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 12, 2022

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL33404

Due to COVID-19, attendees must adhere to the City of Riviera Beach guidelines.

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

Frank Fernandez, Chairperson
Anthony Brown, Board Member
Rena Burgess, Board Member
Evelyn Harris Clark, Board Member
Russell Barnes, 1st Alternate

William Wyly, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member

Vacant, 2nd Alternate

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

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

A. A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Site Plan Application (SP-22-0001) from K-Enterprises, LLC to replace the existing corrugated metal warehouse building with a 19,140 square foot two-story building, with associated parking and landscaping, on property known as 1640 Australian Avenue, at the intersection with West 17th Street, and identified by parcel control number 56-43-42-32-19-003-0010, having a future land use designation of Industrial (IND) and a zoning designation of Light Industrial (IL), providing for conditions of approval, and providing for an effective date.

IX. WORKSHOP ITEMS

X. GENERAL DISCUSSION

A. PUBLIC COMMENTS
B. CORRESPONDENCE

C. PLANNING AND ZONING BOARD COMMENTS

A. Upcoming Meetings – May 26, 2022; June 9 & 23, 2022; please advise regarding your availability.

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.

For Staff Use Only

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

UNIFORM LAND USE APPLICATION

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

Complete appropriate sections of Application and sign.

APPLICANT

Name of Property Owner(s): Carl L.C. Kah Jr on behalf of K-Enterprises, LLC

Mailing Address: 1640 Australian Avenue, Riviera Beach, FL 33404

Property Address: 1640 Australian Avenue, Riviera Beach, FL 33404

Name of Applicant (if other than owner):

Home: ( ) Work: (561) 844-1002 Fax: ( )

E-mail Address: ChipKah@krain.com

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: IND Current Zoning Classification: IL

Square footage of site: 70,828.56 SF Property Control Number (PCN): 56-43-42-32-19-003-0010

Type and gross area of any existing non residential uses on site: Light Industrial Manufacturing/Office: 30,132 SF

Gross area of any proposed structure: 19,140 SF

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

If yes, please describe:

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

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

Briefly describe use of adjoining property: North: IL District, Furniture Upholstery & Automobile Repair

South: IL District, Industrial Warehouse

East: IL District, Industrial Warehouse

West: IL District, Materials Distribution / Wholesale

REZONE

Requested Zoning Classification: N/A

Is the requested zoning classification contiguous with existing? N/A

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

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

FUTURE LAND USE	
	Existing Use: Light Manufacturing Proposed Use: Research & Development, Warehouse, and Office
	Land Use Designation: IND Requested Land Use: N/A
	Adjacent Land Uses: North: IND South: IND East: IND West: IND
	Size of Property Requesting Land Use Change: N/A

SPECIAL EXCEPTION	
	Describe the intended use requiring a Special Exception: Section N/A
	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: A separate variance application has been submitted to the city. It is the applicant's intent to pursue MEAHOP rather than variances.
	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: See Statement.
	Demonstrate that proposed use is appropriate to site: See Statement.
	Demonstrate how drainage and paving requirement will be met: See Statement.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See Statement.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See Statement.
	Demonstrate how utilities and other service requirements of the use can be met: See Statement.
	Demonstrate how the impact of traffic generated will be handled: On-site: See Statement. Off-site: See Statement.

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

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

Confirmation of Information Accuracy

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

Signature

12·8·2021
Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Carl L. C. Kah, Title Manager of K Enterprises LTD

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared CARL L.C. Kah

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

LOT 1, BLOCK "P", REPLAT OF PORTIONS OF BLOCKS "O" AND "P", REPLATE OF PLAT NO. 1, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

the street address of which is: 1640 AUSTRALIAN AVE, RIVIERA BEACH, FL 33404

and that we hereby appoint:

Name: William Sargent / Donaldson Hearing

Address: 1934 Commerce Lane, Suite 1, Jupiter FL 33458

Telephone: 561-406-1005

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

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 28th day of June, 2021.

Ann Christine Treiber

Notary Public ANN CHRISTINE TREIBER

ANN CHRISTINE TREIBER
MY COMMISSION #HH125997
EXPIRES: JUL 27, 2025
Bonded through 1st State Insurance

SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

1. SITE PLAN

a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

a. Show compliance with the City of Riviera Beach Land Development Code
b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

3. ARTERIAL ROAD DESIGN AND STANDARD

a. Design standards for all non-residential properties fronting the following roads are required:
   - Dr. Martin Luther King, Jr. Boulevard
   - Old Dixie Highway
   - Blue Heron Boulevard
   - 13th Street
   - Military Trail
   - Congress Avenue
b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

4. UTILITY and DRAINAGE PLAN

a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
b. Conceptual plan to include existing and proposed major elevations.
c. Show easement, existing and proposed.
d. Show conceptually how retention area will provide treatment for one-hour storm.

5. TRAFFIC ASSESSMENT

a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

6. BUILDING ELEVATIONS

a. Front, rear, and both sides.
b. Show finishes (color, materials).
c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

7. FLOOR PLAN

a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
b. Include estimate of employment and student population generated by project, if applicable.

9. CONCURRENCE COMPLIANCE

a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

STEP 3: PLANNING AND ZONING BOARD MEETING

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

STEP 4: SUBMITTAL FOR COUNCIL MEETING

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: COUNCIL MEETING

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.

AGENT AUTHORIZATION FORM

Owner(s) of Record: Carl L. C. Kah, Title Manager of K Enterprises LTD

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Carl L. C. Kah

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

LOT 1, BLOCK "P", REPLAT OF PORTIONS OF BLOCKS "O" AND "P", REPLATE OF PLAT NO. 1, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

the street address of which is: 1640 AUSTRALIAN AVE, RIVIERA BEACH, FL 33404

and that we hereby appoint:

Name: Nicole Plunkett & Donaldson Hearing, Cotleur & Hearing
Address: 1934 Commerce Lane, Suite 1
Jupiter FL 33458
Telephone: 561-747-6336

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.

Carl L. C. Kah Jr. (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 2nd day of May, 2022.

Ann Christine Treiber
Notary Public

ANN CHRISTINE TREIBER
MY COMMISSION #HH125997
EXPIRES: JUL 27, 2025
Bonded through 1st State Insurance

This instrument was prepared by:

COHEN, SCHERER & COHN, P.A.
Attorneys at Law
5455 N. Federal Hwy., Suite E
BOCA RATON, FLORIDA 33431

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

85 302384

1985 DEC 31 PM 4:30

This Indenture, Made this 30th day of December 19 85, **Between**

CARL L. C. KAH and SHIRLEY KAH, his wife,

of the County of Palm Beach, State of Florida, grantor*, and

K-ENTERPRISES, LTD., a Florida Limited Partnership,

whose post office address is 778 Lakeside Drive, North Palm Beach, Florida 33408

of the County of Palm Beach, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 1, Block "P", according to Replat of Portions of Blocks "O" and "P", Replat of Plat No. 1, LEWIS TERMINALS, a Subdivision in the City of Riviera Beach, as recorded in Plat Book 29, Page 19, Public Records of Palm Beach County, Florida.

10.00
960.50
.50

Documentary Tax Pd. $
Intangible Tax Pd. $
Clerk, Palm Beach County, Florida

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Martin L. Brady
Tamara T. Wardlow

CARL L. C. KAH (Seal)
Shirley Kah
SHIRLEY KAH (Seal)
(Seal)
(Seal)

B4752 P0309

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CARL L. C. KAH and SHIRLEY KAH

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of December, 19 85.

Notary Public

My commission expires:
Notary Public, State of Florida
My Commission Expires Dec. 5, 1987
Bonded Thru Troy Fain Insurance, Inc.

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

Unofficial Copy

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

K-Rain Manufacturing

Site Plan Amendment

Justification Statement

December 9, 2021

Introduction

On behalf of the applicant, K-Rain Manufacturing, we are requesting site plan approval to replace the northernmost corrugated metal warehouse building with a new 19,140 square-foot two-story building. The new building will function alongside the southernmost existing warehouse and provide additional space for K-Rain to expand their research & development, warehouse space, and offices. K-Rain Manufacturing was founded in 1974 and is on the path to become one of the largest manufacturers of irrigation rotors, sprays, electric valves, indexing valves, and irrigation controllers in the world. They are a multigenerational family-run business who has occupied their existing buildings in Riviera Beach for over 30 years.

As the business continues to grow, the site plan approval will support K-Rain's efforts in research, development, and testing to provide for a top-tier workspace which will attract high level talent to our area. The applicant is working with the Business Development Board of Palm Beach County to see that the project provides for a substantial investment towards the future of their employees and creating high wage jobs for the local area.

Project Contact:

Agent/Planner - Cotleur & Hearing
Donaldson Hearing / Nicole Plunkett
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 747 - 6336 ext. 113
Fax: (561) 406 - 1013
Email: nplunkett@cotleur-hearing.com

Location

The subject parcel is located on Australian Avenue, at the intersection with West 17th Street, about a mile east of Interstate-95. The site is within a primarily light industrial land use section of north Australian Avenue, surrounded by similar uses such as Core & Main Manufacturing, Rosen Materials, and Coastal Furniture Services Inc.

Land Use & Zoning

USE	ZONING	FLU
Light Manufacturing	Limited Industrial (IL)	Industrial (IND)

Subject Request

The applicant is requesting site plan approval to replace the existing northernmost warehouse with a new two-story 19,140 square-foot building. The new building will be used for research and development and will include several offices, conference rooms, and warehouse storage. The existing southernmost warehouse building will not be changed with this petition. It should be noted that this warehouse building has a 1.3-foot setback from the east property boundary. The new 19,140 square foot building will maintain the 1.3-foot setback as well. This setback reduction request is included in the Minority Employment & Affordable Housing Opportunity Plan (MEAHOP) section of this narrative.

The new building for K-Rain Manufacturing is two-stories, with the very highest architectural point being 35 feet in height. The building is proposed to be partly cantilevered to allow for two (2) loading spaces and access to the existing warehouse for drop off and pick up of manufactured goods. The cantilevered second floor allows for additional research and development space in the new building while also meeting the loading space requirement standards of *Section 31-578 Table Depicting Off-Street Loading Ratios.* The primary vehicular ingress and egress point is located on West 17th Street and this petition intends to maintain the current operations of the site. There is a loading ingress and egress on West 17th Street as well. The proposed plan adds a single parking space while also updating portions of the site parking to meet code requirements. This change includes adding two (2) landscape islands. Pedestrian interconnectivity has been improved with the addition of a crosswalk from the new building to the sidewalk along Australian Avenue.

K-Rain Manufacturing is seeking these site plan modifications to support the expansion of their research and development business model. The new building design will allow for enhanced spaces for their employees to conduct design theory, test products, and meet as a team. Additionally, several conference rooms and offices are included which will serve as private and formal meeting areas. The applicant attracts many national and international clients who travel to Riviera Beach and work with K-Rain on products and sales. With a newly redesigned and modern space, the applicant desires to become a premier workplace for new and young employees, especially interns and college graduates. Additionally, K-Rain currently employs 43% minorities and provides employment opportunities directly within the City of Riviera Beach.

Architecture

The visual architectural character of the new 2-story building is contemporary yet industrial. The building incorporates clean lines, punched window openings, scoring patterns, metal canopy and sun-shading elements. The design is consistent with the existing southernmost warehouse building yet provides for an elevated feel to the site. The proposed building and location will

enhance the Australian Avenue Corridor and will be an asset to the immediate adjacent properties within Riviera Beach.

Engineering
The proposed building will utilize the water and sewer connections which connect to the northernmost warehouse building today. The impact of development will be nearly negligible as the footprint of the new proposed building creates roughly the same amount of impervious area as the previous warehouse footprint. As such, there have been minimal updates to the drainage plan. A drainage concept and statement has been attached which details the impacts of development.

Landscape
The proposed landscape palette consists of a variety of shade trees, palms, accents, and specimen plants, along with many native shrubs. Clusia and Live Oak, complimented by Dwarf Yaupon Holly have been provided in the proposed landscape islands and are intended to create a shaded focal point to the entryway of the project. Foundation plantings have been designed to complement the architecture and includes four (4) European Fan Palms, three (3) Montgomery Palms and a variety of Dwarf Podocarpus, White Mandevilla, and Garcinia. There are existing vegetation areas on site per a previously approved landscape plan and much of it is proposed to stay as-is. The existing landscape buffer is to remain and provides "eyes on the street" visibility for improved safety.

Parking
The existing site provides 42 vehicle parking spaces. The proposed site brings portions of the parking spaces and drive aisles up to code and provides for one additional parking space, for a total of 43 spaces. The proposed northernmost building is primarily research and development, with small sections of office, warehouse, and ancillary spaces. Parking rates for the site plan are based on the City of Riviera Beach parking standards for office and warehouse: 1/300 SF and 1/1,000 SF respectively. For research and development uses, much of the space is to be used by employees already accounted for in the office and warehouse uses. To reflect the existing employees using different facets of the building, the research and development parking rate was also established at 1/1,000 SF. The 1/1,000 SF is also referenced to Palm Beach County Parking Calculations for research and development larger than 10,000 SF. The applicant feels that this calculation accurately describes the breakout of uses and the number of users per space. The ancillary conference room spaces and break rooms are parked at 1/1,000 SF. The existing site is frequently under parked, and the applicant feels confident with the parking breakdown as proposed. A parking table, detailing the breakout of the uses, has been provided on the site plan for further review.

MEAHOP Applicability
As part of our site plan application, the applicant requests that the proposed side building setback (east) be considered for a setback reduction through Chapter 26 Minority Employment and

Affordable Housing Opportunity Plan (MEAHOP) Sec 26-8(F) Table IV at a fee of $2 per square foot of area within the required side setback. The applicant proposes to adjust the setbacks to allow for the rear setback to be along the south property line and the required 15-foot building side setback to be along the east property line. This adjustment for the setbacks makes sense, as the main entry of the facility is along the north property line, which the applicant proposes to be the new front setback.

Per the proposed site plan, the area of new building which extends (cantilevered on the second floor only) within the side setback is 79.8 feet wide by 13.7 feet deep. The total square footage of encroachment into the 15-foot side setback totals 1,093.26 square feet (79.8 x 13.7). Based on the requirements within the MEAHOP Sec 26-8(F) Table IV IG & IL Districts 2. Side Setback Waiver, the applicant is prepared to pay a fee of $2 per square foot of area within the required setback ($1,093.26 x $2 = $2,186.52).

The applicant meets the purpose of the MEAHOP as described in Section 26-2 below:

Sec. 26-2. Purpose of plan.

The provisions of this chapter are enacted to effectuate the following purposes:

(1) Decrease unemployment by encouraging the hiring of minorities in the construction industry, including minority businesses, skilled and nonskilled labor and professionals.

Response: The applicant currently employs 43% minorities, and the expansion of the site plan will allow for an increase of this number. The applicant understands the value that they provide within the City of Riviera Beach and is committed to continue providing employment opportunities for minorities.

(2) Provide a means of increasing the supply of affordable housing in this city.

Response: Not applicable to this petition.

(3) Encourage revitalization of the downtown, particularly mixed use development.

Response: The applicant is redeveloping a portion of their site which has existed for almost 30 years. This improvement to the site is consistent with the revitalization efforts set forth within this section by the City of Riviera Beach.

(4) Accomplish the objectives of this section through the use of a voluntary program utilizing zoning-related incentives, in various zoning districts throughout the city.

Response: The applicant is proposing to utilize the MEAHOP program through the zoning-related incentives to provide support for the site plan improvements and to ultimately increase the jobs on site and enhance business operations.

The applicant meets the rationale of the MEAHOP as described in Section 26-3 below:

Sec. 26-3. Rationale.

(a) Solutions to unemployment and lack of affordable housing are two serious challenges facing the city and, under current fiscal constraints, the government cannot rely solely upon public programs, but must work with the private sector.

Response: This petition is an excellent opportunity for the City of Riviera Beach to partner with K-Rain Manufacturing to provide additional employment opportunities within the city. K-Rain Manufacturing is a long-standing successful business in the city who employs 43% minorities. The proposed site plan enhancements will support the innovative business model at K Rain and provide for new opportunities for employment within the city.

(b) The provisions of this chapter recognize that the private sector has the expertise and resources to aid the city in these areas and that the city may call upon that aid in exchange for compensation.

Response: The applicant agrees with this rationale. K-Rain has the experience and resources to assist the city in their employment goals in exchange for a reduced side setback as described within this request.

(c) The program is designed so that bonuses will reflect the appropriate economic incentive for the particular use or district, making it financially advantageous for the developer to use the bonus and provide employment or housing in return.

Response: The applicant agrees with this rationale and would like to work with the city for the reduced site setback. The proposed site plan as shown within this petition is economically beneficial to K-Rain Manufacturing while providing employment incentives for the City of Riviera Beach.

Conclusion

The applicant is requesting approval of the site plan modification and MEAHOP to allow for new architecture with a reduced side setback to support the growth of the applicant's operations. K-Rain Manufacturing relies on internal research, development, and testing procedures which will be strengthened by the site improvements. These changes are crucial to K-Rain's continued growth within the City of Riviera Beach and the site plan modifications with MEAHOP is an opportunity to provide new high-level jobs in the city. The proposed plans are not injurious or detrimental to the public health, safety, and welfare and will not negatively alter the character of the area. The proposal will also allow for the applicant to upgrade the site in an economically feasible manner which supports K-Rain within Riviera Beach by maximizing the parcel without significantly changing it. The applicant looks forward to working with staff to respond to any questions or issues that might arise as a result of your review.

