



**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 26, 2022

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL 33404

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 plat application (PA-20-03) from United Parcel Services, Inc., to combine several contiguous lots of record into one lot totaling approximately 29.08-acres in land area, for the real property located at 2001 Avenue P, located immediately south of W. Blue Heron Boulevard, west of Avenue P, and east of Avenue R, identified by parcel control number 56-43-42-29-55-001-0030, 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 – 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.

1 PLANNING AND ZONING BOARD
2 CITY OF RIVIERA BEACH, FLORIDA

3
4 MEETING

5
6 April 28, 2022

7 6:34 p.m.

8
9 Riviera Beach - Event Center

10 190 East 13th Street

11 Riviera Beach, Florida 33404
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21
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23 Nicolette Greco
24 Digital Reporter
25 Notary Commission No. HH 220848

APPEARANCES

EVELYN HARRIS CLARK, CHAIRPERSON

RENE BURGESS, VICE-CHAIR

ANTHONY BROWN, BOARD MEMBER

WILLIAM WYLY, BOARD MEMBER

FRANK FERNANDEZ, BOARD MEMBER

MARGARET SHEPHERD, BOARD MEMBER

JAMES GALLON, BOARD MEMBER

RUSSELL BARNES, 2ND ALTERNATE

ALEKSANDR BOKSNER, CITY ATTORNEY

CLARENCE SIRMONS, PLANNING AND ZONING
CITY OF RIVIERA BEACH

JOSUE LEGER, PLANNING AND ZONING
CITY OF RIVIERA BEACH

SIMONE M. DAVIDSON, PLANNING AND ZONING
CITY OF RIVIERA BEACH

1 (The proceedings commenced at 6:34 p.m.)

2 CHAIRPERSON HARRIS CLARK: Attention everyone.

3 We are going to start the Riviera Beach Planning and
4 Zoning Board Meeting. It is Thursday, April 28th, 2020
5 [sic]. We are commencing the meeting at 6:34 p.m.

6 Before we begin, if you wish to speak on any
7 item on this agenda, please complete a public comment
8 card and provide it to the Planning and Zoning staff.

9 MS. DAVIDSON: Excuse me, Madam Chair?

10 CHAIRPERSON HARRIS CLARK: Yes?

11 MS. DAVIDSON: If you would, please speak
12 directly into the microphone. Thank you.

13 CHAIRPERSON HARRIS CLARK: Okay. I'm
14 repeating. If you wish to speak on any item on this
15 agenda, please complete a public comment card and
16 provide it to the Planning and Zoning staff. Cards must
17 be submitted prior to Board discussion of an item.
18 Thank you.

19 And at this moment, we are going to have a
20 moment of silence and Pledge Allegiance led by myself,
21 Chair Evelyn Harris Clark. A moment of silence, please.

22 (A moment of silence was observed.)

23 CHAIRPERSON HARRIS CLARK: Pledge of
24 Allegiance, everyone stand, please.

25 (The Pledge of Allegiance was recited.)

1 CHAIRPERSON HARRIS CLARK: Board Member Brown,
2 could you do me a favor? Would you close the door,
3 please? Thank you, sir. Thank you.

4 Madam Clerk, may we have a roll call of
5 attendance, please?

6 MS. DAVIDSON: Margaret Shepherd?

7 BOARD MEMBER SHEPHERD: Here.

8 MS. DAVIDSON: Anthony Brown?

9 BOARD MEMBER BROWN: Present.

10 MS. DAVIDSON: James Gallon?

11 BOARD MEMBER GALLON: Here.

12 MS. DAVIDSON: Frank Fernandez?

13 BOARD MEMBER FERNANDEZ: Here.

14 MS. DAVIDSON: Rene Burgess?

15 VICE-CHAIR BURGESS: Here.

16 MS. DAVIDSON: William Wyly?

17 BOARD MEMBER WYLY: Present.

18 MS. DAVIDSON: Evelyn Harris Clark?

19 CHAIRPERSON HARRIS CLARK: Present.

20 MS. DAVIDSON: Moeti Ncube? Russell Barnes?

21 BOARD MEMBER BARNES: Here.

22 MS. DAVIDSON: You have a quorum.

23 CHAIRPERSON HARRIS CLARK: Thank you so very
24 much.

25 And before I forget, I'd like to welcome our

1 viewing audience, our residents of Riviera Beach, and
2 our guests that are present here with us this evening.
3 Greetings and welcome to everyone.

4 On to Item Number III, Acknowledgment of Board
5 Member Absences Notification, Madam Clerk?

6 MR. SIRMONS: Madam Chair?

7 CHAIRPERSON HARRIS CLARK: Yes, sir?

8 MR. SIRMONS: On Monday, April 25th, staff
9 received the formal resignation of Board Member Ncube,
10 so he will be removed from the roster.

11 CHAIRPERSON HARRIS CLARK: Thank you so very
12 much, Mr. Sirmons. Noted.

13 Item Number IV?

14 MR. SIRMONS: One more item --

15 CHAIRPERSON HARRIS CLARK: I'm sorry.

16 MR. SIRMONS: -- Madam Chair. That would move
17 Board Member Russell Barnes to 1st Alternate.

18 CHAIRPERSON HARRIS CLARK: Okay. Thank you
19 very much.

20 MR. SIRMONS: Thank you.

21 CHAIRPERSON HARRIS CLARK: Okay. Next item,
22 Additions to -- Additions to the Agenda. Do we have
23 any?

24 MS. DAVIDSON: None, Madam Chair.

25 CHAIRPERSON HARRIS CLARK: Okay. Any

1 deletions to the Agenda?

2 MS. DAVIDSON: None, Madam Chair.

3 CHAIRPERSON HARRIS CLARK: Okay, great, thank
4 you. And before we go on, on to Item Number V,
5 disclosures by any Board members? Okay, seeing none,
6 Adoption of the Agenda.

7 May I have a motion to adopt the Agenda and a
8 second?

9 VICE-CHAIR BURGESS: So moved, Madam Chair.

10 CHAIRPERSON HARRIS CLARK: Thank you.

11 BOARD MEMBER FERNANDEZ: Second.

12 CHAIRPERSON HARRIS CLARK: Thank you. Okay.
13 Next item on the agenda?

14 MS. DAVIDSON: Madam Chair?

15 CHAIRPERSON HARRIS CLARK: Oh, I'm sorry, we
16 need to have a roll call, I apologize.

17 MS. DAVIDSON: Margaret Shepherd?

18 BOARD MEMBER SHEPHERD: Yes.

19 MS. DAVIDSON: Anthony Brown?

20 BOARD MEMBER BROWN: Yes.

21 MS. DAVIDSON: James Gallon?

22 BOARD MEMBER GALLON: Yes.

23 MS. DAVIDSON: Rene Burgess?

24 VICE-CHAIR BURGESS: Yes.

25 MS. DAVIDSON: William Wyly?

1 BOARD MEMBER WYLY: Yes.

2 MS. DAVIDSON: Frank Fernandez?

3 BOARD MEMBER FERNANDEZ: Yes.

4 MS. DAVIDSON: Russell Barnes?

5 BOARD MEMBER BARNES: Yes.

6 MS. DAVIDSON: Evelyn Harris Clark?

7 CHAIRPERSON HARRIS CLARK: Yes.

8 MS. DAVIDSON: Unanimous vote.

9 CHAIRPERSON HARRIS CLARK: Thank you. Okay.

10 Approval of the minutes from the last meeting. May I
11 have a motion to accept the approval of the minutes from
12 the last meeting?

13 BOARD MEMBER FERNANDEZ: Madam Chair, we don't
14 have the minutes.

15 CHAIRPERSON HARRIS CLARK: Okay. Item Number
16 VII, Unfinished Business. Do we have any unfinished
17 business, Mr. Sirmons?

18 MR. SIRMONS: None, Madam Chair.

19 CHAIRPERSON HARRIS CLARK: Okay, thank you.
20 All right. So we're on to New Business, Item Number
21 VIII.

22 MR. SIRMONS: Yes, Madam Chair. For the first
23 item, A, under New Business, we have reorganization of
24 the Board.

25 As you are aware, the Chair shift lasts for

1 one year. So, as we did last year at this time, we
2 would add to the Agenda the reorganization of the Board
3 for the election of the chairperson and vice-chair.

4 CHAIRPERSON HARRIS CLARK: Sure. Mr.
5 Sirmons, can you come forward here? Because I can
6 barely hear you.

7 If I'm correct, I think I heard that I get a
8 chance to stay in the role for life, is that what you
9 said?

10 (Laughter.)

11 BOARD MEMBER WYLY: With a bonus?

12 CHAIRPERSON HARRIS CLARK: With a bonus?

13 MR. SIRMONS: Not quite, Madam Chair.

14 CHAIRPERSON HARRIS CLARK: Okay.

15 MR. SIRMONS: As you are aware, the Chair
16 shift lasts for one year.

17 CHAIRPERSON HARRIS CLARK: Yes.

18 MR. SIRMONS: So, at this time, at this time
19 of the year, we add to the Agenda the election of Chair
20 and Vice-Chair of the Planning and Zoning Commission.

21 CHAIRPERSON HARRIS CLARK: Okay, thank you.
22 All right. So how do we want to proceed in terms of
23 putting in nominations? I'm going to let you drive the
24 process.

25 MR. SIRMONS: If that is the pleasure of the

1 Board, I will do that.

2 So, at this time, we will open the floor for
3 nominations from Board members for the Chair position.

4 BOARD MEMBER SHEPHERD: I'd like to nominate
5 Mr. Frank Fernandez for the Chair.

6 MR. SIRMONS: Copy that I have Mr. Frank
7 Fernandez, and I believe that requires a second to move
8 forward.

9 BOARD MEMBER BARNES: Second.

10 MS. DAVIDSON: If I may, my apologies. Mr.
11 Fernandez -- Mr. Barnes, I apologize. Even though
12 you've been moved up to the 1st Alternate, because we
13 have a full quorum, you would not have voting rights for
14 tonight. So I do apologize for calling you with the
15 roll.

16 CHAIRPERSON HARRIS CLARK: Okay. So we're --

17 MR. SIRMONS: So, is there a second for the
18 nomination?

19 BOARD MEMBER WYLY: Yes.

20 CHAIRPERSON HARRIS CLARK: So we're just going
21 to go straight on down the line, Mr. Sirmons, of
22 nominees. So next is Board Member Brown.

23 MR. SIRMONS: To have the opportunity to make
24 an additional nomination?

25 CHAIRPERSON HARRIS CLARK: A nomination, yes.

1 MR. SIRMONS: Okay. All right.

2 BOARD MEMBER HARRIS CLARK: Did you have a
3 nomination, Mr. Brown?

4 BOARD MEMBER BROWN: [Inaudible response.]

5 MR. SIRMONS: And if that answer was no, I
6 believe we can move to the next person.

7 CHAIRPERSON HARRIS CLARK: Okay. Mr. Gallon?

8 BOARD MEMBER GALLON: I would like to nominate
9 William Wyly as Vice-Chair.

10 CHAIRPERSON HARRIS CLARK: We're still on just
11 Chair, right now, we didn't move to Vice- Chair, yet.
12 We're still on Chair, Mr. Gallon.

13 BOARD MEMBER GALLON: Frank is fine.

14 CHAIRPERSON HARRIS CLARK: Okay. Ms.
15 Burgess?

16 VICE-CHAIR BURGESS: Frank.

17 MR. SIRMONS: So, Fernandez?

18 VICE-CHAIR BURGESS: Frank Fernandez.

19 MR. SIRMONS: So, Fernandez?

20 VICE-CHAIR BURGESS: Frank Fernandez.

21 MR. SIRMONS: And since he has already had a
22 nomination and a second, I wouldn't add anything to my
23 list now.

24 So, Madam Chair, do you have a nomination?

25 CHAIRPERSON HARRIS CLARK: Yes, Evelyn Harris

1 Clark.

2 MR. SIRMONS: Okay. Is there a second? Okay.

3 Board Member Wyly?

4 BOARD MEMBER WYLY: Mr. Fernandez.

5 MR. SIRMONS: Fernandez, all right. He has
6 already been nominated.

7 And Madam Clerk, would you --

8 MS. DAVIDSON: I'll call the roll?

9 MR. SIRMONS: Yes. Okay. Yes, we are ready
10 for roll --

11 MS. DAVIDSON: Well, Mr. Fernandez, you get to
12 vote.

13 BOARD MEMBER FERNANDEZ: Yes, I'll -- myself,
14 Frank Fernandez.

15 MS. DAVIDSON: Okay. And so, roll call.
16 Margaret Shepherd?

17 BOARD MEMBER SHEPHERD: Yes.

18 MS. DAVIDSON: Anthony Brown?

19 BOARD MEMBER BROWN: Yes.

20 MS. DAVIDSON: James Gallon?

21 BOARD MEMBER GALLON: Yes.

22 MS. DAVIDSON: Rene Burgess?

23 VICE-CHAIR BURGESS: Yes.

24 MS. DAVIDSON: Evelyn Harris Clark?

25 CHAIRPERSON HARRIS CLARK: No.

1 MS. DAVIDSON: William Wyly?

2 BOARD MEMBER WYLY: Yes.

3 MS. DAVIDSON: Frank Fernandez?

4 BOARD MEMBER FERNANDEZ: Yes.

5 MS. DAVIDSON: Unanimous vote. I'm sorry,
6 that vote passed with Evelyn Harris Clark dissenting, my
7 apologies.

8 MR. SIRMONS: All right. And now I will open
9 up nominations for Vice-Chair.

10 CHAIRPERSON HARRIS CLARK: Okay. And we are
11 going to start to my far left, so let's start with Mr.
12 Fernandez.

13 BOARD MEMBER FERNANDEZ: I nominate William
14 Wyly.

15 MS. DAVIDSON: Is there a second?

16 BOARD MEMBER SHEPHERD: Second.

17 MS. DAVIDSON: We have a first and second.
18 I'd like to do the roll call. We do have a first and
19 second, correct?

20 BOARD MEMBER FERNANDEZ: Yes.

21 MS. DAVIDSON: Okay. If I may? Margaret
22 Shepherd?

23 BOARD MEMBER SHEPHERD: Yes.

24 CHAIRPERSON HARRIS CLARK: Oh, Madam Clerk, do
25 we give everybody else a chance to put in their

1 nomination? We were going down the row.

2 MS. DAVIDSON: I stand corrected, yes, ma'am.

3 CHAIRPERSON HARRIS CLARK: Okay. So, we left
4 off with Mr. Wyly. So, who is your nomination?

5 BOARD MEMBER WYLY: I'll take myself.

6 CHAIRPERSON HARRIS CLARK: Okay. All right.
7 Nomination, I'm going to put my hat in the ring, Evelyn
8 Harris Clark.

9 MS. DAVIDSON: Okay. Ms. Burgess?

10 VICE-CHAIR BURGESS: William Wyly.

11 MS. DAVIDSON: Mr. Gallon?

12 BOARD MEMBER GALLON: William Wyly.

13 MS. DAVIDSON: Mr. Brown?

14 BOARD MEMBER BROWN: William Wyly.

15 MS. DAVIDSON: Ms. Shepherd?

16 BOARD MEMBER SHEPHERD: William Wyly.

17 CHAIRPERSON HARRIS CLARK: Okay. May we have
18 roll call, please?

19 MS. DAVIDSON: Yes. Margaret Shepherd?

20 BOARD MEMBER SHEPHERD: Yes.

21 MS. DAVIDSON: Anthony Brown?

22 BOARD MEMBER BROWN: Yes.

23 MS. DAVIDSON: James Gallon?

24 BOARD MEMBER GALLON: Yes.

25 MS. DAVIDSON: Rene Burgess?

1 VICE-CHAIR BURGESS: Yes.

2 MS. DAVIDSON: Evelyn Harris Clark?

3 CHAIRPERSON HARRIS CLARK: I do have to vote
4 for myself. No.

5 MS. DAVIDSON: William Wyly?

6 BOARD MEMBER WYLY: Yes.

7 MS. DAVIDSON: Frank Fernandez?

8 BOARD MEMBER FERNANDEZ: Yes.

9 MS. DAVIDSON: That vote passed, six, with
10 Evelyn Harris Clark dissenting.

11 CHAIRPERSON HARRIS CLARK: Okay, terrific.
12 Now, how do we proceed now for the remainder of the
13 meeting?

14 MR. SIRMONS: So, if we -- if necessary, we
15 can rearrange seats, and then we can -- the new Chair,
16 if you prefer to stay where you are, we can continue
17 forward with the Agenda.

18 BOARD MEMBER FERNANDEZ: I'm fine where we're
19 at, unless anybody else wants to change seats, but I'm
20 fine.

21 CHAIRPERSON HARRIS CLARK: Well, this one is
22 kind of cool, you can have it, it's not that hard.

23 BOARD MEMBER FERNANDEZ: Nah, I'm perfect.

24 CHAIRPERSON HARRIS CLARK: Okay.

25 (Laughter.)

1 (Frank Fernandez succeeded Evelyn Harris Clark
2 as Chairperson; William Wyly succeeded Rene Burgess as
3 Vice-Chair.)

4 MR. SIRMONS: Okay. Then, Mr. Chair, that
5 will put us at Item B under Item VIII.

6 CHAIRPERSON FERNANDEZ: Item B, a Resolution
7 of the City Council of the City of Riviera Beach, Palm
8 Beach County, Florida, approving plat application
9 (PA-22-0003) from Easton Group Companies, Incorporated,
10 to combine three parcels identified by parcel control
11 numbers 56-43-42-32-001-0000, 56-43-42-32-43-002-0000
12 and 56-43-42-32-43-004-0000, and totaling 8.97 acres as
13 combined, to create one development tract "A1," 8.94
14 acres, and one Additional R/W tract "B1," .03 acres;
15 providing for conditions of approval; and providing for
16 an effective date.

17 MR. SIRMONS: All right. And for the record,
18 I am Clarence Sirmons, Director of Development Services
19 for the City of Riviera Beach.

20 We have a presentation prepared for you, in --
21 so, in just a moment, and if it pleases the Board, I
22 will present one combined presentation for both Item B
23 and C, as they are associated with the same development
24 project.

25 CHAIRPERSON FERNANDEZ: Mr. Sirmons, do you

1 want to read Item C into the record, as well, or?

2 MR. SIRMONS: No. If possible, could we ask
3 for a five-minute recess, so we can address the
4 technical difficulties?

5 CHAIRPERSON FERNANDEZ: Okay. Five minute
6 recess it is.

7 MR. SIRMONS: Thank you, Mr. Chair.

8 (Recess from 6:50 p.m. to 6:56 p.m.)

9 MR. SIRMONS: Mr. Chair, I believe we are
10 ready to go.

11 CHAIRPERSON FERNANDEZ: Okay. We are starting
12 again at 6:56 p.m.

13 Would you like me to read C into the record?

14 MR. SIRMONS: So, for this item, the first one
15 on the Agenda is the plat. For voting purposes for
16 this, it would be one vote for the plat, and then a
17 separate vote for C, which would include a vote that
18 would include C and D, the site plan and special
19 exception that are grouped together. So, at this time,
20 it is not necessary to read the next block.

21 CHAIRPERSON FERNANDEZ: Thank you.

22 MR. SIRMONS: Thank you. And I believe we are
23 ready to proceed.

24 So, this -- the project staff is before you to
25 present this evening is called Riviera Beach LTL. There

1 are three applications pending, related to this project,
2 plat application 22-0003, Site Plan Application
3 SP-21-18, and Special Exception Application Number
4 SE-21-02.

5 These applications are all related permits
6 and, for that reason, I will be presenting them
7 together. The P&Z is to make one motion for the plat
8 application and one separate motion for the site plan
9 and special exception for a combined application.

10 And as you already read this header into the
11 record, we can go to the next slide.

12 And again, once we get to the vote for this
13 item, we can read that header so it is clear what is
14 being voted upon, so next slide.

15 So, for the plat, it is proposed a combination
16 of three parcels identified by parcel control numbers
17 56-43-42-32-001-0000, 56-43-42-32-43- 002-0000, and
18 finally parcel 56-43-42-32-43-004- 0000, totaling 8.97
19 acres as combined, to create one development tract,
20 which will be "A1" for 8.94 acres and one additional
21 right-of-way tract, "B1," for.03 acres.

22 Before you is the proposed plat for
23 consideration. So, for the site plan and special
24 exception, what is proposed is the construction of a
25 34,500 square foot office warehouse facility with

1 associated parking and landscaping and dedicated land
2 for future expansion of the right-of-way. The warehouse
3 would be 31,500 square feet, and the office would be
4 3,000 square feet.

5 Before you is the proposed site plan and
6 special exception, again with the 31,500 square foot
7 warehouse and a 3,000 square foot office use.

8 Before you is the site plan proposed in color,
9 depicting the proposed landscaping at the site and an
10 aerial view of the adjacent developments.

