



**MEETING AGENDA
PLANNING AND ZONING BOARD MEETING
CITY OF RIVIERA BEACH, FLORIDA**

LOCAL PLANNING AGENCY

Development Services Department (561) 845-4060, www.rivierabeach.org

Commencement – 6:30 PM
Thursday, February 22, 2024

Meeting Location: Marina Event Center
190 East 13th Street, Riviera Beach, FL33404

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

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

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Frank Fernandez, Chairperson
Rena Burgess, Board Member
Bruce Guyton, Board Member

William Wyly, Vice-Chair
Margaret Shepherd, Board Member

Anthony Brown, District 1 Alternate
James Gallon, District 3 Alternate
Vacant, District 5 Alternate

Vacant, District 2 Alternate
Vacant, District 4 Alternate

A. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

B. ACKNOWLEDGEMENT OF VACANT POSITIONS

III. ADDITIONS AND DELETIONS TO THE AGENDA

IV. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES – None

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A PLAT APPLICATION (PA-23-0007), BY POINTE WEST RIVIERA BEACH INC.; TO REPLAT (PA-23-0005) +/-2.79 ACRES OF CONTIGUOUS LOTS OF RECORD INTO A SINGLE PARCEL OF PROPERTY TOTALING APPROXIMATELY +/- 2.79 ACRES (+/- 121,532.4 SQUARE FEET) OF LAND AREA LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BEE LINE HIGHWAY AND NORTH MILITARY TRAIL, IDENTIFIED BY PCN 56-42-42-25-41-000-0060 AND 56-42-42-25-41-000-0050; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

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- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A RE-PLAT; APPLICATION NUMBER (PA-23-0010) FROM POLIMIX PROPERTIES, LLC. (APPLICANT) FOR A REQUEST TO RE-PLAT .53 ACRES OF LAND ALONG THE WEST PROPERTY LINE OF THE SUBJECT SITE FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY DEDICATION TO THE CITY AND CREATING A LEGAL LOT OF RECORD; THE SUBJECT PROPERTY (PROPERTY CONTROL NUMBER [PCN] 56-42-42-25-00-000- 7060) IS LOCATED AT 7170 INTERPACE ROAD, WHICH IS ON THE EAST SIDE OF INTERPACE ROAD, SOUTH OF STATE ROAD (SR) 710 IN THE CITY OF RIVIERA BEACH ("SUBJECT PROPERTY"), PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

VIII. WORKSHOP ITEM(S) – None

IX. GENERAL DISCUSSION

- A. PUBLIC COMMENTS
- B. STAFF UPDATES
- C. CORRESPONDENCE
- D. PLANNING AND ZONING BOARD COMMENTS

1. Upcoming Planning and Zoning Board Meeting – March 14, 2024

X. 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.rivierabeach.org



Item VII. A



CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS PA-23-0007
PARCEL CONTROL NUMBERS:
56-42-42-25-41-000-0060 and 56-42-42-25-41-000-0050
A RE-PLAT REQUEST

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A PLAT APPLICATION (PA-23-0007), BY POINTE WEST RIVIERA BEACH INC.; TO REPLAT (PA-23-0005) +/-2.79 ACRES OF CONTIGUOUS LOTS OF RECORD INTO A SINGLE PARCEL OF PROPERTY TOTALING APPROXIMATELY +/- 2.79 ACRES (+/- 121,532.4 SQUARE FEET) OF LAND AREA LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF BEE LINE HIGHWAY AND NORTH MILITARY TRAIL, IDENTIFIED BY PCN 56-42-42-25-41-000-0060 AND 56-42-42-25-41-000-0050; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

- A. Applicant(s):** Pointe West Riviera Beach, Inc.
- B. Request:** The applicant is requesting to combine two contiguous lots (Lot 5 & 6) into one parcel totaling in 2.8 acres of land.
- C. Location:** The subject property is generally located at the northwest corner of the intersection of Bee Line Highway and North Military Trail, identified by property control numbers [PCN] 56-42-42-25-41-000-0060 and 56-42-42-25-41-000-0050.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Numbers: 56-42-42-25-41-000-0060 and 56-42-42-25-41-000-0050.

Parcel Size: 2.80 acres (122,156 square feet)

Existing Use: Vacant Property

Zoning: Commercial General (IG) Zoning District

Future Land Use: Commercial (C)

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E. Adjacent Property Description and Uses:

North: General Commercial (GC) – Medical Use

South: Limited Industrial (IL) – Auto Services

East: North Military Trail and east Limited Industrial (IL) – Storage Facility

West: Commercial General (CG) – Medical Use

F. Background:

The site currently is a vacant property that is a part of an approved master-planned subdivision designated as “The Triangle Commerce Center”. This master site plan was initially approved on September 6, 2006, by City Council and subsequently amended multiple times. The overall intent of this plan/subdivision is to develop medical uses such as hospital/clinic and medical office activities. A list of allowed uses and a building layout were included in this plan. The most recent amendment was in April of 2023 when City Council amended the plan to allow a gas station and associated uses within these parcels. Now, as part of the completion of the gas station/convenience store development, the two current lots (Lots 5 & 6) are being replatted to create the single parcel that is consistent with the site plan.

G. Staff Analysis:

The plat application has been reviewed by staff (Utilities, Public Works and Engineering, and the Development Services Department- Planning and Zoning) as well as our peer review consultant team. Staff comments have been received and this application is ready for your consideration. Staff supports this proposed re-plat for the subject site.

H. Recommendation:

Staff recommends approval of the subject application (PA-23-0007) from Point West Riviera Beach Inc. to combine two contiguous lots of record into one lot totaling approximately 2.8 acres in land area with the following condition:

1. The final may not be executed until all technical comments are reflected on the final document.

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CASE: PA-23-0007
Polimix PZB Staff Report
PZB Staff Report
Page 2 of 3

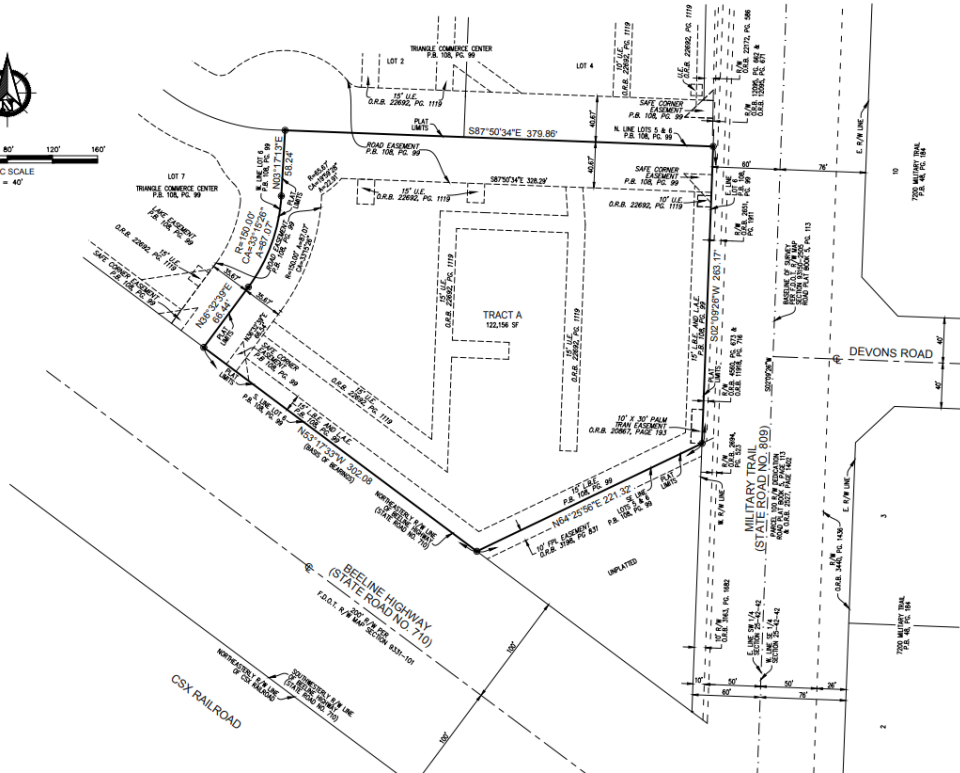
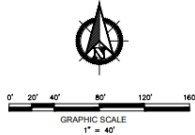


Proposed Plat

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. L53876
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-575-1777

RACETRAC BEELINE

A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100)
IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA



LEGEND & ABBREVIATIONS:
● = SET PERMANENT REFERENCE MONUMENT
2\"/>

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CASE: PA-23-0007

Polimix PZB Staff Report

PZB Staff Report

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CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS SP-20-23 AND SE-20-02
PARCEL CONTROL NUMBERS:
56-42-42-25-41-000-0060 and
56-42-42-25-41-000-0050
A Site Plan and Special Exception request

A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Site Plan application (SP-20-23) and Special Exception application (SE-20-02) from Pointe West Riviera Beach, Inc., to construct a gas station consisting of a 5,4411 SF convenience store and outdoor seating area with 22 fuel pumps, on 2.8-acre parcels of land located on the northwest corner of the intersection of Bee Line Highway and North Military Trail, identified by Parcel Control Numbers 56-42-42-25-41-000-0060 AND 56-42-42-25-41-000-0050. Having a commercial (COM) Future Land Use Designation and General Commercial (CG) Zoning Designation, providing for conditions of approval, and providing for an effective date.

A. Applicant(s): Pointe West Riviera Beach, Inc.

B. Request: The applicant is requesting approval to construct a filling station (gas station) consisting of a 5,411-square foot convenience store and outdoor seating area with 22 fuel pumps, on two parcels of land totaling 2.8-acres of land.

C. Location: The subject property is located on the northwest corner of the intersection of Beeline Highway and North Military Trail, identified by parcel control numbers 56-42-42-25-41-000-0060 AND 56-42-42-25-41-000-0050

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

Parcel Control Numbers: 56-42-42-25-41-000-0060; and 56-42-42-25-41-000-0050

Parcel Size: 2.8 acres

Existing Use: Vacant Property

Zoning: Commercial General (CG) Zoning District

Future Land Use: Commercial (C)



E. Adjacent Property Description and Uses:

North: General Commercial (GC) – Medical Use

South: Limited Industrial (IL) – Auto Services

East: North Military Trail and east Limited Industrial (IL) – Storage Facility

West: Commercial General (CG) – Medical Use

F. Background:

The site currently is a vacant property that is a part of an approved master-planned subdivision designated as “The Triangle Commerce Center”. This mast site plan was approved on September 6, 2006, by City Council. The overall intent of this plan/subdivision is to develop medical uses such as hospital/clinic and medical office activities. A list of allowed uses and a building layout were included in this plan. A gas station/convenience store is not included in the allowed uses of the Triangle Commerce Center. This request would require an amendment to the allowed uses of the master plan.

G. Staff Analysis:

In reviewing this site plan/special exception request, staff submits the following analysis:

According to Section 31-57 of the City’s Zoning Code, the purpose of site plan review shall be to ascertain if the proposed new development is in conformity with the comprehensive plan, is not detrimental to the neighboring land use; that an efficient pedestrian and vehicular traffic system including proper means of ingress and egress to the streets is provided for, and that the proposed project shall be a viable addition to the community. In addition to the above site plan considerations, Section 31-62 of the Land Development Code lists seven additional factors which must be considered in the review of a special exception request.

Staff’s review of those considerations are indicated in **bold type** below:

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

Staff Response: Due to the location of the property, ingress and egress shall be from Bee Highway from the west and North Military Trail from the east of the subject property.



- b) Off-street parking and loading areas, where required, including consideration of relevant factors related to ingress and egress, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.

Staff Response: According to Section 31-57 of the City's Zoning Code, the purpose of site plan review shall be to ascertain that the proposed new development is in conformity with the comprehensive plan. The purpose and intent of the Triangle Commerce Center master plan is to encourage and create medical-related and medical office uses on this site. The auto services-related nature of the proposed use, including noise, glare and odor effects, will discourage the establishment medically-related uses at this location.

- c) Refuse and service areas, including consideration of relevant factors related to ingress and egress as well as parking and loading areas.

Staff Response: The pollution from gas stations — primarily from surface-level spills and leaks and from eroding underground storage tanks — leaching into soil, contaminates waterways and adversely affects air quality. Refuse and waste disposal are more problematic regarding a gas station/convenience store use versus a medical/office-related use.

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

Staff Response: If approved, staff would ensure adequate utility access for the proposed use.

- e) Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

Staff Response: Due to the incompatibility and the lack of harmony with the existing medical uses within the Triangle Commerce Center subdivision, the applicant's proposed landscape plan will be unable to adequately screen or buffer the gas station/convenience store from the adjacent medical uses and the existing uses. Therefore, it is the staff's professional opinion that the landscape plan is inadequate for the proposed use.

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



Staff Response: Due to the commercial nature of the use, any proposed signage, outdoor displays and proposed exterior lighting for a proposed gas station/convenience store will be incompatible with the existing and future medical-related uses within the Triangle Commerce Center. Staff has determined that the excess glare, noise and vehicular traffic will occur as a result of the proposed use.