STAFF REPORT
APPLICATION NUMBER SP-22-0001

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Site Plan Application (SP-22-0001) from K-Enterprises, LLC to replace the existing corrugated metal warehouse building with a 19,140 square foot two-story building, with associated parking and landscaping, on property known as 1640 Australian Avenue, at the intersection with West 17th Street, and identified by parcel control number 56-43-42-32-19-003-0010, having a future land use designation of Industrial (IND) and a zoning designation of Light Industrial (IL), providing for conditions of approval, and providing for an effective date.

A. Applicant: K-Enterprises, LLC

B. Request: The application is to permit the removal and replacement of the existing corrugated metal warehouse building with a 19,140 S.F. two story building on the northernmost part of the property.

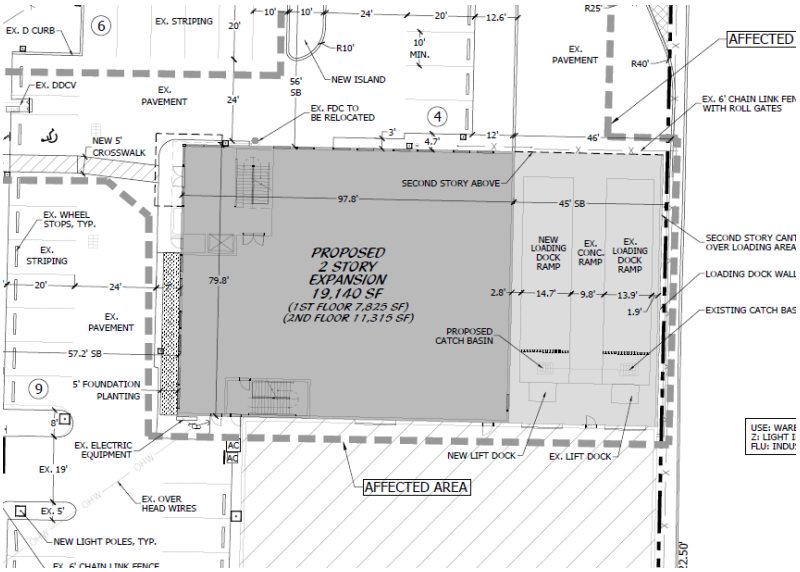
C. Location: The subject property is located at 1640 Australian Avenue. (See also Location Map at end of document.)

D. Property Description and Uses:
Parcel Control Numbers: 56-43-42-32-19-003-0010
Parcel Size: 1.48 acres.
Existing Use: Industrial
Zoning: Light Industrial (IL)
Future Land Use: Industrial (IND)

E. Adjacent Property Description and Uses:
North: Industrial
South: Industrial
East: Industrial
West: Industrial

F. Background:
The subject property is developed with two building and in use for industrial use (K-Enterprises) currently. The Applicant proposes to demolish the northernmost building on the site and redevelop in the same location a 19,140-sf two-story building. The first story will be 7,825 sf and the second story will be 11, 315 sf, and cantilevered over the loading dock area. The required side setback is 20'and so the applicant will be utilizing MEAHOP to waive one side setback. The required contribution for this waiver is a per square foot contribution for the area of the building in the setback.

DRAFT



G. Staff Analysis:

Proposed Use: The use is an industrial use and is existing. The Applicant is simply improving and expanding the physical facility.

Zoning Regulations: The IL limited industrial district is intended to promote developments of low intensity commercial and industrial uses. All uses shall be of non-nuisance type and residential scale having low silhouette. This district is to provide employment near residential areas and the development standards are intended to be compatible with adjacent residential uses. In this case the subject property is completely surrounded with existing industrial uses so the proposed expansion will have no negative impact on residential uses.

Comprehensive Plan: The proposed project is consistent with the City's Comprehensive Plan and the future land use of Industrial.

Compatibility: The proposed development of this property is compatible with adjacent development. The immediate area is developed with industrial uses.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are available to the site. The applicant relocated the dumpster inside the building to improve the appearance of the site, as opposed to screening it. Staff is satisfied with that approach.

Landscaping: This site has existing landscape in place and is proposing to supplement it with additional trees, shrubs and groundcover plantings. This site is in the principal arterial overlay district however it was initially developed prior to the adoption of the overlay district. For this reason, staff has worked with the applicant to require new landscape in the spirit of the code, understanding that the developed nature of the site creates some limitations with regard to landscaping. We are satisfied with the proposed landscape plan.

The property has existing chain link fence visible from the roadway on Australian Avenue. This chain link fence (across the northern entrance on Australian Ave) would not be permitted if applied for today due to the principal arterial overlay district standards. This existing fence can stay but no new chain link fence will be permitted visible from Australian Avenue in accordance with the Principal Arterial Overlay District requirements in the land development code. This will be a condition of approval.

Parking/Traffic: Site access is proposed via several driveways. There is direct access to the loading docks. The parking is sufficient and the landscape design has been supplemented.

H. Recommendation:

Staff recommends approval Site Plan Application (SP-22-0001) from K-Enterprises, LLC to replace the existing corrugated metal warehouse building with a 19,140 square foot two-story building, with associated parking and landscaping, on property known as 1640 Australian Avenue, at the intersection with West 17th Street, and identified by parcel control number 56-43-42-32-19-003-0010, having a future land use designation of Industrial (IND) and a zoning designation of Light Industrial (IL), providing for an effective date, subject to the following conditions:

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

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

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

4. No new chain link fence shall be allowed on site adjacent to or visible from Australian Avenue in keeping with the principal arterial design standards.

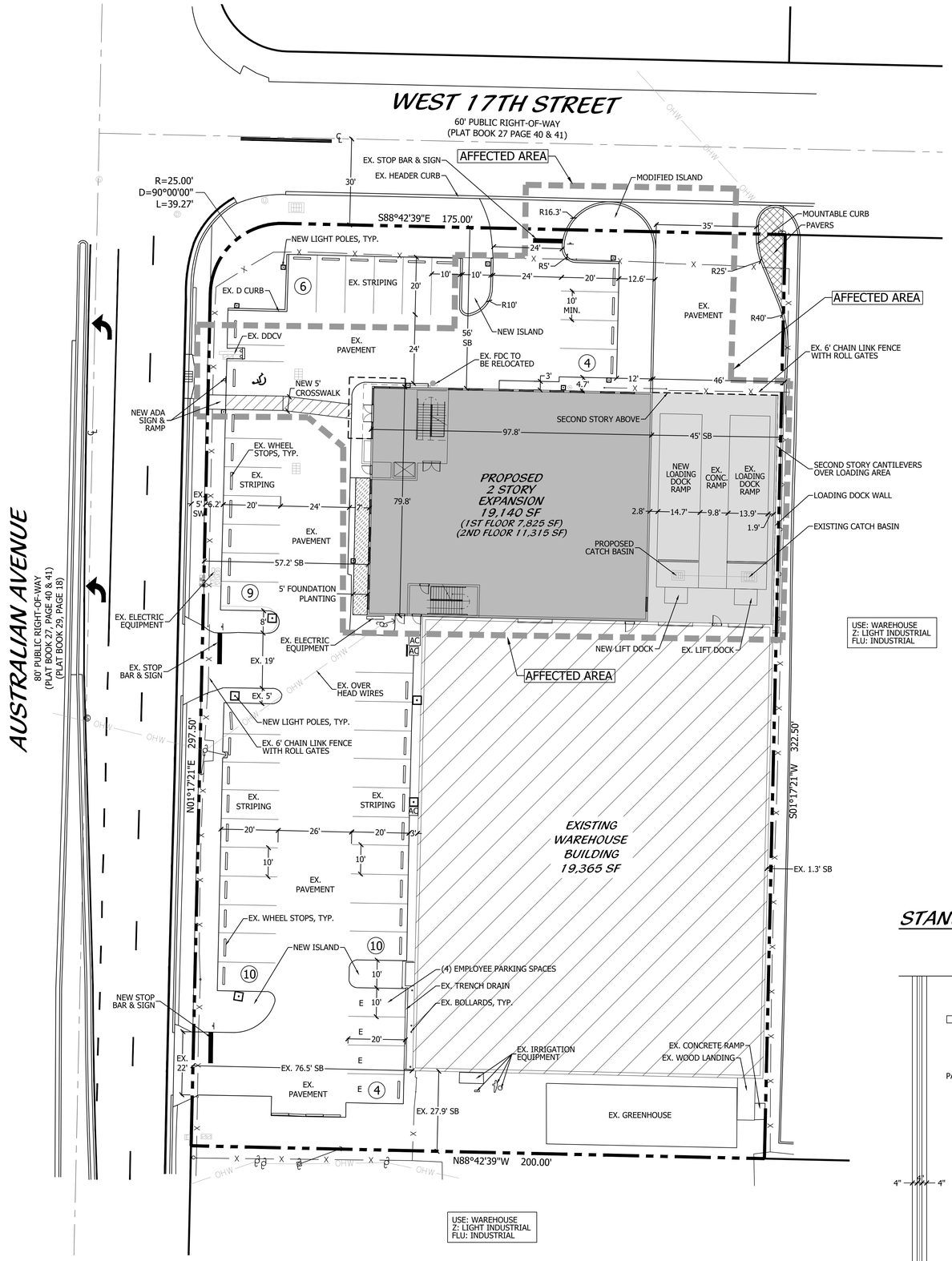
5. The Applicant shall remit the MEAHOP fee of $2,186.52 to the Development Services Department prior to issuance of Building Permit.

Location Map

Legal Description:

LOT 1, BLOCK "P", REPLAT OF PORTIONS OF BLOCKS "O" AND "P", REPLAT OF PLAT NO. 1, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 64,366 SQUARE FEET OR 1.478 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

"The Best Waterfront City in Which to Live, Work And Play."



LEGEND

	5' WIDTH FOUNDATION PLANTING
DDCV	DOUBLE DETECTOR CHECK VALVE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
MIN	MINIMUM
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDR'S.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

PROJECT TEAM

APPLICANT:
CHRIS KAH
K-RAIN MANUFACTURING CORPORATION
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL
561-844-1002

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561-747-6336

ENGINEER:
JEFF H. IRAVANI, INC
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561-575-6030

ARCHITECT:
TI ARCHITECTURE INC
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
561-860-2905

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561-392-1991

TRAFFIC:
KIMLEY-HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561-845-0665

PROPERTY DEVELOPMENT REGULATIONS

Table 3.D.1.A PROPERTY DEVELOPMENT REGULATIONS

	ZONING	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVERAGE	SETBACKS/SEPERATION			
		SIZE	FRONTAGE	DEPTH			FRONT (NORTH)	SIDE (EAST)	SIDE STREET (WEST)	REAR (SOUTH)
REQUIRED	IL	20,000 SF	100'	200'	1.15	MAX 45%	40'	15'	15'	20'
PROVIDED	IL	70,829 SF	297.5'	175'	0.43	43%	56'	1.3' *	56'	27.9'

* REQUESTING MEAHOP APPROVAL FOR SIDE SETBACK REDUCTION

SITE DATA

NAME OF PROJECT	K-RAIN
EXISTING LAND USE	IND (INDUSTRIAL)
EXISTING ZONING DISTRICT	IL (LIMITED INDUSTRIAL DISTRICT)
EXISTING USE	LIGHT MANUFACTURING
PROPOSED USE	RESEARCH & DEVELOPMENT, WAREHOUSE AND OFFICE.
SECTION 32, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56-43-42-32-19-003-0010
TAZ	136
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TOTAL SITE AREA	**70,828.56 SF**
	1.63 AC

BUILDING DATA

EXISTING BUILDING	**19,365**	**SF**
WAREHOUSE	19,365	SF
PROPOSED EXPANSION	**19,140**	**SF**
RESEARCH AND DEVELOPMENT	10,385	SF
OFFICE	1,620	SF
WAREHOUSE	2,873	SF
ANCILLARY	4,242	SF
TOTAL SQUARE FOOTAGE	**38,505**	**SF**
FAR	0.43	

PROPOSED SURFACE COVER

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	30,687	0.70	43.33%
VEHICULAR USE AREA	22,126	0.51	31.24%
SIDEWALK AREA	2,930	0.07	4.14%
TOTAL IMPERVIOUS AREA	**55,744**	**1.28**	**78.70%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE AND BUFFERS	15,085	0.35	21.30%
TOTAL PERVIOUS AREA	**15,085**	**0.35**	**21.30%**
TOTAL SITE AREA	**70,829**	**1.63**	**100.00%**

EXISTING SURFACE COVER

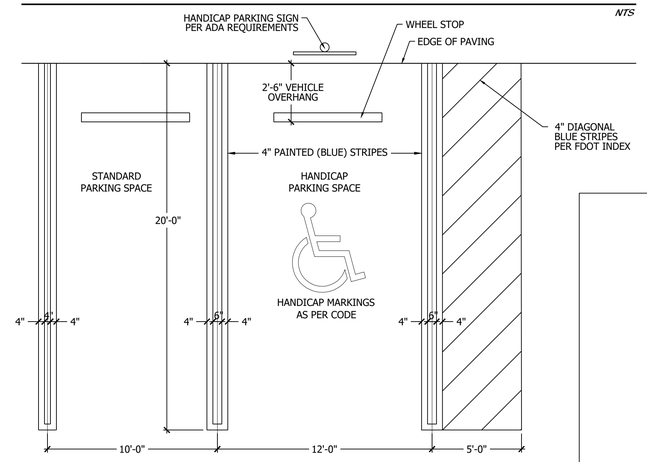
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	28,910	0.66	40.82%
VEHICULAR USE AREA	25,550	0.59	36.07%
SIDEWALK AREA	2,024	0.05	2.86%
TOTAL IMPERVIOUS AREA	**56,485**	**1.30**	**79.75%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE AND BUFFERS	14,344	0.33	20.25%
TOTAL PERVIOUS AREA	**14,344**	**0.33**	**20.25%**
TOTAL SITE AREA	**70,829**	**1.63**	**100.00%**

PARKING DATA

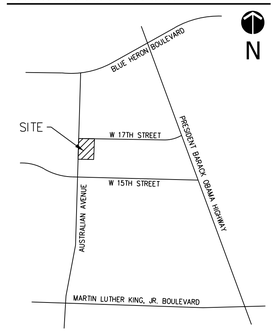
	REQ	PROV
RESEARCH & DEVELOPMENT (1/1000 SF)	10	10
OFFICE (1/300 SF)	5	5
WAREHOUSE (1/1000 SF)	22	23
ANCILLARY (1/1000 SF)	4	4
TOTAL	**42**	**43**
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1

STANDARD AND HANDICAP PARKING DETAIL

NTS



LOCATION MAP



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Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

K-RAIN
SITE PLAN
Riviera Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-0105
DATE	01-04-22
REVISIONS	03-22-22
	04-27-22

Scale: 1" = 20'
0' 10' 20' 40'

April 27, 2022 11:32:53 a.m.
Drawing: 21-0105 SP.DWG

SHEET 1 OF 1

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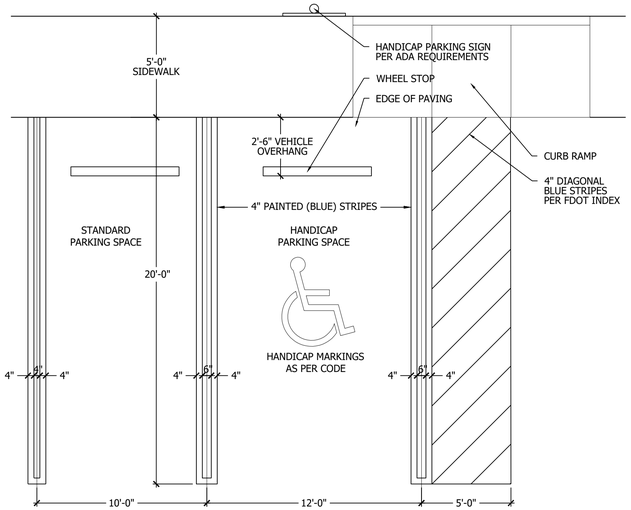
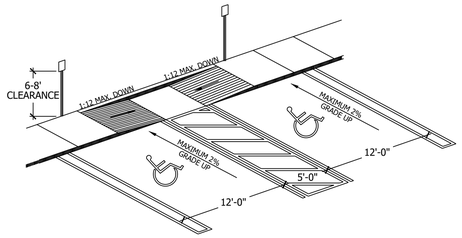
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

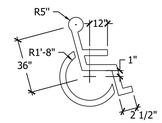
ADA SIGN DETAIL

NTS

COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

ADA SYMBOL DETAIL

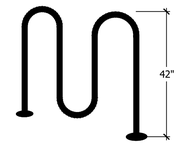
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

BIKE RACK DETAIL

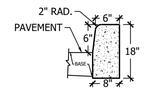
NTS



TYPE: MADRAX 3 LOOP HEAVY DUTY WINDER
COLOR: BLACK
FINISH: POWDER COAT

D CURB DETAIL

NTS



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K-RAIN
SITE DETAILS
Riviera Beach, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 21-0105
DATE 02-17-21
REVISIONS 03-22-22