11 Before you are the elevations proposed for the
12 structure. At the top is the east elevation. Then you
13 can see the north elevation, which would be facing the
14 roadway. The south, and then west at the bottom.

15 We have gone through extensive review for the
16 landscaping for this project to ensure what they are
17 proposing meets the standards in the Land Development
18 Code of the City. The picture before you shows the
19 tables of what is required for landscaping and what they
20 have provided. To the right, you can see an excerpt of
21 the landscaping in a little more detail.

22 Additionally, Palm Beach County has reviewed
23 the potential traffic impacts of this development and
24 they have determined that it meets their standards and
25 would not impair the roadway in a significant manner.

1 For this project, we have called on the
2 applicant to ensure that the public has every
3 opportunity to provide input for this project. This
4 particular parcel is unique to most industrial projects
5 because it is immediately adjacent to a residential
6 project, so we ensured that the applicant made efforts
7 to include them in the process or give them
8 opportunities for feedback. They provided evidence and
9 documents that they did reach out to the community next
10 door and give them the opportunity to review and provide
11 feedback on this project.

12 So, staff analysis, the proposed use is
13 permitted by special exception in the General Industrial
14 District. The IG General Industrial District is
15 intended to promote development of industrial and
16 manufacturing uses which would increase the tax base of
17 the City and provide increased employment opportunities
18 for the area residents.

19 As far as Comprehensive Plan consistency, the
20 proposed project is consistent with the City's
21 Comprehensive Plan and the Future Land Use of
22 industrial.

23 The proposed development of this property is
24 appropriate for an industrial area adjacent to a
25 railroad spur line. There is an existing multi- family

1 development immediately to the west of the property.

2 The applicant has designed the site in consideration of
3 the residential neighbors by increasing the existing
4 wall height from 6-foot to 8-foot and providing dense
5 landscape buffers not only between the project and the
6 residences but, on the west side, or the residence side,
7 of the 8-foot wall, so that the residents have the full
8 benefit and enjoyment of the enhanced landscaping.

9 The applicant team also rented a room from a
10 neighboring meeting -- or, I'm sorry, rented a room for
11 a neighborhood meeting to gather feedback from abutters
12 but they reported that there were no attendees for the
13 meeting.

14 Level of service, customary services, such as
15 water, sewer, roads, and garbage collection are
16 available to the site.

17 Landscaping, the site has extensive
18 landscaping proposed throughout the periphery and an
19 enhanced buffer along Dr. Martin Luther King Boulevard,
20 which is the principal arterial overlay district, and on
21 the western property line for the screening of the
22 adjacent residential use.

23 Parking and traffic, parking for cars and
24 trucks is provided on-site with 42 parking spaces, 2
25 handicap spaces, and one loading space, in addition to

1 parking for 49 trailers. The TPS letter, as well as the
2 parking analysis, is included in the backup and the
3 project is expected to have an insignificant impact on
4 the surrounding roadway network. The applicant is
5 dedicating .03 acres of right of way for a future
6 widening of the road, and the project has been designed
7 with that in mind.

8 This project has been reviewed by staff from
9 Fire Department, Utility District, Public Works and
10 Engineering, Planning and Zoning, peer review consultant
11 for the Plat and Building Departments. Staff comments
12 requiring responses have been addressed by the applicant
13 and the project is ready for consideration and action by
14 the Planning and Zoning Board and City Council.

15 Staff recommendation for the plat, staff
16 recommends approval of plat application PA-22- 0003 from
17 Easton Group Companies, Incorporated, to combine three
18 parcels identified by the parcel control numbers that
19 have been read into the record, and totaling 8.97 acres
20 as combined, to create one development tract "A1" for
21 8.94 acres, and one additional right of way tract "B1,"
22 for .03 acres; providing for conditions of approval; and
23 providing for an effective date.

24 The staff recommendations for site plan 21-18
25 and special exception 21-02, staff recommends approval

1 of the site plan application and special exception
2 application from Easton Group Companies, Incorporated to
3 develop a 34,500 square foot office/residential
4 facility, with associated parking and landscaping to
5 dedicate land for future expansion of the right of way
6 on a vacant 8.97 acre parcel located on Dr. Martin
7 Luther King Jr. Boulevard immediately west of the
8 railroad tracks, formerly identified by the parcel
9 control numbers that have already been read into the
10 record, and having a future land use designation of
11 industrial and a zoning designation of general
12 industrial, providing for an effective date and subject
13 to the following conditions.

14 One, construction must be initiated within 18
15 months of the effective date of this resolution.
16 Demolition, site preparation, and/or land clearing shall
17 not be considered construction. Building permit
18 application and associated plans and documents shall be
19 submitted in its entirety and shall not be accepted by
20 City staff in a partial or complete manner -- incomplete
21 manner.

22 Two, City Council authorizes City staff to
23 approve future amendments to the site plan
24 administratively, so long as the site plan does not
25 deviate greater than 5 percent from the originally

1 approved plan.

2 Condition number three, this development must
3 receive final Certificate of Occupancy from the City for
4 all buildings and/or units approved within five years of
5 the approval of the adopting resolution or the
6 resolution shall be considered null and void, requiring
7 the applicant to resubmit.

8 Four, a two-year landscaping performance bond
9 for 110 percent of the value of landscaping and
10 irrigation shall be required before a Certificate of
11 Occupancy is issued for this site.

12 Five, all future advertising must state that
13 the development is located in the City of Riviera Beach.
14 Fees and penalties in accordance with City Code Section
15 31-554 will be levied against the property owner and/or
16 business for violation of this condition.

17 Six, once approved, this resolution shall
18 supersede any previous site plan approvals associated
19 with this property.

20 Seven, the concurrently processed resolution
21 PA-22-0003 must be approved and recorded prior to this
22 site plan approval becoming effective.

23 That concludes the staff presentation on this
24 item. The applicant is present and prepared with their
25 own presentation.

1 CHAIRPERSON FERNANDEZ: Mr. Sirmons, I have
2 two quick questions for you. You said that the
3 residential complex that's being built adjacent to this
4 location was notified and they had no objections?

5 MR. SIRMONS: Staff has not received any
6 comments, negative or the other, related to this
7 project, and the applicant did host a community meeting
8 that they report no attendance at.

9 CHAIRPERSON FERNANDEZ: Thank you, sir.

10 MR. SIRMONS: Thank you. And I will make way
11 for the applicant.

12 CHAIRPERSON FERNANDEZ: Sir, when you take the
13 podium, would you please announce who you are, your
14 company you represent, and how you tie into this
15 corporation and the plat before you?

16 MR. GENTILE: I will certainly do that, Mr.
17 Chair. Congratulations on your Chair and Vice- Chair.

18 For the record, my name is George Gentile.
19 I'm the president and senior partner of 2GHO, Inc.,
20 landscape, architects, planners, and environmental
21 consultants. We're the planners for this project. I'm
22 proud to say that I grew up here in Riviera Beach. I
23 went through grade school and high school here, and I'm
24 glad to be back here, as I do come back occasionally to
25 make presentations on projects, so thank you for

1 allowing me the opportunity to present.

2 We're here tonight to present for the project
3 that you saw that Mr. Sirmons did a phenomenal job
4 explaining. We have enjoyed working with the staff on
5 this project. We have worked with them diligently to
6 make sure that we made this an excellent project for the
7 City of Riviera Beach, both in creating jobs and the
8 financial benefits to the City of Riviera Beach, and
9 also to be concerned about the residents that are there
10 at the project that, when I was growing up here in
11 Riviera Beach, was Stonybrook and I actually worked on
12 the maintenance crew there as a young boy growing up in
13 this area. So I'm very familiar with the project, so we
14 were very, very concerned as we were doing it.

15 The owner is requesting -- this is the plat
16 and I'm not going to go through all of this because Mr.
17 Sirmons did a phenomenal job. This is a clean-up of a
18 previous approval to ensure that we get this platted
19 correctly. The tracts A, C and D were on the previous
20 plat document for a previous project that came before
21 the City.

22 We're creating one tract for the project site
23 itself and one for the FDOT, Florida Department of
24 Transportation's required dedication of right of way to
25 Martin Luther King Boulevard, so that they have a proper

1 right of way for that area, and you'll see that in the
2 plan, and you saw it already but I'm going to explain a
3 little bit more on that.

4 So you can just go through these, and I'll ask
5 you -- I do want to make a comment. There is a Florida
6 Power and Light power line that goes along the western
7 side of the project. That Florida Power and Light power
8 line is in an easement that is not included inside this
9 property and was not in the title commitment, so that --
10 we had some comment on it and we wanted to make sure
11 that you understood it.

12 The good thing about that being outside the
13 easement, it allows us to landscape the area that you'll
14 see in a minute very heavily, to protect the people in
15 the neighboring adjacent residential project.

16 So you can go ahead through this. I think
17 what I'm going to do is I'm going to stop on the plat
18 and if we can get the other -- I'm sorry. The next one,
19 yes, ma'am, thank you.

20 If that's okay, Mr. Chair, I don't think you
21 need any further explanation unless you all have some
22 questions you can ask me later on, I'd be glad to answer
23 that.

24 CHAIRPERSON FERNANDEZ: We'll ask them later,
25 just continue with your presentation --

1 MR. GENTILE: Thank you.

2 CHAIRPERSON FERNANDEZ: -- yes, sir.

3 MR. GENTILE: Yes, sir. As indicated earlier,
4 this is the application for site plan approval and
5 special exception for the Riviera Beach LTL, which
6 actually means less than truckload facility. This is a
7 transport facility.

8 In these very difficult times that we've gone
9 through and that we're still experiencing, the
10 distribution chain here in this country has been very
11 difficult and we have had a lot of interest in providing
12 transportation, less than truckload transportation for
13 these -- this area, and we have a lot of interest in
14 this facility. This is a great location. It is on the
15 Martin Luther King Boulevard, which is in a strategic
16 intermodal designated road right of way by the Florida
17 Department of Transportation specifically for the
18 transport of goods and services to the Port of Palm
19 Beach, as well as to the western area of the community.
20 We even had, at one time, which I don't know what the
21 status is at this point, a western port actually being
22 proposed in the EAA area of Palm Beach County, out west.

23 If you can go to the next slide? So we are on
24 8.9 acres, it's 8.97 acres, but we will be dedicating
25 0.3 acres to the -- .03 acres to the FDOT. We have an

1 office and warehouse building totaling 34,500 square
2 feet, and as I indicated, it's to actually mobilize and
3 transport goods to and from locations in and around the
4 area.

5 Next slide, thank you. The Easton Group is
6 the major partner of this.

7 I do want to indicate that they are -- they
8 will be forming an additional LLC together with their
9 other partners, which we will get with staff on. It
10 will be called the SFGISF Riviera MLK, LLC, which
11 designates this facility here in the City of Riviera
12 Beach.

13 The Easton Group owns a number of companies
14 and have been doing vertical real estate platforms,
15 including brokerage, property management, property
16 investments. They own and operate approximately seven
17 million square feet existing infrastructure product with
18 an additional million square feet of product under
19 development. They're a substantial company, they have
20 been doing some tremendous work in this area, in the
21 South Florida area, as well.

22 Go to the next slide. Thank you.

23 This is the site location. This gives you the
24 general location of what's around it. With the
25 exception of the residential project to the immediate

1 west, in a small portion, it's surrounded totally by
2 industrial.

3 If you'll go to the next slide, please. Thank
4 you.

5 These are the designations of those properties
6 all the way around the project site. Actually, to the
7 west of the residential apartments, there is another
8 transshipment facility, but there is also the Titan
9 Steel Manufacturing facility, which is probably one of
10 the most -- very active right now because of the
11 construction going on in this -- in this area of South
12 Florida.

13 So, anyway, next slide, please.

14 The LTL facility will be used as a logistical
15 transfer, as I said, and we are using a standard truck
16 width. Although they will have smaller trucks, the
17 maximum is a 53-foot tractor-trailer rig and we designed
18 the project to meet those specifications. Although, the
19 UPS trucks, FedEx trucks that are smaller will also be a
20 part of this, that type of truck will be a part of this
21 facility.

22 So, next slide.

23 This is our site plan. As you can see, we
24 have one entrance with appropriate lanes coming into the
25 site off of Martin Luther King Boulevard. It will come

1 into a circular drive that will go through the facility,
2 but there will be also access for the office building in
3 the front. The T in the front is the office building
4 portion and the long linear is the warehouse building
5 where the tractor-trailers and other trucks will load
6 and unload their facilities for change of locations.
7 They will be bringing goods here, putting them on other
8 trucks to go elsewhere, and then coming back here with
9 other things.

10 We have provided the required parking. We
11 have 42 spaces. That's required. However, we've also
12 included a number of truck parking areas and we have
13 landscaped that area in the back.

14 I do want to make -- bring your attention to
15 the larger green area in the back. That is the
16 landscape buffer that we had proposed against the
17 residential project. Two reasons that we did that.
18 Number one, we also have an 8-foot wall that we did --
19 we asked the City to allow us to do, an 8-foot wall
20 instead of 6-foot, and to landscape on the residential
21 side of the wall. The reason we put, instead of the
22 5-foot requirement, we actually did 28-feet in that
23 area, so that we could move the wall and the trees, the
24 large amount of trees and landscape that we have,
25 towards that wall because the view corridor from a

1 second-story apartment is better blocked the closer the
2 screening is to the building. So this gave them a
3 better view cutoff because those are two-story
4 apartments and we wanted to make sure that they had the
5 benefit of that, as well as the additional screening and
6 buffering, which is also going to be noise attenuation
7 in that area, as well. That's something that you don't
8 see much but our clients were very pleased to work that
9 out because of that.

10 Everything else around it is industrial and
11 railroad, so -- and the -- you know, so I can't --
12 they're going to get a very good landscape buffer but
13 they're not getting what the residential is getting, so.

14 Okay, next slide, thank you.

15 The land use is industrial, the zoning is
16 general industrial, and I went through this. We have 23
17 percent open space on the property, 42 parking spaces.

18 Next slide, thank you. I just went over this
19 but this is just a little bit clearer a picture. We do
20 have a large green landscape buffer in the front on
21 Martin Luther King Boulevard, we have another line of
22 landscaping for the office parking, and we have
23 foundation planting around the entire two -- three sides
24 of the office building. We also, if you noticed that
25 the office building is narrow and the sides facing the

1 west are -- it's a small section of that office
2 building, which is a two-story element. That will not
3 have windows, so there's no looking back towards the
4 other way. The residents will have nobody looking
5 towards them from that building on the second floor, and
6 then also we have a tremendous amount of landscaping
7 going around it.

8 Next slide, please.

9 And then, in the rear area, we have, of
10 course, this tractor-trailer staging area, a drainage
11 area, and then we have, of course, continued the
12 landscape buffer, which is all the way around the entire
13 project. So we're putting in a tremendous amount of
14 landscape and irrigation into the perimeter of the
15 project.

16 Next slide, thank you.

17 Very quickly, this is an east and west view of
18 the building, so that you see the -- these are the bay
19 areas for the distribution for vehicles to come in and
20 the warehouse areas.

21 If you go to the next slide?

22 This is the office building component, so the
23 north elevation facing Martin Luther King Boulevard is
24 on the top. The architect, we have the architect here
25 if you need any further explanation, but we have done --

1 I think they have done a tremendous job making this
2 blend into the architectural styles, more of a modern
3 architectural area, and then this is the south
4 elevation, so that -- which is towards the parking area
5 in the back, and that's the back end of the long
6 building coming all the way back to the south side of
7 the project near the -- towards the tractor-trailer
8 staging area and retention area.

9 Next slide.

10 We -- our engineers are here. They did a what
11 we call auditor run to make sure everything was working
12 on this and we feel comfortable and our engineers feel
13 comfortable that the vehicles will be able to circulate
14 and, of course, in the parking lot will just be the
15 workforce individuals bringing cars into that parking
16 lot area in that location.

17 Next slide.

18 We are asking for a special exception for the
19 use. The warehouse use a special exception in this
20 district. Right now, the subject site is vacant. I
21 know that, in the past, a number of uses had come into
22 the City with this. One of them was a car crushing
23 facility, so that they were close to the port. That
24 would have been a, I think, a problematic use here and I
25 think, Ms. Shepherd, you were here when that was brought

1 here. I remember it very well. So we think this is a
2 much, much better use, less impactful and everything
3 else. And Dr. Martin Luther King Boulevard, as we said,
4 is a strategic intermodal system roadway that the FDOT
5 has done -- has established specifically for these types
6 of uses, and that's why most of your uses along this
7 roadway are industrial.

8 Okay, next one. We've designed the buildings
9 so they're not --

10 They are very compatible to the area. We feel
11 that they will make a great improvement to the area,
12 particularly with the amount of landscaping that we're
13 done, and it provides an 8-foot masonry foot, as I
14 indicated, which is over the 6-foot that typically is
15 required, and I've talked about the landscape.

16 Next slide, please.

17 I just wanted to give you a little bit of a
18 sectional view of what -- the truck that you see there
19 is a staging truck that will be left in the truck wells,
20 the driveway, and then the 30-foot -- well, 28-foot
21 buffer area. So we've pulled those trees all the way
22 back so that they get a blocking of view from that
23 specific area, and we have multiple levels of trees
24 going in, including sable palms that have different
25 elevations and canopy trees, as well as full landscaping

1 on the bottom, so that they will have a park-like
2 setting along that, along that right of way, that right
3 of way that goes down to the other industrial areas.

4 I think just -- I think we talked about the
5 public outreach. We went to and rented the Dan Calloway
6 - Tate Recreation Center, which is right in the area.
7 We sent notices out and we actually provided for a nice
8 event to have there. We had food and drinks and we had
9 a number of boards set up and everything and,
10 unfortunately, we had no one decided to answer the
11 fliers and all the information we put out. They seemed
12 to -- there was nobody that had any issues with the
13 project that we could see and we haven't heard from
14 anybody since then, so.

15 Next slide.

16 Again, we think this promotes the development
17 industrial. We meet all the Comp Plan provisions, all
18 the Zoning and Land Development regulations. We're
19 actually exceeding most of the Land Development
20 regulations. We're on an SIS highway, as we indicated.
21 We meet -- I mean, I think we've really tried and your
22 staff has been just tremendous working with us. We went
23 through a number of comments and reiterations, and I
24 think that we're here with a great project, great
25 economic base, and a good job creator for Riviera Beach.

1 Mr. Chair, I'm going to stop there, and I'll
2 be glad to entertain questions. We have -- we have our
3 traffic engineer, we have our architect here, we have --
4 I'm the landscape architect. Well, some of my staff is
5 here as landscape architects, too, and my planning team
6 is here, so.

7 CHAIRPERSON FERNANDEZ: Good. Well, I'm going
8 to have just two questions, then I'll pass it on to the
9 other Board members.

10 First of all, I want to thank you for bringing
11 the business and investment into our community.

12 You mentioned bringing jobs in. What are you
13 going to be doing regarding how to attract local Riviera
14 Beach residents for jobs and local contractors for this
15 great opportunity?

16 MR. GENTILE: On the job basis, like most of
17 our projects, they will -- they will actually provide
18 for job opening sessions, probably here at the site
19 because they like to get workers from the immediate
20 general area to be able to work here, and so we will
21 work that out into the program of hiring employees for
22 the project site.

23 They -- this is not a set tenant, as we speak.
24 They have a number of very good companies that are
25 requesting to lease this facility. The entity that's

1 putting this in, the development team, will maintain
2 ownership of it, and so they'll work with them on it,
3 but we fully understand, because I do a lot of work here
4 in Riviera Beach, that we will have an employment day
5 where we will try to encourage and get employees from
6 the immediate area, from Riviera Beach.

7 CHAIRPERSON FERNANDEZ: And local contractors?

8 MR. GENTILE: On the contractor, they -- are
9 you going to be bidding this out? Yes, it will be bid
10 out, so they will make every effort to work with your
11 City staff on qualified bidders to bid the project. I
12 don't want to belittle the building but it's a large
13 but, I would say, easy construction. It shouldn't be
14 that difficult, and not only -- you know, so I think
15 there's an opportunity for a lot of subs and a lot of
16 local people. There's nothing here that we have to get
17 major companies or engineering companies outside of the
18 area to do specific items, such as Titan where they have
19 crane and mechanical equipment that has to run rebar all
20 over the place and make sure it gets developed properly,
21 so I think this would be a great project for local
22 contractors.

23 CHAIRPERSON FERNANDEZ: Perfect. Now we'll
24 proceed to our Board members.

25 Ms. Margaret Shepherd, Board Member, would you

1 like to add? Any questions?

2 BOARD MEMBER SHEPHERD: No, I just want to
3 thank Mr. Gentile for this project. I went over about a
4 week ago and looked at the property site, and you're
5 sharp to remember that they wanted to have that car
6 crushing site, and I think the rebellion came from Ms.
7 Mary Brown, I think she's the one that led the charge,
8 and that disappeared. So I'm glad to see you here with
9 such a good project and just want to say welcome to the
10 City of Riviera Beach. I have no questions.

