



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

LOCAL PLANNING AGENCY

Development Services Department: (561)845-4060, [www.rivierabch.com](http://www.rivierabch.com)

Commencement – 6:30 PM  
Thursday, April 28, 2022

Riviera Beach – Event Center  
190 E 13<sup>th</sup> Street, Riviera Beach, FL33404

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**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  
Frank Fernandez, Board Member  
Moeti Ncube, 1<sup>st</sup> Alternate

Rena Burgess, Vice-Chair  
Margaret Shepherd, Board Member  
James Gallon, Board Member  
Russell Barnes, 2<sup>nd</sup> 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-22-0003) from Easton Group Companies, Inc., to combine three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totaling 8.97 acres as combined, to create one development tract “A1”, 8.94 acres, and one Additional R/W tract “B1”, .03 acres; 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 Site Plan application (SP-21-18) and Special Exception application (SE-21-02) from Easton Group Companies, Inc., to develop a 34,500 square foot office/warehouse facility, with associated parking and landscaping, and dedicate land for future expansion of the Right of Way, on a vacant 8.97 acre parcel, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks, formerly identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, having a future land use designation of Industrial and a zoning designation of IG General Industrial, providing for conditions of approval,**

and providing for an effective date.

- C. **An Ordinance of the City Council of the City of Riviera Beach, Palm Beach County, Florida, amending the city’s adopted Comprehensive Plan, to establish the Property Rights element (to adopt a new property rights element), and amending all elements as necessary, in order to provide consistency with current statutory requirements per Section 163.3177, Florida Statutes, providing for conflicts and severability; and providing for an effective date.**

**IX. WORKSHOP ITEMS**

**X. GENERAL DISCUSSION**

- A. PUBLIC COMMENTS
- B. CORRESPONDENCE
  - A. See PZB membership list in your binder. Please check your information for accuracy and provide any updates to staff on your way out.
- C. PLANNING AND ZONING BOARD COMMENTS
  - A. Upcoming Meetings – May 12 & 26, 2022 – please advise regarding your availability.

**XI. ADJOURNMENT**

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



February 15, 2022

Mary Savage-Dunham, AICP – Assistant Director of Development Services  
City of Riviera Beach  
Department of Development Services  
600 W. Blue Heron Blvd  
Riviera Beach FL, 33404

**Re: Riviera Beach LTL A Replat request**

Dear Mary,

On behalf of the Owner, please accept the submitted draft plat document and survey for the City's consideration. This replat request is companion to a proposed special exception and site plan application which will allow for the development of a 38,500 sf office warehouse use. The proposed plat will be consistent with Chapter 30 of the Riviera Beach Land Development Regulations, as well as Chapter 177 of the Florida Statutes, pertaining to Platting.

We appreciate the City's efforts in reviewing the attached plat document. Should you need any additional information, do not hesitate to contact our office at 561.575.9557

Respectfully,  
**2GHO, Inc.**

George G. Gentile, PLA, FASLA, LEED®AP, BD&C  
Senior Partner

**For Staff Use Only**

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

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)  
 Complete appropriate sections of Application and sign.*

<b>APPLICANT</b>	Name of Property Owner(s): SFG ISF Riviera MLK, LLC
	Mailing Address: 10165 MW 19 Street, Miami, FL 33172
	Property Address: TBD
	Name of Applicant (if other than owner):
	Home: ( 904 ) 228-6252                      Work: (     )                      Fax: (     )
	E-mail Address: ceaston@theeastongroup.com DWilf@TheEastonGroup.com

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation: <b>Industrial</b> Current Zoning Classification: <small>IG, General Industrial</small>
	Square footage of site: 390,685.07 sf      Property Control Number (PCN): <b>See attached</b>
	Type and gross area of any existing non residential uses on site: <b>N/A</b>
	Gross area of any proposed structure: <b>34,500 sf office/warehouse (3,000 sf Office/31,500 sf warehouse)</b>
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	If yes, please describe: <b>N/A</b>
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ <input checked="" type="checkbox"/> ] Yes    [ <input type="checkbox"/> ] No
	If yes, indicate date, nature and applicant's name: <b>Calcean Office/Warehouse</b>
	Briefly describe use of adjoining property: North: <b>FLU - Industrial (Utilities)</b>
	South: <b>FLU - Industrial (Railway)</b>
East: <b>FLU - Industrial (Railway)</b>	
West: <b>FLU - MF20/Industrial (Multifamily and Warehouse Distribution)</b>	

<b>REZONE</b>	Requested Zoning Classification: <b>N/A</b>
	Is the requested zoning classification contiguous with existing? <b>N/A</b>
	Is a Special Exception necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	Is a Variance necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No


<b>FUTURE LAND USE</b>	Existing Use: <b>Vacant</b>	Proposed Use: <b>LTL Facility</b>
	Land Use Designation: <b>Industrial</b>	Requested Land Use: <b>N/A</b>
	Adjacent Land Uses: North: <b>Industrial</b>	South: <b>Industrial</b>
	East: <b>Industrial</b>	West: <b>Industrial</b>
	Size of Property Requesting Land Use Change: <b>N/A</b>	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception: <b>Warehouse in IG Zoning District</b>
	Provide specific LDR ordinance section number and page number: <b>Sec. 31-82(b)</b>
	How does intended use meet the standards in the Land Development Code? See Justification
	Demonstrate that proposed location and site is appropriate for requested use: See Justification
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See Justification Statement
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: See Justification Statement
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

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

<b>SITE PLAN</b>	Describe proposed development: <b>See Justification Statement</b>
	Demonstrate that proposed use is appropriate to site: <b>See Justification Statement</b>
	Demonstrate how drainage and paving requirement will be met: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <b>See Justification Statement</b>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: <b>See Justification Statement</b>
	Demonstrate how the impact of traffic generated will be handled: On-site: <b>See Justification Statement</b> Off-site: <b>See Justification Statement</b>

<b>OTHER</b>	<p><b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>
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<b>Confirmation of Information Accuracy</b>	
<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	_____ 2-18-22 Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: See attached Consent Form

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:

56-43-42-32-43-004-0000

56-43-42-32-43-003-0000

56-43-42-32-43-001-0000

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: George G. Gentile/2GHO, Inc.

Address: 1907 Commerce Lane, Suite 101 Jupiter, FL 33458

Telephone: 561-575-9557

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

February 7, 2022

Mary Savage-Dunham  
City of Riviera Beach - Department of Development Services  
600 W. Blue Heron Blvd  
Riviera Beach, FL 33404

**RE: Riviera Beach LTL**

To Whom It May Concern:

This letter is to serve as permission for 2GHO, Inc, to act as the agent and the Applicant, respectively to prepare, sign, and submit all documentation and attend all meetings pertaining to the properties as above described, as it relates to all governmental applications to be filed within the City of Riviera Beach.

Sincerely,




Signature  
**Neal Moskowitz**  
**Vice President**

Print Name & Title

STATE OF Georgia  
COUNTY OF Cobb

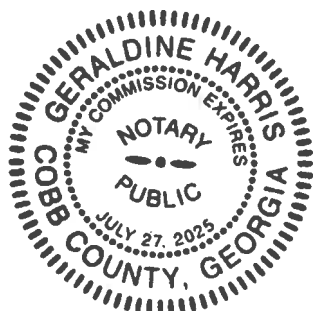
I hereby certify on the 7 day of February, 2022, Neal Moskowitz personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.



Notary

Commission Expires:





Prepared By and Return To:

Robert J. Plotkowski, Esq.  
Advisors LLP  
11991 San Vicente Blvd., Suite 265  
Los Angeles, CA 90049

Parcel Identification Nos.: 56-43-42-32-43-001-0000  
56-43-42-32-43-003-0000  
56-43-42-32-43-004-0000

### SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, MLK RIVIERA, LLC, a Florida limited liability company, having a mailing address of 9922 Jefferson Boulevard, Culver City, California 90232 (“**Grantor**”), grants and conveys to SFG ISF RIVIERA MLK, LLC, a Delaware limited liability company, having a mailing address of 10165 NW 19 Street, Miami, FL 33172 (“**Grantee**”), its successors and assigns, with covenant of SPECIAL WARRANTY, IN FEE SIMPLE, the real property located in Palm Beach County, Florida and more particularly described on **Exhibit A** attached hereto and made a part hereof (the “**Property**”), together with all improvements thereon and appurtenances thereto.

Grantor covenants specially that the Property conveyed hereby is free from all liens and encumbrances arising from the actions of Grantor and any persons claiming by, through or under Grantor. Grantor will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none others.

**PROVIDED, HOWEVER,** that notwithstanding that this deed is made with covenants of special warranty, there is excepted from such covenants and warranties, and the Property and this conveyance is made subject to: [i] any easements, restrictions, covenants and stipulations of record affecting the Property (including, without limitation, those items described on **Exhibit B** attached hereto and made a part hereof), [ii] applicable planning and zoning rules and regulations, [iii] real estate taxes and assessments, if any, assessed but not yet due and payable, which have been adjusted between Grantor and Grantee, and all real estate taxes and assessments due and payable thereafter, which real estate taxes and assessments Grantee hereby assumes and agrees to pay, and [iv] those matters that would be disclosed by an inspection and accurate survey of the Property.

The foregoing conveyance is made subject to the following restrictions (the “**Restrictions**”), and Grantee, by its acceptance of this Deed, agrees that at no time hereafter shall Grantee or any subsequent owner, tenant or occupant of the Property use the Property or any portion thereof (or permit the Property or any portion thereof to be used) (a) for residential purposes, whether single family, multi-family or otherwise, (b) as a used auto parts business (whether full or self-service), (c) for the purpose of purchasing or selling used cars for recycling or for an auto body purchasing and sales business, or (d) as a secondary metals recycling facility (which for such purposes shall be deemed to include, without limitation, the buying, selling or processing of ferrous or non-ferrous scrap metals). The foregoing Restrictions shall be a covenant running with the land, shall be binding upon Grantee and all successor owners and occupants of

the Property and shall inure to the benefit of, and be enforceable by action at law or in equity, by Grantor and its successors and assigns. In the event of a legal proceeding to enforce the provisions of the Restrictions, the prevailing party shall be entitled to recover all reasonable legal fees and costs incurred by it in such proceeding.

The Restrictions hereunder shall be covenants running with the Property that shall be binding upon any and all successors or assigns in interest of Grantee and any other persons or entities who acquire any right or interest in the Property, and run to the benefit of Grantor and Grantor's Affiliated Entities and shall continue without limitation.

Grantee and any other persons or entities who acquire any right or interest in the Property, expressly acknowledge and agree that each such party is taking the Property (or any part or interest thereof) subject to the Restrictions set forth above.

This Deed may be executed in counterparts, each of which, when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same documents.

*(remainder of page intentionally left blank)*

*certified copy*

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the date of the acknowledgement below.

Signed, sealed and delivered in the presence of:

GRANTOR:  
MLK RIVIERA, LLC,  
a Florida limited liability company

Witnesses:

[Signature]  
Printed Name: MANAL BOULOS

By: [Signature]  
Printed Name: James E. Ho  
Title: Manager

[Signature]  
Printed Name: J. Theodore Israel Benito

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of LOS ANGELES

On Dec. 15, 2021 before me, J. THEODORE ISRAEL BENITO, Notary Public,  
(insert name and title of the officer)

personally appeared JAMES E. HO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



**EXHIBIT A TO DEED**

Legal Description

Tracts A, C and D of Avenue S Properties Plat, according to the plat thereof, as recorded in Plat Book 105, Pages 193 through 195 of the Public Records of Palm Beach County, Florida.

This is not a certified copy

**EXHIBIT B TO DEED**

Specific Title Exceptions

1. Ad valorem taxes for the year 2022 and subsequent years.
2. Easements, restrictions, covenants and conditions as set forth on AVENUE S PROPERTIES PLAT, filed in Plat Book 105, Pages 193 through 195.
3. Terms, conditions, and restrictions as set forth in that certain Special Warranty Deed recorded September 18, 2019, in Official Records Book 30896, Page 329.

This is not a certified copy

# AVENUE S PROPERTIES - REPLAT OF TRACTS A, C AND D

BEING A REPLAT OF TRACTS A, C AND D, AS SHOWN ON THE PLAT OF AVENUE S PROPERTIES,  
AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT SFG ISF RIVIERA MLK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS AVENUE S PROPERTIES - REPLAT OF TRACTS A, C AND D, BEING A REPLAT OF TRACTS A, C AND D, AS SHOWN ON THE PLAT OF AVENUE S PROPERTIES, AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, C AND D OF AVENUE S PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 390,685 SQUARE FEET OR 8.97 ACRES, MORE OR LESS.

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

1.) TRACT "A1" (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY SFG ISF RIVIERA MLK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SFG ISF RIVIERA MLK, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

2.) TRACT "B1", (ADDITIONAL RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

3.) THE CITY OF RIVIERA BEACH UTILITY EASEMENT, AS SHOWN HEREON, IS A EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER SUPPLY, WASTEWATER SUPPLY AND RELATED APPURTENANCES. IF OTHERWISE APPROVED, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF RIVIERA BEACH UTILITY SPECIAL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SFG ISF RIVIERA MLK, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ NEAL MOSKOWITZ  
AUTHORIZED SIGNATORY

## 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 \_\_\_\_\_, 2022, BY NEAL MOSKOWITZ AS AN AUTHORIZED SIGNATORY FOR SFG ISF RIVIERA MLK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

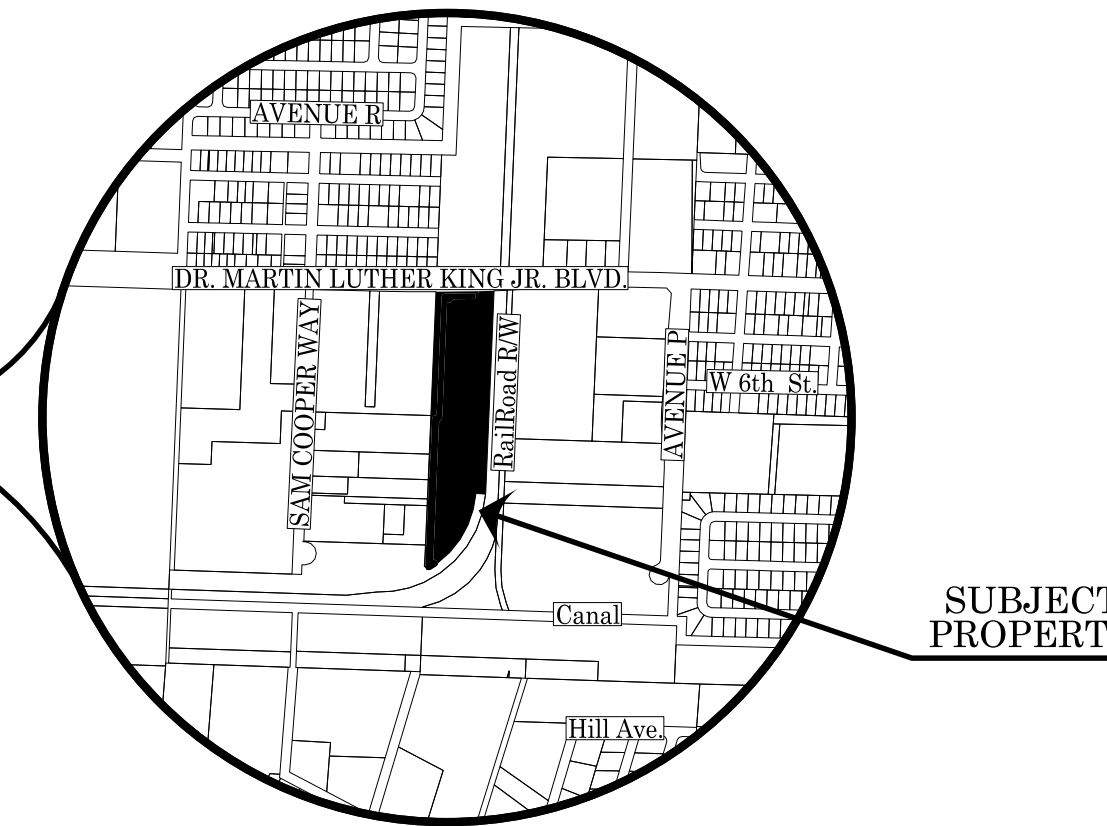
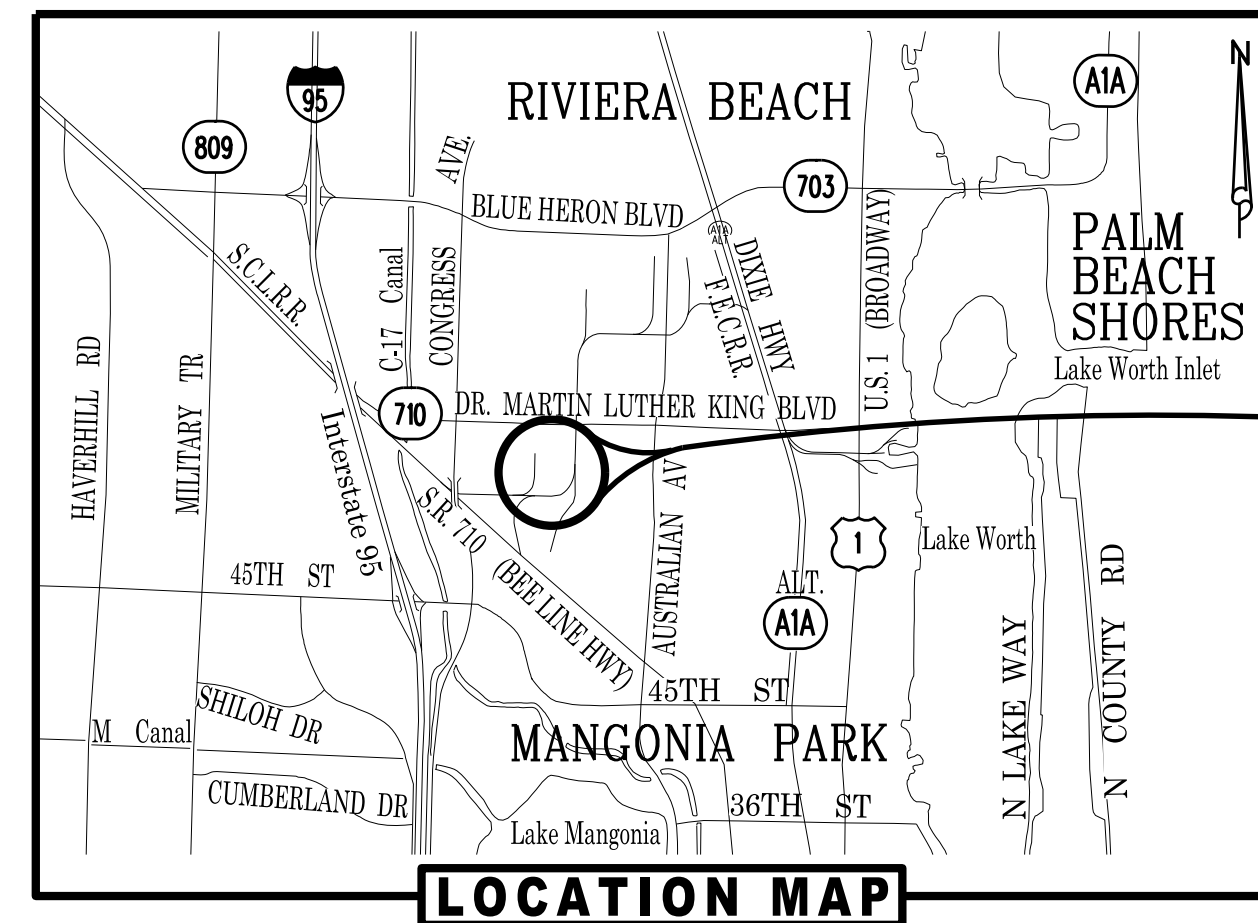
## TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, BRANDON BIONDO, 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 SFG ISF RIVIERA MLK, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: BRANDON BIONDO  
FLORIDA BAR No. 588539

MARCH 2022



SUBJECT PROPERTY

## MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA)  
COUNTY OF BROWARD)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE, 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF \_\_\_\_\_, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: EWE ISF #1 LENDER, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR EWE ISF #1 LENDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

## REVIEWING SURVEYOR

THIS RE-PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE 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 REFERENCE MONUMENTS AND PARCEL CORNERS.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
GARY M. RAYMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 2633

## CITY OF RIVIERA BEACH APPROVALS:

IT IS HEREBY CERTIFIED THAT THIS PLAT "AVENUE S PROPERTIES - REPLAT OF TRACTS A, C AND D" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
RONNIE L. FELDER  
MAYOR

BY: \_\_\_\_\_  
CLAUDENE L. ANTHONY, CMC  
CITY CLERK

BY: \_\_\_\_\_  
TERRENCE N. BAILEY, P.E.  
LICENSE No. 60706  
CITY ENGINEER

AS APPROVED ON \_\_\_\_\_, 2022 VIA CITY OF RIVIERA BEACH  
RESOLUTION No. \_\_\_\_\_-22

SFG ISF RIVIERA MLK, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

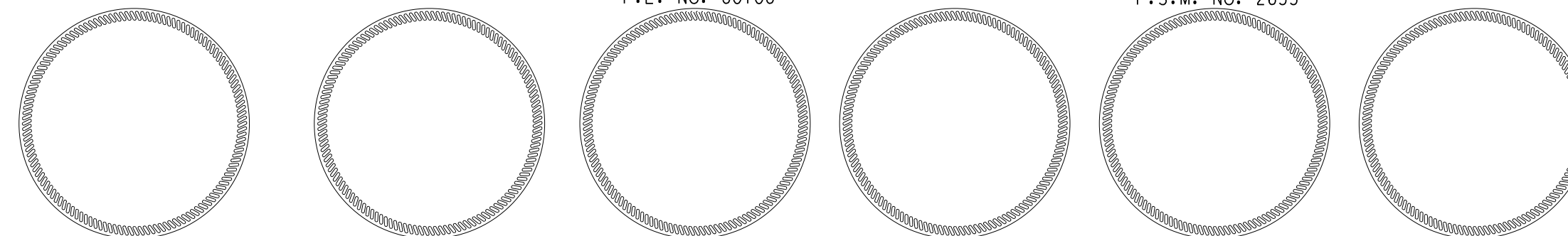
EWE ISF #1 LENDER, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

CITY OF RIVIERA BEACH ENGINEER  
TERRENCE N. BAILEY  
P.E. No. 60706

CITY OF RIVIERA BEACH CLERK

CITY OF RIVIERA BEACH REVIEWING SURVEYOR  
GARY M. RAYMAN  
P.S.M. No. 2633

DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR  
AND MAPPER



**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

CAD:	K:\JUST \ 324243 \ 105-193 \ 05-146-306A \ 05-146-306A.DGN
REF:	
FLD:	PG. JOB 05-146-306A
OFF:	CASASUS DATE MARCH 2022
CKD:	D.C.L. SHEET 1 OF 2 DWG. 005-146P

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD  
AT \_\_\_\_\_ M. THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 2022  
AND DULY RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_  
THRU \_\_\_\_\_.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER OF PALM BEACH COUNTY

BY: \_\_\_\_\_ D.C.

**SHEET 1 OF 2**

## ABBREVIATIONS:

CB = CHORD BEARING  
D = CURVE'S DELTA ANGLE  
L = CURVE'S ARC LENGTH  
MON. = MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
PG. = PAGE  
PGS. = PAGES  
PRM = PERMANENT REFERENCE MONUMENT  
R = CURVE'S RADIUS  
W/ = WITH

## LEGEND:

■ DENOTES FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED  
□ DENOTES SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"

## SURVEYOR & MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF AVENUE S PROPERTIES, AS SHOWN ON PLAT BOOK 105, PAGES 193 THROUGH 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE WEST LINE OF TRACT D (LANDSCAPE AND BUFFER TRACT), AS SHOWN ON SAID PLAT OF AVENUE S PROPERTIES AND AS SHOWN HEREON, BEARS NORTH 02°20'40" EAST.

2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3.) 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.

4.) 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.

5.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## SURVEYOR & MAPPER'S CERTIFICATE:

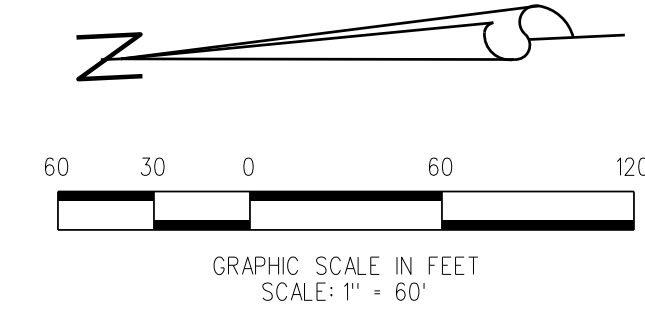
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., WILL BE SET, 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.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DAVID C. LIDBERG, P.S.M.  
LICENSE No. 3613  
STATE OF FLORIDA

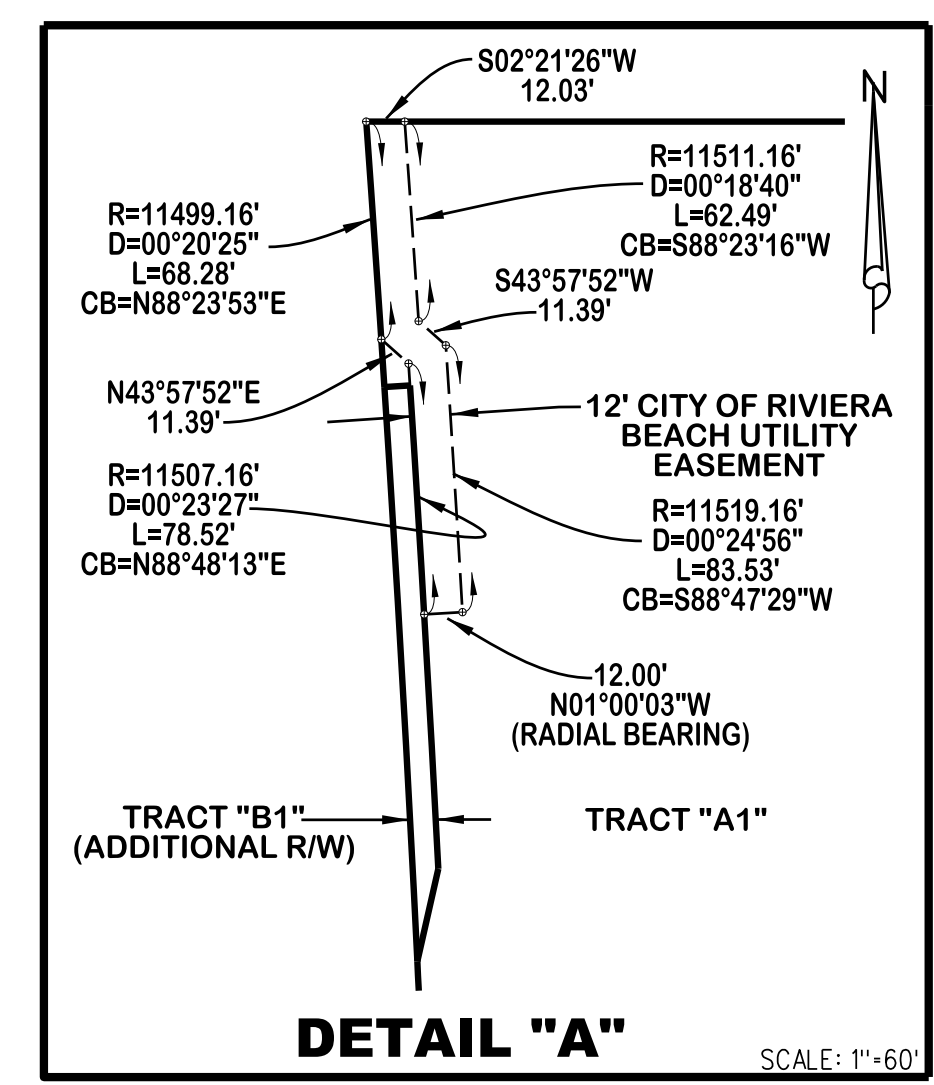
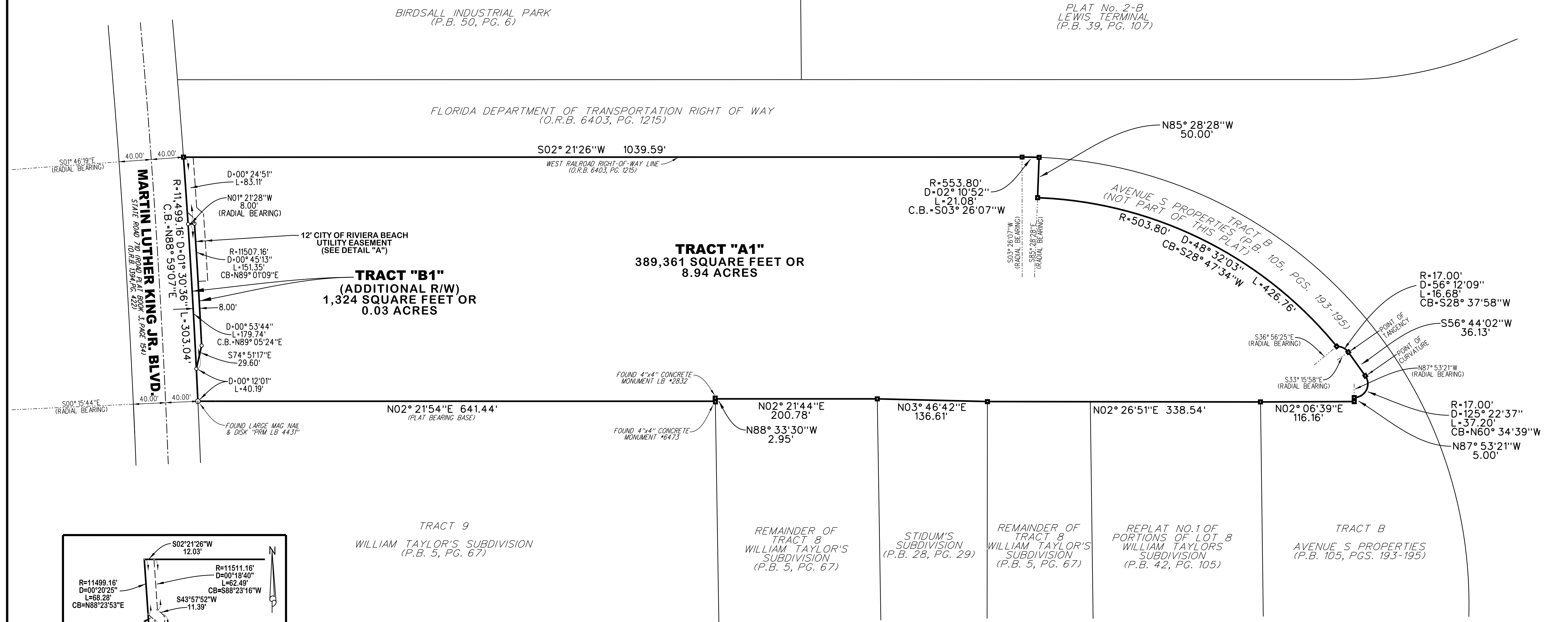
# AVENUE S PROPERTIES - REPLAT OF TRACTS A, C AND D