March 22, 2022 4:28:53 p.m.
Drawing: 21-0105 SP.DWG

SHEET 2 OF 2

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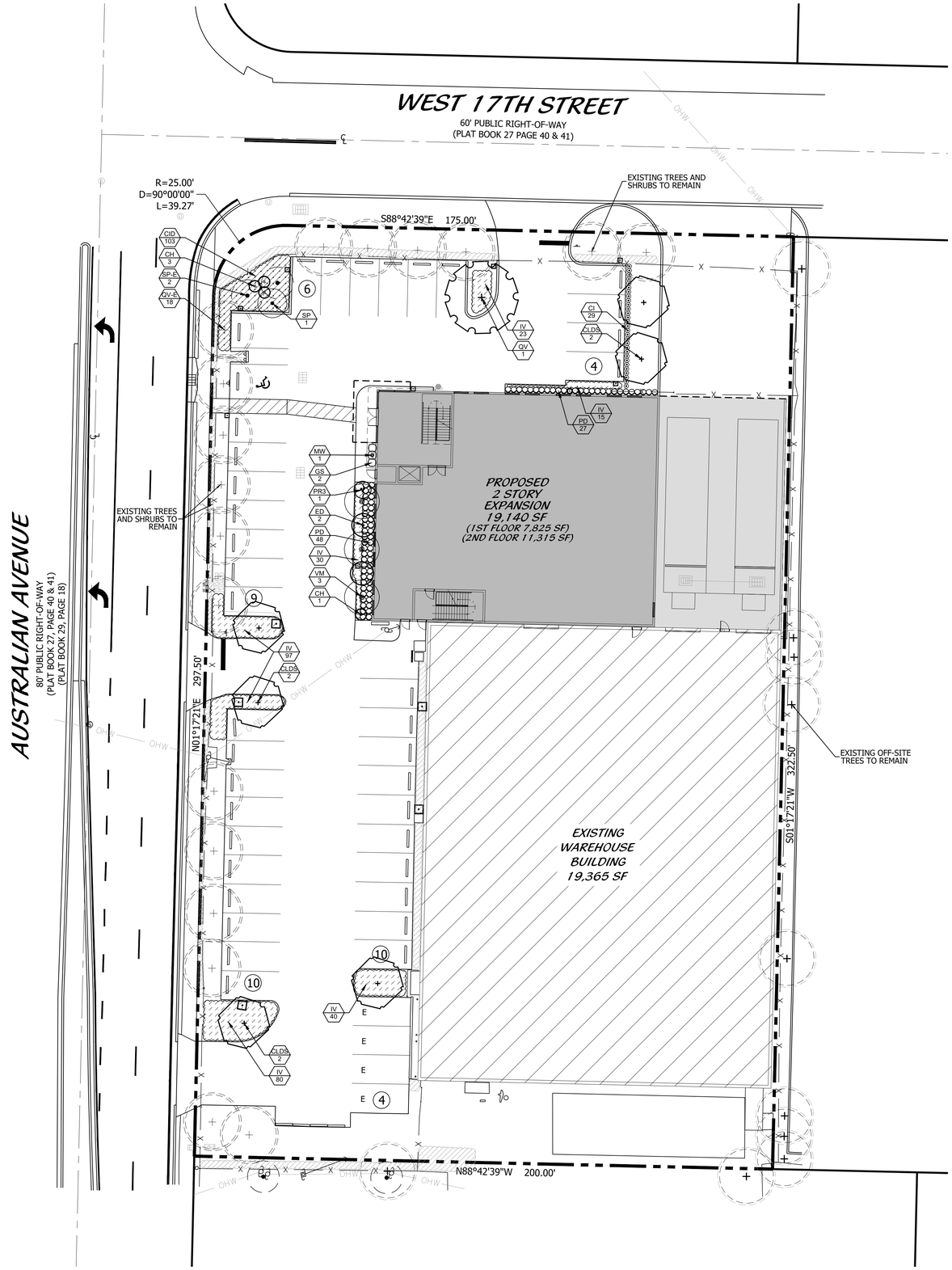


LANDSCAPE DATA

NAME OF PROJECT	K-RAIN
EXISTING LAND USE	IND (INDUSTRIAL)
EXISTING ZONING DISTRICT	IL (LIMITED INDUSTRIAL DISTRICT)
EXISTING USE	LIGHT MANUFACTURING
PROPOSED USE	PROFESSIONAL OFFICE AND WAREHOUSE
SECTION 32, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56434232190030010
TAZ	136
TOTAL SITE AREA	**70,828.56 SF**
	1.63 AC

SURFACE COVER

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	27,141	0.62	38.32%
VEHICULAR USE AREA	25,178	0.58	35.55%
SIDEWALK AREA	2,684	0.06	3.79%
TOTAL IMPERVIOUS AREA	**55,004**	**1.26**	**77.66%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE AND BUFFERS	15,825	0.36	22.34%
TOTAL PERVIOUS AREA	**15,825**	**0.36**	**22.34%**
TOTAL SITE AREA	**70,829**	**1.63**	**100.00%**

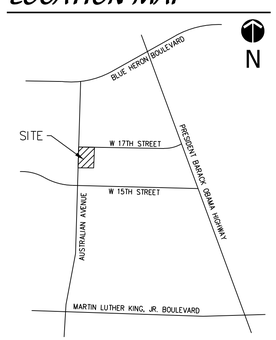
PERIMETER LANDSCAPE

	LENGTH	**REQ**	**PROV**
NORTH (1 TREE PER 20')	120.9'	6	6
WEST (1 TREE PER 20')	238.5'	12	12

FOUNDATION PLANTING

BUILDING ADDITION - WEST FAÇADE	**LENGTH**	**REQ**	**PROV**
LENGTH OF FOUNDATION (40% REQ)	79.8	32	48
S.F. OF PLANTING (5' WIDTH)		160	318
BUILDING ADDITION - NORTH FAÇADE	**LENGTH**	**REQ**	**PROV**
LENGTH OF FOUNDATION (40% REQ)	98.7	39	39
S.F. OF PLANTING (3' WIDTH)		118	151

LOCATION MAP



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K-RAIN
LANDSCAPE PLAN
Riviera Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-0105
DATE	07-28-21
REVISIONS	03-22-21

Scale: 1" = 20'
0' 10' 20' 40'

March 22, 2022 4:27:21 p.m.
Drawing: 21-0105 LP.DWG

SHEET 1 OF 1

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF CITY OF RIVIERA BEACH LAND DEVELOPMENT REGULATIONS. THE CITY OF RIVIERA BEACH LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF CITY OF RIVIERA BEACH, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF RIVIERA BEACH CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

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

4. PLANTING GROUND COVER

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

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

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

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

LANDSCAPE WARRENTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

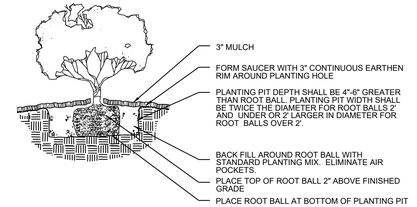
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CLDS	6	CLUSIA GUTTIFERA	CLUSIA TREE	65 GAL	2" CAL	12`-14` O.A.	N	FULL CANOPY
ED	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL	1.5" CAL	14` HT X 4` SPRD	N	FULL & THICK TO BASE
QV	1	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2" CAL.	12` HT. x 6` SPD.	Y	FULL CANOPY
QV-E	18	QUERCUS VIRGINIANA	EXISTING LIVE OAK	EXISTING	EXISTING	24`-26` O.A.	Y	EXISTING ON SITE

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	4	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	45 GAL	N.A.	4`-5` O.A.	N	MULTI TRUNK, FULL CANOPY
PR3	1	PHOENIX ROEBELINII	PYGMY DATE PALM	FIELD GROWN	N.A.	6` OA, MULTI TRUNK	N	FULL SPECIMEN, TRIPLE STEM
SP-E	2	SABAL PALMETTO	EXISTING SABAL PALM	EXISTING	EXISTING	24`-26` O.A.	Y	EXISTING ON SITE
SP	1	SABAL PALMETTO	SABAL PALM	FIELD GROWN	NA	18`-20` O.A.	Y	SLICK, STRAIGHT TRUNKS
VM	3	VEITCHIA ARECINA	MONTGOMERY PALM	N.A.	N.A.	22` O.A.	N	FULL CANOPY, MATCHED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI	29	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL	1.5` X 1.5`	2` O.C.	Y	FULL & THICK
GS	2	GARCINIA SPICATA	GARCINIA	15 GAL	3.5` O.A.	A.S.	N	FULL & THICK, MATCHED
MW	1	MANDEVILLA 'WHITE'	WHITE MANDEVILLA	15 GAL	3.5` O.A.	A.S.	N	FULL & THICK
PD	75	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	7 GAL	2` X 2`	2` O.C.	N	FULL & THICK

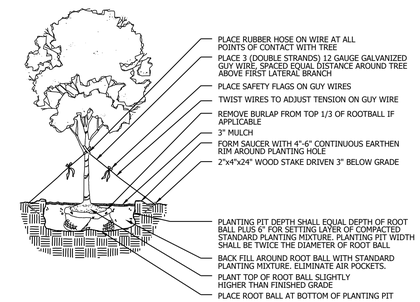
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	103	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	1.5` X 1.5`	2` O.C.	Y	FULL & THICK, NOT STRETCHED
IV	285	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` X 1.5`	2` O.C.	Y	FULL & THICK

PLANTING DETAILS



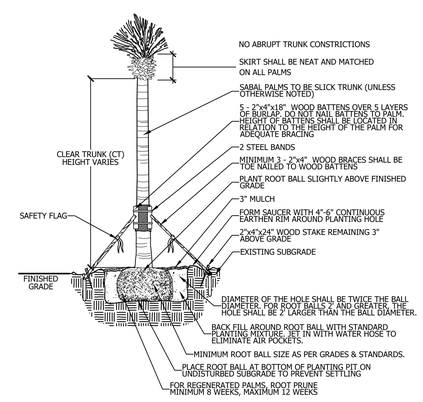
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

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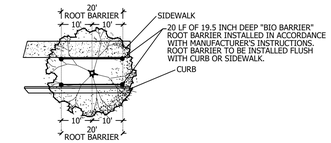
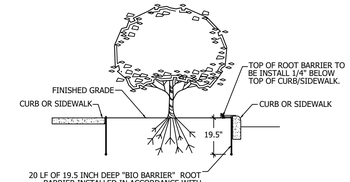


ROOT BARRIER DETAIL

PLAN VIEW

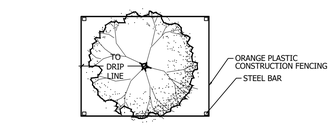
NTS



ROOT BARRIER DETAIL

SECTION VIEW

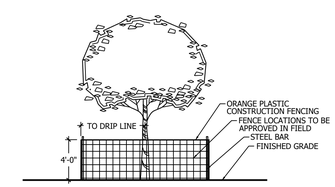
NTS



TREE PROTECTION DETAIL

PLAN VIEW

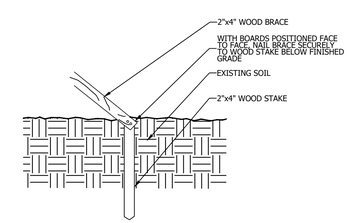
NTS



TREE PROTECTION DETAIL

SECTION VIEW

NTS



WOOD STAKING DETAIL

NTS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

K-RAIN

LANDSCAPE DETAILS

Riviera Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-0105
DATE	07-28-21
REVISIONS	03-22-21

March 22, 2022 4:27:21 p.m.
Drawing: 21-0105 LP.DWG

SHEET 2 OF 2

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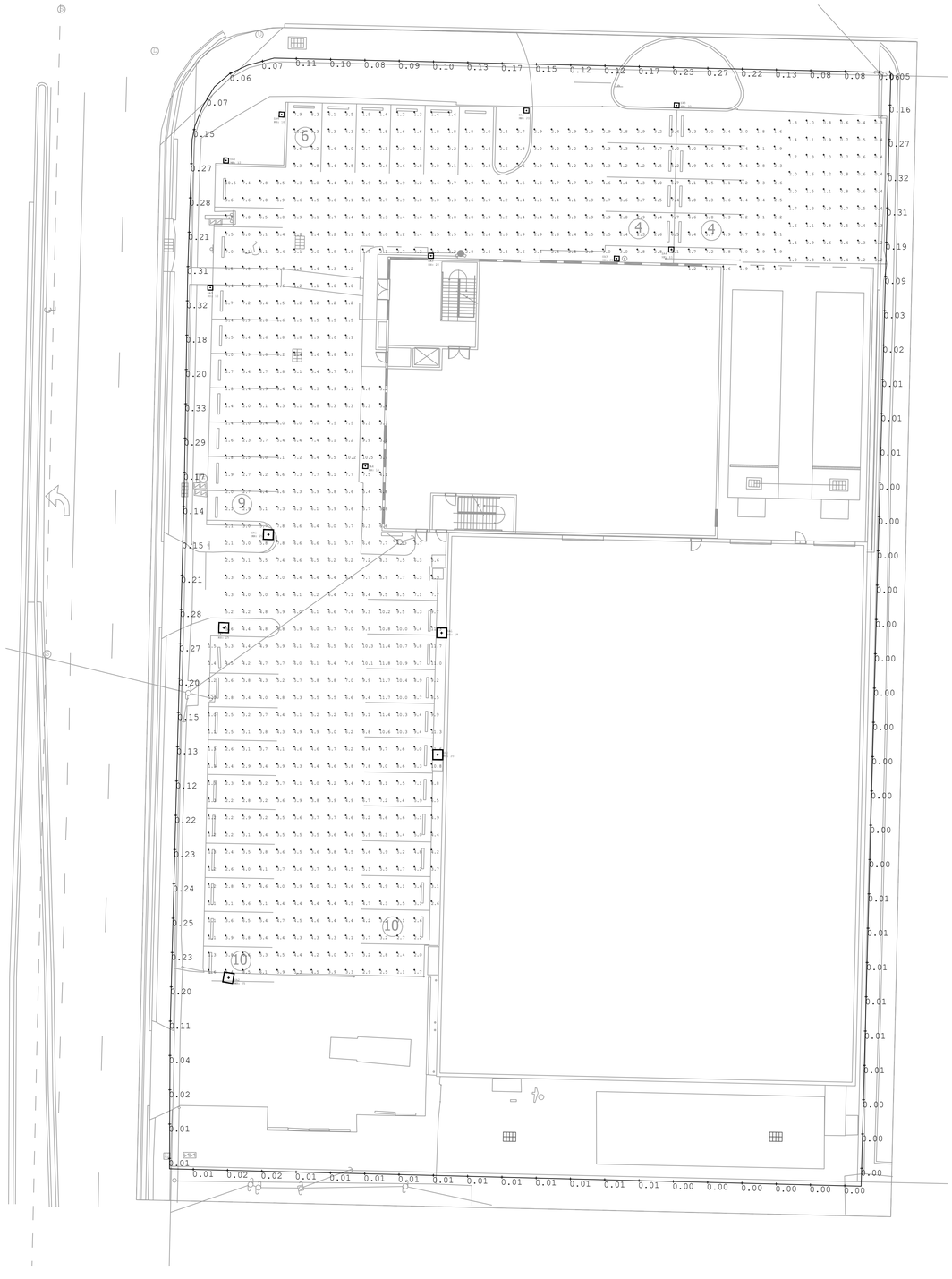


1 PHOTOMETRICS PLAN

SCALE: 1/16" = 1'-0"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag
	4	GALN-SA3B-750-U-SL2-HSS_13902	SINGLE	N.A.	1.000	GALN-SA3B-750-U-SL2-HSS	SA1
	1	GALN-SA3B-750-U-SLL-HSS_12199	SINGLE	N.A.	1.000	GALN-SA3B-750-U-SLL-HSS	SA2
	5	GALN-SA1B-750-U-SL2-HSS_4712	SINGLE	N.A.	1.000	GALN-SA1B-750-U-SL2-HSS	SA3
	4	GALN-SA1B-750-U-SLL-HSS_4135	SINGLE	N.A.	1.000	GALN-SA1B-750-U-SLL-HSS	SA4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	4.63	11.8	1.0	4.63	11.80
Prop Line	Illuminance	Fc	0.10	0.33	0.00	N.A.	N.A.
Truck Load Area	Illuminance	Fc	0.84	2.0	0.2	4.20	10.00

RGD
CONSULTING ENGINEERS

JUPITER | ORLANDO
561-743-0165 | 407-845-6630
WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458

DAVIS A. FITZGERALD
LICENSE
No. 82057
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Davis Fitzgerald
DN: CN=Davis Fitzgerald, C=US, email=dfitzgerald@rgdengineers.com, O=Florida, OU=
Contact Info: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS A. FITZGERALD. ON THE DATE SHOWN AND UNL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
Date: 2022.01.06 14:23:17-05'00'

DATE 1.5.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
1640 AUSTRALIAN AVE
RIVIERA BEACH,FL 33404

PROJECT NAME:
K-RAIN SITE
PHOTOMETRICS

DATE: 01/06/2022

RGD PROJ. NO: 21-1274

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:

PHOTOMETRICS PLAN

SHEET NO. E0.1

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purposes which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Allvisible™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

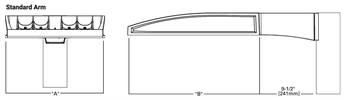
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
1. Refer to https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DA Certified for 3000K CCT and warmer only.

McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

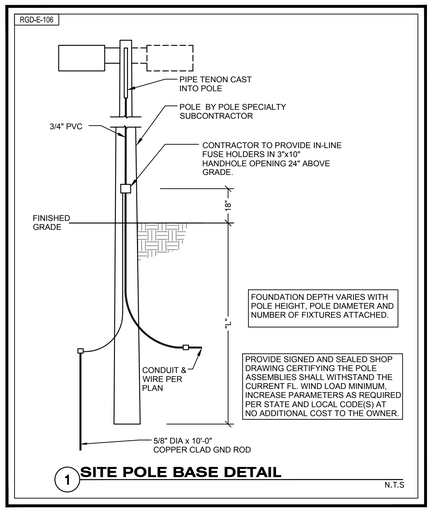
Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II **SLA**=Small Galleon II **AA**=American Art Complaint **TAA-GALN**=Galleon II Trade Agreements Act Compliant [P]	**SA1**=1 Square **SA2**=2 Square **SA3**=3 Square **SA4**=4 Square **SA5**=5 Square **SA6**=6 Square **SA7**=7 Square **SA8**=8 Square **SA9**=9 Square	**A**=600mA **B**=700mA **C**=1000mA **D**=1200mA [4,11]	**722**=703CRI, 2200K **727**=703CRI, 2700K **730**=703CRI, 3000K **735**=703CRI, 3500K **740**=703CRI, 4000K **750**=703CRI, 5000K **760**=703CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [10, 11]	**U**=120-277V **H**=347-480V [5, 6] **V**=277V **2**=208V **3**=240V **4**=480V **6**=347V [5, 6] **DV**=277V-480V DuraVolt Drivers [6, 10, 12]	**T2**=Type 2 **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5WQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Wide Medium **SLZ**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **BW**=Rectangular Wide Type II **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Quick Mount Adapter with Quick Mount Adapter **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [7] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Uplevel Arm	**AP**=Grey **DP**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RAL9X**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [13]
DIM=External 0-10V Dimming Leads [8] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **SKR**=SKRV UL 1449 Rated surge protective device [9] **HA**=-40°C Ambient **HA**=50°C High Ambient **HSS**=Installed House Side Shield [10] **GRS**=Glare Reducing Shield, Black [10] **GRSW**=Glare Reducing Shield, White [10] **LCP**=Light Square Trim Painted to Match Housing [10] **TR**=Tool-less Door Hardware [10] **CC**=Coastal Construction finish [1] **SPD**=Surge Protection 10kA [9] **RPO**=Optics Rotated 90° Right **AH0145**=After Hours Dim, 5 Hours [10] **AH0245**=After Hours Dim, 6 Hours [10] **AH0255**=After Hours Dim, 7 Hours [10] **AH0355**=After Hours Dim, 9 Hours [10] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [1] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [10] **SPM3**=Dimming Motion Sensor, 9'-20' mounting [10] **SPM3W**=Dimming Motion Sensor, 9'-20' mounting [10] **SPM3LN**=Dimming Motion Sensor, limited square count, 9'-20' mounting [10] **SPM4/W**=Dimming Motion Sensor, limited square count, 21'-40' mounting [10] **ZW**=WaveLinx Module and 4-PIN Receptacle [10] **ZS**=WaveLinx Module with DALI driver and 4-PIN Receptacle [10] **ZW-SMPD3X**=WaveLinx Sensor Only, 9'-20' [10, 14, 15] **ZW-SMPD3XR**=WaveLinx Sensor Only, 9'-20' [10, 14, 15] **ZW-WOSX3**=WaveLinx Sensor with Bluetooth, 9'-20' [10, 14, 15] **ZW-WOFX3**=WaveLinx Sensor with Bluetooth, 15-40ft [10, 14, 15] **ZS-SMPD4XX**=WaveLinx Sensor Only, 21'-40' [10, 14, 15] **ZS-SMPD4XXR**=WaveLinx Sensor Only, 21'-40' [10, 14, 15] **ZS-WOSX4**=WaveLinx Sensor with Bluetooth, 21'-40' [10, 14, 15] **ZS-WOFX4**=WaveLinx Sensor with Bluetooth, 15-40ft [10, 14, 15] **DMHS-MEDIUM-LP**=Synapse Occupancy Sensor (9'-20' Mounting) [16] **DMHS-MEDIUM-LHP**=Synapse Occupancy Sensor (21'-40' Mounting) [16]	**GA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **GA/RA1027**=NEMA Photocontrol - 480V **GA/RA1201**=NEMA Photocontrol - 347V **GA/RA1214**=Photocontrol Shorting Cap **GA/RA1227**=Photocontrol **MA1232**=1kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 3-3/8" O.D. Tenon **MA1037-XX**=(2)180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=(3)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1198-XX**=(4)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1199-XX**=(2)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=(3)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=(3)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=(2)180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=(3)120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=(4)90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=(2)90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=(3)90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1196-XX**=(4)90° Tenon Adapter for 3-1/2" O.D. Tenon **LSHSD**=Field Installed House Side Shield [10] **LS/GRSBK**=Glare Reducing Shield, Black [10] **LS/GRSWH**=Glare Reducing Shield, White [10] **LS/PPB**=Perimeter Shield, Black [10] **WDLC-TR-10A**=WaveLinx Outdoor Control Module [10, 18] **WGA-XX**=WaveLinx Wireless Sensor, 7'-15' Mounting Height [10, 19, 14, 15] **WGK-XX**=WaveLinx Wireless Sensor, 15'-40' Mounting Height [10, 19, 14, 15]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP0138D10N for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Not available in conjunction with safety glass; safety glass tested to meet 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TR option.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. Not available in 208V or 277V configurations with Coastal Construction (CC) option.
6. Not available with voltage options 6, 3 or V.
7. Requires the use of an internal drop down transformer when combined with sensor options. Not available with sensor at 40' mounting height. Contact factory for more information. Not available with SPD option.
8. Adjustable Slipfitter arm limited to vertical 2" tenon. For mounting to 3-1/8" O.D. tenons, order accessory SMA238.
9. One required for each Light Square.
10. Not available with DM or DALI or 480V. Not available with WaveLinx or Enlighted sensors, or 208V surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, B2 or BK.)
13. Order accessories separately. Not all options are compatible. Order WAC-PKE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZS receptacle.
15. Not available in Amber, 80CRI, or wildlife and observatory use. Choose drive current 4, supplied at 350mA drive current only. Exact luminaire wattage available in IES files. Available with SM3, SM4Q, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with SM3, SM4Q, SM5 or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Not available in conjunction with any other ZW available fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWS, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with SM3, SM4Q, SM5 or RW optics or HSS option.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB; referencing the "SPB7X Availability Table" on the controls page.
26. Not available with 208V or 277V options.
27. Only product configurations with these designed prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DESIGNLIGHTS PREFERENCES website for more information.
28. Not available in conjunction with any other control option except SPB or WaveLinx Outdoor Control Module.
29. For BAA or TAA requirements, accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
30. Surge protection does not protect luminaire from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.nedm.com/support for more information.
31. 480V not to be used with ungrounded or impedance-grounded systems.
32. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**B**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint **R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking



1 **SITE POLE BASE DETAIL**

N.T.S

RGD CONSULTING ENGINEERS

JUPITER | ORLANDO
561-743-0165 | 407-845-6630
WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458

DATE 1.5.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
1640 AUSTRALIAN AVE
RIVIERA BEACH,FL 33404

PROJECT NAME:
K-RAIN SITE
PHOTOMETRICS

DATE: 01/06/2022

RGD PROJ. NO: 21-1274

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:

PHOTOMETRIC DETAILS

SHEET NO. E1.2

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purpose which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.

K
RAIN
1640
K
RAIN

SIDE ELEVATION (NORTH)

3/16" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	SYNTHETIC PLASTER FINISH	SMOOTH FINISH - INTEGRAL COLOR
2	ALUMINUM SUN-SHADE LOUVER	PRE-FINISHED DARK GRAY
3	ALUMINUM PREFABRICATED CANOPY	PRE-FINISHED DARK GRAY
4	TILT PANEL SCORE LINE / JOINTS	PAINT
5	METAL	PRE-FINISH
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	ALUM & GLASS STOREFRONT	BLK ALUM. FRAME / GLASS - GRAY TINT
A	PAINT	SW7005 PURE WHITE

FRONT ELEVATION (WEST)

3/16" = 1'-0"

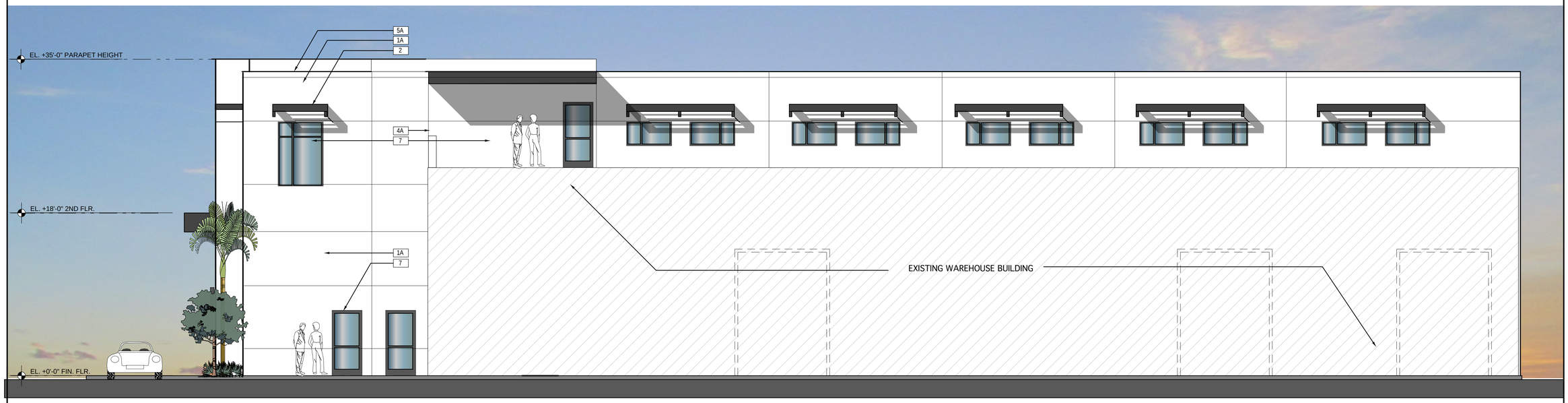
1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725

HAROLD TUTTLE
AR #0015395

OFFICE / RESEARCH FACILITY for: K-RAIN INC.
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	6/1/21
Scale	AS NOTED
Drawn	HT
Job	2021-36
Sheet	A3.01
Of	X/X Sheets

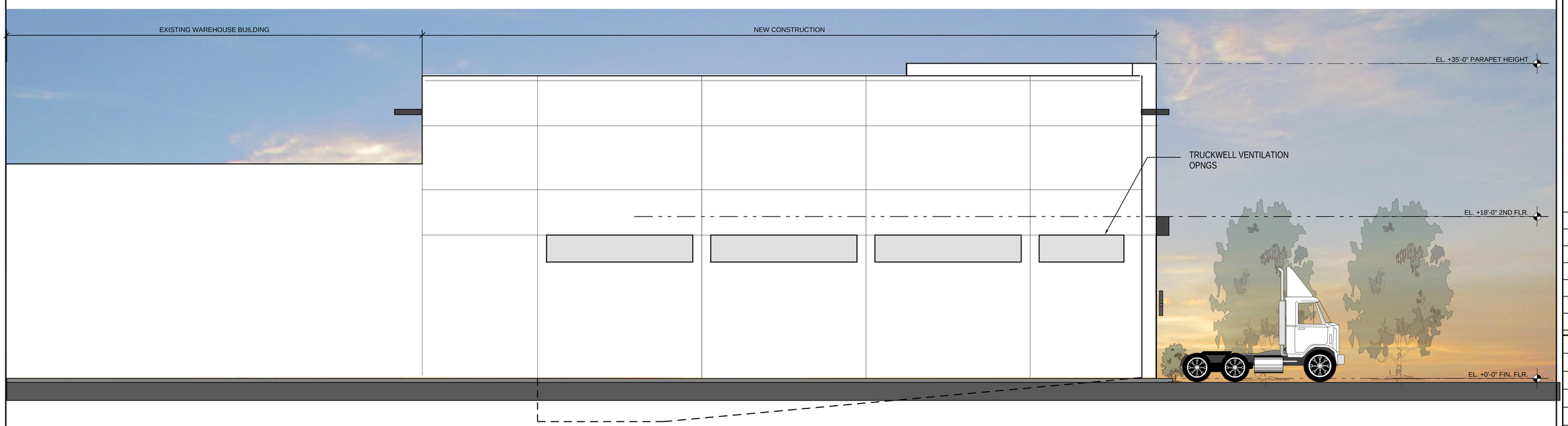


SIDE ELEVATION (SOUTH)

3/16" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	SYNTHETIC PLASTER FINISH	SMOOTH FINISH - INTEGRAL COLOR
2	ALUMINUM SUN-SHADE LOUVER	PRE-FINISHED DARK GRAY
3	ALUMINUM PREFABRICATED CANOPY	PRE-FINISHED DARK GRAY
4	TILT PANEL SCORE LINE / JOINTS	PAINT
5	METAL	PRE-FINISH
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	ALUM & GLASS STOREFRONT	BLK ALUM. FRAME / GLASS - GRAY TINT
A	PAINT	SW7005 PURE WHITE



REAR ELEVATION (EAST)

3/16" = 1'-0"

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725

HAROLD TUTTLE
AR #0015395

OFFICE / RESEARCH FACILITY for: K-RAIN INC.
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	6/1/21
Scale	AS NOTED
Drawn	HT
Job	2021-36
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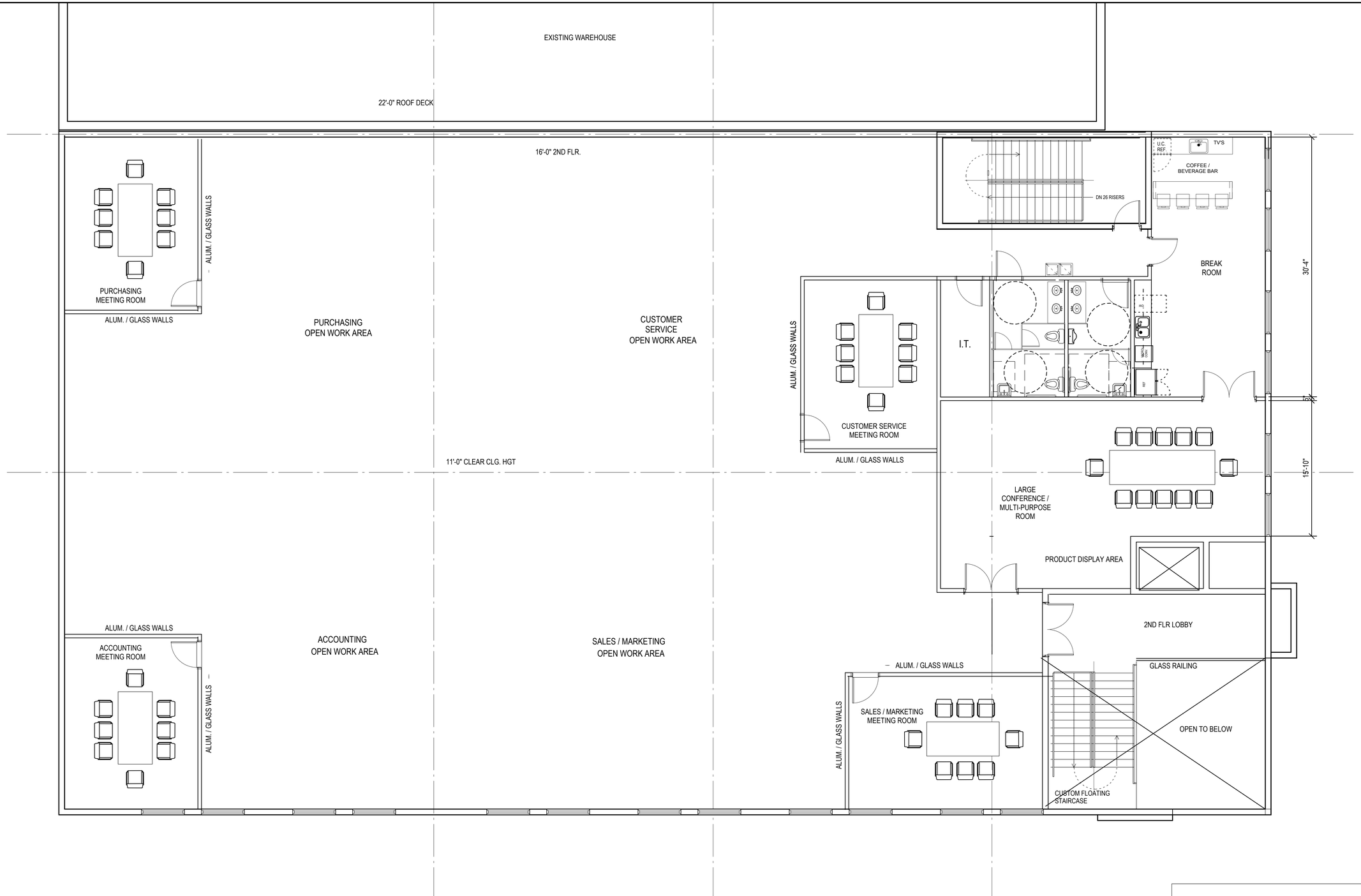
Of	X/X Sheets



2ND FLOOR PLAN

3/16" = 1'-0"

AREA BREAK DOWN - 2ND FLOOR

SPACE	AREA
R & D	8.333 S.F.
ANCILLARY	2,982 S.F.
TOTAL	11,315 S.F.

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2805
AA #26001725
ARCHITECTURE, INC.