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

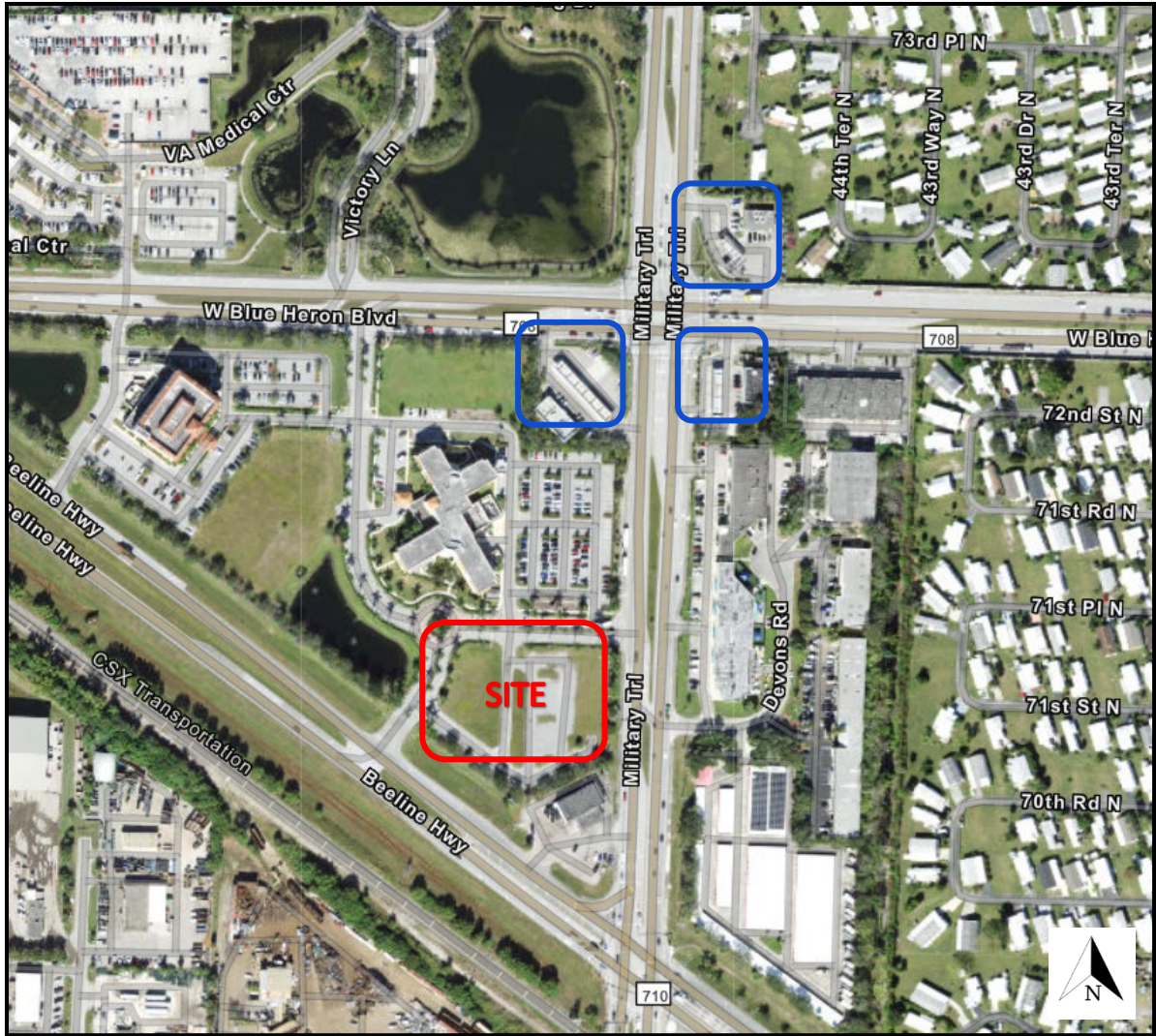
Staff Response: Based on the nature and impact of the proposed gas station/convenience store, staff recommends that the Planning and Zoning Board recommend denial of the site plan, because such setbacks and open spaces will not reduce the adverse impacts and incompatible land use created by this use.

In addition to the above criteria, the Comprehensive Plan's Future Land Use Element - OBJECTIVE 1.3: Incompatible Land Uses; "The City shall continue to take/support actions which reduce uses which are inconsistent or incompatible with the future land use map and City's adopted objectives". It is staff's professional opinion, that the proposed use is incompatible with the medical-related objectives of the Triangle Commerce Center master plan and could be detrimental to the existing, neighboring land uses.

Furthermore, the approved master plan for this property includes a specific list of uses which were deemed desirable to create a medical center to compliment the adjacent Veterans Affairs hospital. Medical industry jobs are generally considered high quality area of employment. Staff does not believe it is in the best interest of the City to amend the list of allowed uses in the medical center triangle master plan to allow a gas station, which would produce lower quality jobs and economic impact than what is currently allowed.

Finally, the Land Development Code defines special exceptions as follows: "a use, structure or PUD that would not be appropriate generally or without restriction throughout a particular zoning district, but would, if controlled as to number, area, location, or relocation to neighborhood, be appropriate." This definition of special exception indicates that this class of land uses should be regulated as to the number in a given area or the use could have a negative impact. The particular location of this proposed gas station is in close proximity to an intersection that already contains gas stations on three of the four corners. Staff believes that a fourth gas station in the vicinity of this intersection constitutes an overconcentration of a use that the land development code considers to be potentially invasive. In the exhibit below, the proposed development site is circled in red and the existing gas stations are circled in blue.





E. Recommendation:

Staff recommends denial of the proposed Special Exception/Site Plan request for the establishment of the Race Trac Service Station property located at Parcel Control Numbers 56-42-42-25-41-000-0060 and 56-42-42-25-41-000-0050.

If the Planning and Zoning Board decides to approve this petition/application, staff recommends it be subject to the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code

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of Ordinances. Demolition, site preparation, and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
4. This development must receive final Certificate of Occupancy from the City for all uses approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit an application for site plan and special exception approval and re-initiate the site plan approval process.
5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Section 31-554 will be levied against the property owner and/or business for violation of this condition.
6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
7. Every site plan approved prior to the effective date of the ordinance from which this section is derived shall automatically expire within 18 months of the effective date of the ordinance from which this section is derived unless the owner of the property to which the site plan is applicable has received a validly-issued building permit and has initiated site plan improvements other than site preparation, land clearing, land filling and soil compaction.
9. Thirty days prior to the expiration of the 18-month period referenced in subsections (a) and (b) of this section, a property owner may apply for an extension to commence development by filing a petition therefor with the director of community development and environmental control on forms provided by the city. Such petition shall be granted by the director of community development and environmental control by finding that the applicant has:
 - a. Made a diligent and good faith effort to comply with all conditions and requirements for site plan approval, to acquire a building permit and to commence the construction of site improvements.
 - b. Been precluded from doing so for reasons beyond the control of the property owner.



Location Map (N.T.S.)



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#68060 RACETRAC BEELINE plat description
(7/27/23)

LEGAL DESCRIPTION:

LOTS 5 AND 6, "TRIANGLE COMMERCE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA,

RACETRAC BEELINE

A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100)
IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
PHONE: 954-572-1777

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS: THAT RACETRAC, INC., A GEORGIA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "RACETRAC BEELINE", A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100) IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6, "TRIANGLE COMMERCE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 2.804 ACRES, MORE OR LESS.

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

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

N WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS _____ DAY OF _____, 202____.

WITNESS: _____ RACETRAC, INC.,
(SIGNATURE) A GEORGIA CORPORATION, AUTHORIZED TO DO
PRINT NAME: _____ BUSINESS IN FLORIDA

BY: _____
PRINT NAME: _____
TITLE: _____

WITNESS: _____
(SIGNATURE)
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } ss

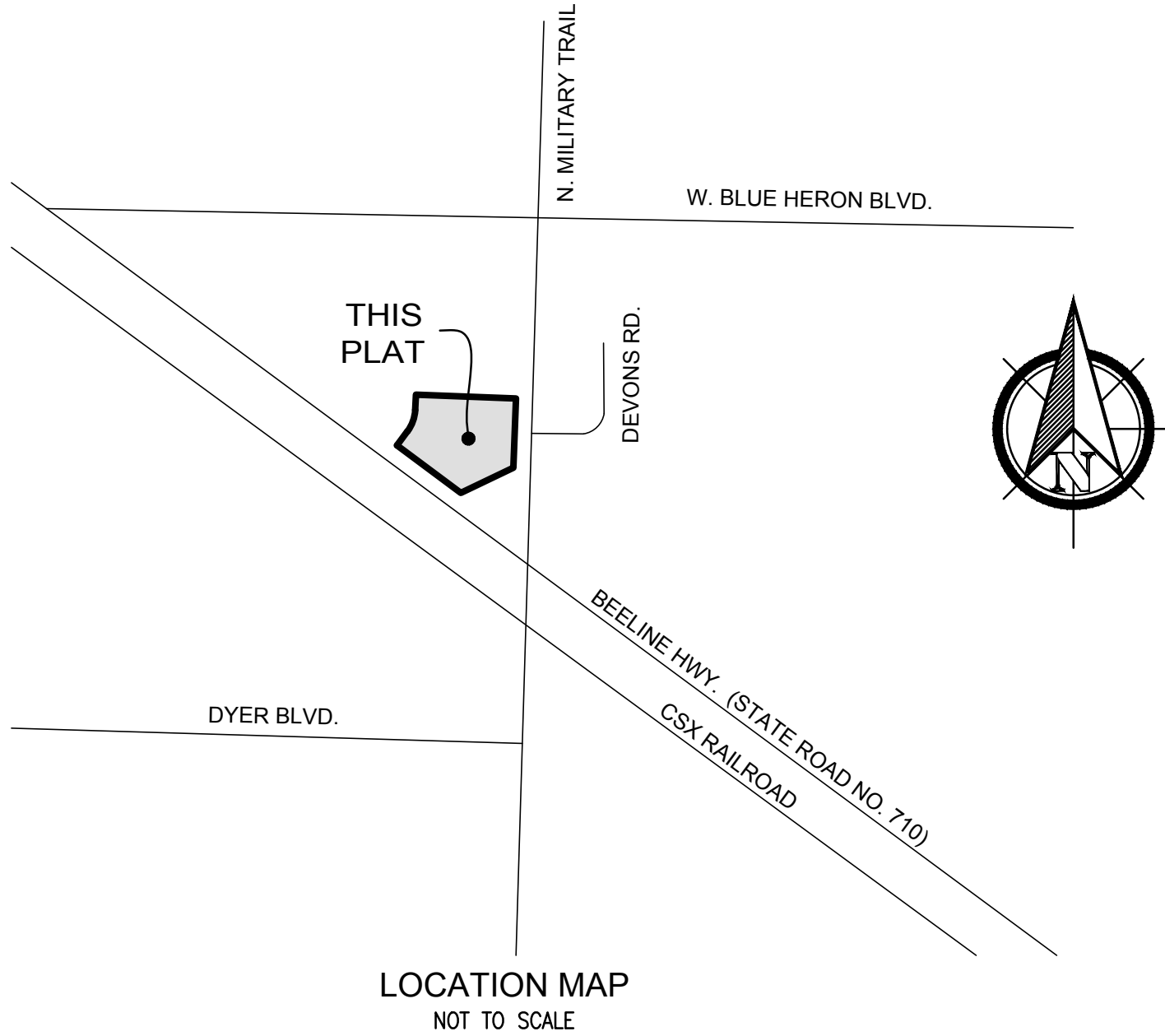
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202____, BY AS _____ OF RACETRAC, INC., A GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE - NOTARY PUBLIC
PRINT NAME: _____

SURVEYOR AND MAPPER'S CERTIFICATE:

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

BY: _____ DATE _____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA



SURVEYOR'S NOTES:

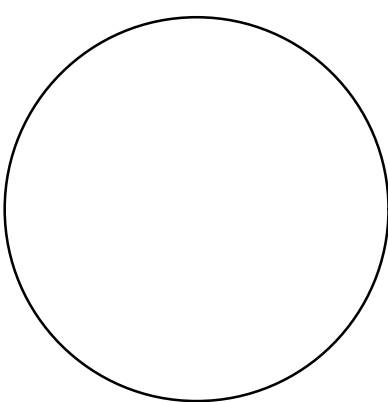
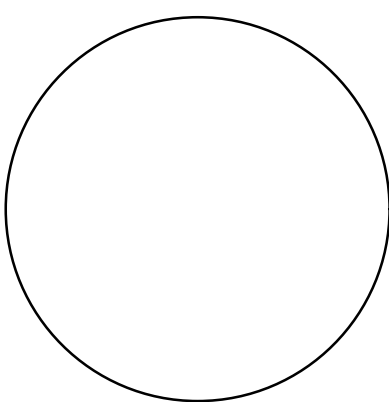
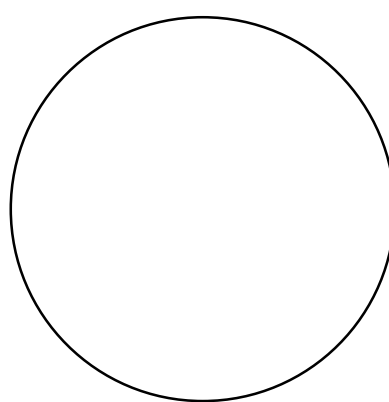
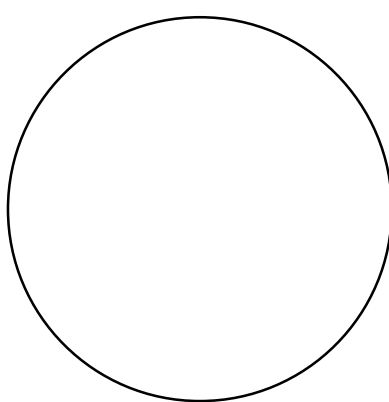
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY RECORDS, FLORIDA.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEELINE HIGHWAY (STATE ROAD NO. 710) HAVING AN ASSUMED BEARING OF N53°17'33"W, AS SHOWN ON THE PLAT OF "TRIANGLE COMMERCE CENTER" (P.B. 108, PG. 99-100), AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

POINTE WEST RIVIERA
BEACH, INC.
SEAL

CITY OF
RIVIERA BEACH
SEAL

CITY
ENGINEER
SEAL

SURVEYOR
AND MAPPER
SEAL



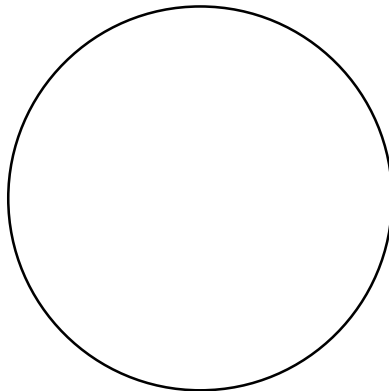
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____, THIS _____ DAY OF _____, 20____, AND DULY RECORDED IN PLAT BOOK _____, ON PAGES _____ THROUGH _____.

JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



SEAL
CLERK OF THE CIRCUIT
COURT & COMPTROLLER

CITY OF RIVIERA BEACH APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RACETRAC BEELINE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, AS APPROVED ON _____, 202____ VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____.