BEING A REPLAT OF TRACTS A, C AND D, AS SHOWN ON THE PLAT OF AVENUE S PROPERTIES,  
AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2022



SHEET 2 OF 2



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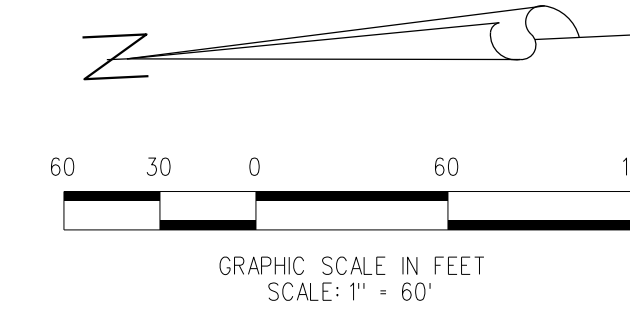
**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CD:	K:\JUST \ 324243 \ 105-193 \ 05-146-306A \ 05-146-306A.DGN		
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CKD.	D.C.L.	SHEET	2 OF 2
		DWG.	005-146P

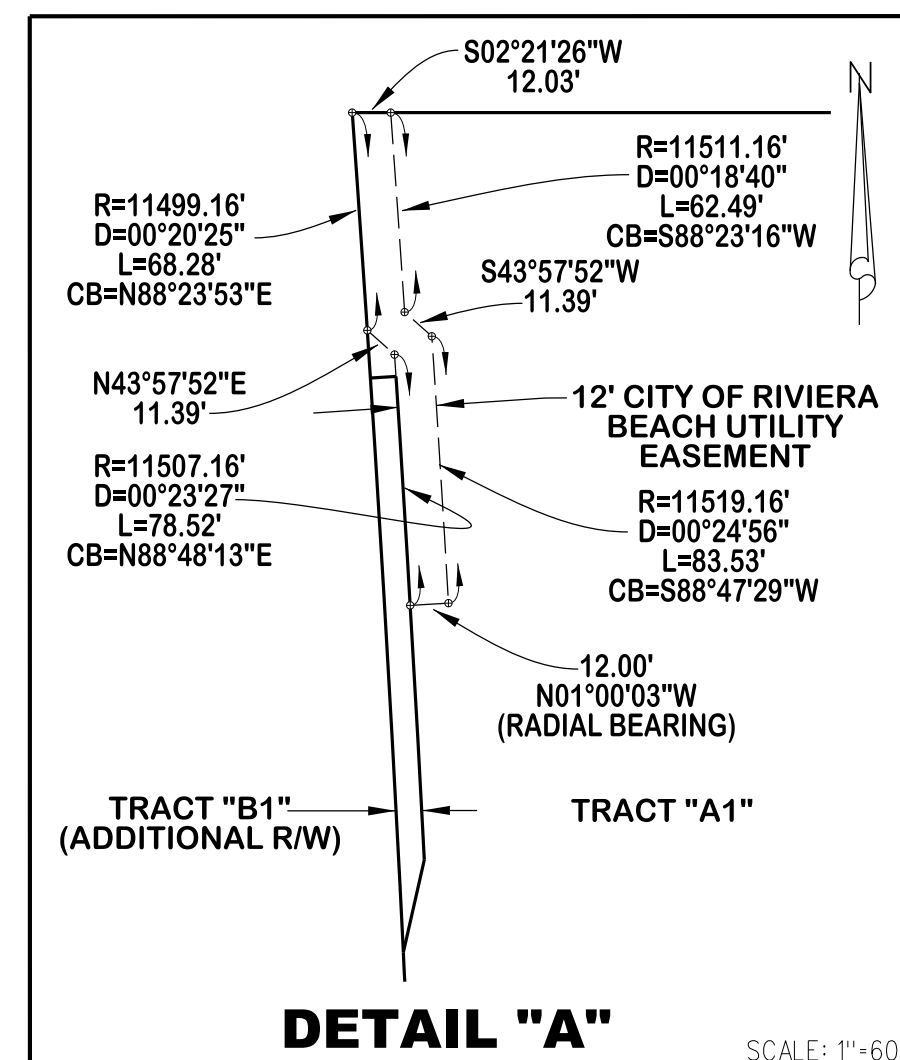
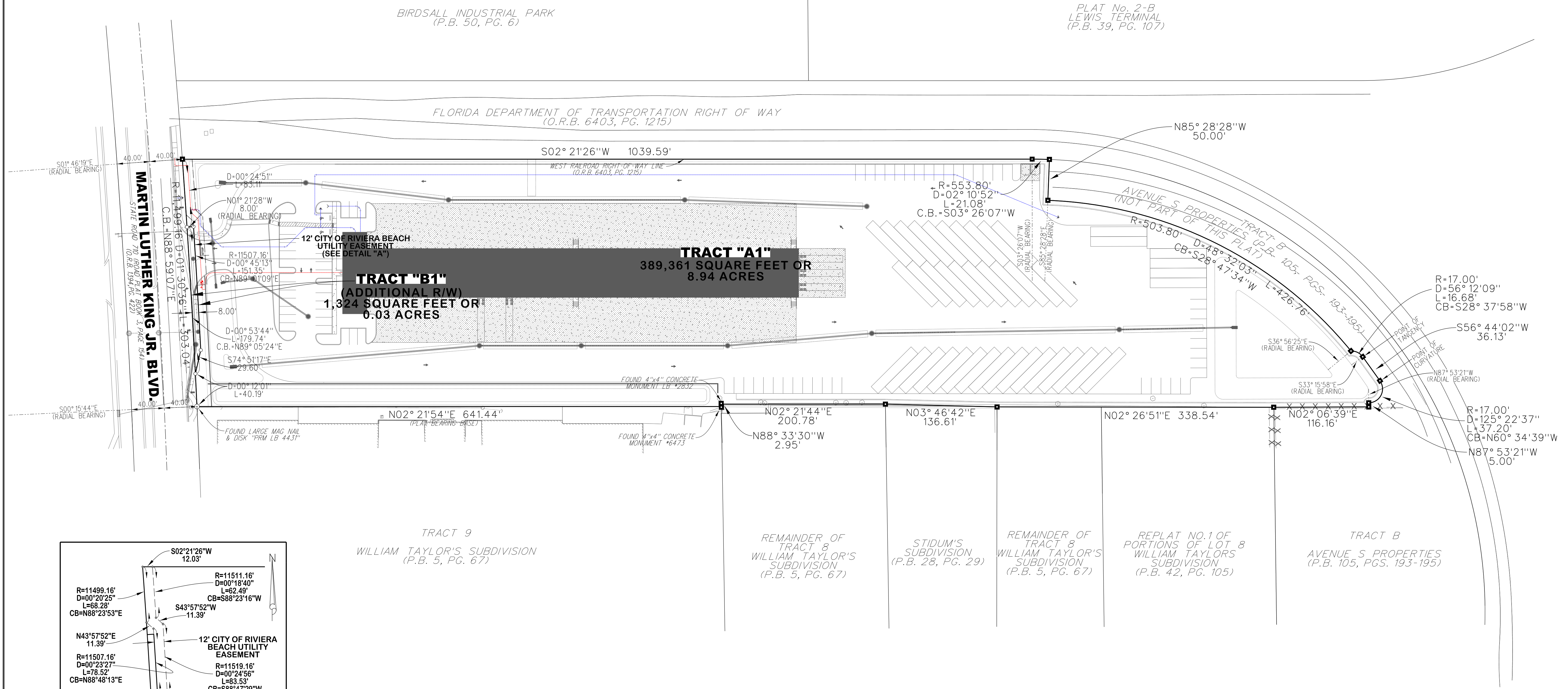
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LYING IN SECTION 32, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2022



SHEET 2 OF 2



**ABBREVIATIONS:**

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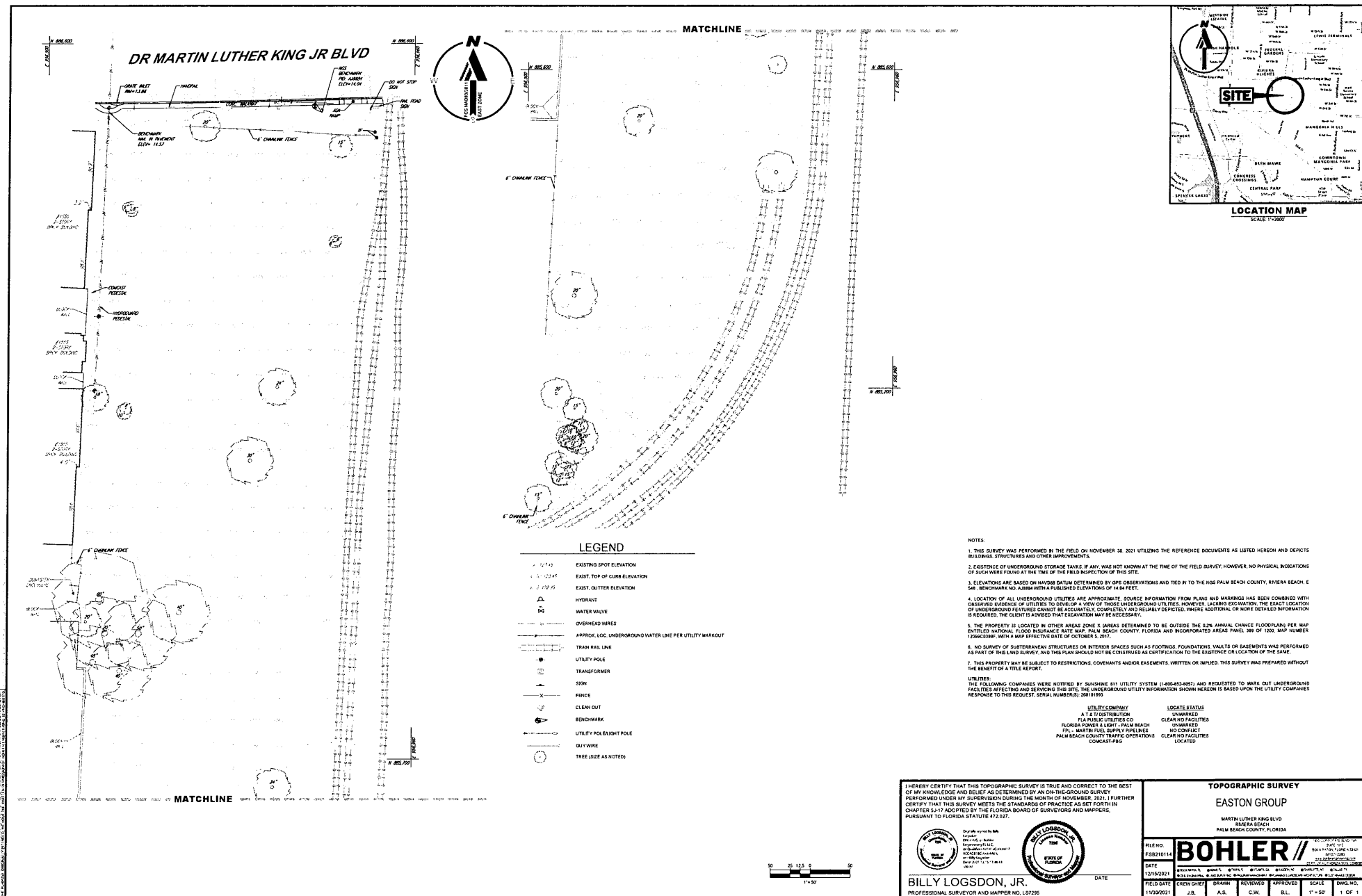
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CKD.	D.C.L.	SHEET	2 OF 2
		DWG.	D05-146P





**LEGEND**

•	EXISTING SPOT ELEVATION
—	EAST. TOP OF CURB ELEVATION
—	EAST. GUTTER ELEVATION
△	HYDRANT
□	WATER VALVE
—	OVERHEAD WIRES
—	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
—	TRAIN RAIL LINE
○	UTILITY POLE
□	TRANSFORMER
—	SEW
—	FENCE
—	CLEAN CUT
△	BENCHMARK
—	UTILITY POLE/EIGHT POLE
—	OUTWIRE
○	TREE (SIZE AS NOTED)

- NOTES**
1. THIS SURVEY WAS PERFORMED BY THE FIELD ON NOVEMBER 30, 2021 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEFECTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
  2. EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
  3. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS PALM BEACH COUNTY, AMERA BEACH, E 541. BENCHMARK NO. 10388 WITH A PUBLISHED ELEVATION OF 15.64 FEET.
  4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE 4 AREAS DETERMINED TO BE OUTSIDE THE 62% ANNUAL CHANCE FLOODPLAIN PER MAP DOTTED NATIONAL FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS PANEL 38 OF 100, MAP NUMBER 12060208MP WITH A MAP EFFECTIVE DATE OF OCTOBER 1, 2017.
  6. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY. AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
  7. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-485-4657) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES' RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 20810195

<b>UTILITY COMPANY</b>	<b>LOCATE STATUS</b>
A.T.T. DISTRIBUTION	UNMARKED
FLA PUBLIC UTILITIES CO.	CLEAR NO FACILITIES
FLORIDA POWER & LIGHT, PALM BEACH	UNMARKED
TEL - MARTIN FUEL SUPPLY PIPELINES	NO CONFLICT
PALM BEACH COUNTY TRAFFIC OPERATIONS	CLEAR NO FACILITIES
COMCAST-FIBER	LOCATED

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 54-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027.

**BILLY LOGSDON, JR.**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 182795

**TOPOGRAPHIC SURVEY**  
**EASTON GROUP**  
MARTIN LUTHER KING BLVD  
RENEA BEACH  
PALM BEACH COUNTY, FLORIDA

FILE NO. ESB210114	DATE 12/15/2021	FIELD DATE 11/30/2021	CHEW CHIEF J.B.	DRAWN A.S.	REVIEWED C.W.	APPROVED B.L.	SCALE 1"=50'	DWG. NO. 1 OF 1
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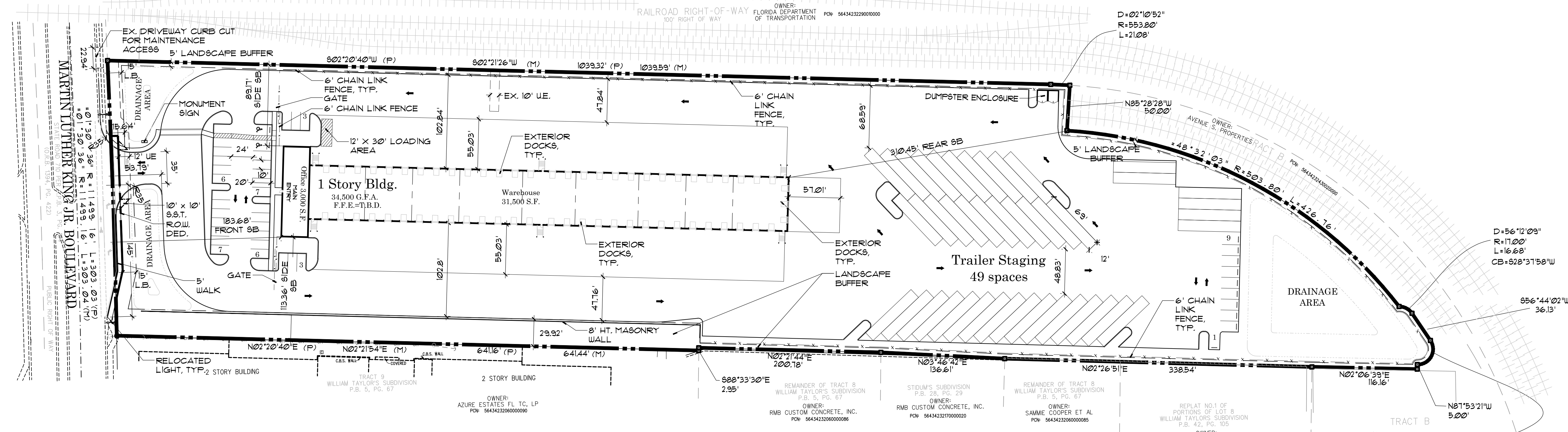




Landscape Architects  
Planners  
Environmental  
Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2gho.com

# Preliminary Site Plan Riviera Beach LTL City of Riviera Beach, Florida



### Site Data

APPLICATION NUMBER	T.B.D.
NAME OF PROJECT	RIVIERA BEACH LTL
FUTURE LAND USE DESIGNATION	INDUSTRIAL
ZONING DISTRICT	IG, GENERAL INDUSTRIAL
PROPOSED USE(S)	OFFICE/WAREHOUSE
SECTION, TOWNSHIP & RANGE	32/42/43
PCN(S)	56-43-42-32-43-001-0000 56-43-42-32-43-003-0000 56-43-42-32-43-004-0000
TAZ	138
TOTAL GROSS ACREAGE	8.91 ACRE (330,625.01 SF.)
TOTAL GROSS FLOOR AREA (GFA)	0.80 AC. (34,800 SF.) 100%
OFFICE:	0.07 AC. (3,000 SF.) 9%
WAREHOUSE:	0.73 AC. (31,800 SF.) 91%

CONCURRENCY APPROVAL*	
OFFICE:	3,000 SF.
WAREHOUSE:	31,500 SF.

\*Concurrency is approved for the above uses and amounts shown on this plan.

IMPERVIOUS SURFACE AREA		71%
BUILDINGS	34,500 SF.	
PAVEMENT/WALKS	267,424.61 SF.	
PERVIOUS SURFACE AREA		23%
OPEN SPACE	88,160.40 SF.	
BUILDING HEIGHT	4'-28'-0"	
NUMBER OF STORIES	1	

### Parking & Loading

PARKING REQUIRED	42 SPACES
ACCESSORY OFFICE: 1 PER 300 + 3,000-10	
WAREHOUSE: 1 PER 1000 + 31500-32	
PARKING PROVIDED	42 SPACES
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	2
LOADING REQUIRED (12' X 30' MIN)	1
LOADING PROVIDED	1

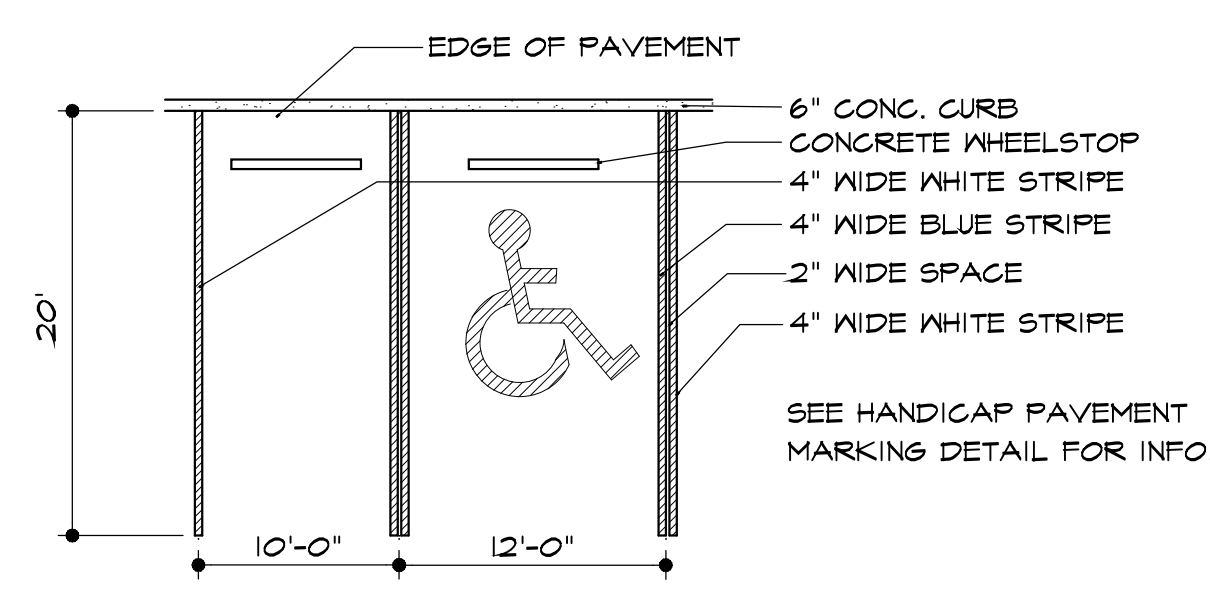
NOTE: NO PARKING ALLOWED IN THE RIGHT-OF-WAY.

### Notes:

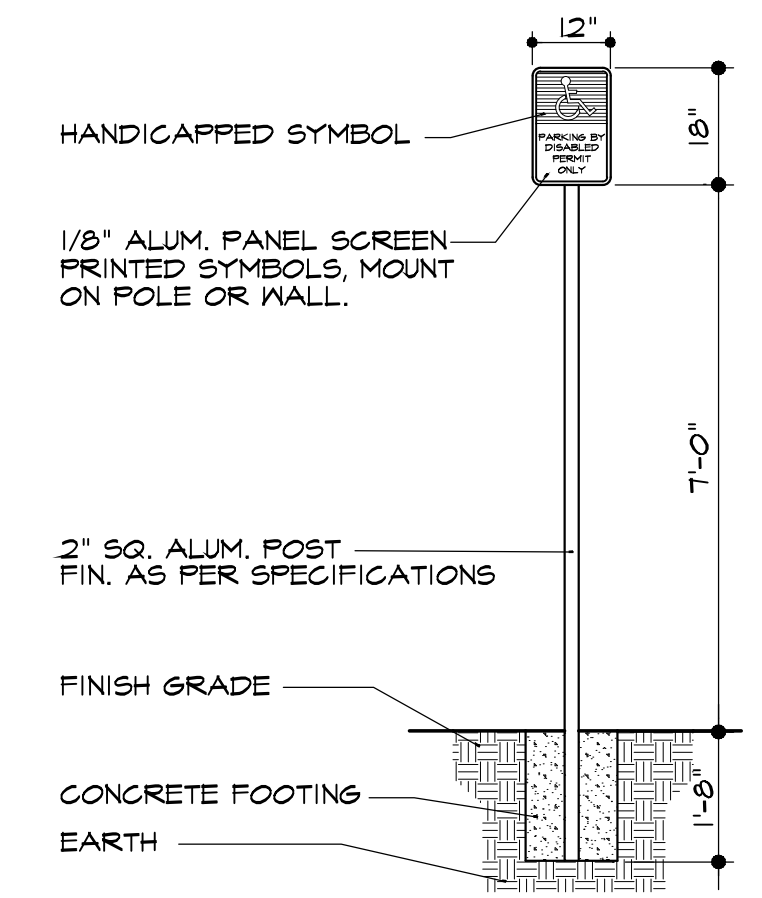
- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING CORP. DATED 11-2-21.

### Property Development Regulations

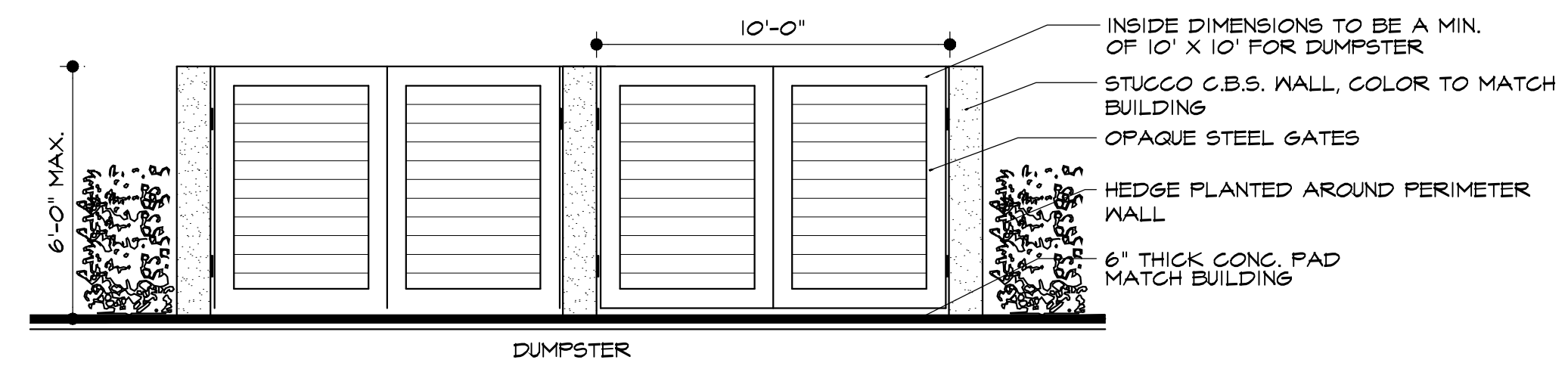
	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR	BLDG. COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	IG	1 ACRE	50'	N/A	1.15	45.0%	40'	15'	15'	20'
PROPOSED	IG	8.91 ACRES	4'-28'-0"	34,800 SF.	0.09	9%	183.68'	89.11'	113.36'	310.45'



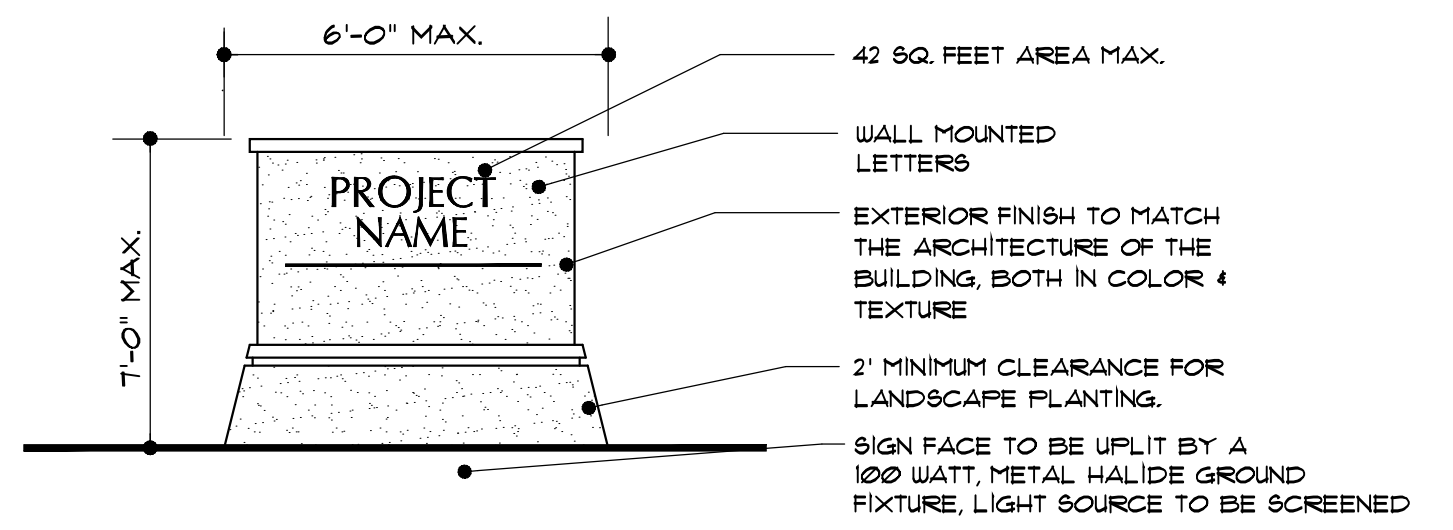
**Parking Stall Detail**  
N.T.S.



