

NEW CONSTRUCTION FOR:

109, 117 AND 125 W 14TH STREET

RIVIERA BEACH, FL 34221

SCOPE OF WORK

WE ARE PROPOSING A 11,520 SF TWO-STORY APARTMENT HOUSE (AFFORDABLE HOUSING) WITH 5,040 SF COVERED WALKWAY FOR A TOTAL OF 11,560 SF. THIS INCLUDES FOUR 3-BEDROOM UNITS AND FOUR 2-BEDROOM UNITS FOR A TOTAL OF EIGHT UNITS.

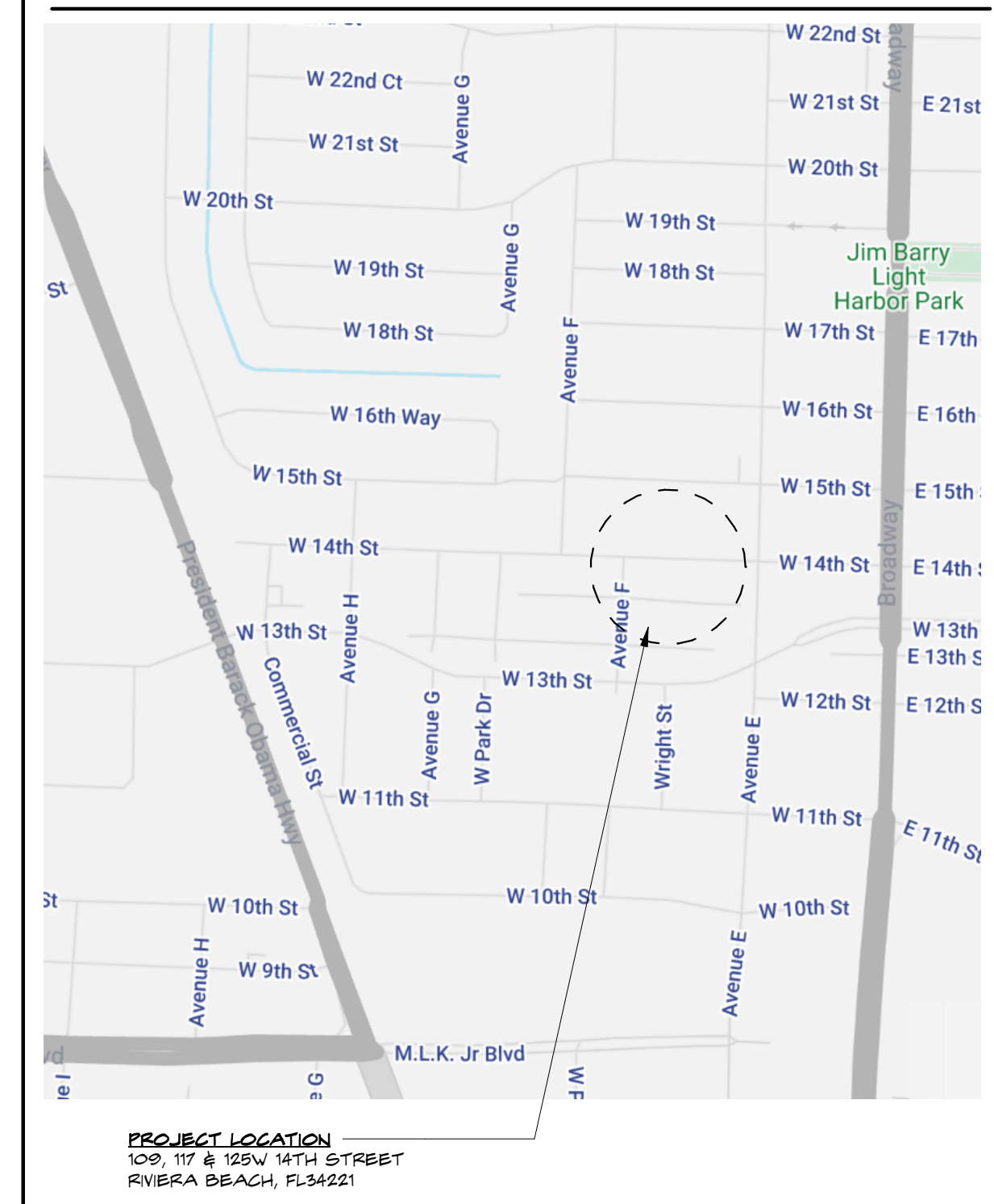
CURRENTLY, THE TWO EAST PROPERTIES (109 & 117 W 14TH STREET) ARE ZONED DOWNTOWN GENERAL (DG). THE WEST PROPERTY (125 W 14TH STREET) IS ZONED DOWNTOWN RESIDENTIAL (DR). IN THIS APPLICATION WE WILL BE REQUESTING TO COMBINE ALL THREE LOTS WITH DOWNTOWN GENERAL ZONING (DG).

IN THE DOWNTOWN GENERAL (DG) ZONING, RESIDENTIAL USE IS PERMITTED. WE ARE PROPOSING AN AFFORDABLE HOUSING 8-UNIT APARTMENT HOUSE. STREET TREES ARE TO BE INSTALLED AND A PEDESTRIAN WALKWAY IS PROPOSED WITH ACCESS FROM THE STREET TO THE ENTRY, WHICH FRONTS 14TH STREET. WE ARE PROPOSING AN ARCADE ALONG THE STREET FRONTAGE SIMILAR TO AN ARCADE, TYPICALLY AN ARCADE IS UTILIZED IN COMMERCIAL APPLICATIONS BUT WE ARE USING THIS TO IDENTIFY THE ENTRY AND CREATE AN AREA TO BUILD A SENSE OF COMMUNITY. FURTHER, WE ARE FEATURING AN ENTRY WALKWAY AS A PREDOMINANT FEATURE ALONG THE FRONT.

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A103.SP	TYPICAL THREE-BEDROOM UNITS	*	*	*
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C1	DRAINAGE & GRADING PLAN			
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C4	WATER & SEWER DETAILS			

LOCATION MAP

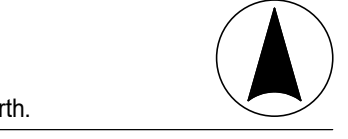


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RIVIERA BEACH, FL 34221

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1 PNZ REVIEW 04-24-25

revisions.



north.

