALE | AS SHOWN |

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent. The number of people 75 years of age or older has increased by 100 percent. The number of people 85 years of age or older has increased by 200 percent. The number of people 95 years of age or older has increased by 400 percent. The number of people 100 years of age or older has increased by 1,000 percent. The number of people 105 years of age or older has increased by 2,000 percent. The number of people 110 years of age or older has increased by 4,000 percent. The number of people 115 years of age or older has increased by 8,000 percent. The number of people 120 years of age or older has increased by 16,000 percent. The number of people 125 years of age or older has increased by 32,000 percent. The number of people 130 years of age or older has increased by 64,000 percent. The number of people 135 years of age or older has increased by 128,000 percent. The number of people 140 years of age or older has increased by 256,000 percent. The number of people 145 years of age or older has increased by 512,000 percent. The number of people 150 years of age or older has increased by 1,024,000 percent. The number of people 155 years of age or older has increased by 2,048,000 percent. The number of people 160 years of age or older has increased by 4,096,000 percent. The number of people 165 years of age or older has increased by 8,192,000 percent. The number of people 170 years of age or older has increased by 16,384,000 percent. The number of people 175 years of age or older has increased by 32,768,000 percent. The number of people 180 years of age or older has increased by 65,536,000 percent. The number of people 185 years of age or older has increased by 131,072,000 percent. The number of people 190 years of age or older has increased by 262,144,000 percent. The number of people 195 years of age or older has increased by 524,288,000 percent. The number of people 200 years of age or older has increased by 1,048,576,000 percent. The number of people 205 years of age or older has increased by 2,097,152,000 percent. The number of people 210 years of age or older has increased by 4,194,304,000 percent. The number of people 215 years of age or older has increased by 8,388,608,000 percent. The number of people 220 years of age or older has increased by 16,777,216,000 percent. The number of people 225 years of age or older has increased by 33,554,432,000 percent. The number of people 230 years of age or older has increased by 67,108,864,000 percent. The number of people 235 years of age or older has increased by 134,217,728,000 percent. The number of people 240 years of age or older has increased by 268,435,456,000 percent. The number of people 245 years of age or older has increased by 536,870,912,000 percent. The number of people 250 years of age or older has increased by 1,073,741,824,000 percent. The number of people 255 years of age or older has increased by 2,147,483,648,000 percent. The number of people 260 years of age or older has increased by 4,294,967,296,000 percent. The number of people 265 years of age or older has increased by 8,589,934,592,000 percent. The number of people 270 years of age or older has increased by 17,179,869,184,000 percent. The number of people 275 years of age or older has increased by 34,359,738,368,000 percent. The number of people 280 years of age or older has increased by 68,719,476,736,000 percent. The number of people 285 years of age or older has increased by 137,438,953,472,000 percent. The number of people 290 years of age or older has increased by 274,877,906,944,000 percent. The number of people 295 years of age or older has increased by 549,755,813,888,000 percent. The number of people 300 years of age or older has increased by 1,099,511,627,776,000 percent. The number of people 305 years of age or older has increased by 2,199,023,255,552,000 percent. The number of people 310 years of age or older has increased by 4,398,046,511,104,000 percent. The number of people 315 years of age or older has increased by 8,796,093,022,208,000 percent. The number of people 320 years of age or older has increased by 17,592,186,044,416,000 percent. The number of people 325 years of age or older has increased by 35,184,372,088,832,000 percent. The number of people 330 years of age or older has increased by 70,368,744,177,664,000 percent. The number of people 335 years of age or older has increased by 140,737,488,355,328,000 percent. The number of people 340 years of age or older has increased by 281,474,976,710,656,000 percent. The number of people 345 years of age or older has increased by 562,949,953,421,312,000 percent. The number of people 350 years of age or older