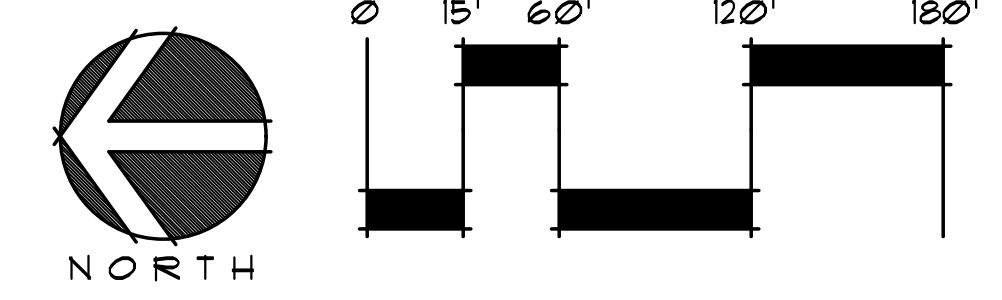
**Disabled Parking Sign**  
N.T.S.



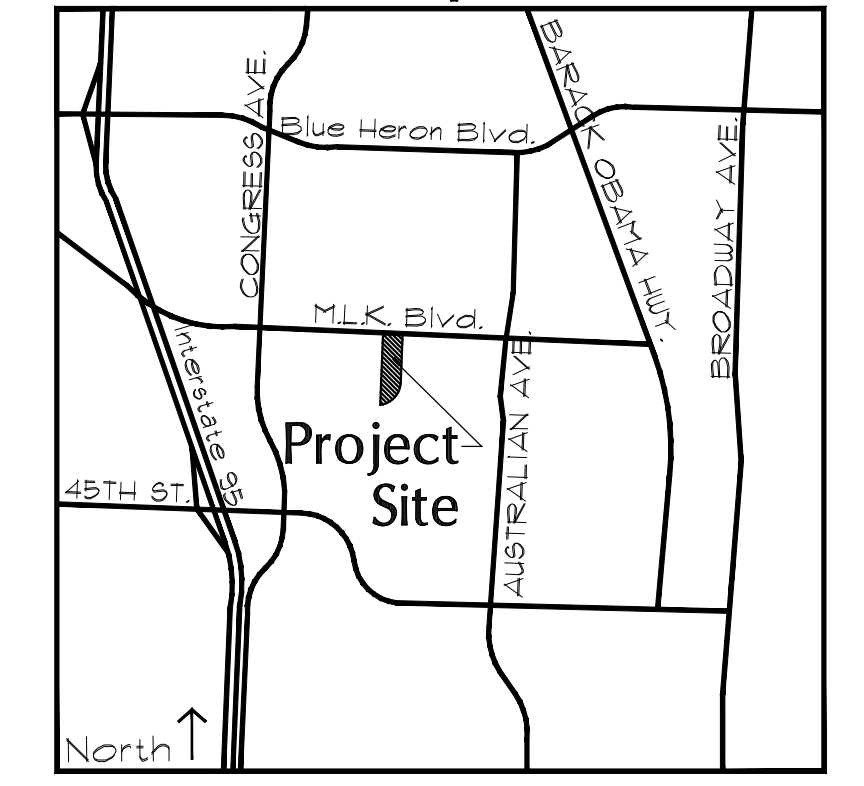
**Dumpster Enclosure Detail**  
N.T.S. FRONT ELEVATION



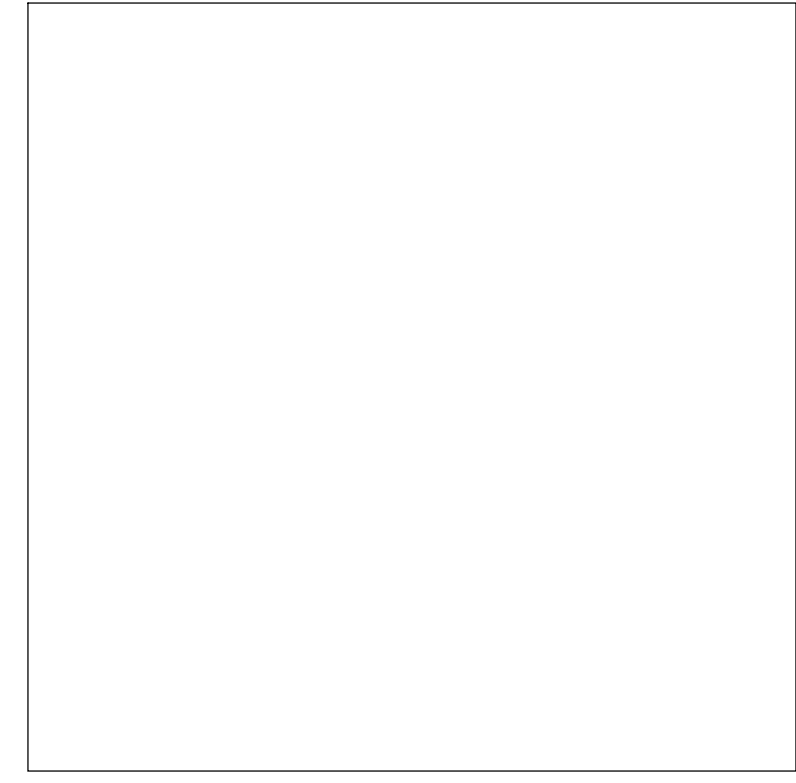
**Freestanding Monument Sign**  
N.T.S.



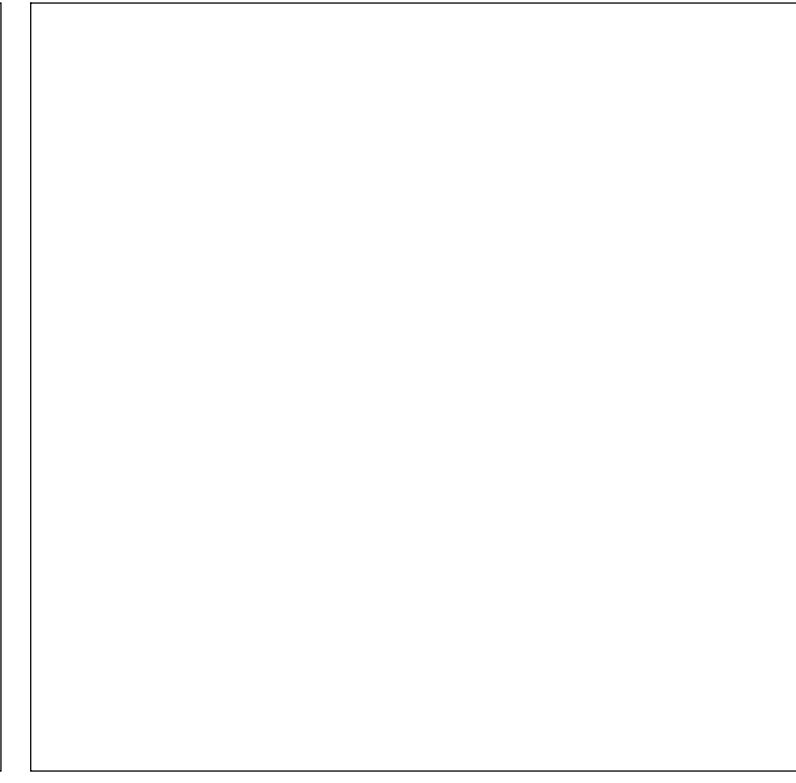
### Location Map



### Zoning Stamps



### Amendment Stamps



Designed:	DSS
Drawn:	DSS
Approved:	GGG/EOM/MTM
Date:	8-26-21
Job no:	21-0807
Revisions:	9-15-21
	11-8-21
	11-16-21
	12-15-21
	2-15-22
	4-4-22

LA 0000530

Sheet Title:  
**Preliminary Site Plan**

Scale: 1"=60'

Sheet No.

**PSP-1**

21-0807



**STAFF REPORT  
APPLICATION NUMBER PA-22-0003**

**A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving plat application (PA-22-0003) from Easton Group Companies, Inc. to combine three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres; providing for conditions of approval; and providing for an effective date.**

---

**A. Applicant:** Easton Group Companies, Inc.

**B. Request:** The application is to permit the combination of three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres.

**C. Location:** The subject property is vacant land, with a combined area of 8.97 acres, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks. (See also Location Map at end of document.)

**D. Property Description and Uses:**

Parcel Control Numbers: 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000

Parcel Size: 390,685 SF

Existing Use: Vacant

Zoning: General Industrial (IG)

Future Land Use: Industrial (IND)

**E. Adjacent Property Description and Uses:**

North: Road Right of Way; Industrial/Utility Land

South: Industrial/RR ROW

East: Industrial/RR ROW

West: Multi-Family housing and Industrial uses

**F. Background:**

The Applicant (Easton Group Companies, Inc.) submitted Plat Application (PA-22-0003) for approval of a re-plat of three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one additional R/W tract "B1", .03 acres. The associated permits for Site Plan and Special Exception approvals will then facilitate the construction of a 34,500-sf office/warehouse with



associated landscape and parking, and as noted above, a dedication of .03 acres for future ROW expansion has been provided for in the replat.

**G. Staff Analysis:**

This Plat application has been reviewed by staff (UD, PW/Engineering, 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 as it creates a larger developable parcel which enables the development of this parcel and also provides for potential expansion of the ROW in the future.

**H. Recommendation:**

Staff recommends approval of plat application (PA-22-0003) from Easton Group Companies, Inc., to combine three parcels identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, and totalling 8.97 acres as combined, to create one development tract "A1", 8.94 acres, and one Additional R/W tract "B1", .03 acres; providing for conditions of approval; and providing for an effective date.

**Legal Description:** TRACTS A, C, AND D OF AVENUE S PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**Location Map**



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



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





March 25, 2022

Mary Savage-Dunham, AICP  
Department of Development Services  
600 W. Blue Heron Boulevard  
Riviera Beach, FL 33404

**Re: Riviera Beach LTL – PA 22-0003**

Dear Mary,

Pursuant to comments received from staff on March 15, 2022 please accept this letter as a written response. Also included, is the revised plat documents which address the comments where applicable.

**Engenuity Group – Gary Rayman**

**Sheet 1**

1. In the Description and Dedication there is only one owner, therefore it should be “has caused the same” instead of “**have**” caused.

**Response: Comment acknowledged. Plat updated accordingly.**

2. The reviewing surveyor is Gary M. Rayman, P.S.M; Senior Project Manager.LS2633.

**Response: Comment acknowledged. Plat updated accordingly.**

**Sheet 2**

3. Label all PC's and PTs as such.

**Response: Affected PC's and PT's have been labeled.**

4. Add radial bearings to the center of curves, where the curves are not tangential.

**Response: Radial Bearings have been added where required.**

**Engineering - Terrance Bailey**

1. Please note items on the enclosed recently approved plat ie name and PE number is the signature circles at the bottom as well as above the surveyors notes the statement in reference to the approval date and resolution number for the City.

**Response: Added P.E. number, approval block for resolution number when available.**

Riviera Beach LTL  
Response Letter  
March 25, 2022

2. The Plat provided does not reflect the right of way dedication to the DOT for the turn lane.  
**Response: Turn Lane and FDOT dedication added.**

**Utility District – John Armstrong**

1. The plat indicates the project is in Broward County.  
**Response: Only the acknowledgement and notary will be signing in Broward County.**
2. A revised site plan has not yet been received subsequent to comments. If the water meter is located outside of the ROW, the water meter shall be as close to the ROW as possible and a utility easement dedicated to the City of Riviera Beach Utility Special District shown on the plat.  
**Response: A utility easement has been added to cover the water main and meter and dedicated to the Utility District.**

We appreciate staff's time in reviewing our responses. Should you need any additional information, do not hesitate to contact us at 561-575-9557.

Sincerely,  
**2GHO, Inc.**



George G. Gentile, PLA, FASLA  
Senior Partner

February 28, 2022

Mary F. Savage Dunham, Senior Planner  
City of Riviera Beach  
Planning & Zoning Division  
600 West Blue Heron Blvd.  
Riviera Beach, Florida, FL 33404  
(Via E-Mail: [msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org))

**Re: Avenue S properties- Replat of Tracts A, C and D.  
First Plat Review  
Engenuity Group Project No. 14151.37**

Dear Ms. Savage Dunham:

This is the first review of this plat. This review is done for compliance with the City of Riviera Beach regulations and for compliance with Chapter 177, Florida Statutes. Following are our comments:

### **Plat Sheets**

#### **Sheet 1**

1. In the Description and Dedication there is only one owner, therefore it should be "has caused the same" instead of "**have**" caused.
2. The reviewing surveyor is Gary M. Rayman, P.S.M; Senior Project Manager.LS2633.

#### **Sheet 2**

3. Label all PC's and PTs as such.
4. Add radial bearings to the center of curves, where the curves are not tangential.

The City of Riviera Beach may require the abandonment of easements where necessary, to be recorded as a separate instrument.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Gary M. Rayman, P.S.M.  
Senior Project Manager



April 11, 2022

C. ANDRE RAYMAN, P.S.M.

KEITH B. JACKSON, P.E.

LISA A. TROPEPE, P.E.

ADAM SWANEY, P.E., LEED AP

JENNIFER MALIN, P.S.M.

Mary F. Savage Dunham, Senior Planner  
City of Riviera Beach  
Planning & Zoning Division  
600 West Blue Heron Blvd.  
Riviera Beach, Florida, FL 33404  
(Via E-Mail: [msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org))

**Re: Avenue S properties- Replat of Tracts A, C and D.  
Second Plat Review  
Engenuity Group Project No. 14151.37**

Dear Ms. Savage Dunham:

This is the second review of this plat. This review is done for compliance with the City of Riviera Beach regulations and for compliance with Chapter 177, Florida Statutes. Following are our comments:

All of comments have been adequately addressed. The plat is now in compliance with the regulations of the City of Riviera Beach, and with Chapter 177, Florida Statutes.

We can therefore recommend approval of the plat.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Gary M. Rayman, P.S.M.  
Senior Project Manager

**From:** [Bailey, Terrence](#)  
**To:** [Savage-Dunham, Mary](#); [Nury Figueroa](#); [Armstrong, John](#)  
**Subject:** RE: PA-22-0003 - revised plans and responses to comments uploaded into energov  
**Date:** Friday, April 1, 2022 1:53:21 PM

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Engineering has no further comments.

**Terrence N. Bailey, PE**

City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Sent:** Friday, April 1, 2022 11:46 AM  
**To:** Nury Figueroa <NFiguroa@engenuitygroup.com>; Bailey, Terrence <Tbailey@rivierabeach.org>; Armstrong, John <JArmstrong@rivierabeach.org>  
**Subject:** PA-22-0003 - revised plans and responses to comments uploaded into energov  
**Importance:** High

Folks –

Please see attached plat and written responses to comments for your re-review.

NOTE: this project is slated for April 28<sup>th</sup> PZB meeting. also for riviera beach staff, the project and the files are in energov so you should put your review comments in there too.

Respectfully,

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

**From:** [Armstrong, John](#)  
**To:** [Savage-Dunham, Mary](#)  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)  
**Date:** Saturday, March 19, 2022 6:10:40 AM

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Hello Ms. Savage Dunham,

I missed/overlooked this (It was not in Energov and I did not receive a hard copy).

The Utility District has the following comments:

- Please revise the water meter to be located as close as possible to the ROW and show an easement dedicated to the City of Riviera Beach Utility Special District that is at least 6 feet from all directions from the water meter and the water service that is not located in the ROW.
- Please revise to be clear on who will maintain the sanitary sewer system. The sanitary manhole should be located within the ROW. If the sanitary manhole and sewer main will not fit in the ROW, a minimum 12 foot utility easement dedicated to the City of Riviera Beach Utility Special District shall be provided.

Sincerely,

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

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**From:** Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Sent:** Wednesday, February 23, 2022 10:35 AM  
**To:** Armstrong, John <JArmstrong@rivierabeach.org>; Frank Stallworth <fstallworth42@gmail.com>; Jones, Edward <edjones@rivierabeach.org>; Steve Thomas <sthomas@rbpublicsafety.org>; Grimm, Michael <MGrimm@rivierabeach.org>  
**Cc:** Bailey, Terrence <TBailey@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Respectfully,

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

[msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

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**From:** Savage-Dunham, Mary

**Sent:** Wednesday, February 23, 2022 10:34 AM

**To:** Armstrong, John <[JArmstrong@rivierabeach.org](mailto:JArmstrong@rivierabeach.org)>; Frank Stallworth <[fstallworth42@gmail.com](mailto:fstallworth42@gmail.com)>; Jones, Edward <[edjones@rivierabeach.org](mailto:edjones@rivierabeach.org)>; Steve Thomas <[sthomas@rbpublicsafety.org](mailto:sthomas@rbpublicsafety.org)>; Grimm, Michael <[MGrimm@rivierabeach.org](mailto:MGrimm@rivierabeach.org)>

**Cc:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>; Leger, Josue <[JLeger@rivierabeach.org](mailto:JLeger@rivierabeach.org)>

**Subject:** SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Good afternoon,

Attached in this email and the subsequent email please find revised plans and responses to comments. **PLEASE PROVIDE YOUR COMMENTS OR YOUR SIGNOFF BY MARCH 9<sup>TH</sup>, 2022.**

Respectfully,

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

**For Staff Use Only**

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

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)  
 Complete appropriate sections of Application and sign.*

<b>APPLICANT</b>	Name of Property Owner(s): <b>SFG ISF Riviera MLK, LLC</b>
	Mailing Address: <b>10165 MW 19 Street, Miami, FL 33172</b>
	Property Address: <b>TBD</b>
	Name of Applicant (if other than owner):
	Home: ( 904 ) 228-6252                      Work: (    )                      Fax: (    )
	E-mail Address: <b>ceaston@theeastongroup.com DWilf@TheEastonGroup.com</b>

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation: <b>Industrial</b> Current Zoning Classification: <small>IG, General Industrial</small>
	Square footage of site: <b>390,685.07 sf</b> Property Control Number (PCN): <b>See attached</b>
	Type and gross area of any existing non residential uses on site: <b>N/A</b>
	Gross area of any proposed structure: <b>34,500 sf office/warehouse (3,000 sf Office/31,500 sf warehouse)</b>
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	If yes, please describe: <b>N/A</b>
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ <input checked="" type="checkbox"/> ] Yes    [ <input type="checkbox"/> ] No
	If yes, indicate date, nature and applicant's name: <b>Calcean Office/Warehouse</b>
	Briefly describe use of adjoining property: North: <b>FLU - Industrial (Utilities)</b>
	South: <b>FLU - Industrial (Railway)</b>
East: <b>FLU - Industrial (Railway)</b>	
West: <b>FLU - MF20/Industrial (Multifamily and Warehouse Distribution)</b>	

<b>REZONE</b>	Requested Zoning Classification: <b>N/A</b>
	Is the requested zoning classification contiguous with existing? <b>N/A</b>
	Is a Special Exception necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No
	Is a Variance necessary for your intended use? [ <input type="checkbox"/> ] Yes    [ <input checked="" type="checkbox"/> ] No


<b>FUTURE LAND USE</b>	Existing Use: <b>Vacant</b>	Proposed Use: <b>LTL Facility</b>
	Land Use Designation: <b>Industrial</b>	Requested Land Use: <b>N/A</b>
	Adjacent Land Uses: North: <b>Industrial</b>	South: <b>Industrial</b>
	East: <b>Industrial</b>	West: <b>Industrial</b>
	Size of Property Requesting Land Use Change: <b>N/A</b>	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception: <b>Warehouse in IG Zoning District</b>
	Provide specific LDR ordinance section number and page number: <b>Sec. 31-82(b)</b>
	How does intended use meet the standards in the Land Development Code? See Justification
	Demonstrate that proposed location and site is appropriate for requested use: See Justification
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See Justification Statement
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: See Justification Statement
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

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

<b>SITE PLAN</b>	Describe proposed development: <b>See Justification Statement</b>
	Demonstrate that proposed use is appropriate to site: <b>See Justification Statement</b>
	Demonstrate how drainage and paving requirement will be met: <b>See Justification Statement</b>
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: <b>See Justification Statement</b>
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <b>See Justification Statement</b>
	Demonstrate how utilities and other service requirements of the use can be met: <b>See Justification Statement</b>
	Demonstrate how the impact of traffic generated will be handled: On-site: <b>See Justification Statement</b> Off-site: <b>See Justification Statement</b>

<b>OTHER</b>	<b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b>
	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
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	_____ 2-18-22 Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: See attached Consent Form

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:

56-43-42-32-43-004-0000

56-43-42-32-43-003-0000

56-43-42-32-43-001-0000

the street address of which is: \_\_\_\_\_

and that we hereby appoint:

Name: George G. Gentile/2GHO, Inc.

Address: 1907 Commerce Lane, Suite 101 Jupiter, FL 33458

Telephone: 561-575-9557

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



February 7, 2022

Mary Savage-Dunham  
City of Riviera Beach - Department of Development Services  
600 W. Blue Heron Blvd  
Riviera Beach, FL 33404

**RE: Riviera Beach LTL**

To Whom It May Concern:

This letter is to serve as permission for 2GHO, Inc, to act as the agent and the Applicant, respectively to prepare, sign, and submit all documentation and attend all meetings pertaining to the properties as above described, as it relates to all governmental applications to be filed within the City of Riviera Beach.

Sincerely,




Signature  
**Neal Moskowitz**  
**Vice President**

Print Name & Title

STATE OF Georgia  
COUNTY OF Cobb

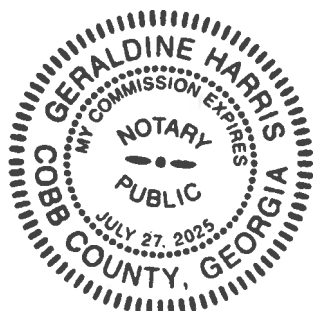
I hereby certify on the 7 day of February, 2022, Neal Moskowitz personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.



Notary

Commission Expires:



Prepared By and Return To:

Robert J. Plotkowski, Esq.  
Advisors LLP  
11991 San Vicente Blvd., Suite 265  
Los Angeles, CA 90049

Parcel Identification Nos.: 56-43-42-32-43-001-0000  
56-43-42-32-43-003-0000  
56-43-42-32-43-004-0000

### SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, MLK RIVIERA, LLC, a Florida limited liability company, having a mailing address of 9922 Jefferson Boulevard, Culver City, California 90232 ("**Grantor**"), grants and conveys to SFG ISF RIVIERA MLK, LLC, a Delaware limited liability company, having a mailing address of 10165 NW 19 Street, Miami, FL 33172 ("**Grantee**"), its successors and assigns, with covenant of SPECIAL WARRANTY, IN FEE SIMPLE, the real property located in Palm Beach County, Florida and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), together with all improvements thereon and appurtenances thereto.

Grantor covenants specially that the Property conveyed hereby is free from all liens and encumbrances arising from the actions of Grantor and any persons claiming by, through or under Grantor. Grantor will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none others.

**PROVIDED, HOWEVER,** that notwithstanding that this deed is made with covenants of special warranty, there is excepted from such covenants and warranties, and the Property and this conveyance is made subject to: [i] any easements, restrictions, covenants and stipulations of record affecting the Property (including, without limitation, those items described on **Exhibit B** attached hereto and made a part hereof), [ii] applicable planning and zoning rules and regulations, [iii] real estate taxes and assessments, if any, assessed but not yet due and payable, which have been adjusted between Grantor and Grantee, and all real estate taxes and assessments due and payable thereafter, which real estate taxes and assessments Grantee hereby assumes and agrees to pay, and [iv] those matters that would be disclosed by an inspection and accurate survey of the Property.

The foregoing conveyance is made subject to the following restrictions (the "**Restrictions**"), and Grantee, by its acceptance of this Deed, agrees that at no time hereafter shall Grantee or any subsequent owner, tenant or occupant of the Property use the Property or any portion thereof (or permit the Property or any portion thereof to be used) (a) for residential purposes, whether single family, multi-family or otherwise, (b) as a used auto parts business (whether full or self-service), (c) for the purpose of purchasing or selling used cars for recycling or for an auto body purchasing and sales business, or (d) as a secondary metals recycling facility (which for such purposes shall be deemed to include, without limitation, the buying, selling or processing of ferrous or non-ferrous scrap metals). The foregoing Restrictions shall be a covenant running with the land, shall be binding upon Grantee and all successor owners and occupants of

the Property and shall inure to the benefit of, and be enforceable by action at law or in equity, by Grantor and its successors and assigns. In the event of a legal proceeding to enforce the provisions of the Restrictions, the prevailing party shall be entitled to recover all reasonable legal fees and costs incurred by it in such proceeding.

The Restrictions hereunder shall be covenants running with the Property that shall be binding upon any and all successors or assigns in interest of Grantee and any other persons or entities who acquire any right or interest in the Property, and run to the benefit of Grantor and Grantor's Affiliated Entities and shall continue without limitation.

Grantee and any other persons or entities who acquire any right or interest in the Property, expressly acknowledge and agree that each such party is taking the Property (or any part or interest thereof) subject to the Restrictions set forth above.

This Deed may be executed in counterparts, each of which, when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same documents.

*(remainder of page intentionally left blank)*

Certified copy

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the date of the acknowledgement below.

Signed, sealed and delivered in the presence of:

GRANTOR:  
MLK RIVIERA, LLC,  
a Florida limited liability company

Witnesses:

[Signature]  
Printed Name: MANAL BOULOS

By: [Signature]  
Printed Name: James E. Ho  
Title: Manager

[Signature]  
Printed Name: J. Theodore Israel Benito

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of LOS ANGELES

On Dec. 15, 2021 before me, J. THEODORE ISRAEL BENITO, Notary Public,  
(insert name and title of the officer)

personally appeared JAMES E. HO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



**EXHIBIT A TO DEED**

Legal Description

Tracts A, C and D of Avenue S Properties Plat, according to the plat thereof, as recorded in Plat Book 105, Pages 193 through 195 of the Public Records of Palm Beach County, Florida.

This is not a certified copy

**EXHIBIT B TO DEED**

Specific Title Exceptions

1. Ad valorem taxes for the year 2022 and subsequent years.
2. Easements, restrictions, covenants and conditions as set forth on AVENUE S PROPERTIES PLAT, filed in Plat Book 105, Pages 193 through 195.
3. Terms, conditions, and restrictions as set forth in that certain Special Warranty Deed recorded September 18, 2019, in Official Records Book 30896, Page 329.

This is not a certified copy



## **RIVIERA BEACH LESS-THAN-TRUCKLOAD (LTL)**

Justification Statement  
Site Plan Review / Special Exception  
City of Riviera Beach  
December 16, 2021  
Revised April 16, 2022

### ***INTRODUCTION/REQUEST***

On behalf of the Developer, Easton Group Companies, Inc. 2GHO, Inc. respectfully requests review and approval of the site plan and special exception application(s) to develop a vacant piece of property with an approximately 34,500 sf office/warehouse building containing a mechanism for truck loading and staging.

The subject property is located on Dr. Martin Luther King Jr. Blvd, immediately west of the railroad tracks. Further, the subject site has an existing future land use designation of Industrial, and a zoning designation of IG; General Industrial.

### ***PROPERTY OVERVIEW***

According to the Palm Beach Property Appraiser, and other historical aerials; the site has remained void of any development.

After diligent review of current market trends, the Applicant has purchased the property, and propose a much needed industrial development that will be vital to the City of Riviera Beach's import/export operations.

### ***ABOUT THE DEVELOPERS – THE EASTON GROUP***

Built on decades of experience, The Easton Group has evolved into a vertically-integrated real estate platform including brokerage, property management, property investment, and property development capabilities. Today, Easton owns and operates approximately 7,000,000 SF of existing industrial product with an additional +1,000,000 SF of product under development. Easton has a long history of market leadership in South Florida and continues to evolve alongside the dynamic real estate market. Some of their noteworthy projects in the state of Florida include:

- **International Corporate Park (ICP):** Located directly west of the Miami International Airport, ICP is recognized as one of the premier industrial parks in Miami-Dade County. This development was constructed in 2001 on 300 acres of land and created 4,000,000 sf of industrial, office, and retail space.