drawn by. PDUK/FF

project no. 24025

date. 10.31.2024

phase. SITE PLAN APPLICATION

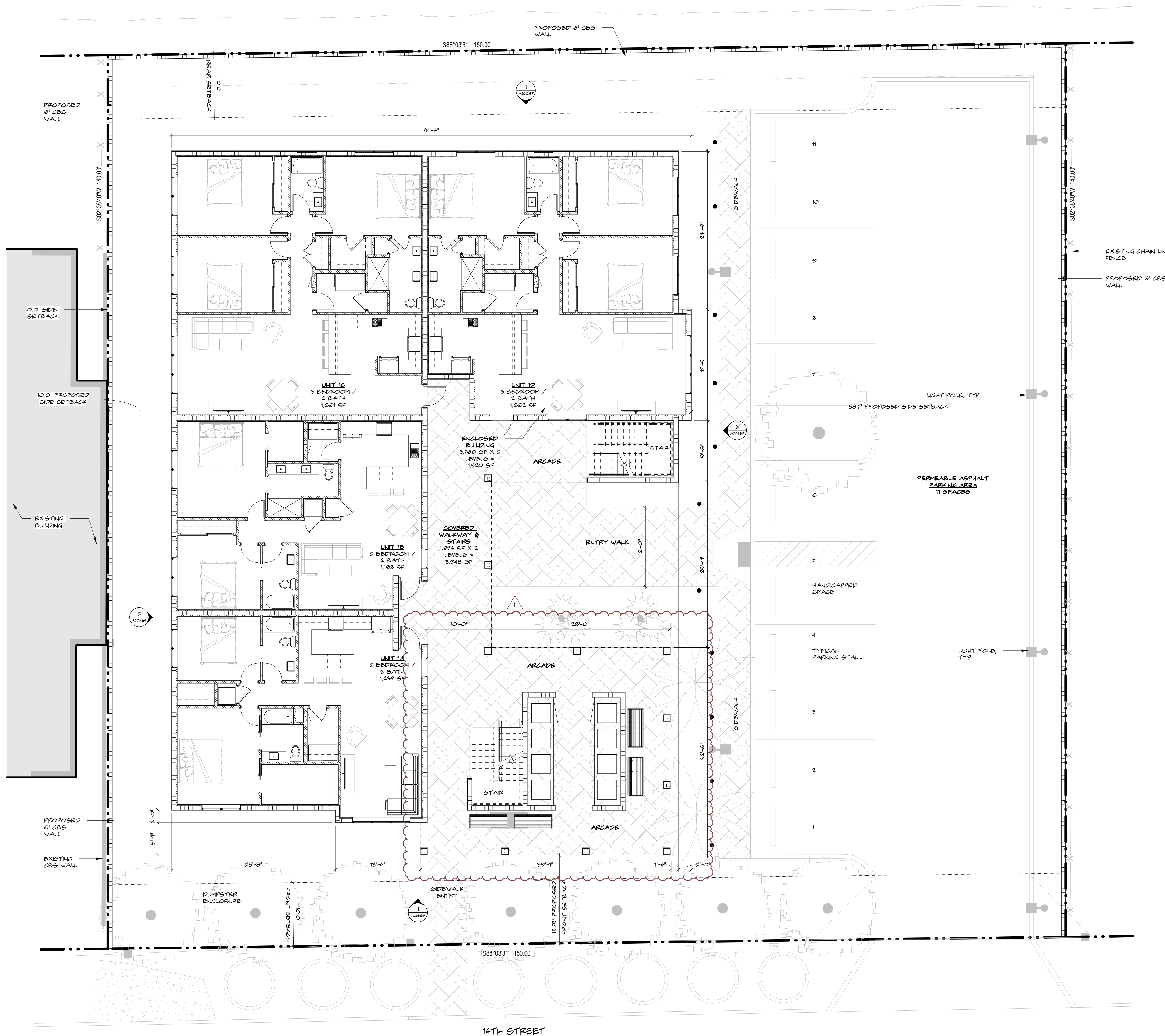
sheet. COVER SHEET

SITE PLAN APPLICATION 10.31.2024



APPLICATION: SP 24-0025
FIRST SUBMITTAL

A001.SP



SITE INFORMATION

APPLICATION:	SP 23-XXX (FIRST SUBMITTAL)	
LEGAL DESCRIPTION:	AT 109 W 14TH ST: AT 117 W 14TH ST: AT 125 W 14TH ST:	RIVIERA LT 2 BLK 4 RIVIERA LT 3 BLK 4 RIVIERA LT 4 BLK 4
GENERAL PARCEL INFORMATION:	AT 109 W 14TH ST: AT 117 W 14TH ST: AT 125 W 14TH ST:	58-43-42-33-06-004-0020 58-43-42-33-06-004-0030 58-43-42-33-06-004-0040
ADDRESS:	109, 117 AND 125 W 14TH ST., RIVIERA BEACH, FL	
ZONING DISTRICT:	AT 109 W 14TH ST: AT 117 W 14TH ST: AT 125 W 14TH ST:	DG - DOWNTOWN GENERAL DG - DOWNTOWN GENERAL DR - DOWNTOWN RESIDENTIAL
FUTURE LAND USE:	AT 109 W 14TH ST: AT 117 W 14TH ST: AT 125 W 14TH ST:	DOWNTOWN MIXED USE DOWNTOWN MIXED USE HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL UP TO 20 DWELLING UNITS PER ACRE
PROPOSED USE:	APARTMENT HOUSE	
TOTAL LOT AREA (PER PROP. APPR.):	AT 109 W 14TH ST: AT 117 W 14TH ST: AT 125 W 14TH ST: TOTAL:	0.1810 ACRES (7,013 SF) 0.1809 ACRES (7,009 SF) 0.1809 ACRES (7,184 SF) 0.4827 ACRES (21,476 SF)
PROPOSED BUILDING AREA:	ENCLOSED: COVERED WALKWAY: TOTAL:	11,820 SF 3,940 SF 15,488 SF
MIN LOT WIDTH (TABLE 31-936(C)):	REQUIRED: 20' MIN / NO MAX	PROPOSED: 150'
MIN LOT SIZE (TABLE 31-936(C)):	REQUIRED: 2,000 SF / NO MAX	PROPOSED: 21,476 SF
MAX LOT COVERAGE (TABLE 31-936(C)):	REQUIRED: 80% MAX	PROPOSED: 52.9%
BUILDING SETBACKS (TABLE 31-936(C)):	REQUIRED:	PROPOSED:
(A) FRONT	10' MIN. SECONDARY STREET	13.75'
(B) SIDE	0'	10.0'
(C) REAR	10.0' MIN	15.1'
FLOOR AREA RATIO (TABLE 31-936(C)):	REQUIRED: 2.0 MAX	PROPOSED: 0.28
BUILDING HEIGHT (TABLE 31-936(B)):	REQUIRED: 3 STORIES MAX.	PROPOSED: 2 STORIES
PARKING (SECTION 31-577(1)(C)):	USE: APARTMENT HOUSE AFFORDABLE HOUSING	REQUIRED: 1 SPACE PER UNIT = 8 SPACES PROPOSED: 11 SPACES

FEMA FLOOD MAP 12099C0303G
FEMA FLOOD ZONE 'X'
FEMA 100 YEAR FLOOD ELEVATION: N/A

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RIVIERA BEACH, FL 34221

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revisions:

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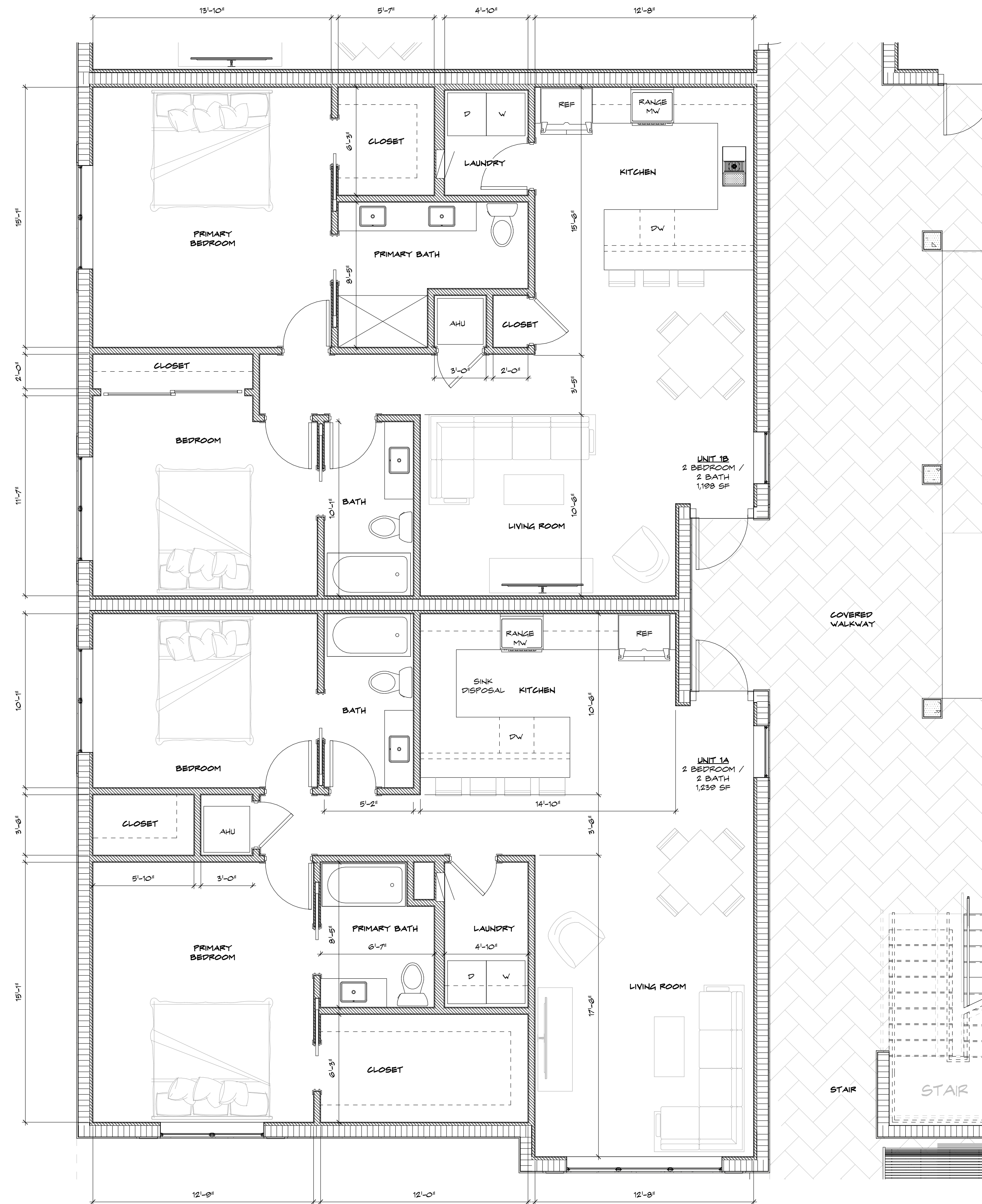
drawn by: PDUJ/FF

project no: 24025

date: 10.31.2024

phase: SITE PLAN APPLICATION

sheet: PROPOSED SITE PLAN



1 ENLARGED PLAN AT TWO BEDROOM UNITS
SCALE: 1/4" = 1'-0"

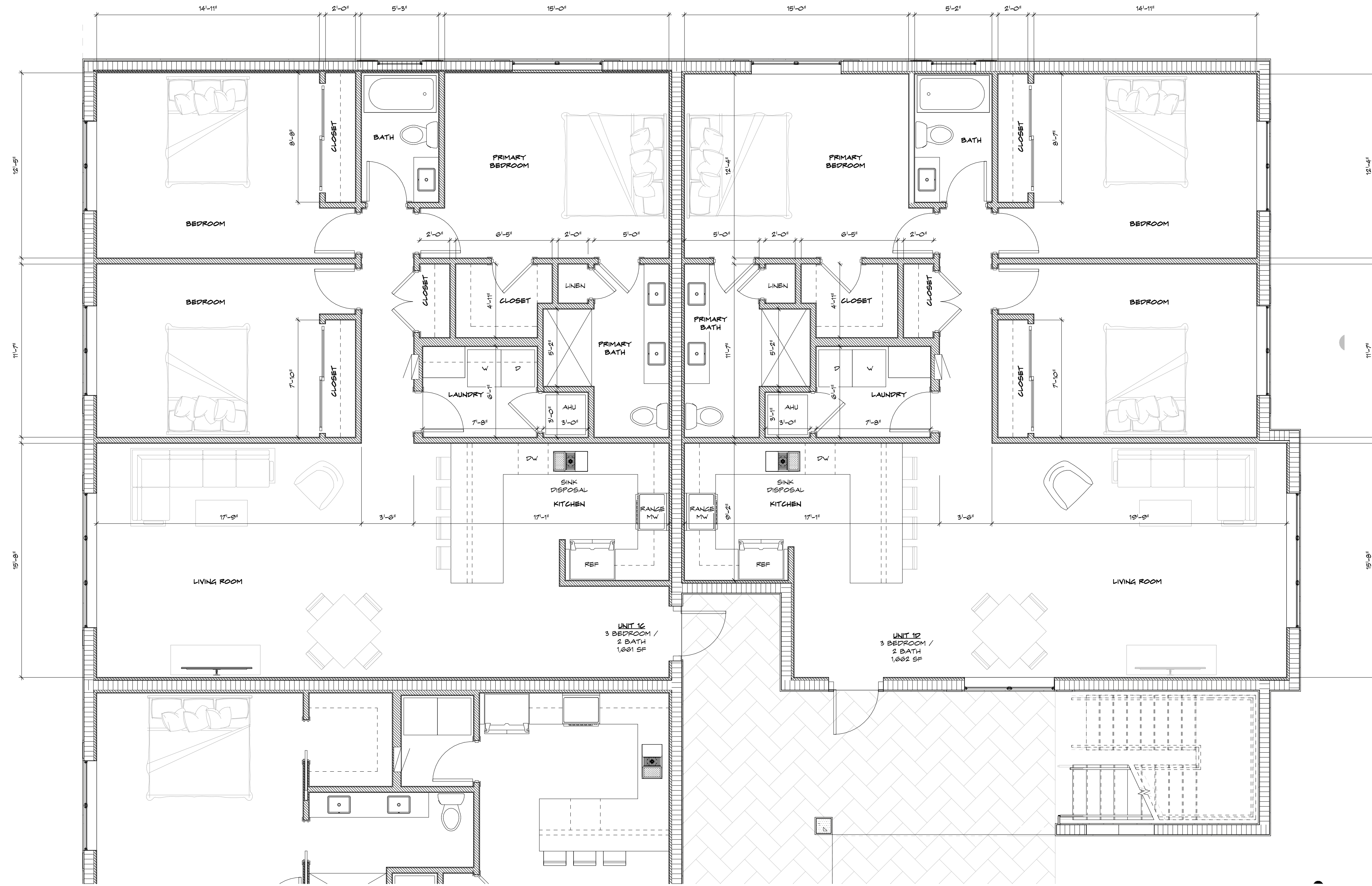
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1 PNZ REVIEW 04-24-25

revisions:
north:
drawn by: PDUJK/FF
project no.: 24025
date: 10.31.2024

phase: **SITE PLAN APPLICATION**
sheet: **TYPICAL TWO-BEDROOM UNITS**



1 ENLARGED PLAN AT THREE BEDROOM UNITS
 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION FOR:
109, 117 AND 125 W 14TH STREET
 RIVIERA BEACH, FL 34221

