



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

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

Commencement – 6:30 PM
Thursday, June 24, 2021

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

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

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

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Evelyn Harris Clark, Chairperson
Anthony Brown, Board Member
William Wyly, Board Member
Vacancy, Board Member
Moeti Ncube, 1st Alternate

Rena Burgess, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member
Vacant, 2nd Alternate

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

- a. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-20-02) FROM BLUE LAGOON PLAZA, LLC., TO COMBINE THREE CONTIGUOUS LOTS OF RECORD INTO ONE LOT TOTALING APPROXIMATELY 0.41-ACRE PARCEL IN LAND AREA, FOR THE REAL PROPERTY LOCATED AT 200 WEST BLUE HERON BOULEVARD, NORTHWEST OF, AND ADJACENT TO, THE INTERSECTION OF WEST BLUE HERON BOULEVARD AND AVENUE 'F', IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-04-006-0220, HAVING A DOWNTOWN MIXED USE FUTURE LAND USE DESIGNATION AND A DOWNTOWN GENERAL (DG) ZONING DESIGNATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.
- b. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-20-05) FROM ELITE CAPITAL & DEVELOPMENT INC., TO SUBDIVIDE AN EXISTING LOT OF RECORD (APPROXIMATELY 0.81 ACRE VACANT LAND AREA) INTO SIX (6) CONTIGUOUS LOTS, FOR THE REAL PROPERTY LOCATED, AT THE NORTHWEST CORNER OF W. 26TH COURT AND RJ HENDLEY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-01-000-0552, PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

IX. WORKSHOP ITEMS – None.

X. GENERAL DISCUSSION

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
- C. PLANNING AND ZONING BOARD COMMENTS
 - A. Project Updates / Upcoming Projects
 - B. Upcoming P&Z Board Meetings – July 22, 2021

XI. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER PA-20-02, BLUE LAGOON PLAZA
JUNE 24, 2021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-20-02) FROM BLUE LAGOON PLAZA, LLC., TO COMBINE THREE CONTIGUOUS LOTS OF RECORD INTO ONE LOT TOTALING APPROXIMATELY 0.41-ACRE PARCEL IN LAND AREA, FOR THE REAL PROPERTY LOCATED AT 200 WEST BLUE HERON BOULEVARD, NORTHWEST OF, AND ADJACENT TO, THE INTERSECTION OF WEST BLUE HERON BOULEVARD AND AVENUE 'F', IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-04-006-0220, HAVING A DOWNTOWN MIXED USE FUTURE LAND USE DESIGNATION AND A DOWNTOWN GENERAL (DG) ZONING DESIGNATION; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

- A. Applicants:** Property Owner: Community Redevelopment Agency (CRA)
Authorized Agent: Paul Skyers, (Blue Lagoon Plaza, LLC.)
- B. Request:** The applicant is requesting plat approval to combine three contiguous lots of record into one lot totaling approximately 0.41-acre in land area.
- C. Location:** The subject property is located at the northwest intersection of West Blue Heron Blvd and Avenue F, with postal address 200 W Blue Heron Blvd, and identified by Parcel Control number: 56-43-42-28-04-006-0220. This parcel is located within the City's municipal boundary as depicted on Exhibit A, Location Map below.
- D. Property Description and Uses:** The subject property description and uses are as follows:
- | | |
|--------------------------------|---------------------------------------|
| <u>Parcel Control Numbers:</u> | 56-43-42-28-04-006-0220 |
| <u>Parcel Size:</u> | 0.41 Acre |
| <u>Existing Use:</u> | Vacant Land |
| <u>Zoning:</u> | Downtown General (DG) Zoning District |
| <u>Future Land Use:</u> | Downtown Mixed Use (DMU) |
- E. Adjacent Properties Zoning Districts and Current Uses:**
- | | |
|---------------|--|
| <u>North:</u> | RS-6 Single Family Dwelling District: Single Family Residential |
| <u>South:</u> | Downtown General (DG): Multifamily Apartments (Residential), West Blue Heron Blvd Right-of-Way (ROW) |
| <u>East:</u> | Downtown General (DG): Single Family Residential, Avenue F (ROW) |
| <u>West:</u> | Downtown General (DG): Single Family Residential |

F. Background:

On December 2008, the Community Redevelopment Agency (CRA) purchased the subject property for redevelopment purposes. At the time of the purchased, the property was already developed and comprised of two dilapidated structures. Thus, both structures were demolished shortly after the CRA acquired the property, and the site has not been redeveloped since.

City staff received a Uniform Land Use Application along with other related documents for plat review from the Applicant (Blue Lagoon Plaza, LLC.). Please refer to the Applicant's Justification Statement for additional information. The applicant recently received site plan approval (SP-19-27) and was conditioned to re-plat the property prior to the issuance of a certificate of occupancy. The most recently approved site plan proposal consist of a 3,840 sq. ft. building structure with three commercial bays. As shown on the most recently approved site plan (Attached for Informational Purpose only), the largest bay will accommodate a 2,208 sq. ft. restaurant (Tony's Sub), and the two remaining bays will each be approximately 816 sq. ft. for a total of 1,632 sq. ft. and are designated for retail and office uses.

The plat application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, June 24, 2021 at 06:30 P.M. The CRA Board and City Council in the near future.

G. Staff Analysis:

Proposed Use: Restaurant, Retail and Office.

Zoning Regulations: The proposed plat was reviewed for compliance with the state and city's ordinance requirements and complies with the general standards for platting.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan and the Downtown Mixed Use (DMU) land use designation.

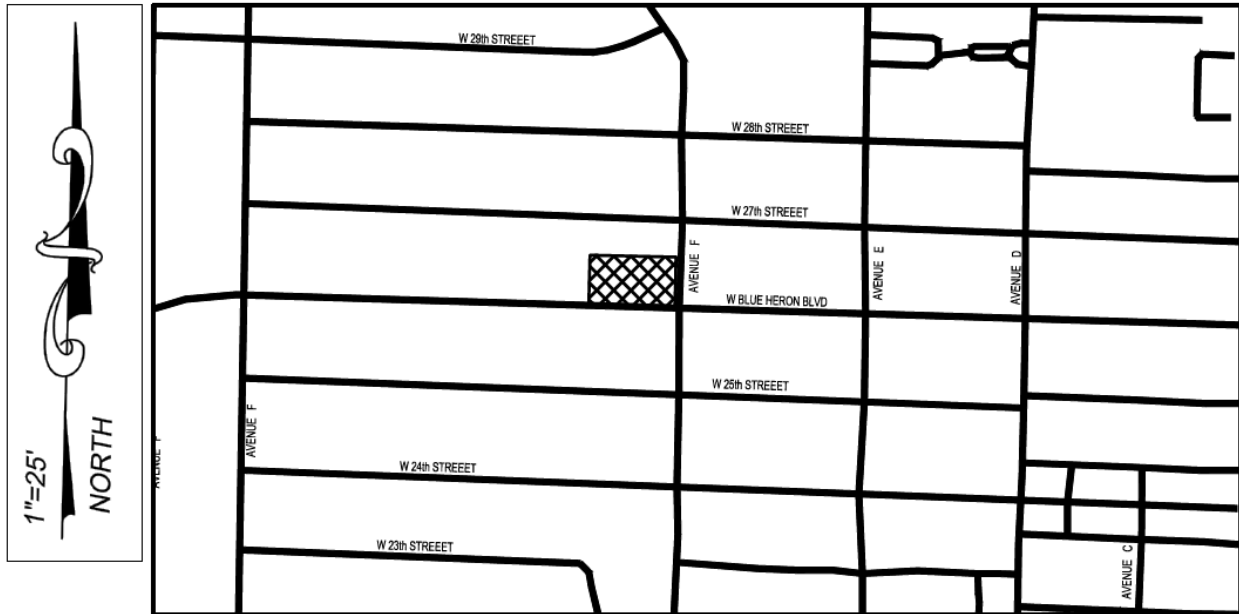
Uses: The Applicant is proposing to re-plat the property into one lot in order to utilize the site for a restaurant, retail and office, which are permitted uses per the DG Zoning District code section 31-536.

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

Landscaping: N/A

Parking: N/A

Location Map



LOCATION MAP

SCALE: NTS

Legal Description

Lots 22, 23, and 24, Block 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 20, Page 87, of the Public Records of Palm Beach County, Florida; LESS the South seven feet (7') thereof.



2001 BROADWAY, SUITE 300
 RIVIERA BEACH, FL 33404
 Phone: 561-844-3408
 Fax: 561-881-8043
 Website: www.rbcra.com

Justification Statement

Re-Plat Approval Request for the Blue Lagoon Plaza Project

To: The City of Riviera Beach, Florida

Description of Request

The Riviera Beach Community Redevelopment Agency respectfully requests approval of a re-plat of the 0.41 acre subject property (PCN: 56-43-42-28-04-006-0220) which is located in the northwest quadrant of the intersection of Blue Heron Boulevard and Avenue F in the City of Riviera Beach, Florida. The subject parcel is currently comprised of three lots {Lots **22, 23, & 24**, Block 6, Blue Heron Park, an Addition to the City of Riviera Beach, Florida as recorded in Plat Book 20, Page 87 – Public Records of Palm Beach County, Florida}. The same Plat Book recording also lists a 2.5' Easement along the North Property line of Lots **22, 23, & 24**

This application seeks to combine the three lots into a singular lot through a re-plat exercise in accordance with Article 11 Chapter B of the Unified Land Development Code of Palm Beach County, Florida, the City of Riviera Beach Code of Ordinances and Chapter 177 of the Florida Statutes. The proposed singular lot will include a triangular corner clip (Tract 'RW' on the survey) located on the southeastern corner of the parcel - which will be dedicated to the City of Riviera Beach for the perpetual use of the public.

The proposed singular lot supports a Future Land Use (FLU) designation of Downtown Mixed Use (DMU) and is located within the Downtown General (DG) Zoning District. Below is a chart of the surrounding property information:

	Future Land Use	Zoning	Use
Subject Property	DMU	DG	Vacant
North	OFF	RS-6	Single Family Residence
West	DMU	DG	Single Family Residence

The Riviera Beach CRA respectfully requests your approval of this re-plat application.