- **Hialeah Gardens Industrial Center:** This development contains a state of the art warehouse totaling approximately 266,000 sf located in Hialeah Gardens.
- **Seneca Commerce Center:** Consists of a 48 acre industrial park in Broward County, including four industrial buildings totaling approximately 700, 000 sf.
- **Tampa Fulfillment Center:** A 2020-vintage, 178,000 sf warehouse located proximate to the Port of Tampa.

### ***PROPOSED SITE PROGRAMMING***

The proposed development consists of a single structure situated on the 8.97 acre parcel. The site will provide one single ingress/egress point from MLK Blvd, and contain one way vehicular circulation through the site. The proposed building will have exterior loading docks on both the east and west sides of the warehouse, in addition to a small 3,100 sf office portion that will be utilized as support for the proposed operation.

10x20 parking stalls are placed adjacent to the office entry, and in the south portion of the site adjacent to the drainage area. Additionally 49 trailer staging spaces are provided to aid in the loading/unloading process. There will be a chain-link fence proposed around the property, in addition to a 8' Masonry wall that will aid in buffering the neighboring residential development to the east from adverse visual impacts.

The proposed development meets ALL requirements set in the IG Zoning District, related to property size, building coverage, and minimum setbacks.

### ***SITE FUNCTION:***

It is the intent of the Owner to provide a LTL facility that will act as a logistical transfer hub to help efficiently transport goods to the end user. Essentially, goods are loaded on to container trucks when they arrive at the nearby Port of Palm Beach. From there, the goods will then be transported (a short distance) from the port to the proposed facility, where they will be transferred to a distributor truck that will deliver the goods to its final destination. This mechanism works in synergy with the Port and Rail operations that are so important to Riviera Beach, and can help in the current supply shortages plaguing the area.

### ***ABOUT LESS THAN TRUCKLOAD FREIGHT***

LTL freight is best described as the transportation of products or goods that doesn't require a full truckload due to the smaller nature of the parcel. Therefore, there are typically many separate shipments being transported on one truck that essentially make a full load. Benefits of LTL freight include:

- **Cost** – With LTL freight, the truckload is made up of several smaller shipments that together make a full truck load. This creates a more efficient method of



transporting goods since companies are only paying for the space they occupy on the truck versus paying for a full truck load (that may only be partially filled).

- **Flexible Options** - Using a parcel carrier means you can only send 150 pounds at a time, which would mean you'd have to break down the shipment into separate boxes if possible. Instead, you can palletize your packages and shrink wrap everything into a single load, giving you flexibility with LTL freight.
- **Environmental Friendliness** - The LTL shipping process results in fewer trucks carrying full loads, rather than more trucks carrying less than their capacity, which directly reduces emission output into the environment.
- **Works for Small Businesses** – Small companies can benefit from LTL shipping because they tend to ship fewer goods and spend less money on freight than large businesses. As such, this affords small business to take advantage of a solution by only paying for space they utilize.

**COMPATABILITY WITH SURROUNDING PROPERTIES:**

The site of the proposed development is situated immediately adjacent to the Florida East Coast (FEC) railroad tracks, and is mostly surrounded by industrial development. The chart below indicates the surrounding properties, in addition to the assigned zoning and future land use designations.

<b>Property</b>	<b>Existing Zoning</b>	<b>Future Land Use</b>
<b>Subject Property</b> <i>Vacant</i>	IG – General Industrial	Industrial
<b>North</b> <i>MLK Blvd/Florida East Coast Railway</i>	IG – General Industrial	Industrial
<b>South</b> <i>Vacant/Utility Transmission Lines</i>	PO – Public Ownership	Utility/Transportation
<b>East</b> <i>Industrial / South Eastern Freight</i>	IG – General Industrial	Industrial
<b>West</b> <i>Industrial / Multifamily</i>	IG – General Industrial RM – 20 Multi Family Residential	Industrial/MF -20

### ***CONSISTENCY WITH RIVIERA BEACH'S COMPREHENSIVE PLAN***

As previously mentioned, the property is assigned a land use designation of Industrial. The City's current Comprehensive Plan states that this designation includes limited industrial, and general industrial properties, and specifies a maximum impervious area not to exceed 85%. The proposed development is consistent with this requirement as well as the maximum FAR requirement of 1.15

### ***COMPATIBILITY WITH RIVIERA BEACH'S ZONING CODE***

Article III of the City's Zoning Code requires that all sites greater than one acre follow the site plan review process in order to determine conformity with the City's Comprehensive Plan, provides a viable addition to the community, and proper means of ingress and egress are provided; all of which the proposed development accomplishes.

Section 31-181 of the City's zoning code describes the purpose of the IG zoning district as a classification that is intended to promote development of industrial and manufacturing uses which would increase the tax base of the City and provide for increased employment opportunity for the area residents. The proposed development meets this purpose as it will directly and indirectly strengthen the City's economy.

As it relates to the proposed use of Office/Warehouse, Section 31-82 of the City's code permits business offices that are primary to the industrial use. Warehouse use, however, is classified as a Special Exception in the IG zoning district. Justification has been provided for the special exception criteria elsewhere in this narrative.

### ***DRAINAGE***

The proposed detention ponds will be designed to retain the first half-inch of runoff. The site will discharge at the 25-year/3 day storm event through a bubble up structure and sheet flow onto the FDOT structure on MLK Boulevard, matching the existing drainage conditions.

### ***TRAFFIC AND PARKING***

Based on the submitted traffic statement prepared by Pinder Troutman Consultants, the proposed development will create a decrease in trip generation, therefore creating an insignificant impact on the surrounding roadway network, and conformity with Palm Beach County's Traffic Performance Standards. The included traffic statement has been submitted to Palm Beach County Traffic Division for their review, and an approval letter from PBC will be forwarded to the department for their review.

As it relates to parking, the development will provide 42 spaces which is required for the accessory office (1 per 300 sf) and warehouse use (1 per 1000 sf). The site will also provide 1 loading space, and two handicap accessible spaces.

### **LANDSCAPING**

The proposed landscape plan for this development consists of primarily native landscape design with additional non-native species for color. The required landscape buffers are provided for on the site, and consideration is given to the west side of the property adjacent to the residential with the provision of layered vegetation with varying heights along an 8' wall. The proposed design exceeds the code requirement of 20% landscape area, by providing 22%.

### **SPECIAL EXCEPTION REQUEST FOR WAREHOUSE USE**

As mentioned, the proposed warehouse use is considered a Special Exception within the IG district. The design of the development lends itself towards being compatible with the surrounding area and does not adversely impact the public's interest.

First, the Owner will address the criteria listed in the Special Exception portion of the Uniform Land Use Application.

- Describe the intended use requiring a Special Exception:  
**Response: The Special Exception Request is for the proposed 31,500 sf warehouse use.**
- Provide specific LDR ordinance section number and page number:  
**Response: The specific Ordinance that classifies the proposed use as a Special Exception can be found in Section 31-82 of the code**
- Demonstrate that proposed location and site is appropriate for requested use:  
**Response: The subject site is vacant, and surrounded by existing industrial uses. Further, Dr. Martin Luther King Jr. Boulevard, which is the site's adjacent ROW is a major arterial roadway that leads directly into the Port of Palm Beach, which makes an efficient use of the vacant land for the proposed site operations.**
- Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:  
**Response: Directly west of the site is a multi-family development formerly known as Stonybrook Apartments. While this use is in Industrial land use and Zoning designations, extreme care was taken to the design and function of the site to not create adverse impact for the neighboring residential. The building is situated in the center of the property so that there is approximately 130' to the neighboring residential. Within that 130', there is an 8' masonry wall, in addition to lush landscaping that will aid in creating visual impacts into the site.**

**It is important to note that the adjacent residential is bound by a pre-cast concrete facility to the south, as well as a fabrication and contractor's storage yard to the west.**

- Demonstrate any landscaping techniques to visually screen use from adjacent uses:  
**Response: As previously mentioned, the landscape design adjacent to the residential use, calls for layered vegetation with a variation in heights with an 8' wall in an effort to achieve a visual buffer.**
- Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:  
**Response: The subject site is located in an industrial area adjacent to railroad tracks and other industrial facilities. The proposed use will not increase the prevalence of any hazards or create additional nuisances to the public. To the contrary, the use provides an efficient method of the logistical transfer of goods and products to support the local economy.**
- Demonstrate how utilities and other service requirements of the use can be met:  
**Response: Per the submitted drainage statement prepared for this project, adequate utilities and drainage areas have been provided with this development.**
- Demonstrate how the impact of traffic generated will be handled:  
**Response: The site has one ingress/egress point from Dr. Martin Luther King Jr. Blvd, meaning that the flow of traffic will be controlled from one entry and exit. Cars and trucks that enter the site will have available parking adjacent to the office, and will have one way vehicular circulation throughout the site. It is important to note that the traffic statement prepared by Pinder Troutman Consultants reflects a decrease in trips for the proposed development.**

Next, the Owner will demonstrate that the site plan provides the code specified elements that the planning and zoning board shall consider in reviewing the subject special exception request.

- 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.  
**Response: The site plan provides access from Martin Luther King Jr. Blvd, and does contain a pedestrian crossing from the existing sidewalk on MLK Blvd to the proposed office. The entry to the site has a turning radius of 35' making it adequate for the large trucks, and will meet fire rescue standards.**

**Internal to the site, there will be markings to control one way traffic circulation ensuring safe vehicular circulation.**

- 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.

**Response: Off-street parking are provided in the north and south ends of the site. Additionally there are 49 trailer staging spaces on the site, as well as a 12'x30' loading area on the north east side of the building.**

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

**Response: The proposed development will provide for a dumpster enclosure area in the southern portion of the site which will allow adequate circulation for trash pickup services to service the area. The enclosure will be a stucco CBS wall, and will match the color of the building. The front elevation will feature opaque steel gates, and will contain a hedge around the perimeter wall.**

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

**Response: The proposed structure will have all of the necessary utilities needed for the development. No adverse impact will be created with the propped locations.**

- 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.

**Response: This is accounted for within the proposed landscape design. Consideration is given to the adjacent uses with proposed plantings in order to create a harmonious transition from the site.**

- 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.

**Response: The development will have one free standing monument sign, which will be compatible with code requirements related to height, and sign area. The sign content will be uplit by a 100w metal halide ground fixture, which will be screened preventing any undesired glare.**

- 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.

**Response: The development will provide 86,874.34 sf of open space, which is approximately 22% of the site area.**

Riviera Beach LTL  
Site Plan/Special Exception  
Project Narrative  
December 15, 2021  
Rev: April 16, 2022

### ***CONCLUSION***

In closing, the Applicant proposes an office warehouse use for the development of a less-than-truckload facility on an approximately 8.97 acre vacant parcel. With their proven track record, the developer will furnish a project that is consistent with the surrounding industrial uses, and will be a catalyst in helping goods and products get to their final destination. Extreme care with the design of the site to ensure no adverse impacts are created with the use. With that, and on behalf of the Applicant, 2GHO, Inc. respectfully request approval of the submitted special exception and site plan applications.



**STAFF REPORT  
APPLICATION NUMBER SP 21-18 & SE-21-02**

**A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving Site Plan application (SP-21-18) and Special Exception application (SE-21-02) from Easton Group Companies, Inc., to develop a 34,500 square foot office/warehouse facility, with associated parking and landscaping, and dedicate land for future expansion of the Right of Way, on a vacant 8.97 acre parcel, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks, formerly identified by parcel control numbers 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000, having a future land use designation of Industrial (IND) and a zoning designation of General Industrial (IG), providing for conditions of approval, and providing for an effective date.**

**A. Applicant:** Easton Group Companies, Inc.

**B. Request:** The application is to permit the construction of a 34,500 square foot office/warehouse facility, with associated parking and landscaping, and dedicate land for future expansion of the Right of Way.

**C. Location:** The subject property is vacant land, with a combined area of 8.97 acres, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks. (See also Location Map at end of document.)

**D. Property Description and Uses:**

Parcel Control Numbers: 56434232430010000, 56434232430030000 & 56434232430040000

Parcel Size: 390,685 S.F.

Existing Use: Vacant

Zoning: General Industrial (IG)

Future Land Use: Industrial (IND)

**E. Adjacent Property Description and Uses:**

North: Road Right of Way; Industrial/Utility Land

South: Industrial/RR ROW

East: Industrial/RR ROW

West: Multi-Family housing and Industrial uses

**F. Background:**

The Applicant (Easton Group Companies, Inc.) submitted Site Plan and Special Exception Applications (SP-21-18 and SE-21-02) for the development of a 34,500 square foot office/warehouse facility, with associated parking and landscaping, and dedicate land for future expansion of the Right of Way on Dr. Martin Luther King Boulevard immediately to the west of the railroad right of way. The proposal is for 3,000 square feet of office space



and 31,500 square feet of warehouse. The project also includes dedication of .03 acres of land for future right of way expansion. This land is vacant currently and, in the past, there have been other industrial uses considering this location. The proposed use is a warehouse facility with an accessory office.

#### **G. Staff Analysis:**

**Proposed Use:** The proposed use is use permitted by special exception in the General Industrial District Section 31-382 (b) (2).

**Zoning Regulations:** The IG general industrial district is intended to promote development of industrial and manufacturing uses which would increase the tax base of the city and provide increased employment opportunities for the area residents.

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

**Compatibility:** The proposed development of this property is appropriate for an industrial area adjacent to a railroad spur line. There is an existing multi-family development immediately to the west of the property. The applicant has designed the site in consideration of the residential neighbours by increasing the existing wall height from 6' to 8' and providing dense landscape buffer not only between the project and the residences, but, on the west (residence side) of the 8' wall so that the residences have the full benefit and enjoyment of the enhanced landscape buffer. The Applicant team also rented a room for a neighbourhood meeting to gather feedback from the abutters but no abutters attended. (A copy of the notice and summary of the meeting is in the backup material attached herewith.)

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

**Landscaping:** This site has extensive landscaping proposed throughout the periphery and an enhanced buffer along Dr. Martin Luther King Boulevard, which is in the principal arterial overlay district, and on the western property line for the screening of the adjacent residential use.

**Parking/Traffic:** Parking for cars and truck is provided on-site with 42 parking spaces, 2 handicap spaces and one loading space, in addition to parking for 49 trailers. The TPS letter as well as the parking analysis is included in the backup and the project is expected to have an insignificant impact on the surrounding roadway network. The applicant is dedicating .03 acres of right of way for a future widening of the road, and the project has been designed with that in mind.

**Staff Review:** This project has been reviewed by staff from Fire, UD, PW/Engineering, Planning and Zoning, and Building Departments. Staff comments requiring responses have





been addressed by the Applicant and the project is ready for consideration and action by the Planning and Zoning Board and City Council.

#### **H. Recommendation:**

Staff recommends approval of the Site Plan application (SP-21-18) and Special Exception application (SE-21-02) from Easton Group Companies, Inc., to develop a 34,500 square foot office/warehouse facility, with associated parking and landscaping, and to dedicate land for future expansion of the Right of Way, on a vacant 8.97 acre parcel, located on Dr. Martin Luther King Jr. Boulevard immediately west of the railroad tracks, formerly identified by parcel control numbers 56434232430010000, 56434232430030000 and 56434232430040000, having a future land use designation of Industrial (IND) and a zoning designation of General Industrial (IG), providing for an effective date, and subject to the following conditions:

1. Construction must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
2. The City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
3. This development must receive final Certificate of Occupancy from the City for all buildings and/or units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan approval and re-initiate the site plan approval process.
4. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy is issued for this site.
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 Sec. 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. The concurrently processed resolution (PA-22-0003) must be approved and recorded prior to this site plan approval becoming effective.

**Legal Description:** TRACTS A, C, AND D OF AVENUE S PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 193 THROUGH 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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



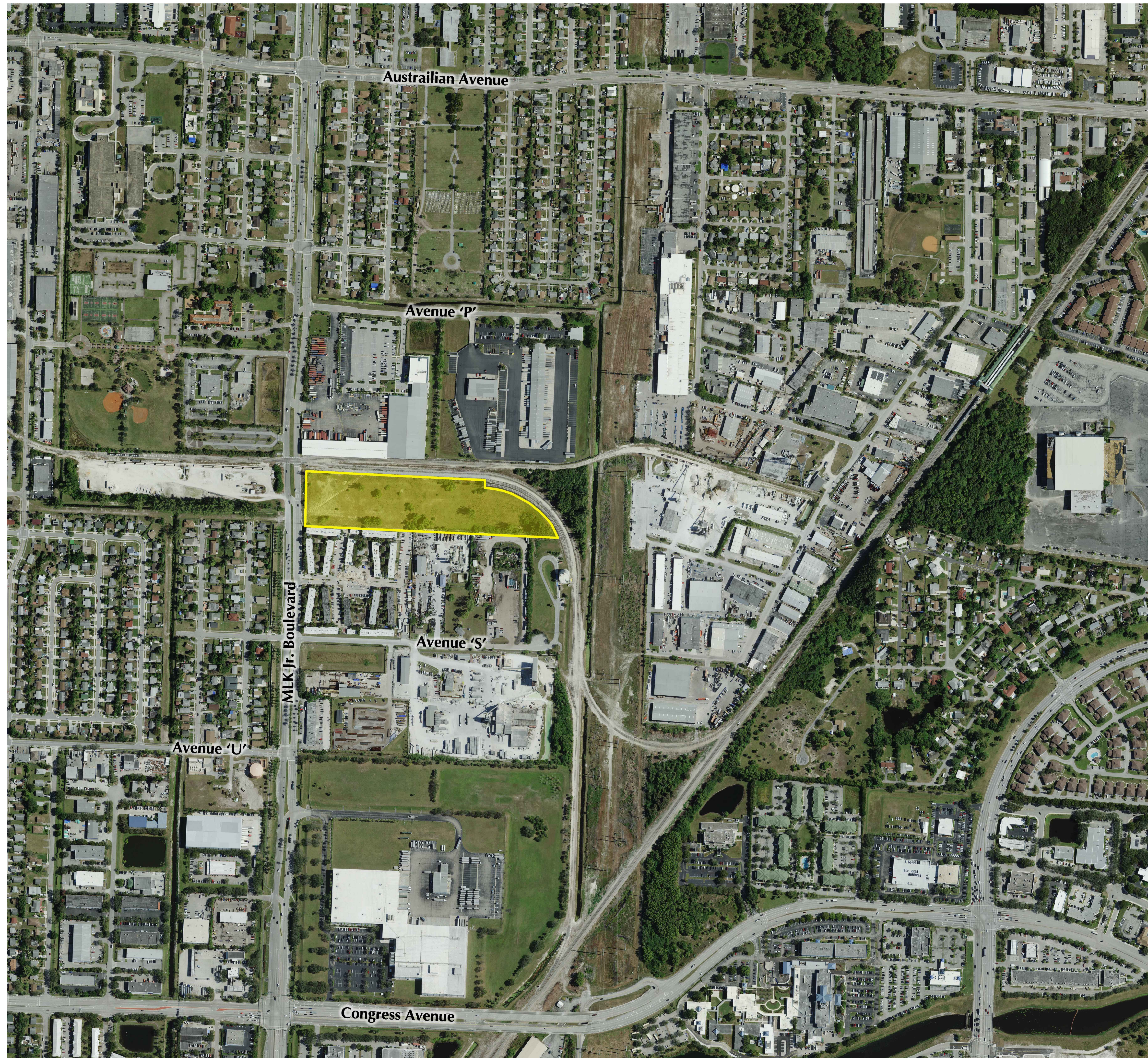
## Location Map



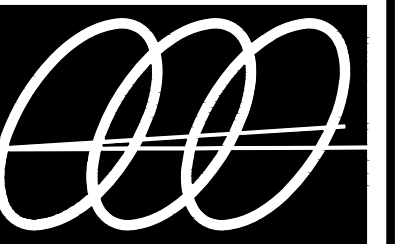
"The Best Waterfront City in Which to Live, Work And Play."



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XREFS



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**2GHO** INC.

Landscape Architects  
Planners  
Environmental  
Consultants

1927 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.2GHO.com

Contextual Aerial  
**Riviera Beach LTL**  
City of Riviera Beach, Florida

Designed: \_\_\_\_\_ PSS  
Drawn: \_\_\_\_\_ PSS  
Approved: GGG/EOM/MTJ  
Date: 3-3-22  
Job no: 21-0807  
Revisions: \_\_\_\_\_

Seal

LA 0000530

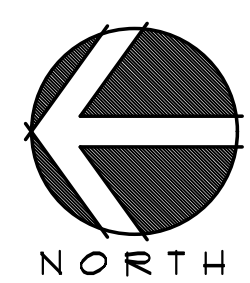
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Scale: As Shown

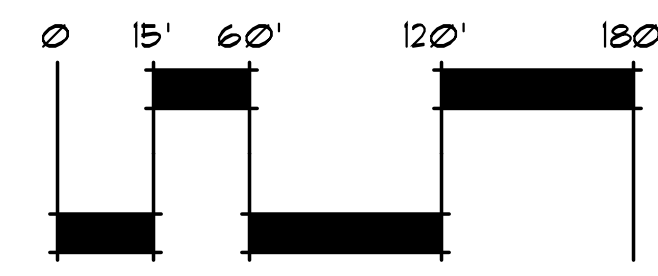
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**Aerial**

21-0807



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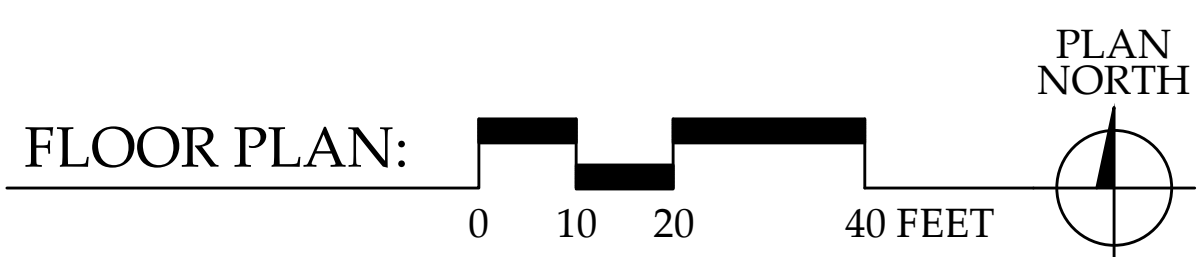
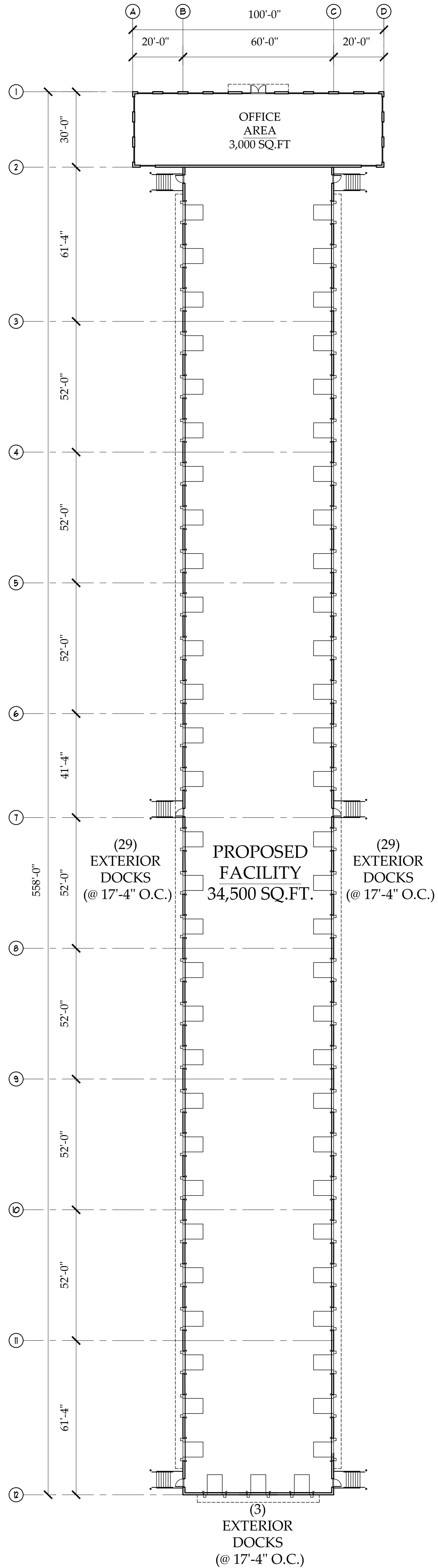


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**2GHO INC.**  
 Landscape Architects  
 Planners  
 Environmental  
 Consultants  
 19201 Commerce Lane  
 Suite 101  
 Jupiter, Florida 33458  
 561-575-9557  
 561-575-5260 FAX  
 www.2GHO.com

Graphic Site Plan  
**Riviera Beach LTL**  
 City of Riviera Beach, Florida

Designed: \_\_\_\_\_ DSS  
 Drawn: \_\_\_\_\_ DSS  
 Approved: \_\_\_\_\_ GGG/EOM/MIH  
 Date: \_\_\_\_\_ 2-28-22  
 Job no: \_\_\_\_\_ 21-0801  
 Revisions: \_\_\_\_\_

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**Graphic Site Plan**  
 Scale: 1"=60'  
 Sheet No.  
**GSP-1**  
 21-0801



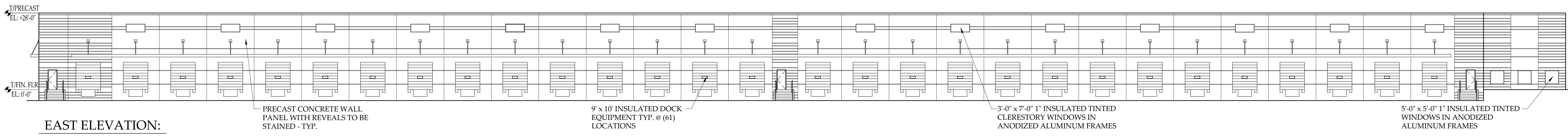
# PROPOSED FACILITY

1463-1481 MARTIN LUTHER KING JR. BOULEVARD, RIVIERA BEACH, FLORIDA

FEBRUARY 17, 2022 #21318

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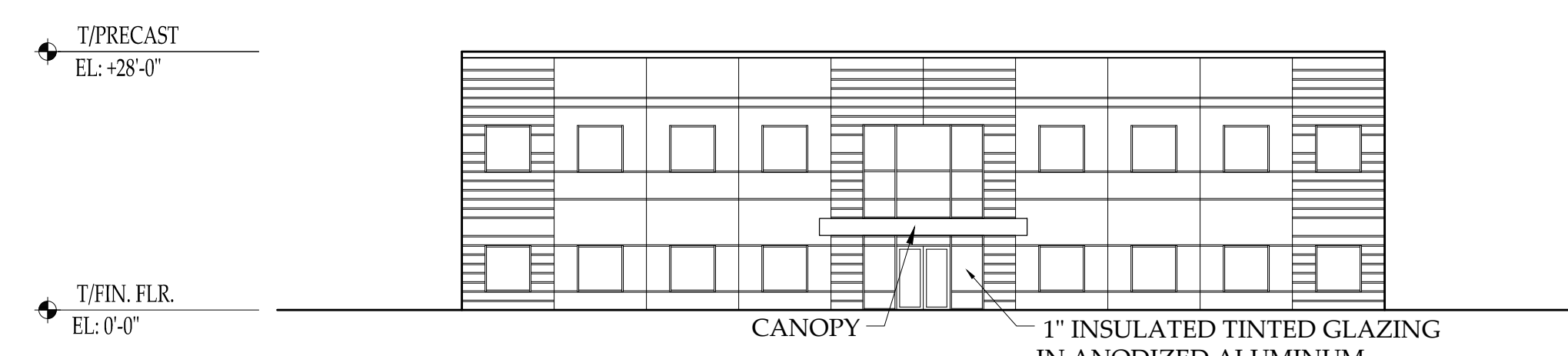
**EAST ELEVATION:**

PRECAST CONCRETE WALL PANEL WITH REVEALS TO BE STAINED - TYP.