BY: _____
RONNIE L. FELDER, MAYOR

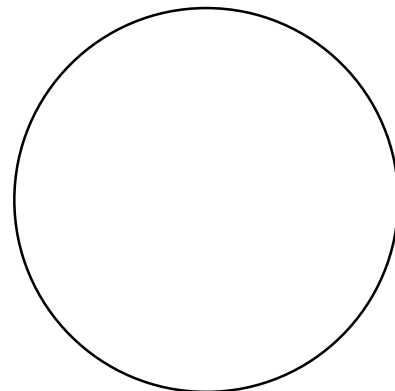
BY: _____
TAWANNA KING, CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E., CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. PE#60706

REVIEWING SURVEYOR

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

BY: _____ DATE _____
C. ANDRE. RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS2633



SEAL
REVIEWING
SURVEYOR

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

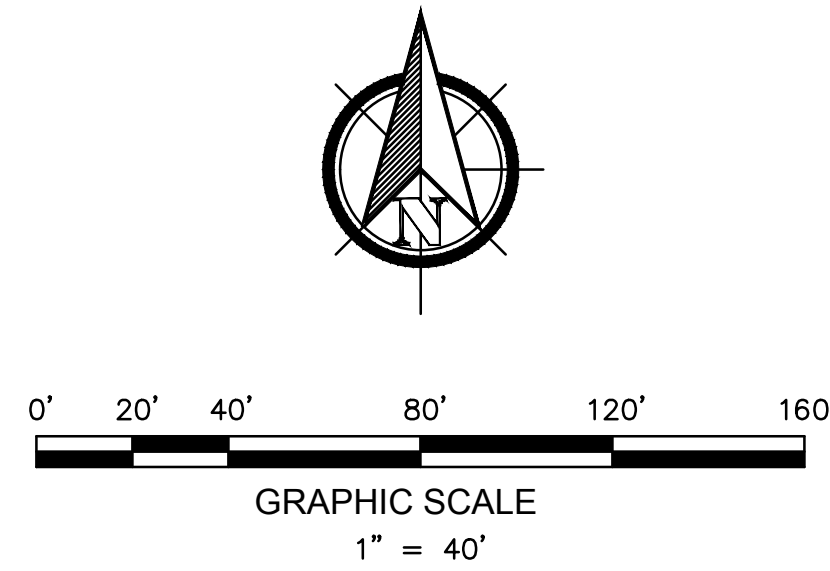
I, THOMAS R. PEPPLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN RACETRAC, INC., A GEORGIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE _____
THOMAS R. PEPPLER
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 271275

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

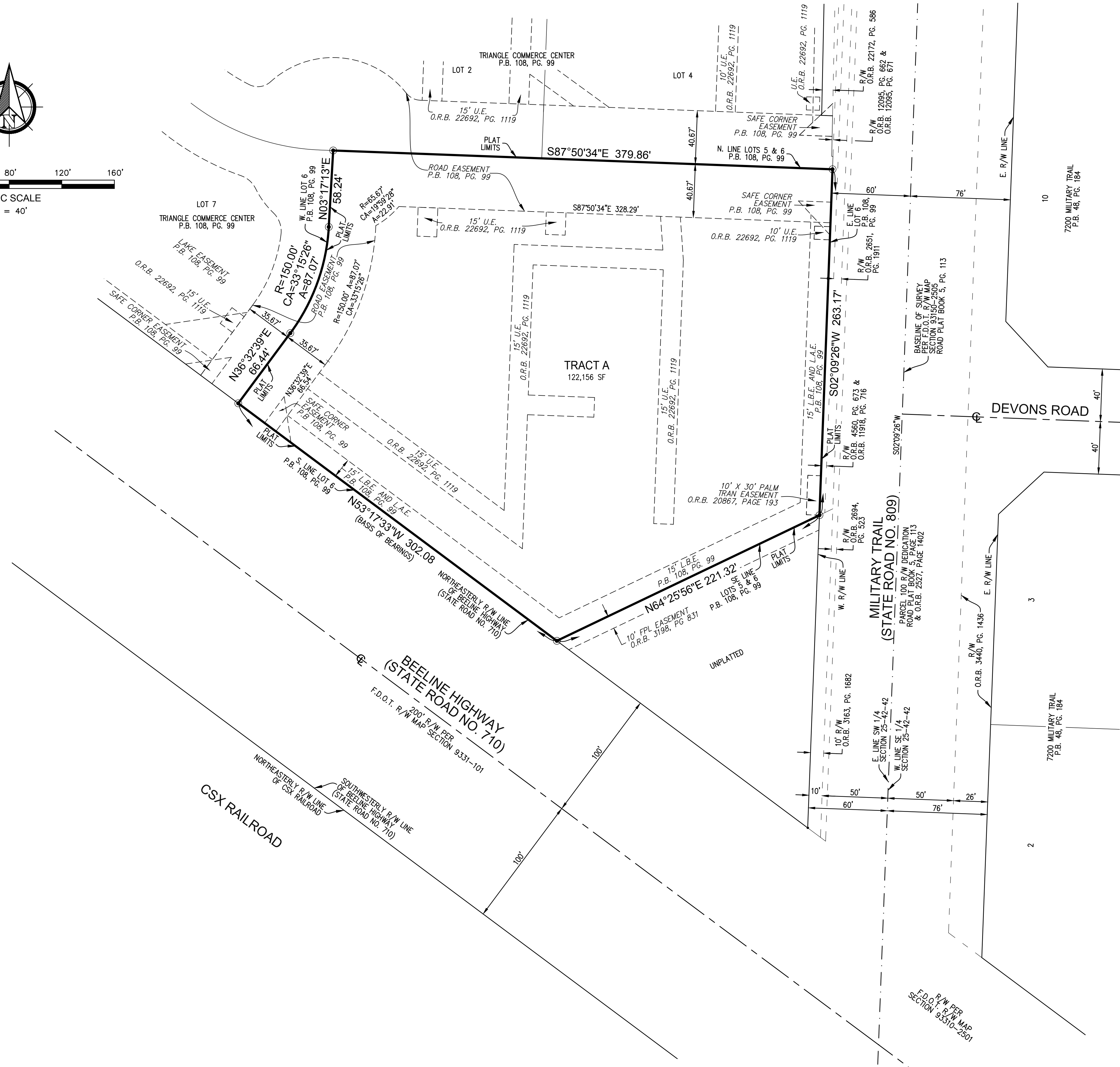
RACETRAC BEELINE

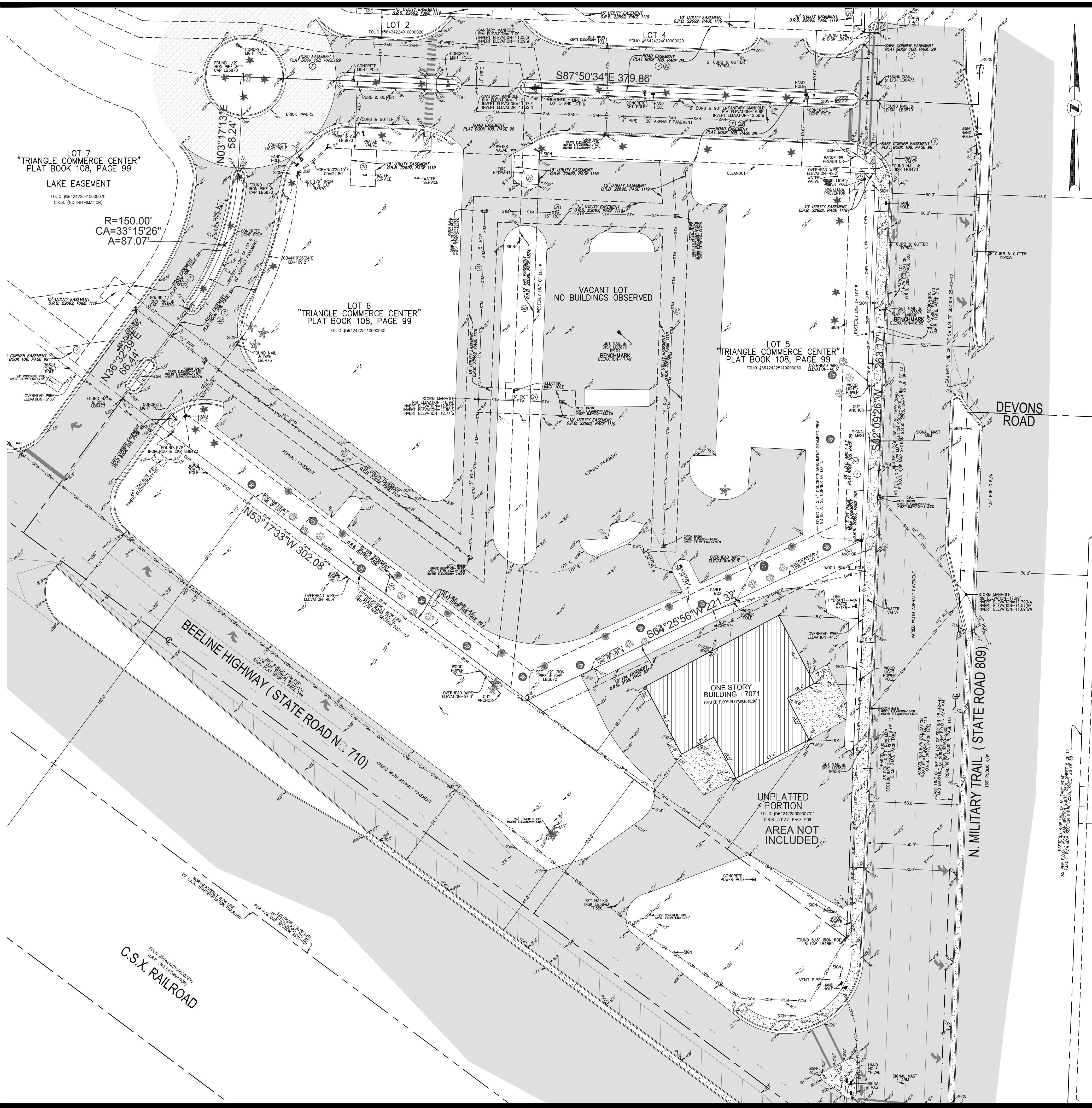
A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100)
IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA



LEGEND & ABBREVIATIONS:

- = SET PERMANENT REFERENCE MONUMENT
4"x4"x24" CONCRETE MONUMENT WITH 2"
ALUMINUM DISK STAMPED "PRM LB 3870"
(UNLESS OTHERWISE NOTED)
- ℄ = CENTERLINE
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- I.D. = IDENTIFICATION
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- U.E. = UTILITY EASEMENT





- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVER GRICK
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - CENTERLINE
 - TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - FLORIDA POWER & LIGHT COMPANY
 - LICENSED BUSINESS
 - REINFORCED CONCRETE PIPE
 - EXCEPTION IDENTIFIER
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - L.A.E. LIMITED ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - CABBAGE PALM TREE
 - GUMBO LIMBO TREE
 - ROYAL PALM TREE
 - OAK TREE
 - UNDETERMINED TREE

LEGAL DESCRIPTION:
LOTS 5 AND 6, OF "TRIANGLE COMMERCE CENTER" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 108, PAGES 99 AND 100, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS SITE CONTAINS 122,156 SQUARE FEET (2.8043 ACRES) MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK PELTON; ELEVATION: 15.609 FEET.
 - FLOOD ZONE: XI; BASE FLOOD ELEVATION: NONE; COMMUNITY 125142; PANEL 12099C0386F AND 12099C0388F; MAP DATE: 10/05/17.
 - THIS SITE LIES IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH RIGHT-OF-WAY LINE OF BEELINE HIGHWAY (STATE ROAD NO. 710) BEING N53°17'33"W.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS NO DELINEATED PARKING SPACES.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE. FILE NUMBER: CM201020, DATED FEBRUARY 14, 2022, 5:00 PM, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, & 6: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7: ALL MATTERS IN PLAT BOOK 108, PAGE 99 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 8: TERMS AND CONDITIONS IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 20867, PAGE 131 AND AMENDMENT IN O.R.B. 21283, PAGE 391 AND RELEASE AND WAIVER IN O.R.B. 24152, PAGE 664 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEMS 9-11: INTENTIONALLY DELETED.
ITEM 12: SETBACK REQUIREMENTS FOR STATE ROAD 809 IN DEED BOOK 1145, PAGE 510 APPLY TO THIS SITE BUT THE DOCUMENT IS MOSTLY ILLEGIBLE AND NOT ABLE TO DEPICT.
ITEMS 13 & 14: INTENTIONALLY DELETED.
ITEM 15: ORDINANCE NO. 2256 REGARDING CITY ANNEXATION IN O.R.B. 4415, PAGE 1851 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 16: INTENTIONALLY DELETED.
ITEMS 17 & 18: NOT ADDRESSED.
ITEM 19: UTILITY EASEMENT DEED IN O.R.B. 20867, PAGE 193 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 20: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 22098, PAGE 1574 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 21: UTILITY EASEMENTS IN DEED IN O.R.B. 22692, PAGE 1119 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 22: ROAD EASEMENTS IN PLAT BOOK 108, PAGE 99 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 23: 15 FOOT LIMITED ACCESS EASEMENT AND LIMITED BUFFER EASEMENT IN PLAT BOOK 108, PAGE 99 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 24: SURVEY MATTERS DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CERTIFICATION:
TO OLD REPUBLIC TITLE INSURANCE COMPANY; RACETRAC, INC., A GEORGIA CORPORATION, F/K/A RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION; AND SOUTHERN TITLE HOLDING COMPANY, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/1/22.

DATE OF PLAT OR MAP: 3/1/22

John F. Pulice, PSM
Digitally signed by John F. Pulice, PSM
Date: 2022.03.16 13:11:19 -04'00'

NO.	REVISIONS	BY
5		
4		
3	20582-UPDATE SURVEY/REMOVE PARCEL-3/1/22	L.S.
2	ADD OVERHEAD WIRE ELEVATIONS	L.S.
1	#69353-ORIGINAL SURVEY-3/27/20	M.D.

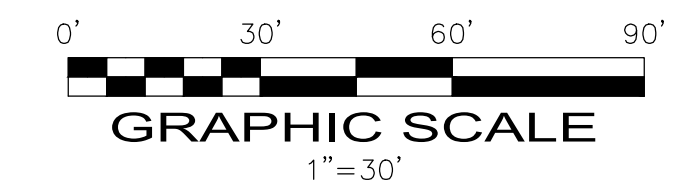
BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 3.1.22

FILE: RACETRAC PETROLEUM, INC.
ORDER NO.: 69582



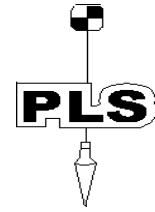
COPYRIGHT 2022 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



July 27, 2023

Clarence Sirmons, Director of Development Services
Linda Mia Franco, Assistant Development Services Director
City of Riviera Beach
Development Services Dept.
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
561.845.4021

via: email

RE: RACETRAC BEELINE plat: First Comments Responses

Dear Mr. Sirmons and Ms. Franco:

We received the First Comments Letters for the above-referenced plat application in July 2021, and then the plat was put on hold while the site plan issues were being addressed. The site plan has now been approved and the approved plan is significantly different than the initial plan that the original proposed replat was based on. The major difference is that the unplatted parcel at the southeast corner of the project is no longer included in the project. So the property included in the replat is now only the two platted lots.