Paul Skyers
 Authorized Project Agent

December 8, 2020

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): Riviera Beach CRA
	Mailing Address: 2001 Broadway, Suite 300, Riviera Beach, FL 33404
	Property Address: 200 W. Blue Heron Blvd., Riviera Beach, FL 33404
	Name of Applicant (if other than owner):
	Home: () Work: (561) 844-3408 Fax: ()
	E-mail Address: p_skyers@pbccrc.org

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation:	Current Zoning Classification: DG
	Square footage of site: 17,876	Property Control Number (PCN): 56-43-42-28-04-006-0220
	Type and gross area of any existing non residential uses on site:	
	Gross area of any proposed structure:	
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [x] No	
	If yes, please describe:	
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [x] No	
	If yes, indicate date, nature and applicant's name:	
	Briefly describe use of adjoining property: North: Residential - Single family dwelling	
	South: Residential - Multi-family dwelling	
East: Residential - Single family dwelling		
West: Residential - Multi-family dwelling		

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: 3 vacant lots	Proposed Use: RePlat the 3 lots into one commercial parcel
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North: Residential	South: Residential - Multi-family
	East: Residential	West: Residential
	Size of Property Requesting Land Use Change: The subject site is a vacant 0.41 acre parcel	

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: The proposed development will include a 3,840 sq. ft. retail/office plaza
	Demonstrate that proposed use is appropriate to site: The proposed use will not deviate from the previous use of the site, and it is consistent with the existing land use and zoning designation for the site.
	Demonstrate how drainage and paving requirement will be met: The total impervious area of the site will be less than the 79% limit (approx. 39.75%) - The parking lot and driveway will be constructed with pervious concrete.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: The applicant intends to use six foot high hedging and vegetation to absorb typical noises generated by the patrons on the subject site.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <small>Perimeter lighting for this project will be angled away from adjacent properties and towards the building and its parking lot thereby minimizing the impact of light pollution exposure to its neighbors.</small>
	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	<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	
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.	
 _____ Signature	December 8, 2020 _____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Riviera Beach CRA
2001 Broadway, Suite 300, Riviera Beach FL 33404

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Andre Lewis, Project Mgr.

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:

PCN: 56-43-42-28-04-006-0220
Lots 22, 23, and 24, Block 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 20, Page 87 of the Public Records of Palm Beach County, Florida; LESS the South sevenfeet (7') thereof.

the street address of which is: 200 W. Blue Heron Blvd., Riviera Beach, FL 33404
and that we hereby appoint:

Name: Paul Skyers
Address: 2001 Broadway, Suite 210
Riviera Beach, FL 33404
Telephone: (561) 789-2132

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



(Seal)
(Seal)
(Seal)

Sworn to and subscribed before me this 8th day of December, 2020

Tamara L Seguin
Notary Public

SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

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

1. SITE PLAN

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

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

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

3. ARTERIAL ROAD DESIGN AND STANDARD

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

4. UTILITY and DRAINAGE PLAN

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

5. TRAFFIC ASSESSMENT

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

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

6. BUILDING ELEVATIONS

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

7. FLOOR PLAN

- a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

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

9. CONCURRENCE COMPLIANCE

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

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

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

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

STEP 3: PLANNING AND ZONING BOARD MEETING

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

STEP 4: SUBMITTAL FOR COUNCIL MEETING

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

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

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

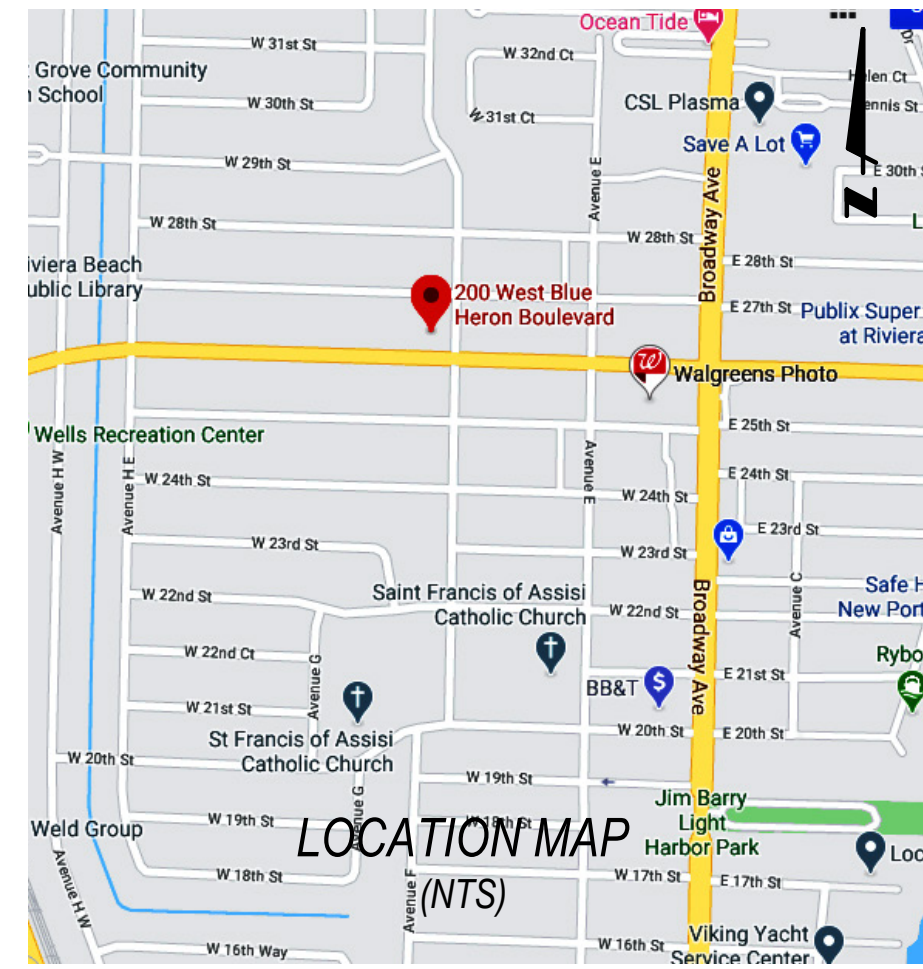
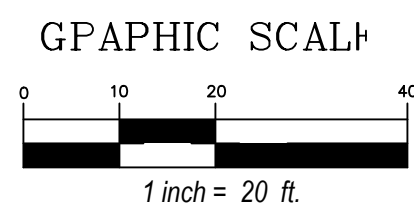
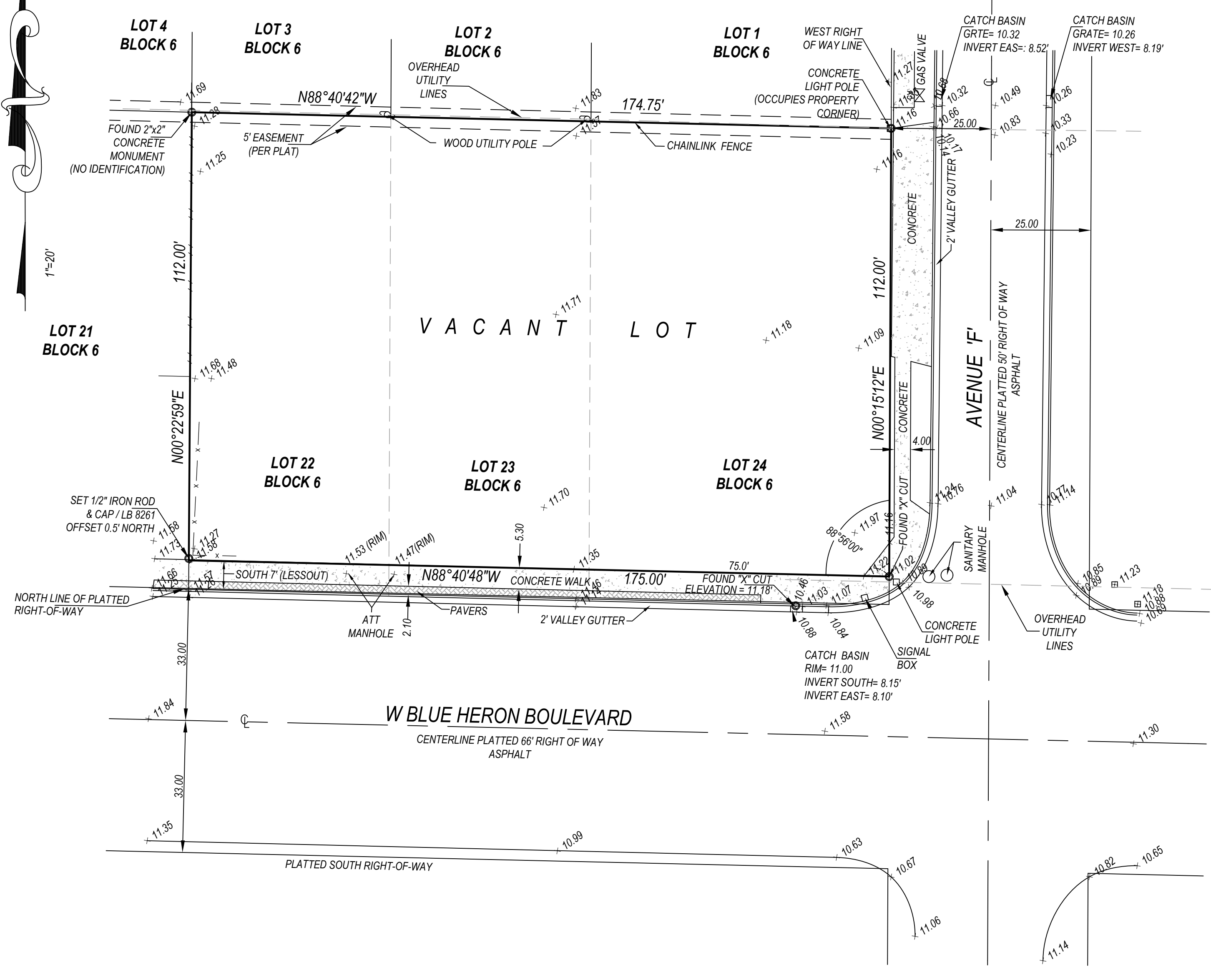
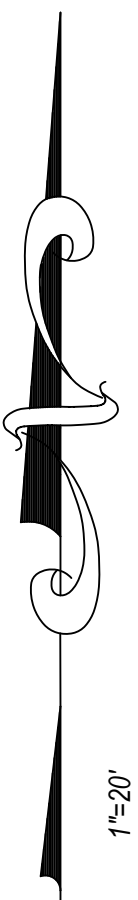
Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: COUNCIL MEETING