11 MR. GENTILE: Okay, great, thank you.

12 CHAIRPERSON FERNANDEZ: Board Member Anthony
13 Brown?

14 BOARD MEMBER BROWN: Mr. Chairman, I found a
15 couple typographical errors on the plans. It doesn't
16 affect the technical content of the plans, so I will
17 just try to deal with it with the staff.

18 MR. SIRMONS: Staff has no issues with that.
19 We will receive those comments and ensure the
20 appropriate updates are made.

21 BOARD MEMBER SHEPHERD: Thank you, Mr. Brown.

22 CHAIRPERSON FERNANDEZ: Thank you very much,
23 Mr. Sirmons.

24 BOARD MEMBER HARRIS CLARK: What was that, Mr.
25 Sirmons? I didn't hear you.

1 MR. SIRMONS: Excuse me. I said staff has no
2 issues with that. If the Board Member doesn't mind
3 providing those typographical errors to us, we will
4 ensure that the document is properly updated.

5 BOARD MEMBER HARRIS CLARK: Thank you.

6 MR. GENTILE: And we have no problem with
7 that, absolutely.

8 CHAIRPERSON FERNANDEZ: Thank you. Board
9 Member James Gallon.

10 BOARD MEMBER GALLON: I have a few questions.
11 I would like to know why you all did not contact any of
12 the other homeowners that was in -- that's in that area.
13 To the north, there's some homes over there. Were they
14 contacted?

15 MR. GENTILE: Yeah, they were -- it was
16 publicly noticed. It was on the website publicly
17 noticed, and as well as we know that we had talked to a
18 few people over there.

19 BOARD MEMBER GALLON: I live to the east of
20 this.

21 MR. GENTILE: To the east, okay.

22 BOARD MEMBER GALLON: So, I'm wondering how
23 come -- I think you should have went out further.

24 Also, as far as the notification, the problem
25 that I have is that another warehouse. I live in this

1 area, too, so I'm to the point where I'm warehoused out.
2 You know, I've been in this city all my life, you know,
3 I'm tired of looking at warehouses and I pass there
4 every day. I'm sick of looking at that little piece of
5 property there, it's just sitting there doing nothing,
6 but I have a problem with seeing another warehouse. You
7 know, I don't know how the rest of them, my colleagues
8 feel.

9 MR. GENTILE: Mr. Chair, I don't know if you
10 want me to answer anything at this point or just wait
11 until all of the questions --

12 CHAIRPERSON FERNANDEZ: We can wait until all
13 the questions are asked, and then you can address that,
14 please.

15 MR. GENTILE: Okay.

16 CHAIRPERSON FERNANDEZ: Ms. Rene Burgess?

17 BOARD MEMBER BURGESS: It's Rene.

18 CHAIRPERSON FERNANDEZ: Rene, sorry.

19 BOARD MEMBER BURGESS: Yeah, I'm going to
20 piggyback on what Mr. Gallon was saying. I feel the
21 exact same way. It's like warehouse, warehouse,
22 warehouse, you know, and this is my community, and I
23 know you stated that you grew up here, and we just do
24 not -- Riviera Beach is a food desert.

25 We don't have access to affordable, nutritious

1 fruit stands, these type of things, in our city. We
2 don't have nice restaurants that we can go to, and every
3 time we come here it's another proposal for a warehouse.

4 I understand that the location may be good
5 because it's, you know, easy access to the port, but
6 it's not fulfilling for our residents. So that was my
7 comment. I was thinking the exact same thing.

8 You also mentioned about a great job base for
9 Riviera Beach, and also that this warehouse is -- the
10 bays are going to be leased out; is that correct?

11 MR. GENTILE: I'm sorry, ma'am, I didn't --

12 BOARD MEMBER BURGESS: The bays will be leased
13 out at the warehouse; is that correct?

14 MR. GENTILE: The project itself will have a
15 -- probably a single user that will lease the facility.
16 It will be somebody like a -- and I'm just -- they don't
17 have anybody that they have -- they're waiting to make
18 sure it gets approved, they have a lot of interest, but
19 it will be something similar to like the old Dominion,
20 it will be like the FedEx companies, the UPS trucks, you
21 know, that type of thing. It will be a company similar
22 to that.

23 And this is not really a long-term storage
24 facility. This is a transfer area. It's more of a
25 logistics facility, which is different than just

1 warehousing stuff, okay? This -- materials in here will
2 be transported in and out. This is kind of like the hub
3 to take it from one transportation system to another and
4 to go to different routes.

5 I was going to answer that after and I
6 apologize.

7 BOARD MEMBER BURGESS: That's okay. So can
8 you kind of give me like a rundown of what type of jobs
9 will actually be available at this type of facility?

10 MR. GENTILE: There will be -- I would
11 anticipate there will definitely be truck drivers and
12 vehicle drivers. There will be office personnel,
13 accounting to secretarial to any of those things in the
14 office facility, and then there will be people that will
15 be doing -- working in the distribution portion of it,
16 moving materials back-and-forth, loading and unloading
17 trucks, driving forklifts, you know, many things.

18 I have a son that does that, as well, up in
19 the Jupiter area, works for a feed company and his job
20 is he works the warehouse and actually moves stuff with
21 a forklift and does loading and unloading of trucks, the
22 materials coming in and materials going out.

23 One of the biggest problems we have here,
24 right now, in this country is the distribution line
25 chain, and this is an industrial site and I think that

1 this is a really appropriate use, specifically in this
2 location with the rail line and its location to the
3 port, and it's all industrial around it with the
4 exception of the property to the west.

5 So, I'm just -- and I'll be glad to answer
6 that more. I have some other information that I can
7 provide you, so.

8 BOARD MEMBER BURGESS: Yeah, I think it could
9 also be a great spot for a grocery store, but that's
10 just me.

11 The other comment, if the space will be leased
12 out, how can you guarantee that the other companies that
13 come in will hire locally?

14 MR. GENTILE: We can have people make the
15 commitment that they will open the jobs up to local
16 people. I mean, we've done that on a lot of projects
17 here. They will work with your City staff, they will
18 work with Career Source here, and they will make sure
19 that they have job events at the site to make sure, and
20 they'll as their tenant to do the same time.

21 BOARD MEMBER BURGESS: Because I find that,
22 when companies come before us and they say that, it
23 sounds really good, but you don't see it come to
24 fruition. Because, right next door, there's a
25 development where your company could go into and try to

1 hire right from that development.

2 MR. GENTILE: Right.

3 BOARD MEMBER BURGESS: So I'm just putting
4 that out there for the record, you know. You come, it
5 sounds good that you're going to hire locally, but then
6 we don't get to see that after the fact, and it's built
7 and it's up there for a year or two because then the
8 qualifications, they say the residents are qualified.

9 So, again, the warehouse thing, I understand
10 your position, you're about making the money. Again,
11 you did state you grew up here, but, yeah, it's like a
12 prime location, distribution railroad, everything. It
13 could be a nice supermarket. But those are my comments.

14 CHAIRPERSON FERNANDEZ: Ms. Evelyn Harris
15 Clark?

16 BOARD MEMBER HARRIS CLARK: Sure. Okay. I
17 have several questions.

18 I understand that this is LTL. Are you
19 housing and moving HAZMAT, perishables?

20 MR. GENTILE: No.

21 BOARD MEMBER HARRIS CLARK: Strictly packages,
22 pallets?

23 MR. GENTILE: [Inaudible response.]

24 CHAIRPERSON FERNANDEZ: Mr. Gentile, your
25 affirmative yes?

1 MR. GENTILE: I'm sorry. Yes. We are not --
2 this is not a hazardous waste distribution. This is
3 products and goods.

4 BOARD MEMBER HARRIS CLARK: Sure. I
5 understand. What I'm saying is, is that some
6 warehouses, distribution centers, they may bring in
7 certain type of chemicals. I mean, it's packages, it
8 may be packages, HAZMAT, and it's moving out and it has
9 to be stored in a HAZMAT sort of area until it's moved
10 on a truck and it's moved to its final destination.

11 Same thing with perishables. It could be
12 plants, it could be some sort of food. I don't know if
13 it's something that has to be chilled or not --

14 MR. GENTILE: No, this is not a refrigerated
15 facility. So it will be really -- it will be almost --
16 it will be -- I would anticipate it would be similar to
17 your Amazon distribution where they're -- people are --
18 they're transporting goods, either from here to the
19 western portions of Palm Beach County and in and around
20 the general area.

21 BOARD MEMBER HARRIS CLARK: Sure. I just want
22 to be sure because the last distribution company that we
23 voted on, they were going to move some hazardous
24 materials, as well, even though they said they were
25 going to be like an Amazon, sort of moving, you know,

1 general goods out, they were going to accommodate, for
2 example, hazardous material.

3 Okay. To my colleague's point, and this is
4 not to be disparaging, I'm just going to repeat what I
5 hear out in other municipalities, that Riviera Beach is
6 just simply a warehouse community and they have not a
7 good so name for us, but you know, the thing is, is
8 that, if you're bringing good jobs, you're a good
9 neighbor, we're getting a good tax base from you,
10 etcetera, maybe it might be a fit, but there is a
11 concern with our residents and people outside of the
12 municipality that we're just a big warehouse city.

13 Going back to the jobs, I think that's very
14 important that you said you're going to have a single
15 use person, or company, rather, and it could be that
16 somewhere down the road this single use company isn't
17 making their numbers and they're going to have to rent
18 these bays out. That's what they do down in Miami. As
19 a matter of fact, I'm in the logistics business, as
20 well, and we rent our space out for import/exports, too,
21 for example. It's just another revenue generator.

22 You cannot guarantee us that this is going to
23 be a single use occupant, can you?

24 MR. GENTILE: Yeah, the objective is to have a
25 single use company but --

1 BOARD MEMBER HARRIS CLARK: Yeah, that's the
2 objective --

3 MR. GENTILE: -- but you certainly wouldn't --

4 BOARD MEMBER HARRIS CLARK: -- but it could be
5 open for --

6 MR. GENTILE: It could be open to, you know,
7 multiple users if they needed to do that.

8 I would anticipate, also, that there's a
9 possibility you could have different companies that use
10 the entity that has the entire lease of this facility to
11 provide certain areas just for their people to pick up
12 on one side and deliver out the other. So you could
13 have other companies that work directly with the single
14 user on this building.

15 I don't think that this -- I don't think the
16 City would want to restrict the users of the building,
17 as it is successful and it makes a good tax base for the
18 City.

19 BOARD MEMBER HARRIS CLARK: It's not
20 restricting. I want to go to the point of bringing in
21 jobs.

22 MR. GENTILE: Yes.

23 BOARD MEMBER HARRIS CLARK: If you have
24 tenants, they are not obligated because they're not here
25 to hear what you're hearing, to provide jobs for our

1 residents and reach out to our various networks within
2 our municipality, to make those advertisements that the
3 distribution has jobs, their offices may have
4 opportunities.

5 MR. GENTILE: I understand.

6 BOARD MEMBER HARRIS CLARK: It's easier with a
7 single use tenant because you would be representing them
8 and they would hear that, but if it, down the road,
9 there's no control and no guarantee and we're right
10 where we started from, we have a warehouse and our
11 people don't get any jobs.

12 Caveating off of that, too, I noticed, which
13 is very commendable, in your packet, that you're going
14 to reach out to the West Palm Beach Black Chamber of
15 Commerce. I want you to continue to do that. However,
16 looking for general contractors within that body, that
17 list, not one of those general contractors are from the
18 area of Riviera Beach. So I would suggest that, if you
19 can give us some commitment that you're going to work
20 with the CRA here and work with our City Council here,
21 who has already built up that database of our local
22 general contractors, so that they get the opportunity
23 and the head start, yes, keep the Black Chamber of
24 Commerce, but make them secondary, make them in even
25 third position, Riviera Beach takes preference.

1 MR. GENTILE: I just saw an affirmative nod
2 from my client that we will make the priority for this,
3 to work with your CRA, your council members, and your
4 staff, and I think I made that commitment earlier that
5 we know that we need to work with your staff on getting
6 a job fair done here, make every effort to hire.

7 The only thing that we can't do is we can't
8 guarantee that 100 percent of the employees here will be
9 coming from Riviera Beach because there may be positions
10 that are not available --

11 BOARD MEMBER HARRIS CLARK: And we understand.

12 MR. GENTILE: -- but I think that, with an
13 office component to this, that's a much more substantial
14 office component than just the distribution portion of
15 it, you have much more opportunity to have all levels of
16 jobs, from office personnel, secretaries, receptionists,
17 and higher management and potential for moving up to
18 those positions by individuals who work here, as well as
19 those that would work in the warehouse area.

20 BOARD MEMBER HARRIS CLARK: Yes. No, we
21 understand and appreciate it. I just want --

22 MR. GENTILE: But we will make that commitment
23 that we will -- we will work with your CRA and your City
24 Council and your staff to make every effort to have
25 everybody have an opportunity to come and apply for work

1 here from Riviera Beach.

2 It would be prudent for them to have people
3 that are in the general area to be working at this
4 facility, I will tell you that. I mean, it just cuts
5 trips off the road, it makes people more -- have the
6 ability to get to work on time, you know, because if
7 they're living in the general area, they can get there
8 quicker. They don't have to go through 95 or they have
9 to go through other areas of the county to get here, so.

10 BOARD MEMBER HARRIS CLARK: Yeah, no, I
11 understand. Riviera Beach first, even with --

12 MR. GENTILE: Yes, ma'am.

13 BOARD MEMBER HARRIS CLARK: -- the general
14 contractors in our municipality.

15 MR. GENTILE: I understand that, yes.

16 BOARD MEMBER HARRIS CLARK: What are the hours
17 of operation, are they 24/7?

18 MR. GENTILE: This would be up to the tenant
19 but, yes, we would like that ability because there are
20 some vendors that will have a few vehicles that will do
21 -- that will leave in the evening hours or in the
22 morning hours early, yes.

23 BOARD MEMBER HARRIS CLARK: Okay. And my next
24 question is, it was talked about the future of right of
25 way. So, the future of a right of way.

1 MR. GENTILE: Yes.

2 BOARD MEMBER HARRIS CLARK: Okay. So that's
3 somewhere on this plat. I don't know, if you would
4 point it out or if Mr. Sirmons would point it out. My
5 question is --

6 MR. GENTILE: I don't -- I don't have --

7 BOARD MEMBER HARRIS CLARK: -- who owns that
8 right of way right now?

9 MR. GENTILE: Okay. We're -- is there a
10 pointer?

11 MR. SIEMSEN: Good evening, Dan Siemsen with
12 2GHO. I'm a landscape architect for the project.

13 Currently, the right of way is -- that's being
14 dedicated to FDOT is owned by this group. This is part
15 of their property, but as they went through the process
16 of garnering preliminary permits from DOT, they asked
17 for -- they asked for additional right of way for a turn
18 lane to facilitate better entrance into the property.
19 So they own the property right now. They are actually
20 dedicating that land to FDOT to allow for that right
21 turn lane.

22 BOARD MEMBER HARRIS CLARK: Could you repeat
23 that? You're saying that the applicant owns the right
24 of way now?

25 MR. SIEMSEN: Yes.

1 BOARD MEMBER HARRIS CLARK: And they're
2 getting ready to donate it to --

3 MR. SIEMSEN: Yeah, there's a portion -- they
4 own the property, and a portion of that property, which
5 will be the right turn lane, they're going to carve that
6 out so that DOT owns that, that turn lane.

7 BOARD MEMBER HARRIS CLARK: Okay. So --

8 MR. GENTILE: FDOT --

9 BOARD MEMBER HARRIS CLARK: -- if the
10 applicant owns it already, then we don't need to talk
11 about approving a right of way because you already own
12 it and you've already worked out the logistics of that
13 quadrant to FDOT, I guess it is.

14 MR. GENTILE: It's a part of the plat you're
15 approving, so we have to disclose it to you that we are
16 providing that property.

17 BOARD MEMBER HARRIS CLARK: Okay.

18 MR. GENTILE: FDOT felt it was safer to
19 provide a turn lane for the vehicles coming eastbound
20 that come into this facility, so that they are not
21 blocking Martin Luther King Boulevard, so that they can
22 go into a turn lane, get out of the through-way, and
23 come into the facility, and our client agreed to
24 dedicate that property and do the turn lane.

25 BOARD MEMBER HARRIS CLARK: Okay. So it was

1 just transparency.

2 MR. GENTILE: Yes, ma'am.

3 BOARD MEMBER HARRIS CLARK: Thank you.

4 MR. GENTILE: Yes.

5 BOARD MEMBER HARRIS CLARK: And just one last
6 question. Drainage area. I'm not sure what a drainage
7 area, what's being drained. What's the drainage area
8 and what's being drained?

9 MR. GENTILE: Every project here in Florida,
10 because we are a state that has quite a bit of rainfall,
11 and we are required to provide both water quantity and
12 quality of the storm water that comes into this site, so
13 any water that comes on the roof of the building, in the
14 paved areas, on the site, has to be dealt with and we
15 have to store so much on the property so that it doesn't
16 hurt anybody else's property, and we have to also have
17 it meet water quality standards that's set up by the
18 South Florida Water Management District and the State of
19 Florida. So that water has to go through somewhat of a
20 cleansing process.

21 So we have a storm water system that's in this
22 project that will be part of the paved surface, but this
23 area here is a retention area where that water will go
24 and sit and be able to filter out any of the -- anything
25 that is not good for the environment, as much as

1 possible, and then it's discharged into the outside
2 system.

3 I do have our engineer here, if you'd like me
4 have him explain it, but every project has to have a
5 storm water management system, and I guess I should have
6 referred to it as that, but the drainage area in the
7 back is a retention area.

8 BOARD MEMBER HARRIS CLARK: Right, yeah, I'm
9 okay with that. If you had just said drainage area for
10 that, I would have been okay. So I --

11 MR. GENTILE: The engineer is saying the
12 landscape architect knew what he was talking about.

13 BOARD MEMBER HARRIS CLARK: Okay. Thanks for
14 the clarification. I just wanted to be clear it wasn't
15 something other than what you were describing.

16 MR. GENTILE: Yes.

17 BOARD MEMBER HARRIS CLARK: Okay. Those are
18 all the questions that I have.

19 MR. GENTILE: Thank you so much.

20 CHAIRPERSON FERNANDEZ: Mr. Gentile, before we
21 move on to Board Member William Wyly, you were getting
22 affirmative actions from the -- your clients.

23 Can you please identify your clients for the
24 record and who and what their part is with this entity,
25 please?

1 MR. GENTILE: Yes. I'm going to have them
2 introduce themselves.

3 CHAIRPERSON FERNANDEZ: Thank you.

4 BOARD MEMBER HARRIS CLARK: I should have done
5 that, I'm sorry.

6 CHAIRPERSON FERNANDEZ: It's okay, thank you,
7 sir.

8 MR. WILF: Hi, how are you. My name is David
9 Wilf and I appreciate you all for coming here today.
10 This is one of my partners, C.J. Easton.

11 MR. EASTON: Hi, nice to meet everyone.

12 MR. WILF: And so, we're both -- both part of
13 the development and ownership group and we are
14 representing on behalf of ownership and development.

15 CHAIRPERSON FERNANDEZ: Thank you very much,
16 sir.

17 Mr. Wyly?

18 VICE-CHAIR WYLY: Yes, I've got a couple
19 questions and some comments.

20 First of all, I would like to see the process
21 where we reached out to the locals because I live in
22 that area, also, not that's probably close in that
23 circumference to be able to receive a letter, but I
24 would like to see a letter or a flier or any kind of
25 correspondence just to see. I know no one showed up but

1 I would like to see what efforts you made for that
2 because we've had situations to where we've had people
3 come in and stated that -- or a group of people said one
4 thing, and then, later on, when it was done, it was the
5 total opposite.

6 MR. GENTILE: I understand.

7 VICE-CHAIR WYLY: So I definitely would love
8 to see some information with that, but I would also like
9 to thank you for making accommodation for Azure Estates,
10 formerly Stonybrook, for the landscaping to be able to
11 provide coverage, the noise blockage with the -- and
12 plus, it has to be a pretty good sight to be able to
13 see, of course, with the building next door. So, thank
14 you for that, I think that's a great idea to be able to
15 do that.

16 The hiring aspect of it also, if possible, I
17 have a friend over in the VA with the advocacy, a friend
18 of named Chip who can possibly be able to help out with
19 some of the veterans to be able to, if possible, to be
20 able to look for employment there also because he
21 contacted about any information about what we can do as
22 far as getting people from the VA more involved in
23 employment within the City of Riviera Beach, because
24 that's something to where, if I can get in contact with
25 one of your guys, I can't get you guys, you know,

1 contacted with that.

2 MR. GENTILE: Absolutely. We would love to
3 get that information and we will put that into our
4 efforts that we've committed to, to you all, today.