Attached please find a pdf of the current proposed replat that corresponds with the approved site plan, and our responses to the comments received previously are as follows:

Comments from Engenuity Group, Inc. (dated 7/15/21)

Sheet 1

1. In the description of the "Together with" parcel change the bearings of N57°39'10"W;..... to N57°17'33"... respectively. This will then be in compliance with Surveyor's Notes item 6.
This is no longer applicable as the metes and bounds description parcel has been removed from the replat.
2. To item 6 of the Surveyor's Notes add "and all other bearings are relative thereto".
The change has been made.
3. Change the name of the reviewing surveyor to Gary M. Rayman, P.S.M.; Senior Project Manager.
The name has been changed and the LS # added.
4. There is a typo error in the first line of the dedication "1. Parcel "RW" as sown hereon is ".
The change has been made.

Sheet 2

1. The distance in the call of N53°17'33"W – 552.08' is incorrect, both on the plat and survey.
This is no longer applicable as the length of the line has changed.
2. Add arrows to indicate the limits of the Right-of-Way as per the label "R/W ORB. 3440, PG. 1446".
The arrows have been added.
3. Move the label S02°09'26"W – 501.03' further North and remove the label S02°12'40"E 250.00'.

This is no longer applicable.

4. Add the label of S02°09'26"W to East line of the Southwest Quarter of Section 25-42-42.

The label has been added.

5. Label the SE line of Lots 5 & 6, PB. 108, Pg. 99 as such, and remove any reference to the deed bearings as well as any unnecessary leader arrows.

The label has been added and the deed bearing is no longer applicable.

Comments from Public Works (updated 7/20/21)

Plat Comments

4. Military Trail is a FDOT road, thus parcel "RW" must be dedicated to the Florida Department of Transportation not the City of Riviera Beach.

There is no longer any right-of-way being dedicated by the replat.

5. The Palm Tran easement must be relocated south and shown on both the site plan and plat. This project shall also construct a bus shelter on Military Trail as a part of this project.

The Palm Tran easement is remaining in the existing location per the approved site plan.

6. The existing roadway easement in the north and west portion of the project cannot be eliminated, note #3 says all easements will be released. Please amend the note to vacate FPL, UE, and Palm Tran easements.

The replat has been revised so all of the easements from the original plat are being retained in their original locations.

7. Please add the name "Terrance N. Bailey, PE#60706" in the City Engineer circle at the bottom of the cover sheet.

The city engineer's registration data has been added to the signature block and a circle for the seal added at the bottom of the sheet in conformance with the existing formatting.

Along with this letter the following items are being provided:

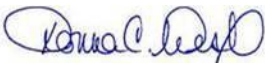
- 1) The revised replat (pdf)
- 2) The revised Boundary Survey (pdf)

Please let us know if you need anything further at this time or if there is a way for us to upload these documents electronically.

Thank you for your assistance.

Sincerely,

PULICE LAND SURVEYORS, INC.



Donna C. West
Senior Surveyor

AGENT AUTHORIZATION FORM

Owner(s) of Record: RACETRAC, INC., a Georgia corporation

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Justen Giambelvo

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

Lots 5 and 6, TRIANGLE COMMERCE CENTER, as recorded in Plat Book 108, pages 99 and 100, public records of Palm Beach County, Florida.

the street address of which is: 7071 N. Military Trail, Riviera Beach, FL 33418

and that we hereby appoint:

Name: Pulice Land Surveyors, Inc. (Donna C. West)

Address: 5381 Nob Hill Rd.

Sunrise, FL 33351

Telephone: 954.572.1777

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.

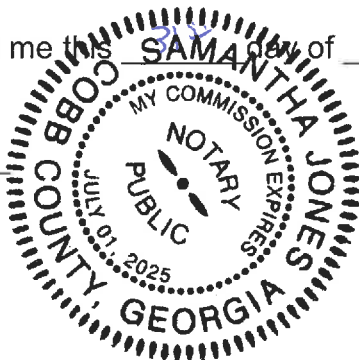
[Signature] (Seal)

____ (Seal)

____ (Seal)

Sworn to and subscribed before me this 31st day of July, 2023.

[Signature]
Notary Public



This instrument prepared by:

Philip F. West, Esq.
RaceTrac, Inc.
200 Galleria Pkwy., SE
Suite 900
Atlanta, Georgia 30339

Return To:

Ronda Alley
Southern Title Holding Company, LLC
555 W. Granada Blvd., Suite H-12
Ormond Beach, FL 32174
File: CM201020

This space reserved for Recorder's use only.

Tax ID Number 56-42-42-25-41-000-0050

Tax ID Number 56-42-42-25-41-000-0060

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 28th day of MARCH, 2022, between **POINTE WEST RIVIERA BEACH, INC.**, a Florida corporation (hereinafter designated as "Grantor"), and **RACETRAC, INC.**, a Georgia corporation (hereinafter designated as "Grantee"), whose address is 200 Galleria Parkway SE, Suite 900, Atlanta, Georgia 30339 (the words "Grantor" and "Grantee" include their respective successors, successors-in-title, assigns, legal representatives, personal representatives, and heirs where the context requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in Palm Beach County, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TOGETHER with all of the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, all other easements, privileges and hereditaments, minerals, oil, gas and other same in fee simple forever, subject only to those matters listed on Exhibit "B" attached hereto and incorporated by this reference (the "Permitted Exceptions").

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever arising by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered as of the day and year first above written.

GRANTOR:

Witness: Robin Jarrell

Print Name: Robin Jarrell

POINTE WEST RIVIERA BEACH, INC.,
a Florida corporation

Witness: [Signature]

Print Name: [Signature]

By: Barbara A. Gaeta, Pres.
Barbara A. Gaeta, as President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 2022 by Barbara A. Gaeta, as President of POINTE WEST RIVIERA BEACH, INC., a Florida corporation, who is personally known to me or who has produced [Signature] as identification ~~and~~ who ~~did~~ (did not) take an oath.

[Signature]
Notary Public

Printed Name _____



Exhibit "A"

Page 1 of 1

PROPERTY DESCRIPTION

LOTS 5 AND 6, OF TRIANGLE COMMERCE CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 108, PAGES 99 AND 100, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOT A CERTIFIED COPY

Exhibit "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Zoning and other use restrictions, conditions or requirements to the extent such items are now or hereafter imposed by governmental authorities.
3. All matters contained on the Plat of Triangle Commerce Center, as recorded in Plat Book 108, Pages 99 and 100, Public Records of Palm Beach County, Florida.
4. Terms and conditions contained in Declaration of Covenants, Conditions and Restrictions for Triangle Commerce Center, and all exhibits attached thereto, recorded in Official Records Book 20867, Page 131, and Amendment recorded in instrument recorded in Official Records Book 21283, Page 391, and Release and Waiver recorded in Official Records Book 24152, page 664, and all amendments thereto. Such Declaration, as amended, establishes and provides without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
5. Setback requirements for State Road 809 recorded in Deed Book 1145, Page 510, Public Records of Palm Beach County, Florida.
6. Ordinance No. 2256 by the City of Riviera Beach recorded in Official Records Book 4415, Page 1851, Public Records of Palm Beach County, Florida.
7. Easement Deeds to City of Riviera Beach, a Florida municipal corporation, recorded in Official Records Book 20867, Page 193, Public Records of Palm Beach County, Florida.
8. Easements to Florida Power & Light Company recorded in Official Records Book 22098, Page 1571, and Official Records Book 22098, Page 1574, Public Records of Palm Beach County, Florida.
9. Easement Deeds to Triangle Commerce Center Property Owners Association, Inc., a Florida corporation not for profit, recorded in Official Records Book 22692, Page 1119, Public Records of Palm Beach County, Florida.
10. Road Easement as shown on plat recorded in Plat Book 100, page 99, Public Records of Palm Beach County, Florida.
11. 15-foot Limited Access Easement and Limited Buffer Easement as shown on plat recorded in Plat Book 100, page 99, Public Records of Palm Beach County, Florida.

February 1, 2024

Clarence Sirmons, AICP
Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, Florida, FL 33404
(Via E-Mail: CSirmons@rivierabeach.org)

**Re: 14151.30 Race Trac Beeline- 7071 N. Military Trl. Plat Review
Third Plat Review
Engenuity Group Project No. 14151.30**

Dear Mr. Sirmons:

This is the third review of this plat. This review is done for compliance with Chapter 177 Florida Statutes and the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 5J-17, Florida Administrative code. Following are our comments:

All our previous comments have been adequately addressed. The plat is now in compliance with Chapter 177 Florida Statutes, and the city of Riviera Beach's requirements. We can therefore recommend that the city of Riviera Beach approve the plat for recording.

If you have any questions or comments, please contact me.

Cell: 863-801-6200

Sincerely,



John J. Rice, P.S.M.
Senior Project Manager

OPINION OF TITLE

To: City of Riviera Beach

With the understanding that this Opinion of Title is furnished to Palm Beach County, as inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined the ALTA/NSPS Land Title Survey, prepared by John F. Pulice, Florida Professional Surveyor of Pulice Land Surveyors, Inc., dated March 16 2022, and the proposed plat for RaceTrac Beeline prepared by Pulice Land Surveyors, Inc.; the complete Title Policy Number OXFL-09116579 issued by Old Republic National Title Insurance Company, dated April 4, 2022 and the Property Information Report issued by Old Republic National Title Insurance Company dated October 20, 2023 covering the dates from April 4, 2022 through September 27, 2023 at 5:00PM inclusive of the following described real property:

Lots 5 and 6, Triangle Commerce Center, a subdivision according to the plat thereof recoded in Plat Book 108, pages 99 and 100 of the Public Records of Palm Beach County, Florida.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in: Racetrac Petroleum, Inc., a Georgia Corporation, by virtue of that Special Warranty Deed recorded at Book 33440, Page 859, Public Records of Palm Beach County, Florida.

Max E. McBrayer, Jr. is an agent authorized to sign on RaceTrac's behalf.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:** N/A
2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:** N/A
3. **GENERAL EXCEPTIONS:** N/A
4. **SPECIAL EXCEPTIONS:**
 1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
 2. Provisions of the Declaration of Restrictive Covenants dated March 28, 2022 and recorded at Book 33440, Page 863, Public Records of Palm Beach County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.


<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
N/A		

Number, Company Certifying, No. of Entries, Period Covered:

ALTA/NSPS Land Title Survey, prepared by John F. Pulice, Florida Professional Surveyor of Pulice Land Surveyors, Inc., dated March 16 2022, and the proposed plat for RaceTrac Beeline prepared by Pulice Land Surveyors, Inc.,; the complete Title Policy Number OXFL-09116579 issued by Old Republic National Title Insurance Company, dated April 4, 2022 and the Property Information Report issued by Old Republic National Title Insurance Company dated October 20, 2023 covering the dates from April 4, 2022 through September 27, 20023 at 5:00PM


I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, proposed plat.

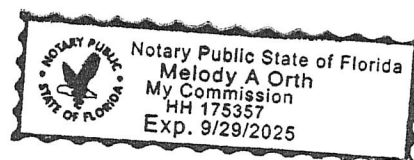
Respectfully submitted this 25th day of October 2023:

By: 
Thomas R. Peppler, Esq.
Florida Bar No. 271275
Peppler Law, PA
3208 WSR 426, Ste 1040
Oviedo, FL 32765

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this 25th day of October 2023, by Thomas R. Peppler, who is personally known to me.


Notary Public





PLAN CORRECTIONS REPORT PA-23-0007 FOR CITY OF RIVIERA BEACH

PLAN ADDRESS:**PARCEL:** 56424225410000050**APPLICATION DATE:** 07/31/2023**SQUARE FEET:** 0.00**DESCRIPTION:** Replat to combine Lots 5 and 6 into one parcel.**EXPIRATION DATE:****VALUATION:** \$0.00**CONTACTS****Applicant****Name**

Donna West

Company

Pulice Land Surveyors, Inc.

Address5381 Nob Hill Road
Sunrise, FL 33351

Carolyn Sencion

Pulice Land Surveyors, Inc.

5381 Nob Hill Road
Sunrise, FL 33351**Owner**

Michael Mullen

RaceTrac, Inc.

Plan Review**REVIEW ITEM**Building Official v.1
Building Official**STATUS**

Approved

REVIEWER

Michael Grimm Ph: 561-845-4008 email: mgrimm@rivierabeach.org

Engineering v.1
Engineering

Requires Re-submit

Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org

Correction: General - Terrence Bailey (9/20/23) - Not Resolved

Comments: See attached engineering comments 9-20-23

Corrective Action: N/A

Engineering v.2
Engineering

Requires Re-submit

Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org

Correction: General - Terrence Bailey (11/15/23) - Not Resolved

Comments: See attached engineering comments 9-20-23

1-5-24 response

"Please note the following for the plat cover page as shown below:

i.

Add names and PE/SI numbers to the signature circles

This is not standard procedure and as there is no requirement for it we prefer to leave it as is."

Engineers signing and sealing documents are required by statute to have name, PE number and date for an official seal, having the requested items typed on the plat makes this legible on the mylar. This comment is unaddressed.

Peer Review v.3
Outside Consultant

Approved

Bradley Jackson Ph: 561-655-1151 email: bjackson@engenuitygroup.c

Utilities v.1
Utilities

Approved

John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org

Zoning v.1
Zoning

Requires Re-submit

Zoning v.2
Zoning

Approved

Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.

Item VII. B



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS PA-23-0010
PARCEL CONTROL NUMBERS: 56-42-42-25-00-000-7060
A RE-PLAT REQUEST**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A RE-PLAT; APPLICATION NUMBER (PA-23-0010) FROM POLIMIX PROPERTIES, LLC. (APPLICANT) FOR A REQUEST TO RE-PLAT .53 ACRES OF LAND ALONG THE WEST PROPERTY LINE OF THE SUBJECT SITE FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY DEDICATION TO THE CITY AND CREATING A LEGAL LOT OF RECORD; THE SUBJECT PROPERTY (PROPERTY CONTROL NUMBER [PCN] 56-42-42-25-00-000- 7060) IS LOCATED AT 7170 INTERPACE ROAD, WHICH IS ON THE EAST SIDE OF INTERPACE ROAD, SOUTH OF STATE ROAD (SR) 710 IN THE CITY OF RIVIERA BEACH ("SUBJECT PROPERTY"), PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant(s): Polimix Properties, LLC

B. Request: The applicant is requesting to dedicate 0.53 acres of the subject property as public right-of-way to the city.