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

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

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



PROPERTY ADDRESS:
200 W BLUE HERON BLVD
RIVIERA BEACH FLORIDA 33404

FLOOD ZONE: "X"
PANEL NO: 12099C 0391F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. RIVIERA BEACH CRA

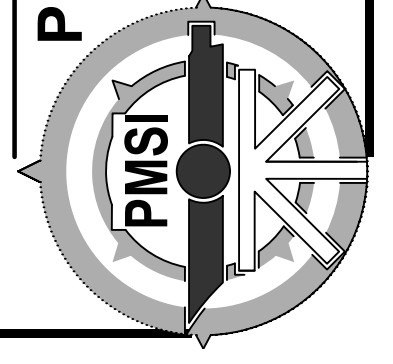
LEGAL DESCRIPTION:
LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH SEVEN FEET (7') THEREOF.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
 10. BEARINGS SHOWN HEREON ARE AS MEASURED AND ARE BASED ON STATE PLANE GRID NAD'83 FLORIDA EAST ZONE DATUM.
 11. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (REFERENCED TO GPS LOCATION FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK)

03-26-20 DATE
CD DRAFT
JPM FIELD
BOUNDARY SURVEY PURPOSE
S2030201 JOB#
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211
SIGNED: *DOUG WALKER*

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

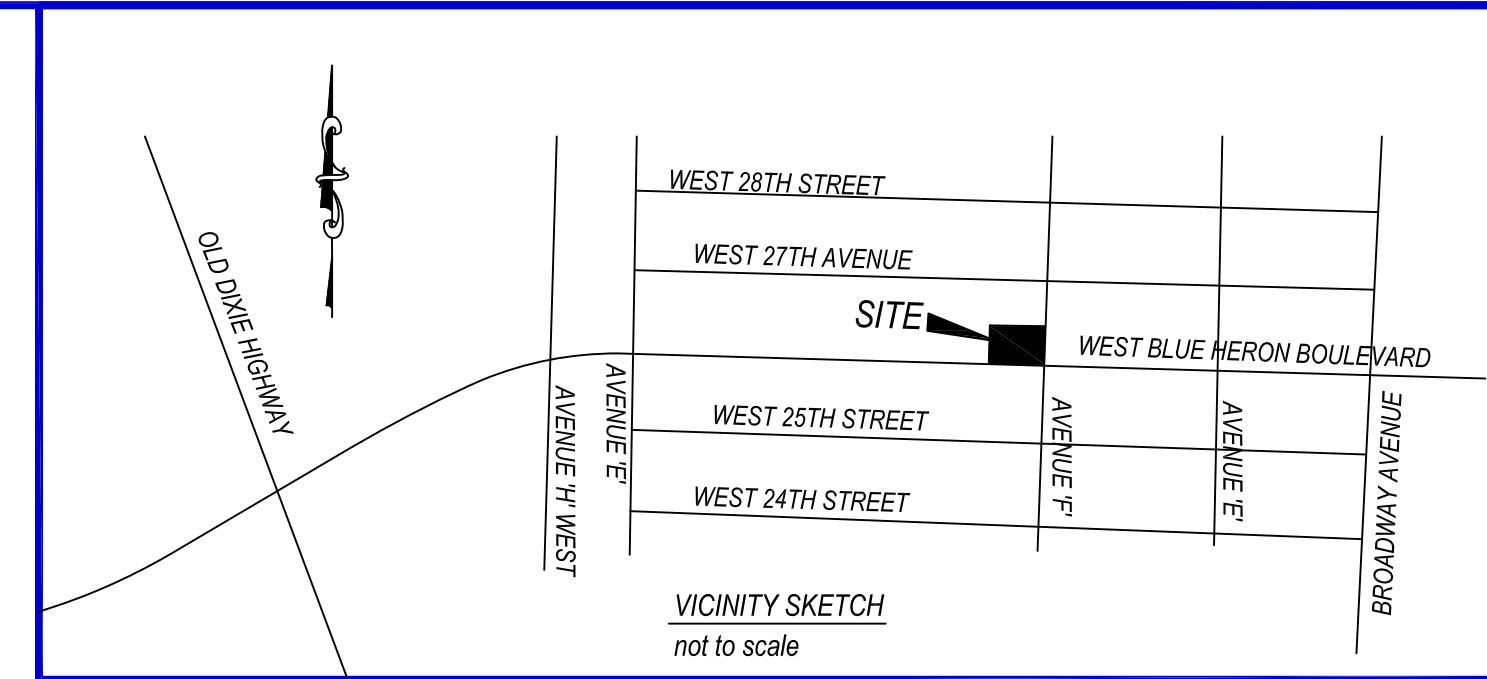


BLUE LAGOON PLAZA

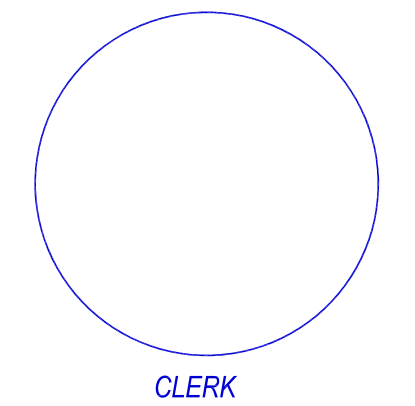
BEING A REPLAT OF LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH SEVEN FEET(7') THEREOF.

LYING AND BEING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT HAS BEEN FILED FOR
 RECORD AT _____
 THIS ____ DAY OF _____, 201__
 AND DULY RECORDED IN PLAT
 BOOK _____
 ON PAGE _____
 SHARON R. BOCK
 CLERK & COMPTROLLER
 PALM BEACH COUNTY
 BY: _____



MORTGAGEE'S JOINDER AND CONSENT

CITY OF RIVIERA BEACH
 COUNTY OF PALM BEACH
 STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGES _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE ____ DAY OF _____, 2020

WITNESS: _____
 PRINT NAME: _____
 BY: _____
 SIGNATURE

WITNESS: _____
 PRINT NAME: _____
 PRINTED NAME AND TITLE

MORTGAGEE'S JOINDER AND CONSENT

CITY OF RIVIERA BEACH
 COUNTY OF PALM BEACH
 STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE ____ DAY OF _____, 2020

WITNESS: _____
 PRINT NAME: _____
 BY: _____
 SIGNATURE

WITNESS: _____
 PRINT NAME: _____
 PRINTED NAME AND TITLE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, _____, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "BLUE LAGOON PLAZA", BEING A REPLAT OF

LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH SEVEN FEET(7') THEREOF.

SITUATE LYING AND BEING IN THE CITY OF RIVIERA BEACH, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON.

TRACT 'RW', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ THIS ____ DAY OF _____, 20____.

BY: _____
 SIGNATURE: _____

WITNESS: _____
 PRINT NAME: _____

WITNESS: _____
 PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION NO.: _____ SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ PRINTED NAME OF NOTARY PUBLIC _____

TITLE CERTIFICATION

I, _____, 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 _____; 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 EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS ____ DAY OF _____, 20____. BY: _____
 SIGNATURE
 FLORIDA BAR NO. _____

APPROVAL- CITY OF RIVIERA BEACH

CITY OF RIVIERA BEACH
 COUNTY OF PALM BEACH
 STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "BLUE LAGOON PLAZA", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS ____ DAY OF _____, 20____.

BY: _____
 RONNIE L. FELDER, MAYOR

BY: _____
 CLAUDINE L. ANTHONY, CMG, CITY CLERK

BY: _____
 TERENCE N. BAILEY, P.E. # 60706
 CITY ENGINEER

REVIEWING SURVEYORS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 20____. BY: _____
 DONALD A. SPICER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. PSM 4677

SURVEYOR'S NOTES:

* ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BLUE HERON BOULEVARD. (PLAT BOOK 20, PAGE 87), (S88°40'48"E, ASSUMED)

* 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."

* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

* TABULAR AREA:
 TOTAL = 19583.04 SQ. FT. OR 0.45 ACRES

* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

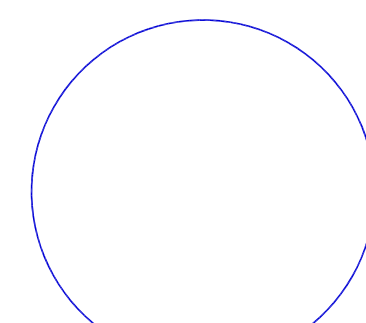
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION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

DATED THIS ____ DAY OF _____, 20____.