5 VICE-CHAIR WYLY: Thank you. I think I have a
6 couple more questions.

7 Again, thank you for the idea, also, about --
8 because I was thinking about the turning lane, also,
9 because usually -- I travel that area a lot and usually
10 the trucks, of course, have to slow down before they
11 make these turns and everything, so I understand that
12 part of it. So the turning lane, the turning lane would
13 be a very, you know, good idea. So you've already
14 implemented that inside of it, also.

15 Now, during the hours that she spoke of, that
16 you've -- so more than likely, it will be 24 hours, now
17 would you have a security gate there?

18 MR. GENTILE: Yes.

19 VICE-CHAIR WYLY: A security guard there,
20 also, to man that gate?

21 MR. GENTILE: Yeah, you'll have security
22 there. Yeah, security gates, and also they will have
23 security personnel there, as well.

24 VICE-CHAIR WYLY: All right, good, good. And
25 I think I have one more question.

1 Now, given that your location of the railroad
2 that you have there, you didn't have any future
3 aspirations of the railroad use, also, or would this
4 strictly be trucks coming from the port, coming into
5 your facility to -- for storage, for temporary storage
6 and distribution somewhere else, or will you have future
7 aspirations of utilizing our railroad actually for
8 transportation, also, or that's something that the
9 company --

10 MR. GENTILE: Right now, the company did not
11 have the -- they did not feel that the railroad was the
12 benefit for this project. This is more of a -- that's
13 why it's called an LTL. It's a less than truckload.
14 It's a --

15 VICE-CHAIR WYLY: Okay.

16 MR. GENTILE: It's a truck distribution
17 center. That's the biggest problem we're having in the
18 country right now is the distribution of those goods
19 back-and-forth --

20 VICE-CHAIR WYLY: Right.

21 MR. GENTILE: -- all over, and so this -- this
22 will be -- and that's why I'm not, as I said, we don't
23 anticipate goods staying in here as a warehouse. They
24 will be brought in, and then, in a very short period of
25 time, transported out --

1 VICE-CHAIR WYLY: Right.

2 MR. GENTILE: -- to their destination. So we
3 anticipate the port will be sending vehicles here to
4 drop stuff off, and then they'll go to other areas that
5 they need to.

6 VICE-CHAIR WYLY: Okay.

7 MR. GENTILE: Okay?

8 VICE-CHAIR WYLY: The reason why I stated that
9 was because I managed FedEx in Orlando for numerous
10 years and we got to the point where we expanded and
11 there was a railroad next to it in that area, that was
12 something that they were talking about that actually
13 made the distribution a lot easier with having something
14 coming to that location. So I didn't know whether if a
15 future --

16 MR. GENTILE: If a tenant -- if a tenant that
17 comes into this facility wants to use that, then we're
18 going to come back to you all to change the site plan,
19 so that's --

20 VICE-CHAIR WYLY: Right.

21 MR. GENTILE: You know, right now, your
22 getting green landscape, but if we have to change it,
23 we've got to come back here. It would be a
24 modification, you know, so got to come back to the City
25 to have it changed.

1 VICE-CHAIR WYLY: Absolutely, absolutely. I
2 think that's all the questions that I have, thank you.

3 MR. GENTILE: Great, thank you.

4 CHAIRPERSON FERNANDEZ: Thank you. Mr.
5 Russell Barnes?

6 BOARD MEMBER BARNES: Yeah, a couple items.
7 One is thank you, I sent several questions to staff and
8 to the applicant via e-mail and got answers from staff,
9 as well as the applicant when they did the presentation.

10 I've seen you guys, at least in the
11 conversation, really go above and behind in trying to
12 coordinate with residents there. I'd like to figure out
13 if there's things, as a staff, we could do better to get
14 feedback from the residents because this is going to
15 impact the next-door neighbors there and it would be
16 really nice if we could figure out a way that we could
17 give them -- or get more feedback.

18 You can't force someone to come to a meeting
19 that you're having and I appreciate the efforts that you
20 all put. I understand there were fliers you put out,
21 you used the bar codes that we put out, you went and met
22 with the owners of -- I mean, you did about as much as
23 you could do for that one neighborhood there.

24 I guess the last thing is it seems like you
25 all are putting an industrial use in a piece -- on a

1 piece of property that's zoned industrial. It has a
2 future land use of industrial, so it seems like we're
3 going to get an industrial building. And thank you for
4 being good neighbors.

5 CHAIRPERSON FERNANDEZ: Real quick. Mr.
6 Sirmons, Mary Savage-Dunham, back when I first came on,
7 we had requested that after an applicant is approved by
8 City Council and they go forward with their project,
9 that once they get their CO, six months after the fact,
10 that your staff would report back to us on employment
11 statuses as far as how many employees from Riviera
12 Beach.

13 Can we also make sure we don't forget that?

14 MR. SIRMONS: Yes, Mr. Chair, I am familiar
15 with that situation and that was actually a condition
16 that we added to a couple previous projects that came
17 through that made mention of the possibility and their
18 promised efforts to recruit City residents to take up
19 jobs and employment opportunities in the development
20 once it's constructed.

21 I do have that language from a previous
22 project, and if it does please the Board and the
23 applicants, I can read what we have and see if they are
24 agreeable to it.

25 CHAIRPERSON FERNANDEZ: Would you please do

1 so?

2 MR. SIRMONS: Yes. In this case, the
3 development shall actively advertise employment
4 opportunities for temporary and permanent positions
5 within the City of Riviera Beach, including
6 participation at community job fairs or hosting
7 specialized recruitment events.

8 The developer shall provide a report to the
9 Development Services Department at six months
10 post-Certificate of Occupancy documenting the outreach
11 efforts to acquire local employees, the number of local
12 employees hired, the number of local businesses
13 contracted with, subject to employment and privacy laws,
14 and the percentage of construction costs expended with
15 local vendors.

16 MR. GENTILE: We have no problem for that
17 being a condition of approval, and I also want to put on
18 the record we had no issue with the conditions as Mr.
19 Sirmons and the Planning staff put on. I did not say
20 that, Mr. Chair, I'm sorry.

21 CHAIRPERSON FERNANDEZ: No worries. And I
22 believe your clients who previously identified
23 themselves at the podium are nodding in the affirmative,
24 as well.

25 MR. SIRMONS: Yes, I would not have been able

1 to say that if they didn't nod to me properly.

2 CHAIRPERSON FERNANDEZ: I appreciate it. Now,
3 to address a couple issues brought up by some of our
4 Board members regarding bringing in either supermarkets
5 or fresh produce or other restaurants or anything into
6 our area. Mr. Sirmons, these developers, when they come
7 into our city, you are the first point of contact for
8 them. Maybe you could see and reach out and provide
9 ideas and maybe we can get those type of projects in our
10 community.

11 MR. SIRMONS: Absolutely and you are correct.
12 We are often the first line of contact for developers
13 and certain projects when they come in and we do partner
14 with the CRA and other arms of the City to target the
15 types of businesses that we want to see here.

16 This particular property is zoned industrial,
17 so some of those supermarket type uses may not be
18 appropriate for this site, but where they are
19 appropriate there are efforts to get those types of uses
20 needed and we are protective of lands that are zoned as
21 commercial that would be ideal for some of those uses
22 that the City is currently lacking, but there are
23 current efforts related to those.

24 And Board Member Barnes also made a comment
25 related to outreach and I can provide some response on

1 the staff efforts related to that, too, if appropriate
2 at this time.

3 So, based on feedback from this Board, even
4 including Former Board Member Ncube, there was interest
5 in developing standard outreach materials for
6 applicants, and staff has taken those recommendations
7 and, in my opinion, taken them to the next level.

8 There was a survey documented and submitted to
9 staff as a potential template that could be used by
10 developers such as those before you when they go out
11 into the community. So what staff did was take that
12 survey and put it in an online format.

13 We also provided, we developed and provided a
14 one-pager on instructions on what developers should do
15 for public outreach. So it lists what should be
16 included in their materials and it includes the QR code
17 that we developed that takes a person to the web page,
18 so any interested party can immediately go to the City
19 website or be directed to the City website and see the
20 application materials for a project, the renderings, the
21 layouts, all the materials you have before you, and then
22 the second QR code takes them a survey with similar
23 questions to what was developed by this Board, so that
24 the applicant can fill out those responses. Once they
25 hit submit, it immediately goes to staff's computer and

1 we get a notification saying you have feedback from the
2 community.

3 So we have gone far beyond what the standards
4 were of previous staff at the City to ensure that the
5 community members have every opportunity to weigh in
6 when something is being proposed near them.

7 CHAIRPERSON FERNANDEZ: And then you, in turn,
8 would report back to the Planning and Zoning Board,
9 correct, with that contact?

10 MR. SIRMONS: Absolutely. And in this
11 particular case, we did not receive any e-mail responses
12 from the survey link, but it is alive and well, as well
13 as the information available on the City website for
14 anyone who would navigate there on their own, but the QR
15 code was attached to the materials that they
16 distributed.

17 And of course, as staff almost always does
18 with these types of projects, we sent out courtesy
19 notices to all of the addresses within 300 feet, and on
20 those courtesy notices, it's a postcard, but it has
21 those same QR codes that allows the person receiving it
22 to see the materials online and provide immediate
23 feedback through the website, if they can't make it to a
24 public hearing such as this one. So staff does continue
25 to take those steps of the courtesy notices, but we've

1 improved it with those QR codes and direct access to the
2 information, and we also give step by step instructions
3 to the applicants on how to do the same with their
4 outreach.

5 CHAIRPERSON FERNANDEZ: Thank you, outstanding
6 job.

7 Without further ado --

8 BOARD MEMBER BURGESS: Excuse me, Chair?

9 CHAIRPERSON FERNANDEZ: Yes, go ahead, ma'am.

10 BOARD MEMBER BURGESS: I just have one more
11 question for the applicant, or even the City, but there
12 is an elementary school in that immediate vicinity.

13 Was the school contacted or informed about the
14 upcoming project? Because I know, you know, I drive
15 that area in the mornings, going to work, and there are
16 school children in that area, so I would like to know if
17 that school -- there's several. There's an elementary,
18 a middle, and a high school, but the elementary school
19 is the closest to your proposed project.

20 MR. GENTILE: We did not contact the school.
21 There's a requirement in the county with the School
22 Board that, if we're doing a residential project, we
23 have to contact them for bus stops or those other types
24 of things. We did not, I will tell you that.

25 We did do, though, we went above and beyond by

1 everybody within 300-feet was notified. We -- I have to
2 tell you, I work in the 37 municipalities in this county
3 and the county itself. This is the most aggressive
4 public outreach I've seen to date. I commend your staff
5 for doing such a great job.

6 This provides not only information in their
7 hands, but it also provides a location to go find any
8 additional information that they put on there, so they
9 did a great job on that.

10 BOARD MEMBER BURGESS: I agree with the City's
11 effort.

12 MR. GENTILE: Yes.

13 BOARD MEMBER BURGESS: I also believe that
14 schools are part of our community and you may do well to
15 contact the principal, so that principal could put
16 information towards the parents and also the teachers
17 that work there.

18 So I don't -- I do not think that that is a
19 bad idea. I will be suggesting that, going forward,
20 when projects come to our city and they are located
21 within school districts -- close to school locations.
22 So I would like to also propose that as a condition of
23 approval that the -- that you get with that elementary
24 school and let them know, so they can further inform the
25 residents, as well, because their children will be

1 impacted when this project begins, and also their
2 safety.

3 MR. GENTILE: Okay, we will -- we definitely
4 agree with that as a condition and we will contact the
5 elementary school, ma'am, and I'll report back to Mr.
6 Sirmons in writing.

7 BOARD MEMBER BURGESS: Thank you.

8 CHAIRPERSON FERNANDEZ: And again, your
9 clients, they also nodded in the affirmative.

10 MR. GENTILE: Yes, sir. I'm their agent, so
11 I'm talking for them, but yes, they did affirmatively
12 tell me to say that to you.

13 CHAIRPERSON FERNANDEZ: Okay.

14 BOARD MEMBER BURGESS: Mr. Sirmons, that's --
15 can you let them know what -- do you know what that
16 school is? Lincoln Elementary --

17 MR. GENTILE: Lincoln Elementary School and
18 I'll contact the principal.

19 BOARD MEMBER BURGESS: Lincoln Elementary in
20 West Riviera.

21 MR. GENTILE: In West Riviera, okay.

22 CHAIRPERSON FERNANDEZ: Mr. Sirmons, for
23 future --

24 MR. GENTILE: When I was here, I went to
25 Riviera Beach Elementary School.

1 CHAIRPERSON FERNANDEZ: Sorry for interrupting
2 you, sir.

3 Mr. Sirmons, for future approvals, if there's
4 any schools within the proximity of a development, can
5 you please make sure that they are notified, the school
6 principal, staff?

7 MR. SIRMONS: Yes, Mr. Chair, we will add that
8 to our considerations for outreach in the future.

9 CHAIRPERSON FERNANDEZ: Thank you.

10 BOARD MEMBER HARRIS CLARK: Chair?

11 CHAIRPERSON FERNANDEZ: Yes, ma'am?

12 BOARD MEMBER HARRIS CLARK: I just want to
13 share with the applicant, I just have a very strong
14 concern that, whether it's single tenant or multiple
15 tenants, primarily multiple tenants, that, once you go
16 through this process and multiple tenants come in, that
17 they don't have a tendency to look out for the residents
18 of Riviera Beach in the aspect of employment.

19 It's not a matter that we have the power to
20 force. We don't have the power to force. We're hoping
21 that with the applicants that come in front of us, and
22 generally they're single companies and they have a lot
23 more influence to work with our municipal elected
24 officials and CRA to give us the stats that we're
25 looking for in terms of who was hired by Riviera Beach.

1 When you have a multiple scenario, and I'm
2 very familiar with that because I'm in the logistics
3 business, and you have those tenants that rent, they do
4 whatever they want to do and they're just simply not
5 beholden to the residents of the City in which they're
6 doing business. They can kind of care less and they're
7 going to do their own thing.

8 I know you cannot guarantee that and I'm not
9 asking you to, I'm just hoping that you can think
10 through, when you are bringing the tenants on board,
11 that the caveat that we're giving you about employment,
12 that that's impressed upon those tenants, as well.

13 MR. GENTILE: Yes, ma'am.

14 BOARD MEMBER HARRIS CLARK: I didn't get a --
15 okay, now I'm getting a nod of head.

16 MR. GENTILE: We will make every effort to
17 ensure that they follow what we said, they will work
18 with the CRA, they will work your City staff and your
19 commissions -- council members, I'm sorry, to get
20 individuals at the Veterans Administration here in
21 Riviera Beach and try to provide opportunities for them
22 to be employed at this facility.

23 BOARD MEMBER HARRIS CLARK: Okay, terrific.
24 And as to any construction that's going on --

25 MR. GENTILE: And the contractors, yes, and

1 the subcontractors, as well, okay.

2 CHAIRPERSON FERNANDEZ: Okay. Can we now
3 proceed with somebody motioning for the plat application
4 PA-22-0003? Do I have a motion?

5 VICE-CHAIR WYLY: So moved.

6 CHAIRPERSON FERNANDEZ: Second?

7 BOARD MEMBER BROWN: Second.

8 CHAIRPERSON FERNANDEZ: Thank you. Roll call,
9 Ms. Clerk?

10 MS. DAVIDSON: Margaret Shepherd?

11 BOARD MEMBER SHEPHERD: Yes.

12 MS. DAVIDSON: Anthony Brown?

13 BOARD MEMBER BROWN: Yes.

14 MS. DAVIDSON: James Gallon?

15 BOARD MEMBER GALLON: Yes.

16 MS. DAVIDSON: Rene Burgess?

17 BOARD MEMBER BURGESS: Yes.

18 MS. DAVIDSON: I'm sorry?

19 BOARD MEMBER BURGESS: Yes.

20 MS. DAVIDSON: Evelyn Harris Clark?

21 BOARD MEMBER HARRIS CLARK: Yes.

22 MS. DAVIDSON: William Wyly?

23 VICE-CHAIR WYLY: Yes.

24 MS. DAVIDSON: Frank Fernandez?

25 CHAIRPERSON FERNANDEZ: Yes.

1 MS. DAVIDSON: Unanimous vote.

2 MR. GENTILE: Mr. Chair, thank you so much,
3 and Commissioners, I appreciate it, and we will make
4 sure that we make this a good project here in Riviera
5 Beach. Thank you.

6 MR. SIRMONS: Mr. Chair?

7 CHAIRPERSON FERNANDEZ: Yes, we still need to
8 go to the site plan, Mr. Sirmons?

9 MR. SIRMONS: Correct. Site plan and the
10 special exception would be a combined application, so
11 they are combined in one vote.

12 CHAIRPERSON FERNANDEZ: Mr. Gentile, nice try
13 trying to get out of here earlier.

14 MR. GENTILE: My senior planner back there --
15 Alec, raise your hand -- he made sure we're doing it
16 right, so okay.

17 (Laughter.)

18 CHAIRPERSON FERNANDEZ: So now, C is going to
19 be a Resolution of the City Council of the City of
20 Riviera Beach, Palm Beach County, Florida, approving
21 Site Plan application SP-21-18 and Special Exception
22 application SE-21-02 from Easton Group Companies,
23 Incorporated, to develop a 34,500 square foot
24 office/warehouse facility, with associated parking and
25 landscaping, and dedicated land for future expansion of

1 the Right of Way, on a vacant 8.97 acre parcel, located
2 on Dr. Martin Luther King Jr. Boulevard immediately west
3 of the railroad tracks, formerly identified by parcel
4 control numbers 56-43-42-32-001-0000, 56-43-42-
5 32-43-002-0000 and 56-43-42-32-43-004-0000, having a
6 future land use designation of Industrial and zoning
7 designation of IG General Industrial, providing for
8 conditions of approval, and providing for an effective
9 date.

10 Mr. Sirmons, are we doing D, as well?

11 MR. SIRMONS: No, Mr. Chair. Item C will
12 cover both of the resolutions.

13 CHAIRPERSON FERNANDEZ: Perfect, thank you.

14 BOARD MEMBER BROWN: I second that motion.

15 CHAIRPERSON FERNANDEZ: Do I have a motion?

16 BOARD MEMBER HARRIS CLARK: He made a motion.
17 Did we get a second?

18 VICE-CHAIR WYLY: Second.

19 BOARD MEMBER BURGESS: I think we got a
20 motion, right?

21 CHAIRPERSON FERNANDEZ: Madam Clerk, can we
22 get a roll call?

23 MS. DAVIDSON: Margaret Shepherd?

24 BOARD MEMBER SHEPHERD: Yes.

25 MS. DAVIDSON: Anthony Brown?

1 BOARD MEMBER BROWN: Yes.

2 MS. DAVIDSON: James Gallon?

3 BOARD MEMBER GALLON: No.

4 MS. DAVIDSON: Rene Burgess?

5 BOARD MEMBER BURGESS: Yes.

6 MS. DAVIDSON: Evelyn Harris Clark?

7 BOARD MEMBER HARRIS CLARK: Yes.

8 MS. DAVIDSON: William Wyly?

9 VICE-CHAIR WYLY: Yes.

10 MS. DAVIDSON: Frank Fernandez?

11 CHAIRPERSON FERNANDEZ: Yes.

12 MS. DAVIDSON: This vote passed with James
13 Gallon dissenting.

14 MR. GENTILE: Mr. Chair, thank you. And
15 Commissioners -- Council, Commissioners, thank you very
16 much.

17 CHAIRPERSON FERNANDEZ: Mr. Sirmons, we now
18 have Item D?

19 MR. SIRMONS: Yes. Mr. Chair, the next item
20 for the Agenda is related to the workshop item that was
21 presented to you at the last meeting regarding the
22 City's Comprehensive Plan and the addition of a property
23 rights element for it. Tonight, we bring it before you
24 for actual consideration and a vote, so it can move
25 forward to the City Council.

1 It is an Ordinance of the City Council of the
2 City of Riviera Beach, Palm Beach County, Florida,
3 amending the City's adopted Comprehensive Plan, to
4 establish the Property Rights element, to adopt a new
5 property rights element, and amending all elements as
6 necessary, in order to provide consistently with current
7 statutory requirements per Section 163.3177, Florida
8 Statutes, providing for conflicts and severability; and
9 providing for an effective date.

10 For the staff presentation on this them, I
11 would like to call Mr. Josue Leger for the information.

12 MR. LEGER: Thank you, Mr. Sirmons. For the
13 record, Josue Leger, Development Services.

14 As mentioned before, I'll just give the Board
15 a brief background. State Statues 163.3177, in
16 accordance with the legislative intent expressed in
17 State Statutes 163.3161(10) and 187.101(3) that
18 governmental entities respect judicially acknowledged
19 and constitutionally protected private property rights,
20 each local government shall include in its comprehensive
21 plan a property rights element to ensure that private
22 property rights are considered in local decision making.
23 A local government may adopt its own property rights
24 element or use the following statement of rights.