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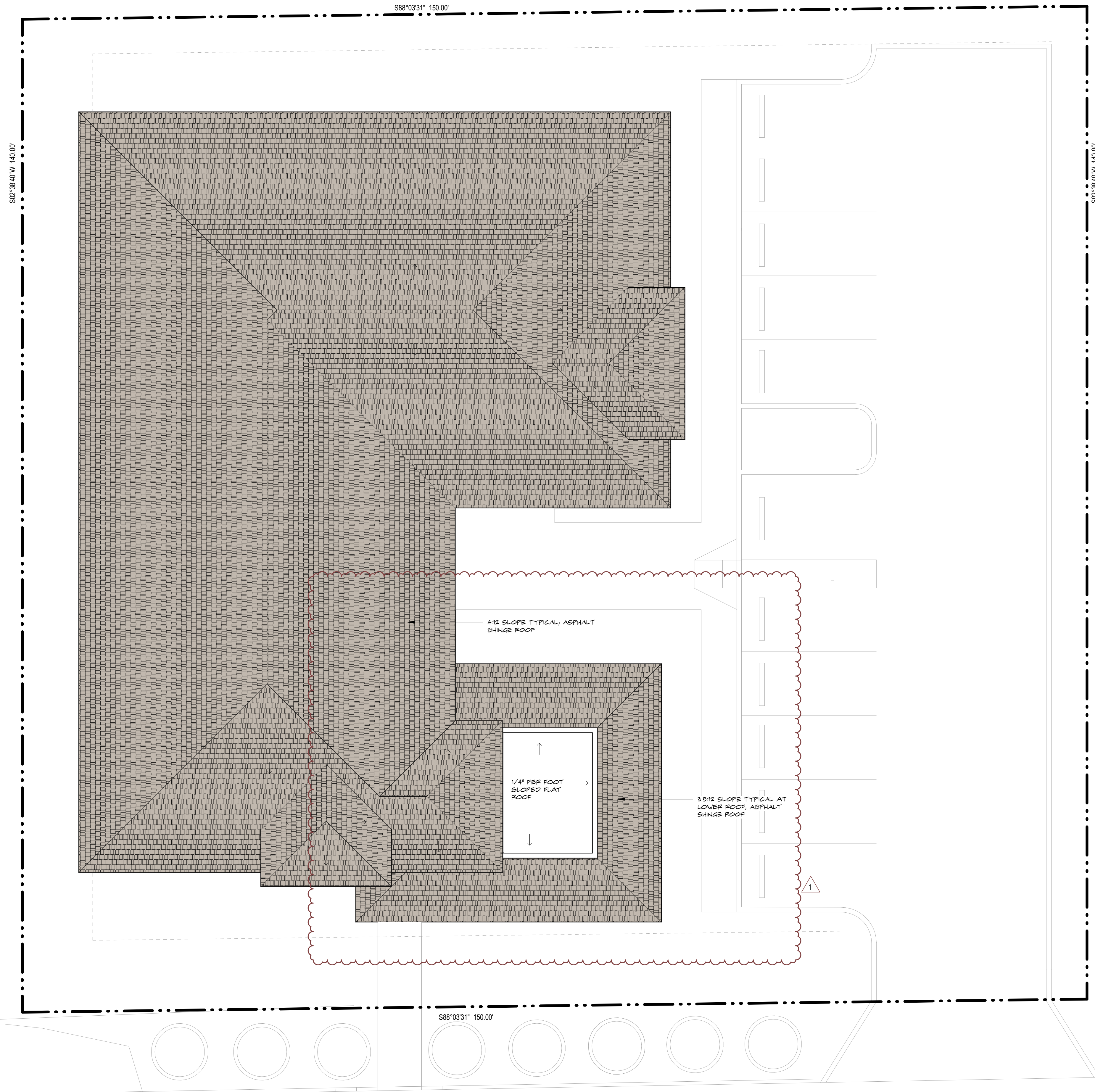
project no. 24025

date. 10.31.2024

phase. **SITE PLAN APPLICATION**

sheet. **TYPICAL THREE-BEDROOM UNITS**

1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



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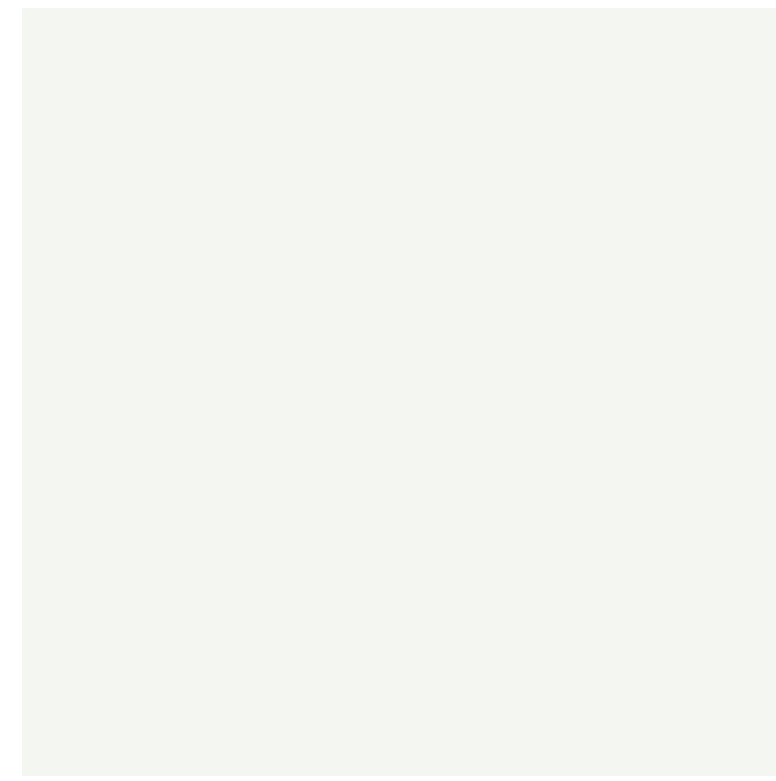
date. 10.31.2024

phase. SITE PLAN APPLICATION

sheet. PROPOSED ROOF PLAN

APPLICATION: SP 24-0025
FIRST SUBMITTAL

A104.SP



BODY COLOR #1 @ STUCCO WALLS & BASE
BENJAMIN MOORE CHANTILLY LAZE 02-65



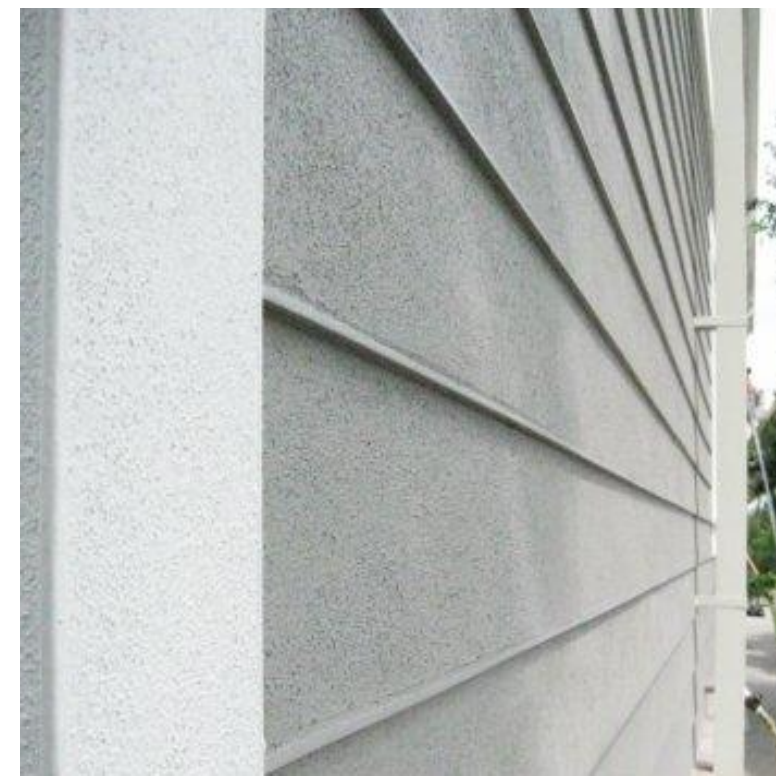
BODY COLOR #2 @ STUCCO SIDING & UPPER STUCCO WALLS
BENJAMIN MOORE PALLADIAN BLUE HC-144



TRIM COLOR @ HORIZONTAL STUCCO BAND, FASCIA & SHUTTERS
BENJAMIN MOORE SILHOUETTE AF-855



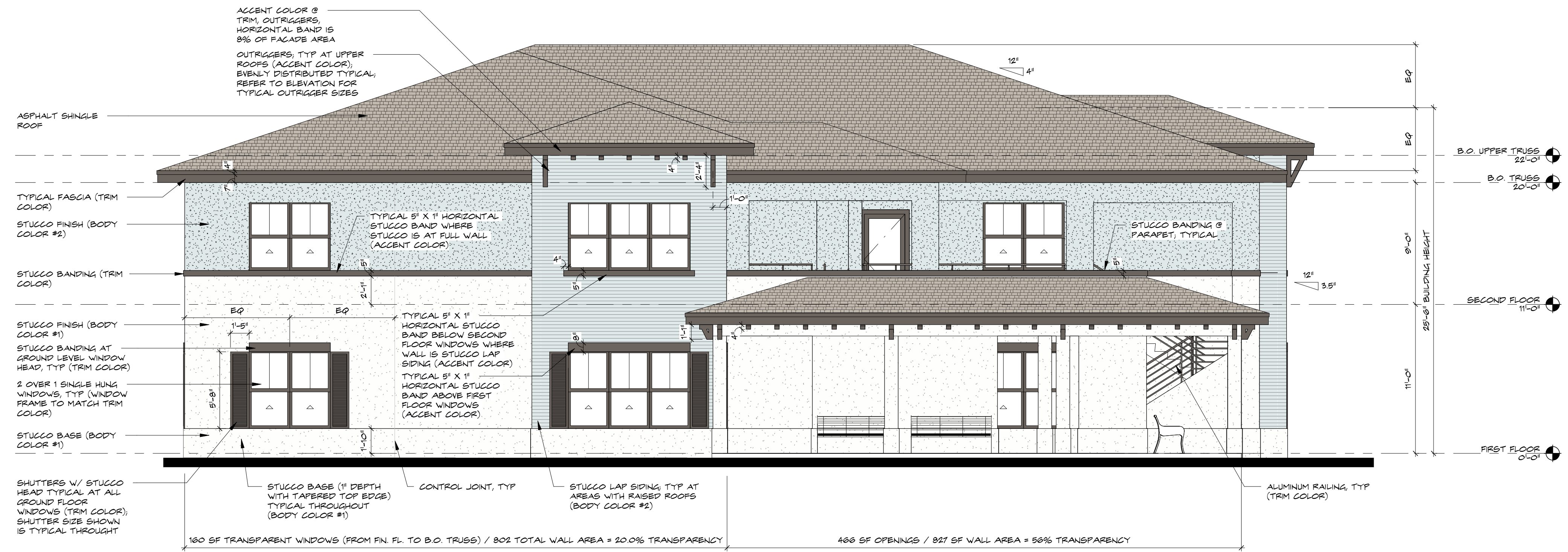
LIGHT TEXTURED STUCCO FINISH (REFER TO ELEVATIONS FOR PAINT COLOR)



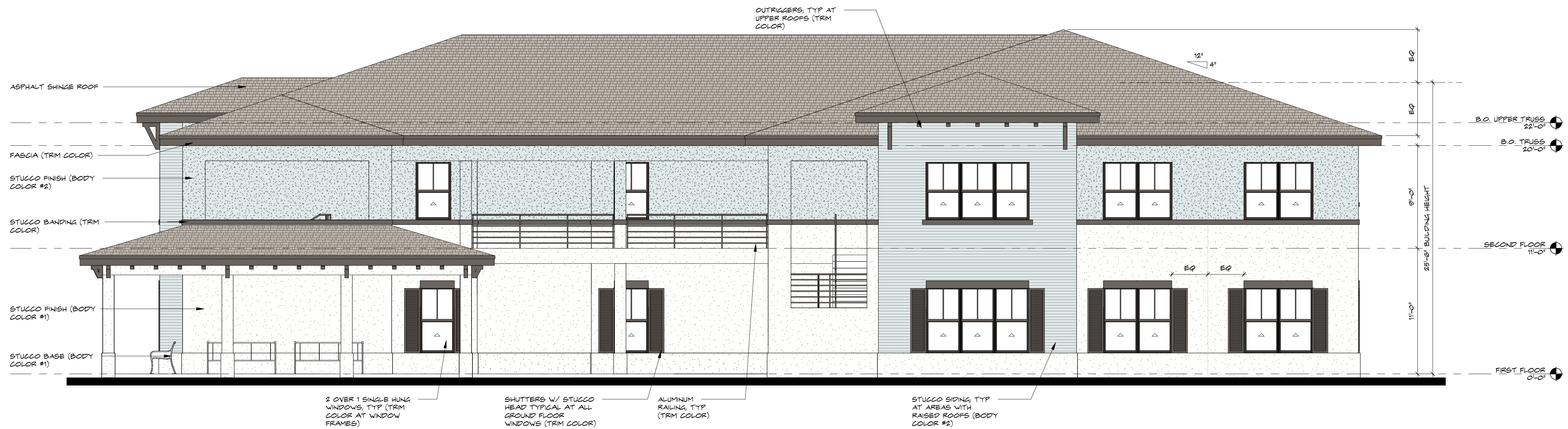
HORIZONTAL STUCCO LAP SIDING FINISH (REFER TO ELEVATIONS FOR PAINT COLOR)