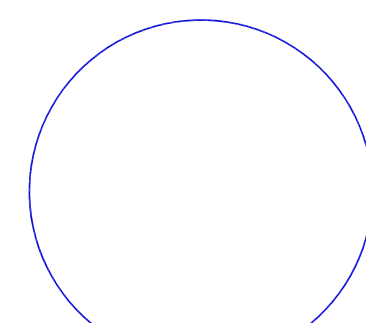
DOUG WALKER, PSM
 FLORIDA CERTIFICATE NO. PSM 7211

* PREPARING SURVEYOR & MAPPER STATEMENT:
 THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261

* ABBREVIATIONS:
 PSM = FLORIDA LICENSED SURVEYOR & MAPPER
 LB = LICENSED BUSINESS
 PB = PLAT BOOK
 O.R.B. = OFFICIAL RECORD BOOK
 PG = PAGE
 SQ. FT. = SQUARE FEET
 P.E. = PROFESSIONAL ENGINEER
 PRM = PERMANENT REFERENCE MONUMENT



SUN TRUST BANK

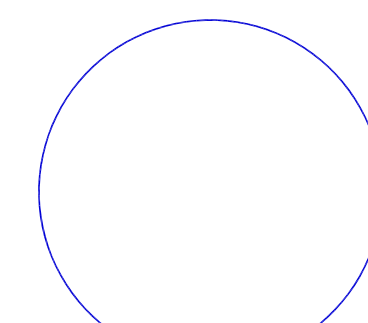


U.S. SMALL BUSINESS ADMINISTRATION

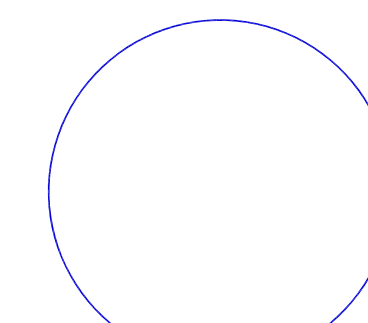


TERRENCE N. BAILEY
 P.E. # 60706

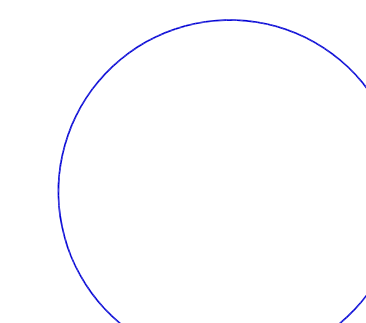
CITY ENGINEER SEAL



REVIEWING SURVEYORS SEAL



CITY OF RIVIERA BEACH SEAL



SURVEYOR'S SEAL



PRINCIPAL MERIDIAN SURVEYING, INC.
 4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL. 33415
 (561) 478-7764 FAX 478-1094
 VISIT US AT PMSURVEYING.NET

JOB # 20030201

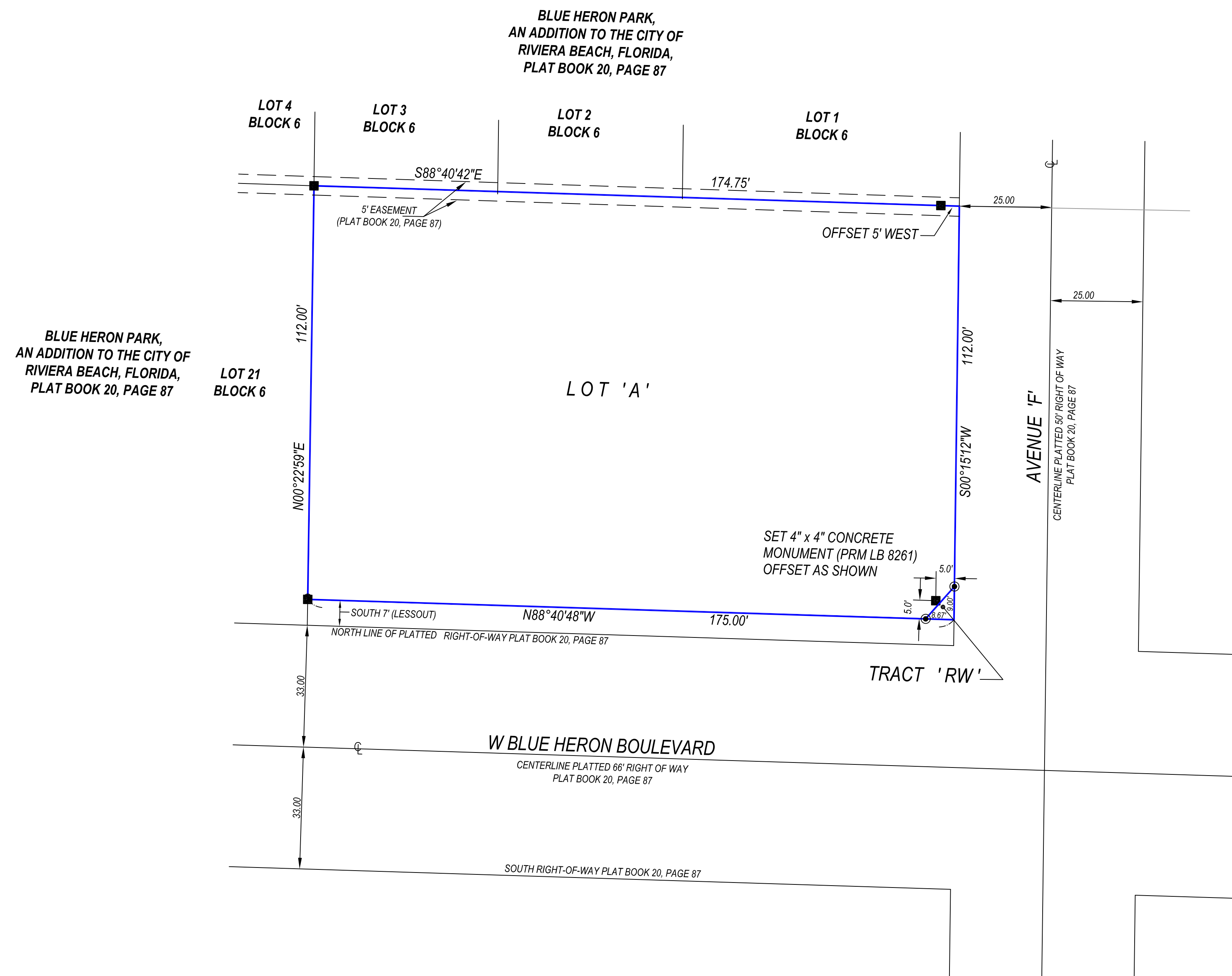
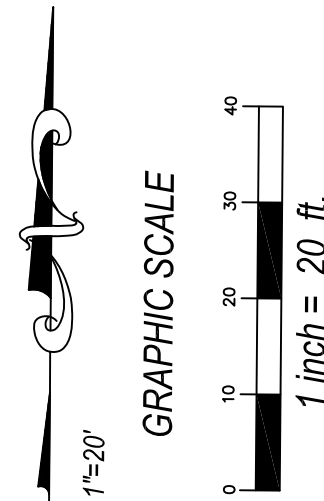
BLUE LAGOON PLAZA

BEING A REPLAT OF LOTS 22, 23 AND 24, BLOCK 6, BLUE HERON PARK, AN ADDITION TO THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH SEVEN FEET(7') THEREOF.

LYING AND BEING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF RIVIERA BEACH, FLORIDA

SHEET 2 OF 2

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT HAS BEEN FILED FOR
 RECORD AT _____
 THIS _____ DAY OF _____, 201__
 AND DULY RECORDED IN PLAT
 BOOK _____
 ON PAGE _____
 SHARON R. BOCK,
 CLERK & COMPTROLLER
 PALM BEACH COUNTY
 BY: _____



- LEGEND
- SET 4" x 4" CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT) AND BRASS DISK "LB 8261"
 - SET 1/2" IRON ROD AND CAP "LB 8261" OR NAIL AND DISK "LB 8261"
 - FOUND 4" x 4" CONCRETE MONUMENT (PERMANENT REFERENCE MONUMENT)
 - FOUND NAIL AND DISK, IRON ROD AND CAP



PM SURVEYING
 4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL. 33415
 (561) 478-7764 FAX 478-1094
 VISIT US AT PMSURVEYING.NET
 JOB # 20030201



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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

June 1, 2021

Grace M. Joyce
Operations Manager
Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
City of Riviera Beach, FL 33404

**RE: Blue Lagoon Plaza Development– Fourth Plat Review
City of Riviera Beach Plat Application #PA-20-02
KCI Project No. 512100102.03**

Dear Ms. Joyce:

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

Review Findings:

KCI Technologies Inc. has completed the review and finds this plat: Blue Lagoon Plaza Development, as prepared by Principal Meridian Surveying, Inc. to be in compliant with City of Riviera Beach Code of Ordinances and Chapter 177, Part 1 (Plat Law) of the Florida Statutes (pending signatures). At this time the plat is ready to be plotted and sent out for signature. The items listed below are to serve as a checklist through the process of gaining signatures before submittal to the County for recording.

***These requirements will be satisfied once the final version for recording is plotted and sent out for signatures.*

177.061 Qualification and statement required. —Every plat offered for recording pursuant to the provisions of this part must be prepared by a professional surveyor and mapper. The plat must be signed and sealed by that professional surveyor and mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of this part. Every plat must also contain the printed name and registration number of the professional surveyor and mapper directly below the statement required by this section, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity must include his or her address.

- ***Plat will need to be signed and sealed before being recorded with the County*

Employee-Owned Since 1988

177.071 Approval of plat by governing bodies. — (1) Before a plat is offered for recording, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.

- ***Plat will need to be approved by the City and evident on the plat before being recorded with the County*

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

177.091 (1) It must be:

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

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

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

177.091 (12) The dedications and approvals required by ss. 177.071 and 177.081 must be shown.

- *Please see previous comments for 177.71 & 177.081*

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

Respectfully,



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



**CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER PA-20-05, ELITE CAPITAL & DEVELOPMENT INC.
JUNE 24, 2021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING PLAT APPLICATION (PA-20-05) FROM ELITE CAPITAL & DEVELOPMENT INC., TO SUBDIVIDE AN EXISTING LOT OF RECORD (APPROXIMATELY 0.81 ACRE VACANT LAND AREA) INTO SIX (6) CONTIGUOUS LOTS, FOR THE REAL PROPERTY LOCATED, AT THE NORTHWEST CORNER OF W. 26TH COURT AND RJ HENDLEY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-01-000-0552, PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Property Owner: Elite Capital and Development Inc.