9' x 10' INSULATED DOCK EQUIPMENT TYP. @ (61) LOCATIONS

3'-0" x 7'-0" 1" INSULATED TINTED CLERESTORY WINDOWS IN ANODIZED ALUMINUM FRAMES

5'-0" x 5'-0" 1" INSULATED TINTED WINDOWS IN ANODIZED ALUMINUM FRAMES

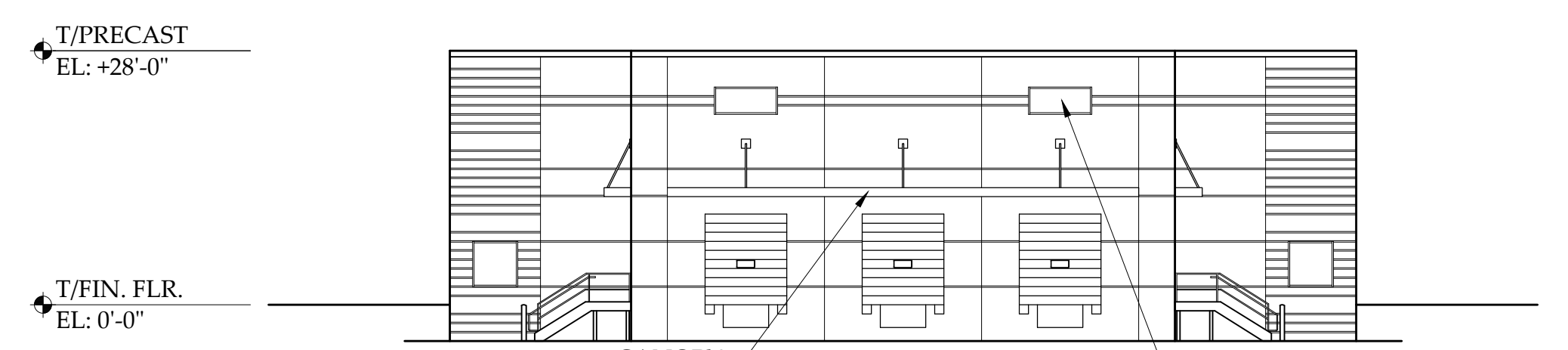


**NORTH ELEVATION:**

TOTAL GLAZING AREA OF OVERALL WALL AREA= 22.9%

CANOPY

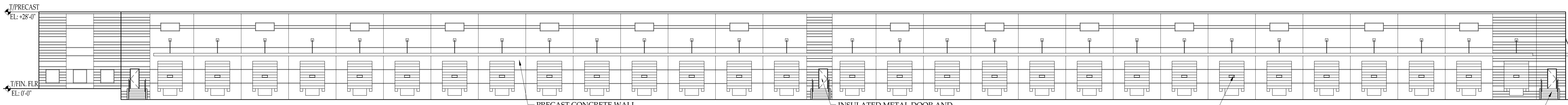
1" INSULATED TINTED GLAZING IN ANODIZED ALUMINUM FRAMES W/ THERMAL BREAK



**SOUTH ELEVATION:**

CANOPY

3'-0" x 7'-0" 1" INSULATED TINTED CLERESTORY WINDOWS IN ANODIZED ALUMINUM FRAMES



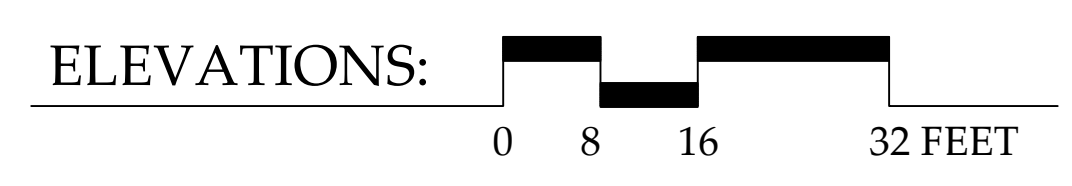
**WEST ELEVATION:**

PRECAST CONCRETE WALL PANEL WITH REVEALS TO BE STAINED - TYP.

INSULATED METAL DOOR AND FRAME, PAINTED - TYP.

9' x 10' INSULATED DOCK EQUIPMENT TYP. @ (61) LOCATIONS

GALVANIZED METAL STAIR - TYP.



	DARK FIELD COLOR: SHERWIN WILLIAMS NIGHT OWL SW7061
	LIGHT FIELD COLOR: SHERWIN WILLIAMS UNUSUAL GRAY SW7059
	WHITE FIELD COLOR: SHERWIN WILLIAMS RESERVED WHITE SW7056
	ACCENT/CANOPY: SHERWIN WILLIAMS WATERLOO SW9141

# PROPOSED FACILITY

1463-1481 MARTIN LUTHER KING JR. BOULEVARD, RIVIERA BEACH, FLORIDA

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FEBRUARY 17, 2022 #21318





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PRECAST CONCRETE WALL PANEL WITH REVEALS TO BE STAINED - TYP.

9' x 10' INSULATED DOCK EQUIPMENT TYP. @ (61) LOCATIONS

3'-0" x 7'-0" 1" INSULATED TINTED CLERESTORY WINDOWS IN ANODIZED ALUMINUM FRAMES

5'-0" x 5'-0" 1" INSULATED TINTED WINDOWS IN ANODIZED ALUMINUM FRAMES



**NORTH ELEVATION:**

TOTAL GLAZING AREA OF OVERALL WALL AREA= 22.9%

CANOPY

1" INSULATED TINTED GLAZING IN ANODIZED ALUMINUM FRAMES W/ THERMAL BREAK



**SOUTH ELEVATION:**

3'-0" x 7'-0" 1" INSULATED TINTED CLERESTORY WINDOWS IN ANODIZED ALUMINUM FRAMES



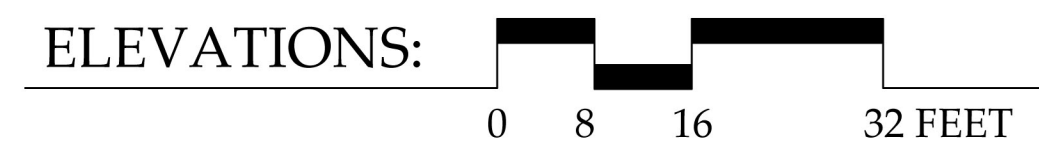
**WEST ELEVATION:**

PRECAST CONCRETE WALL PANEL WITH REVEALS TO BE STAINED - TYP.

INSULATED METAL DOOR AND FRAME, PAINTED - TYP.

9' x 10' INSULATED DOCK EQUIPMENT TYP. @ (61) LOCATIONS

GALVANIZED METAL STAIR - TYP.



	DARK FIELD COLOR: SHERWIN WILLIAMS NIGHT OWL SW7061
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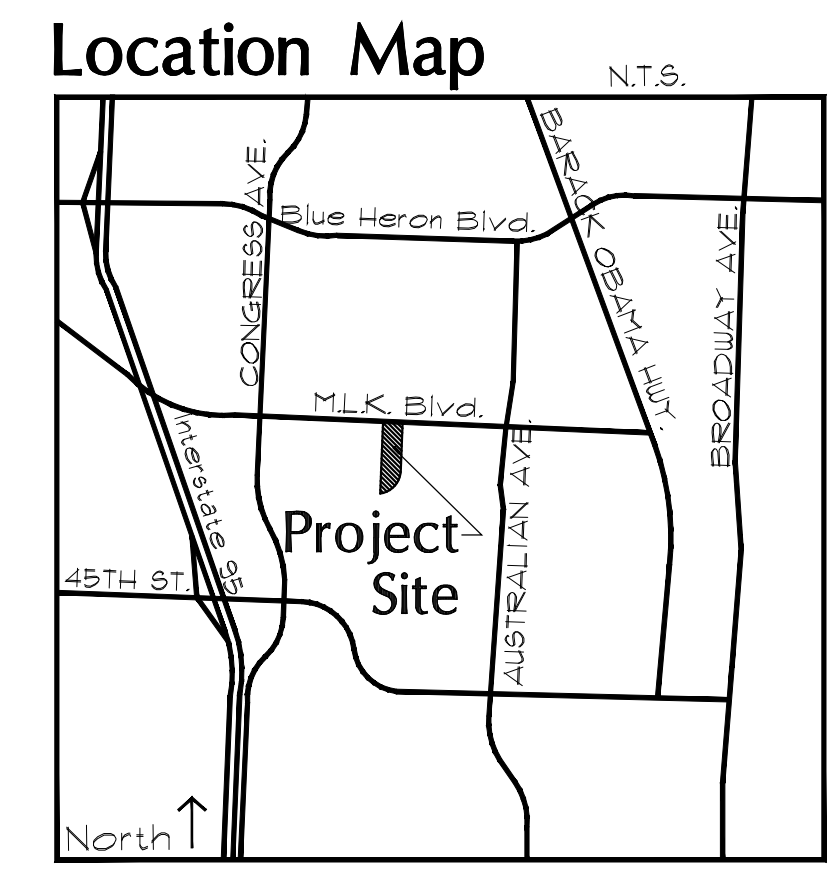
# PROPOSED FACILITY

1463-1481 MARTIN LUTHER KING JR. BOULEVARD, RIVIERA BEACH, FLORIDA

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FEBRUARY 17, 2022 #21318





## Site Data

APPLICATION NUMBER SP-21-18/SE-21-02  
 NAME OF PROJECT RIVIERA BEACH LTL  
 FUTURE LAND USE DESIGNATION INDUSTRIAL  
 ZONING DISTRICT IG, GENERAL INDUSTRIAL  
 PROPOSED USE(S): OFFICE/WAREHOUSE

SECTION, TOWNSHIP & RANGE 32/42/43  
 PCN(S): 56-43-42-32-43-001-0000  
 56-43-42-32-43-003-0000  
 56-43-42-32-43-004-0000

TAZ 138  
 TOTAL GROSS ACREAGE 8.97 ACRE (390,685.07 S.F.)  
 TOTAL GROSS FLOOR AREA (GFA) 0.80 AC. (34,800 S.F.) 100%

OFFICE: 0.07 AC. (3,000 S.F.) 9%  
 WAREHOUSE: 0.73 AC. (31,800 S.F.) 91%

## Permitted Uses

### IG General Industrial

**ANY USE PERMITTED IN THE IL DISTRICTS.**

MANUFACTURING, PROCESSING AND FABRICATION OF ANY PRODUCT OR COMMODITY EXCEPT THOSE ENUMERATED HEREINAFTER AS PROHIBITED USES OR PROVIDED AS SPECIAL EXCEPTIONS.

OUTDOOR DRIVE-IN THEATERS.  
 PUBLIC UTILITY STRUCTURES.  
 RAILROAD SWITCHING AND MAKE-UP YARDS.  
 PETROLEUM STORAGE BUT NOT IN EXCESS OF 50,000 GALLONS AT ANY ONE MANUFACTURING OR INDUSTRIAL LOCATION.  
 LIQUID GAS STORAGE NOT IN EXCESS OF 15,000 GALLONS AT ANY ONE MANUFACTURING OR INDUSTRIAL LOCATION.  
 ANY CUSTOMARY ACCESSORY USE TO ALL ABOVE FACILITIES.  
 TEMPORARY LABOR EMPLOYMENT OFFICE.  
 PAWN SHOP.  
 RECYCLING CENTER.  
 RECYCLING FACILITY.

### **SPECIAL EXCEPTION USES IN THE INDUSTRIAL GENERAL ZONING DISTRICT**

**SPECIAL EXCEPTION.** THE FOLLOWING USES MAY BE PERMITTED BY SPECIAL EXCEPTION IN THE IG GENERAL INDUSTRIAL DISTRICT:

PUD.  
 WAREHOUSES AND STORAGE USES.  
 ASPHALT AND CONCRETE MIXING AND BATCHING, AND PRODUCT MANUFACTURE.  
 FOREIGN TRADE ZONE.  
 ADULT ENTERTAINMENT ESTABLISHMENTS (SEE ORDINANCE NO. 2648 [CH. 2.5]).  
 SELF-SERVICE STORAGE.

### IL Industrial Limited

#### **PERMITTED USES IN THE IL (INDUSTRIAL LIMITED) ZONING DISTRICT**

THE FOLLOWING LIGHT INDUSTRIAL AND MANUFACTURING USES WHERE THE SCALE OF OPERATIONS AND THE PROCESS OF MANUFACTURING OR TREATMENT OF MATERIALS IS SUCH THAT THE AMOUNT OF DUST, ODOR, GAS, SMOKE OR NOISE RESULTING THEREFROM WILL NOT BE OBJECTIONABLE TO SURROUNDING RESIDENTIAL PROPERTIES AND WHERE THE OPERATIONS ARE CONDUCTED IN ONE OR MORE BUILDINGS:

- APPLIANCE MANUFACTURING.
- AUTO PAINT AND BODY SHOP.
- AUTO REPAIRS AND AUTO BODY SHOP.
- BAKERIES, WHOLESALE, LARGE SCALE PREPARATION.
- BOATS, MANUFACTURING.
- BUSINESS OFFICES ACCESSORY TO PRIMARY INDUSTRIAL USE.
- COLD STORAGE.
- CONFECTIONERY, WHOLESALE, LARGE SCALE PREPARATION.
- CONTRACTOR'S STORAGE YARD.
- COSMETICS MANUFACTURING.
- DAIRY PROCESSING.
- DRY CLEANING PLANT.
- ELECTRONIC EQUIPMENT MANUFACTURING.
- ENGRAVING.
- FOOD PROCESSING.
- FURNITURE MANUFACTURING.
- GLASS MANUFACTURING.

- LAUNDRY PLANT.
- LEATHER GOODS MANUFACTURING.
- LUMBER YARD.
- METAL FABRICATION.
- MILLWORK.
- MONUMENT WORKS.
- MOTION PICTURE STUDIO.
- PRECISION INSTRUMENTS AND OPTICS MANUFACTURING.
- PORT RELATED SHIP SUPPLY ESTABLISHMENTS AND FACILITIES.
- PRINTING AND PUBLISHING.
- TEXTILE AND CLOTHING MANUFACTURING.
- TOBACCO PRODUCTS MANUFACTURING.
- UPHOLSTERY SHOP.
- WELDING SHOP.
- WHOLESALE.
- NEW VEHICLE DEALERSHIPS.

#### **SPECIAL EXCEPTION USES IN INDUSTRIAL LIMITED ZONING DISTRICT**

- PUD
- USED CAR LOTS.
- BEVERAGE MANUFACTURING AND BOTTLING WORKS.
- LABORATORY INDUSTRIAL RESEARCH.
- AUTO SERVICES, INCLUDING TRANSMISSION AND OIL CHANGE ESTABLISHMENTS.
- TRUCK RENTAL AND LEASING.

## Property Development Regulations

	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR	BLDG. COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	IG	1 ACRE	50'	449,287 S.F.	1.15	45.0% (175,808.25 S.F.)	40'	15'	15'	20'
PROPOSED	IG	8.97 ACRES	+/-28'-0"	34,800 S.F.	0.09	9%	183.68'	89.17'	113.36'	310.45'

FILE: C:\RIVIERA BEACH\LT PROJ\DRAWING FILES\CURRENT\2GHO REB.LT PRELIMINARY SITE PLAN.DWG  
 PLOTTED: 3/3/22 AT 11:05AM BY DSIENSEN XREFS

Designed: \_\_\_\_\_ PSS  
 Drawn: \_\_\_\_\_ PSS  
 Approved: \_\_\_\_\_ GGG/EOM/MTM  
 Date: \_\_\_\_\_ 8-26-21  
 Job no. \_\_\_\_\_ 21-0807  
 Revisions: \_\_\_\_\_ 9-15-21  
 \_\_\_\_\_ 11-8-21  
 \_\_\_\_\_ 11-16-21  
 \_\_\_\_\_ 12-15-21  
 \_\_\_\_\_ 2-15-22

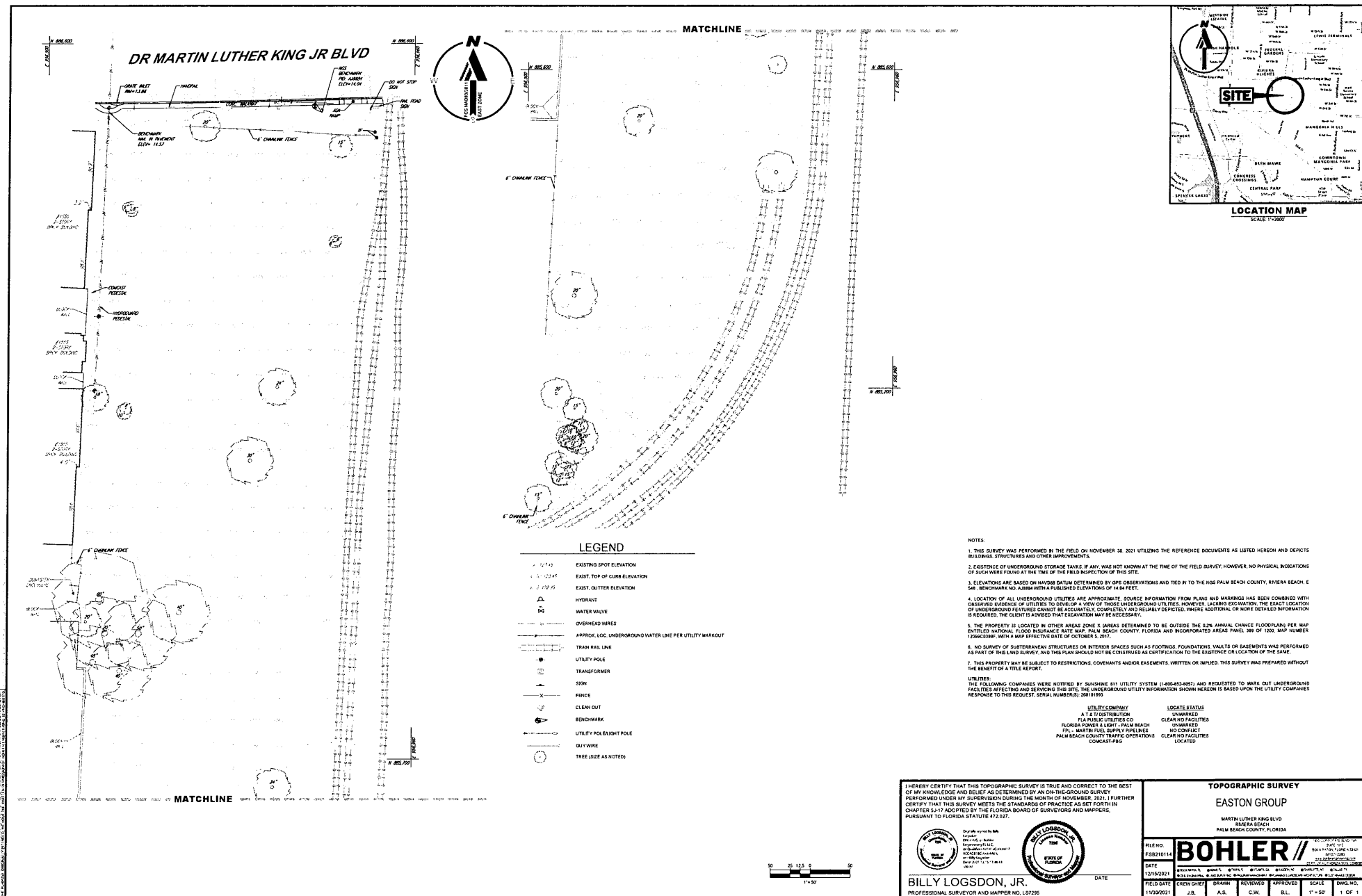
Seal

LA 0000530  
 Sheet Title:  
**Zoning & Land Use**

Scale: As Shown

Sheet No.  
**Z-1**  
 21-0807







March 22, 2022

Mary Savage-Dunham, AICP  
Department of Development Services  
600 W. Blue Heron Boulevard  
Riviera Beach, FL 33404

**Re: Riviera Beach LTL (SP-21-18/SE-21-02) – Public Outreach**

Dear Mary,

Please accept this letter as a narrative description of the Owner's attempt to engage the public regarding the above-mentioned project. As you are aware, the project features the construction of a 34,500-sf office/warehouse building, which contains a mechanism for truck loading and staging.

Following the resubmittal made on February 22, 2022, the team provided the City and the abutting residents (Azure Estates) an informational project flyer with applicable QR codes that, if utilized, would provide additional information for the proposed development. Additionally, above and beyond the recommended flyer, the developer planned and hosted a community meeting on Friday, March 4, 2022 to answer any questions that the abutting neighbors would have on the project.

The meeting was scheduled to be held from 4PM to 6 PM. Prior to the meeting, 150+ flyers were delivered to the Azure Estates Leasing Office. Further, the developer's attorney reached back out to the Azure Estates Leasing Office on the day of the meeting to confirm that the flyers were distributed to the residents.

Unfortunately, no one attended the informational meeting. With this narrative, we have included the flyer, as well as digital versions of the presentation boards the team prepared.



### **Community Meeting Invitation**

#### **Hosted by Easton Development**

Why: To discuss the proposed new development of a warehouse and office building on Dr. MLK Jr. Blvd

When: This Friday (3/4) from 4pm to 6pm

Where: Dan Calloway – Tate Recreation Center, 1420 W 10<sup>th</sup> St, Riviera Beach, FL 33404

Who: All interested persons are encouraged to attend

*\*Refreshments will be served*

### **Project Overview**

What: 34,500 square foot warehouse and office building

Why: Help facilitate the efficient delivery of goods to the City of Riviera Beach and greater region, while bringing a strong company to the City, creating jobs and helping spur local business

When: 2022-2023 subject to approvals

Where: 1463-1481 Dr Martin Luther King Jr Blvd, Riviera Beach, FL

Who: Local ownership and development by The Easton Group and partners

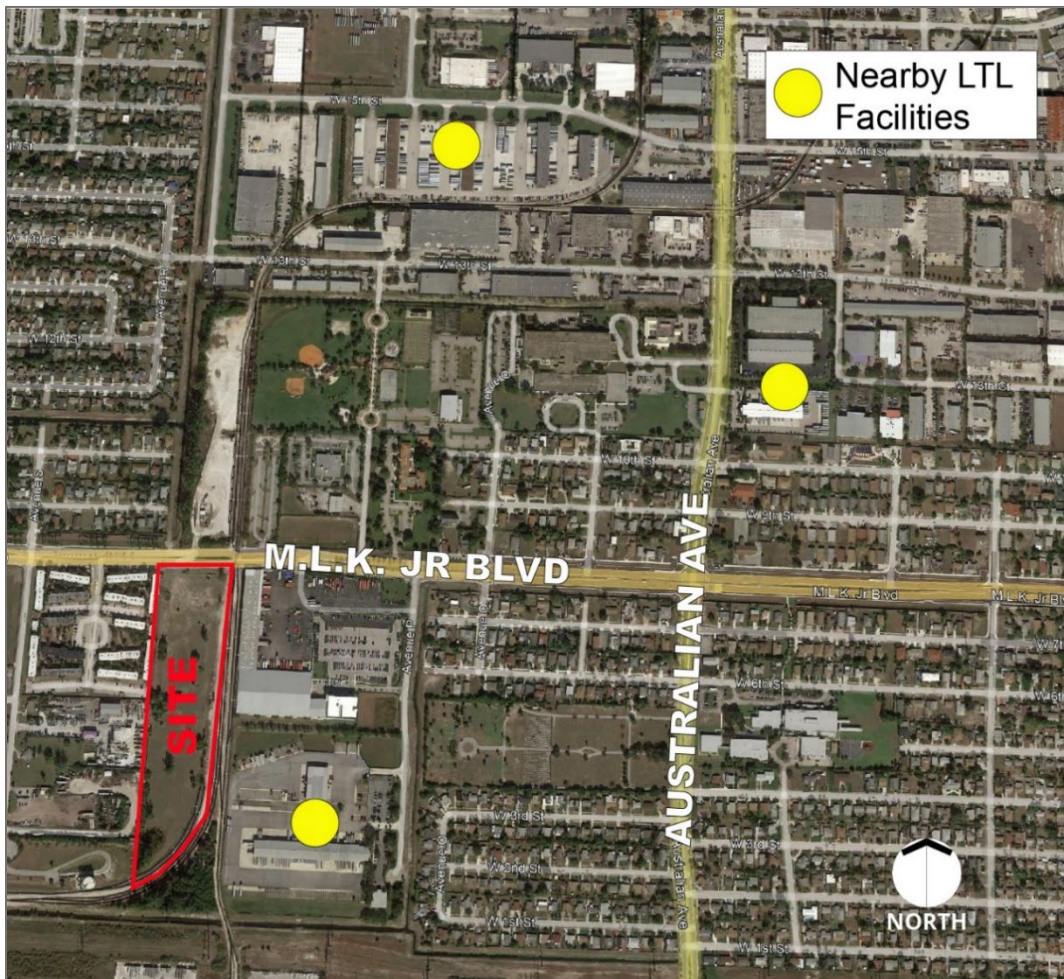
*\*Questions: The project team welcomes your feedback. Please email us at [amy@2gho.com](mailto:amy@2gho.com)*

#### **Project Files**



#### **Survey**





**Site Function:** This development provides a less than truckload facility that will act as a logistical transfer hub to help efficiently transport goods to the end user. Inbound goods transported by port (i.e., the Port of Palm Beach), rail, plane, and truck arrive at this facility. The goods are then resorted and sent out on distributor trucks to their final destination. This development will directly aid in relieving the supply shortages currently affecting Riviera Beach and Palm Beach County.

**Compatibility with Surrounding Area:** The Project site is located on Dr. MLK Jr. Blvd along the Florida East Coast railroad tracks. Dr. MLK Jr. Blvd is designated by Florida's Department of Transportation as having high priority for transportation facilities important to the State's economy and mobility.

**Traffic:** The proposed development creates a decrease in trip generation from what was previously approved on the property (72,011 square foot manufacturing facility). A traffic consultant has concluded that there will be no adverse traffic impacts associated with the proposed operations.

**Landscaping:** Special consideration has been given to the western side of the Project site with the provision of an 8' wall, and layered vegetation, that will exceed the City's landscape requirements.



**Blue Heron Commercial**  
City of Rivera Beach, Florida

**Water Management Calculations**

Prepared: August 2018

Revised: February 2021

Revised: March 2021

Revised: April 2021

**Job # 17-098**

**SIMMONS & WHITE, INC.**

**Cody Floyd, E.I.**

Engineers • Planners • Consultants

2581 Metrocentre Blvd. West, Suite 3, West Palm Beach, Florida 33407

Telephone (561) 478-7848 • Fax (561) 478-3738

Certificate of Authorization Number 3452

**Project Summary:**

The site is located at the northeast corner of the intersection of Blue Heron Boulevard. and RJ Hendley Avenue in Rivera Beach. The existing site is approximately 4.91 acres and currently a vacant lot. Proposed site improvements consist of retail building, a medical clinic, and associated parking. Runoff will be collected via a system of inlets and drainage pipes. Water quality will be provided in dry detention.

**Proposed Land Use:**

<u>Land Use</u>	<u>Area (ac)</u>	<u>Elevation (ft-NAVD)</u>
Building	0.72	17.5 F.F.E
Impervious	2.20	15.5 – 17.0
Dry Detention	0.22	10.0 – UP
Dry Detention Slope	0.19	10.0 – 15.0
Pervious	1.59	15.0 – 17.0
Total	<b>4.91</b>	

**Soil Storage:**

$$S = [(0.22\text{ac} * 8.18'') + (1.59\text{ac} * 8.18'') + (0.19\text{ac} * 8.18'')] / 4.91 \text{ ac} = \mathbf{3.33''}$$

**Water Quality:**

1/2" Dry Pre-treatment:  $1/2'' \times 4.91\text{ac} = 2.45 \text{ ac-in} = 0.20 \text{ ac-ft}$   
(storage met in 27 ft. of exfiltration trench)

1" Over the Site:  $1'' \times 4.91 \text{ ac} = 4.91 \text{ ac-in} = 0.41 \text{ ac-ft}$

2.5" x % Impervious:  $2.5'' \times 4.91 \text{ ac} \times \frac{2.20 \text{ ac}}{(4.91 \text{ ac} - 0.72 \text{ ac})} = 6.45 \text{ ac-in}$   
 $= \mathbf{0.54 \text{ ac-ft}}$   
(Controls - storage met in dry detention at Elev. 12.2)

**Proposed Control Structure:**

The proposed control structure will have a weir crest elevation of 15.9 ft based on the 25 year, 3 day storm and a 3 in. circular bleeder, which is the SFWMD minimum bleeder size, at an invert elevation of 4.5 ft. The water management system will connect to the existing Rivera Beach Canal for legal positive outfall.

**Stage/Storage/Discharge Summary**

<b>Storm Event</b>	<b>Rainfall (in)</b>	<b>Max Stage (ft.)</b>	<b>Discharge (cfs)</b>	<b>Design Minimums</b>
<b>5 year – 1 Day</b>	7	12.32	0.66	Min. Road = 12.5
<b>25 year – 3 day</b>	13	15.82	0.55	Min. Perimeter Berm = 15.9
<b>100 year – 3 day</b>	16	16.86	N/A	Min. FFE = 16.9

Control Water Elevation = 4.5 ft.