ROOF SHINGLES
TIMBERLINE GEPAR FALLS



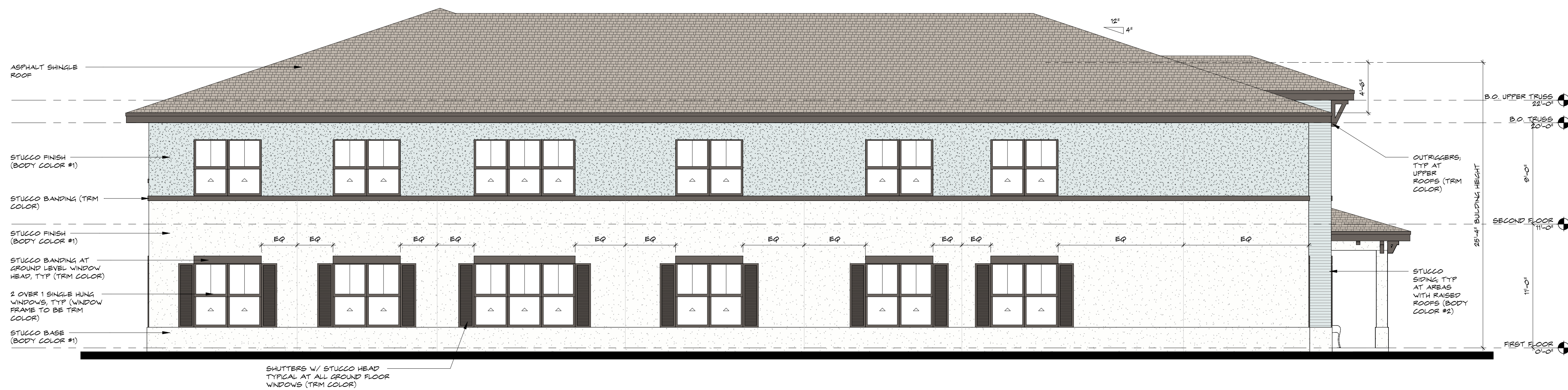
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



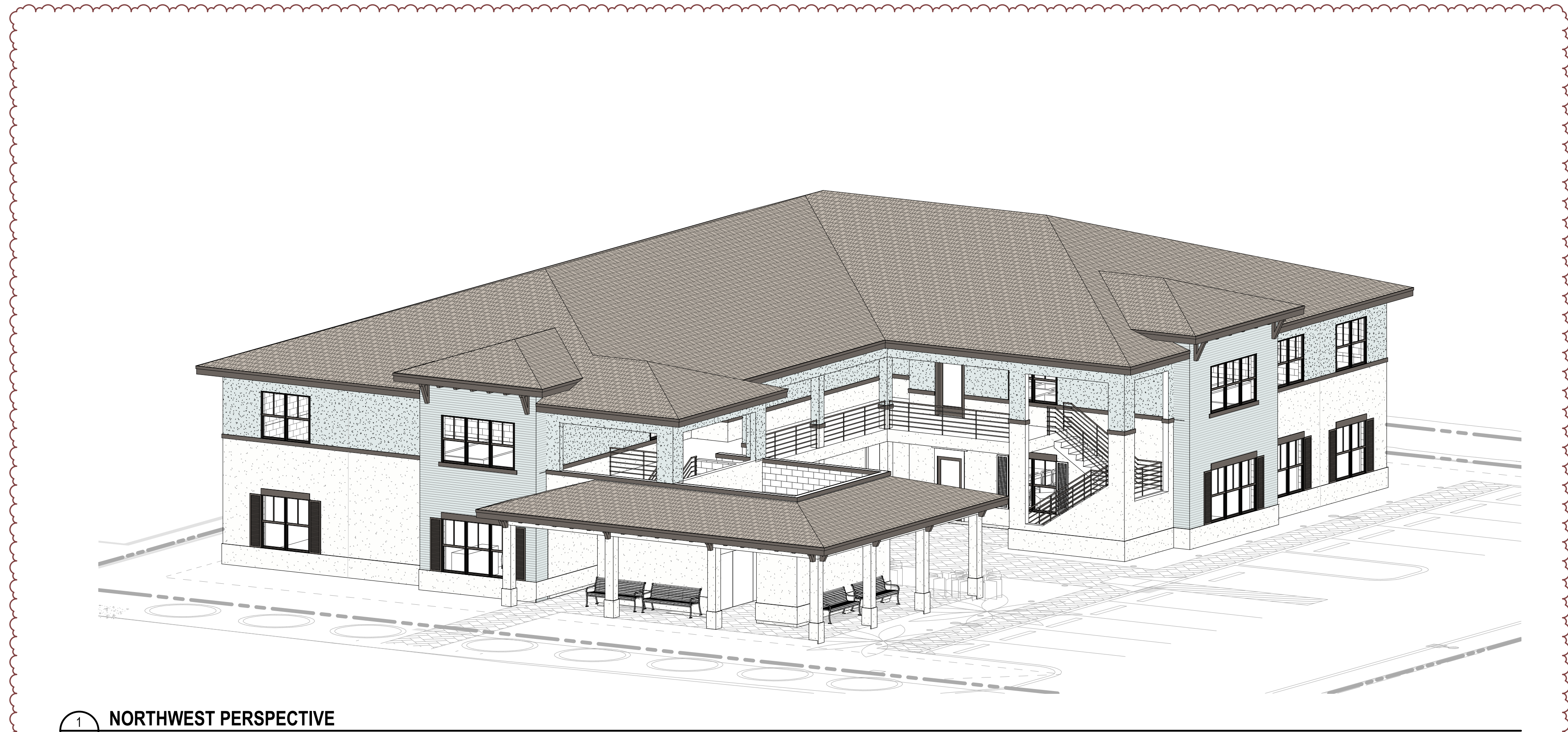
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

APPLICATION: SP 24-0025
FIRST SUBMITTAL

A202.SP



1 NORTHWEST PERSPECTIVE
SCALE:



2 SOUTHEAST PERSPECTIVE
SCALE:

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1 PNZ REVIEW 04-24-25

revisions.

north.

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project no. 24025

date. 10.31.2024

phase. SITE PLAN APPLICATION

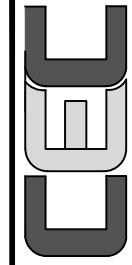
sheet. PERSPECTIVES

APPLICATION: SP 24-0025
FIRST SUBMITTAL

A901.SP



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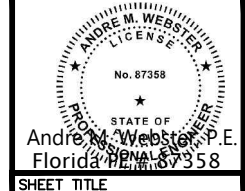
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com

andre@cec-fl.com

No.	Revisions:	Date:
1	PER CORB COMMENTS	04-21-25

CIVIL PLAN FOR:
PROPOSED BUILDING
109, 117 AND 125 W 14TH STREET
RIVIERA BEACH, FLORIDA

Project #:	24-223
Issue Date:	01/02/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



DRAINAGE & GRADING PLAN

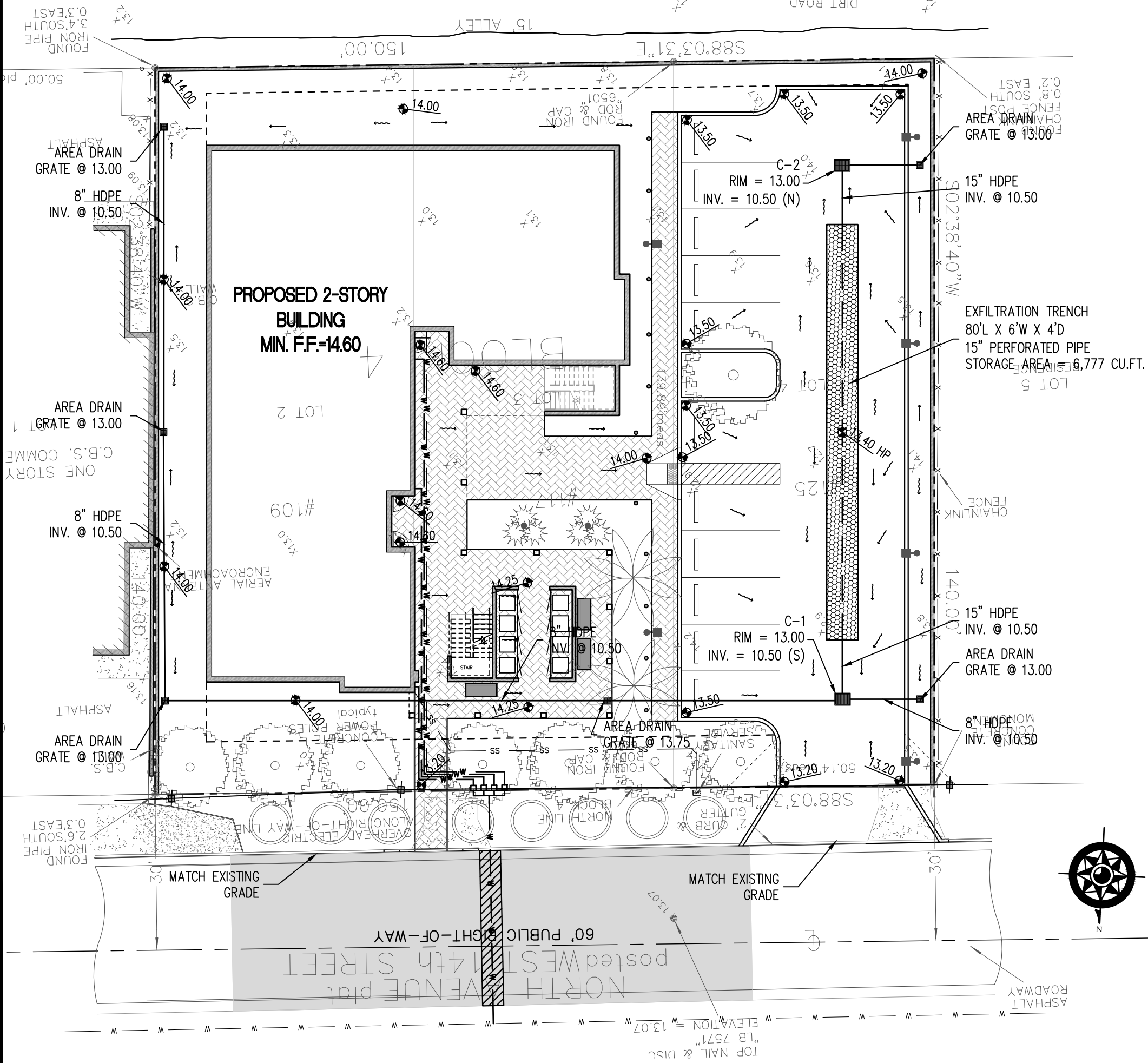
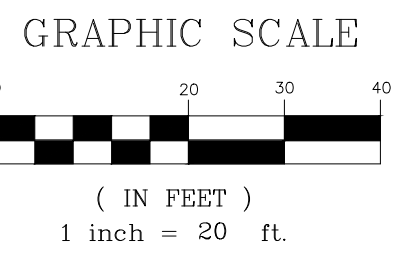
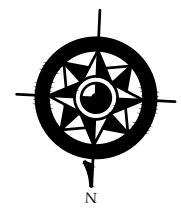
SHEET NUMBER:
C1