C. Location: The subject property is generally located at 7170 Interpace Road, identified by property control numbers [PCN] 56-42-42-25-00-000-7060.

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

Parcel Control Numbers: 56-42-42-25-00-000-7060.

Parcel Size: 2.94 acres (128,330 square feet)

Existing Use: Site is currently partially paved/developed with a small one-story office building, shell rock, and concrete slabs.

Zoning: Industrial General (IG) Zoning District

Future Land Use: Industrial (I)

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E. Adjacent Property Description and Uses:

North: IG – Industrial General (CSX Railroad)

South: IG – Industrial General (Concrete Mixing Plant, Mineral Processing)

East: IG – Industrial General (Concrete Mixing Plant, Open Storage)

West: IG – Industrial General (Warehouse/Distribution, Light Manufacturing)

F. Background:

Schmidt Nichols (“Agent”), on behalf of the Applicant, Polimix Properties, LLC, respectfully requests a re-plat of the subject site. The parcel is 2.94 acres in area, however 0.53 acres of the parcel is encumbered by a 30’ wide ingress/egress easement (ORB 759, PG 395), reducing the available development area to 2.41 acres. The associated entitlements for Site Plan and Special Exception approvals have already been recommended for approval by this board and the dedication will then add continuity to the proposed creation of two concrete mixing plants on the site, along with additional accessory maintenance buildings and storage bins. FLU, ZA, and Site Plan application have all been approved by this board previously in 2023.

G. Staff Analysis:

The plat application has been reviewed by staff (Utilities, Public Works and Engineering, and the Development Services Department- Planning and Zoning) as well as our peer review consultant team. Staff comments have been addressed and this permit is ready for your consideration. Staff supports this proposed re-plat for the subject site.

H. Recommendation:

Staff recommends approval of the proposed re-plat request of .53 acres of property for public right-of-way dedication.

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Location Map (N.T.S.)



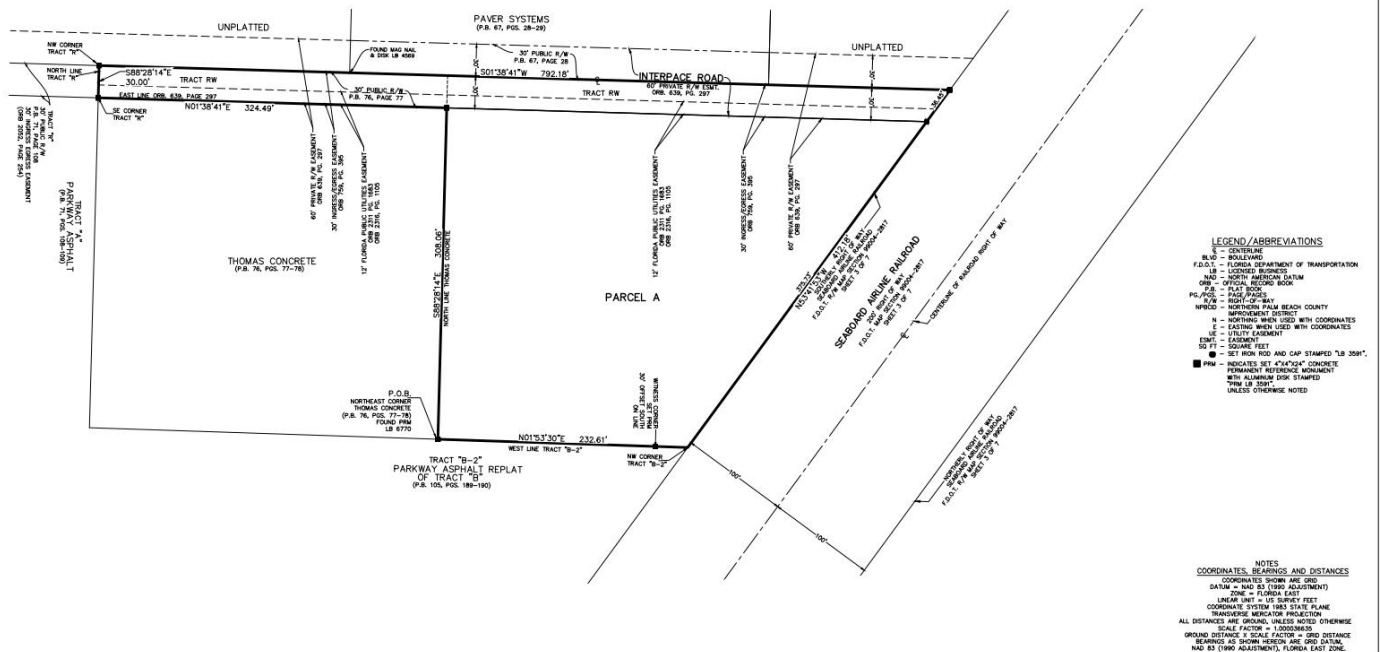
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**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS SP-23-0016 AND SE-23-0004
PARCEL CONTROL NUMBERS: 56-42-42-25-00-000-7060**

A SITE PLAN AND SPECIAL EXCEPTION REQUEST

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A MAJOR SITE PLAN AMENDMENT APPLICATION (SP-23-0016) AND SPECIAL EXCEPTION APPLICATION (SE-23-0004) FROM POLIMIX PROPERTIES, LLC, TO OPERATE TWO CONCRETE MIXING PLANTS WITH TWO ACCESSORY ADMINISTRATIVE AND MAINTENANCE BUILDINGS CONSISTING OF 3,584 S.F ON A 2.94-ACRE (128,330 S.F.) PARCEL; THE SUBJECT PROPERTY (PROPERTY CONTROL NUMBER [PCN] 56-42-42-25-00-000-7060) IS LOCATED AT 7170 INTERPACE ROAD, WHICH IS ON THE EAST SIDE OF INTERPACE ROAD, SOUTH OF STATE ROAD (SR) 710 IN THE CITY OF RIVIERA BEACH ("SUBJECT PROPERTY"), HAVING AN INDUSTRIAL (IND) FUTURE LAND USE DESIGNATION AND A INDUSTRIAL GENERAL (IG) ZONING DESIGNATION, PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicant(s): Polimix Properties, LLC

B. Request: Schmidt Nichols ("Agent"), on behalf of the Applicant, Polimix Properties, LLC, respectfully requests a Special Exception Use approval and Major Site Plan Amendment for the Polimix project in the City of Riviera Beach, Florida. The 2.94-acre (128,330 square feet – s.f.) subject property (Property Control Number [PCN] 56-42-42-25-00-000-7060) is located at 7170 Interpace Road, which is on the east side of Interpace Road, south of SR 710 in the City of Riviera Beach ("subject property"). The parcel is 2.94 acres in area, however 0.53 acres of the parcel is encumbered by a 30' wide ingress/egress easement (ORB 759, PG 395), reducing the available development area to 2.41 acres.

The site is currently partially paved/developed with a small one-story office building, shell rock, and concrete slabs. Proposed site development on the currently developed parcel consists of two concrete mixing plants with two accessory administrative and maintenance buildings consisting of 3,584 square feet. Site access is proposed via two full access driveway connections to Interpace Road. The use requested, concrete mixing plant, is a special exception use in the Industrial General – IG zoning district.

C. Location: The subject property is generally located at 7170 Interpace Road, identified by property control numbers [PCN] 56-42-42-25-00-000-7060.

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

<u>Parcel Control Numbers:</u>	56-42-42-25-00-000-7060.
<u>Parcel Size:</u>	2.94 acres (128,330 square feet)
<u>Existing Use:</u>	Site is currently partially paved/developed with a small one-story office building, shell rock, and concrete slabs.
<u>Zoning:</u>	Industrial General (IG) Zoning District
<u>Future Land Use:</u>	Industrial (I)

E. Adjacent Property Description and Uses:

The subject property supports a Future Land Use (FLU) designation of Industrial (I) and is located within the Industrial General (IG) Zoning District. Below is a chart of the surrounding property information:

<u>North:</u>	IG – Industrial General (CSX Railroad)
<u>South:</u>	IG – Industrial General (Concrete Mixing Plant, Mineral Processing)
<u>East:</u>	IG – Industrial General (Concrete Mixing Plant, Open Storage)
<u>West:</u>	IG – Industrial General (Warehouse/Distribution, Light Manufacturing)

F. Site Operations:

Proposed site development on the currently developed parcel will consist of two concrete mixing plants with two accessory administrative and maintenance buildings (Building “A” and Building “B”) consisting of 3,584 s.f. Site access is proposed via two full access driveway connections to Interpace Road with motorized sliding gates at each driveway that will remain open during business hours.

The proposed Building “A” will be utilized as a combined office and laboratory building at the southwest corner of the site, where employees will be performing slump concrete strength tests and a manager will be viewing site operations to ensure the proposed concrete mixing plants are working properly at all times. The proposed Building “B” will be utilized as an open-bay truck maintenance facility for the concrete mixer trucks to back their trucks and will have a ramp for a mechanic to service the vehicles for routine maintenance.

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The proposed two concrete mixing plants will be operating in the middle of the site with three storage silos on the west side of the concrete mixing plant closest to Interpace Road and on the east side for the 2nd concrete mixing plant. The applicant will also be providing three chemical tanks for each concrete mixing plant with a 6' in height containment wall surrounding the perimeter.

The applicant will be providing a 2,000-gallon above-ground diesel storage tank with bollards along the west property line, a dumpster at the northeast corner of the site, and settlement ponds alongside a 9' in height raised catwalk (servicing three concrete trucks) for drivers to walk up on to prepare the concrete. The settlement ponds function via decantation with a series of 4 pools, where non-contaminant sediment will settle in pool #1 and would be cleaned out at the end of each day and placed in the drying bay. The drying bay will have a V-shaped drain to direct any water coming from the drying bay back into pool #1 to restart the decantation process.

The applicant will have four 2,260 s.f. storage bins along the northern part of the site to store the concrete materials, consisting of 89-Pea Rock, 57-Rock and Sand. Each of the four storage bins will be surrounded by 10-foot-high walls. Aggregate trucks will enter through the northern entrance of the property and their trucks will back into their corresponding bin and unload aggregate material. Once this is completed, the loader operator will proceed to stock up material and provide the plant with necessary aggregate.

The proposed parking on the west and south sides of Building "A" will be primarily utilized for pedestrians while the remainder of the parking on the site will be reserved for the concrete trucks to easily separate the pedestrian traffic from the truck traffic. Furthermore, the proposed concrete mixing plants are equipped with dust collectors, that can retain anything that can be released into the atmosphere, which will get cleaned out, recycled, and reused back into the concrete mixing trucks for future use.

Employment Opportunities

According to the applicant, the proposed development will generate approximately 20 jobs consisting of entry-level jobs to skilled jobs. The applicant proposes to hire employees locally and will promote from within with competitive hourly rates and salaries.

Site Design and Layout

The proposed site is 2.94 acres in size and is surrounded on all sides by complementary industrial uses. To the north of the subject property is the CSX Railroad. To the west is Warehouse/Distribution and light manufacturing uses zoned Industrial General – IG. To the south is a concrete mixing plant (Super Mix) and a mineral processing facility. To the east of the subject site is an open storage facility (Waste Management, Inc.). The proposed site was designed so that minimal impacts were imposed on surrounding properties

G. Staff Analysis:

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In reviewing this site plan/special exception request, staff submits the following analysis of the special exception standards indicated below. According to Section 31-57 of the City's Zoning Code, the purpose of site plan review shall be to ascertain that the proposed new development is in conformity with the comprehensive plan, is not detrimental to the neighboring land use; that an efficient pedestrian and vehicular traffic system including proper means of ingress and egress to the streets is provided for, and that the proposed project shall be a viable addition to the community.

In addition, the staff's responses are indicated in **bold type**:

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

Staff Response: The proposed development will have frontage and access from Interpace Road. The proposed use is not expected to generate any potential hazards, problems, or public nuisances to this property. A six-foot (6') chain link fence will be installed along the perimeter of the site. According to the applicant, the maximum net peak hour trip generation shall be 8 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

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

Staff Response: The proposed development is in compliance with the required number of parking spaces for the proposed concrete mixing plant use. Proposed site design and layout was planned so that minimal impacts were imposed on surrounding properties. The applicant has proposed perimeter lighting throughout the proposed development, which will have no light trespass on adjacent properties.

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

Staff Response: The applicant is proposing the dumpster at the northeast corner of the site and are demolishing the existing building from the survey at the southwest corner of the site.

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

Staff Response: If approved, staff would ensure adequate utility access for the proposed use.

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

Staff Response: To the north of the subject property is the CSX Railroad. To the west is Warehouse/Distribution and light manufacturing uses zoned Industrial General – IG. To the south is a concrete mixing plant and a mineral processing facility. To the east of the subject site is an open storage facility (Waste Management, Inc.). The proposed site design and layout was planned so that minimal impacts were imposed on surrounding properties. The submittal package includes a landscape plan that identifies proposed perimeter buffers and plantings. The applicant is proposing a 10' right-of-way landscape buffer along the west property line, and a 5' landscape buffer along the north, east, and south property line. The perimeter of the site will include native trees installed so that they provide adequate screening from the adjacent properties. Please see enclosed Landscape Table and plans prepared by Schmidt Nichols.

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

Staff Response: Upon Building permit submittal, the applicant's master signage plan and exterior lighting will be reviewed and will comply with all City requirements prior to the issuance of a building permit.

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

Staff Response: As indicated on the site plan, the proposed development is designed to exceed all of the appropriate setbacks (front, side interior, side corner, rear) and shall be in compliance with the 20% pervious requirement pursuant to Sec. 31-609 C.

Site Plan Approval Request:

Per Section 31-58, General Classification, of the City of Riviera Beach's Code of Ordinances a property within the IG Zoning District that is one acre or greater is subject to site plan

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review as set forth in the general requirements for the various districts and must take the following standards into consideration:

1. Demonstrate that proposed use is appropriate to site.

Staff Response: To the north of the subject property is the CSX Railroad. To the west is Warehouse/Distribution and light manufacturing uses zoned Industrial General – IG. To the south is a concrete mixing plant and a mineral processing facility. To the east of the subject site is an open storage facility (Waste Management, Inc.). The proposed site design and layout was planned so that minimal impacts were imposed on surrounding properties. Lastly, the proposed use is designed to be similar to the existing surrounding uses.