has increased by 1,125,899,906,842,624,000 percent. The number of people 355 years of age or older has increased by 2,251,799,813,685,248,000 percent. The number of people 360 years of age or older has increased by 4,503,599,627,370,496,000 percent. The number of people 365 years of age or older has increased by 9,007,199,254,740,992,000 percent. The number of people 370 years of age or older has increased by 18,014,398,509,481,984,000 percent. The number of people 375 years of age or older has increased by 36,028,797,018,963,968,000 percent. The number of people 380 years of age or older has increased by 72,057,594,037,927,936,000 percent. The number of people 385 years of age or older has increased by 144,115,188,075,855,872,000 percent. The number of people 390 years of age or older has increased by 288,230,376,151,711,744,000 percent. The number of people 395 years of age or older has increased by 576,460,752,303,423,488,000 percent. The number of people 400 years of age or older has increased by 1,152,921,504,606,846,976,000 percent. The number of people 405 years of age or older has increased by 2,305,843,009,213,693,952,000 percent. The number of people 410 years of age or older has increased by 4,611,686,018,427,387,904,000 percent. The number of people 415 years of age or older has increased by 9,223,372,036,854,775,808,000 percent. The number of people 420 years of age or older has increased by 18,446,744,073,709,551,616,000 percent. The number of people 425 years of age or older has increased by 36,893,488,147,419,103,232,000 percent. The number of people 430 years of age or older has increased by 73,786,976,294,838,206,464,000 percent. The number of people 435 years of age or older has increased by 147,573,952,589,676,412,928,000 percent. The number of people 440 years of age or older has increased by 295,147,905,179,352,825,856,000 percent. The number of people 445 years of age or older has increased by 590,295,810,358,705,651,712,000 percent. The number of people 450 years of age or older has increased by 1,180,591,620,717,411,303,424,000 percent. The number of people 455 years of age or older has increased by 2,361,183,241,434,822,606,848,000 percent. The number of people 460 years of age or older has increased by 4,722,366,482,869,645,213,696,000 percent. The number of people 465 years of age or older has increased by 9,444,732,965,739,290,427,392,000 percent. The number of people 470 years of age or older has increased by 18,889,465,931,478,580,854,784,000 percent. The number of people 475 years of age or older has increased by 37,778,931,862,957,161,709,568,000 percent. The number of people 480 years of age or older has increased by 75,557,863,725,914,323,419,136,000 percent. The number of people 485 years of age or older has increased by 151,115,727,451,828,646,838,272,000 percent. The number of people 490 years of age or older has increased by 302,231,454,903,657,293,676,544,000 percent. The number of people 495 years of age or older has increased by 604,462,909,807,314,587,353,088,000 percent. The number of people 500 years of age or older has increased by 1,208,925,819,614,629,174,706,176,000 percent. The number of people 505 years of age or older has increased by 2,417,851,639,229,258,349,412,352,000 percent. The number of people 510 years of age or older has increased by 4,835,703,278,458,516,698,824,704,000 percent. The number of people 515 years of age or older has increased by 9,671,406,556,917,033,397,649,408,000 percent. The number of people 520 years of age or older has increased by 19,342,813,113,834,066,795,298,816,000 percent. The number of people 525 years of age or older has increased by 38,685,626,227,668,133,590,597,632,000 percent. The number of people 530 years of age or older has increased by 77,371,252,455,336,267,181,195,264,000 percent. The number of people 535 years of age or older has increased by 154,742,504,910,672,534,362,390,528,000 percent. The number of people 540 years of age or older has increased by 309,485,009,821,345,068,724,781,056,000 percent. The number of people 545 years of age or older has increased by 618,970,019,642,690,137,449,562,112,000 percent. The number of people 550 years of age or older has increased by 1,237,940,039,285,380,274,899,124,224,000 percent. The number of people 555 years of age or older has increased by 2,475,880,078,570,760,549,798,248,448,000 percent. The number of people 560 years of age or older has increased by 4,951,760,157,141,521,099,596,496,896,000 percent. The number of people 565 years of age or older has increased by 9,903,520,314,283,042,199,193,993,792,000 percent. The number of people 570 years of age or older has increased by 19,807,040,628,566,084,398,387,9