LEGEND

17.94 x	EXISTING ELEVATION PER PM SURVEYING, INC. (NAVD)
→	FLOW DIRECTION
2.000	PROPOSED FINISH GRADES (NAVD)
— W — W —	EXISTING WATER MAIN
— W — W —	PROPOSED WATER SERVICE
— SS — SS —	EXISTING SEWER MAIN
— SS — SS —	PROPOSED SEWER SERVICE

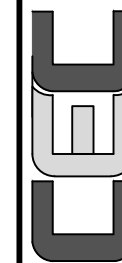
- NOTES:**
- ELEVATIONS ALONG PROPERTY LINE WILL BE GRADED TO PREVENT WATER FROM ENTERING OR LEAVING THE SITE.
 - ALL RUN-OFF TO BE ROUTED TO THE FRONT OF THE PROPERTY TO SWALE IN THE FRONT. AREAS OF FILL WILL BE ADDED TO THE SITE WITH LOW LYING AREAS.
 - CLEAN FILL EITHER #1 OR #2 TO BE ADDED TO SITE.
 - PAVERS IN THE R/W WILL NEED THE OWNER TO SIGN A CITY OF RIVIERA BEACH DRIVEWAY AGREEMENT BEFORE APPROVAL.
 - FEMA FLOOD MAP 12099C0393G.
 - FEMA FLOOD ZONE "X"
 - FEMA 100 YEAR FLOOD ELEVATION: N/A
 - NAVD TO NGVD CONVERSION +1.54



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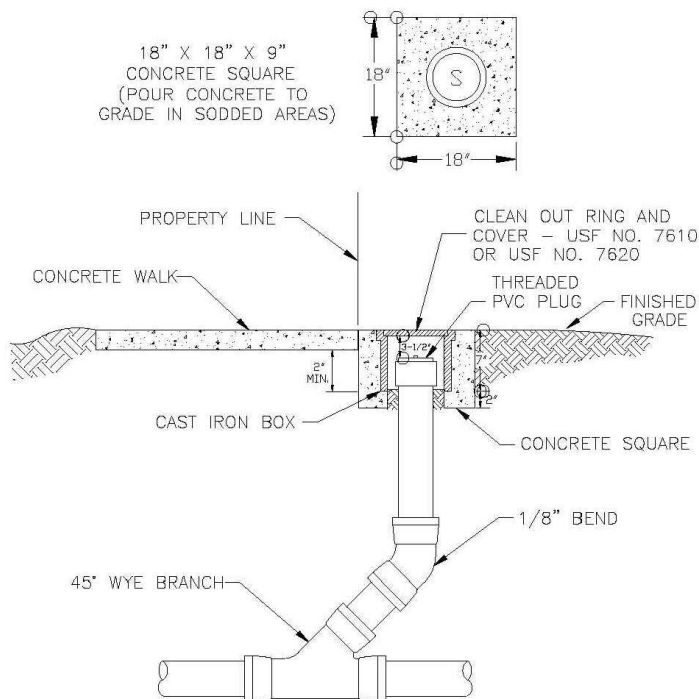
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Phone: 561-847-0398

andre@cec-fl.com

www.cec-fl.com

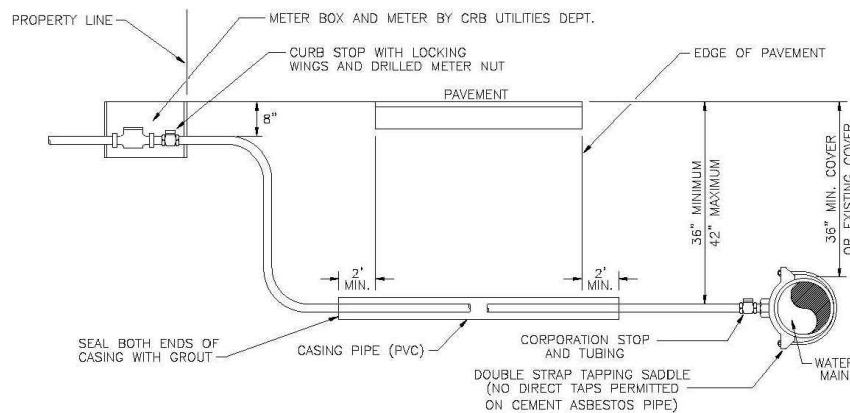


- NOTES:**
- CLEAN OUTS TO BE LOCATED IN GRASS WHENEVER POSSIBLE.
 - CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
 - THE COVER TO BE MARKED "S".
 - CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
 - NO 90 BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

CLEAN OUT AT PROPERTY LINE

N.T.S.

05/27/05



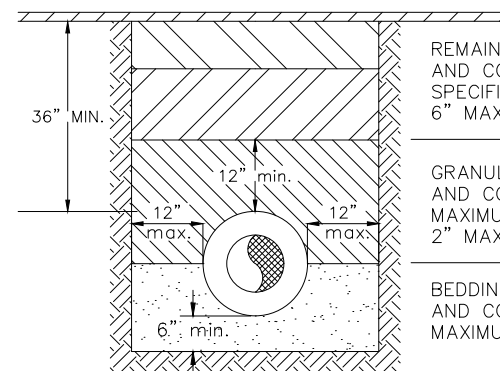
NOTES:

- CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
- WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
- COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
- USE EMS MARKER #1252 COLOR BLUE DIRECTLY OVER THE CORPORATION STOP.
- ALL SERVICE LINES SHALL BE EQUIPPED WITH A CORPORATION STOP AT THE MAIN AND A CURB STOP (LOCKING CONNECTION TYPE) AT THE METER.
- THE COPPER SERVICE LINE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
- TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE AWWA INLET THREADS.
- ALL EXPOSED FITTINGS TO BE COATED WITH COLA TAR EPOXY.
- GALVANIZED CASING REQUIRED FOR ANY INSTALLATION REQUIRING A JACK AND BORE, SCH. 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF THE CRB UTILITIES DEPT. CASING SHOULD EXTEND TWO (2) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
A.) 1" SERVICE USE 2" CASING
B.) 1 1/2" SERVICE USE 3" CASING
C.) 2" SERVICE USE 4" CASING

3/4" - 2" TYPICAL WATER SERVICE INSTALLATION

N.T.S.

05/27/05



NOTES:

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/5" SIZING.
- THE PIPING SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK, AND DEBRIS.
- DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAX., OR AS DIRECTED BY THE INSPECTOR.
- STREET PAVEMENT 2" ASPHALT, BASE 8" LIMEROCK.

Pavement Replacement Detail

05/27/05



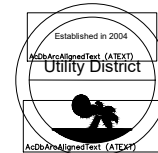
Water & Sewer Details

City of Riviera Beach
Utility District



Water & Sewer Details

City of Riviera Beach
Utility District



Water & Sewer Details

City of Riviera Beach
Utility District

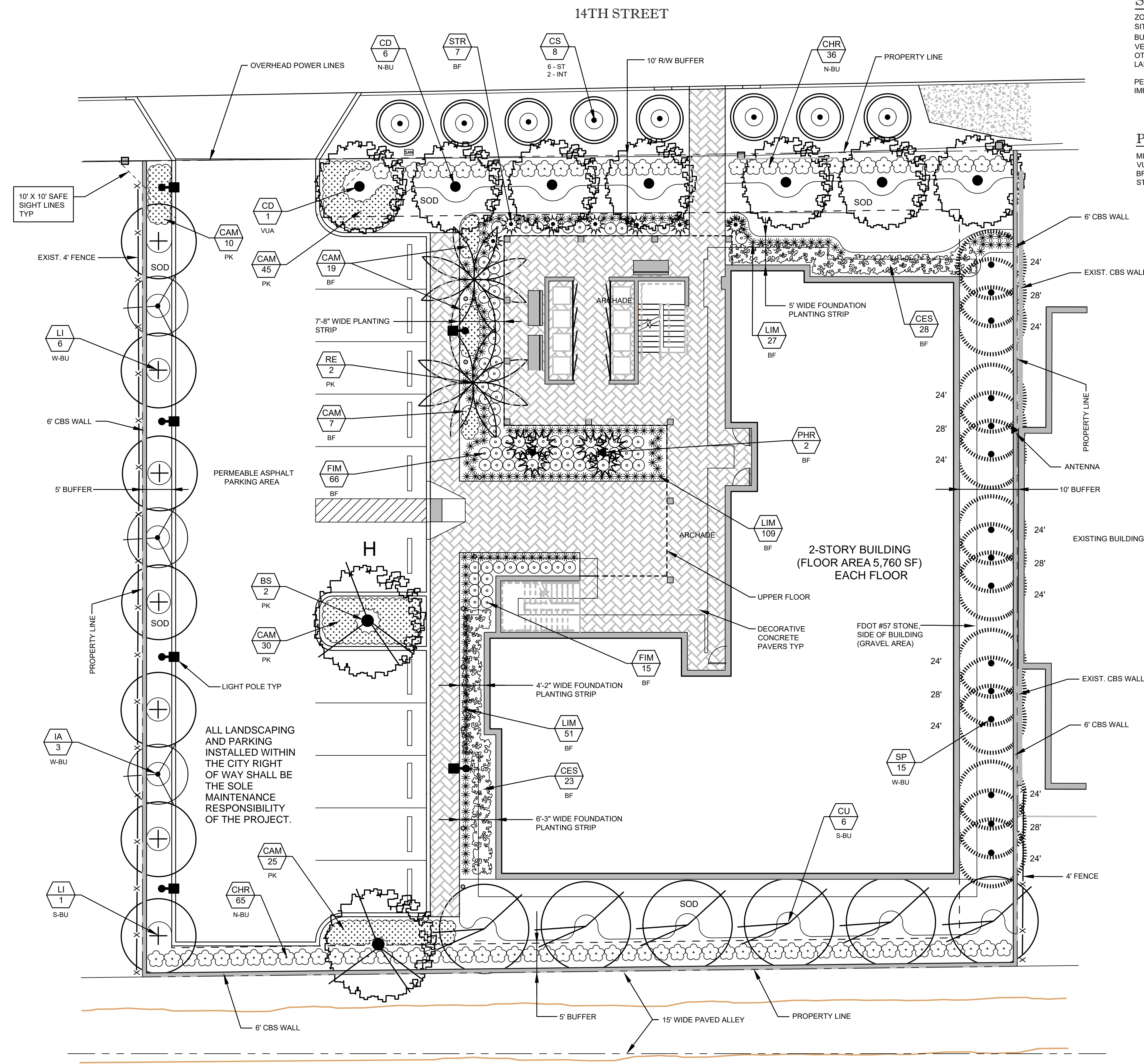
Project #:	24-223
Issue Date:	01/02/25
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE
WATER & SEWER
DETAILS