HAROLD TUTTLE
AR #0015395

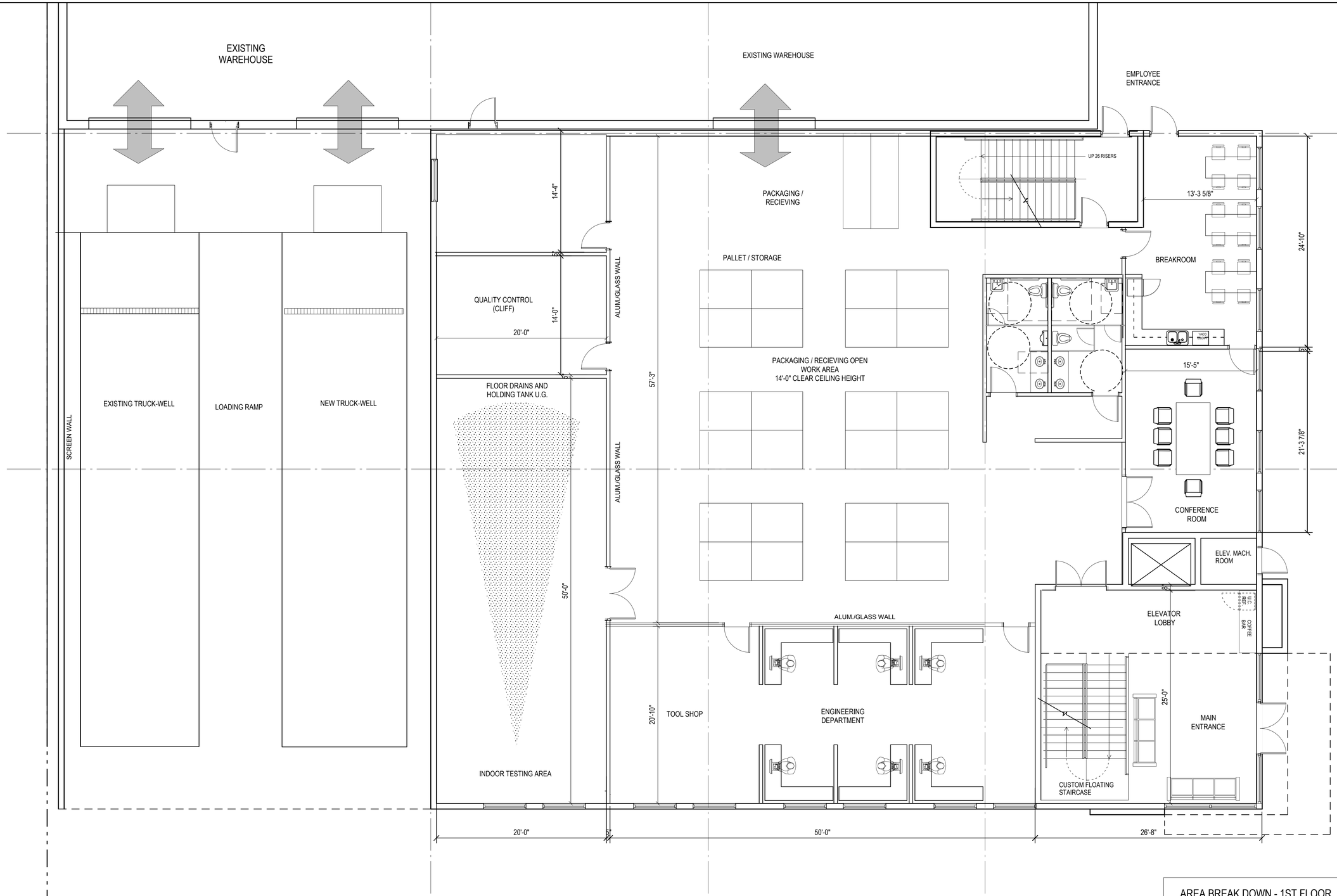
Digitally signed by Harold Tuttle
Date: 2022.01.06 '15:00:04 -05'00

K RAIN

OFFICE / RESEARCH FACILITY for: K-RAIN INC.
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	5/22/21
Scale	AS NOTED
Drawn	HT
Job	2021-36
Sheet	A2.02
Of	X/X Sheets



1ST FLOOR PLAN

3/16" = 1'-0"

AREA BREAK DOWN - 1ST FLOOR

SPACE	AREA
OFFICE	1,620 S.F.
WAREHOUSE	2,873 S.F.
R & D	2,052 S.F.
ANCILLARY	1,280 S.F.
TOTAL	7,825 S.F.

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2805
AA #26001725
ARCHITECTURE, INC.

HAROLD TUTTLE
AR #0015395

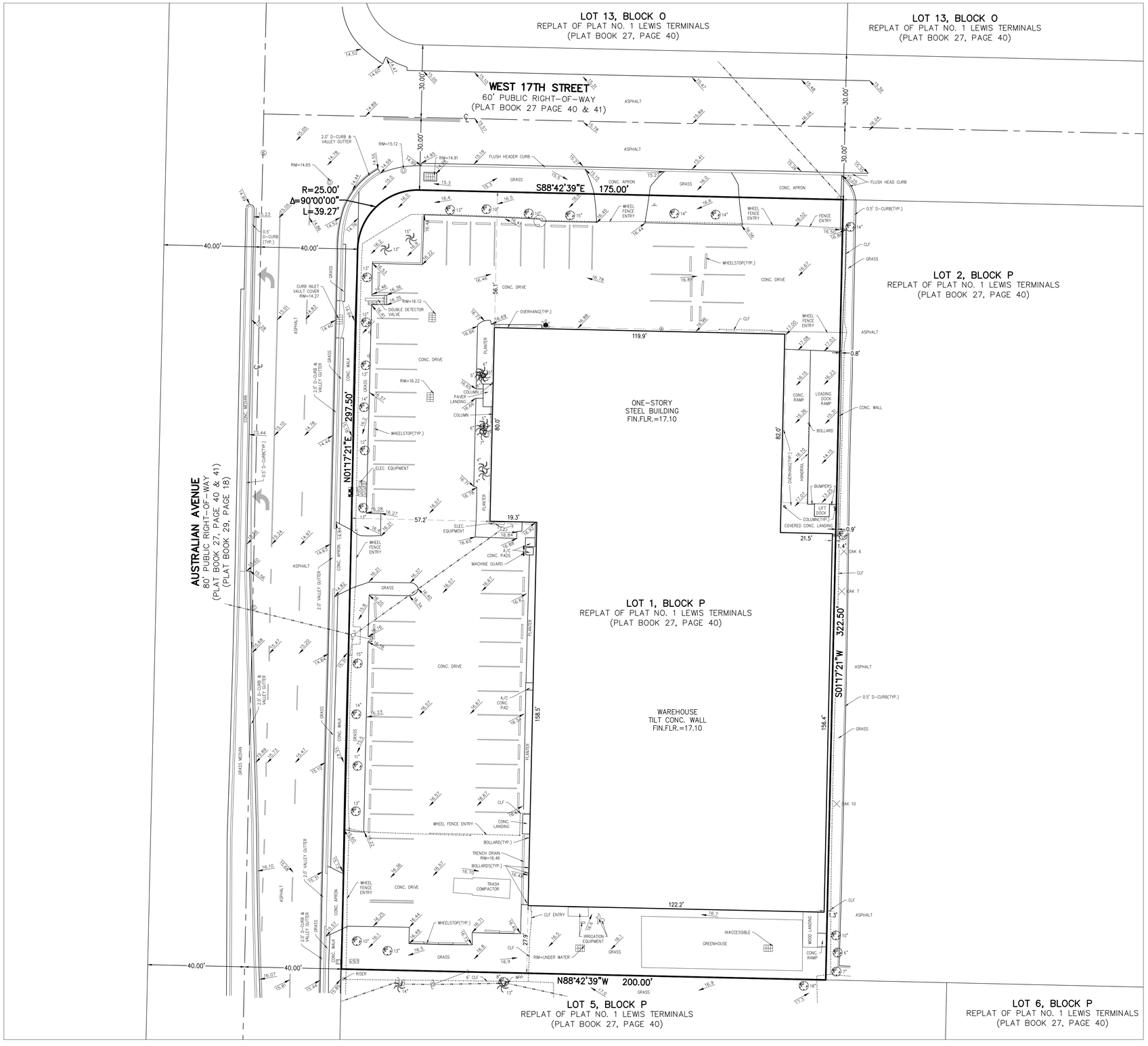
Digitally signed by Harold Tuttle
Date: 2022.01.06 '15:00:20 -05'00

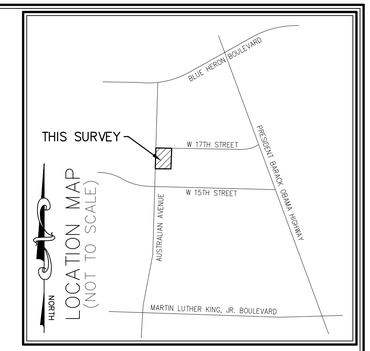
K RAIN

OFFICE / RESEARCH FACILITY for: K-RAIN INC.
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL.

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	5/22/21
Scale	AS NOTED
Drawn	HT
Job	2021-36
Sheet	A2.01
Of	X/X Sheets





LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
POS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – 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)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. **LANDS SHOWN HEREON WERE ABSTRACTED BY _____TITLE INSURANCE COMPANY, FILE NUMBER : _____, EFFECTIVE DATE: _____ SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.**
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°27'01"E ALONG SOUTH LINE OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS. BEARINGS ANNOTATED WITH (PLAT) REFER TO RECORD PLAT BEARINGS. THE ROTATION FROM GRID TO RECORD PLAT BEARINGS IS COUNTERCLOCKWISE 1°35'14".
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X" (UNSHADED); COMMUNITY PANEL NO. 125142 0389 F; DATE: OCTOBER 5, 2017.
10. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING BENCHMARK "CATERS". ELEVATION = 14.291' NAVD88

DESCRIPTION

LOT 1, BLOCK "P", REPLAT OF PORTIONS OF BLOCKS "O" AND "P", REPLATE OF PLAT NO. 1, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 64,366 SQUARE FEET OR 1.478 ACRES, MORE OR LESS.

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

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 1, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY

FILE NAME 9231 SUR.dwg

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

1640 AUSTRALIAN AVENUE
LOT 1 BLOCK P
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	2/1/2021
DRAWN BY	EJS
F.B./ PG.	N/A
SCALE	1'=20"

David Lindley

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 9231
SHT.NO. 1
OF 1 SHEETS

This is not a certified copy

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss.
This Plat was filed for record at 4:58 P.M.
this 22nd day of Sept.
19 61 and duly recorded in Plat Book No.
27 on pages 39 thru 41
J. ALEX ARNETTE, Clerk Circuit Court
By Bertha M. Dickson D. C.

REPLAT OF PLAT NO. I
LEWIS TERMINALS
RIVIERA BEACH, FLORIDA
IN SECTIONS 28, 29, 32 & 33, TWP. 42 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. I

Being a Replat of Plat No. I, Lewis Terminals as recorded in Plat Book 25, pages 63, 64 & 65, Public Records of Palm Beach County, Florida.

STATE OF ILLINOIS
COUNTY OF COOK ss

KNOW ALL MEN BY THE PRESENTS, that LEWIS TERMINALS, INC., a Corporation organized under the laws of the State of Illinois, and duly authorized to transact business in the State of Florida, the owner of the tract of land lying and being in Sections 28, 29, 32 and 33, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as REPLAT OF PLAT NO. I, LEWIS TERMINALS and more particularly described as follows, to wit:

All of Plat No. I, Lewis Terminals, Riviera Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 25, Pages 63, 64 and 65.

LESS Parcels marked "NOT INCLUDED".

has caused the same to be surveyed and replatted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Boulevard, Highway, Avenues and Streets shown hereon, and the use of the easements for the construction and maintenance of Public Utilities and/or drainage purposes, but retaining unto itself, its successors, assigns or legal representatives, the Railroad Right-of-Ways and Tracts A-1, A-2, A-3, A-4, A-5 and A-6 as shown on the attached plats.

AND FURTHERMORE, the said Corporation does hereby grant to the perpetual use of the public, an easement in, over and across said Tracts A-1 to A-6, inclusive, for Road purposes, said easements and the use thereof by the public being always subject to and consistent with the reserved prior right of the owner, or owners, from time to time of said Railroad Right-of-Ways or any licensee of such owner, or owners, to use said Tracts A-1 to A-6, inclusive, for rail and railroad purposes.

AND IN ADDITION, the said Corporation does hereby dedicate to the perpetual use of the public, for drainage purposes, Tract "Z" and "Z-1" as shown on Sheet No. 3

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5th day of September, A.D. 1961.

LEWIS TERMINALS, INC.

Attest: Charles G. Dalton, Secretary — By: [signature], President

STATE OF ILLINOIS
COUNTY OF COOK ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, HAROLD C. BULL and CHARLES G. DALTON, President and Secretary, respectively, of LEWIS TERMINALS, INC., a Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of its Board of Directors, for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at Chicago, County of Cook and State of Illinois, this 5th day of September, A.D. 1961.

Noelle M. Kilcoyne
Notary Public

My Commission expires: July 26, 1963

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

Harry B. Groveburg
Registered Land Surveyor
Florida Certificate No. 831

Subscribed and sworn to before me this 30th day of August, A.D. 1961.

John J. Flowers
Notary Public

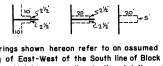
My Commission expires: August 7, 1965

NOTE

Block Corners are rounded with a 25 ft radius curve, unless otherwise shown.

Easements are for Public Utilities, unless otherwise noted.

5' x 20' Anchor Easements (A.E.)



All Bearings shown hereon refer to an assumed bearing of East-West of the South line of Block 3, Monroe Heights, according to the plat thereof recorded in Plat Book 11, Page 68.

Approved: 8-31-, A.D. 1961
City of Riviera Beach, Florida
By: [signature], Mayor

Approved: September 22, A.D. 1961
Board of County Commissioners
By: [signature], Chairman
By: [signature], County Engineer

HC-66

BROCKWAY, WEBER & BROCKWAY
ENGINEERS, INCORPORATED
WEST PALM BEACH, FLORIDA

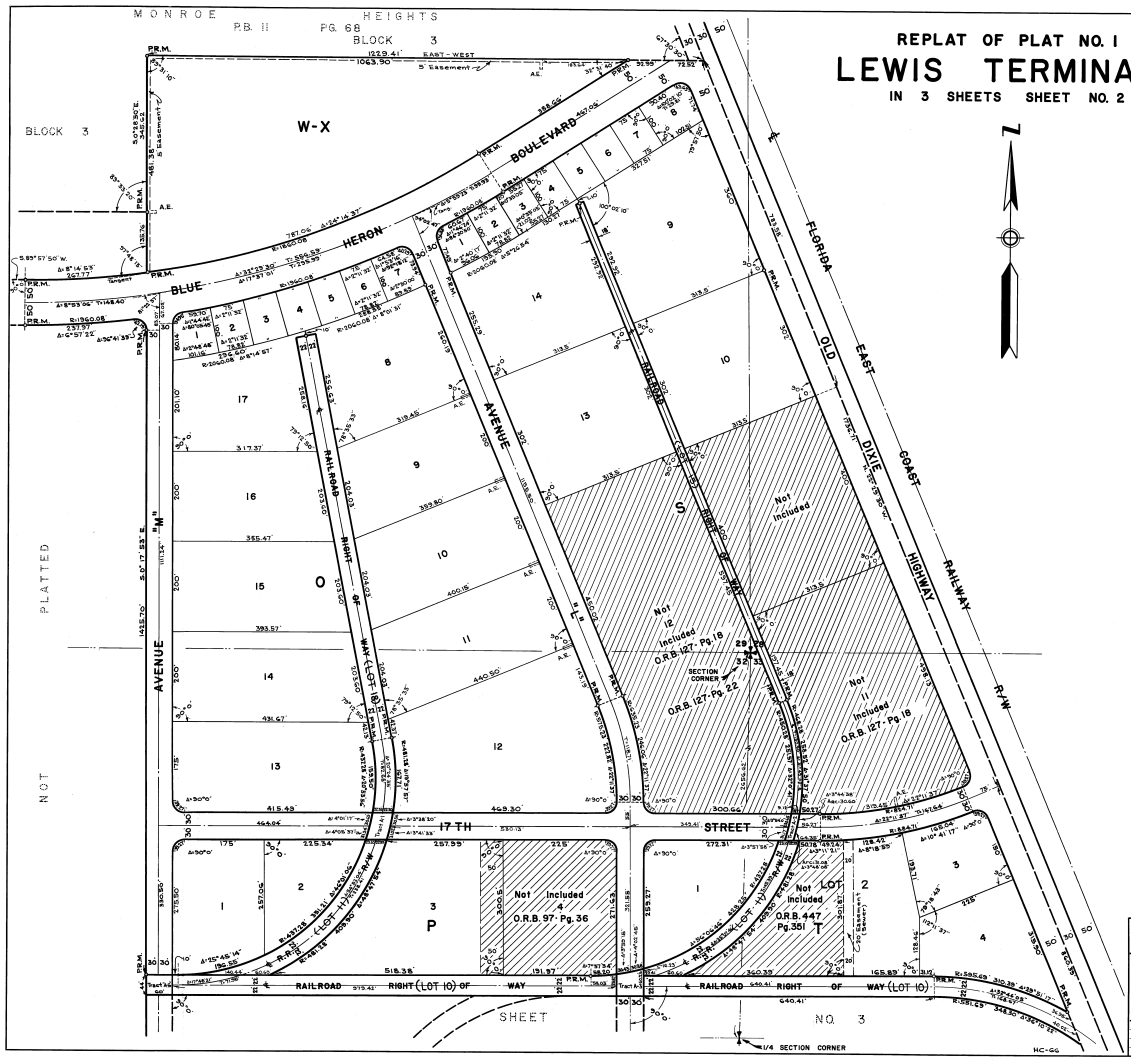
REPLAT OF PLAT NO. I
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. I

FIELD:		SCALE: 1" = 100'	Dwg. No.
OFFICE:	J.J.F.		
DR. BY:	M.G.B.	DATE: JULY 1961	Job No. 61-310
BK.			