**SIMMONS & WHITE INC.**

2581 Metrocentre Blvd, Suite 3  
 WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

**EXFILTRATION TRENCH LENGTH CALCULATION**

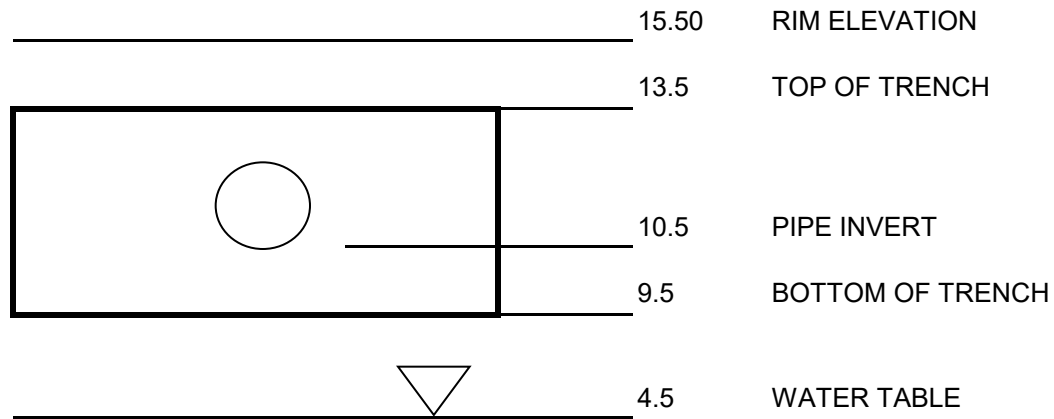
**Blue Heron Commercial**

JOB NO: 17-098

DATE: 2/22/2021

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39 \times 10^{-4})W D_U}$$

V= VOLUME TO BE TREATED.	0.2 AC-FT
W= WIDTH OF TRENCH	2.4 AC-IN
K= HYDRAULIC CONDUCTIVITY	8 FT
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION	0.000663 CFS/SF-FT
DU= NON-SATURATED TRENCH DEPTH	9.0 FT
DS= SATURATED TRENCH DEPTH	4.0 FT
	0.0 FT
<b>L= REQUIRED TRENCH LENGTH</b>	<b><u>27 FT</u></b>



Project Name: Blue Heron Commercial

Reviewer: CF

Project Number: 17-098

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 4.91 acres

Ground Storage: 3.33 inches

Time of Concentration: 0.5 hours

Initial Stage: 10 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
10.00	0.00
10.50	0.11
11.00	0.24
11.50	0.37
12.00	0.52
12.50	0.67
13.00	0.83
13.50	1.00
14.00	1.18
14.50	1.37
15.00	1.58
15.50	1.88
16.00	2.57
16.50	3.82
17.00	5.63
17.50	7.73

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.50
24.00	4.50

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 15.9 ft NGVD, Length = 4 ft

Bleeder: Circular, Invert Elev = 4.5 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 50 ft

US Invert Elev = 4.5 ft NGVD, DS Invert Elev = 4.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.55	0.00	10.00	4.50
1.00	0.07	0.00	0.55	0.05	10.00	4.50
2.00	0.14	0.00	0.55	0.09	10.00	4.50
3.00	0.22	0.00	0.55	0.14	10.00	4.50
4.00	0.31	0.00	0.55	0.18	10.00	4.50
5.00	0.43	0.00	0.55	0.23	10.00	4.50
6.00	0.58	0.00	0.55	0.27	10.00	4.50
7.00	0.76	0.02	0.55	0.32	10.00	4.50
8.00	0.96	0.11	0.55	0.36	10.00	4.50
9.00	1.20	0.25	0.55	0.41	10.00	4.50
10.00	1.49	0.45	0.55	0.45	10.00	4.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
11.00	1.88	0.83	0.55	0.50	10.00	4.50
12.00	4.59	10.96	0.55	0.54	10.00	4.50
13.00	5.37	3.80	0.62	0.59	11.52	4.50
14.00	5.73	1.74	0.64	0.64	12.05	4.50
15.00	5.95	1.02	0.65	0.70	12.23	4.50
16.00	6.16	0.91	0.66	0.75	12.31	4.50
17.00	6.29	0.59	0.66	0.81	12.32	4.50
18.00	6.41	0.55	0.65	0.86	12.29	4.50
19.00	6.54	0.54	0.65	0.91	12.26	4.50
20.00	6.66	0.54	0.65	0.97	12.23	4.50
21.00	6.75	0.39	0.65	1.02	12.18	4.50
22.00	6.83	0.37	0.65	1.08	12.10	4.50
23.00	6.92	0.37	0.64	1.13	12.03	4.50
24.00	7.00	0.37	0.64	1.18	11.95	4.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.66	16.57	0.55	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	12.32	16.57	10.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	1.68	0.00	1.18	0.00	0.50	0.00

Project Name: Blue Heron Commercial  
Reviewer: CF

Project Number: 17-098

Period Begin: Jan 01, 2000;0000 hr End: Jan 10, 2000;0000 hr Duration: 216 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph  
Rainfall Distribution: SFWMD - 3day  
Design Frequency: 25 year  
3 Day Rainfall: 13 inches  
Area: 4.91 acres  
Ground Storage: 3.33 inches  
Time of Concentration: 0.5 hours  
Initial Stage: 10 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
10.00	0.00
10.50	0.11
11.00	0.24
11.50	0.37
12.00	0.52
12.50	0.67
13.00	0.83
13.50	1.00
14.00	1.18
14.50	1.37
15.00	1.58
15.50	1.88
16.00	2.57
16.50	3.82
17.00	5.63
17.50	7.73

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.50
72.00	13.00
216.00	4.50

Structure: 1

From Basin: Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 15.9 ft NGVD, Length = 4 ft

Bleeder: Circular, Invert Elev = 4.5 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.013, Length = 50 ft

US Invert Elev = 4.5 ft NGVD, DS Invert Elev = 4.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.55	0.00	10.00	4.50
1.00	0.06	0.00	0.55	0.05	10.00	4.62
2.00	0.12	0.00	0.54	0.09	10.00	4.74
3.00	0.17	0.00	0.54	0.13	10.00	4.85
4.00	0.23	0.00	0.53	0.18	10.00	4.97
5.00	0.29	0.00	0.52	0.22	10.00	5.09
6.00	0.35	0.00	0.52	0.27	10.00	5.21
7.00	0.41	0.00	0.51	0.31	10.00	5.33
8.00	0.47	0.00	0.50	0.35	10.00	5.44
9.00	0.52	0.00	0.50	0.39	10.00	5.56

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
10.00	0.58	0.00	0.49	0.43	10.00	5.68
11.00	0.64	0.00	0.48	0.47	10.00	5.80
12.00	0.70	0.00	0.48	0.51	10.00	5.92
13.00	0.76	0.01	0.47	0.55	10.00	6.03
14.00	0.81	0.02	0.46	0.59	10.00	6.15
15.00	0.87	0.03	0.46	0.63	10.00	6.27
16.00	0.93	0.04	0.45	0.67	10.00	6.39
17.00	0.99	0.04	0.44	0.70	10.00	6.51
18.00	1.05	0.05	0.43	0.74	10.00	6.62
19.00	1.11	0.06	0.43	0.77	10.00	6.74
20.00	1.16	0.07	0.42	0.81	10.00	6.86
21.00	1.22	0.07	0.41	0.84	10.00	6.98
22.00	1.28	0.08	0.40	0.88	10.00	7.10
23.00	1.34	0.09	0.39	0.91	10.00	7.22
24.00	1.40	0.09	0.39	0.94	10.00	7.33
25.00	1.48	0.14	0.38	0.97	10.00	7.45
26.00	1.57	0.15	0.37	1.00	10.00	7.57
27.00	1.65	0.16	0.36	1.03	10.00	7.69
28.00	1.74	0.17	0.35	1.06	10.00	7.81
29.00	1.82	0.18	0.34	1.09	10.00	7.92
30.00	1.91	0.19	0.33	1.12	10.00	8.04
31.00	1.99	0.20	0.32	1.15	10.00	8.16
32.00	2.08	0.21	0.31	1.17	10.00	8.28
33.00	2.16	0.22	0.30	1.20	10.00	8.40
34.00	2.25	0.22	0.29	1.22	10.00	8.51
35.00	2.33	0.23	0.28	1.25	10.00	8.63
36.00	2.42	0.24	0.26	1.27	10.00	8.75
37.00	2.50	0.24	0.25	1.29	10.00	8.87
38.00	2.59	0.25	0.24	1.31	10.00	8.99
39.00	2.67	0.25	0.22	1.33	10.00	9.10
40.00	2.75	0.26	0.21	1.35	10.00	9.22
41.00	2.84	0.26	0.19	1.36	10.00	9.34
42.00	2.92	0.27	0.17	1.38	10.00	9.46
43.00	3.01	0.27	0.15	1.39	10.00	9.58
44.00	3.09	0.28	0.13	1.40	10.00	9.69
45.00	3.18	0.28	0.10	1.41	10.00	9.81
46.00	3.26	0.29	0.06	1.42	10.00	9.93
47.00	3.35	0.29	-0.05	1.42	10.00	10.05
48.00	3.43	0.29	-0.10	1.41	10.00	10.17
49.00	3.53	0.33	-0.13	1.41	10.00	10.28
50.00	3.63	0.34	-0.15	1.39	10.00	10.40
51.00	3.74	0.40	-0.17	1.38	10.00	10.52
52.00	3.86	0.46	-0.19	1.37	10.00	10.64
53.00	4.03	0.60	-0.21	1.35	10.00	10.76
54.00	4.23	0.75	-0.22	1.33	10.00	10.88
55.00	4.47	0.91	-0.24	1.31	10.00	10.99
56.00	4.74	1.08	-0.25	1.29	10.00	11.11
57.00	5.07	1.30	-0.26	1.27	10.00	11.23
58.00	5.47	1.63	-0.27	1.25	10.00	11.35
59.00	6.01	2.29	-0.28	1.23	10.11	11.47
60.00	9.71	19.55	0.23	1.22	12.54	11.58
61.00	10.77	6.28	0.43	1.25	15.05	11.70
62.00	11.26	2.73	0.45	1.28	15.52	11.82
63.00	11.57	1.57	0.45	1.32	15.61	11.94
64.00	11.85	1.38	0.45	1.36	15.67	12.06
65.00	12.02	0.88	0.44	1.39	15.71	12.17
66.00	12.20	0.82	0.44	1.43	15.73	12.29
67.00	12.37	0.81	0.43	1.47	15.75	12.41
68.00	12.54	0.81	0.43	1.50	15.78	12.53
69.00	12.66	0.58	0.42	1.54	15.79	12.65
70.00	12.77	0.55	0.41	1.57	15.80	12.76
71.00	12.89	0.54	0.40	1.61	15.81	12.88
72.00	13.00	0.54	0.40	1.64	15.82	13.00
73.00	13.00	0.07	0.40	1.67	15.81	12.94
74.00	13.00	0.01	0.40	1.70	15.78	12.88
75.00	13.00	0.00	0.40	1.74	15.76	12.82
76.00	13.00	0.00	0.41	1.77	15.73	12.76
77.00	13.00	0.00	0.41	1.81	15.71	12.70
78.00	13.00	0.00	0.41	1.84	15.69	12.65
79.00	13.00	0.00	0.41	1.87	15.66	12.59

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
80.00	13.00	0.00	0.42	1.91	15.64	12.53
81.00	13.00	0.00	0.42	1.94	15.61	12.47
82.00	13.00	0.00	0.42	1.98	15.58	12.41
83.00	13.00	0.00	0.42	2.01	15.56	12.35
84.00	13.00	0.00	0.43	2.05	15.53	12.29
85.00	13.00	0.00	0.43	2.08	15.51	12.23
86.00	13.00	0.00	0.43	2.12	15.46	12.17
87.00	13.00	0.00	0.43	2.15	15.40	12.11
88.00	13.00	0.00	0.43	2.19	15.34	12.06
89.00	13.00	0.00	0.43	2.22	15.29	12.00
90.00	13.00	0.00	0.43	2.26	15.23	11.94
91.00	13.00	0.00	0.43	2.29	15.17	11.88
92.00	13.00	0.00	0.43	2.33	15.11	11.82
93.00	13.00	0.00	0.43	2.37	15.05	11.76
94.00	13.00	0.00	0.43	2.40	14.99	11.70
95.00	13.00	0.00	0.43	2.44	14.90	11.64
96.00	13.00	0.00	0.42	2.47	14.82	11.58
97.00	13.00	0.00	0.42	2.51	14.73	11.52
98.00	13.00	0.00	0.42	2.54	14.64	11.47
99.00	13.00	0.00	0.42	2.58	14.55	11.41
100.00	13.00	0.00	0.42	2.61	14.47	11.35
101.00	13.00	0.00	0.42	2.65	14.38	11.29
102.00	13.00	0.00	0.41	2.68	14.29	11.23
103.00	13.00	0.00	0.41	2.71	14.20	11.17
104.00	13.00	0.00	0.41	2.75	14.11	11.11
105.00	13.00	0.00	0.41	2.78	14.02	11.05
106.00	13.00	0.00	0.40	2.81	13.93	10.99
107.00	13.00	0.00	0.40	2.85	13.84	10.93
108.00	13.00	0.00	0.40	2.88	13.74	10.88
109.00	13.00	0.00	0.40	2.91	13.65	10.82
110.00	13.00	0.00	0.40	2.95	13.56	10.76
111.00	13.00	0.00	0.39	2.98	13.47	10.70
112.00	13.00	0.00	0.39	3.01	13.38	10.64
113.00	13.00	0.00	0.39	3.04	13.28	10.58
114.00	13.00	0.00	0.39	3.08	13.19	10.52
115.00	13.00	0.00	0.38	3.11	13.10	10.46
116.00	13.00	0.00	0.38	3.14	13.01	10.40
117.00	13.00	0.00	0.38	3.17	12.91	10.34
118.00	13.00	0.00	0.38	3.20	12.81	10.28
119.00	13.00	0.00	0.37	3.23	12.72	10.23
120.00	13.00	0.00	0.37	3.26	12.62	10.17
121.00	13.00	0.00	0.37	3.29	12.53	10.11
122.00	13.00	0.00	0.36	3.32	12.43	10.05
123.00	13.00	0.00	0.36	3.35	12.33	9.99
124.00	13.00	0.00	0.36	3.38	12.24	9.93
125.00	13.00	0.00	0.36	3.41	12.14	9.87
126.00	13.00	0.00	0.35	3.44	12.04	9.81
127.00	13.00	0.00	0.35	3.47	11.94	9.75
128.00	13.00	0.00	0.35	3.50	11.84	9.69
129.00	13.00	0.00	0.34	3.53	11.74	9.64
130.00	13.00	0.00	0.34	3.56	11.65	9.58
131.00	13.00	0.00	0.34	3.59	11.55	9.52
132.00	13.00	0.00	0.33	3.61	11.45	9.46
133.00	13.00	0.00	0.33	3.64	11.35	9.40
134.00	13.00	0.00	0.33	3.67	11.24	9.34
135.00	13.00	0.00	0.32	3.70	11.14	9.28
136.00	13.00	0.00	0.32	3.72	11.05	9.22
137.00	13.00	0.00	0.32	3.75	10.94	9.16
138.00	13.00	0.00	0.31	3.77	10.84	9.10
139.00	13.00	0.00	0.31	3.80	10.74	9.05
140.00	13.00	0.00	0.30	3.82	10.63	8.99
141.00	13.00	0.00	0.30	3.85	10.53	8.93
142.00	13.00	0.00	0.30	3.87	10.43	8.87
143.00	13.00	0.00	0.29	3.90	10.32	8.81
144.00	13.00	0.00	0.29	3.92	10.22	8.75
145.00	13.00	0.00	0.28	3.95	10.12	8.69
146.00	13.00	0.00	0.28	3.97	10.02	8.63
147.00	13.00	0.00	0.28	3.99	10.00	8.57
148.00	13.00	0.00	0.29	4.02	10.00	8.51
149.00	13.00	0.00	0.29	4.04	10.00	8.45

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
150.00	13.00	0.00	0.30	4.06	10.00	8.40
151.00	13.00	0.00	0.30	4.09	10.00	8.34
152.00	13.00	0.00	0.31	4.11	10.00	8.28
153.00	13.00	0.00	0.32	4.14	10.00	8.22
154.00	13.00	0.00	0.32	4.17	10.00	8.16
155.00	13.00	0.00	0.33	4.19	10.00	8.10
156.00	13.00	0.00	0.33	4.22	10.00	8.04
157.00	13.00	0.00	0.34	4.25	10.00	7.98
158.00	13.00	0.00	0.34	4.28	10.00	7.92
159.00	13.00	0.00	0.35	4.30	10.00	7.86
160.00	13.00	0.00	0.35	4.33	10.00	7.81
161.00	13.00	0.00	0.35	4.36	10.00	7.75
162.00	13.00	0.00	0.36	4.39	10.00	7.69
163.00	13.00	0.00	0.36	4.42	10.00	7.63
164.00	13.00	0.00	0.37	4.45	10.00	7.57
165.00	13.00	0.00	0.37	4.48	10.00	7.51
166.00	13.00	0.00	0.38	4.51	10.00	7.45
167.00	13.00	0.00	0.38	4.55	10.00	7.39
168.00	13.00	0.00	0.39	4.58	10.00	7.33
169.00	13.00	0.00	0.39	4.61	10.00	7.27
170.00	13.00	0.00	0.39	4.64	10.00	7.22
171.00	13.00	0.00	0.40	4.67	10.00	7.16
172.00	13.00	0.00	0.40	4.71	10.00	7.10
173.00	13.00	0.00	0.41	4.74	10.00	7.04
174.00	13.00	0.00	0.41	4.77	10.00	6.98
175.00	13.00	0.00	0.41	4.81	10.00	6.92
176.00	13.00	0.00	0.42	4.84	10.00	6.86
177.00	13.00	0.00	0.42	4.88	10.00	6.80
178.00	13.00	0.00	0.43	4.91	10.00	6.74
179.00	13.00	0.00	0.43	4.95	10.00	6.68
180.00	13.00	0.00	0.43	4.98	10.00	6.62
181.00	13.00	0.00	0.44	5.02	10.00	6.57
182.00	13.00	0.00	0.44	5.06	10.00	6.51
183.00	13.00	0.00	0.45	5.09	10.00	6.45
184.00	13.00	0.00	0.45	5.13	10.00	6.39
185.00	13.00	0.00	0.45	5.17	10.00	6.33
186.00	13.00	0.00	0.46	5.20	10.00	6.27
187.00	13.00	0.00	0.46	5.24	10.00	6.21
188.00	13.00	0.00	0.46	5.28	10.00	6.15
189.00	13.00	0.00	0.47	5.32	10.00	6.09
190.00	13.00	0.00	0.47	5.36	10.00	6.03
191.00	13.00	0.00	0.47	5.40	10.00	5.98
192.00	13.00	0.00	0.48	5.44	10.00	5.92
193.00	13.00	0.00	0.48	5.48	10.00	5.86
194.00	13.00	0.00	0.48	5.52	10.00	5.80
195.00	13.00	0.00	0.49	5.56	10.00	5.74
196.00	13.00	0.00	0.49	5.60	10.00	5.68
197.00	13.00	0.00	0.49	5.64	10.00	5.62
198.00	13.00	0.00	0.50	5.68	10.00	5.56
199.00	13.00	0.00	0.50	5.72	10.00	5.50
200.00	13.00	0.00	0.50	5.76	10.00	5.44
201.00	13.00	0.00	0.51	5.80	10.00	5.39
202.00	13.00	0.00	0.51	5.85	10.00	5.33
203.00	13.00	0.00	0.51	5.89	10.00	5.27
204.00	13.00	0.00	0.52	5.93	10.00	5.21
205.00	13.00	0.00	0.52	5.97	10.00	5.15
206.00	13.00	0.00	0.52	6.02	10.00	5.09
207.00	13.00	0.00	0.53	6.06	10.00	5.03
208.00	13.00	0.00	0.53	6.10	10.00	4.97
209.00	13.00	0.00	0.53	6.15	10.00	4.91
210.00	13.00	0.00	0.54	6.19	10.00	4.85
211.00	13.00	0.00	0.54	6.24	10.00	4.80
212.00	13.00	0.00	0.54	6.28	10.00	4.74
213.00	13.00	0.00	0.55	6.33	10.00	4.68
214.00	13.00	0.00	0.55	6.37	10.00	4.62
215.00	13.00	0.00	0.55	6.42	10.00	4.56
216.00	13.00	0.00	0.55	6.46	10.00	4.50

```
=====
  Struc   Max (cfs)   Time (hr)   Min (cfs)   Time (hr)
=====
      1         0.55         0.00        -0.28        58.88
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
      Basin   Max (ft)   Time (hr)   Min (ft)   Time (hr)
=====
    Basin 1     15.82       72.15       10.00       0.00
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
      Basin   Total   Structure   Structure   Initial   Final
      Runoff  Inflow  Outflow    Storage  Storage  Residual
=====
    Basin 1     3.97     0.00     6.46     0.00    -2.49     0.00
=====
```



Project Name: Blue Heron Commercial

Reviewer: CF

Project Number: 17-098

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 4.91 acres

Ground Storage: 3.33 inches

Time of Concentration: 0.5 hours

Initial Stage: 10 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
10.00	0.00
10.50	0.11
11.00	0.24
11.50	0.37
12.00	0.52
12.50	0.67
13.00	0.83
13.50	1.00
14.00	1.18
14.50	1.37
15.00	1.58
15.50	1.88
16.00	2.57
16.50	3.82
17.00	5.63
17.50	7.73

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.50
72.00	4.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	16.86	72.00	10.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	5.13	0.00	0.00	0.00	5.13	0.00

December 13, 2021

Mr. Quazi Bari, P.E.  
Palm Beach County Traffic Division  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, FL 33411-3745

**Re: Riviera Beach LTL - #PTC21-107**

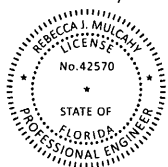
Dear Mr. Bari:

The purpose of this letter is to provide a traffic equivalency analysis for the above referenced project. The site is located on the south side of Martin Luther King Jr Boulevard, west of Australian Boulevard, in the City of Riviera Beach, as shown on Attachment 1. It is proposed to modify the approved use of 72,011 SF Manufacturing to 34,500 SF Warehouse and 49 spaces of Outdoor Storage. The Property Control Numbers (PCNs) are: 56-43-42-32-43-001-0000, 56-43-42-32-43-003-0000 and 56-43-42-32-43-004-0000. The buildout of this project is projected to be 2023.

Attachments 2A through 2C provide the daily, AM peak hour and PM peak hour trips for the approved and proposed uses respectively. Driveway volumes are provided on Attachment 3. All of the trips associated with the proposed uses are lower than the approved uses. This modification, then, is equivalent to the approved uses. Therefore, this project meets the requirements of the Traffic Performance Standards.

Please contact me at [rmulcahy@pindertroutman.com](mailto:rmulcahy@pindertroutman.com) if you have any questions or need any additional information.

Sincerely,



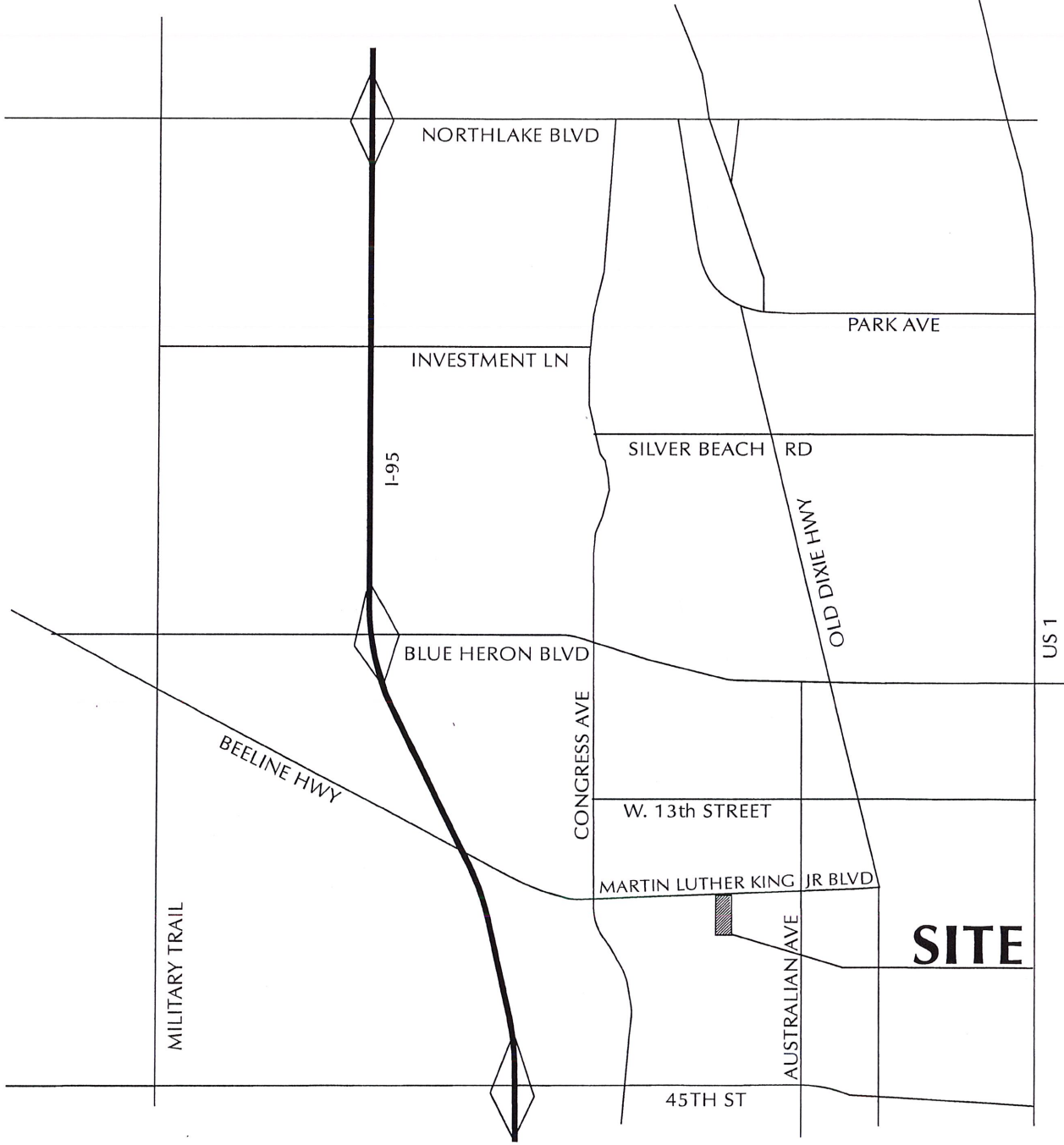
Digitally signed by  
Rebecca J Mulcahy  
Date: 2021.12.13  
10:50:53 -05'00'

Rebecca J. Mulcahy, P.E.  
Vice President

Attachments

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 12/13/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



#21-107  
12/13/21

RIVIERA BEACH  
LTL

ATTACHMENT 1  
PROJECT LOCATION



Attachment 2A  
Riviera Beach LTL  
Trip Generation - Approved Uses

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		Total Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips	
Manufacturing	140	72,011 SF	$T = 3.16(X) + 160.04$	50%														
								388	-	0%			388	39	10%			349
<b>TOTAL</b>								388	-	0.0%			388	39				349

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips	
Manufacturing	140	72,011 SF	0.62 / 1000 SF	77%														
					35	10	45	-	0%	35	10	45	5	10%	32	8	40	
<b>TOTAL</b>					35	10	45	-	0.0%	35	10	45	5		32	8	40	

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips	Trips	%	In	Out	Trips	
Manufacturing	140	72,011 SF	0.67 / 1000 SF	31%														
					15	33	48	-	0%	15	33	48	5	10%	14	29	43	
<b>TOTAL</b>					15	33	48	-	0.0%	15	33	48	5		14	29	43	

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment 2B  
Riviera Beach LTL  
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips		Pass-by Trips (1)		Total Trips	
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out
Warehouse	150	34,500 SF	1.74 / 1000 SF	50%	60	-	0%	60	6	10%	54			
Outdoor Storage	PBC	49 Spaces	0.27 / Space	50%	13	-	0%	13	-	0%	13			
<b>TOTAL</b>					73	-	0.0%	73	6		67			

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Warehouse	150	34,500 SF	0.17 / 1000 SF	77%	5	1	6	-	0%	5	1	6	1	10%	5	-	5
Outdoor Storage	PBC	49 Spaces	0.00 / Space	50%	-	-	-	-	0%	-	-	-	-	0%	-	-	-
<b>TOTAL</b>					5	1	6	-	0.0%	5	1	6	1		5	-	5

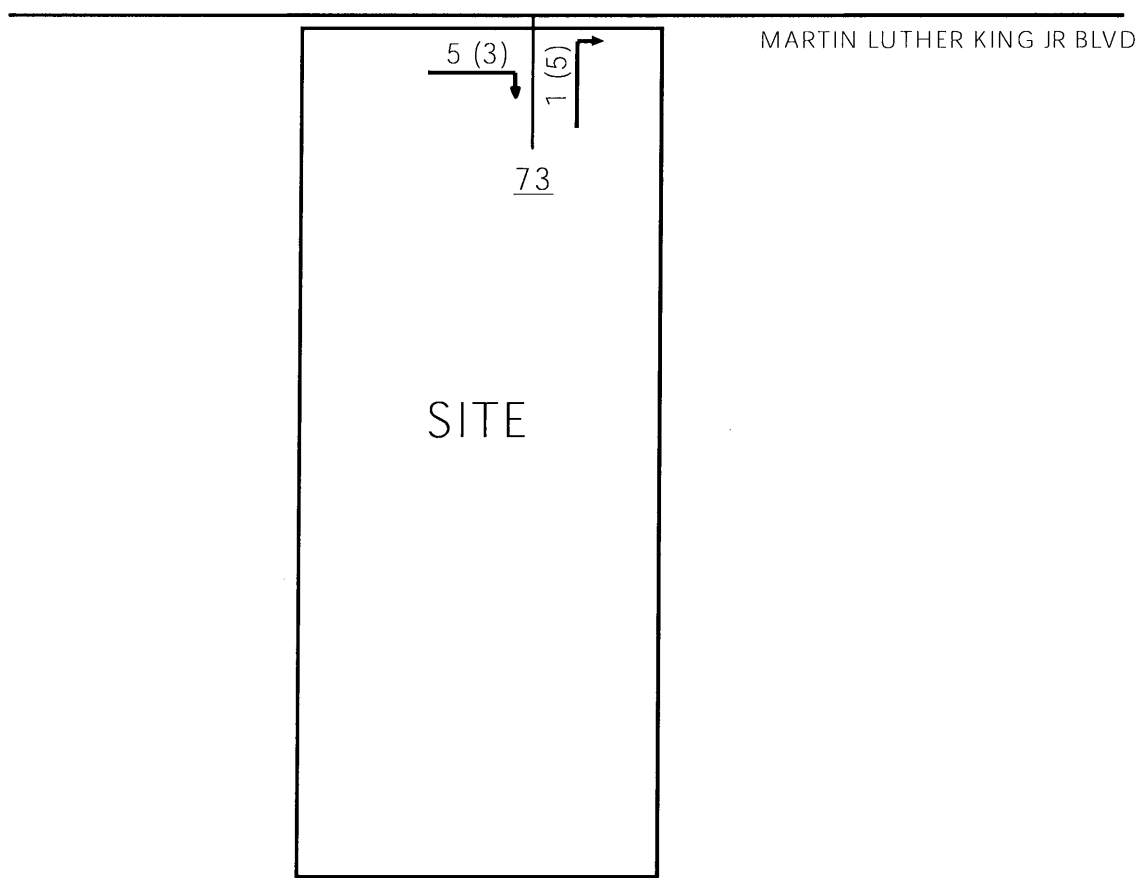
PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips	In	Out	Trips		
Warehouse	150	34,500 SF	0.19 / 1000 SF	27%	2	5	7	-	0%	2	5	7	1	10%	2	4	6
Outdoor Storage	PBC	49 Spaces	0.02 / Space	50%	1	-	1	-	0%	1	-	1	-	0%	1	-	1
<b>TOTAL</b>					3	5	8	-	0.0%	3	5	8	1		3	4	7

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

**Attachment 2C  
Riviera Beach LTL  
Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	349	32	8	40	14	29	43
Proposed Uses	67	5	-	5	3	4	7
<b>Net New Trips:</b>	<u>(282)</u>	<u>(27)</u>	<u>(8)</u>	<u>(35)</u>	<u>(11)</u>	<u>(25)</u>	<u>(36)</u>



LEGEND  
X - AM PEAK HOUR  
(X) - PM PEAK HOUR  
XX - ADT

#21-107  
12/13/21

RIVIERA BEACH  
LTL

ATTACHMENT 3  
PROJECT DRIVEWAY VOLUMES

PTC



March 25, 2022

Mary Savage-Dunham, AICP  
Department of Development Services  
600 W. Blue Heron Boulevard  
Riviera Beach, FL 33404

**Re: Riviera Beach LTL (SP-21-18/SE-21-02)**

Dear Mary,

Pursuant to comments received from staff on March 15, 2022 please accept this letter as a written response. Also included, are revised plans and documents which address the comments where applicable.