2. Demonstrate how drainage and paving requirement will be met:

Staff Response: According to the applicant, the site is located within the South Florida Water Management District's (SFWMD) C-17 Basin with existing elevations ranging from approximately 16.5 NAVD to 22.0 NAVD. The parcel is 2.94 acres in area, however 0.53 acres of the parcel is encumbered by a 30' wide ingress/egress easement (ORB 759 / PG 395), reducing the net stormwater basin area to 2.41 acres. A stormwater management system consisting of inlets, culverts, and exfiltration trench will be installed beneath this drive-aisles to provide water quality treatment and conveyance to a dry retention area located at the northern corner of the property. The dry retention area will include an overflow "bubble-up" inlet to the swale located along the eastern side of Interpace Road.

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

Response: The site is mostly clear of vegetation. The submittal package includes a landscape plan that identifies proposed perimeter buffers and plantings. The perimeter of the site will include native trees installed so that they provide adequate screening from adjacent properties. Please see enclosed Landscape Plans prepared by Schmidt Nichols and the attached landscaped chart.

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LANDSCAPE REQUIREMENTS CHART			
Location/ Area:	Code Requirement:	Required:	Provided:
North 5' Landscape Buffer 412 LF	1 Tree per 20 LF 1 24" Ht. Shrub per 4 LF	21 Trees 103 Shrubs: 24" Ht.	21 Trees 103 Shrubs: 24" Ht.
South 5' Landscape Buffer 308 LF	1 Tree per 20 LF 1 24" Ht. Shrub per 4 LF	16 Trees 77 Shrubs: 24" Ht.	16 Trees 77 Shrubs: 24" Ht.
East 5' Landscape Buffer 233 LF	1 Tree per 20 LF 1 24" Ht. Shrub per 4 LF	12 Trees 59 Shrubs: 24" Ht.	12 Trees -3 (3:1 Palms) -9 New 59 Shrubs: 24" Ht.
West 10' ROW Buffer 374 LF (entry drives not included in LF)	1 Tree per 20 LF 1 36" Ht. Shrub per 4 LF 1 24" Ht. Shrub per 4 LF	19 Trees 94 Large Shrubs 94 Medium Shrubs	19 Trees -1 Existing -4 (3:1 Palms) -14 New 94 Large Shrubs 94 Medium Shrubs
Native Plantings	70% of required Plants	70%	95% of Required
Native Shade Trees	60% of required Trees	60%	87%
Native Accent Trees	10% of required Trees	10%	42%
Palm Trees	Maximum 20% of required Trees	Max. 20%	5%
Ecological Species	25% of required Plants to be food or habitat providing	25%	72%
Required Trees Total site area = 128,330 SF	1 Tree per 1,500 SF of Site	85 Trees	85 Trees
Shade Tree Species Mix	Over 75 Required Trees must have min. 6 species	6 Species	7 Species
Building A Foundation Planting 118 LF	5' width 1 Tree per 20 LF Hedge & Groundcover	5' width 6 Trees Hedge Groundcover	5' width 6 Trees Hedge Groundcover
Building B Foundation Planting 125 LF	5' width 1 Tree per 20 LF Hedge & Groundcover	5' width 7 Trees Hedge Groundcover	5' width 7 Trees Hedge Groundcover

NOTES:

- Invasive Trees and Shrubs to be removed from site.
- All areas labeled "Sod" to be St. Augustine Sod.
- See Sheet LP-3 for Landscape Area Calculations.

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

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Response: Properties to the north, east, south, and west support similar industrial type uses. The proposed use is not expected to generate any potential hazards, problems, or public nuisances to this property. A six-foot (6') chain link fence will be installed along the perimeter of the site.

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

Response: All necessary utilities currently service this site due to the location along two major roadways. Water/sewer and electrical are available to the site and will be connected as indicated on the paving, drainage, water and sewer plans prepared by McLeod, McCarthy & Associates that have been submitted with this application.

6. Demonstrate how the impact of traffic generated will be handled:

Response: The maximum net peak hour trip generation is 8 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards. Please see attached traffic report from Pinder Troutman Consulting (PTC).

E. Recommendation:

Staff recommends approval of the proposed Special Exception/Site Plan request for the establishment of two concrete mixing plants with two accessory administrative and maintenance buildings consisting of 3,584 square feet. Site access is proposed via two full access driveway connections to Interpace Road on a 2.94 - acre parcel subject property (Property Control Number [PCN] 56-42-42-25-00-000-7060) subject to the following conditions:

1. The subject landscaping shall be maintained with an automatic irrigating system.
2. City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
3. This development must receive final Certificate of Occupancy from the City for all uses approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit an application for site plan and special exception approval and re-initiate the site plan approval process.

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4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. Every site plan approved prior to the effective date of the ordinance from which this section is derived shall automatically expire within 18 months of the effective date of the ordinance from which this section is derived unless the owner of the property to which the site plan is applicable has received a validly-issued building permit and has initiated site plan improvements other than site preparation, land clearing, land filling and soil compaction.
7. Every site plan approved by the city council after the effective date of the ordinance from which this section is derived shall automatically expire within an 18-month period after such approval, unless the owner of the property to which the site plan is applicable has received a validly-issued permit and has initiated site plan improvements other than land clearing, land filling, soil compaction and other site preparation improvements.
8. Thirty days prior to the expiration of the 18-month period referenced in subsections (a) and (b) of this section, a property owner may apply for an extension to commence development by filing a petition therefor with the director of community development and environmental control on forms provided by the city. Such petition shall be granted by the director of community development and environmental control by finding that the applicant has:
 - a. Made a diligent and good faith effort to comply with all conditions and requirements for site plan approval, to acquire a building permit and to commence the construction of site improvements.
 - b. Been precluded from doing so for reasons beyond the control of the property owner.
9. The city shall not grant more than one extension with respect to a particular project for the improvement of land, and such extension shall not exceed a six-month period, respectively.
10. Notice of the decision of the Director of Community Development and environmental control shall be provided to the applicant by certified mail within 15 days from the date of application.
11. If an extension is denied by the Director of Community Development and environmental control, the applicant may appeal.

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Location Map (N.T.S.)

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Site Plan

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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):	Polimix Properties, LLC		
	Mailing Address:	11790 NW South River Drive, Medley, Florida 33178		
	Property Address:	7166 Interpace Road, Riviera Beach, Florida 33407		
	Name of Applicant (if other than owner):	N/A		
	Home: ()	Work: ()	Fax: ()	
	E-mail Address: contact agent			

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: I	Current Zoning Classification: IG
	Square footage of site: 128,066 s.f.	Property Control Number (PCN): 56-42-42-25-00-000-7060
	Type and gross area of any existing non residential uses on site: Light Manufacturing	
	Gross area of any proposed structure: 3,584 s.f.	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [✓] No	
	If yes, please describe: N/A	
	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: CSX Railroad	
	South: Min Processing	
East: Open Storage, Min Processing		
West: Warehouse/Distribution, Light Manufacturing		

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


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

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

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: <small>The applicant is requesting to dedicate 0.53 acres of property (30' wide x 792.18' long) along the west property line of the subject site for the purpose of creating public right-of-way for the City and to create a legal lot of record via plat.</small>
	Demonstrate that proposed use is appropriate to site: See Justification Statement.
	Demonstrate how drainage and paving requirement will be met: See Justification Statement for details.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See Justification Statement and Landscape Plans for details.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: See Justification Statement.
	Demonstrate how utilities and other service requirements of the use can be met: See Justification Statement for details.
	Demonstrate how the impact of traffic generated will be handled: On-site: Off-site:

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

Confirmation of Information Accuracy	
<p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p>	
 _____ Signature	11.30.23 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Polimix Properties, LLC, a Florida Limited Liability Company
11790 NW South River Drive
Medley, Florida 33178

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared All Gebara, General Manager, Polimix Properties, LLC

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

See attached Legal Description

the street address of which is: 7166 Interpace Road, Riviera Beach, FL 33407

and that we hereby appoint:

Name: Jon Schmidt, Schmidt Nichols

Address: 1551 N Flagler Drive, Suite 102
West Palm Beach, FL 33401

Telephone: (561) 684-6141

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.

All Gebara, General Manager, Polimix Properties, LLC

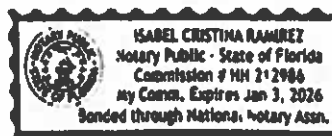
(Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 29 day of March, 2023.

[Signature]
Notary Public



AGENT AUTHORIZATION FORM

Owner(s) of Record: Polimix Properties, LLC, a Florida Limited Liability Company
11790 NW South River Drive
Medley, Florida 33178

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared All Gebers, General Manager, Polmix Properties, LLC

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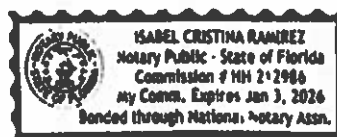
Telephone: (561) 684-6141

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All Gebaya, General Manager, Polimix Properties, LLC

Sworn to and subscribed before me this 29 day of March, 2023

Notary Public



**Justification Statement
Plat Approval Request
Polimix
City of Riviera Beach, Florida
Original Submittal: November 30, 2023**

Description of Request

Schmidt Nichols (“Agent”), on behalf of the Applicant, Polimix Properties, LLC, respectfully requests a Plat approval for the Polimix project in the City of Riviera Beach, Florida. The 2.94-acre (128,330 s.f.) subject property (Property Control Number [PCN] 56-42-42-25-00-000-7060) is located at 7166 Interpace Road, which is on the south side of Interpace Road, south of SR 710 in the City of Riviera Beach (“subject property”). The parcel is 2.94 acres in area, however 0.53 acres of the parcel is encumbered by a 30’ wide ingress/egress easement (ORB 759, PG 395), reducing the available development area to 2.41 acres.

The site is currently partially paved/developed with a small one-story office building, shellrock, and concrete slabs. Proposed site development on the currently developed parcel consists of two concrete mixing plants with two accessory administrative and maintenance buildings consisting of 3,584 s.f. with a project build-out of 2026. Site access is proposed via two full access driveway connections to Interpace Road.

The applicant is requesting to dedicate 0.53 acres of property (30’ wide x 792.18’ long) along the west property line of the subject site for the purpose of creating public right-of-way for the City and to create a legal lot of record via plat.



Site Aerial

This application is specifically requesting the following:

- Dedicate 0.53 acres of property (30' wide x 792.18' long) along the west property line of the subject site for the purpose of creating public right-of-way for the City and to create a legal lot of record via plat.

Concurrent Application:

- Special Exception Use & Major Site Plan Amendment approval for the proposed concrete mixing plant facility submitted to the Zoning Division on May 19, 2023.

On behalf of the Applicant, Polimix Properties, LLC, Schmidt Nichols respectfully requests your approval of this Plat application.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THOMAS CONCRETE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH $01^{\circ}53'30''$ EAST ALONG THE WEST LINE OF TRACT "B-2", PARKWAY ASPHALT REPLAT OF TRACT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 189 AND 190 OF SAID PUBLIC RECORDS, A DISTANCE OF 232.61 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B-2" AND A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 99004-2817, SHEET 3 OF 7; ; THENCE NORTH $53^{\circ}41'53''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.18 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 639, PAGE 297 OF SAID PUBLIC RECORDS; THENCE SOUTH $01^{\circ}38'41''$ WEST ALONG SAID CENTERLINE, A DISTANCE OF 792.18 FEET TO THE NORTHWEST CORNER OF TRACT "R", PARKWAY ASPHALT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE SOUTH $88^{\circ}28'14''$ EAST ALONG THE NORTH LINE OF SAID TRACT "R", A DISTANCE OF 30.00 FEET; THENCE NORTH $01^{\circ}38'41''$ EAST ALONG THE EAST LINE OF AFORESAID 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, A DISTANCE OF 324.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID THOMAS CONCRETE; THENCE SOUTH $88^{\circ}28'14''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 308.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,331 SQUARE FEET OR 2.946 ACRES, MORE OR LESS.

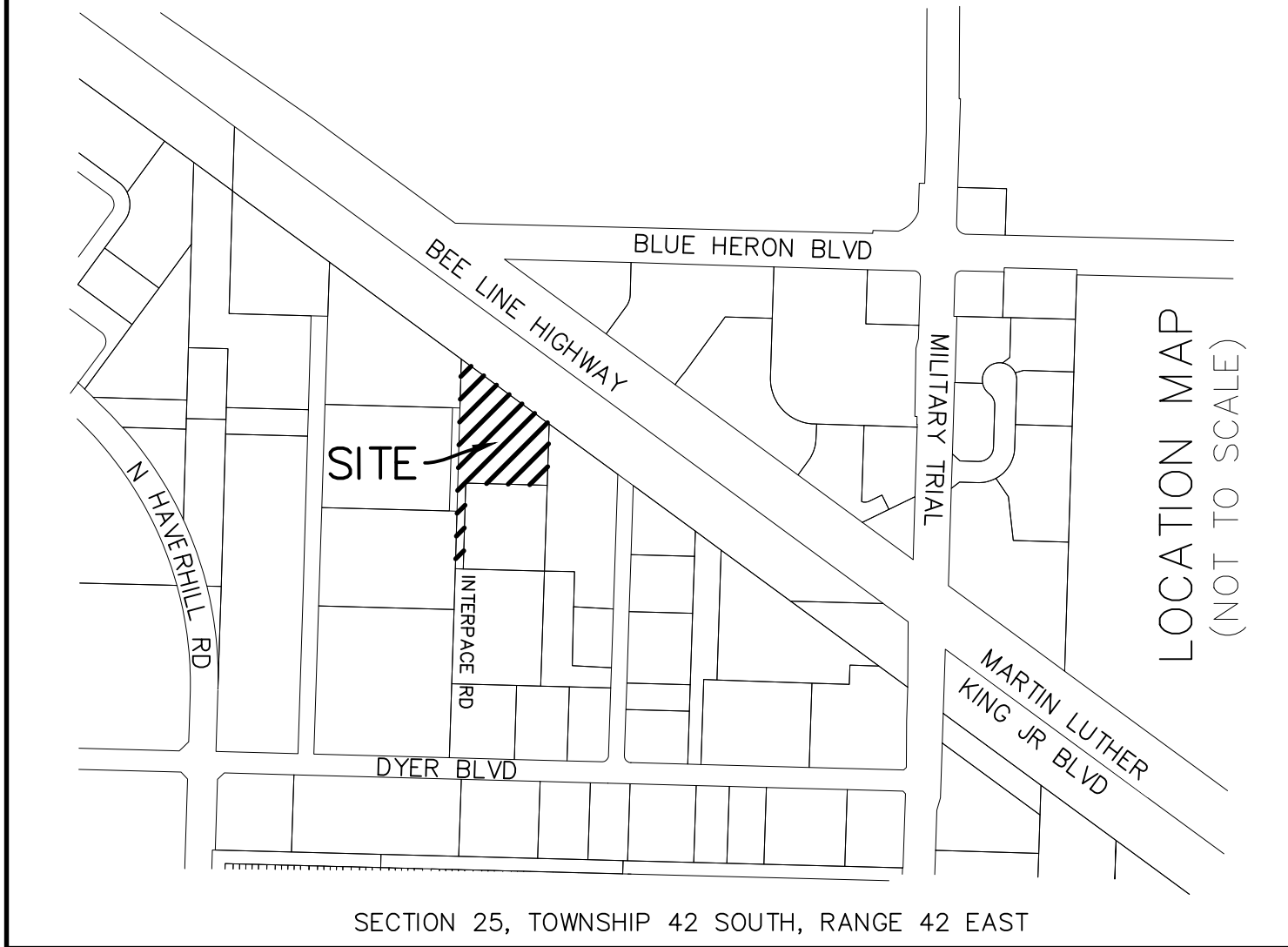
POLIMIX

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	104,887	2.408
TRACT RW	23,444	0.538
TOTAL	128,331	2.946