This is not a certified copy

REPLAT OF PLAT NO. 1
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 2

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss.
This Plat was filed for record at.....M.
this.....day of.....
19 ...., and duly recorded in Plat Book No.
.....on page.....
J. ALEX ARNETTE, Clerk Circuit Court
By.....D. C.



NOTE

Block Corners are rounded with a 25 ft. radius curve, unless otherwise shown.

Easements are for Public Utilities, unless otherwise noted.

5'x20' Anchor Easements (A.E.)

BROCKWAY, WEBER & BROCKWAY
ENGINEERS, INCORPORATED
WEST PALM BEACH, FLORIDA

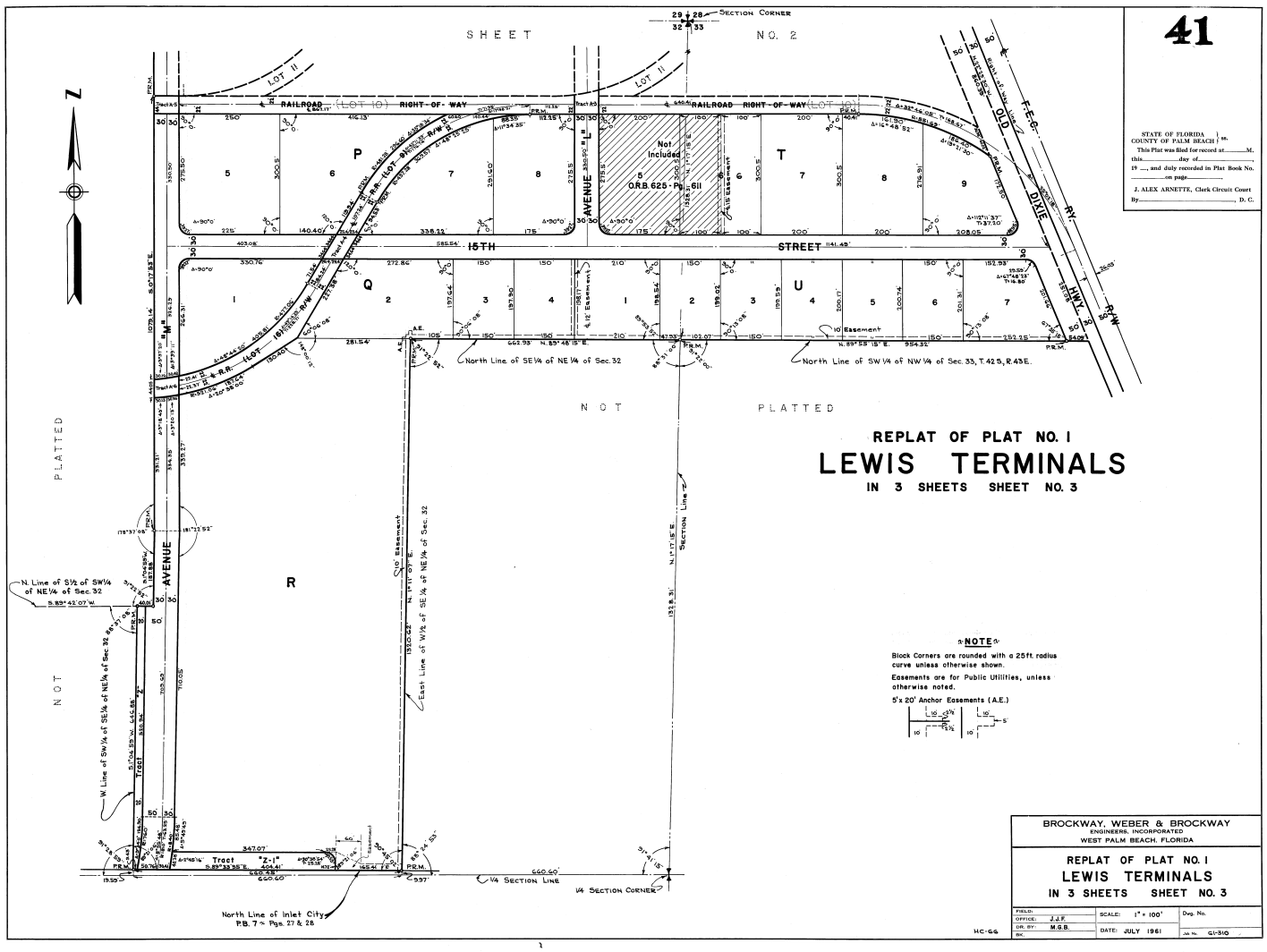
REPLAT OF PLAT NO. 1
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 2

FIELD:		SCALE: 1" = 100'	Dwg. No.
OFFICE:	J.J.F.		
DR. BY:	M.G.B.	DATE: JULY 1961	Job No. 61-310
BK:			

This is not a certified copy

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss.
This Plat was filed for record at _____M.
this _____ day of _____,
19 ___, and duly recorded in Plat Book No.
_____ on page _____.

J. ALEX ARNETTE, Clerk Circuit Court
By _____, D. C.



REPLAT OF PLAT NO. 1
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 3

NOTE

Block Corners are rounded with a 25ft. radius curve unless otherwise shown.

Easements are for Public Utilities, unless otherwise noted.

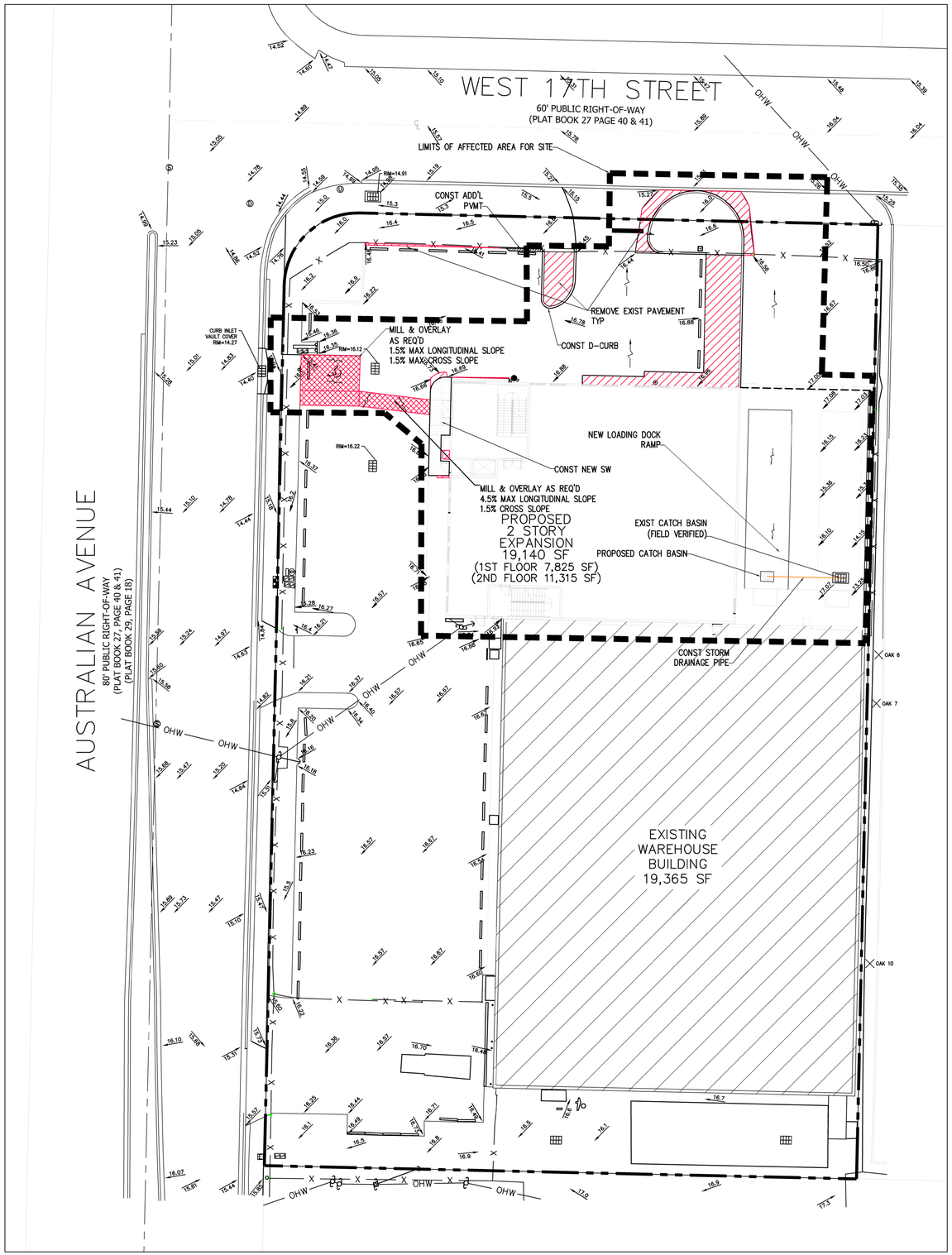
5' x 20' Anchor Easements (A.E.)

BROCKWAY, WEBER & BROCKWAY
ENGINEERS, INCORPORATED
WEST PALM BEACH, FLORIDA

REPLAT OF PLAT NO. 1
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 3

FIELD:		SCALE: 1" = 100'	Dwg. No.
OFFICE:	J.J.F.		
DR. BY:	M.G.B.	DATE: JULY 1961	Job No. 61-310
BK.			

HC-66



NOTES:

1. LIMITS OF MILL & OVERLAY MAY INCREASE TO VERIFY THAT THE HANDICAP STALL AND CROSSWALK MEET ADA STANDARDS FOR LONGITUDINAL AND CROSSSLOPE PERCENTAGES.
2. CONTRACTOR TO FIELD VERIFY EXISTING LOADING DOCK CATCH BASIN DRAINS TO.

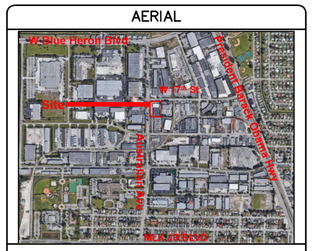
CONST NEW CONCRETE

REMOVE EXIST PAVEMENT

MILL & OVERLAY

CONST NEW ASPHALT

AERIAL



VICINITY MAP

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

REVISIONS

03-25-22 REV PER SP

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
EMAIL: JHI@bellsouth.net
WEBSITE: www.JHIinc.com

K-Rain

Riviera, Florida

LEGEND

⊕00.0	PROP PAV'T EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FIM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE
	BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

Conceptual Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
06/03/2021	1"=20'	JBI	JBI	2106-1372

FR # 6986

SHEET NO.

CD-1

JHI
Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

Drainage Statement
For
K-Rain

I. Introduction

The site is located on the southeast corner of Australian Avenue and W 17th Street and is a developed industrial project. There is an existing warehouse consisting of approximately 28,880 sf, ground coverage, one loading dock, with an existing parking lot and drainage system.
It is proposed to redesign a portion of the of northern part of the project, reduce the amount of total impervious, and remove a portion of the building for a new loading dock. The proposed ground coverage of the building will be 27,190 SF.
There will be a net reduction of 771 SF total impervious via removing existing pavement for pervious areas for landscaping and the redesign of the parking lot. The new loading dock provides no additional impervious due to be being where the existing building is currently. Please see exhibit A.

Section 15, Township 46S, Range 42E, Riviera Beach, Florida

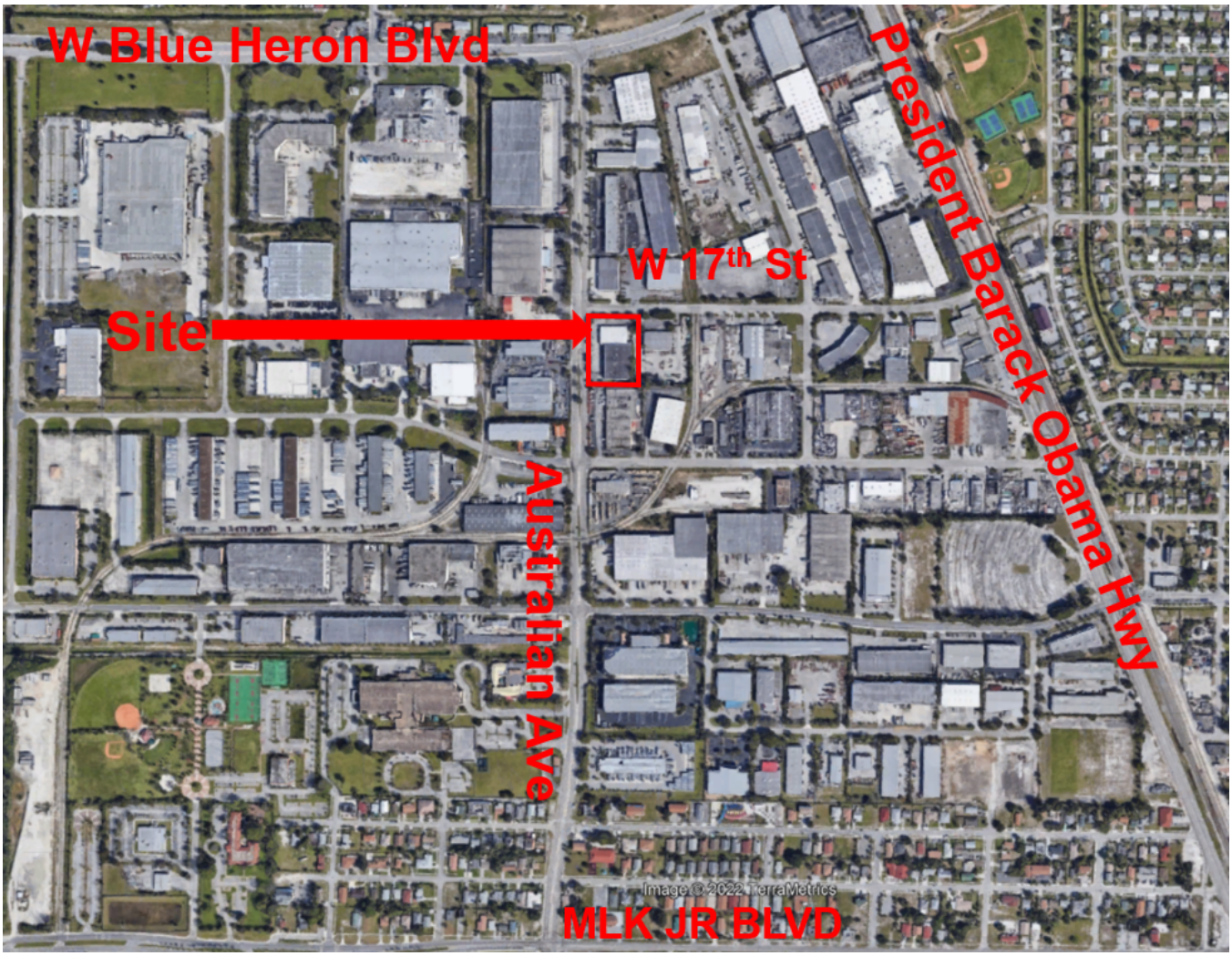
II. Recommendations

Due to the proposed changes resulting in approximately 771SF of additional pervious area, no water quality improvements shall be required for the project.

Certified on this 29th day of March 2022

_____
John B. Iravani, P.E.
FL Reg # 87431
FR # 6986

Exhibit A


W Blue Heron Blvd
W 17th St
Site
President Barack Obama Hwy
Australian Ave
MLK JR BLVD
Image © 2022 TerraMetrics

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

January 20, 2022

Mary F. Savage Dunham, AICP, CFM
Assistant Director of Development Services
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
(561) 845-4037
msavagedunham@rivierabeach.org

RE: K-Rain Manufacturing Palm Beach County Traffic Approval Status

Dear Mary:

A Traffic Performance Standards Statement was created by our traffic engineers at Kimley-Horn and copy of the report was included in this site plan submittal. The Statement and fee were submitted to Palm Beach County on January 19, 2022. The application is in full review, and a copy of the approval will be provided to the City of Riviera Beach when received.

Thank you!

Nicole Plunkett, ASLA, PLA, AICP
Partner
Cotleur & Hearing

Kimley»Horn

January 4, 2022

Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road
West Palm Beach, Florida 33411

RE: ***K-Rain Expansion***
Traffic Performance Standards Statement
Riviera Beach, Florida
Kimley-Horn #TBD

Dear Quazi:

Kimley-Horn and Associates, Inc. has been retained to perform a trip generation determination for the proposed redevelopment of the site located at 1640 Australian Avenue in Riviera Beach, Florida (see Figure 1). The site currently contains a 28,965 square foot light industrial building, and the proposed redevelopment will result in the demolishing of a portion of the existing building and expansion of the existing building to a total intensity of 38,505 square feet of light industrial use. The Parcel Control Number (PCN) for the project site is 56-43-42-32-19-003-0010.

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by Palm Beach County, based on the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Light Industrial (Land Use 110) was used for the daily, AM peak hour and PM peak hour trip generation calculations for the existing and proposed site development. Table 1 summarizes the trip generation calculations for the proposed redevelopment. As shown in Table 1, redevelopment of the proposed site results in an increase of 42 net new external weekday daily trips, an increase in 6 net new external weekday AM peak hour trip (+6 inbound, 0 outbound), and an increase in 6 new external weekday PM peak hour trip (+1 inbound, +5 outbound).