25 The following statement of rights are provided

1 through the State Statutes. I'll just read them for the
2 record.

3 The right of a property owner to physically
4 possess and control his or her interests in the
5 property, including easements, leases, or mineral
6 rights.

7 The right of a property owner to use,
8 maintain, develop, and improve his or her property for
9 personal use or for the use of any other person, subject
10 to state law and local ordinances.

11 The right of the property owner to privacy and
12 to exclude others from the property to protect the
13 owner's possessions and property.

14 The right of a property owner to dispose of
15 his or her property through sales or gift.

16 Just to give the Board a quick summary, this
17 element must be adopted by every local municipality in
18 order to be in compliance with state statutory
19 requirements.

20 Staff looked into the adopted Comp Plan to
21 make sure that there is no inconsistencies within the
22 proposed statements of rights and we have not found any.

23 And of course, as discussed at our last
24 workshop, this may well impact developments in the City.

25 So we're proposing for you a Comprehensive

1 Plan amendment. This is the actual underlined that will
2 be within our Comprehensive Plan, so obviously creating
3 the Property Rights element and adopting it, providing
4 goals, objectives, and policies for it.

5 And staff took under consideration the
6 discussion that we had last. So the State typically
7 provides a minimum of the four Statements of Rights,
8 which are here reflected as the proposed policies,
9 objectives and policies for the City, which I read
10 earlier in the record, to address the Board's concern in
11 regards to how does that impact the City itself in terms
12 of decision making on properties.

13 We had additional languages to kind of address
14 some of the concerns that we raised from our workshop.
15 Those are -- it will be referred to Objective 1.2 in our
16 proposed language and Policy 1.2.1. I'll read it in the
17 record.

18 Objective 1.2, Transparency, Reliability, and
19 Predictability in Decision-making: The City shall
20 continue its effort in promoting public involvements and
21 afford property owners the opportunity to participate in
22 public meetings and hearings where it is making
23 decisions involving a property owner's property.

24 Policy 1.2.1: Comprehensive Plan Amendments
25 and Development Applications - All applications

1 affecting the development or use of property in the
2 City, including amendments to the City's Comprehensive
3 Plan, shall be made at duly noticed public meetings and
4 the applications shall be made available for public
5 review at any time before or after the date of any
6 hearing wherein the application is to be considered
7 within the City's business hours. All residents and
8 businesses of the City shall be entitled to inspect
9 public records associated with an application and to
10 participate in any hearings regarding the applications.

11 Staff recommends approval of this amendment to
12 establish the Property Rights elements, and to adopt a
13 new Property Rights Element, and amending all elements
14 as necessary.

15 This concludes my presentation. Feel free to
16 ask any questions, concerns you may have.

17 CHAIRPERSON FERNANDEZ: If you read the
18 document you just stated, it just requires state and
19 local under 1.1B, subject to state and local ordinances.
20 Here, we also have federal, which is the U.S. Army Corps
21 of Engineers. So, would you need to also include the
22 federal?

23 MR. LEGER: Well, this language is strictly
24 from the state statutes, the new language that's
25 proposed. So, as a local government, we are required to

1 adopt that within our -- within our Comprehensive Plan.

2 CHAIRPERSON FERNANDEZ: So we can't tweak it
3 to include federal? The reason I'm asking is this also
4 includes mineral rights. We don't need oil pumping rigs
5 --

6 MR. LEGER: There are --

7 CHAIRPERSON FERNANDEZ: -- popping up in
8 folks' houses, so federal will also assist in that
9 endeavor.

10 MR. LEGER: Correct. There are currently
11 existing laws as it relates to private property rights.
12 However, historically, local municipalities never
13 adopted it as a required element. It was never a
14 requirement for local municipalities to have language
15 adopted within their Comprehensive Plan. So, as of last
16 year, summer last year, the State made it a requirement
17 for us to have language within our Comp Plan.

18 CHAIRPERSON FERNANDEZ: Right, I understand
19 that, but are our other rights protected, as well, from
20 the federal side of the house, as far as obtaining their
21 approval, as well, before a homeowner proceeds or a
22 property owner proceeds with any development?

23 MR. LEGER: Correct, there are.

24 MR. SIRMONS: Mr. Chair, I can add to that. I
25 can attest to that. Situations have occurred in Riviera

1 Beach where development was done and they did not
2 properly secure necessary approvals from entities such
3 as the Army Corps.

4 CHAIRPERSON FERNANDEZ: Correct.

5 MR. SIRMONS: And we have worked with those
6 federal agencies, as well, to ensure compliance with
7 local regulations, as well as those required from the
8 State and federal government, also. So we haven't had
9 issues with coordination with them in the past and we
10 don't see any reason why we would have any issues in the
11 future.

12 It is possible that we look into adding
13 additional language in here for that, but as Mr. Leger
14 was articulating, to ensure that we meet the
15 requirements of the State and that this proposed
16 amendment is not rejected by the associated departments
17 in Tallahassee who we have to have approval of our Comp
18 Plan by, we did not take too many liberties with this
19 text, since the last one, but it is certainly possible
20 to add that.

21 I will add that the objection -- Objective 1.2
22 was added to make sure we make it clear that
23 transparency is a part of property rights, but also us
24 wanting to make it clear that the property owner has a
25 bulk of rights when it comes to developing their

1 property, but so does their neighbor who has a strong
2 interest in their quality of life, as well, and what
3 happens next door, and to make sure that Objective 1.2
4 addresses everyone's right to transparency and what's
5 happening in their right to participate in the process.

6 CHAIRPERSON FERNANDEZ: Right. I agree a
7 hundred percent on the property right and the owners to
8 do what they need to do with their property, but I also
9 like to look at the whole picture. Is that, what
10 they're doing on the property, is that going to affect
11 our city and our citizens as a whole, and what impact
12 does it have, not only from the social side of the house
13 but also the economic impact.

14 If somebody wanted to put a waste facility in
15 the middle of four houses. They buy four lots and they
16 combine it in the middle of a residential area and they
17 want to post it there because they have the right do it,
18 property rights. That's all I'm addressing.

19 Now, do we have any other Board members?

20 BOARD MEMBER HARRIS CLARK: Could you go back
21 to the Property Rights section again?

22 MR. LEGER: Yes.

23 BOARD MEMBER HARRIS CLARK: When you talk
24 about property rights, I think in my mind just land,
25 dirt, if you will, and we have a unique scenario in our

1 city where it's a combination of land and water.

2 How does this right of a property owner to
3 privacy and exclude others from the property and protect
4 the owner's possession, and I guess the other -- the
5 right of the owner to maintain, develop, and improve his
6 or her property, we've got a weird combination.

7 How does this fit into that scenario because
8 part of it's land and part of it's water?

9 MR. LEGER: So, there are, currently, our
10 Zoning Ordinance addresses how an owner develop their
11 property. The Property Rights element or the Statements
12 of Rights does not exclude or impede into the local
13 processes. Our current Zoning Ordinance still stands
14 and Number, as you can see, Number 2, still subject
15 developments and improvements to stay in local laws. So
16 if you're -- if you're developing a project and you do
17 have some sort of submerged land or -- so the current
18 laws still apply, you know.

19 So, and the property rights, the private
20 property rights, there are existing laws, but the
21 challenge for the State has been it has never been part
22 of a local government Comprehensive Plan as a required
23 element.

24 The Comprehensive Plan contains multiple
25 elements, some of them are required, some of them are

1 optional. So the ones that are optional, if the City
2 wants to incorporate it and provide languages, policies,
3 objectives for it, we can. However, the ones that are
4 required, we must have it as part of the elements within
5 the Comp Plan.

6 So, as of last year, summer 2021, it was made
7 a requirement for local municipalities to adopt the
8 Property Rights element, and they understand that there
9 may be further research that must be done in order for
10 cities, local governments to actually dive in to adopt a
11 full -- a comprehensive approach to property rights that
12 protects the rights of local government, as well as its
13 owners. That's why they provided these four statements
14 of rights as a minimum where cities can adopt those four
15 statements of rights, for now, in order to be in
16 compliance with state statutes.

17 So, because of the workshop we had our last
18 meeting, the Board raised a concern, how does that
19 impact our processes, in terms of developing properties,
20 and that's why staff decided to research a little
21 further and make sure that we're not providing or
22 proposing any languages that the State hasn't seen yet.
23 That's where we have to kind of be a little bit careful.

24 Because of time, we have to make sure that
25 whatever we're proposing and submitting to Tallahassee

1 is -- are languages they've seen already and they've
2 okayed. So those two languages are not unique to the
3 City of Riviera Beach, other cities have adopted similar
4 languages, to just allow us, at least for now, the
5 ability to make sure that development does have
6 transparencies towards development and anyone that get
7 impacted for certain type of development does have a say
8 during the public hearing process.

9 BOARD MEMBER HARRIS CLARK: Well, thanks. I
10 didn't know it was going to be that long of an
11 explanation, but that's okay.

12 I saw last City Council meeting and the team
13 there was going to look at the Comprehensive Plan, so
14 they've already had that meeting and this is what we're
15 talking about and this -- and they've kind of seen this
16 already and it's going to go in the Comprehensive Plan,
17 this language?

18 MR. LEGER: So there are two aspects. So the
19 City is looking to take a bigger bite in terms of
20 updating our Comprehensive Plan. However, in the
21 meantime, this is a much longer process, in the
22 meantime, we -- we're being proactive to make sure that
23 development doesn't get -- we don't alter development in
24 the City by not complying to state statutes, and we are
25 required to comply with state statutes.

1 And some projects that we do in the City, we
2 do have to submit them to the State for approval. So if
3 we do not have -- if, for some reason, our Comp Plan
4 does not comply with State's requirement and we are
5 requiring for them to provide us comments or review
6 anything, they will in fact put a halt into that, which
7 can impede and have a much bigger impact into our city.

8 BOARD MEMBER HARRIS CLARK: Okay, thanks.
9 That was it.

10 MR. LEGER: Thank you.

11 CHAIRPERSON FERNANDEZ: Any other Board member
12 have any other questions?

13 BOARD MEMBER SHEPHERD: None. But Mr.
14 Sirmons, if you all can, if you could put the Chair and
15 Vice-Chair here, I don't hear very well. They sound
16 like they're kind of in a bubble. So if you could put
17 them, the next time, put them where I -- I just can't
18 hear them. Whatever they're talking about, I really
19 can't hear it.

20 MR. SIRMONS: That's not a problem.

21 BOARD MEMBER SHEPHERD: That's just my
22 suggestion.

23 MR. SIRMONS: Not a problem.

24 CHAIRPERSON FERNANDEZ: Mr. Sirmons, one quick
25 question. Is this going to effect our special

1 preservation sites that we incorporated into our
2 Comprehensive Plan in 1987, don't quote me on the year,
3 I think it was? Remember those special preservation
4 areas? Will this impact that?

5 MR. SIRMONS: The short answer I would say is
6 no but the rights of a property owner are, for the most
7 part, well established in federal and state law, and
8 especially in case law. However, the changes that the
9 State is now requiring local governments make it
10 explicit what those rights are in their Comprehensive
11 Plan, so we're adding those there.

12 There are some differences in property rights
13 when it comes to submerged land, which we have
14 significant amounts of in Riviera Beach. There is some
15 differences, for example, in the area of trespassing
16 when it comes to submerged lands, where it may differ a
17 bit when you're talking about dry land, but generally,
18 no, this would not make a significant change in what the
19 regulations are for those properties. It doesn't confer
20 any additional development rights on any properties in
21 the City, including those submerged lands.

22 This is, what we believe the intent of the
23 State legislature to ensure that local governments have
24 these right explicit in their codes to make sure that
25 they are aware of them as they develop future land

1 development regulations.

2 CHAIRPERSON FERNANDEZ: Thank you. If there's
3 no further questions, will somebody propose a --

4 BOARD MEMBER BROWN: I have a comment. Mr.
5 Chairman?

6 CHAIRPERSON FERNANDEZ: Yes, sir.

7 MR. SIRMONS: Mr. Brown.

8 CHAIRPERSON FERNANDEZ: Mr. Brown?

9 BOARD MEMBER BROWN: I have a comment, yes.

10 CHAIRPERSON FERNANDEZ: Second?

11 BOARD MEMBER BROWN: No, no --

12 BOARD MEMBER HARRIS CLARK: No, he has a
13 question.

14 CHAIRPERSON FERNANDEZ: Okay. Go ahead, Mr.
15 Brown, I didn't hear you.

16 BOARD MEMBER BROWN: Ms. Shepherd is right,
17 you need to sit in the middle.

18 Objective 1.2, the last line, could you add an
19 S? It's different than the --

20 MR. LEGER: Okay. So staff may have --

21 BOARD MEMBER BROWN: Hearings and decisions.

22 MR. LEGER: And decisions, okay.

23 BOARD MEMBER BROWN: Yes.

24 MR. LEGER: We'll make sure that gets --

25 MR. SIRMONS: Yes. Mr. Chair, there is a

1 difference between the printed copy and what's up there.

2 BOARD MEMBER BROWN: Yes, it is.

3 MR. SIRMONS: That is noted.

4 BOARD MEMBER BROWN: I noticed that.

5 MR. SIRMONS: And based on the conversation
6 here, staff would likely add a clarification on the
7 effects of neighboring properties on these decisions, as
8 well, as review this.

9 CHAIRPERSON FERNANDEZ: Thank you.

10 MR. SIRMONS: Yes.

11 CHAIRPERSON FERNANDEZ: Any other Board member
12 have any input, any other questions? Then can we
13 proceed with somebody motioning to accept the language
14 for the Property Rights?

15 VICE-CHAIR WYLY: So moved.

16 BOARD MEMBER HARRIS CLARK: Second.

17 CHAIRPERSON FERNANDEZ: Second?

18 BOARD MEMBER HARRIS CLARK: Second.

19 CHAIRPERSON FERNANDEZ: Ms. Clerk?

20 MS. DAVIDSON: Margaret Shepherd?

21 BOARD MEMBER SHEPHERD: Yes.

22 MS. DAVIDSON: Anthony Brown?

23 BOARD MEMBER BROWN: Yes.

24 MS. DAVIDSON: James Gallon?

25 BOARD MEMBER GALLON: Yes.

1 MS. DAVIDSON: Rene Burgess?

2 BOARD MEMBER BURGESS: Yes.

3 MS. DAVIDSON: Evelyn Harris Clark?

4 BOARD MEMBER HARRIS CLARK: Yes.

5 MS. DAVIDSON: William Wyly?

6 VICE-CHAIR WYLY: Yes.

7 MS. DAVIDSON: Frank Fernandez?

8 CHAIRPERSON FERNANDEZ: Yes.

9 MS. DAVIDSON: Unanimous vote.

10 CHAIRPERSON FERNANDEZ: Mr. Sirmons, any
11 workshop items?

12 MR. SIRMONS: No, Mr. Chair.

13 CHAIRPERSON FERNANDEZ: Public comments? For
14 the record, there's no one here.

15 Anything else, Mr. Sirmons? We have the
16 upcoming meetings May 12th and May 26th.

17 MR. SIRMONS: Nothing additional from staff.
18 We will -- currently, we do expect to have upcoming
19 meetings on May 12th and 26th and we will advise the
20 Board as items and agendas are ready.

21 CHAIRPERSON FERNANDEZ: Perfect, thank you.

22 Board Members, thank you for my selection and
23 Mr. Wyly's. I appreciate the trust and the
24 responsibilities you have placed on us.

25 Okay. It is now 8:26 -- 8:33, 8:33, do I have

1 a motion?

2 BOARD MEMBER BURGESS: So moved.

3 CHAIRPERSON FERNANDEZ: Second?

4 BOARD MEMBER SHEPHERD: Second.

5 (The proceedings concluded at 8:33 p.m.)

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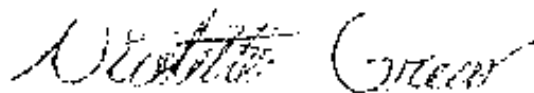
CERTIFICATE OF DIGITAL REPORTER

I, NICOLETTE GRECO, a Digital Reporter and
Notary Public within and for the State of Florida, do
hereby certify:

That the foregoing proceeding is accurately
captured with annotations by me during the proceeding in
the above-titled matter, all to the best of my skills
and ability.

I further certify that I am not related to any
of the parties to this action by blood or marriage and
that I am in no way interested in the outcome of this
matter.

IN WITNESS THEREOF, I have hereunto set my
hand this 10th day of May 2022.



Nicolette Greco, Digital Reporter
Commission No.: HH 220848
Expiration Date: January 31, 2026

CERTIFICATE OF TRANSCRIPTIONIST

I, NANCY KRAKOWER, Legal Transcriptionist, do
hereby certify:

That the foregoing is a complete and true
transcription of the original digital audio recording of
the testimony and proceedings captured in the
above-entitled matter. As the transcriptionist, I have
reviewed and transcribed the entirety of the original
digital audio recording of the proceeding to ensure a
verbatim record to the best of my ability.

I further certify that I am neither attorney
for nor a relative or employee of any of the parties to
the action; further, that I am not a relative or
employee of any attorney employed by the parties hereto,
nor financially or otherwise interested in the outcome
of this matter.

IN WITNESS THEREOF, I have hereunto set my
hand this 10th day of May 2022.

Nancy E. Krakower

Nancy Krakower, Transcriptionist

For Staff Use Only

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

UNIFORM LAND USE APPLICATION

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

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s):
	Mailing Address:
	Property Address:
	Name of Applicant (if other than owner):
	Home: () Work: () Fax: ()
	E-mail Address:

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	Current Zoning Classification:
	Square footage of site:	Property Control Number (PCN):
	Type and gross area of any existing non residential uses on site:	
	Gross area of any proposed structure:	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [] 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:	
	South:	
	East:	
	West:	

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

N/A

FUTURE LAND USE

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

SPECIAL EXCEPTION N/A

Describe the intended use requiring a Special Exception:

Provide specific LDR ordinance section number and page number:

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

Demonstrate that proposed location and site is appropriate for requested use:

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:

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

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

Demonstrate how utilities and other service requirements of the use can be met:

Demonstrate how the impact of traffic generated will be handled:

On-site:

Off-Site:

Other:

VARIANCE N/A

Describe the Variance sought:


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

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

Other:

SITE PLAN	Describe proposed development: UPS Distribution Center Building Expansion
	Demonstrate that proposed use is appropriate to site: No changes to existing use.
	Demonstrate how drainage and paving requirement will be met: N/A
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: N/A
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: N/A
	Demonstrate how utilities and other service requirements of the use can be met: N/A
	Demonstrate how the impact of traffic generated will be handled: On-site: N/A Off-site: N/A

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 Signature	8/28/2020 Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Dean Lambert 

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF ~~PALM BEACH~~ Autauga

BEFORE ME, the undersigned authority personally appeared Dean Lambert

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:

UPS Package Delivery Center



the street address of which is: 2001 Avenue P Riviera Beach, FL 33404

and that we hereby appoint:

Name: Steve Cockerham
Address: 2301 Lucien Way, Suite 300
Maitland, FL 32751
Telephone: 321-558-6420

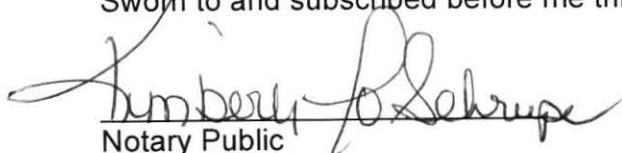
as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

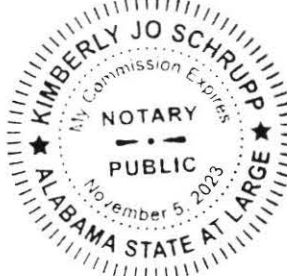
(Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 26th day of March, 2020.


Notary Public





55 Glenlake Parkway, NE
Atlanta, GA, 30328-3498
(404) 828-6000

AGENT AUTHORIZATION FORM

For projects located in the state of Florida

I/We **United Parcel Service, Inc.** as the owner(s) of the real property located in the state of Florida, do hereby authorize to act as my/our agent **Rick Garcia** to execute any petitions or other documents necessary to affect the application approval requested for permitting, licensing related to property improvements and to appear on my/our behalf before any administrative or legislative body in the county or city of Florida considering this application and to act in all respects as our agent in matters pertaining to the application. This authorization is valid from 2/20/19 to 2/20/20.

Date: 2/8/19

[Signature]
Signature of Property Owner

Richard D Bishop - Assistant Treasurer
Name and Title

State of Georgia
County of DeKalb

I certify that the foregoing instrument was acknowledged before me this 8th day of February 2019, by Richard D Bishop. He/she is personally known to me or has produced identification and did take an oath.

Witness my hand and official seal in the county and state stated above on the 8th day of February in the year 2019.