SHEET NUMBER:
C4

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SITE DATA:

ZONING: DI - DOWNTOWN INDUSTRIAL
 SITE AREA: 20,983 SF (48 AC)
 BUILDING AREA (2 STORY): 5,941 SF (GF), 12 AC
 VEHICLE USE AREA: 3,253 SF (13 AC)
 OTHER IMPERVIOUS: 5,253 SF (08 AC)
 LANDSCAPE AREA: 6,351 SF (15 AC)(32%)
 - BUFFER AREA: 3,567 SF (08 AC)
 PERVIOUS AREA: 15 AC (32%)
 IMPERVIOUS: .33 AC (68%)

PLANT KEY LEGEND:

MIT - MITIGATION BU - BUFFER
 VUA - PARKING AREA INT - INTERIOR
 BF - BUILDING FOUNDATION
 ST - STREET TREE

LANDSCAPE CALCULATIONS: (CODE MINIMUM)

- DEVELOPMENT LANDSCAPE (31-609):
 REQUIRED - 20% OF SITE AREA = LANDSCAPE AREA (20,983 SF x .2 = 4,197 SF)
 REQUIRED - 1 TREE / 1,500 SF = 20,983 SF / 1500 = 14 TREES
 PROPOSED - 6,351 SF TOTAL LANDSCAPE AREA, 33 TREES
- STREET TREES (31-536):
 REQUIRED - 1 TREE / 25 LF (ROW LINE) = 150 LF / 25 = 6 TREES
 PROPOSED - 6 TREE CREDITS (UNDER WIRES)
- PARKING AREA INTERIOR AND BUILDING PERIMETER LANDSCAPE (31-610):
 REQUIRED - 50% OF REQUIRED SITE LANDSCAPE AREA (4,197 SF X .5) = 2,099 SF INTERNAL AREA W/O BUFFERS, 1 TREE PER PARKING AREA TERMINAL ISLAND = 3 TREES
 5' MIN. LANDSCAPE STRIP BETWEEN THE BUILDING AND PARKINGS.
 PROPOSED - 2,784 SF INTERNAL LANDSCAPE AREA WITH OUT BUFFER AREA, 5' WIDE FOUNDATION LANDSCAPE AREAS WITH HEDGES
- PERIMETER PARKING AND LOT BUFFERS:
 SOUTH - 5' WIDE INTERIOR LOT BUFFER = 150 LF - 25' DRIVE = 125 LF
 REQUIRED - 1 TREE / 20 LF + CONTINUOUS 6' OPAQUE WOOD FENCE
 PROPOSED - 7 TREE CREDITS + FENCE
 WEST - 5' WIDE INTERIOR LOT BUFFER = 149 LF
 REQUIRED - 1 TREE / 20 LF + CONTINUOUS 6' OPAQUE WOOD FENCE
 PROPOSED - 9 TREE CREDITS + FENCE
 EAST - 10' WIDE INTERIOR LOT BUFFER = 125 LF
 REQUIRED - 1 TREE / 20 LF + CONTINUOUS 6' OPAQUE WOOD FENCE
 PROPOSED - 5 TREE CREDITS + FENCE
 NORTH - 10' WIDE RIGHT-OF-WAY BUFFER = 150 LF - 35' WIDE DRIVES TOTAL = 115 LF (UNDER WIRES)
 REQUIRED - 1 TREE / 20 LF + CONTINUOUS 6' OPAQUE WOOD FENCE AT PLANTING
 PROPOSED - 6 TREE CREDITS + 36 SHRUB HEDGE, 55 GROUND COVER, 24" HEIGHT HEDGE AT PLANTING
- SITE NATIVE PLANT REQUIREMENTS (NOT INCLUDING STREET TREES):
 REQUIRED - 70% NATIVE (ALL SPECIES) PROPOSED - TREES 86%, SHRUBS 94%
 MINIMUMS 60% (SHADE TREES) PROPOSED - 6% (OVERHEAD WIRES)
 10% (ACCENT TREES) PROPOSED - 27%
 20% (PALM TREES MAX.) PROPOSED - 18%
- TURF GRASS AREA:
 REQUIRED - 50% MAXIMUM TURF GRASS AREA = 10,492 SF
 PROPOSED - 7% TURF AREA (100% LOW WATER) = 1,474 SF
 SITE ONLY (NOT INCLUDING RIGHT-OF-WAY REPAIR AREA)

GENERAL IRRIGATION NOTES:

- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100 PERCENT COVERAGE WITH HEAD TO HEAD OVERLAP FOR ALL NEW LANDSCAPE. THE WATER SOURCE WILL BE A CITY METER, IDENTIFIED ON THE IRRIGATION PLAN. TURF, SHRUBS, AND TREES WILL BE WATERED ON SEPARATE ZONES.
- A RAIN SENSOR WILL BE INSTALLED TO AID IN WATER CONSERVATION.
- REFER TO THE ELECTRICAL PLANS FOR POWER CONNECTION TO THE CONTROLLER. INSTALL THE CONTROLLER ON AN EXTERIOR WALL ADJACENT TO THE ELECTRIC SERVICE METERS. MOUNT RAIN SENSOR ON THE ROOF PARAPET PER MANUFACTURER'S RECOMMENDATIONS.

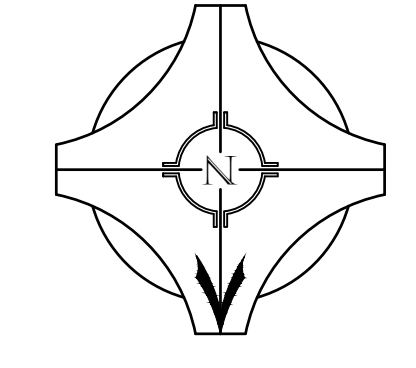
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)
TREES				
CU*	6	Coccoloba uvifera	Sea Grape	10' Ht x 5' Spr x 1.5" Cal, 5' Ct
BS*	2	Bursera simaruba	Gumbo Limbo	10' Ht x 5' Spr x 1.5" Cal, 5' Ct
CD*	7	Coccoloba diversifolia	Pigeon Plum	10' Ht x 5' Spr x 1.5" Cal, 5' Ct
IA*	3	Ilex x attunata 'Eagleston'	Eagleston Holly	10' Ht x 5' Spr x 1.5" Cal, 5' Ct
CS*	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood	10' Ht x 5' Spr x 1.5" Cal, 5' Ct, STD
LI	7	Lagerstroemia indica 'Muskogee'	Crape Myrtle	10' Ht x 5' Spr x 1.5" Cal, 5' Ct, MTL
PALMS				
RE*	2	Roystonea regia	Florida Royal Palm	10' Clear Trunk (1:1 credit)
SP*	15	Sabal Palmetto	Sabal Palm	Heights on Plan, Slick (3:1 credit)
SHRUBS				
CES*	51	Conocarpus erectus sericeus	Silver Buttonwood	7G, 36" Ht x 24", 30" On Center
CHR*	101	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	7G, 36" Ht x 24", 30" On Center
STR	7	Ficus microcarpa 'Green Island'	Orange Bird	25G, 24" Ht x 36", 24" On Center
PHR	2	Phoenix roebelinii	Pygmy Date Palm	Triple Trunk 4', 5', 6' Ht
GROUND COVER				
FIM	81	Ficus microcarpa 'Green Island'	Red Tip Cocoplum	3G, 18" Ht x 18", 24" On Center
CAM*	136	Carissa macrocarpa	Dwarf Natal Plum	1G, 6" Ht x 10" Spr, 18" On Center
LIM	187	Liriope muscari	Lilyturf	1G, 10" Ht x 10" Spr, 18" On Center
LAWN GRASS				
SOD	1,474 SF **	Paspalum notatum	Argentine Bahiagrass	Tight Joints, Neat, Level
MULCH				
MULCH	**	3" Layer of shredded Melaleuca		

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
 ** CONTRACTOR TO VERIFY QUANTITY

LANDSCAPE NOTES:

- ALL LANDSCAPING AND PARKING INSTALLED WITHIN THE CITY RIGHT-OF-WAY SHALL BE THE SOLE MAINTENANCE RESPONSIBILITY OF THE PROJECT.



SCALE: 1" = 10'

AMENDMENT STAMP ZONING STAMP

SITE PLAN

14TH STREET LOT
RIVIERA BEACH, FL 33404

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

SUBMITTAL HISTORY

S-1

DATE:
22 APRIL 2025

SITE DATA:

ZONING: D1 - DOWNTOWN INDUSTRIAL
SITE AREA: 20,983 SF (.48 AC)
BUILDING AREA (2 STORY): 5,941 SF (GF); (.12 AC)
VEHICLE USE AREA: 5,253 SF (.13 AC)
OTHER IMPERVIOUS: 3,438 SF (.08 AC)
LANDSCAPE AREA: 6,351 (.15 AC) (32%)
- BUFFER AREA: 3,567 SF (.08 AC)
PERVIOUS AREA: 15 AC (32%)
IMPERVIOUS: .33 AC (68%)

SITE PLAN NOTES:

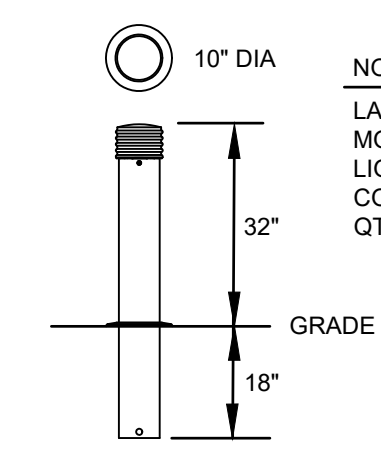
1. ALL LANDSCAPING AND PARKING INSTALLED WITHIN THE CITY RIGHT-OF-WAY SHALL BE THE SOLE MAINTENANCE RESPONSIBILITY OF THE PROJECT.