B. Request: The applicant is requesting plat approval to subdivide an existing lot of record (approximately 0.81-acre vacant land area) into six (6) contiguous lots.

C. Location: The subject property is located at the northwest corner of W. 26th Court and RJ Hendley Avenue, and identified by parcel control number 56-43-42-29-01-000-0552. This parcel is located within the City's municipal boundary as depicted on Exhibit A, Location Map below.

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

Parcel Control Numbers: 56-43-42-29-01-000-0552

Parcel Size: 0.81 Acre

Existing Use: Vacant Land

Zoning: Multiple Family Dwelling District (RM-15) Zoning District

Future Land Use: Medium Density Multiple Family Residential (MF-15)

E. Adjacent Properties Zoning Districts and Current Uses:

North: RM-15 Multiple Family Dwelling District: Atkins childcare facility

South: RM-15 Multiple Family Dwelling District: Residential, W.26th Court Right-of-Way (ROW)

East: Single Family Residential (RS-6): Single Family Residential, RJ Hendley Avenue (ROW)

West: RM-15 Multiple Family Dwelling District: Residential

F. Background:

City staff received a Uniform Land Use Application along with other related documents for plat review from the Applicant (Elite Capital and Development Inc.), please refer to the Applicant's Justification Statement for additional information. This plat applicant is being reviewed concurrently with site plan application (SP-21-08), which will be coming to the Planning and Zoning Board in the near future

The plat application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, June 24, 2021 at 06:30 P.M. The CRA Board and City Council in the near future.

G. Staff Analysis:

Proposed Use: Multiple family residential.

Zoning Regulations: The proposed plat was reviewed for compliance with the state and city's ordinance requirements and complies with the general standards for platting.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan and the Medium Density Multiple Family (MF-15) land use designation.

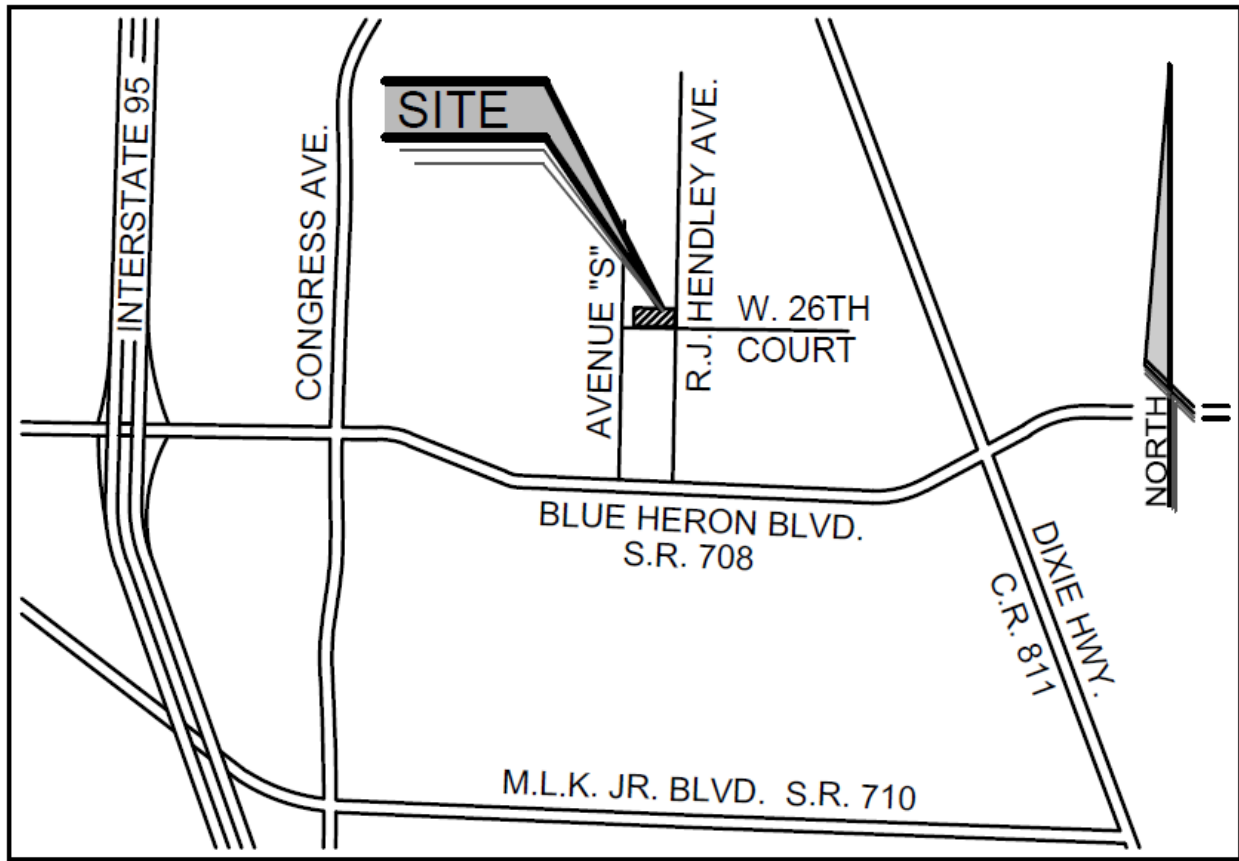
Uses: The Applicant is proposing to re-plat the property into six contiguous lots in order to build multi-family residential units, which is permitted per the RM-15 Zoning District.

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

Landscaping: N/A

Parking: N/A

Location Map



Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"E. ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N.00°22'45"W. ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'45"W. A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE"); THENCE S.00°22'45"E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

Fontaine Subdivision

Six proposed duplex lots located in Riviera Beach, FL 33404

June 29th, 2020

Elite Capital & Development Inc.

2465 Mercer Ave, Suite 303
West Palm Beach, FL, 33401



06/29/2020

RE: Fontaine Subdivision - Plat Application

Dear Riviera Beach review committee,

Please find enclosed complete package application for our proposed *Fontaine Subdivision*, which consists of separating a currently vacant parcel off W 26th Ct between Avenue S and R.J. Hendley Ave into 6 lots for duplex construction. The parcel's Property Control Number is 56-43-42-29-01-000-0552.

The parcel measures 491.00' wide X 72.50' deep, has a total acreage area of 0.817 or 35,598 square feet, and originates from the Acrehome Park Plat from 1916 - created more than 100 years ago. It has never been built on and our proposed subdivision would allow the construction of 6 brand new duplexes, for a total of 12 units. The current zoning future land use of the parcel is MF-15 (RM-15), which allows for a maximum of 12 units based on the total size. We have opted for multifamily rather than single family dwellings so that we can maximize the parcel's density. Based on zoning requirements, only 7 single family dwelling could be built on the property. By constructing duplexes rather than single families, we are maximizing the number of people that will enjoying our new builds in the area.

As per the Riviera Beach Code of Ordinances Sec. 31-196, the purpose of the RM-15 multifamily dwelling district is "intended to provide for development of multifamily dwellings, and allows a medium density of population." Multifamily dwelling units are indeed allowed. The minimum property size/density for a "two-family dwelling - equivalent of duplex, is 5,500 square feet. The lots that we are proposing range from 5,800 - 6,563 square feet. The minimum property width for "one-family and two-family is 50 feet at the building line." Again, our 6 proposed lots range from 80.00' - 90.52' in frontage, all with a depth of 72.50'.



In terms of our proposed dwellings, all of them would measure 60.00' wide X 40.00 deep, for a total of 2,400 square feet per duplex. Each side would be 3-bedroom, 2 bathrooms with a total living area of 1,200 square feet. We are complying with minimum building setback requirements of; 20 feet in the front, 7 feet on side/12.5 on street side, and 15% of the length of the lot. The minimum floor area requirement for "two-bedroom apartments is 750 square feet, and 100 more for an additional bedroom". This is also met since our proposed units are 1,200 in size. We are also providing 2 parking spots per unit, for a total of 4 per duplex.

We plan on making the *right* unit of lot 6 duplex ADA compliant. The latter has a larger setback, and we want to make the entire unit compliant with ADA standards. We also plan on providing lush landscaping throughout all lots/buildings, maximizing green areas as much as possible.

The attached documents are submitted, along with this letter of transmittal, in support of our application for plat and site plan approval:

- Development Application
- Site Data Sheet
- Site plan
- Proposed Plat
- Architectural Elevations, Floor Plan & Renderings
- Site Utilities Map
- Proof of Ownership
- Articles of Organization and Certificate of Good Standing for Ownership entity

We hope that the City of Rivera Beach's counsel will be in agreement with our project, which we believe will a big enhancement for the community. Please do not hesitate to contact us with any questions and/or comments. We are grateful for the opportunity.

Best regards,



Philippe O Boucher, President and CEO

For Staff Use Only

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

UNIFORM LAND USE APPLICATION

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

Complete appropriate sections of Application and sign.

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

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: Current Zoning Classification:
	Square footage of site: Property Control Number (PCN):
	Type and gross area of any existing non residential uses on site:
	Gross area of any proposed structure:
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [] No
	If yes, please describe:
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [] No
	If yes, indicate date, nature and applicant's name:
	Briefly describe use of adjoining property: North:
	South:
East:	
West:	

REZONE	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:
	Demonstrate that proposed use is appropriate to site:
	Demonstrate how drainage and paving requirement will be met:
	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	<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>	
<hr/> Signature	<hr/> Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared _____

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

the street address of which is: _____

and that we hereby appoint:

Name: _____

Address: _____

Telephone: _____

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

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this _____ day of _____, _____.