[Signature]
Signature of Notary Public

Notary Public for the state of Georgia

My Commission Expires: 02/28/2019

Leif Kvalheim
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
03/22/2022

Owner/Applicant Signature Authorization

Project Name: UPS Riviera Beach Expansion

Application and/or Permit # (if available): _____

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

Printed Name of Authorized Agent: Steve Cockerham

Signature of Authorized Agent: 

Date: 4-3-2020

Typed/Printed Name of Owner/Applicant: Dean Lambert

Corporate Title if Applicable: UPS East Region Project Coordinator

Signature of Owner/Applicant: 

Date: 3/26/2020

UNITED PARCEL SERVICE, INC.
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

UNITED PARCEL SERVICE, INC., a corporation duly organized and existing under the laws of the State of Ohio, United States of America and having its principal office at 55 Glenlake Parkway, Atlanta, GA 30328, United States of America (the "Company"), does hereby appoint **DEAN LAMBERT** in his capacity as Building and Systems Engineering Division Manager of the Company, the power to execute any petitions or other documents necessary to affect the application approval requested for building permits, licensing related to property improvements, and to appear on behalf of the company before any administrative or legislative body in the states of Alabama, Arkansas, Delaware, Florida, Georgia, Louisiana, Maryland, Mississippi, North Carolina, Pennsylvania, South Carolina and Tennessee; and to act in all respects as our agent in matters pertaining to what is set forth in this authorization.

This Limited Power of Attorney is effective as of October 25, 2019 and will expire October 24, 2020. This authorization is expressly limited to the purposes set forth above.

This Limited Power of Attorney supersedes and revokes the Power of Attorney previously issued to Kenneth Haynes on May 26, 2019 for Company.

This Limited Power of Attorney shall remain in effect until specifically revoked in writing, provided that the provisions of this sentence shall not affect the validity or enforceability of any documents executed prior to such revocation.

IN WITNESS WHEREOF, the Company has caused its name to be subscribed hereto by its duly authorized officer this 24th day of October, 2019.

UNITED PARCEL SERVICE, INC.
(an Ohio corporation)

By: Rhonda Clark
Name: Rhonda Clark
Title: Vice President

STATE OF GEORGIA
COUNTY OF FULTON

This instrument acknowledged before me by Rhonda Clark, who personally appeared and is known to me or proved to me on the basis of satisfactory evidence, did sign the foregoing instrument, and that the same was his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 15th day of NOVEMBER, 2019.

[Signature]
Notary Public

My commission expires: APRIL 9, 2021

592777 - POA re: Dean Lambert



UNITED PARCEL SERVICE, INC.
Assistant Secretary's Certificate

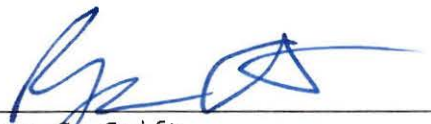
I, Ryan C. Swift, do hereby certify that:

I am a duly elected and qualified Assistant Secretary and the keeper of the records and corporate seal of United Parcel Service, Inc., a corporation organized, existing and in good standing under the laws of the State of Ohio (the "Company"); and

I further certify that Rhonda Clark is a duly elected Vice President of the Company and as such, she is authorized to execute agreements on behalf of United Parcel Service, Inc.

IN WITNESS WHEREOF, I have signed this certificate of the Company as of the date hereof.

Date: October 24, 2019



Ryan C. Swift
Assistant Secretary

STATE OF GEORGIA)
)
COUNTY OF FULTON)

This instrument acknowledged before me by Ryan C. Swift, who personally appeared and is known to me or proved to me on the basis of satisfactory evidence, did sign the foregoing instrument, and that the same was his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 24th day of October, 2019



Antonio F. Jones
Notary Public

My commission expires: April 9, 2021



872494

SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 21st day of May, A.D. 1987, by GRAN CENTRAL CORPORATION (formerly Commercial Realty and Development Company), One Malaga Street, St. Augustine, Florida 32085, hereinafter called "Grantor" to FLOTAMPAR CORPORATION, a Florida corporation, with its address being c/o J. David Pena, Attorney, 25 West Flagler Street, Miami, Florida 33130-1712, hereinafter called "Grantee",

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land in Palm Beach County, Florida, to-wit:

All of Block "A", less Lots 1 & 2 and Less the West 20.0 feet of Railroad Right-of-Way adjacent to Lots 1 & 2 "PLAT NO. 2-C LEWIS TERMINALS", according to the Plat thereof, as Recorded in Plat Book 44, Pages 43, 44 and 45 of the Public Records of Palm Beach County, Florida.

Said lands lying in the City of Riviera Beach, Palm Beach County, Florida.

Containing 29.0669 acres, more or less.

87-176249
Con 2,848,847.00 Doc 14,244.50
JOHN B DUNKLE, CLERK - PB COUNTY, FL

AND Grantor does hereby warrant the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

SUBJECT to taxes for 1987 and subsequent years.

SUBJECT to restrictions, reservations, covenants, and conditions pursuant to that certain instrument recorded in Official Records Book 442, at Page 117, and any amendments thereto.

SUBJECT to restrictions, reservations, and easements, as reserved and shown on that certain Plat of Subdivision, as recorded in Plat Book 44, at Page 43.

SUBJECT to such other restrictions, reservations, easements and Rights-of-Way of record.

SUBJECT to the following covenants, restrictions and agreements as follows: Grantee agrees, for itself, its successors and assigns, as a covenant running with the land as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of an operating center for Grantee, having an area of not less than 100,000 square feet, and that upon failure of Grantee, its successors or assigns, to have commenced construction upon said premises such operating center within twenty-four (24) months next ensuing from and after the date of this conveyance (which construction, if not yet completed by such date, shall be ongoing and diligently prosecuted to completion), the Grantor shall have and hereby reserves the right to repurchase said land and property at and for the price of \$2,848,847.00, said right of repurchase being hereby reserved and to continue for twelve (12) months after the expiration of said twenty-four (24) month period; Grantee hereby covenanting for itself and its successors and assigns, that they will upon the accrual of said right of repurchase, and upon being notified in writing of the election of Grantor to exercise the same, promptly make or cause to be made said reconveyance to Grantor, or its nominee, in accordance with the terms hereof, by good and sufficient deed conveying the full title to said property, free of liens and encumbrances, and with special warranty of title. This repurchase covenant shall terminate and have no further effect thirty-six (36) months from the date of this conveyance, or upon completion of construction of required improvements, whichever shall first occur, promptly upon which Grantor shall release such right back to Grantee by Quit-Claim Deed or other appropriate instrument.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed in its corporate name and its corporate seal to be hereto affixed by its undersigned officer thereunto lawfully authorized the day and year first hereinabove written.

B5316 P0089

Ret L71C

Signed,, sealed and delivered
in the presence of:

GRAN CENTRAL CORPORATION (formerly Commercial
Realty and Development Company
a Florida corporation,

Andrew J. Trzeccia

BY: C. F. Zellers, Jr. (SEAL)
C. F. Zellers, Jr., President

Susan S. Hall

Attest: Patricia Bagley
Patricia Bagley, Assistant Secretary

STATE OF FLORIDA
COUNTY OF ST. JOHNS

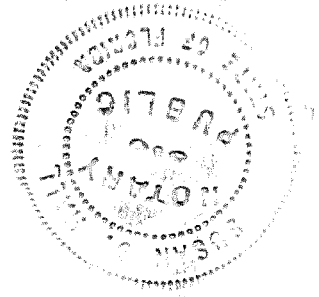
The foregoing instrument was acknowledged before me this 21st
day of May A.D., 1987, by C. F. Zellers, Jr. and Patricia
Bagley, President and Assistant Secretary, respectively, of Gran Central
Corporation, a Florida corporation, on behalf of the corporation.

Susan S. Hall

Notary Public, State of Florida at Large

NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: My Commission Expires Aug. 21, 1989



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

B5316 P0090

49/6.50

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Merger, filed on June 5, 1989, effective July 1, 1989, as shown by the records of this office.

The document number of the surviving corporation is 819816.

OFFICIAL RECORDS
BOOK 2235 PAGE 0044
SEMINOLE CO. FL.

MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.
093325

RECORDED & VERIFIED
1990 OCT 30 AM 9:41

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
21st day of December, 1989.




Jim Smith
Secretary of State

CR2E022 (8-89)

1. 4456-88-19136

EFFECTIVE DATE

7/1/89

FILED
JUL 5 1989
FBI - MIAMI

ARTICLES OF MERGER
OF
AMIFLO COMPANY AND
FLOTAMPAR CORPORATION
AND
UNITED PARCEL SERVICE, INC.

To the Department of State
State of Florida

Pursuant to the provisions of the Florida General Corporation Act governing the merger of a domestic corporation with and into a foreign corporation, the corporations hereinafter named do hereby adopt the following Articles of Merger.

1. The names of the merging corporations are Amiflo Company and Flotampar Corporation, both of which are business corporations organized under the laws of the State of Florida, and the existence of which will cease, and United Parcel Service, Inc., which is a business corporation organized under the laws of the State of Ohio, and which shall be the surviving corporation.

2. The Agreement and Plan of Merger for merging Amiflo Company and Flotampar Corporation with and into United Parcel Service, Inc. was approved and adopted by the sole shareholder of Amiflo Company on May 1, 1989 and by the sole shareholder of Flotampar Corporation on May 1, 1989.

3. The laws of the jurisdiction of organization of United Parcel Service, Inc. permit the merger of a business corporation of another jurisdiction with and into a business corporation of the jurisdiction of organization of United Parcel Service, Inc.; and the merger of Amiflo Company and Flotampar Corporation with and into United Parcel Service, Inc. is in compliance with the laws of the jurisdiction of organization of United Parcel Service, Inc.

4. United Parcel Service, Inc. will continue its existence as the surviving corporation under its present name pursuant to the provisions of the laws of the jurisdiction of its organization.

5. United Parcel Service, Inc. does hereby agree that it may be served with process in the State of Florida in any proceedings for the enforcement of any obligation of either Amiflo Company or Flotampar Corporation and in any proceeding for the enforcement of the rights of a dissenting shareholder, if any, of either Amiflo Company or Flotampar Corporation against United Parcel Service, Inc.; does hereby irrevocably appoint the Secretary of State of the State of Florida as its agent to accept

LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

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6656-88-19136

service of process in any such proceeding; and does hereby agree that it will promptly pay the dissenting shareholders of either Amiflo Company or Flotamper Corporation the amount, if any, to which they shall be entitled under the provisions of the Florida General Corporation Act with respect to the rights of dissenting shareholders.

6. The merger herein provided for shall become effective in the State of Florida on the 1st day of July, 1989.

Executed on this 13th day of May, 1989.

AMIFLO COMPANY

By: Joseph B. Maderow
Joseph B. Maderow,
Vice President

Thomas E. Butt
Thomas E. Butt,
Assistant Secretary

FLOTAMPER CORPORATION

By: Joseph B. Maderow
Joseph B. Maderow,
Vice President

Thomas E. Butt
Thomas E. Butt,
Assistant Secretary

UNITED PARCEL SERVICE, INC.

By: Joseph B. Maderow
Joseph B. Maderow,
Vice President

Thomas E. Butt
Thomas E. Butt,
Assistant Secretary

LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

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4456-88-19136

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this day of May 1, 1989, before me, a
Notary Public in and for the State and County aforesaid, personally appeared Joseph R. Noderov, known to me to be the Vice President of Amiflo Company, which is one of the corporations which executed the foregoing instrument, and Thomas E. Butt, known to me to be the Assistant Secretary of said corporation, and each of said officers acknowledged to me that the execution of the foregoing instrument was the act and deed of said corporation, and that his signing of said instrument upon behalf of said corporation was his official act and deed.

WITNESS my hand and seal of office on the day and year aforesaid.

Virginia D. Hutch
Notary Public

Commission expires: 3-31-90

VIRGINIA D. HUTCH
NOTARY PUBLIC
MY COMM. EXPIRES MARCH 31, 1990

LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

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A656-88-19136

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this day of May 1, 1989, before me, a
Notary Public in and for the State and County aforesaid, personally appeared Joseph R. Moderow, known to me to be the Vice President of Flotampar Corporation, which is one of the corporations which executed the foregoing instrument, and Thomas E. Butt, known to me to be the Assistant Secretary of said corporation, and each of said officers acknowledged to me that the execution of the foregoing instrument was the act and deed of said corporation, and that his signing of said instrument upon behalf of said corporation was his official act and deed.

WITNESS my hand and seal of office on the day and year aforesaid.

Virginia D. Hutch
Notary Public

Commission expires: 3-31-90

VIRGINIA D. HUTCH
NOTARY PUBLIC
BY CHAL. SUPRE. COURT 21, 1988

LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

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4656-88-19136

STATE OF *Massachusetts*
COUNTY OF *Suffolk*

On this day of May 1, 1989, before me, a
Notary Public in and for the State and County aforesaid, personally appeared Joseph R. Moderow, known to me to be the Vice President of United Parcel Service, Inc., which is one of the corporations which executed the foregoing instrument, and Thomas E. Butt, known to me to be the Assistant Secretary of said corporation, and each of said officers acknowledged to me that the execution of the foregoing instrument was the act and deed of said corporation, and that his signing of said instrument upon behalf of said corporation was his official act and deed.

WITNESS my hand and seal of office on the day and year aforesaid.

Virginia D. Hutch
Notary Public

Commission expires:

VIRGINIA D. HUTCH
NOTARY PUBLIC
BY CHARTER EXPIRES MARCH 31, 1991

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LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

2382-87-8967

AGREEMENT AND PLAN OF MERGER

of

AMIFLO COMPANY
and
FLOTAMPAR CORPORATION
(each a Florida Corporation)

into

UNITED PARCEL SERVICE, INC.
(an Ohio Corporation)

AGREEMENT AND PLAN OF MERGER made and entered into
by and among AMIFLO COMPANY and FLOTAMPAR CORPORATION, both cor-
porations of the State of Florida, and UNITED PARCEL SERVICE,
INC., a corporation of the State of Ohio, as approved by a reso-
lution adopted by the Board of Directors of each such corpora-
tion.

WHEREAS, Amiflo Company, Flotampar Corporation and
United Parcel Service, Inc. are wholly owned subsidiaries of
United Parcel Service of America, Inc.; and

WHEREAS, Amiflo Company and Flotampar Corporation are
corporations of the State of Florida and are subject to the
provisions of the Florida General Corporation Act; and

WHEREAS, United Parcel Service, Inc. is a corporation
of the State of Ohio and is subject to the provisions of Chapter
1701 of the Revised Code of Ohio; and

WHEREAS, Amiflo Company, Flotampar Corporation and
United Parcel Service, Inc. and the respective Boards of

LEGIBILITY UNSATISFACTORY
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Directors thereof deem it advisable and to the advantage, welfare, and best interests of said corporations and their sole shareholder to merge Amiflo Company and Flotampar Corporation into United Parcel Service, Inc. pursuant to the provisions of Chapter 1701 of the Revised Code of Ohio and the Florida General Corporation Act, upon the terms and conditions hereinafter set forth:

NOW, THEREFORE, in consideration of the premises and of the mutual agreement of the parties hereto, being thereunto duly approved by the resolutions adopted by the respective Boards of Directors of Amiflo Company, Flotampar Corporation, and United Parcel Service, Inc., in accordance with the provisions of Chapter 1701 of the Revised Code of Ohio and the Florida General Corporation Act, the Agreement and Plan of Merger and the terms and conditions thereof, the mode of carrying the same into effect, together with any provisions required or permitted to be set forth therein, are hereby determined and agreed upon for submission to the sole shareholder of Amiflo Company, Flotampar Corporation, and of United Parcel Service, Inc. as required by Chapter 1701 of the Revised Code of Ohio and the Florida General Corporation Act, as hereinafter in this agreement set forth.

1. In consideration, respectively, of all of the shares of Amiflo Company and Flotampar Corporation, which are hereinafter sometimes referred to as the "terminating corporations", United Parcel Service, Inc. agrees to assume all of the

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LEGIBILITY UNSATISFACTORY
FOR MICROGRAPHICS

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debts and liabilities and all of the responsibilities of the terminating corporations.

2. Amiflo Company and Flotampar Corporation are hereby merged into United Parcel Service, Inc., which shall be the continuing and resulting corporation, and which is herein-after sometimes referred to as the "surviving corporation".

3. The present Articles of Incorporation of the surviving corporation shall constitute the Articles of Incorporation of said surviving corporation and shall continue to be in full force and effect until altered or amended under the authority of Chapter 1701 of the Revised Code of Ohio.

4. The present regulations of the surviving corporation will be the regulations of said surviving corporation and will continue in full force and effect until altered or amended as therein provided under the authority of Chapter 1701 of the Revised Code of Ohio.

5. The members constituting the Board of Directors of the surviving corporation upon the effective date of the merger herein provided for and the officers in the offices of said corporation upon said effective date shall continue to hold their respective directorships and offices until the election and qualification of their respective successors or until their tenure is otherwise terminated in accordance with the regulations of the surviving corporation in effect from time to time.

6. The surviving corporation will not issue any of its shares in exchange for the issued shares of any terminating

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corporation inasmuch as the terminating corporations and the surviving corporation each have the same ultimate controlling corporate shareholder. The shares of the terminating corporations shall not be converted or substituted for shares in the surviving corporation. All of the issued shares of the terminating corporations shall, upon the effective date of the merger, be surrendered and extinguished. The shares of the surviving corporation shall not be converted or substituted, but each said share which is issued as of the effective date of the merger shall continue to represent one issued share of the surviving corporation.

7. The Agreement and Plan of Merger herein made and entered into shall be submitted to the sole shareholder of each of the terminating corporations and of the surviving corporation for its adoption or rejection in the manner prescribed by the law of the State of Ohio and of the State of Florida, as applicable.

8. In the event that this Agreement and Plan of Merger shall have been adopted by the sole shareholder of each of the terminating corporations and of the surviving corporation under Chapter 1701 of the Revised Code of Ohio and the Florida General Corporation Act, the terminating corporations and the surviving corporation agree that they will cause to be executed and filed any document or documents prescribed by the laws of the States of Ohio and Florida, and that they will cause to be performed all necessary acts within the States of Ohio, Florida

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and elsewhere to effectuate the merger. This undertaking is subject, however, to any provision contained herein for abandoning the merger before or after the approval of the Agreement and Plan of Merger by the sole shareholder of each of the terminating corporations and of the surviving corporation.

9. The Boards of Directors and the proper officers of the constituent corporations are hereby authorized, empowered, and directed to do any and all acts and things, and to make, execute, deliver, and file, any and all instruments, papers, and documents which shall be or become necessary, proper, or convenient to carry out or put into effect any of the provisions of this agreement or of the merger herein provided for.

10. Notwithstanding the approval of this Agreement and Plan of Merger by the shareholder entitled to vote of the terminating corporations and of the surviving corporation, this Agreement and Plan of Merger, as between any two constituent corporations entering into this Agreement and Plan of Merger, may be abandoned by either or both such corporations at any time prior to the filing of any requisite merger documents with the Department of State of the States of Ohio and Florida, in the event that the Board of Directors of either constituent corporation, for whatever reason, deems that the merger is no longer viable or desirable and adopts a resolution, whether in a meeting or by written consent to that effect.

11. The effective date of the merger herein agreed upon shall be July 1, 1989.

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IN WITNESS WHEREOF, the parties hereto have duly
executed this Agreement and Plan of Merger the 1st day
of May 1989.

AMIFLO COMPANY

By: Joseph R. Maderow
Joseph R. Maderow, Vice President
Thomas E. Butt
Thomas E. Butt, Assistant Secretary

FLOTANPAR CORPORATION

By: Joseph R. Maderow
Joseph R. Maderow, Vice President
Thomas E. Butt
Thomas E. Butt, Assistant Secretary

UNITED PARCEL SERVICE, INC.

By: Joseph R. Maderow
Joseph R. Maderow, Vice President
Thomas E. Butt
Thomas E. Butt, Assistant Secretary

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JCH
Consulting Group, Inc.

426 SW 15th Street
Ocala, Florida 34471
Phone 352-405-1482
Fax 888-272-8335

September 4, 2020

Josue Leger
Senior Planner GIS Specialist
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, Florida 33404

**SUBJECT: FORMAL REPLAT APPROVAL REQUEST
UPS RIVIERA BEACH BUILDING EXPANSION**

Dear Mr. Leger:

JCH Consulting Group, Inc. is pleased to submit the Replat Application package on behalf of the Applicant, United Parcel Services, for your review. The 29.12 acres site is currently an active UPS Sorting Facility located in Riviera Beach, Florida bounded by West Blue Heron Boulevard to the north, Avenue "P" to the east, vacant land/warehouse building to the south, and Avenue "R" to the west.

The existing UPS facility with Property Control Number (PCN) 56-43-42-29-55-001-0030 is designated with a General Industrial (IG) zoning district and an Industrial future land use (FLU). The surrounding properties designation are shown in Table No. 1 below.