JOB # 6515
SHT.NO.
4
OF 8 SHEETS

MATCH LINE SHEET 6 OF 8

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

MATCH LINE SHEET 3 OF 8

MATCH LINE SHEET 7 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)-750-1452

FPL PHYSICAL DISTRIBUTION CENTER
RIVIERA BEACH BOUNDARY SURVEY

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

| |
|--------------|
| JOB # 6515 |
| SHT.NO. 5 |
| OF 8 SHEETS |

[illegible]

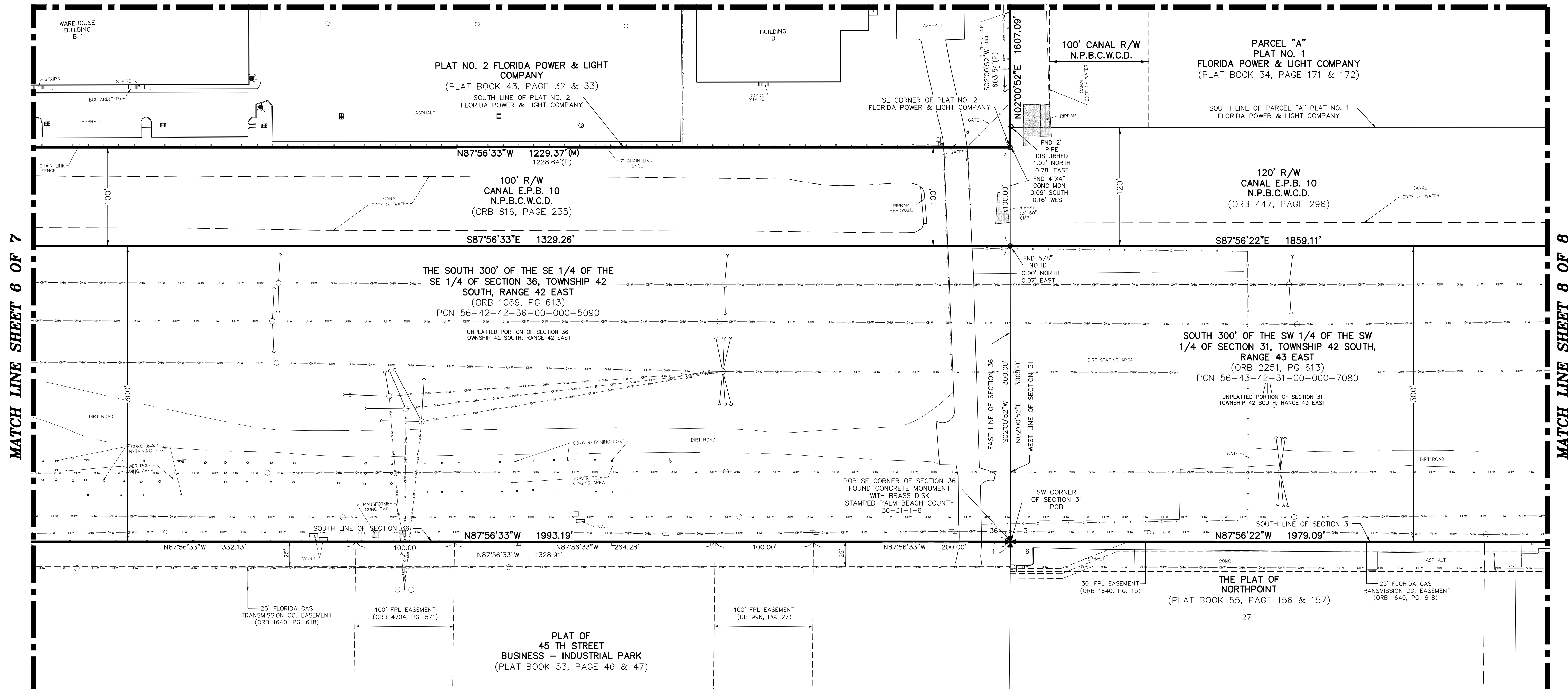
| | |
|-----------|----------|
| DATE | 04/23/18 |
| DRAWN BY | RLF |
| F.B./ PG. | ELECT |
| SCALE | AS SHOWN |

| |
|--------------|
| JOB # 6515 |
| SHT.NO. 6 |
| OF 8 SHEETS |

[illegible]

[illegible]FPL PHYSICAL DISTRIBUTION CENTER
RIVIERA BEACH BOUNDARY SURVEY

JOB # 6515
SHT. NO. 7
OF 8 SHEETS



NORTH

| |
|------------|
| OB # 6515 |
| T.NO. 8 |
| F 8 SHEETS |