Notary Public

SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

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

1. SITE PLAN

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

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

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

3. ARTERIAL ROAD DESIGN AND STANDARD

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

4. UTILITY and DRAINAGE PLAN

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

5. TRAFFIC ASSESSMENT

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

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

6. BUILDING ELEVATIONS

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

7. FLOOR PLAN

- a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

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

9. CONCURRENCE COMPLIANCE

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

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

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

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

STEP 3: PLANNING AND ZONING BOARD MEETING

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

STEP 4: SUBMITTAL FOR COUNCIL MEETING

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

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

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

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

STEP 5: COUNCIL MEETING

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

STEP 6: UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT

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



CFN 20200042979

DR BK 31199 PG 1070
RECORDED 02/03/2020 13:38:09
AMT 100,000.00
Doc Stamp 700.00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1070 - 1071 (2pgs)

This Document Prepared By and Return to:
Nicola L. Zaarolo, Esq.
Champagne Title Services, Inc.
3800 NE 3rd Avenue
Pompano Beach, FL 33064

Parcel ID Number 56-43-42-29-01-000-0552

Warranty Deed

This Indenture, Made this ¹⁶ day of January, 2020 A.D., Between
V.T.L. Siblings Group, LLC, a Florida limited liability company

of the County of Broward, State of Florida, grantor, and
Elite Capital & Development Inc., a corporation existing under the laws
of the State of Florida

whose address is: 2240 Palm Beach Lakes Boulevard Suite 400D
West Palm Beach, FL 33409

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Palm Beach State of Florida to wit:

The South 1/2 of Lot 55 (Less the West 150 feet), and Lot 56 (Less
the West 150 feet and the South 25 feet for right-of-way), ACREHOME
PARK, according to the plat thereof, as recorded in Plat Book 6, Page
46, of the Public Records of Palm Beach County, Florida

J2
C.O.

Warranty Deed - Page 2

Parcel ID Number: 56-43-42-29-01-000-0552

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

Signed, sealed and delivered in our presence:

V.T.L. Siblings Group, LLC, a
Florida limited liability company

Nicholas L. Caputo
Printed Name: _____
Witness

By: _____ (Seal)
Luis Olivo
Luis Olivo, Manager
P.O. Address: 3992 NW 82nd Way, Cooper City, FL 33024

Dorothy E. Pencook
Printed Name: _____
Witness

By: _____ (Seal)
Jose Lopez
Jose Lopez, Manager
P.O. Address: 3992 NW 82nd Way, Cooper City, FL 33024

Nicholas L. Caputo
Printed Name: _____
Witness

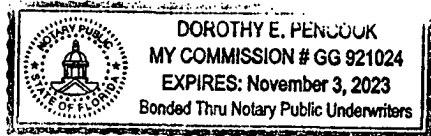
Dorothy E. Pencook
Printed Name: _____
Witness

STATE OF Florida
COUNTY OF Broward

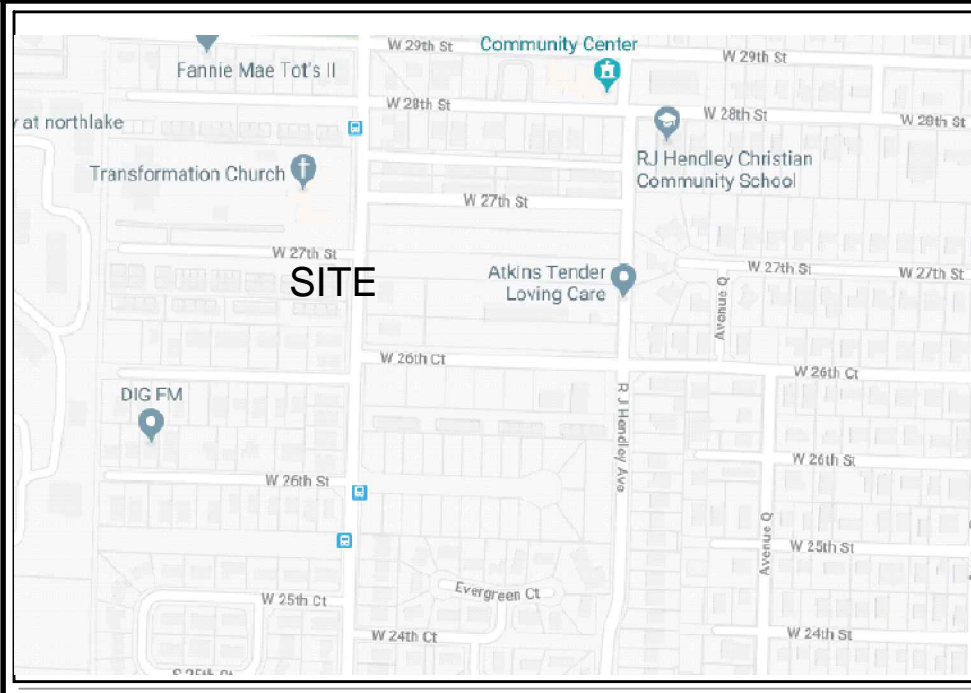
BY MEANS OF PHYSICAL PRESENCE

The foregoing instrument was acknowledged before me this 16th day of January, 2020 by Luis Olivo, Manager and Jose Lopez, Manager of V.T.L. Siblings Group, LLC, a Florida limited liability company who are personally known to me or who have produced their Florida driver's license as identification.

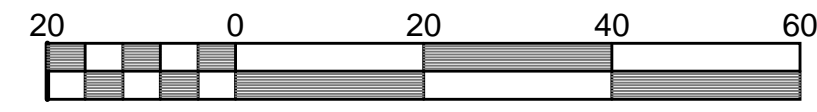
Dorothy E. Pencook
Printed Name: _____
Notary Public
My Commission Expires:



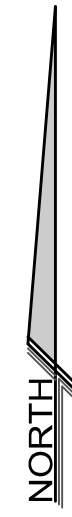
SURVEY



LOCATION MAP N.T.S.

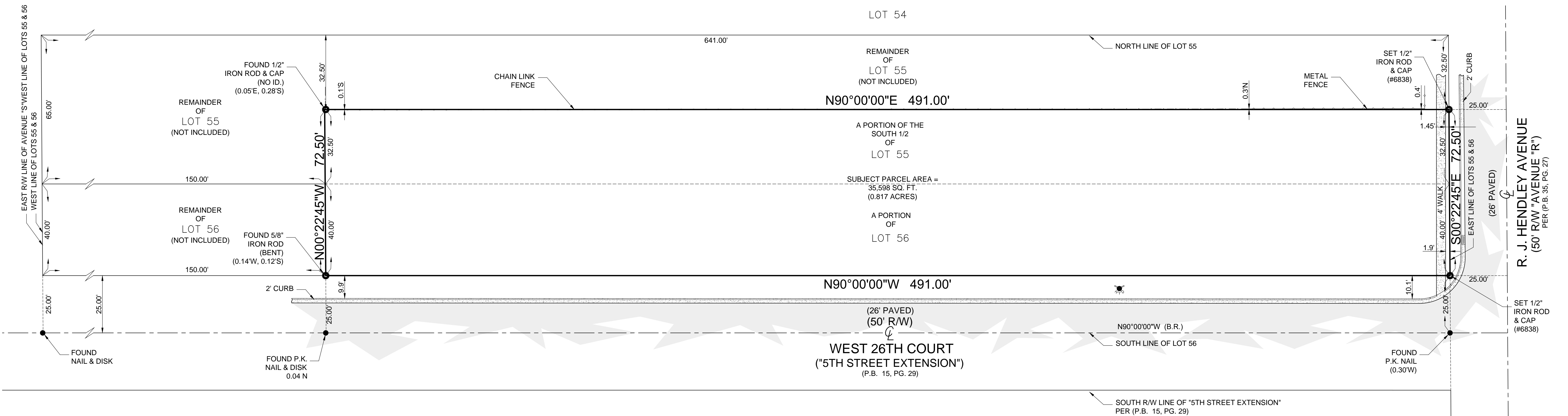


Scale 1" = 20'



REVISIONS:

AERIAL VIEW (N.T.S.)



SURVEY NOTES:

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Chicago Title Insurance Company, title commitment; issuing office file no.: 20-6421; issuing office: Champagne Title Services, Inc.; Commitment date: 12/16/2019 at 11:00 AM. See "Notes on Schedule B2 Title Exceptions".
- 2.) No underground improvements located.
- 3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 4.) This firm's "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: Elite Capital & Development
PROPERTY ADDRESS: Vacant parcel, Avenue "S",
 Riviera Beach, FL 33404
FLOOD ZONE: X (FIRM 125142-12099C0387F
 10/05/2017)
DESCRIPTION: The South 1/2 of Lot 55 (less the West 150 feet) and 56 (less the West 150 feet and the South 25 feet for Right-of-Way), ACREHOME PARK, according to the Plat thereof, recorded in Plat Book 6, Page 46, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y1910XX

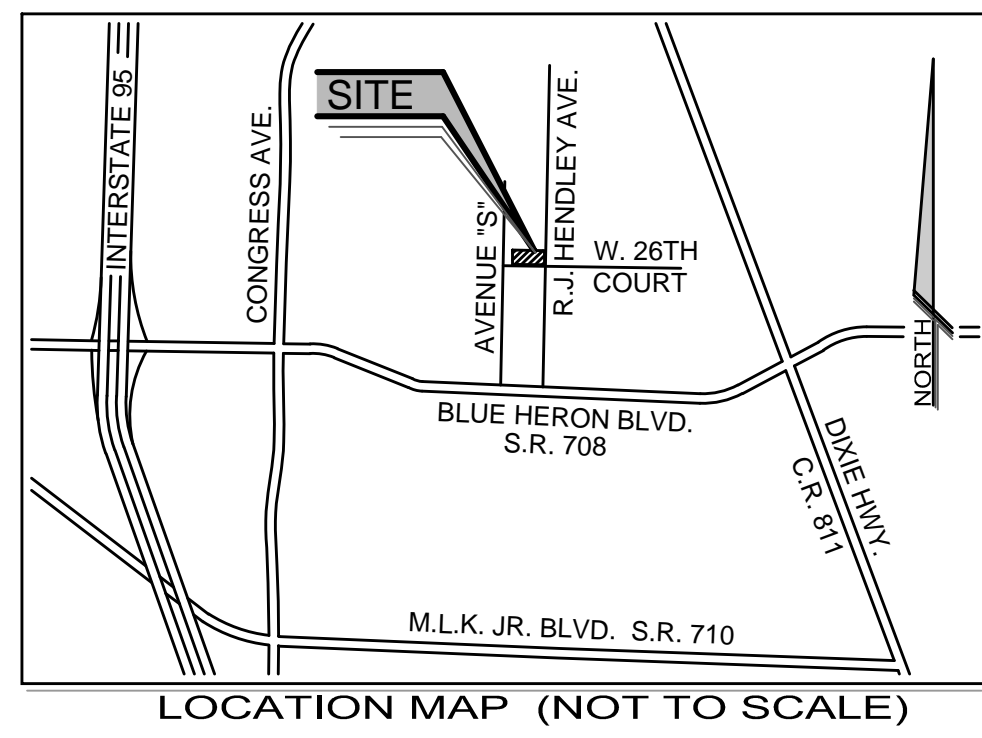
LEGEND:

CALC. = CALCULATED	IP = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. FLTHWK = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	A = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	PAVER BRCK FLTHWK = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	WOOD PWR PLE = WOOD POWER POLE
E.E. = EGRESS EASEMENT	CH.B. = NATIONAL GEODETIC VERTICAL DATUM	CHLNK FENCE = CHAIN LINK FENCE	WATER METER = WATER METER
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE = WOOD FENCE	PRE-PORANT = PRE-PORANT
P.F. = FINISHED FLOOR ELEVATION	Q.B.S. = OFFICIAL SURVEY BOOK	METAL FENCE = METAL FENCE	CATCH BASIN = CATCH BASIN
EL. = ELEVATION	P.B. = PLAT BOOK	EASEMENT = EASEMENT	SEW. MANHOLE = SEWERY MANHOLE
(B.R.) = BEARING REFERENCE	P.C. = POINT OF CURVATURE	OVERHEAD LINES = OVERHEAD LINES	
(D) = DEED	P.T. = POINT OF TANGENCY	LOT LINES = LOT LINES	
M. = MEASURED	P.R.C. = POINT OF REVERSE CURVATURE		
	P.C.C. = POINT OF COMPOUND CURVATURE		

SCALE: 1" = 20'
 DRAWN BY: PICARD
 FIELD WK: M.M. / B.M.
 DATE: 01/09/2020

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33406
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: E42/9
 PREVIOUS JOB NO.:
 JOB NO.: Y191107
 L-2170

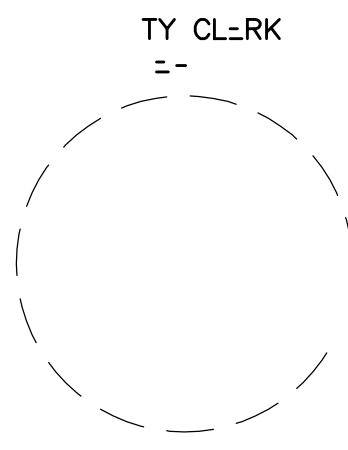


FONTAINE SUBDIVISION

LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, "ACREHOME PARK", RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M. THIS
_____ DAY OF _____
20____ AND DULY RECORDED
IN PLAT BOOK No. _____
ON PAGE _____
SHARON R. BROCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: _____
DEPUTY CLERK



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS:
ELITE CAPITAL & DEVELOPMENT INC., OWNER OF THE LAND SHOWN HEREON AS FONTAINE SUBDIVISION, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, ACREHOME PARK, RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF LOT 55 (LESS THE WEST 150 FEET) AND LOT 56 (LESS THE WEST 150 FEET AND THE SOUTH 25 FEET FOR RIGHT-OF-WAY), ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTH-WEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"E. ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N.00°22'45"W. ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'45"W. A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE"); THENCE S.00°22'45"E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

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

TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

LOTS 1 THROUGH 6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ELITE CAPITAL & DEVELOPMENT INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2021.

ELITE CAPITAL & DEVELOPMENT INC.

BY: _____
PHILIPPE O. BOUCHER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILIPPE O. BOUCHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ELITE CAPITAL & DEVELOPMENT INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2021.

MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINTED NAME: _____
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JONATHAN C. BENITAH, 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 ELITE CAPITAL & DEVELOPMENT INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; ANT THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____
BY: _____
JONATHAN C. BENITAH
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: _____

REVIEWING SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

BENJAMIN B. HOYLE
L.S. 6769
STATE OF FLORIDA

DATE: _____

SURVEYOR & MAPPER'S CERTIFICATE

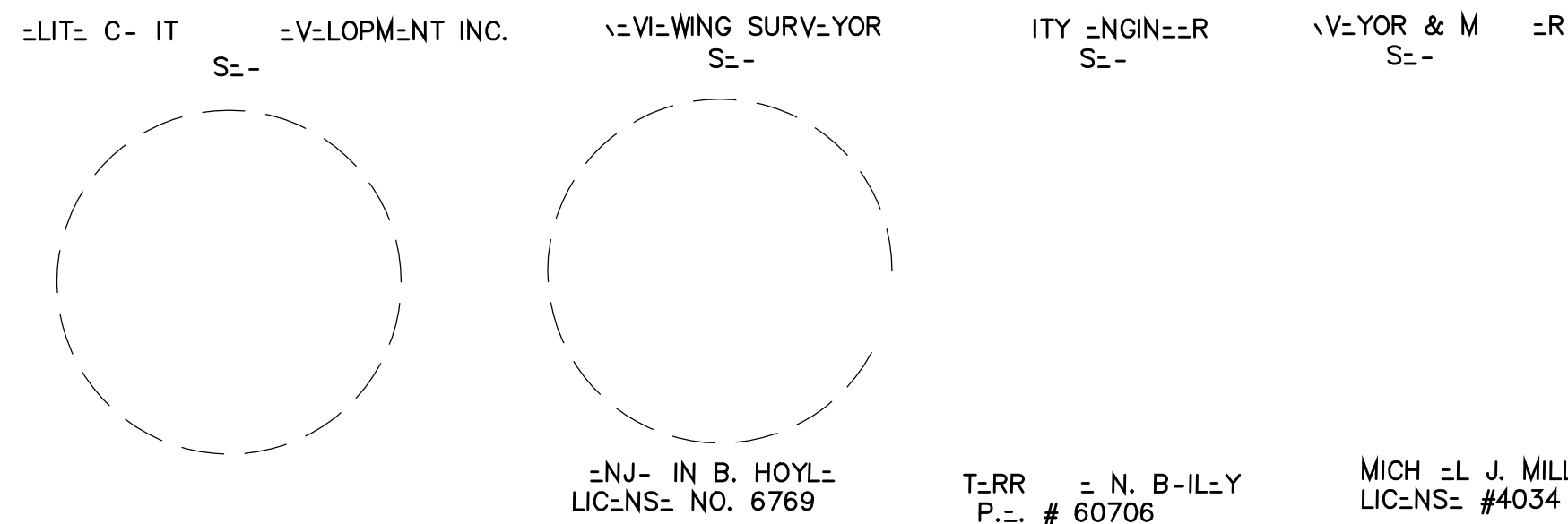
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), ACCORDING TO SEC. 177.091(9), F.S.,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

DATE: _____

MICHAEL J. MILLER, LICENSE NO. 4034
SURVEY EAST, INC. , D/B/A MILLER LAND SURVEYING LB #6838
STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WEST 26TH COURT HAVING AN ASSUMED BEARING OF N.90°00'00"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- 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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.



PREPARING SURVEYOR & MAPPER'S STATEMENT

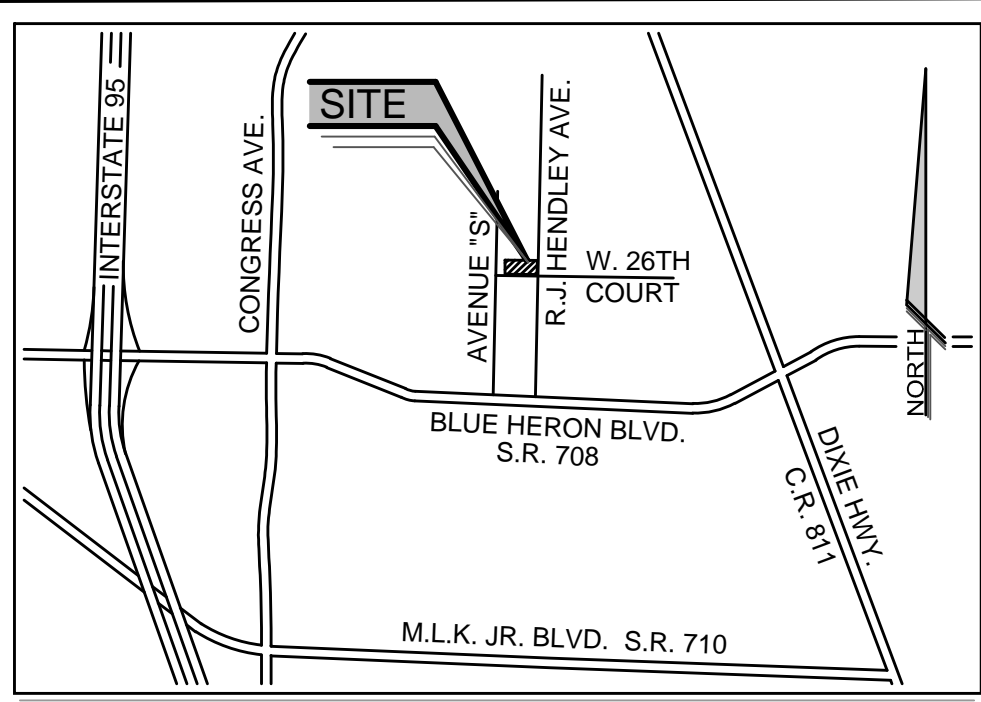
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, L.S.# 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: NA	MILLER LAND SURVEYING 1121 LAKE AVENUE L.B.# 6838 LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 WWW.MILLERSURVEYING.COM E-MAIL: MILLERSURVEYING@AOL.COM	JOB NO. Y200073
DRAWN BY: PICARD		L -
FIELD WK: M.M./B.M.		
DATE: MAY, 2021		