Table No. 1

PROPERTY	FLU	ZONING	USES
UPS	IND -Industrial COM - Commercial	IG - General Industrial CG - General Commercial District	Warehouse/Distribution Terminal
NORTH	COM - Commercial OFF - Office	OP - Office Professional	Vacant Commercial
SOUTH	CF - Community Facilities IND - Industrial	CF - Community Facility IG/I – Industrial	Warehouse/Distribution Terminal Lumber Yard/Mill
EAST	IND - Industrial	IG - General Industrial	Warehouse/Distribution

	COM - Commercial	CG - General Commercial District	Terminal
WEST	COM - Commercial	CN - Neighborhood Commercial	Service Station
	CF - Community Facilities	CF - Community Facility	Religious
	SF - Single Family Res.	RSB - Residential	Single Family

With this application we are requesting the approval of a Replat for the expansion of the existing UPS facility. The subject requests including combining underlying existing plat lots into one parcel. Access to the property will remain unchanged with primary access from Avenue P & R, an existing 60' publicly dedicated right of way.

This submittal includes the following:

- City of Riviera Beach Uniform Land Use Application with Agent Authorization Form, Legal Description and Warranty Deeds.
- Replat

Please feel free to contact us with any questions at 352.405.1485

Sincerely,

Chris Howson

Chris Howson, P.S.M., C.F.M., (FL., MS)
President
JCH Consulting Group, Inc.



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER PA-20-02, BLUE LAGOON PLAZA
MAY 26, 2022**

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-20-03) from United Parcel Services, Inc., to combine several contiguous lots of record into one lot totaling approximately 29.08-acres in land area, for the real property located at 2001 Avenue P, located immediately south of W. Blue Heron Boulevard, west of Avenue P, and east of Avenue R, identified by parcel control number 56-43-42-29-55-001-0030, providing for conditions of approval; and providing for an effective date.

- A. Applicants:** Property Owner: United Parcel Service, Inc.
Authorized Agent: Steve Cockerham, (Neel-Schaffer)
- B. Request:** The applicant is requesting plat approval to combine several contiguous lots of record into one lot totaling approximately 29.08-acres in land area.
- C. Location:** The subject property is located at 2001 Avenue P, located immediately south of W. Blue Heron Boulevard, west of Avenue P, and east of Avenue R, identified by parcel control number 56-43-42-29-55-001-0030. This parcel is located within the City's municipal boundary as depicted by the "Location Map" below.

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

<u>Parcel Control Numbers:</u>	56-43-42-29-55-001-0030
<u>Parcel Size:</u>	29.12-Acres
<u>Existing Use:</u>	Warehouse and Distribution facility
<u>Proposed Use:</u>	Same as existing
<u>Zoning:</u>	General Commercial (CG) / General Industrial (IG) Zoning District
<u>Future Land Use:</u>	Commercial / Industrial

E. Adjacent Properties Zoning Districts and Current Uses:

North:

- Office Professional (OP) District: Vacant (Undeveloped)
- W. Blue Heron Boulevard Right-Of-Way (ROW).

South:

- General Industrial (IG) District: Industrial use
- Community Facility (CF) District: Government use
- W. 15th Street (ROW)

East:

- General Industrial (IG) District: Industrial use

- Avenue P (ROW)

West:

- Neighborhood Commercial (CN) District: Commercial use
- Community Facility (CF) District: Place of worship
- Single Family Dwelling District (RS-8): Residential use
- Avenue R (ROW)

F. Background:

City staff received a Uniform Land Use Application along with other related documents for plat review from the Applicant, UPS (United Parcel Service, Inc.) in September 2020. Please refer to the Applicant's Justification Statement for additional information. The subject property currently serves as UPS warehouse distribution center, and consist of a 188,857 square feet main building with appurtenant facilities (4,383 SF truck wash). The Applicant is proposing a re-plat to combine several contiguous lots of record into one lot totaling approximately 29.08-acres in land area.

Pursuant to Resolution No. 04-21, the applicant recently received site plan approval by the City Council that expanded the existing main building footprint by an additional 51,883 SF and consisted of an additional 129 parking spaces designated to employees at the northern portion of the site, fronting W. Blue Heron Blvd.

The plat application for the subject property is scheduled to be heard by the Planning and Zoning Board at their regular scheduled meeting on Thursday, May 26, 2022 at 06:30 P.M. Future City Council hearing to be determined (T.B.D.).

G. Staff Analysis:

Proposed Use: The site is currently used as a warehouse distribution. The Applicant is not proposing any new use to the site.

Review for Compliance: The proposed plat was reviewed for compliance with the state and city's ordinance requirements by a third-party consulting firm – KCI Technologies, Inc., and was found in compliance with the general standards for platting. (Compliance letter attached)

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

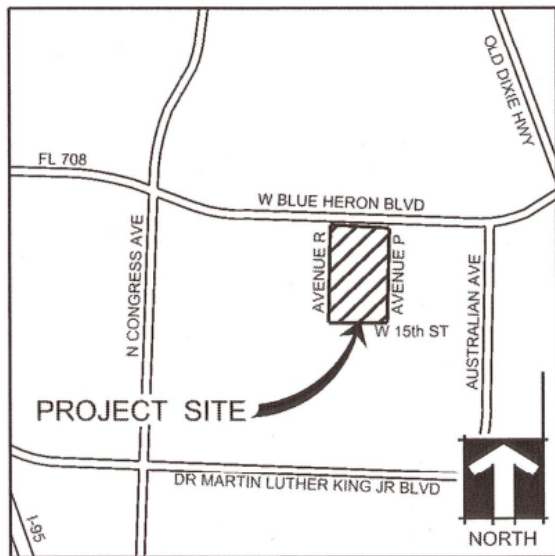
Landscaping: N/A

Parking: N/A

H. Recommendation:

Staff recommends approval of the subject application (PA-20-03) from United Parcel Services, Inc., to combine several contiguous lots of record into one lot totaling approximately 29.08-acres in land area.

Location Map (N.T.S.)



Legal Description

See proposed plat as provided by the applicant.

UNITED PARCEL SERVICE – RIVIERA BEACH

BEING A REPLAT OF BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

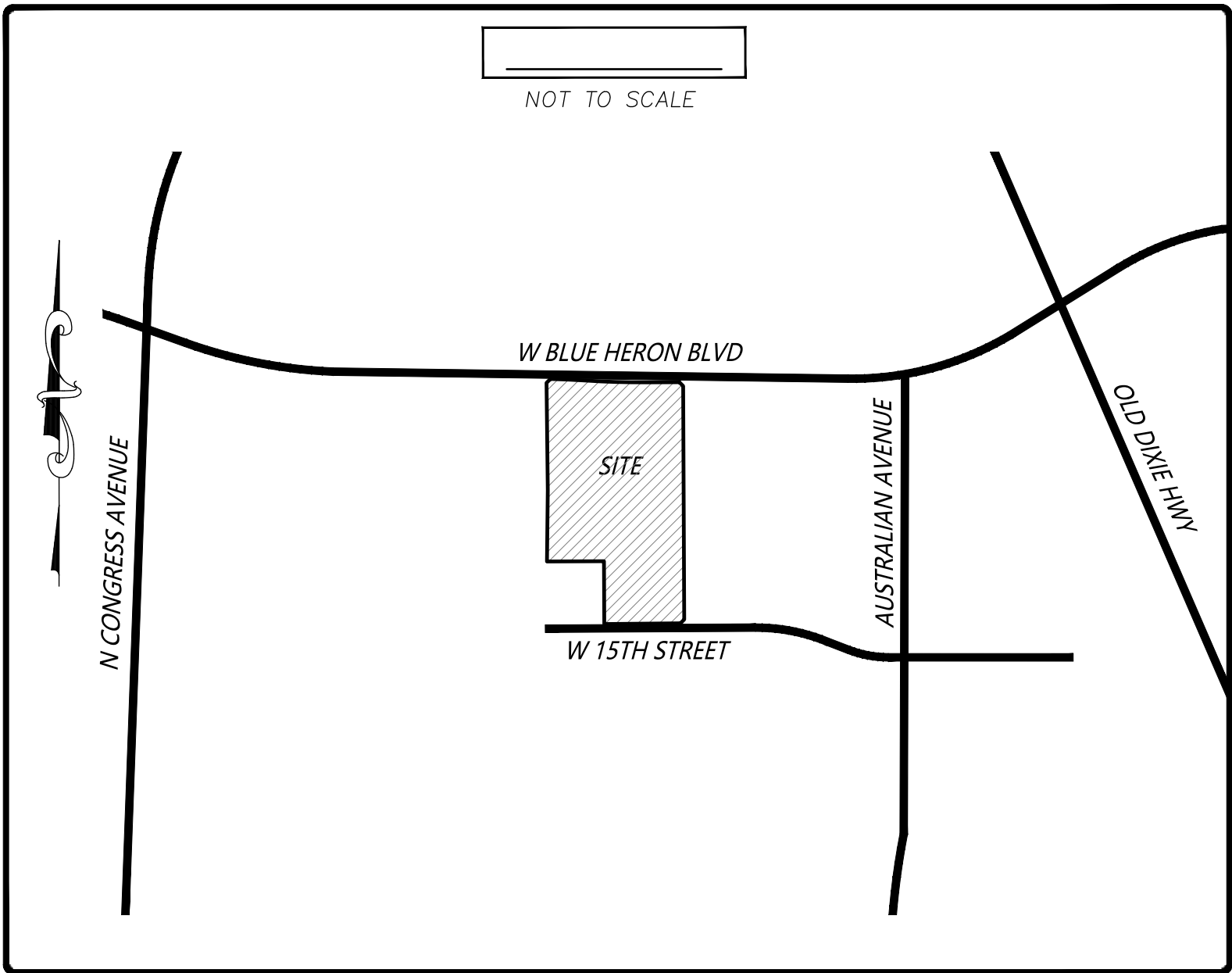
ALL THAT PORTION OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON PLAT NO. 2-C LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 THROUGH 7, BLOCK A, AND LYING IMMEDIATELY WESTERLY OF AND CONTIGUOUS TO LOTS 9 THROUGH 15, BLOCK A, LESS THE WEST 20.0 FEET OF THE RAILROAD RIGHT-OF-WAY LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 AND 2, BLOCK A.

PALM BEACH, COUNTY, FLORIDA.

LYING IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST,

CITY OF RIVIERA BEACH

PALM BEACH COUNTY, FLORIDA.



LEGAL DESCRIPTION:

BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

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TITLE CERTIFICATION:

WE, ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. FIND THE TITLE TO THE PROPERTY IS VESTED IN UNITED PARCEL SERVICE, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

ATTORNEY-AT-LAW LICENSED IN FLORIDA
OR OFFICER OF TITLE INSURANCE COMPANY
PRINTED NAME – TITLE

EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPE LINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES,ELECTRIC POWER LINES,TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

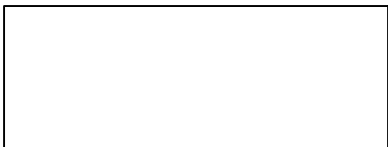
THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND RESERVATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022 BY _____, AS _____ OF UNITED POSTAL SERVICE INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____

SIGNATURE

PRINT NAME – NOTARY PUBLIC

NOTARY SEAL:



SURVEYOR'S NOTES:

- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12099C0389F, PALM BEACH COUNTY, FLORIDA DATED OCTOBER 5, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES, LEGAL DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2.
- BEARINGS AS SHOWN ARE ASSUMED BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF W. BLUE HERON BOULEVARD (STATE ROAD NO. 708), AS BEING S.88°28'17"E.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- NOTICE ~ THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- UPS RIVIERA BEACH SITE PLAN NO. SP-20-006 APPROVED VIA RESOLUTION NO. _____-21, ON _____, 2021.
UPS RIVIERA BEACH PLAT APPROVED VIA RESOLUTION NO. _____- 22, ON _____, 2022.

CITY OF RIVIERA BEACH APPROVALS:

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF UNITED PARCEL SERVICE – RIVIERA BEACH HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC, CITY CLERK

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

BY: _____
BENJAMIN B. HOYLE, P.S.M., CITY SURVEYOR
(LICENSE NO. LS 6769)

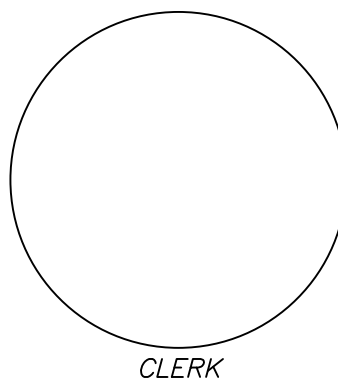
SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT
_____.M. THIS _____ DAY OF
_____, 2022, AND DULY
RECORDED IN PLAT BOOK NO. _____
ON PAGE _____ THRU _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.



CLERK

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT UNITED PARCEL SERVICE, INC., AN OHIO CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS UNITED PARCEL SERVICE – RIVIERA BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PORTION OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON PLAT NO. 2-C LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 THROUGH 7, BLOCK A, AND LYING IMMEDIATELY WESTERLY OF AND CONTIGUOUS TO LOTS 9 THROUGH 15, BLOCK A, LESS THE WEST 20.0 FEET OF THE RAILROAD RIGHT-OF-WAY LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 AND 2, BLOCK A.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT ATTESTED BY ITS _____, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2022.

WITNESSES:

UNITED PARCEL SERVICE, INC. AN OHIO CORPORATION.

WITNESS SIGNATURE

PRINT NAME: _____

By: _____

WITNESS SIGNATURE

PRINT NAME: _____

_____, AS _____
DEVELOPER'S ADDRESS:

ATTEST:

SIGNATURE

PRINT NAME – TITLE

REVIEWING SURVEYORS CERTIFICATE:

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

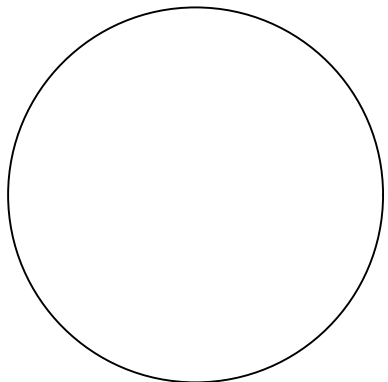
DATED THIS _____ DAY OF _____, 2022.

BY: _____

BENJAMIN B. HOYLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS 6769

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:



CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



UNITED PARCEL SERVICE
RIVIERA BEACH

CITY ENGINEER'S SEAL:

REVIEWING SURVEYOR'S
SEAL:

TERRENCE N. BAILEY, P.E.
P.E. #60706

DATE: _____

BENJAMIN B. HOYLE, P.S.M.
L.S. #6769

DATE: _____

UNITED PARCEL SERVICE - RIVIERA BEACH

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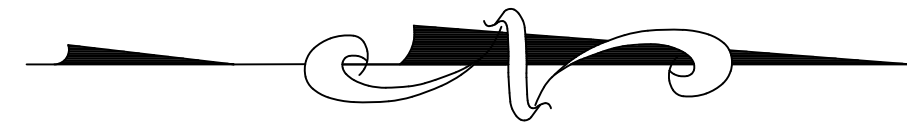
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PALM BEACH, COUNTY, FLORIDA.

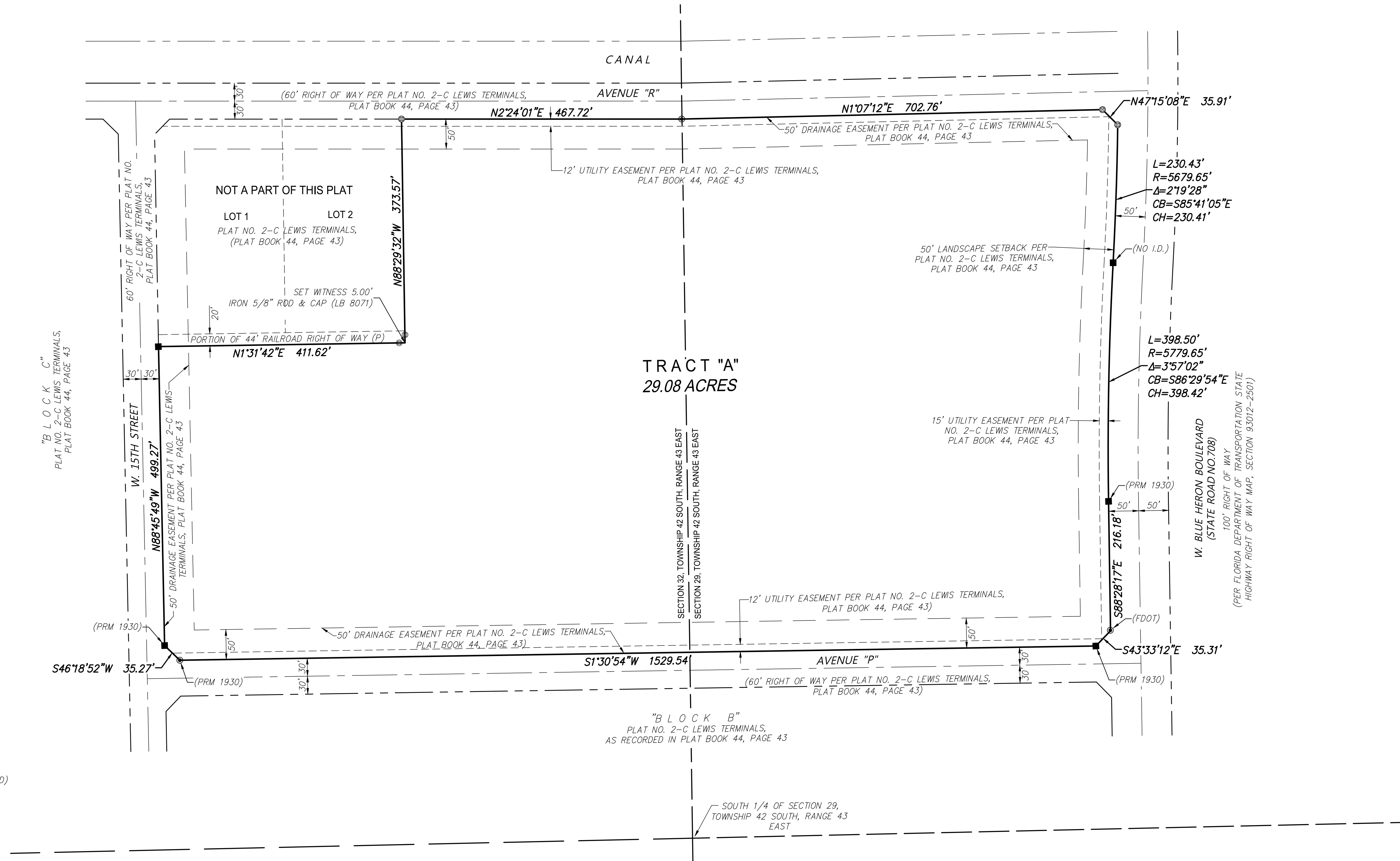
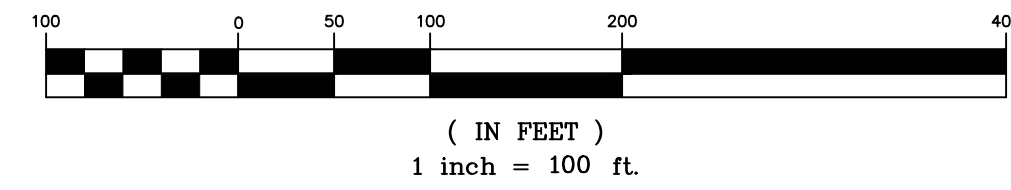
LYING IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST,

CITY OF RIVIERA BEACH

PALM BEACH COUNTY, FLORIDA.



GRAPHIC SCALE



LEGEND:

- UNLESS OTHERWISE NOTED
- R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - (P) = PER PLAT OF "PLAT NO 2-C LEWIS TERMINALS" (PLAT BOOK 44, PAGES 43-45)
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - CMC = CERTIFIED MUNICIPAL CLERK
 - P.E. = PROFESSIONAL ENGINEER
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - AC. = ACRES
 - PGS. = PAGES
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - NAD = NORTH AMERICAN DATUM OF 1983
 - (NR) = NON RADIAL
 - I.E.R.P.U.E.R.A. = INGRESS, EGRESS, REGRESS, PARKING AND UTILITY EASEMENT RESERVATION AREA
 - (8,000) = SQUARE FOOTAGE OF LOT
 - ⊙ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
 - = PERMANENT REFERENCE POINT FOUND 5/8" IRON ROD & CAP (AS NOTED)



CITY OF RIVIERA BEACH

DEVELOPMENT SERVICES DEPARTMENT | 600 WEST BLUE HERON BLVD.
RIVIERA BEACH FL, 33404 | MAIN: (561) 845-4060 | FAX: (561) 845-4038

PLANNING AND ZONING DIVISION

July 27, 2020

September 15, 2020

May 16, 2022

Sent by email: steven.cockerham@neel-schaffer.com

Attn: Steve Cockerham, P.E., Agent
2301 Lucien Way, Suite 300
Maitland, FL 32751

RE: Re-plat Application No.: PA-20-03
City Staff Review of the plat Application associated with the UPS Expansion

Questions and comments generated from City Staff review of the re-plat application submitted by Neel-Schaffer, have been attached.