FENCE 'A' - TRASH BIN SCREEN

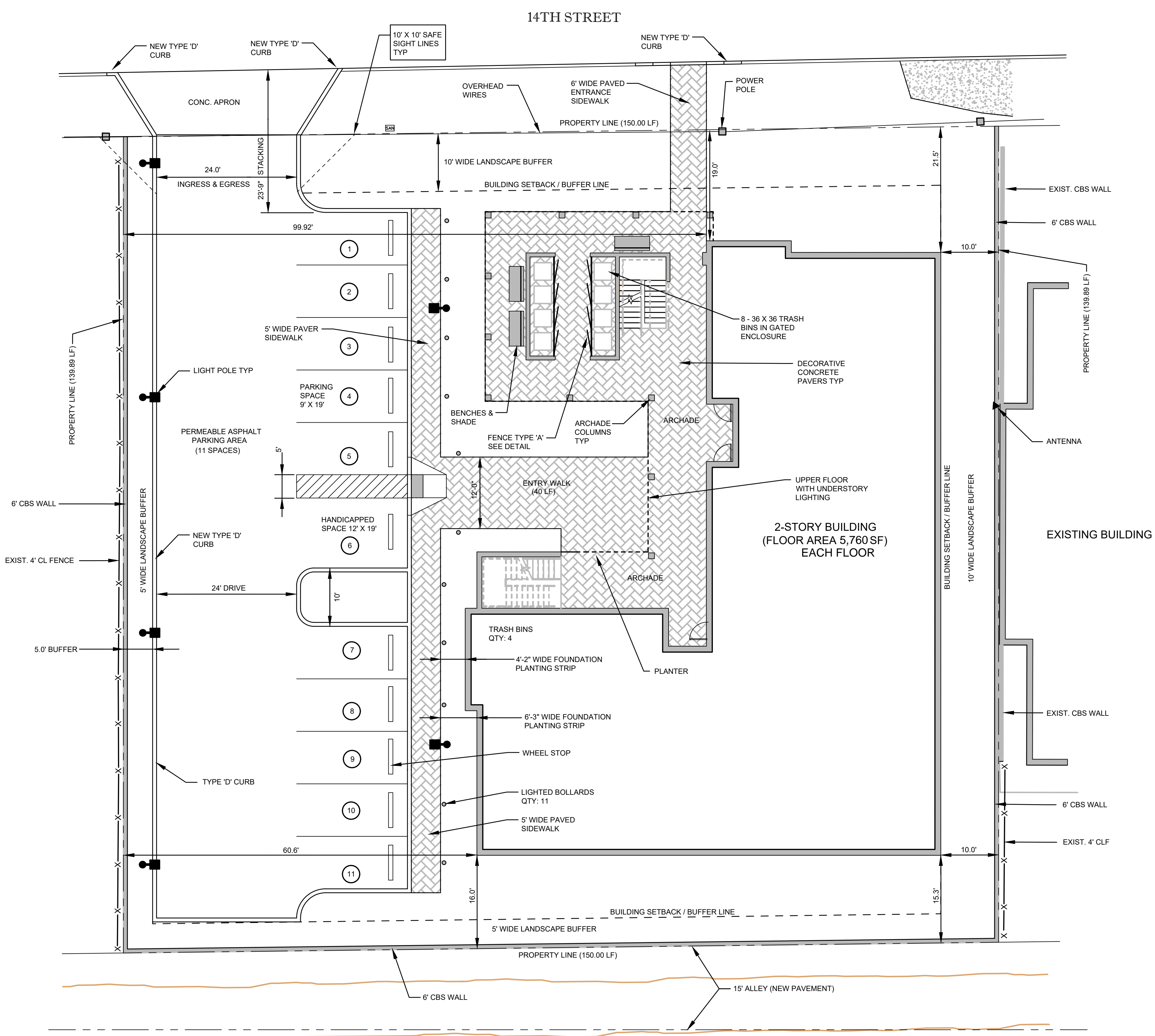
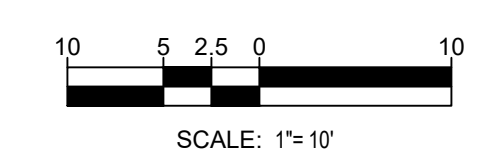
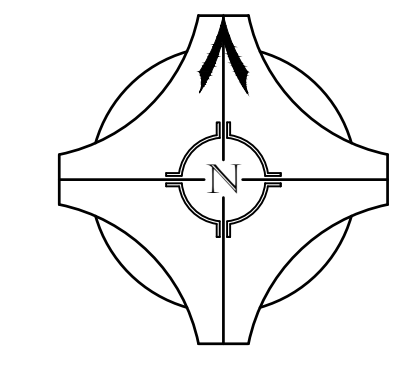


FENCING NOTES:
6-FOOT HEIGHT STOCKADE VINYL FENCING (COLOR: WHITE) TOTAL OF 32 LINEAR FEET.
8 SINGLE 48" LATCHABLE SWING GATES WITH SELF CLOSING HINGES

LIGHTED BOLLARD



NOTES:
LANDSCAPE FORMS
MODEL: AN446-01
LIGHTING: LED
COLOR: BLACK
QTY: 11

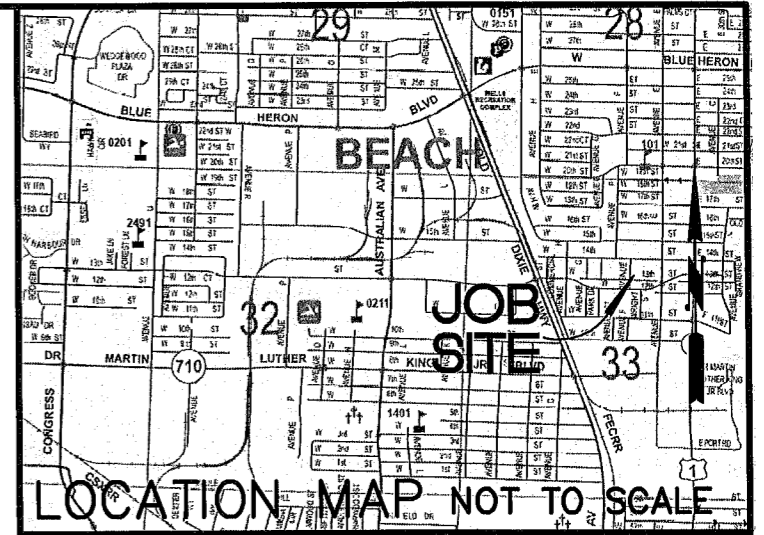
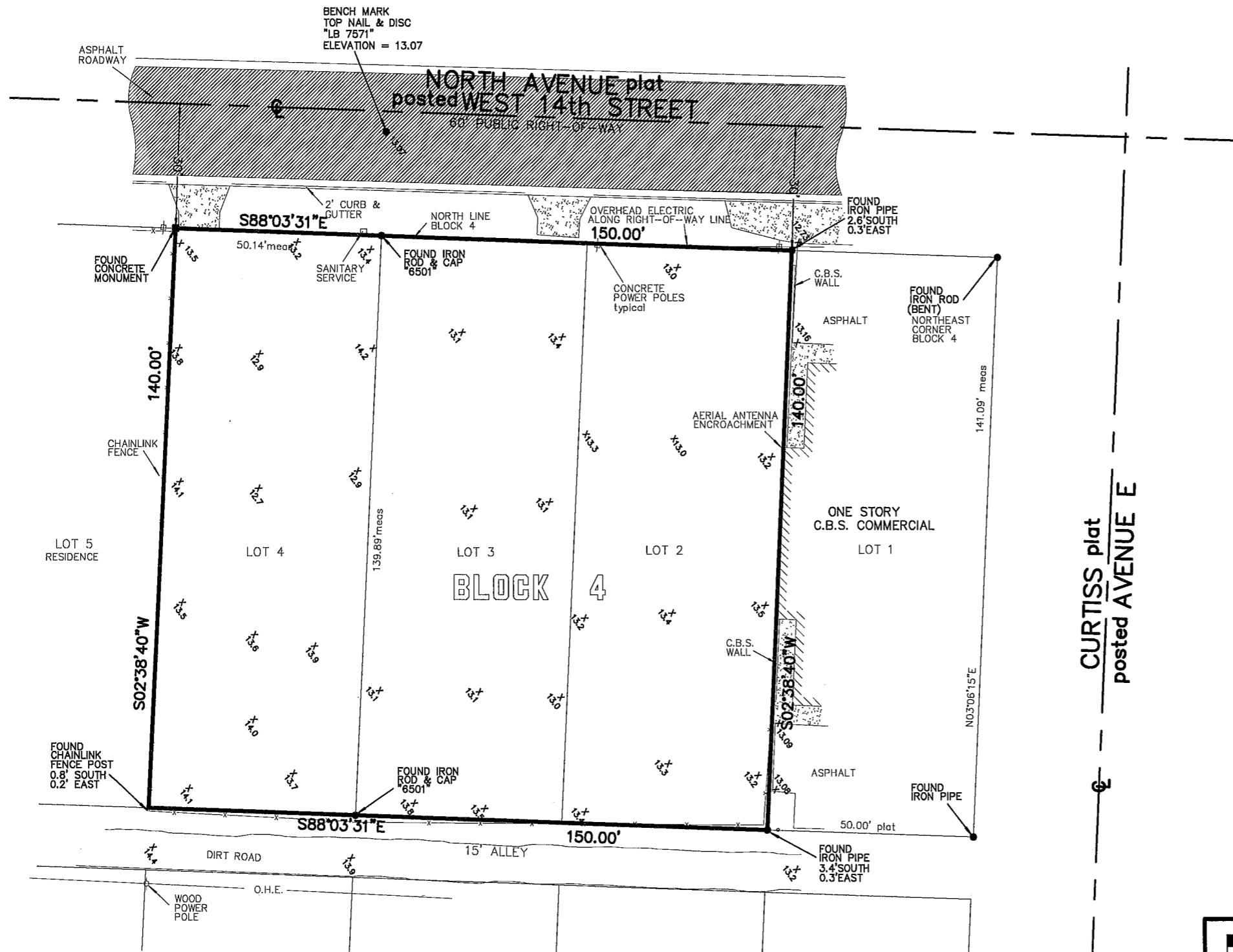


AMENDMENT STAMP

ZONING STAMP

Blank area for Amendment Stamp.

Blank area for Zoning Stamp.



LEGAL DESCRIPTION

LOTS 2, 3 AND 4, BLOCK 4 OF RIVIERA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT PAGE(S) 90, OF THE PUBLIC RECORDS OF PALM BOOK 2, BEACH COUNTY, FLORIDA. CONTAINING 21000 SQUARE FEET MORE OR LESS

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 125142 0393 F DATED OCTOBER 5, 2017

LEGEND:

- ⊕ = CENTERLINE
- calc = CALCULATED
- meas = MEASURED
- [hatched box] = CONCRETE
- O.H.E. = OVERHEAD ELECTRIC
- +_{13.6} = ELEVATIONS

SURVEYORS NOTES:

1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR CONVEYANCE PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON THE GRID BEARING OF S88°03'31"E ALONG THE NORTH LINE OF BLOCK 4 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

NOTE:
LOT 4 REFERENCE SURVEY
DATED NOVEMBER 2, 2016

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

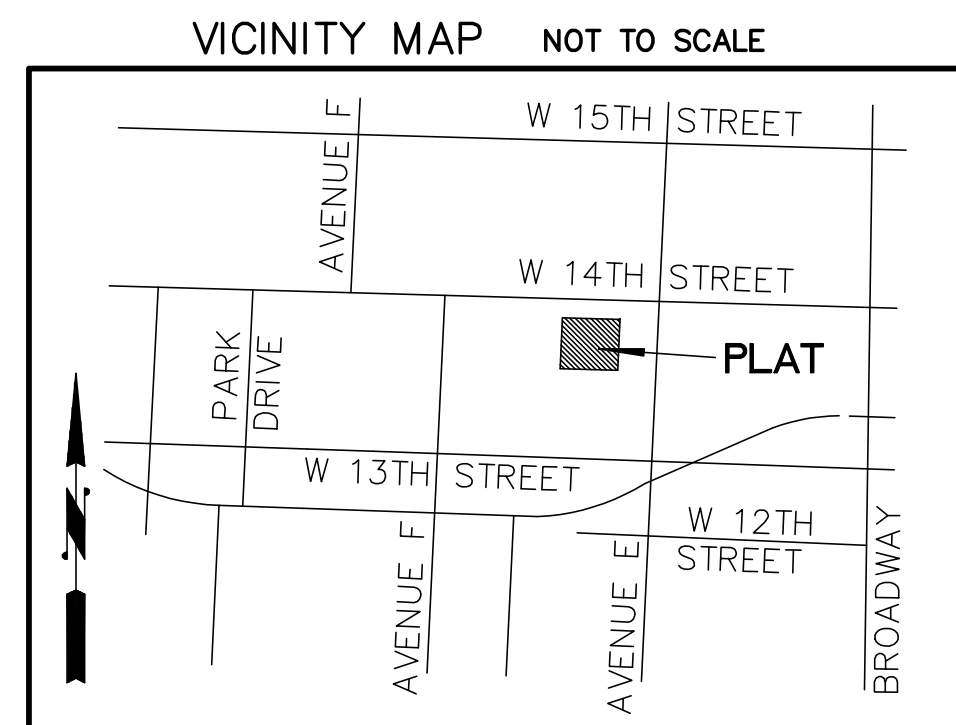
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Exhibit