Table 1: Weekday Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Light Industrial	28.965 KSF	144	20	18	2	18	2	16
	Subtotal	*144*	*20*	*18*	*2*	*18*	*2*	*16*
Pass-By Capture								
Light Industrial	10.0%	14	2	2	0	2	0	2
	Subtotal	*14*	*2*	*2*	*0*	*2*	*0*	*2*
Driveway Volumes		144	20	18	2	18	2	16
Net New External Trips		130	18	16	2	16	2	14
Proposed Scenario								
Light Industrial	38.505 KSF	191	27	24	3	24	3	21
	Subtotal	*191*	*27*	*24*	*3*	*24*	*3*	*21*
Pass-By Capture								
Light Industrial	10.0%	19	3	2	1	2	0	2
	Subtotal	*19*	*3*	*2*	*1*	*2*	*0*	*2*
Driveway Volumes		191	27	24	3	24	3	21
Net New External Trips		172	24	22	2	22	3	19
Proposed Net External Trips-Existing Net New External Trips		42	6	6	0	6	1	5
Radius of Development Influence:		Directly Accessed Links						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Light Industrial	4.96 trips/1,000 sf	0.7 trips/1,000 sf (88% in, 12% out)			0.63 trips/1,000 sf (13% in, 87% out)			10.0%

NORTH

LEGEND

Site Location

FIGURE 1
K-Rain Expansion
KH #TBD
Site Location

Kimley»Horn

SIGNIFICANCE ANALYSIS

Based on the traffic generation for this site, it was determined that the radius of developmental influence (RDI) for this project is the directly accessed links. The project traffic was distributed across this link based on the distribution illustrated in Figure 1 to determine if the addition of project traffic will significantly impact the roadway link based on Palm Beach County TPS methodology.

Table 2 and Table 3 summarize the AM peak hour and PM peak hour significance analysis, respectively.

Table 2: Weekday AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	AM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Australian Avenue	Blue Heron Boulevard	17th Street	4LD	1,770	60%	o	0	4	0.00%	No	0.23%	No
Australian Avenue	17th Street	13th Street	4LD	1,770	40%	i	2	0	0.11%	No	0.00%	No

Table 3: Weekday PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT TRIPS							
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Australian Avenue	Blue Heron Boulevard	17th Street	4LD	1,770	60%	o	3	1	0.17%	No	0.06%	No
Australian Avenue	17th Street	13th Street	4LD	1,770	40%	i	0	2	0.00%	No	0.11%	No

As shown in the tables above, none of the links are significantly impacted due to the addition of project traffic and therefore no further link analysis is required.

DRIVEWAY CLASSIFICATION

Access to the site is proposed to be maintained via two existing full access driveways on West 17th Street, additional access to the site is available via a full access driveway connection on Australian Avenue but this driveway location is currently closed via a gate and not expected to service project traffic. According to the Palm Beach County "Guide to Parking Lot and Street Access Design Criteria and Standards," it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

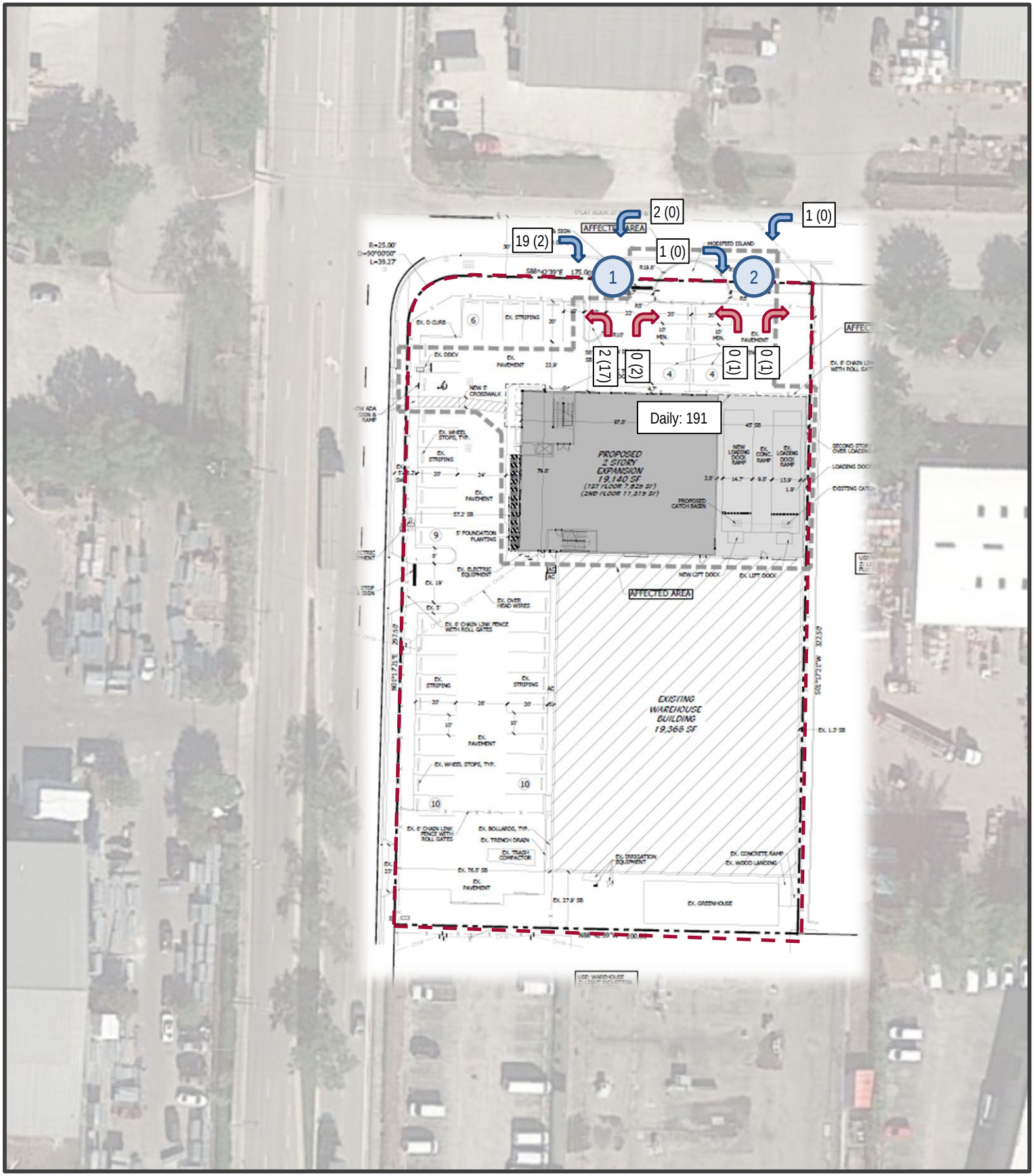
Figure 2 illustrates the expected project traffic driveway volumes for the site driveway after full buildout. Using the above criteria, driveway one and driveway two are classified as minor driveways.

TURN LANE REQUIREMENTS

The Palm Beach County "Guide to Parking Lot and Street Access Design Criteria and Standards" provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

Based on these requirements, the requirements for any additional turn lanes are not met at the project driveways.



NORTH

LEGEND

Site Location

FIGURE 2
K-Rain Expansion
KH #TBD
Driveway Volumes

Kimley»Horn

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic study to evaluate the potential impact of development for the project site located at 1640 Australian Avenue in Riviera Beach, Florida. The site currently contains a 28,965 square foot light industrial building, and the proposed redevelopment will result in the expansion of the existing building to a total intensity of 38,505 square feet of light industrial use.

As shown in the analysis, the site meets the requirements of the Palm Beach County TPSO, without significantly impacting any of the surrounding links and no turn lanes are required or recommended at the site driveway.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

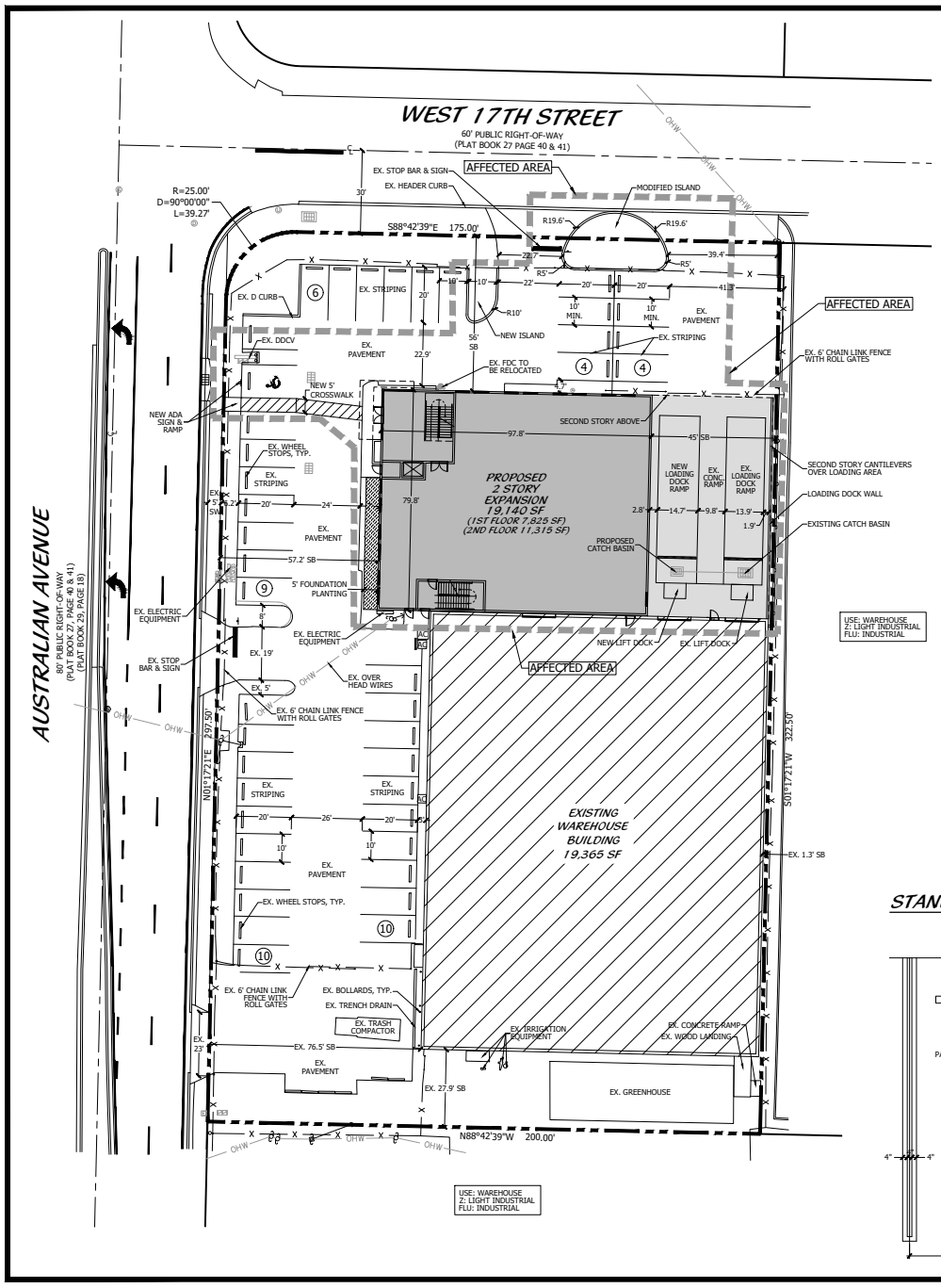
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Digitally signed by Adam B Kerr
Date: 2022.01.04 16:53:49 -05'00'

Florida Registration
Number 64773
Certificate of Authorization
Registry No. 696

k:\wpb_tpto\brooks\npn\adam\k-rain\2021-12-22 k rain tps.docx



LEGEND

	5' WIDTH FOUNDATION PLANTING
DDCV	DOUBLE DETECTOR CHECK VALVE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
MIN	MINIMUM
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

PROPERTY DEVELOPMENT REGULATIONS

Table 3.D.1.A PROPERTY DEVELOPMENT REGULATIONS

	ZONING	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVERAGE	SETBACKS/SEPERATION			
		SIZE	FRONTAGE	DEPTH			FRONT (NORTH)	SIDE (EAST)	SIDE STREET (WEST)	REAR (SOUTH)
REQUIRED	IL	20,000 SF	100'	200'	1.15	MAX 45%	40'	15'	15'	20'
PROVIDED	IL	70,829 SF	297.5'	175'	0.38	38%	56'	1.3' *	56'	27.9'

* REQUESTING MEAHOP APPROVAL FOR SIDE SETBACK REDUCTION

GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDR'S.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

PROJECT TEAM

APPLICANT:
CHRIS KAH
K-RAIN MANUFACTURING CORPORATION
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL
561-844-1002

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561-747-6336

ENGINEER:
JEFF H. IRAVANI, INC
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561-575-6030

ARCHITECT:
TI ARCHITECTURE INC
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
561-860-2905

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561-392-1991

TRAFFIC:
KIMLEY-HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561-845-0665

SITE DATA

NAME OF PROJECT	K-RAIN
EXISTING LAND USE	IND (INDUSTRIAL)
EXISTING ZONING DISTRICT	IL (LIMITED INDUSTRIAL DISTRICT)
EXISTING USE	LIGHT MANUFACTURING
PROPOSED USE	RESEARCH & DEVELOPMENT, WAREHOUSE AND OFFICE.
SECTION 32, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56-43-42-32-19-003-0010
TAZ	136
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TOTAL SITE AREA	**70,828.56 SF**
	1.63 AC

BUILDING DATA

EXISTING BUILDING	**19,365**	**SF**	
WAREHOUSE	19,365	SF	
PROPOSED EXPANSION	**19,140**	**SF**	
RESEARCH AND DEVELOPMENT	10,385	SF	
OFFICE	1,620	SF	
WAREHOUSE	2,873	SF	
ANCILLARY	4,242	SF	
TOTAL SQUARE FOOTAGE	**38,505**	**SF**	38,505
FAR	0.38		

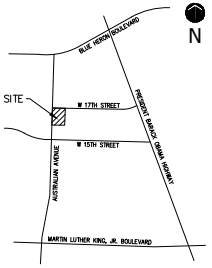
SURFACE COVER

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	27,141	0.62	38.32%
VEHICULAR USE AREA	26,109	0.60	36.86%
SIDEWALK AREA	2,960	0.07	4.18%
TOTAL IMPERVIOUS AREA	**56,210**	**1.29**	**79.36%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE AND BUFFERS	14,618	0.34	20.64%
TOTAL PERVIOUS AREA	**14,618**	**0.34**	**20.64%**
TOTAL SITE AREA	**70,829**	**1.63**	**100.00%**

PARKING DATA

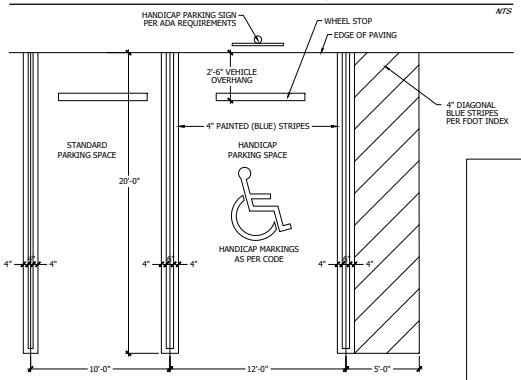
	REQ	PROV
RESEARCH & DEVELOPMENT (1/1000 SF)	10	10
OFFICE (1/300 SF)	5	5
WAREHOUSE (1/1000 SF)	22	23
ANCILLARY (1/1000 SF)	4	4
TOTAL	**42**	**43**
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1

LOCATION MAP



STANDARD AND HANDICAP PARKING DETAIL

NTS



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

K-RAIN
SITE PLAN
Riviera Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-0105
DATE	01/04/22
REVISIONS	

Scale: 1" = 20'

January 04, 2022 10:35: a.m.
Drawing: 21-0105 SP.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Property Detail

Parcel Control Number:	56-43-42-32-19-003-0010	Location Address:	1640 AUSTRALIAN AVE		
Owners:	K ENTERPRISES LTD				
Mailing Address:	1640 AUSTRALIAN AVE,RIVIERA BEACH FL 33404 5306				
Last Sale:	DEC-1985	Book/Page#:	/	Price:	$100
Property Use Code:	4100 - LIGHT MFG	Zoning:	IL - Limited Industrial (56-RIVIERA BEACH)		
Legal Description:	LEWIS TERMINALS REPL OF PT OF BLKS O & P OF REPL OF PL 1 LT 1 BLK P	Total SF:	30132	Acres	1.6261

2021 Values (Current)

Improvement Value	$1,328,280
Land Value	$563,114
Total Market Value	$1,891,394
Assessed Value	$1,744,853
Exemption Amount	$0
Taxable Value	$1,744,853

All values are as of January 1st each year.