Please be advised that it is the responsibility of the agent to follow-up with all applicable reviewing agencies / departments prior to resubmittal and ensure that all comments are satisfied.

Police Department (561) 845-4123: N/A
Fire (561) 845-4137: N/A
Utilities District (561) 845-4185: Satisfied
Engineering (561) 845-3472: Satisfied
Building (561) 845-4020: N/A

KCI Technologies Inc. (Consultant): Satisfied (See attached approval letter)

Planning and Zoning: Satisfied

1. **Application:** Please revise the application to reflect the representing firm and agent information under the applicant section.
2. **Application:** The Agent Authorization form must be notarized, and must reflect the representing firm and agent of record. Please revise the Agent Authorization form to reflect Owners / Name that is consistent with the warranty deeds and Sunbiz. (OUTSTANDING)
3. **Application:** Please revise property section "Future Land Use Map designation" to reflect Industrial (IND) & Commercial (COM).
4. **Plat:** Please utilize the SAMPLES provided via email on June 26, 2020 (Sheet-1; project narrative, etc.).
5. **Survey:** Please provide survey.
6. **Plat:** The plat application was not submitted to our consultant, because the Applicant did not include a digital copy (Disc) with the previous submittal. Therefore, a digital copy must be submitted in order for staff to forward this application to our consultant for review. Nonetheless, the hard copies were sent to our Engineering / Public Works and Utility department for their review of the plat.
7. **Ensure the following documents highlighted in yellow are provided (Also itemized on disc):**

Plat Application Submittal Required Documents and Plans

No. of Copies	Description
3	Signed Uniform Land Use Applications (Notarized Agent Authorization & Consent)
3	Project Narratives / Justification Statement
3	Warranty Deeds
3	Site Plan & Regulating Plan (Additional details) - Optional
3	Landscape Plan - Optional

Page 1 of 2

3 Survey

3 Plat (Provided but insufficient)

3 Legal Description (Word format)

1 CD (Items Categorized in PDF Format)

1 Application fee to be consistent with the Land Development Fee Schedule.

Comment: Please be advised that modifications / amendments made to documents and plans may triggers additional comments.

Please provide a written response to all questions and comments. If the response to a comment results in changes to documents or plans, please provide details within the written response explaining the change(s) made. For the resubmittal please provide hard copies and a digital copy of all documents provided in a CD (All documents must be in PDF format). Feel free to contact us with questions or comments; (561) 845-4060.

Josue Leger, Principal Planner | jleger@rivierabeach.org | Direct: 561-845-4021 | Main: 561-845-4060 x.4021

C: Mary F. Savage Dunham, AICP, Assistant Director of Development Services

Leger, Josue

From: Armstrong, John
Sent: Friday, September 11, 2020 10:55 PM
To: Leger, Josue
Subject: RE: PA-20-03 - UPS Expansion (2001 Avenue P) - Public Hearing Plat Review Comments Requested

Mr. Leger,

I have no comments.

Sincerely,

John A. Armstrong, P.E.

City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Cell: (561) 329-7473
Email: Jarmstrong@rivierabeach.org

From: Leger, Josue <JLeger@rivierabeach.org>
Sent: Thursday, September 10, 2020 1:41 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>; Armstrong, John <JArmstrong@rivierabeach.org>
Subject: PA-20-03 - UPS Expansion (2001 Avenue P) - Public Hearing Plat Review Comments Requested

Good afternoon,

RESUBMITTAL – PUBLIC HEARING PLAT APPLICATION (PA-20-03): Please be in the lookout for hard copies of the plat and documents sent via Interoffice only, associated with this application. It is imperative that all projects follow a structured and proficient review process. In our continued efforts to streamline the process, please review in your area of expertise and provide your comments by email no later than **Thursday, September 17, 2020**. *(Individuals copied in this email are not required to Comment, unless you deem it's necessary)*

PROJECT SUMMARY: Plat review. Associated project (UPS building structure and parking lot expansion site plan application – SP-20-06).

Link to all additional files:

[https://teams.microsoft.com/#/files/General?threadId=19%3A9389bb39f37b42149531e5084316c825%40thead.skype&ctx=channel&context=9.8.20%2520-%2520Submittal&rootfolder=%252Fsites%252FPlanningandandZoningDivision%252FShared%2520Documents%252FGeneral%252FApplications%2520Disc%2520Scans%252FPublic%2520Hearing%2520\(Site%2520Plans%2520-%2520Plats%2520-%2520FLU%2520%2526%2520Zoning%2520Change\)%252F2020%252FPA-20-03%2520-%2520UPS%2520Expansion%2520Replat%2520\(2001%2520Avenue%2520P\)%252F9.8.20%2520-%2520Submittal](https://teams.microsoft.com/#/files/General?threadId=19%3A9389bb39f37b42149531e5084316c825%40thead.skype&ctx=channel&context=9.8.20%2520-%2520Submittal&rootfolder=%252Fsites%252FPlanningandandZoningDivision%252FShared%2520Documents%252FGeneral%252FApplications%2520Disc%2520Scans%252FPublic%2520Hearing%2520(Site%2520Plans%2520-%2520Plats%2520-%2520FLU%2520%2526%2520Zoning%2520Change)%252F2020%252FPA-20-03%2520-%2520UPS%2520Expansion%2520Replat%2520(2001%2520Avenue%2520P)%252F9.8.20%2520-%2520Submittal)

Thank you!

Josue Leger

Senior Planner GIS Specialist
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561)845-4060
Direct: (561)845-4021
jleger@rivierabeach.org
www.rivierabeach.org

Leger, Josue

From: Bailey, Terrence
Sent: Thursday, September 17, 2020 4:36 PM
To: Leger, Josue
Cc: Armstrong, John
Subject: Re: PA-20-03 - UPS Expansion (2001 Avenue P) - Public Hearing Plat Review Comments Requested

No comments on the plat.

Terrence N. Bailey, LEED AP, P.E.
Interim Director of Public Works
[1481 15th St Riviera Bch 33404](#)
[Phone: \(561\) 845-4080](#)
[Fax: \(561\) 840-4038](#)
tbailey@rivierabeach.org

On Sep 10, 2020, at 1:43 PM, Leger, Josue <JLeger@rivierabeach.org> wrote:

Good afternoon,

RESUBMITTAL – PUBLIC HEARING PLAT APPLICATION (PA-20-03): Please be in the lookout for hard copies of the plat and documents sent via Interoffice only, associated with this application. It is imperative that all projects follow a structured and proficient review process. In our continued efforts to streamline the process, please review in your area of expertise and provide your comments by email no later than **Thursday, September 17, 2020**. *(Individuals copied in this email are not required to Comment, unless you deem it's necessary)*

PROJECT SUMMARY: Plat review. Associated project (UPS building structure and parking lot expansion site plan application – SP-20-06).

Link to all additional files:

[https://teams.microsoft.com/_#/files/General?threadId=19%3A9389bb39f37b42149531e5084316c825%40thread.skype&ctx=channel&context=9.8.20%2520-%2520Submittal&rootfolder=%252Fsites%252FPlanningandZoningDivision%252FShared%2520Documents%252FGeneral%252FApplications%2520Disc%2520Scans%252FPublic%2520Hearing%2520\(Site%2520Plans%2520-%2520Plats%2520-%2520FLU%2520%2526%2520Zoning%2520Change\)%252F2020%252FPA-20-03%2520-%2520UPS%2520Expansion%2520Replat%2520\(2001%2520Avenue%2520P\)%252F9.8.20%2520-%2520Submittal](https://teams.microsoft.com/_#/files/General?threadId=19%3A9389bb39f37b42149531e5084316c825%40thread.skype&ctx=channel&context=9.8.20%2520-%2520Submittal&rootfolder=%252Fsites%252FPlanningandZoningDivision%252FShared%2520Documents%252FGeneral%252FApplications%2520Disc%2520Scans%252FPublic%2520Hearing%2520(Site%2520Plans%2520-%2520Plats%2520-%2520FLU%2520%2526%2520Zoning%2520Change)%252F2020%252FPA-20-03%2520-%2520UPS%2520Expansion%2520Replat%2520(2001%2520Avenue%2520P)%252F9.8.20%2520-%2520Submittal)

Thank you!

Josue Leger

Senior Planner GIS Specialist
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561)845-4060
Direct: (561)845-4021
jleger@rivierabeach.org
www.rivierabeach.org

<2_Landscape Plan L-100.pdf>
<3_Landscape Details_L-500.pdf>
<4_Composite Sketch Survey_1 of 6.pdf>
<5_Composite Sketch Survey_2 of 6.pdf>
<6_Composite Sketch Survey_3 of 6.pdf>
<7_Composite Sketch Survey_4 of 6.pdf>
<8_Composite Sketch Survey_5 of 6.pdf>
<9_Composite Sketch Survey_6 of 6.pdf>
<10_Alta Survey_1 of 6.pdf>
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<12_Alta Survey_3 of 6.pdf>
<13_Alta Survey_4 of 6.pdf>
<14_Alta Survey_5 of 6.pdf>
<15_Alta Survey_6 of 6.pdf>
<16_Platt_1 of 2.pdf>
<17_Platt_2 of 2.pdf>
<4_Project Narrative.pdf>



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

May 19, 2022

Josue Leger
Principle Planner
Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
City of Riviera Beach, FL 33404

**RE: United Parcel Service – Riviera Beach– Plat Review
City of Riviera Beach Plat Application #PA-20-03
KCI Project No. 512100102.01**

Dear Mr. Leger:

In accordance with our KCI Technologies, Inc. (KCI) – City of Riviera Beach (CITY) Continuing Professional Survey Services Agreement, and based on your request for a review of the referenced plat, please note that KCI has determined the following:

Review Findings:

KCI Technologies Inc. has completed the final review of the plat named: United Parcel Service – Riviera Beach, as prepared by JCH Consulting Group, Inc. for compliance to the City of Riviera Beach Code of Ordinances and Chapter 177, Part 1 (Plat Law) of the Florida Statutes.

The Plat shown hereon, as found in the attached Exhibit ‘A’, to be conformant with Florida Chapter 177 (Part 1) and City of Riviera Beach Code of Ordinance.

This plat is now ready to be signed by all parties. Please note that the Plat that is sent out for signatures must meet the following:

177.091 Plats made for recording. —Every plat of a subdivision offered for recording shall conform to the following:

177.091 (1) It must be:

- (a) An original drawing made with black permanent drawing ink; or
- (b) A non-adhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

- *A photographic copy of the original drawing will need to be submitted with the original drawing when sent for recording.*
- *City Ordinance requires the plat be plotted on mylar or higher quality.*

If you have any questions, please contact me at your earliest convenience.

Respectfully,



Benjamin B. Hoyle, P.S.M.
LS#6769
KCI Technologies, Inc.
Survey Practice Leader

UNITED PARCEL SERVICE – RIVIERA BEACH

BEING A REPLAT OF BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PORTION OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON PLAT NO. 2-C LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 THROUGH 7, BLOCK A, AND LYING IMMEDIATELY WESTERLY OF AND CONTIGUOUS TO LOTS 9 THROUGH 15, BLOCK A, LESS THE WEST 20.0 FEET OF THE RAILROAD RIGHT-OF-WAY LYING IMMEDIATELY EASTERLY OF AND CONTIGUOUS TO LOTS 1 AND 2, BLOCK A.

PALM BEACH, COUNTY, FLORIDA.

LYING IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST,

CITY OF RIVIERA BEACH

PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT
_____.M. THIS _____ DAY OF
_____, 2022, AND DULY
RECORDED IN PLAT BOOK NO. _____
ON PAGE _____ THRU _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____, D.C.

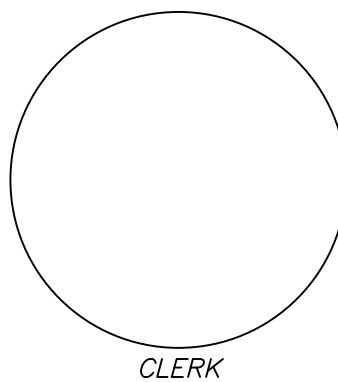


Exhibit A

LEGAL DESCRIPTION:

BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

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TITLE CERTIFICATION:

WE, ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT ALL AMERICAN LAND TITLE INSURANCE AGENCY, LTD. FIND THE TITLE TO THE PROPERTY IS VESTED IN UNITED PARCEL SERVICE, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD TO PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

ATTORNEY-AT-LAW LICENSED IN FLORIDA
OR OFFICER OF TITLE INSURANCE COMPANY
PRINTED NAME – TITLE

EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPE LINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES,ELECTRIC POWER LINES,TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND RESERVATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022 BY _____, AS _____ OF UNITED POSTAL SERVICE INC. AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____

SIGNATURE

PRINT NAME – NOTARY PUBLIC

NOTARY SEAL:

SURVEYOR'S NOTES:

- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12099C0389F, PALM BEACH COUNTY, FLORIDA DATED OCTOBER 5, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES, LEGAL DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2.
- BEARINGS AS SHOWN ARE ASSUMED BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF W. BLUE HERON BOULEVARD (STATE ROAD NO. 708), AS BEING S.88°28'17"E.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- NOTICE ~ THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- UPS RIVIERA BEACH SITE PLAN NO. SP-20-006 APPROVED VIA RESOLUTION NO. _____-21, ON _____, 2021.
UPS RIVIERA BEACH PLAT APPROVED VIA RESOLUTION NO. _____- 22, ON _____, 2022.

CITY OF RIVIERA BEACH APPROVALS:

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF UNITED PARCEL SERVICE – RIVIERA BEACH HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC, CITY CLERK

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

BY: _____
BENJAMIN B. HOYLE, P.S.M., CITY SURVEYOR
(LICENSE NO. LS 6769)

WITNESSES:

UNITED PARCEL SERVICE, INC. AN OHIO CORPORATION.

WITNESS SIGNATURE

PRINT NAME: _____

By: _____

_____, AS _____
DEVELOPER'S ADDRESS:

WITNESS SIGNATURE

PRINT NAME: _____

ATTEST:

SIGNATURE

PRINT NAME – TITLE

REVIEWING SURVEYORS CERTIFICATE:

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

DATED THIS _____ DAY OF _____, 2022.

BY: _____

BENJAMIN B. HOYLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS 6769

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF RIVIERA BEACH, FLORIDA.

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



UNITED PARCEL SERVICE
RIVIERA BEACH

UNITED PARCEL SERVICE - RIVIERA BEACH

BEING A REPLAT OF BLOCK A, LESS LOTS 1 AND 2, PLAT NO 2-C LEWIS TERMINALS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA.

TOGETHER WITH:

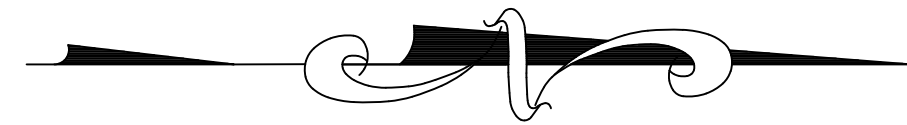
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PALM BEACH, COUNTY, FLORIDA.

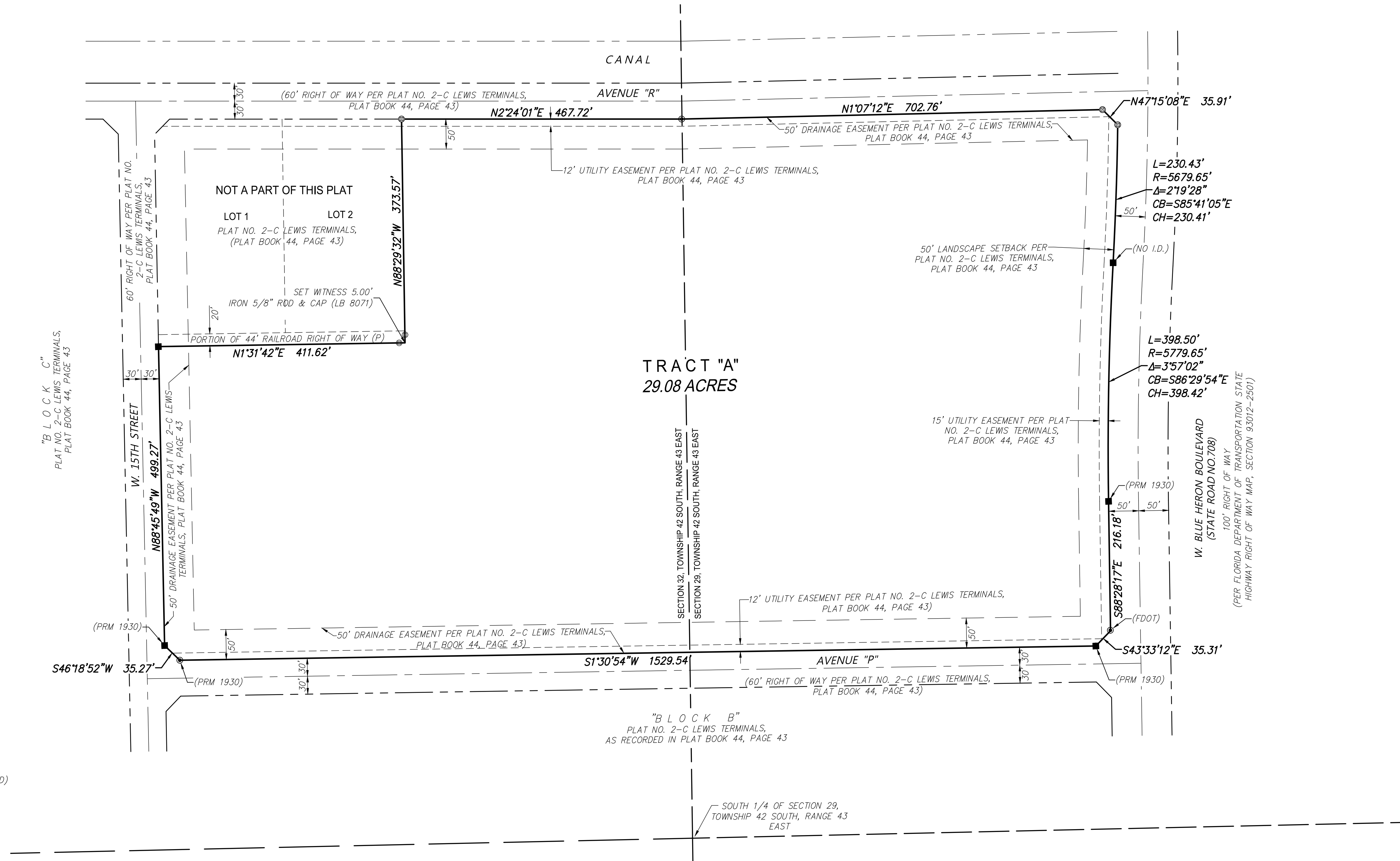
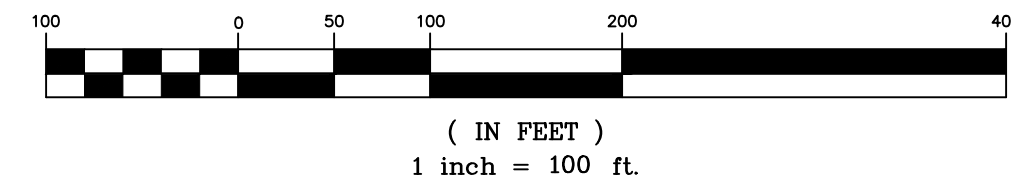
LYING IN SECTIONS 29 AND 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST,

CITY OF RIVIERA BEACH

PALM BEACH COUNTY, FLORIDA.



GRAPHIC SCALE



LEGEND:

- UNLESS OTHERWISE NOTED
- R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - (P) = PER PLAT OF "PLAT NO 2-C LEWIS TERMINALS" (PLAT BOOK 44, PAGES 43-45)
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - CMC = CERTIFIED MUNICIPAL CLERK
 - P.E. = PROFESSIONAL ENGINEER
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - AC. = ACRES
 - PGS. = PAGES
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - NAD = NORTH AMERICAN DATUM OF 1983
 - (NR) = NON RADIAL
 - I.E.R.P.U.E.R.A. = INGRESS, EGRESS, REGRESS, PARKING AND UTILITY EASEMENT RESERVATION AREA
 - (8,000) = SQUARE FOOTAGE OF LOT
 - ⊙ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
 - = PERMANENT REFERENCE POINT FOUND 5/8" IRON ROD & CAP (AS NOTED)