**Utility District – John Armstrong**

1. Please revise the water meter to be located as close as possible to the ROW and show an easement dedicated to the City of Riviera Beach Utility Special District that is at least 6 feet from all directions from the water meter and the water service that is not located in the ROW.

**Response: Acknowledged. Water meter location has been revised to be as close as possible to the ROW. A 12' utility easement is proposed for the waterline. See sheet C-501.**

2. Please revise to be clear on who will maintain the sanitary sewer system. The sanitary manhole should be located within the ROW. If the sanitary manhole and sewer main will not fit in the ROW, a minimum 12-foot utility easement dedicated to the City of Riviera Beach Utility Special District shall be provided.

**Response: Acknowledged. The proposed sanitary manhole has been relocated to be within the ROW dedication to be provided on the north side of the site. Both proposed manholes are to be publicly maintained.**

**Engineering - Terrance Bailey**

1. Drainage calculations show 7.5 for the water table, please provide the geotech report of other documentation to substantiate this assumption. In addition, the K-value is 5.9 E-04 for the exfiltration trench calculation but there is no substantiating documentation for this number.

**Response: Acknowledged. Values shown for the seasonal high-water table, as well as for the K value are correct. See Appendix D of drainage report for Geotech report.**



2. There are sections of the berm along the east property line as low as 13.5 but the exfiltration trench shows the at El. 15.5. Will the perimeter berm be at 15.5 around the entire site. Also is there a specific location of 15.5 where the project will overtop the weir and discharge into SR710. Consider placing a drainage structure at the driveway entrance between the two mitred ends connection the retention areas and set the elevation of the inlet top at 15.25 so that the entire system stage then bubbles up into SR710 without overtopping the berms. This will minimally impact the exfiltration trench calculation.

**Response: Response: Acknowledged. A bubble up structure has been added within the driveway entrance with rim elevation of 15.25 to provide a controlled overtop sheet flow into SR710's ROW. See sheet C-401.**

3. The drainage report provides inputs for ICPR but there is no output data from ICPR. In addition, the report does not speak to the recovery time of the system to return to control elevation. This may require running the storm simulation for 3 times the storm duration ie 72 hr analysis for a 24hr storm and and 216hr for the 3 day storm to ensure system recovery.

**Response: Acknowledged. Drawdown calculations were performed to ensure that site will return to control elevation within the allotted time. Results are shown in Section 1 of the drainage report.**

4. The executive summary states that the water quality El is 14.09 but review of the stage/storage table indicates that the 2.12 acft occurs closer to 12.5, please review.

**Response: Drainage report has been revised to show the elevation water quality is being met.**

5. The landscape buffer along the western property line has a conflict between the landscape plan (PLP-1) and civil plans (C-401) as the civil shows this area as retention. Please confirm that the proposed plant material can survive on the sideslope of the retention areas and be submerged during rain events.

**Response: The proposed landscape material along the western property line that overlaps the drainage swale are species commonly found along wet slopes.**

We appreciate staff's time in reviewing our responses. Should you need any additional information, do not hesitate to contact us at 561-575-9557.

Sincerely,  
**2GHO, Inc.**



George G. Gentile, PLA, FASLA  
Senior Partner



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

## MEMO

**To:** Applicant  
**From:** Mary F Savage-Dunham, AICP, CFM  
**Date:** January 4, 2022  
**Re:** Riviera Beach LTL (SP-21-18/SE-21-02)

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

1. This project requires a re-plat. The site plan will not advance to PZB without the plat. Please apply for the plat as soon as possible so as to not delay your project.
2. **Parking/Transportation:**
  - a. For the parking lot, do you intend to have all the lighting on all the time or will there be a strategy so as to only have the level of lighting required for security and safety on? It would be more cost effective to only utilize the lighting needed depending on the time of day, etc.
  - b. No parking is allowed in the Right of Way. Please add a note to the plans under the parking table. This will be a condition of approval.
3. The Planning and Zoning Board wants to ensure that the applicant has already reached out to the abutters in proximity to a project to tell them about the proposal and hear any comments or concerns they may have PRIOR to the PZB meeting. Attached please find Form #18 which includes specific guidance on recommended applicant-initiated outreach to abutters and interested parties. We encourage you to proactively engage with the abutters to inform them about the project and hope these QR codes will facilitate that for you.
4. Since this project will disturb more than 1 acre of soil it is subject to submittal of the Notice of Intent to Use Generic Permit for Small Construction activities and all related regulation. This will be a condition of approval.
5. A copy of the approved SWPPP for this project must be provided to the City Engineer's attention. This will be a condition of approval.
6. Does the applicant intend to hire local for either the construction phase or ongoing operations? Do you intend to secure materials from local vendors? Do you intend to have any summer jobs or internships for local youth? Have you considered contacting the local

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



Black Chamber of Commerce for assistance identifying minority owned businesses to work with?

7. Please explain how you will phase the project. Where will your construction staging area be located?
8. I note that this will be a big construction project near a large multi-family residential use. Please be mindful of the impacts of construction on the abutters and try to minimize unintended consequences to the greatest extent possible.
9. What is your construction schedule? (Anticipated start date, phases, tentative completion date).
10. Be advised that the sign requires a separate permit and any approval of this project by the City Council should not be interpreted to be an approval of a particular sign.
11. The code requires a 6' opaque masonry wall adjacent to residential zones/uses, but, as your property is industrial you can have a maximum wall height of 8'. Have you considered increasing the masonry wall to 8' to increase the buffer to the residents?
12. Per Section 31-551: Glass windows and doors must make-up a minimum of twenty percent of the primary elevation and a minimum of ten percent of the secondary elevation. The primary elevation is defined as facing the abutting arterial road. Faux windows do not count towards the above-mentioned required percentages. Your design does not appear to satisfy these criteria.
13. Be advised: Heating, ventilation, air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from public view or located so that such items are not visible from a designated arterial, adjacent residential properties or intersecting street. Do you have rooftop mechanicals? If so are they located to the rear
14. **Landscape:**
  - a. Please confirm that **not more than** 20% of the required trees are palms.
  - b. Irrigation is required.
  - c. This project is in the PRINCIPAL ARTERIAL OVERLAY DISTRICT. Please review that code relative to landscape treatment and appearances of structures. How wide is the ROW there? That will dictate the minimum width of landscape buffer. Also, be advised that the code states that "work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads".



- d. In addition, this section of the code also says “Chain-link or similar fencing adjacent to a designated arterial roadway is prohibited. Where such fencing can be viewed from a designated arterial, landscaping or berms shall be provided to minimize visibility from the designated arterial.” It is not clear that your design satisfies these criteria.
- e. Section 31-609 c says “*Commercial and other non-residential development.* A commercial or other nonresidential development being new development, renovation development or vacant development shall include one existing or planted tree for every 1,500 square feet, or fraction thereof, of development site. The owner shall landscape not less than 20 percent of the developed site.” Please confirm that your design meets or exceeds these standards. The “development site” does not exclude the perimeter area for this calculation.
- f. Please explain the TRUCK STAGING AREA. This is a parking lot. The code requires additional landscape treatment to be installed for parking on site that is in excess of the required parking. Please provide information on how you are providing the required additional landscape treatment as well as the calculation for that requirement.
- g. The truck staging area needs terminal islands/parking lot landscaping installed per the code.
- h. Please explain how your proposed landscape buffer has been enhances adjacent to the residential use to provide supplemental sound and sight buffering effects. Can you install trees of varying heights including evergreen species that are fast growing and reach tall heights (for example columnar arborvitae type specimens) along this boundary?

Written responses to comments are required. Additional comments may be forthcoming.





## Development Services Department Guidance on Community Outreach

In order to encourage public involvement in the development review and approval process the City of Riviera Beach encourages the applicant team to develop an informational handout for the project and distribute it to abutters.

### Suggested format:

1. Each handout must clearly state the Project Name/Application Number;
2. Each handout shall provide a summary of the project being proposed including the who/what/where/why/when details;
3. Engagement with the neighbors and distribution of the handout by the applicant team should be initiated after the first resubmittal of revised materials to city staff.
4. Each handout should include a QR code which will take the interested party to the project files online. The project files are posted on the *Application Under Review* page on the Development Services Department webpage currently so this will help the public find the project information more easily. Below is the QR code. Do not re-size it.



5. Each handout must include a QR code which will take the interested party to the online survey form to provide their comments on the proposal directly to the Planning and Zoning Division. When the survey form is submitted it is automatically emailed to the Planning and Zoning Division and will be provided to the Planning and Zoning Board and public as part of the meeting backup. Below is the QR Code. Do not re-size it.



**From:** [Grimm, Michael](#)  
**To:** [Savage-Dunham, Mary](#)  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)  
**Date:** Tuesday, March 15, 2022 3:19:15 PM

---

I do not have comments only general notifications

- The site will be subject to NPDES requirements and will be required to submit proof of coverage under the State of Florida Generic Permit for small construction activities 13 days prior to commencing ground disturbing activities.
- If there was an existing use at the site that could be used to get an impact fee credit than applicant is to contact the Palm Beach County Impact Fee Division to obtain a letter of charges and credits to be submitted to the City Building Division prior to permit issuance.

**Michael Grimm, CBO, CFM**  
Building Official  
City of Riviera Beach  
600 W. Blue Heron Blvd.  
Riviera Beach, FL 33404  
Office: (561) 845-4008  
Cell: (561) 329-5667  
Email: [mgrimm@rivierabeach.org](mailto:mgrimm@rivierabeach.org)

---

**From:** Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Sent:** Wednesday, February 23, 2022 10:34 AM  
**To:** Armstrong, John <JArmstrong@rivierabeach.org>; Frank Stallworth <fstallworth42@gmail.com>; Jones, Edward <edjones@rivierabeach.org>; Steve Thomas <sthomas@rbpublicsafety.org>; Grimm, Michael <MGrimm@rivierabeach.org>  
**Cc:** Bailey, Terrence <TBailey@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>  
**Subject:** SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Good afternoon,

Attached in this email and the subsequent email please find revised plans and responses to comments. **PLEASE PROVIDE YOUR COMMENTS OR YOUR SIGNOFF BY MARCH 9<sup>TH</sup>, 2022.**

Respectfully,

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

[www.rivierabeach.org](http://www.rivierabeach.org)

**From:** [Bailey, Terrence](#)  
**To:** [Dan Siemsen](#); [Alec Dickerson](#); [Savage-Dunham, Mary](#)  
**Subject:** RE: Riviera Beach LTL - SP-21-18 Comment Review  
**Date:** Monday, April 4, 2022 2:16:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Received.

**Terrence N. Bailey, PE**

City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Dan Siemsen <dan@2gho.com>  
**Sent:** Monday, April 4, 2022 2:04 PM  
**To:** Bailey, Terrence <Tbailey@rivierabeach.org>; Alec Dickerson <alec@2gho.com>; Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Subject:** RE: Riviera Beach LTL - SP-21-18 Comment Review

Terrence,

You are correct. Unfortunately that was the only space in there that didn't have an actual utility pipe. That being said we have moved the sign back to be well clear of the easement and all underground pipes. See attached.

Kind regards,

**Dan Siemsen, PLA, ASLA**

Associate/Sr. Landscape Architect



Landscape Architects | Planners | Environmental Consultants

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | [www.2gho.com](http://www.2gho.com)

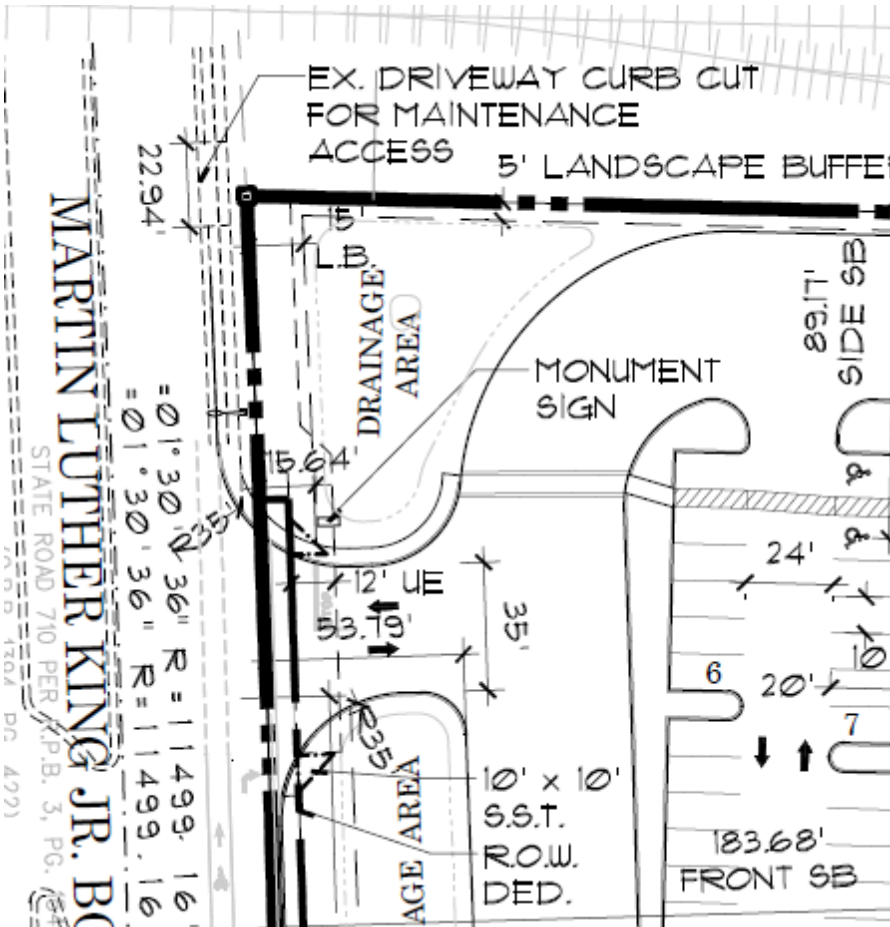
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other reserved rights, including copyrights.

**From:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>  
**Sent:** Monday, April 4, 2022 10:50 AM  
**To:** Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>; Savage-Dunham, Mary <[MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)>; Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>  
**Subject:** RE: Riviera Beach LTL - SP-21-18 Comment Review

Looks like the monument sign is in the UE.



**Terrence N. Bailey, PE**  
City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

**From:** Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>  
**Sent:** Monday, April 4, 2022 10:12 AM  
**To:** Savage-Dunham, Mary <[MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)>; Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>

**Cc:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>

**Subject:** RE: Riviera Beach LTL - SP-21-18 Comment Review

Good Morning Mary and Terrance,

Per Terrance's request below, attached is the updated site plan showing the 12' utility easement.

Please advise, if you would like any hard copies delivered to the City.

**Thanks,**  
**Alec Dickerson**

**Senior Planner**

Office# 561-575-9557 x104

[Alec@2gho.com](mailto:Alec@2gho.com)

[www.2gho.com](http://www.2gho.com)



**Landscape Architects | Planners | Environmental Consultants**

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | [www.2gho.com](http://www.2gho.com)

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All attached drawings, specifications and other documents, including those in electronic form, prepared by the consultant and the Consultants Sub-consultants are Instruments of Service for use exclusively to this Project. The Consultant and the Consultants Sub-consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

---

**From:** Savage-Dunham, Mary <[MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)>

**Sent:** Friday, April 01, 2022 5:25 PM

**To:** Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>; Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>

**Subject:** Fwd: Riviera Beach LTL - SP-21-18 Comment Review

Sent from my iPhone

Begin forwarded message:

**From:** "Bailey, Terrence" <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>

**Date:** April 1, 2022 at 3:55:55 PM EDT

**To:** Nicholas Hagood <[nhagood@bohlereng.com](mailto:nhagood@bohlereng.com)>

**Cc:** Chris Lall <[clall@bohlereng.com](mailto:clall@bohlereng.com)>, [flb210114@nf.bohlereng.com](mailto:flb210114@nf.bohlereng.com), "Savage-Dunham, Mary" <[MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)>, "Leger, Josue" <[JLeger@rivierabeach.org](mailto:JLeger@rivierabeach.org)>

**Subject: RE: Riviera Beach LTL - SP-21-18 Comment Review**

I have only two comments:

On the plat there is a 12' UE starting at the NE corner and running west. This needs to be shown on the final site plan.

On the Engineering plan sheet C401 please add a table with the 5yr/25yr/ and 100yr flood elevations.

The site plan should be fixed now but the engineering plans do not need to be resubmitted, I will look for the table when the plans are submitted for building permit.

**Terrence N. Bailey, PE**

City Engineer

City of Riviera Beach

1481 W. 15th Street

Riviera Beach, FL, 33404

Office: 561-845-4080

[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)

[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Nicholas Hagood <[nhagood@bohlereng.com](mailto:nhagood@bohlereng.com)>

**Sent:** Thursday, March 24, 2022 12:02 PM

**To:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>

**Cc:** Chris Lall <[clall@bohlereng.com](mailto:clall@bohlereng.com)>; [flb210114@nf.bohlereng.com](mailto:flb210114@nf.bohlereng.com)

**Subject:** Riviera Beach LTL - SP-21-18 Comment Review

You don't often get email from [nhagood@bohlereng.com](mailto:nhagood@bohlereng.com). [Learn why this is important](#)

Good afternoon Terrence,

We would like to set up a meeting to discuss the engineering comments you provided for the Riviera Beach LTL project (SP-21-18 / SE-21-02). Please advise if you have time for a 30-minute meeting this afternoon– the best time for us would be 2:30-3pm, but we may be able to be flexible.

We may be able to meet tomorrow morning as well if necessary, let us know what will work for you.

Thanks,

**Nicholas Hagood**

Staff Engineer

1900 NW Corporate Boulevard, Suite 101E

Boca Raton, FL 33431

o 561-571-0280 / [nhagood@bohlereng.com](mailto:nhagood@bohlereng.com)

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

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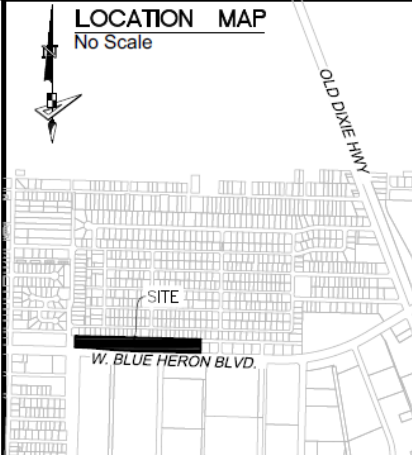
---

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**From:** [Bailey, Terrence](#)  
**To:** [Chris Lall](#)  
**Cc:** [Merouane El Kaoussi](#); [fb210114@nf.bohlereng.com](mailto:fb210114@nf.bohlereng.com); [Savage-Dunham, Mary](#); [Leger, Josue](#)  
**Subject:** RE: Riviera Beach LTL - SP-21-18  
**Date:** Monday, February 28, 2022 9:45:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Plat\\_Rev\\_02\\_15\\_22\\_v2.pdf](#)  
[image004.png](#)

My comments from the current submittal:

- Drainage calculations show 7.5 for the water table, please provide the geotech report or other documentation to substantiate this assumption. In addition the K-value is 5.9 E-04 for the exfiltration trench calculation but there is no substantiating documentation for this number.
- There are sections of the berm along the east property line as low as 13.5 but the exfiltration trench shows the at El. 15.5. Will the perimeter berm be at 15.5 around the entire site. Also is there a specific location of 15.5 where the project will overtop the weir and discharge into SR710. Consider placing a drainage structure at the driveway entrance between the two mitred ends connection the retention areas and set the elevation of the inlet top at 15.25 so that the entire system stage then bubbles up into SR710 without overtopping the berms. This will minimally impact the exfiltration trench calculation.
- The drainage report provides inputs for ICPR but there is no output data from ICPR. In addition, the report does not speak to the recovery time of the system to return to control elevation. This may require running the storm simulation for 3 times the storm duration ie 72 hr analysis for a 24hr storm and 216hr for the 3 day storm to ensure system recovery.
- The executive summary states that the water quality EI is 14.09 but review of the stage/storage table indicates that the 2.12 acft occurs closer to 12.5, please review.
- The landscape buffer along the western property line has a conflict between the landscape plan (PLP-1) and civil plans (C-401) as the civil shows this area as retention. Please confirm that the proposed plant material can survive on the sideslope of the retention areas and be submerged during rain events.
- Plat Comments
  - Please note items on the enclosed recently approved plat ie name and PE number in the signature circles at the bottom as well as above the surveyors notes the statement in reference to the approval date and resolution number for the City.
  - The Plat provided does not reflect the right of way dedication to the DOT for the turnlane.
  -

<p><b>LOCATION MAP</b> No Scale</p>  <p style="text-align: center;">SITE</p> <p style="text-align: center;">W. BLUE HERON BLVD.</p>	<p>STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S.</p> <p>THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____ 2022 ____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____</p> <p>JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT &amp; COMPTROLLER</p> <p>BY: _____ D.C.</p>
<p>VERIFY THE CONTENT HEREIN AND CORRECTION</p> <p>AS APPROVED ON _____, 2022 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-22</p> <p><b>SURVEYORS NOTES</b></p> <p>1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT</p>	<p style="text-align: center;">CLERK OF THE CIRCUIT COURT &amp; COMPTROLLER SEAL</p> <div style="text-align: center; border: 1px solid black; width: 80px; height: 80px; margin: 0 auto; border-radius: 50%;"></div>

**Terrence N. Bailey, PE**  
 Director of Public Works  
 City of Riviera Beach  
 1481 W. 15th Street  
 Riviera Beach, FL, 33404  
 Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

**From:** Chris Lall <clall@bohlereng.com>

**Sent:** Monday, February 21, 2022 10:50 AM  
**To:** Bailey, Terrence <TBailey@rivierabeach.org>  
**Cc:** Merouane El Kaoussi <melkaoussi@bohlereng.com>; flb210114@nf.bohlereng.com; Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>  
**Subject:** RE: Riviera Beach LTL - SP-21-18

Terrance,

Thanks for this response. In the resubmittal, we are showing the 15' landscape buffer after the ROW dedication line to meet this code requirement.

Appreciate the help on this.

**Chris Lall**

Assistant Project Manager  
1900 NW Corporate Boulevard, Suite 101E  
Boca Raton, FL 33431  
o 561-571-0280 / c 954-667-5690 / clall@bohlereng.com  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

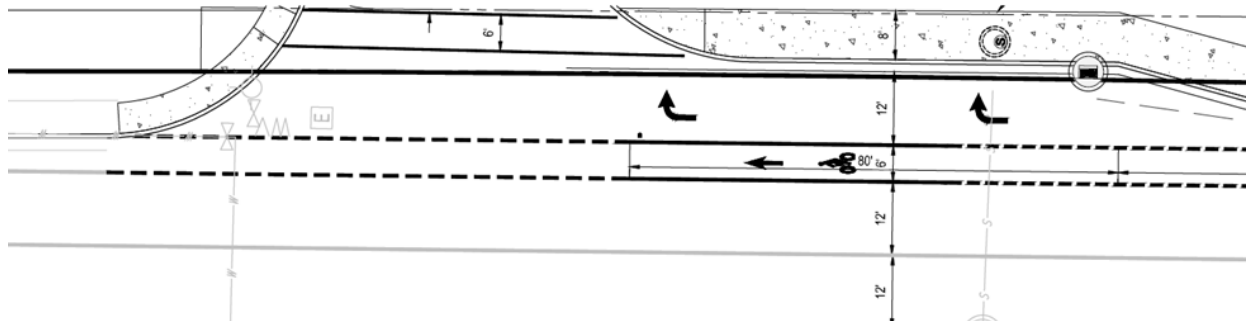
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**From:** Bailey, Terrence <TBailey@rivierabeach.org>  
**Sent:** Thursday, February 17, 2022 1:16 PM  
**To:** Chris Lall <clall@bohlereng.com>  
**Cc:** Merouane El Kaoussi <melkaoussi@bohlereng.com>; flb210114@nf.bohlereng.com; Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>  
**Subject:** RE: Riviera Beach LTL - SP-21-18

**EXTERNAL: Use caution with attachments and links.**

First, did you run this by Mary in planning about the landscape buffer.  
Second, the crosswalk should remain parallel to the RW line until it gets to the east side of the driveway. This will have zero impact on the landscape buffer and will make it better for pedestrians. On the offsite plan submitted is shows the crosswalk correctly and there is a line that looks like it's the new RW line in the correct place.