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____

SHARON R. BOCK
CLERK AND COMPTROLLER

By: _____
DEPUTY CLERK

CLERK

SHEET 1 OF 3

AS APPROVED ON _____, 2024 VIA CITY OF RIVIERA BEACH RESOLUTION

NO. _____-24

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS POLIMIX, A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THOMAS CONCRETE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 01°53'30" EAST ALONG THE WEST LINE OF TRACT "B-2", PARKWAY ASPHALT REPLAT OF TRACT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 189 AND 190 OF SAID PUBLIC RECORDS, A DISTANCE OF 232.61 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B-2" AND A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 99004-2817, SHEET 3 OF 7; ; THENCE NORTH 53°41'53" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 412.18 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 639, PAGE 297 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°38'41" WEST ALONG SAID CENTERLINE, A DISTANCE OF 792.18 FEET TO THE NORTHWEST CORNER OF TRACT "R", PARKWAY ASPHALT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°28'14" EAST ALONG THE NORTH LINE OF SAID TRACT "R", A DISTANCE OF 30.00 FEET; THENCE NORTH 01°38'41" EAST ALONG THE EAST LINE OF AFORESAID 60 FOOT WIDE PRIVATE RIGHT-OF-WAY EASEMENT, A DISTANCE OF 324.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF AFORESAID THOMAS CONCRETE; THENCE SOUTH 88°28'14" EAST ALONG SAID NORTH LINE, A DISTANCE OF 308.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,331 SQUARE FEET OR 2.946 ACRES, MORE OR LESS.

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

DEVELOPMENT PARCEL

PARCEL A, SHOWN HEREON IS HEREBY RESERVED FOR POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

THE LIFT STATION, FORCE MAIN, WASTEWATER PIPELINES, AND RELATED APPURTENANCES ARE PRIVATE AND THE MAINTENANCE OF THESE FACILITIES SHALL BE THE PERPETUAL OBLIGATION OF THE POLIMIX HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE THE CITY OF RIVIERA BEACH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

POLIMIX PROPERTIES LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

By: _____
ALI M. GEBARA
GENERAL MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY ALI M. GEBARA AS GENERAL MANAGER OF POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.



NOTARY PUBLIC

PRINT NAME
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT;

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2024.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 7

ATTEST: _____
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

By: _____
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF _____)
COUNTY OF _____)

I, MARILI CANCIO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN POLIMIX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____
MARILI CANCIO
ATTORNEY AT LAW

SURVEYOR AND MAPPER'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF RIVIERA BEACH.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°28'14"E ALONG THE NORTH LINE OF THOMAS CONCRETE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 77 AND 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT)

SURVEYOR & MAPPER'S CERTIFICATE:

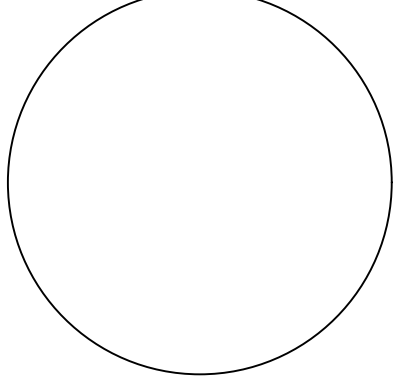
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS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

DATED: _____
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

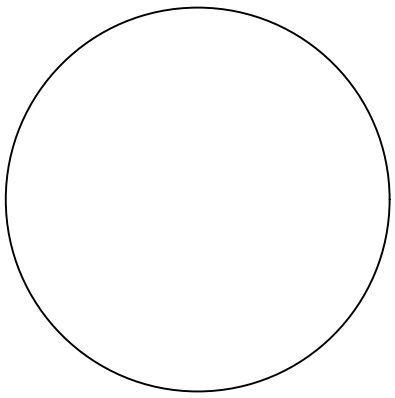
POLIMIX PROPERTIES LLC



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



SURVEYOR



POLIMIX

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

CITY OF RIVIERA BEACH APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED POLIMIX HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY
OF RIVIERA BEACH, FLORIDA,

DATED THIS _____ DAY OF _____, 2024.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
DEBRAH HALL, CMC, FORM, ACTING CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E.
STATE OF FLORIDA LICENCE NO. 60706
CITY ENGINEER

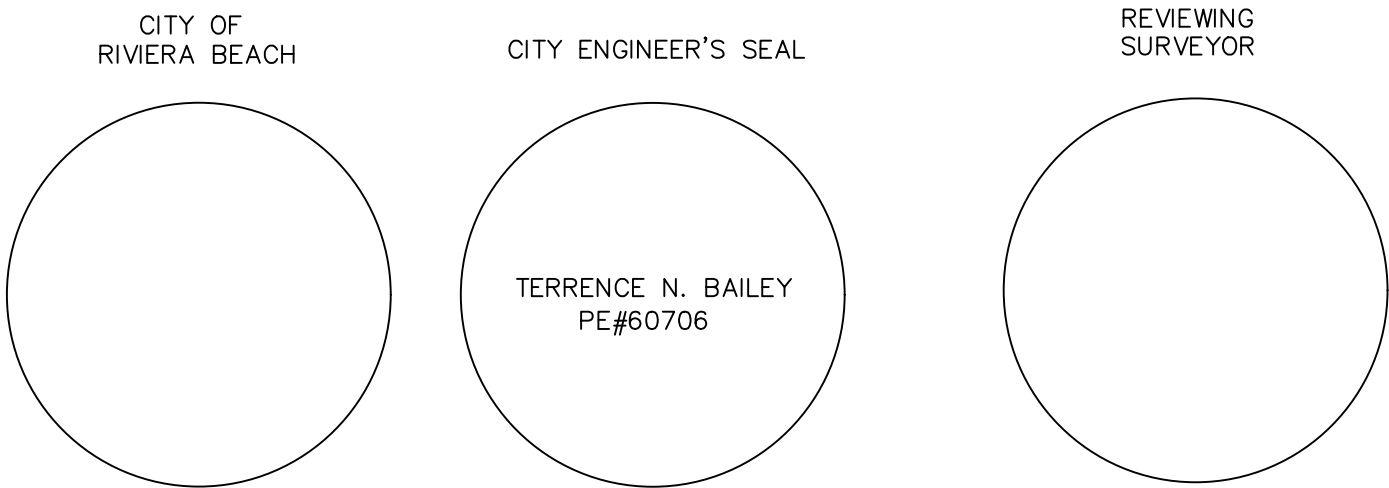
AS APPROVED ON _____, 2024 VIA CITY OF RIVIERA BEACH RESOLUTION
NO. _____-24

REVIEWNG SURVEYOR:

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.091(1) OF THE FLORIDA
STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA
STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE
VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF PERMANENT CONTROL POINTS (P.C.P.s) AND
MONUMENTS AT LOT/TRACT CORNERS.

THIS _____ DAY OF _____, 2024.

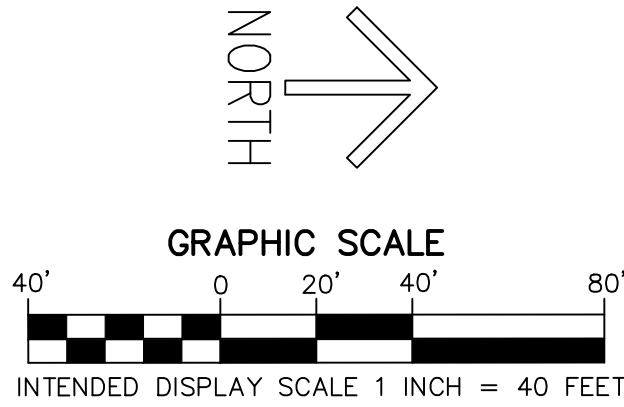
BY: _____
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENCE NO. 4938



POLIMIX

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH,
RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

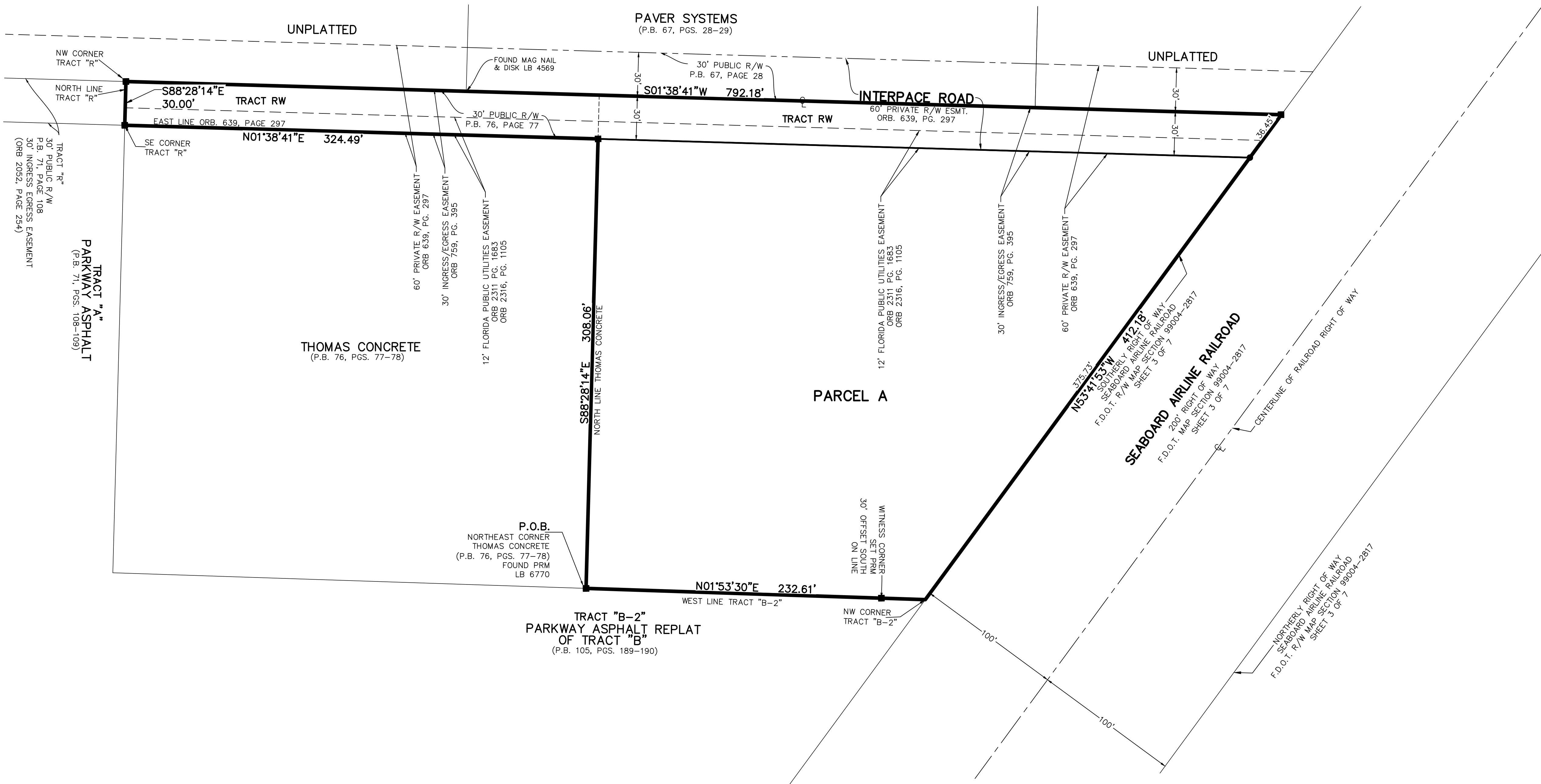
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DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991



TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	104,887	2.408
TRACT RW	23,444	0.538
TOTAL	128,331	2.946

SHEET 3 OF 3



LEGEND/ABBREVIATIONS

- CL – CENTERLINE
- BLVD – BOULEVARD
- F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
- LB – LICENSED BUSINESS
- NAD – NORTH AMERICAN DATUM
- ORB – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- PG./PGS. – PAGE/PAGES
- R/W – RIGHT-OF-WAY
- NPBCID – NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N – NORTHING WHEN USED WITH COORDINATES
- E – EASTING WHEN USED WITH COORDINATES
- UE – UTILITY EASEMENT
- ESMT. – EASEMENT
- SQ FT – SQUARE FEET
- – SET IRON ROD AND CAP STAMPED "LB 3591".
- PRM – INDICATES SET 4"x4"x24" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 3591". UNLESS OTHERWISE NOTED