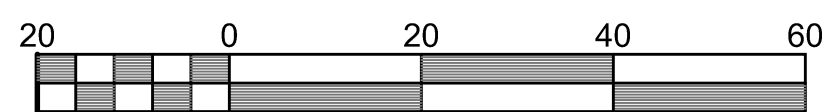
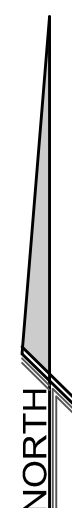
FONTAINE SUBDIVISION

SHEET 2 OF 2

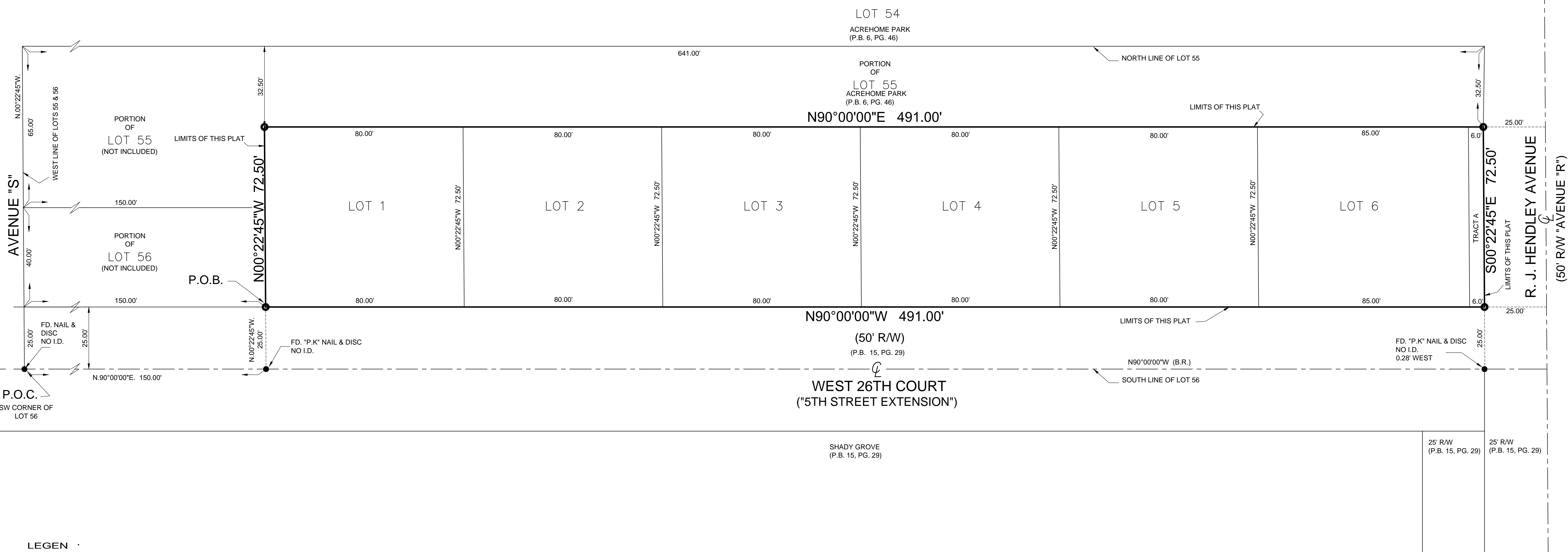
LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, "ACREHOME PARK", RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,



LOCATION MAP (NOT TO SCALE)



Scale 1" = 20'



LEGEN	
●	= SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "P.R.M., L.B.#6838"
⊕	= CENTERLINE
B.R.	= BEARING REFERENCE
D.B.	= DEED BOOK
FD.	= FOUND
I.D.	= IDENTIFICATION
L.B.	= LICENSED BUSINESS
L.S.	= LICENSED SURVEYOR
O.R.	= OFFICAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
R/W	= RIGHT OF WAY

PREPARING SURVEYOR & MAPPER'S STATEMENT		REF'S:
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, L.S. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460		PREV. JOB NO'S.
SCALE: 1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 WWW.MILLERSURVEYING.COM E-MAIL: MILLERSURVEYING@AOL.COM	JOB NO. Y200073
DRAWN BY: PICARD		L -
FIELD WK: M.M./B.M.		
DATE: MAY, 2021		



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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

May 20, 2021

Grace M. Joyce
Operations Manager
Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
City of Riviera Beach, FL 33404

**RE: Fontaine Subdivision – Second Plat Review
City of Riviera Beach Plat Application #PA-20-05
KCI Project No. 512100102.04**

Dear Ms. Joyce:

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

Review Findings:

KCI Technologies Inc. has completed the second review of the plat named: Fontaine Subdivision, as prepared by Miller Land surveying for compliance to the City of Riviera Beach Code of Ordinances and Chapter 177, Part 1 (Plat Law) of the Florida Statutes. The following are items that need to be addressed before the plat is submitted for signatures and recorded with Palm Beach County:

Non-conformant with Florida Chapter 177 (Part 1) and City of Riviera Beach Code of Ordinance:

Some of these requirements cannot be satisfied until the final version for recording is plotted and sent out for signatures. These comments are highlighted in **RED.*

~~177.041 — Boundary survey and title opinion or property information report required.~~

~~177.041 (1) — A boundary survey of the platted lands. However, a new boundary survey for a replat is required only when the replat affects any boundary of the previously platted property or when improvements which may affect the boundary of the previously platted property have been made on the lands to be replatted. The boundary survey must be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial~~

~~submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.~~

- ~~• The legal description on the Boundary Survey does not match the Plat — this must match exactly.~~

~~177.041 (2) — A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law.~~

- ~~• The legal description within the Opinion of Title does not match the Plat nor the Boundary Survey — these all must match exactly.~~
- ~~• The owner's name in the Opinion of Title does not match the name in the Dedication. "A Florida Corporation" is not called out in the Opinion of Title.~~

177.061 Qualification and statement required. — Every plat offered for recording pursuant to the provisions of this part must be prepared by a professional surveyor and mapper. The plat must be signed and sealed by that professional surveyor and mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of this part. Every plat must also contain the printed name and registration number of the professional surveyor and mapper directly below the statement required by this section, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity must include his or her address.

- ~~• Certificate states plat complies with the entire chapter of 177. It should state only chapter 177, part 1.~~
- ~~• Certificate of authorization number of the legal entity (L.B. 6838) needs to be added with the information directly below this statement for 177.061.~~
- *Plat will need to be signed and sealed before being recorded with the County*

177.071 Approval of plat by governing bodies. — (1) Before a plat is offered for recording, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.

- *Plat will need to be approved by the City and evident on the plat before being recorded with the County*

177.081 Dedication and approval

177.081 (1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

- ~~Revise Reviewing Survey to Benjamin B. Hoyle, L.S. 6769.~~
- ~~Within the reviewing surveyor approval, please change “Chapter 177.081” to Chapter 177, Part 1”.~~
- ~~Within the reviewing survey approval, please remove the statement “or the field verification of the permanent reference monuments.” ... this will be part of the Plat review.~~

~~**177.081 (2)** Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon.~~

- ~~The owner’s name in the Dedication does not match the name in the Opinion of Title. “A Florida Corporation” is not called out in the Opinion of Title.~~
- ~~The legal description within the Dedication does not match the Boundary Survey nor the Opinion of Title—these all must match exactly~~

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

177.091 (1) It must be:

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

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

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

~~177.091 (2) — The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a 1/2-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.~~

- ~~*For recording with Palm Beach County, there must be a 3" margin on the left and a 1/2" margin on the top, bottom, and right side. Currently the margins are too short on the left and bottom.*~~

~~177.091 (4) — In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.~~

- ~~*The scale needs to be stated and graphically shown on the Plat.*~~

~~177.091 (6) — A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well-established and monumented line.~~

- ~~*A north arrow needs to be added to the Plat.*~~
- ~~*The bearings need to be referenced to a well-established and monumented line. Please call out the monuments along the reference line.*~~

177.091 (7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

- *PRM's will need to be set before plat is recorded. (Please notify once set so they can be verified as set in the field by the reviewing surveyor).*

~~177.091 (11) Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.~~

- ~~The owner's name in the Title Certification does not match the Opinion of Title. "A Florida Corporation" is not called out in the Opinion of Title.~~
- ~~The legal description on the Plat (within the Dedication) does not match the Boundary Survey nor the Opinion of Title these all must match exactly~~

~~177.091 (12) The dedications and approvals required by ss. 177.071 and 177.081 must be shown.~~

- ~~Please see previous comments for 177.071 & 177.081~~

177.091 (13) The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

- *Please see previous comments for 177.081 (2).*
- *Palm Beach County requires a 1-3/4" diameter circle for the Clerk's seal directly under the 3" x 5" box on Sheet 1 and the label of "Clerk". The current placement, diameter of the circle for the seal, and label are incorrect.*
 - *Please remove "COUNTY" and "SEAL" from "COUNTY CLERK SEAL" (the comments I saw from the county previously were strict with this)*

~~177.091 (29) A legend of all symbols and abbreviations shall be shown.~~

- ~~There are abbreviations missing from the legend.~~
 - ~~B.R. BEARING REFERENCE~~
 - ~~L.S. LICENS'D SURVEYOR~~
 - ~~L.B. LICENCED BUSINESS~~
 - ~~P.S.M. PROFFESIONAL SURVEYOR AND MAPPER~~

All other items pertaining to this Plat listed in Florida Statutes Chapter 177 (Part I) and the City of Riviera Beach Code of Ordinance Chapter 30 are conformant.

Miscellaneous Items to be addressed:

- *Update the Names and year as needed within the certificates/dedications.*
- *See note for 177.091 (13) for comments needed for recording with Palm Beach County.*

- ~~Please see red line of Plat as shown in Exhibit "A" for additional comments.~~

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

Respectfully,



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