**Terrence N. Bailey, PE**  
City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

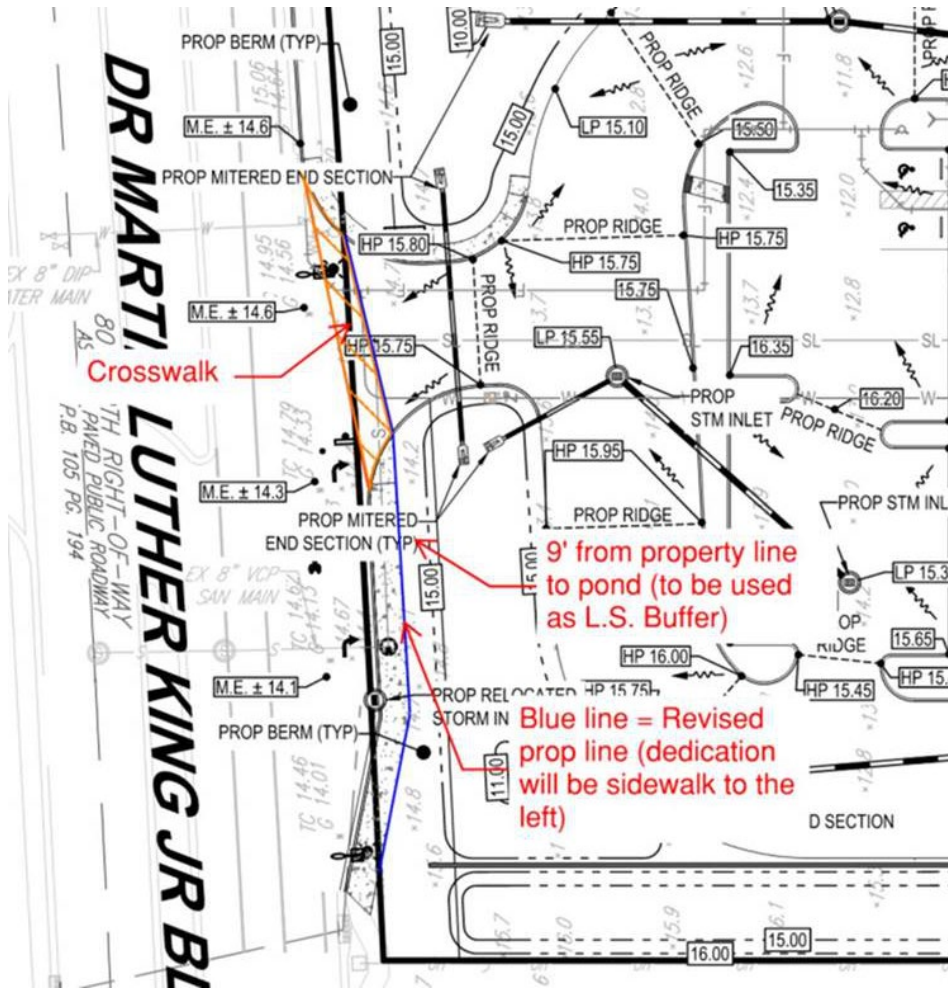
**From:** Chris Lall <clall@bohlereng.com>  
**Sent:** Thursday, February 17, 2022 9:12 AM  
**To:** Bailey, Terrence <TBailey@rivierabeach.org>  
**Cc:** Merouane El Kaoussi <melkaoussi@bohlereng.com>; flb210114@nf.bohlereng.com  
**Subject:** RE: Riviera Beach LTL - SP-21-18

You don't often get email from [clall@bohlereng.com](mailto:clall@bohlereng.com). [Learn why this is important](#)

Terrence,

Really appreciate your help on this. Before we resubmit for both the site plan and plat (this change affects both these approvals), just wanted to run by this change to get your blessing on it. The blue line will be the new property line, which will show the sidewalk and turnlane within FDOT's property. The proposed crosswalk will also be within FDOT's ROW. This will provide a 9' landscape buffer instead of 15', but our discussions we will plant additional vegetation within this 9' to accommodate for this. This 9' landscape buffer will not need a redesign of the layout and allow us to keep the site relatively consistent from what we're proposing.

Do you mind letting me know if this looks good on your end? We are planning on submitting first thing tomorrow so your response would be greatly appreciated.



**Chris Lall**

Assistant Project Manager

1900 NW Corporate Boulevard, Suite 101E

Boca Raton, FL 33431

o 561-571-0280 / c 954-667-5690 / [clall@bohlereng.com](mailto:clall@bohlereng.com)

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

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**From:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>

**Sent:** Wednesday, February 16, 2022 11:27 AM

**To:** Chris Lall <[clall@bohlereng.com](mailto:clall@bohlereng.com)>

**Cc:** Gerardo Rojas <[grojas@bohlereng.com](mailto:grojas@bohlereng.com)>; Merouane El Kaoussi <[melkaoussi@bohlereng.com](mailto:melkaoussi@bohlereng.com)>; [flb210114@nf.bohlereng.com](mailto:flb210114@nf.bohlereng.com)

**Subject:** RE: Riviera Beach LTL - SP-21-18

I just called

**Terrence N. Bailey, PE**

City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Chris Lall <[clall@bohlereng.com](mailto:clall@bohlereng.com)>  
**Sent:** Wednesday, February 16, 2022 9:15 AM  
**To:** Bailey, Terrence <[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)>  
**Cc:** Gerardo Rojas <[grojas@bohlereng.com](mailto:grojas@bohlereng.com)>; Merouane El Kaoussi <[melkaoussi@bohlereng.com](mailto:melkaoussi@bohlereng.com)>; [flb210114@nf.bohlereng.com](mailto:flb210114@nf.bohlereng.com)  
**Subject:** RE: Riviera Beach LTL - SP-21-18

You don't often get email from [clall@bohlereng.com](mailto:clall@bohlereng.com). [Learn why this is important](#)

Terrance,

Hope all is well. I've been trying to reach your office phone but haven't had any luck lately. Do you mind calling me back on my cell when you get a chance? Just wanted to follow up on the comment you provided in the attached PDF.

Thanks for the help and talk to you soon.

**Chris Lall**

Assistant Project Manager  
1900 NW Corporate Boulevard, Suite 101E  
Boca Raton, FL 33431  
o 561-571-0280 / c 954-667-5690 / [clall@bohlereng.com](mailto:clall@bohlereng.com)  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

## BOHLER //

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---

**From:** Bailey, Terrence [<mailto:Tbailey@rivierabeach.org>]  
**Sent:** Wednesday, February 02, 2022 9:49 AM  
**To:** Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>  
**Cc:** Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>; Savage-Dunham, Mary <[MSavageDunham@rivierabeach.org](mailto:MSavageDunham@rivierabeach.org)>; Leger, Josue <[JLeger@rivierabeach.org](mailto:JLeger@rivierabeach.org)>  
**Subject:** RE: Riviera Beach LTL - SP-21-18

Dan,

Enclosed please find my comments:

- Please provide a copy of the preliminary plat for concurrent review, enclosed is a recent example to utilize.
- Please dedicate the first 15' of the projects frontage starting at the western corner progressing east past the driveway as shown on the enclosed. This will provide area necessary for the proposed turnlane and sidewalk that must be within DOT right of way.
- The maximum driveway width allowable is 35' not the 36' shown on the site plan.
- Please explain why the existing platted landscape buffer tract along the western property line is remaining and not amended with the associated plat. Also there is masonry wall proposed along the landscape buffer but further south this transitions to 6' chain link fence. The landscape buffer if it will remain should be consistent to the southern limit of the project, or remove the existing landscape buffer tract and place the masonry wall at the property line with landscape buffering to occur inside the wall.
- Please provide a full drainage analysis with flood routing. Enclosed please find an example of the detail report requested. In addition, please provide specifics on where and how positive outfall will be achieved for the project. It does not appear there is a dedicated discharge point.
- Given the adjacent residential use, please extend the photometric plan analysis to 30' offsite to the west. In addition, please provide a blowup of the western property line at a scale so the footcandles at the property line are legible.
- There are two existing light poles along the projects frontage, both will be impacted by the turnlane and driveway. Please show relocation/replacement of these two poles on the site plan and photometric plan. Please coordinate with the DOT that light levels will not be diminished by the relocation, a new pole along the frontage may be required in order to maintain DOT minimum required lighting along the corridor.

**Terrence N. Bailey, PE**

City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404



Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>

---

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

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**EXTERNAL SENDER**

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---

**From:** [Bailey, Terrence](#)  
**To:** [Dan Siemsen](#)  
**Cc:** [Alec Dickerson](#); [Savage-Dunham, Mary](#); [Leger, Josue](#)  
**Subject:** RE: Riviera Beach LTL - SP-21-18  
**Date:** Wednesday, February 2, 2022 9:49:20 AM  
**Attachments:** [image001.png](#)  
[Water Management Calculations.pdf](#)  
[20220202093954719.pdf](#)  
[Replat.pdf](#)

---

Dan,

Enclosed please find my comments:

- Please provide a copy of the preliminary plat for concurrent review, enclosed is a recent example to utilize.
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- Please provide a full drainage analysis with flood routing. Enclosed please find an example of the detail report requested. In addition, please provide specifics on where and how positive outfall will be achieved for the project. It does not appear there is a dedicated discharge point.
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**Terrence N. Bailey, PE**

City Engineer

City of Riviera Beach

1481 W. 15th Street

Riviera Beach, FL, 33404

Office: 561-845-4080

[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)

[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Dan Siemsen <dan@2gho.com>  
**Sent:** Monday, January 31, 2022 6:28 PM  
**To:** Bailey, Terrence <TBailey@rivierabeach.org>  
**Cc:** Alec Dickerson <alec@2gho.com>  
**Subject:** RE: Riviera Beach LTL

Hello Terrence,

Please find attached as discussed previously the FDOT letter for the Riviera Beach LTL project. We look forward to receiving your comments pertaining to this project soon.

Do not hesitate to contact us with any questions.

Kind regards,

**Dan Siemsen, PLA, ASLA**

Associate/Sr. Landscape Architect



Landscape Architects | Planners | Environmental Consultants

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | [www.2gho.com](http://www.2gho.com)

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---

**From:** Dan Siemsen  
**Sent:** Thursday, January 27, 2022 2:05 PM  
**To:** Bailey, Terrence  
**Cc:** Alec Dickerson  
**Subject:** RE: Riviera Beach LTL

Thank you sir. Bohler has already met with FDOT on LTL. It is our understanding that they agreed to the design of the turn lane as shown on the proposed site plan. I will forward the FDOT letter as soon as I get it. We look forward to your comments.

Kind regards,

**Dan Siemsen, PLA, ASLA**

Associate/Sr. Landscape Architect



**Landscape Architects | Planners | Environmental Consultants**

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | [www.2gho.com](http://www.2gho.com)

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---

**From:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>  
**Sent:** Thursday, January 27, 2022 1:56 PM  
**To:** Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>  
**Cc:** Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>  
**Subject:** RE: Riviera Beach LTL

LTL also needs to contact Dalila about the proposed turnlane on SR710. I need to type up my comments.

**Terrence N. Bailey, PE**

City Engineer  
City of Riviera Beach  
1481 W. 15th Street  
Riviera Beach, FL, 33404  
Office: 561-845-4080  
[Tbailey@rivierabeach.org](mailto:Tbailey@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Dan Siemsen <[dan@2gho.com](mailto:dan@2gho.com)>  
**Sent:** Thursday, January 27, 2022 1:01 PM  
**To:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>  
**Cc:** Alec Dickerson <[alec@2gho.com](mailto:alec@2gho.com)>  
**Subject:** Riviera Beach LTL

Good afternoon Terrence,

It was nice speaking with you on the FDOT meeting. We also wanted to reach out and check on the status of your comments for the Riviera Beach LTL project number SP-21-18/SE-21-02. Do you know when your comments will be ready to distribute?

Don't hesitate to call with any questions or to discuss.

Kind regards,

**Dan Siemsen, PLA, ASLA**

Associate/Sr. Landscape Architect



**Landscape Architects | Planners | Environmental Consultants**

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | [www.2gho.com](http://www.2gho.com)

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

**FROM:** Frank Stallworth, Fire Plan Reviewer

**DATE:** December 21, 2021

**SUBJECT:** SP-20-18. Site plan & Special Exception comments. Located at 1553 Dr. MLK Blvd. PC# 56-43-32-32-43-001-0000/ 56-43-32-32-43-003-0000/56-43-32-32-43-004-0000.

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### **Comments**

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The applicant is proposing to development of a 34,500sqft office/ warehouse.

The comments listed below are provide to the Developer/Engineer with an outline of the minimum fire code requirements. All installation and construction shall come into compliance with the city of Riviera Beach Ordinances, Florida Fire Prevention Code 7<sup>th</sup> Edition, state, and national codes.

Emergency apparatus access should be 20'-00" width and 13'-6" height.

City of Riviera Beach Ordinance read as followed: all new building 5,000sqft + shall have an automatic fire sprinkler system. In addition, a fire hydrant shall be located within 100 feet of the fire department connection (FDC) for all buildings with a fire sprinkler system. The distance can be extended with approval from the AHJ.

The system shall be continuously monitored by a certified central station fire alarm contractor, providing service that comes into compliance with NFPA 70 and 72.

If you have any questions, feel free to contact 561-845-4106.

**From:** [Stallworth, Frank](#)  
**To:** [Savage-Dunham, Mary](#)  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)  
**Date:** Friday, February 25, 2022 7:58:19 AM  
**Attachments:** [image002.png](#)

---



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

**FROM:** Frank Stallworth, Fire Plan Reviewer

**DATE:** February 25, 2022

**SUBJECT:** Site plan review for OFFSITE, SP-21-18/SE-21-02 Riviera Beach RTL revised plans submittal 2. Located at 1553 Dr. MLK Blvd. PC# 56-43-32-32-43-001-0000/ 56-43-32-32-43-003-0000/56-43-32-32-43-004-0000.

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### Comments

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The applicant is proposing to development of a 34,500sqft office/ warehouse. Fire Prevention as no comments at this time.

---

**From:** Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Sent:** Wednesday, February 23, 2022 1:30 PM  
**To:** Stallworth, Frank <fstallworth@rivierabeach.org>  
**Subject:** FW: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Respectfully,

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

[msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Savage-Dunham, Mary

**Sent:** Wednesday, February 23, 2022 10:34 AM

**To:** Armstrong, John <[JArmstrong@rivierabeach.org](mailto:JArmstrong@rivierabeach.org)>; Frank Stallworth <[fstallworth42@gmail.com](mailto:fstallworth42@gmail.com)>; Jones, Edward <[edjones@rivierabeach.org](mailto:edjones@rivierabeach.org)>; Steve Thomas <[sthomas@rbpublicsafety.org](mailto:sthomas@rbpublicsafety.org)>; Grimm, Michael <[MGrimm@rivierabeach.org](mailto:MGrimm@rivierabeach.org)>

**Cc:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>; Leger, Josue <[JLeger@rivierabeach.org](mailto:JLeger@rivierabeach.org)>

**Subject:** SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Good afternoon,

Attached in this email and the subsequent email please find revised plans and responses to comments. **PLEASE PROVIDE YOUR COMMENTS OR YOUR SIGNOFF BY MARCH 9<sup>TH</sup>, 2022.**

Respectfully,

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





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

**FROM:** Frank Stallworth, Fire Plan Reviewer

**DATE:** March 4, 2022

**SUBJECT:** 3<sup>rd</sup> site plan review for Riviera Beach LTL, SP-21-18/SE-21-02 Riviera Beach RTL revised plans submittal 2. Located at 1553 Dr. MLK Blvd. PC# 56-43-32-32-43-001-0000/ 56-43-32-32-43-003-0000/56-43-32-32-43-004-0000.

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### **Comments**

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The applicant is proposing to development of a 34,500sqft office/ warehouse. Fire Prevention as no comments at this time.



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

---

---

**CITY OF RIVIERA BEACH – MEMORANDUM**


---

---

**TO:** Mary F. Savage Dunham, AICP, CFM,  
Assistant Director of Development Service

**FROM:** John Armstrong, P.E., Senior Utility Engineer

**SUBJECT:** SP-21-18 – Industrial Project on MLK (Parcel ID 56434232430010000)

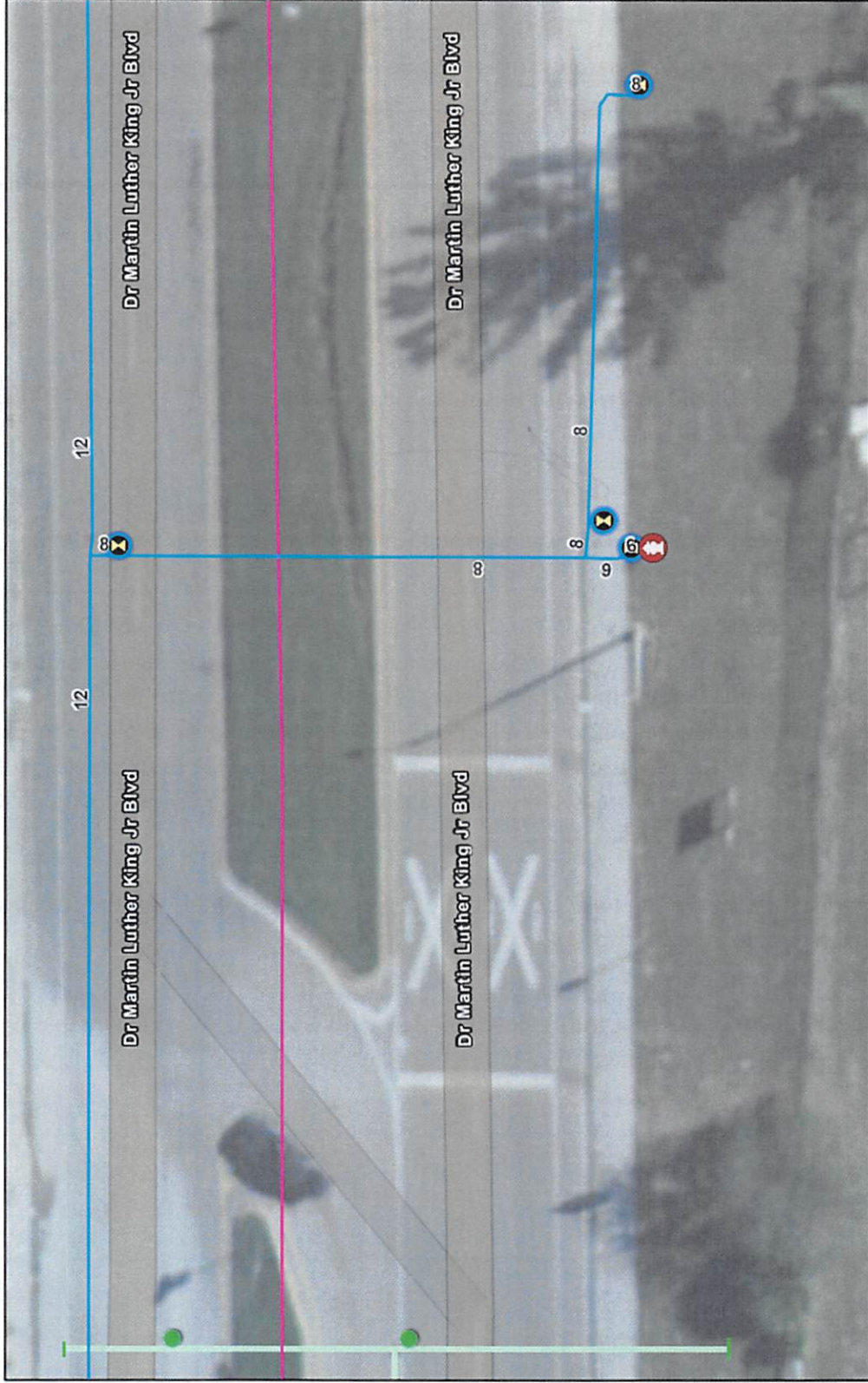
**DATE:** January 11, 2022 

The Utility District does not approve the site plan application with comments for resubmittal as follows:

1. Please revise the Utility Plan to show the proposed 1.5” potable water service and the proposed 6” fireline connecting to the existing 8” gate valve where the 8” water main terminates at the property (refer to the attached GIS Map). As an option, please revise the Utility Plan to show the proposed 1.5” potable water service and the proposed 6” fireline connecting to the existing 8” water main that runs parallel to the ROW with a proposed SS tapping sleeve and tapping gate valve.
2. Please revise the Utility Plan to show a backflow prevention assembly for the fireline at the ROW line and before the fireline splits into two firelines.
3. As the cleanout covers are not traffic bearing, please revise the Utility Plan so that it does not include cleanouts in lieu of manholes within traffic areas.

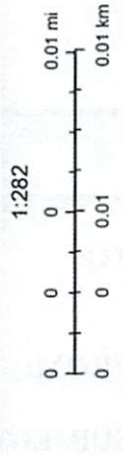


# GIS Map - Parcel ID 56434232430010000



1/11/2022, 3:26:33 PM

- Fire Hydrant
- Potable Water System Valve
- Valve
- Potable Water Main
- Raw Water Main
- Sanitary Sewer Gravity Main
- Sanitary Sewer Gravity Main (Lined)
- Sanitary Sewer Manhole



Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, ArcGIS Web AppBuilder

**From:** [Armstrong, John](#)  
**To:** [Savage-Dunham, Mary](#)  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)  
**Date:** Saturday, March 19, 2022 6:10:40 AM

---

Hello Ms. Savage Dunham,

I missed/overlooked this (It was not in Energov and I did not receive a hard copy).

The Utility District has the following comments:

- Please revise the water meter to be located as close as possible to the ROW and show an easement dedicated to the City of Riviera Beach Utility Special District that is at least 6 feet from all directions from the water meter and the water service that is not located in the ROW.
- Please revise to be clear on who will maintain the sanitary sewer system. The sanitary manhole should be located within the ROW. If the sanitary manhole and sewer main will not fit in the ROW, a minimum 12 foot utility easement dedicated to the City of Riviera Beach Utility Special District shall be provided.

Sincerely,

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

---

**From:** Savage-Dunham, Mary <MSavageDunham@rivierabeach.org>  
**Sent:** Wednesday, February 23, 2022 10:35 AM  
**To:** Armstrong, John <JArmstrong@rivierabeach.org>; Frank Stallworth <fstallworth42@gmail.com>; Jones, Edward <edjones@rivierabeach.org>; Steve Thomas <sthomas@rbpublicsafety.org>; Grimm, Michael <MGrimm@rivierabeach.org>  
**Cc:** Bailey, Terrence <TBailey@rivierabeach.org>; Leger, Josue <JLeger@rivierabeach.org>  
**Subject:** RE: SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Respectfully,

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

[msavagedunham@rivierabeach.org](mailto:msavagedunham@rivierabeach.org)  
[www.rivierabeach.org](http://www.rivierabeach.org)

---

**From:** Savage-Dunham, Mary

**Sent:** Wednesday, February 23, 2022 10:34 AM

**To:** Armstrong, John <[JArmstrong@rivierabeach.org](mailto:JArmstrong@rivierabeach.org)>; Frank Stallworth <[fstallworth42@gmail.com](mailto:fstallworth42@gmail.com)>; Jones, Edward <[edjones@rivierabeach.org](mailto:edjones@rivierabeach.org)>; Steve Thomas <[sthomas@rbpublicsafety.org](mailto:sthomas@rbpublicsafety.org)>; Grimm, Michael <[MGrimm@rivierabeach.org](mailto:MGrimm@rivierabeach.org)>

**Cc:** Bailey, Terrence <[TBailey@rivierabeach.org](mailto:TBailey@rivierabeach.org)>; Leger, Josue <[JLeger@rivierabeach.org](mailto:JLeger@rivierabeach.org)>

**Subject:** SP-21-18/SE-21-02 Riviera Beach RTL - revised plans (submittal 2)

Good afternoon,

Attached in this email and the subsequent email please find revised plans and responses to comments. **PLEASE PROVIDE YOUR COMMENTS OR YOUR SIGNOFF BY MARCH 9<sup>TH</sup>, 2022.**

Respectfully,

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



**CITY OF RIVIERA BEACH STAFF REPORT  
COMPREHENSIVE PLAN AMENDMENT  
APRIL 28, 2022**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE CITY'S ADOPTED COMPREHENSIVE PLAN, TO ESTABLISH THE PROPERTY RIGHTS ELEMENT (TO ADOPT A NEW **PROPERTY RIGHTS ELEMENT**), AND AMENDING ALL ELEMENTS AS NECESSARY, IN ORDER TO PROVIDE CONSISTENCY WITH CURRENT STATUTORY REQUIREMENTS PER SECTION 163.3177, FLORIDA STATUTES, PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**A. Applicants:** City initiated amendment process.

**B. Request:** to amend the City's Comprehensive Plan to establish a new element, the "Property Rights Element" pursuant to House Bill 59 – which amended Chapter 163.3177, Florida Statutes (F.S.).

**C. Location:** The Comprehensive Plan is applicable citywide.

**D. Background and Staff Analysis:**

Effective July 1, 2021, new legislative mandates (House Bill 59-Growth Management) requires all local government to have a Property Rights Element as part of their Comprehensive Plan. Thus, the legislation amended Chapter 163.77 of the Florida Statutes to include a Property Rights Element as one of the required elements in all Comprehensive Plans. As a result of the legislation, no other Comprehensive Plan amendment can be adopted by the city, until the Property Rights Element is adopted. The State defines amendments initiated after July 1, 2021 as those amendments which had their first public hearing, which for the City of Riviera Beach means a Planning and Zoning Board hearing.

**Zoning Regulations:** The proposed Comprehensive Plan text amendment is not anticipated to require changes to the City's Zoning regulations.

**Comprehensive Plan:** There are no inconsistencies identified within the language proposed in the text amendment relative to the current Goals, Objectives, and Policies of the Comprehensive Plan.

**Hearing:** The Planning and Zoning Board will conduct a Public Hearing on Thursday, April 28, 2022, at 6:30 PM, at the Riviera Beach Event Center located at 190 E 13<sup>th</sup> Street, Riviera Beach, FL 33404, to consider the proposed Ordinance.

**Intergovernmental Plan Amendment Review Committee (IPARC):** Notification was sent to the County's IPARC, a clearing house for Comprehensive Plan amendments, on Friday, April 22, 2022.



**Recommendation:** City staff recommends approval of this Ordinance, to establish the Property Rights Element (to adopt a new **Property Rights Element**), and amending all elements as necessary.

**E. Attachments:**

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Exhibit 1 – Proposed Comprehensive Plan text amendment in strike out and underline format.

Exhibit 2 – Examples of other Local Governments adopted Property Right Elements

**Comprehensive Plan Online Portal or Scan QR Code Below**

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- [Comprehensive Plan Online Portal](#)



# Exhibit 1

## Property Rights Element

REVISION: To add a Property Rights Element. The added text is underlined

### PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES AND POLICIES

#### I. INTRODUCTION

##### A. Purpose

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of the Element, per Chapter 163.3177(i), is to identify property rights that shall be considered in local decision-making.

##### B. Assessment and Conclusions

As stated in Section A, Purpose, this Element meets the statutory requirements of Chapter 163.3177, F.S.

#### II. GOAL

It is the **GOAL** of the City of Riviera Beach to respect judicially acknowledged and constitutionally protected private property rights.

##### OBJECTIVE 1.1: Property Rights Element

The City shall consider property rights during local decision-making processes.

**Policy 1.1.1:** The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.

**Policy 1.1.2:** The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy 1.1.3:** The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 1.1.4:** The right of a property owner to dispose of his or her property through sale or gift.

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





## **OBJECTIVE 1.2**

Transparency, Reliability, and Predictability in Decision-making: The City shall continue its effort in promoting public involvements and afford property owners the opportunity to participate in public meetings and hearing where it is making decision involving a property owner's property.

**Policy 1.2.1: Comprehensive Plan Amendments and Development Applications - All applications affecting the development or use of property in the City, including amendments to the City's Comprehensive Plan, shall be made at duly noticed public meetings and the applications shall be made available for public review at any time before or after the date of any hearing wherein the application is to be considered within the City's business hours. All residents and businesses of the City shall be entitled to inspect public records associated with an application and to participate in any hearings regarding the applications.**



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*History: Adopted: 10/28/21, Ord. No. 2021-26, Effective 12/09/21*

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# PROPERTY RIGHTS ELEMENT

## I. INTRODUCTION

### A. Purpose

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of the Element, per Chapter 163.3177(i), is to identify property rights that shall be considered in local decision-making.

### B. Assessment and Conclusions

As stated in Section A, Purpose, this Element meets the statutory requirements of Chapter 163.3177, F.S.

## II. GOAL, OBJECTIVES AND POLICIES

It is the **GOAL** of Palm Beach County to respect judicially acknowledged and constitutionally protected private property rights.

### OBJECTIVE 1.1 Property Rights

The County shall consider property rights during local decision-making processes.

**Policy 1.1-a:** The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.

**Policy 1.1-b:** The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy 1.1-c:** The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 1.1-d:** The right of a property owner to dispose of his or her property through sale or gift.

## Property Rights Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
22-A1	To establish the Property Rights Element	10/28/2021	2021-26	12/9/2021	

\* NIE means not in effect - not within element

## PROPERTY RIGHTS ELEMENT

**Goal 1:** THE CITY OF WEST PALM BEACH SHALL CONSIDER THE FOLLOWING RIGHTS IN LOCAL DECISIONMAKING.

**Objective 1.1:** The City of West Palm Beach shall respect judicially acknowledged and constitutionally protected private property rights.

**Policy 1.1.1:** The City shall consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**Policy 1.1.2:** The City shall consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy 1.1.3:** The City shall consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 1.1.4:** The City shall consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

**Objective 1.2:** The City of West Palm Beach's decision-making processes and procedures shall continue to be transparent, reliable, and predictable so that all people may be able to participate in decisions that affect their lives and property.

**Policy 1.2.1:** The City shall provide every affected person an opportunity to participate, be heard, and be informed of the information on which the City bases its decisions as is required under Florida law.