2021 Taxes

Ad Valorem	$39,011
Non Ad Valorem	$5,876
Total Tax	$44,887

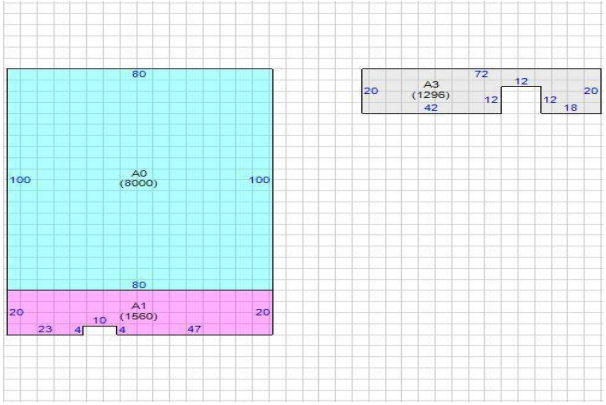
2022 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
LIGHT MANUFACTURING	8000
MULTI OFFICE	1296
MULTI OFFICE	1560
Total Square Footage :	10856

Extra Features

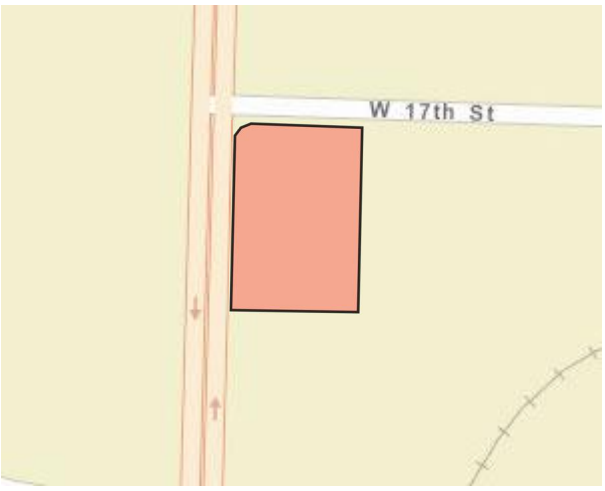
Description	Year Built	Unit
Patio Roof	1997	264
Paving- Asphalt	1979	12085
Fence- Chain Link 6ft #11 Gaug	1979	1010

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1.	Year Built	1979
2.	LIGHT MANUFACTURING	10856

MAP



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

Palm Beach County Board of County Commissioners

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

January 25, 2022

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

RE: K-Rain Expansion
Project #: 220112
Traffic Performance Standards (TPS) Review

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 4, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	SEC of W 17th Street and Australian Avenue
PCN:	56-43-42-32-19-003-0010
Access:	Two full access driveway connections onto W 17th Street and one right-in/right-out access driveway connection onto Australian Avenue (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Light Industrial = 28,965 SF
Proposed Uses:	Expand the existing facility for a total of 38,505 SF
New Daily Trips:	42
New Peak Hour Trips:	6 (6/0) AM; 6 (1/5) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

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

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

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

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

Sincerely,

Hanane Akif

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:
Mary Savage Dunham, Assistant Director of Development Service, City of Rivera Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220112 - K-RAIN EXPANSION.DOCX

Project Name: 1640 Australian Ave
Application Number: SP-22-0001

Cotleur & Hearing

CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FL.

Project Summary:

The applicant is requesting site plan approval to replace the existing northernmost warehouse with a new two-story 19,140 square-foot building. The new building will be used for research and development. The existing southernmost warehouse building will not be changed with this petition. The visual architectural character of the new 2-story building is contemporary and provides for a significant upgrade to the existing site. The building incorporates clean lines, punched window openings, scoring patterns, metal canopy and sun-shading elements.

The proposed plans are not injurious or detrimental to the public health, safety, and welfare and will not negatively alter the character of the area. New landscaping will soften and upgrade the site to provide a positive outcome to the area.

Please scan this QR code to see the project files online.

Please scan this QR code to provide comments on the proposal.

From:	Bailey, Terrence
To:	Savage-Dunham, Mary
Subject:	RE: K-Rain - Planning comments attached
Date:	Monday, May 2, 2022 5:48:13 PM
Attachments:	image001.png image002.png image003.png image004.png

---

Ok I am satisfied

Terrence N. Bailey, PE
City Engineer
City of Riviera Beach
1481 W. 15th Street
Riviera Beach, FL, 33404
Office: 561-845-4080
Tbailey@rivierabeach.org
www.rivierabeach.org

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Monday, May 2, 2022 5:31 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>
Subject: Fwd: K-Rain - Planning comments attached

Get Outlook for iOS

From: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Sent: Monday, May 2, 2022 4:43:56 PM
To: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Cc: Leger, Josue <JLeger@rivierabeach.org>; Deb de la Gueronniere <DebdelaGueronniere@krain.com>; John Iravani <john@jhiinc.com>
Subject: RE: K-Rain - Planning comments attached

Hi Mary,
We had a chance to review the engineering comments. I am providing responses to Mr. Bailey's comments below:

- They didn't update the pervious area in the table based on this change.
  Response: We updated the pervious and impervious calculations in the site data table within the attached plan.
- Also have them add pre vs post for all numbers on the final site plan.
  Response: The site data has been modified to include the pre versus post numbers. We ran the numbers (see attached revised plan with the new data) and we are increasing the pervious area by 741 square feet.
- The drainage statement isn't a drainage report and it is predicated on the assumption that the final configuration has less impervious thus the project won't make drainage improvements. This does not address runoff or water quality etc.
  Response: Since this project is an existing site, no drainage improvements are needed since we are increasing the pervious area on our site by 741 square feet.
  The site plan must confirm pre vs post impervious then we will need to address water quality on the site.
  Response: The site data has been modified to include the pre versus post numbers. We are increasing the pervious area on our site by 741 square feet.

Nicole Plunkett, ASLA, PLA, AICP
Partner

561.747.6336 x113 | office
561.406.1013 | direct

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Landscape Architects • Land Planners • Transportation
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com

CHanging the Way we live to preserve Where we live.

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Friday, April 29, 2022 4:49 AM
To: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Cc: Leger, Josue <JLeger@rivierabeach.org>
Subject: Fwd: K-Rain - Planning comments attached

Engineering comments on the project attached and in email. See if you agree this can be handled prior to city council

Mary

Get Outlook for iOS

From: Bailey, Terrence <TBailey@rivierabeach.org>
Sent: Thursday, April 28, 2022 9:51 AM
To: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Cc: nplunkett@cotleur-hearing.com <nplunkett@cotleur-hearing.com>
Subject: RE: K-Rain - Planning comments attached

They didn't update the pervious area in the table based on this change. Also have them add pre vs post for all numbers on the final site plan. The drainage statement isn't a drainage report and it is predicated on the assumption that the final configuration has less impervious thus the project wont make drainage improvements. This does not address runoff or water quality etc. The site plan must confirm pre vs post impervious then we will need to address water quality on the site.

Most likely this will be done by some exfiltration trench or pervious concrete somewhere onsite. I need the table corrected and I need more than a statement to address drainage. This will not impact PZB but we need a final plan with this information before going to City Council.

PROPERTY DEVELOPMENT REGULATIONS

Table 3.D.1.A PROPERTY DEVELOPMENT REGULATIONS										
	ZONING	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVERAGE	SETBACKS/SEPERATION			
		SIZE	FRONTAGE	DEPTH			FRONT (NORTH)	SIDE (EAST)	SIDE STREET (WEST)	REAR (SOUTH)
REQUIRED	IL	20,000 SF	100'	200'	1.15	MAX 45%	40'	15'	15'	20'
PROVIDED	IL	70,829 SF	297.5'	175'	0.38	38%	56'	1.3' *	56'	27.9'

* REQUESTING MEAHOP APPROVAL FOR SIDE SETBACK REDUCTION

GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDR'S.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL

ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

PROJECT TEAM

APPLICANT:
CHRIS KAH
K-RAIN MANUFACTURING CORPORATION
1640 AUSTRALIAN AVENUE
RIVIERA BEACH, FL
561-844-1002

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561-747-6336

ENGINEER:
JEFF H. IRAVANI, INC
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
561-575-6030

ARCHITECT:
TI ARCHITECTURE INC
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
561-860-2905

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561-392-1991

TRAFFIC:
KIMLEY-HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561-845-0665

SITE DATA

NAME OF PROJECT	K-RAIN
EXISTING LAND USE	IND (INDUSTRIAL)
EXISTING ZONING DISTRICT	IL (LIMITED INDUSTRIAL DISTRICT)
EXISTING USE	LIGHT MANUFACTURING
PROPOSED USE	RESEARCH & DEVELOPMENT, WAREHOUSE AND OFFICE.
SECTION 32, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56-43-42-32-19-003-0010
TAZ	136
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

TOTAL SITE AREA	**70,828.56**	**SF**	
	1.63	**AC**	

BUILDING DATA

EXISTING BUILDING	**19,365**	**SF**	
WAREHOUSE	19,365	SF	
PROPOSED EXPANSION	**19,140**	**SF**	
RESEARCH AND DEVELOPMENT	10,385	SF	
OFFICE	1,620	SF	
WAREHOUSE	2,873	SF	
ANCILLARY	4,242	SF	
TOTAL SQUARE FOOTAGE	**38,505**	**SF**	38,505
FAR	0.38		

SURFACE COVER

IMPERVIOUS AREA	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	27,141	0.62	38.32%
VEHICULAR USE AREA	25,178	0.58	35.55%
SIDEWALK AREA	2,684	0.06	3.79%
TOTAL IMPERVIOUS AREA	**55,004**	**1.26**	**77.66%**
PERVIOUS AREA	**SF**	**AC**	**%**
GREEN SPACE AND BUFFERS	15,825	0.36	22.34%
TOTAL PERVIOUS AREA	**15,825**	**0.36**	**22.34%**
TOTAL SITE AREA	**70,829**	**1.63**	100.00%

PARKING DATA

	REQ	PROV
RESEARCH & DEVELOPMENT (1/1000 SF)	10	10
OFFICE (1/300 SF)	5	5
WAREHOUSE (1/1000 SF)	22	23
ANCILLARY (1/1000 SF)	4	4
TOTAL	**42**	**43**
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1

Terrence N. Bailey, PE
City Engineer
City of Riviera Beach
1481 W. 15th Street
Riviera Beach, FL, 33404

Office: 561-845-4080
Tbailey@rivierabeach.org
www.rivierabeach.org

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Wednesday, April 27, 2022 4:21 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>
Subject: Fwd: K-Rain - Planning comments attached

Concerns?

Get Outlook for iOS

From: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Sent: Wednesday, April 27, 2022 3:51:29 PM
To: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Subject: RE: K-Rain - Planning comments attached

Mary – See our proposed solution. Due to the maneuverability and the large size of the trucks accessing the site, we would like to propose a mountable curb with hardscape. This will direct the vehicles within the 35' drive, but allow for the space for trucks to roll over the curb, if necessary. We also added the wheelstop to the farthest south employee space as you requested. Thank you!

Nicole Plunkett, ASLA, PLA, AICP
Partner
561.747.6336 x113 | office
561.406.1013 | direct
Cotleur & Hearing
Landscape Architects • Land Planners • Transportation
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com
CHanging the Way we live to preserve Where we live.

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Monday, April 25, 2022 5:59 PM
To: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Subject: Fwd: K-Rain - Planning comments attached

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From: Bailey, Terrence <TBailey@rivierabeach.org>
Sent: Monday, April 25, 2022 5:13:48 PM
To: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Subject: RE: K-Rain - Planning comments attached

This is simply measured at RW line so what they show is fine with me.

Terrence N. Bailey, PE
City Engineer
City of Riviera Beach
1481 W. 15th Street

Riviera Beach, FL, 33404
Office: 561-845-4080
Tbailey@rivierabeach.org
www.rivierabeach.org

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Monday, April 25, 2022 5:03 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>
Subject: Fwd: K-Rain - Planning comments attached

Please advise
Get Outlook for iOS

From: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Sent: Monday, April 25, 2022 4:54:00 PM
To: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Cc: Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: K-Rain - Planning comments attached

Mary,
For the drive width max 35' – is that only at the entrance where the drive meets the road? See attached PDF with markup. Will something like this be acceptable?

Nicole Plunkett, ASLA, PLA, AICP
Partner
561.747.6336 x113 | office
561.406.1013 | direct
Cotleur & Hearing
Landscape Architects • Land Planners • Transportation
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com
CHanging the Way we live to preserve Where we live.

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Monday, April 25, 2022 2:52 PM
To: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Cc: Leger, Josue <JLeger@rivierabeach.org>
Subject: RE: K-Rain - Planning comments attached

From: Savage-Dunham, Mary <>
Sent: Monday, April 25, 2022 2:44 PM
To: Nicole Plunkett <nplunkett@cotleur-hearing.com>
Cc: Leger, Josue <JLeger@rivierabeach.org>
Subject: K-Rain - Planning comments attached

Good afternoon,
Attached please find Planning comments and information on posting the property 15 days in advance of a PZB or CC meeting.

The maximum driveway width is 35’ and that is not negotiable. Engineering has promised to review your drainage by the end of the day tomorrow. If any comments on that are not substantive such that you can correct them easily we will move right to meeting preparation.

I would like to have your project on the May 12th PZB meeting so your sign has to be up by April 28th.

Thank you,
Mary

Please be advised that the City of Riviera Beach is a public entity subject to Florida’s broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.
Please be advised that the City of Riviera Beach is a public entity subject to Florida’s broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.
Please be advised that the City of Riviera Beach is a public entity subject to Florida’s broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from City of Riviera Beach employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to the City of Riviera Beach. Instead, contact the City by telephone at (561) 845-4000.

TO: Mary Savage Dunham, AICP, CFM Assistant Director of Development Services

FROM: Frank Stallworth, Fire Plan Reviewer 561-845-4106

DATE: April 8, 2022

SUBJECT: 2nd SP-22-0001, K Rain, 1640 Australian Avenue. PC#56-43-42-32-19-003-0010.

Comments

The applicant is requesting site plan approval to replace the existing northernmost warehouse with a new two-story 19,140 square-foot building. 1st floor 7,825sqft and 2nd floor 11,315sqft. The new building will be used for research and development.

The Fire Prevention Bureau has no comments at this time.

Development Services Department
City of Riviera Beach, Florida
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

MEMO

To: **Applicant**

From: Mary F Savage-Dunham, AICP, CFM

Date: ~~February 24, 2022~~ **April 25, 2022**

Re: **1640 Australian Ave (SP-22-0001)**

Staff has reviewed the material submitted and offers the following comments and questions:

1. ~~The Planning and Zoning Board wants to ensure that the applicant has already reached out to the abutters in proximity to a project to tell them about the proposal and hear any comments or concerns they may have PRIOR to the PZB meeting. Attached please find Form #18 which includes specific guidance on recommended applicant-initiated outreach to abutters and interested parties. We encourage you to proactively engage with the abutters to inform them about the project and hope these QR codes will facilitate that for you.~~ **Satisfied**.

2. ~~This site is in the Principal Arterial Overlay District, which requires enhances landscape treatment and coordinated elevations/architectural appearance. I offer the following comments relative to this section of the code:~~

    a. ~~The proposed design of the building is very attractive and will greatly enhance this visible corner.~~
    b. ~~The elevations don't accurately depict the shade trees on site.~~ **Satisfied.**

3. Parking:
    a. ~~The 4 parking spaces on the northeast side by the loading dock: I question how practical those spaces are. They seem like they would be in the way of the truck movements when occupied and perhaps create a point of conflict. Have you considered eliminating those spaces and adding a landscape island to further separate the truck area from the parking area and also further shade those 4 spaces in the front of the building? This would also enable you to make the driveway off of W 17th street 24' in width. Comment: the employee space that is at the end of the row should have a curb stop. You can simply show that on the building permit plan set. You should also likely somehow sign those as employee parking spaces only.~~ **Satisfied**
    b. ~~Please add a terminal landscape island to the row of 10 parking spaces on the west side of the building.~~ **Satisfied**

4. We will create an invoice in the system for the MEAHOP payment to be submitted. **Comment remains; it is advisory in nature. Payment of this fee prior to building permit issuance will be a condition of approval.**

5. ~~Are you able to screen the view of the trash compactor from the road at all? Perhaps add additional shrubs or understory plantings along that frontage would help a little.~~ **Satisfied.**

6. ~~I have been requesting the team to submit their comments as soon as possible. Once you have all the comments from the team and you resubmit we will look to schedule your hearing with the Planning and Zoning Board. Your drainage report is under review now and we will have any follow up comments on that tomorrow afternoon. The maximum driveway width is 35' and that is not negotiable. Please revise your plans on that prior to building permit.~~ **Satisfied**

7. ~~If any comments on drainage can be conditioned or easily resolved I will look to schedule this project for the May 12, 2022 PZB meeting. This means that your sign must be posted on or by April 28th. I will attach an affidavit and additional information on the posting requirements. You can utilize a company of your choice. I have worked with our local FastSigns location who has these signs in stock and is very responsive.~~ **Satisfied**

From: Armstrong, John
To: Savage-Dunham, Mary; Bailey, Terrence; Stallworth, Frank; Jones, Edward; Grimm, Michael
Cc: Jones, Edward; Leger, Josue
Subject: RE: SP-22-0001 - K-Rain - revised plans (2nd submittal)
Date: Thursday, April 21, 2022 8:28:43 PM

Hello Ms. Savage-Dunham,

I do not have any comments for this site plan. However, I am unable to update Energov as this project is not in my Incomplete Review folder.

Submittal Version 1 of the project is in my Complete Reviews folder and it indicates recently uploaded April 20 2022 site plan docs in the 1st submittal/version.

Sincerely,

John A. Armstrong, P.E.
Senior Utility Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org
www.rivierabeach.org

From: Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>
Sent: Thursday, April 7, 2022 4:28 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>; Armstrong, John <JArmstrong@rivierabeach.org>; Stallworth, Frank <fstallworth@rivierabeach.org>; Jones, Edward <edjones@rivierabeach.org>; Grimm, Michael <MGrimm@rivierabeach.org>
Cc: Jones, Edward <edjones@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>
Subject: SP-22-0001 - K-Rain - revised plans (2nd submittal)

Good afternoon,

Attached please find the resubmittal for this project. Please provide comments by April 21, 2022.

Thank you

Mary