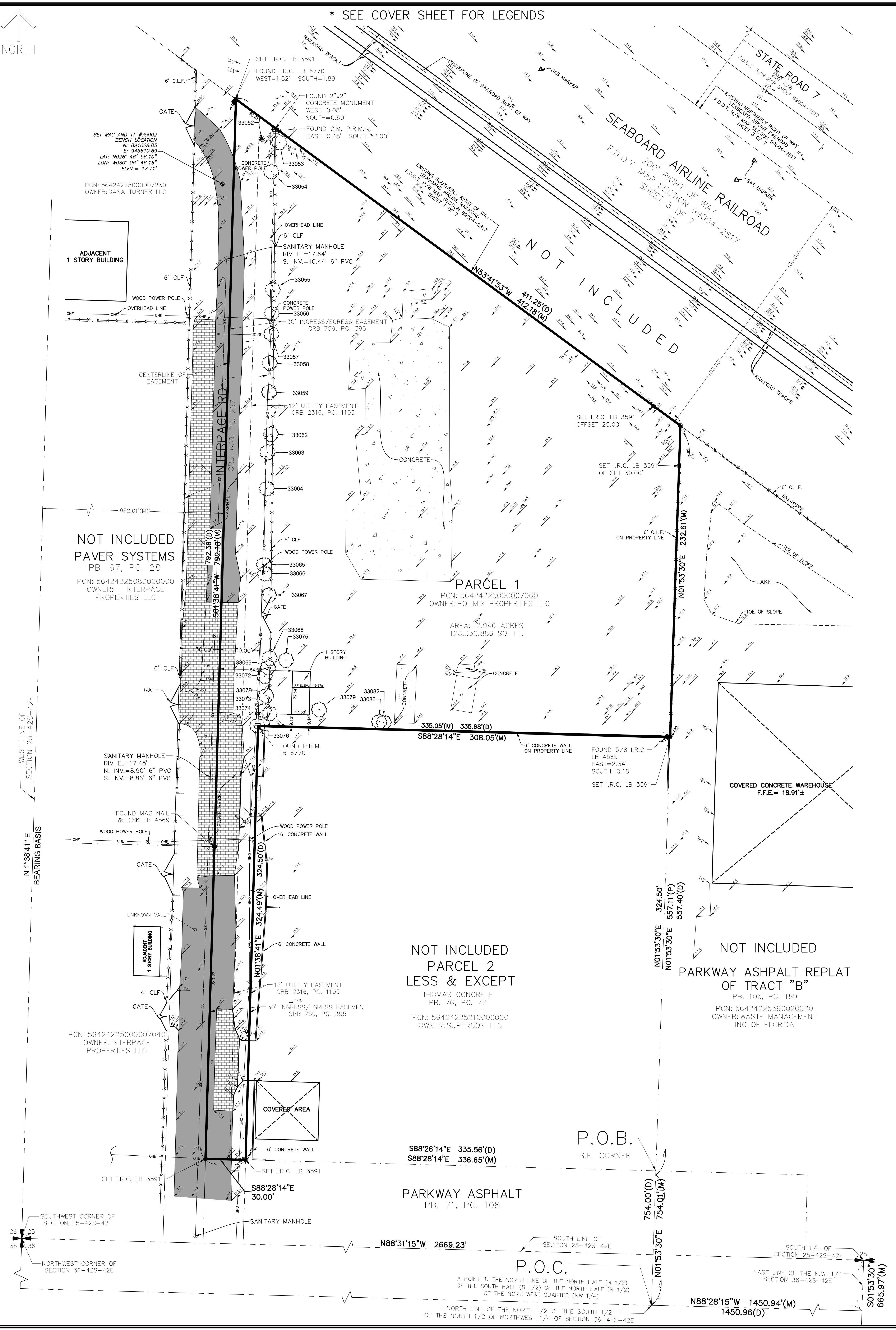
NOTES COORDINATES, BEARINGS AND DISTANCES

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 (1990 ADJUSTMENT)
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
- SCALE FACTOR = 1.000036635
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

TREE INVENTORY

JOB # 10395
SHT.NO. 1
OF 2 SHEETS

* SEE COVER SHEET FOR LEGENDS



OF 2 SHEETS
JOB # 10395
SHEET NO. 2

DATE 04/13/23
DRAWN BY RSE
F.B./P.C. ELEC
SCALE SHOWN

DATE 04/13/23
DRAWN BY RSE
F.B./P.C. ELEC
SCALE SHOWN

POLIMIX
7166 INTERPACE ROAD
WEST PALM BEACH, FL 33404
BOUNDARY SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REVISIONS	DATE	BY
FILE NAME: 10395sur		

February 6, 2023

Clarence Sirmons, AICP
Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, Florida, FL 33404
(Via E-Mail: CSirmons@rivierabeach.org)

**Re: 14151.60 Polimix Plat Review
Second Plat Review
Engenuity Group Project No. 14151.60**

Dear Mr. Sirmons:

This is the second review of this plat. This review is done for compliance with Chapter 177 Florida Statutes and the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 5J-17, Florida Administrative code. Following are our comments:

All our previous comments have been adequately addressed. The plat is now in compliance with Chapter 177 Florida Statutes, and the city of Riviera Beach's requirements. We can therefore recommend that the city of Riviera Beach approve the plat for recording.

Sincerely,



John J. Rice, P.S.M.
Senior Project Manager

CFN 20230037474
OR BK 34103 PG 1202
RECORDED 2/2/2023 1:48 PM
AMT: \$2,900,000.00
DEED DOC \$20,300.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1202 - 1204; (3pgs)

Prepared by and return to:

Lawrence W. Smith
Attorney at Law
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One Suite 402
North Palm Beach, FL 33408
561-844-3700
File Number: 2647.450

Parcel Identification No. 56-42-42-25-00-000-7060

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of January, 2023 between 7166 Interpace Road, LLC, a Florida limited liability company whose post office address is 701 U.S. Highway One, Suite 402, North Palm Beach, FL 33408 of the County of Palm Beach, State of Florida, grantor*, and Polimix Properties LLC, a Florida limited liability company whose post office address is 11790 NW South River Drive, Medley, FL 33178 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

PARCEL 1:

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, OF SAID TOWNSHIP AND RANGE, AT A DISTANCE OF 1450.96 FEET WESTERLY; MEASURED ALONG SAID NORTH LINE FROM THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 36, THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 754 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ALONG THE SAME COURSE, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 557.4 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 411.25 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 882 FEET EASTERLY FROM MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 792.36 FEET MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 754 FEET NORTHERLY FROM THE NORTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 335.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, INCLUDING THOSE SET FORTH IN OFFICIAL RECORD BOOK 639, PAGE 297; OFFICIAL RECORDS BOOK 653, PAGE 120; OFFICIAL RECORDS BOOK 657, PAGE 472; OFFICIAL RECORDS BOOK 759, PAGE 395; AND OFFICIAL RECORDS BOOK 2316, PAGE 1105.

PARCEL 2:

LESS A PARCEL OF LAND SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36 AND A DISTANCE OF 1450.96 FEET WESTERLY, AS MEASURED ALONG SAID NORTH LINE, FROM THE EAST LINE OF SAID NW 1/4 OF SECTION 36; THENCE RUN NORTHERLY PARALLEL TO SAID EAST LINE OF THE NW 1/4 A DISTANCE OF 754 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED HEREIN AND ALSO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF 'TRACT A - PLAT OF PARKWAY ASPHALT' AS RECORDED IN PLAT BOOK 71, PAGES 108 & 109, PUBLIC RECORDS FOR PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTHERLY AND PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 324.50 FEET THENCE N. 88°26'14" W, A DISTANCE OF 335.68 FEET TO A POINT ON THE CENTERLINE OF INTERPACE ROAD, THENCE S. 01°38'42" W, ALONG SAID CENTERLINE A DISTANCE OF 324.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 335.64 FEET TO THE POINT OF BEGINNING.

LESS THE WESTERLY 30 FEET FOR INGRESS/EGRESS PURPOSES.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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

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

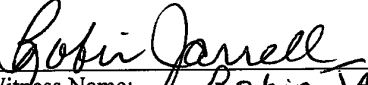
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

7166 Interpace Road, LLC,
a Florida limited liability company


Witness Name: LAWRENCE W. SMITH

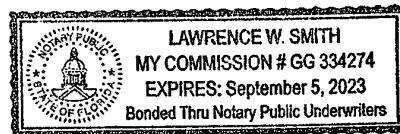
By: 
Brad M. Albritton, Manager



Witness Name: Robin Jarrell

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of January, 2023 by Brad M. Albritton, Manager of 7166 Interpace Road, LLC, a Florida limited liability company, on behalf of said company. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: LAWRENCE W. SMITH

My Commission Expires: _____

OFFICE
RECORDED

759 PAGE 395

APR 3 4 32 PM '62

WARRANTY DEEDTHIS WARRANTY DEED Made the 2nd day of APRIL,

A. D. 1962, by DAVID R. MUNNE and HELEN MUNNE, his wife, and JUAN A. MUNNE, unmarried, hereinafter called the Grantors, to PALM BEACH CLAY TILE COMPANY, a Florida corporation, whose post-office address is P. O. Box 10282, Riviera Beach, Florida, hereinafter called the Grantee;

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors or assigns, all that certain land situate in Palm Beach County, State of Florida, described as follows:

A parcel of land in Section 25, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the North line of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 36, of said Township and Range, at a distance of 1450.96 feet westerly, measured along said North line from the East line of said Northwest Quarter (NW $\frac{1}{4}$) of Section 36; thence northerly, parallel to the East line of said Northwest Quarter (NW $\frac{1}{4}$), a distance of 754 feet to the POINT OF BEGINNING and the southeast corner of the parcel of land herein described; thence continue northerly along the same course, parallel to the East line of said Northwest Quarter (NW $\frac{1}{4}$), a distance of 557.4 feet, to a point in the southwesterly right-of-way line of the Seaboard Airline Railroad; thence northwesterly along said right-of-way line, a distance of 411.25 feet, more or less, to a point in a line parallel to and 882 feet easterly from, measured at right angles to, the West line of said Section 25; thence southerly along said parallel line, a distance of 792.36 feet, more or less, to a point in a line parallel to and 754 feet northerly from the North line of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 36; thence easterly along said parallel line, a distance of 335.66 feet, more or less, to the POINT OF BEGINNING; RESERVING, HOWEVER, unto the Grantors, their heirs, legal representatives and assigns, licensees and invitees, an easement and right of way for all purposes of ingress, egress and travel on and over the West 30 feet of said parcel of land.

TOGETHER WITH an easement and right of way unto the Grantee, its successors, assigns, licensees and invitees, for all purposes of ingress, egress and travel on and

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
7740
Palm Beach County
Bisbee

111100
Palm Beach

over a parcel of land 30 feet in width, the same being the West 30 feet of that certain parcel of land described in deed recorded in Official Record Book 653, page 120, public records of Palm Beach County, Florida.

ALSO TOGETHER WITH an easement and right of way unto the Grantee, its successors, assigns, licensees and invitees, for all purposes of ingress, egress and travel on and over the following described land in Palm Beach County, Florida, to-wit:

A parcel of land in Sections 25 and 36, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

All that part of the East 30 feet of the West 882 feet of said Section 25, which lies south and west of the southwesterly right-of-way line of the Florida Western & Northern Railroad Company (Seaboard Airline Railroad Company) and the East 30 feet of the West 882 feet of the North Half (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 36.

It is the intention of the parties hereto that said 60-foot easement and right of way as described above for all purposes of ingress, egress and travel, be for the use and benefit of the Grantors and the Grantee herein and their respective heirs, successors, assigns, licensees, grantees and invitees. This easement has been heretofore created and granted by Warranty Deeds recorded in Official Record Book 639, page 297, public records of Palm Beach County, Florida, and in Official Record Book 653, page 120, public records of Palm Beach County, Florida.

The property hereby conveyed and the easements hereby granted and reserved are SUBJECT TO the following:

1. Easement and right of way as in Warranty Deed dated May 23, 1961, and recorded in Official Record Book 639, page 297, public records of Palm Beach County, Florida.
2. Easement and right of way as in Warranty Deed dated June 1, 1961, and recorded in Official Record Book 653, page 120, public records of Palm Beach County, Florida.
3. Any other easements, reservations and restrictions of record and taxes for the year 1962 and thereafter.

SUBJECT, ALSO to that certain mortgage dated July 21, 1961, from David R. Minne and Helen Minne, his wife, and Juan A. Minne, unmarried, to RD Industries, Inc., a Florida corporation, recorded July 21, 1961, in Official Record Book 657, page 475, public records of Palm Beach County, Florida, in the principal amount of \$11,500.00, which mortgage the Grantees herein hereby assume and agree to pay.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as hereinabove set out.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

W. L. Kerschke

David R. Minne (SEAL)
David R. Minne

W. L. Kerschke

As to David R. Minne and
Helen Minne, his wife

Helen Minne (SEAL)
Helen Minne

W. L. Kerschke

Juan A. Minne (SEAL)
Juan A. Minne

W. L. Kerschke

As to Juan A. Minne

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DAVID R. MUNNE and HELEN MUNNE, his wife, to me known to be two of the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March, A.D. 1962.

Grasham W. Lane
Notary Public, State of Florida
at Large

My commission expires:
March 22, 1963
Renewed by American Surety Co. of N. Y.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JUAN A. MUNNE, unmarried, to me known to be one of the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March, A.D. 1962.

Grasham W. Lane
Notary Public, State of Florida
at Large

My commission expires:
March 22, 1963
Renewed by American Surety Co. of N. Y.

Grasham W. Lane
Notary Public, State of Florida
at Large
J. ALEX. ARNETTE
CLERK OF CIRCUIT COURT



PLAN CORRECTIONS REPORT PA-23-0010 FOR CITY OF RIVIERA BEACH

PLAN ADDRESS:

PARCEL: 56424225000007060

APPLICATION DATE: 12/01/2023

SQUARE FEET: 0.00

DESCRIPTION: The applicant is requesting to dedicate 0.53 acres of property (30' wide x 792.18' long) along the west property line of the subject site for the purpose of creating public right-of-way for the City and to create a legal lot of record via plat.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Jordan Sperling	Schmidt Nichols	1551 N Flagler Drive West Palm Beach, FL 33401
Owner	Ali Gebara	Polimix Properties, LLC	

Plan Review		
REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Requires Re-submit	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Engineering v.2 Engineering	Approved	Terrence Bailey Ph: 5618454066 email: tbailey@rivierabeach.org
Utilities v.1 Utilities	Approved	John Armstrong Ph: 5613297473 email: JArmstrong@rivierabeach.org
Zoning v.1 Zoning	Approved	Bradley Jackson Ph: 561-655-1151 email: bjackson@engenuitygroup.c
Zoning v.2 Zoning	Approved	Michelle Duchene Ph: (561) 596-7490 email: mduchene@rivierabeach.