Prepared For: **GEORGE CARTER**

Drawn by RES	Date Of Survey JUNE 19, 2024	Scale 1" = 30'
Field: AQ F.B.198 Pg76	REVISIONS:	Drawing Number 16-412



14th STREET FORECOURT

BEING A REPLAT OF
 LOTS 2, 3 AND 4, BLOCK 4, RIVIERA
 AS RECORDED IN PLAT BOOK 2, PAGES 90 AND 91,
 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS
 LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD
 AT _____
 THIS ____ DAY OF _____
 AND DULY RECORDED IN 2025
 PLAT BOOK _____
 ON PAGES _____ AND _____
 JOSEPH R. ABRUZZO
 CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER
 BY: _____
 DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE CARTER, OWNER OF THE LAND SHOWN HEREON AS "14th STREET FORECOURT", BEING A REPLAT OF LOT 2,3 AND 4, BLOCK 4 OF RIVIERA, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 4, RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PROCEED NORTH 88 DEGREES 03 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 4 A DISTANCE 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 4, RIVIERA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 03 OF MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE OF BLOCK 4, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SAID PLAT OF RIVIERA; THENCE SOUTH 02 DEGREES 38 MINUTES 40 SECONDS WEST, LEAVING SAID NORTH LINE OF BLOCK 4, AND ALONG THE EAST LINE OF SAID LOT 5, BLOCK 4, RIVIERA, A DISTANCE OF 140.00 FEET TO THE NORTH LINE OF A 15 FOOT ALLEY AS SHOWN ON SAID PLAT OF RIVIERA, THENCE SOUTH 88 DEGREES 03 MINUTES 31 SECONDS EAST ALONG NORTH LINE OF 15 FOOT ALLEY, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 SAID PLAT OF RIVIERA; THENCE NORTH 02 DEGREES 38 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, RIVIERA, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21000 SQUARE FEET MORE OR LESS.

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

TRACT "A" AS OBLIGATION OF SHOWN HEREON, IS HEREBY RESERVED FOR GEORGE CARTER, HIS SUCCESSORS AND ASSIGNS FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA AND IS THE PERPETUAL SAID 136 STORE LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, I GEORGE CARTER DO HEREBY SET MY HAND AND SEAL SIGNED BY ITS MANAGER

THIS ____ DAY OF _____, 2025

BY: _____
 GEORGE CARTER

SIGN IN THE PRESENCE OF

WITNESS: _____

PRINT NAME _____

WITNESS: _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 MEAN OF PHYSICAL PRESENCE, THIS ____ DAY OF _____, 2025
 GEORGE CARTER
 WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: JANUARY 16, 2024

(SIGNATURE)

COMM ISSION NUMBER #GG 934930

CHRISTINA QUIJANO - NOTARY PUBLIC

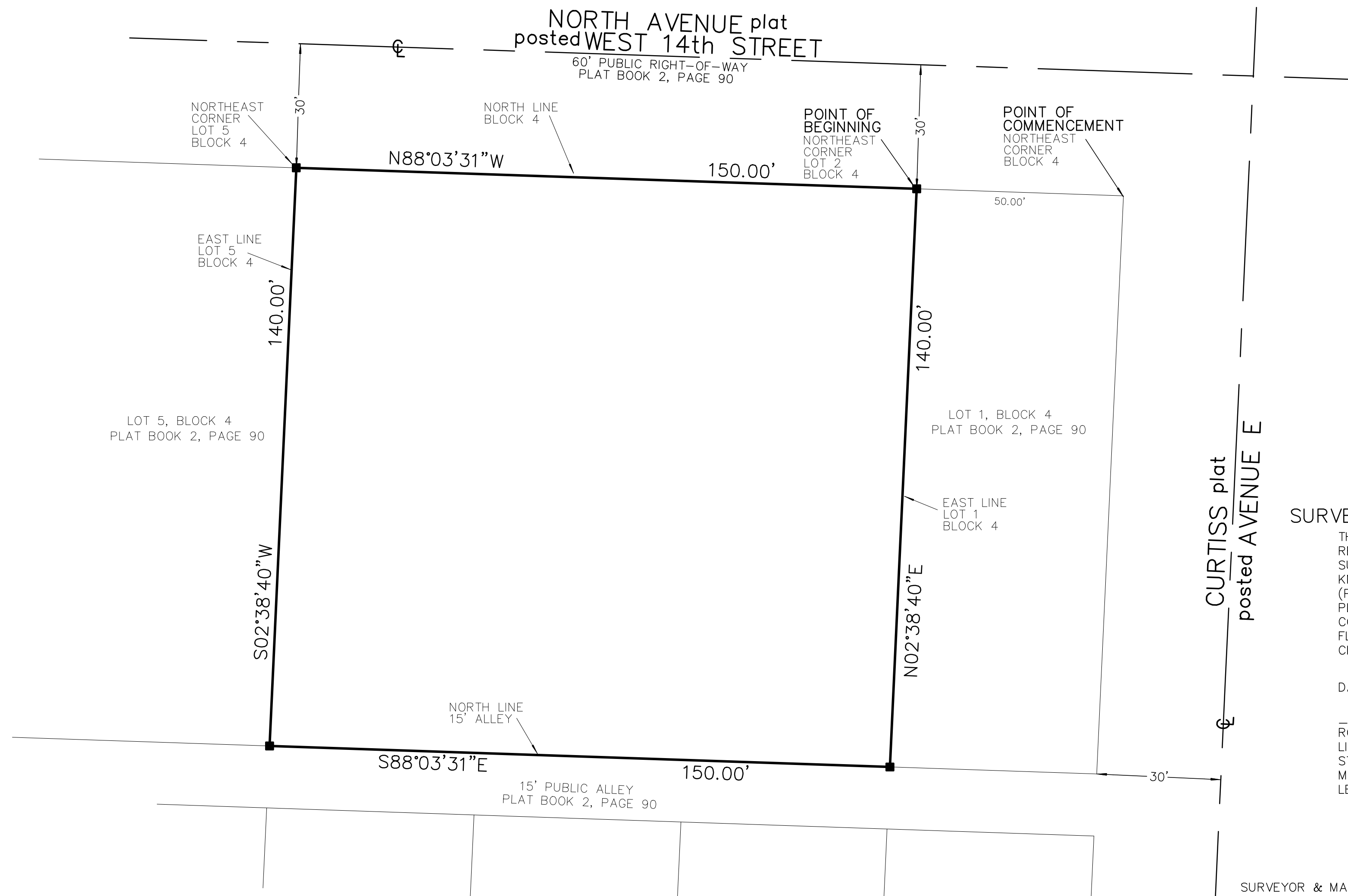
TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

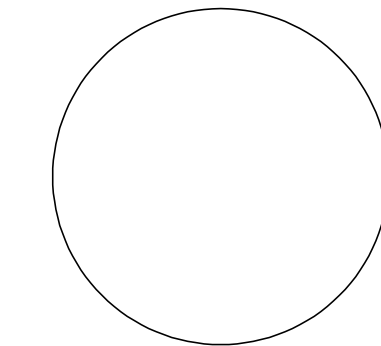
I, DAVID B. NORRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 1361 STORE, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL CITY OF RIVIERA BEACH ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____

BY: _____
 DAVID B. NORRIS, ATTORNEY
 FLORIDA BAR NO. #356654



CLERK OF THE
 CIRCUIT COURT &
 COMPTROLLER SEAL



AS APPROVED ON _____, 2025
 VIA CITY OF RIVIERA BEACH
 RESOLUTION NO. _____-25

SURVEYORS & MAPPER 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), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF RIVIERA BEACH, FLORIDA

DATE: _____

RONALD E. STOTLER, P.L.S.
 LICENSE NO. 5026
 STATE OF FLORIDA
 MAGELLAN SURVEYING & MAPPING, INC.
 LB No. 7571

SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTMENT) A MEASURED GRID BEARING OF NORTH 88°03'31" WEST ALONG THE NORTH LINE OF BLOCK 4, RIVIERA, ACCORDING TO THE PLAT THEREOF AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING REGULATIONS
- 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.

CITY OF RIVIERA BEACH APPROVAL

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 CITY OF RIVIERA
 IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLE
 C.G. WEST 10th STREET WAREHOUSE HAS BEEN OFFICIALLY
 APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

DATED THIS ____ DAY OF _____, 2025

BY: _____
 CITY MAYOR

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

ATTEST:
 DEBRAH HALL, CMC, FORM, ACTING CITY CLERK

LEGEND/ABBREVIATIONS

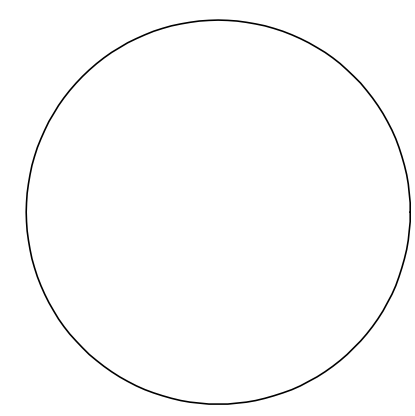
- = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "P.R.M. LB 7571"
- P.R.M. = PERMANENT REFERENCE MONUMENT
- LB = LICENSE BUSINESS

REVIEWING SURVEYOR

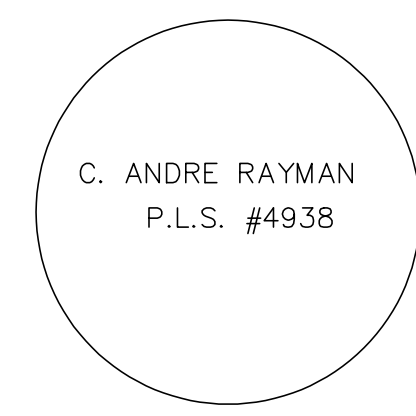
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE REVIEW OF ALL GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT/TRACT CORNERS.

DATE: _____

BY: _____
 C. ANDRE RAYMAN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 4938

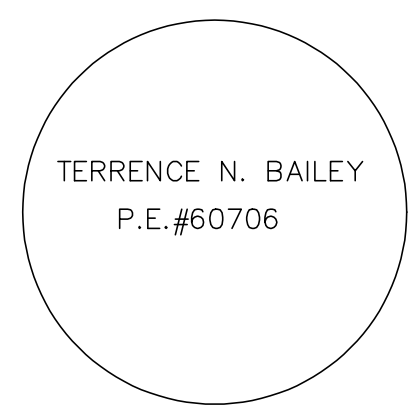


GEORGE CARTER



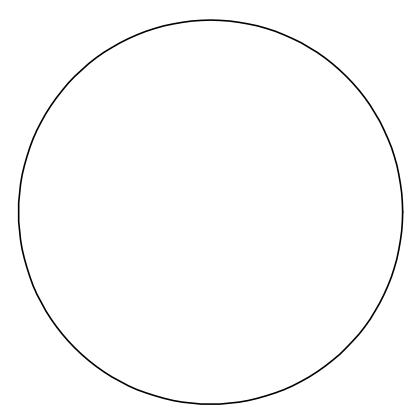
C. ANDRE RAYMAN
 P.L.S. #4938

REVIEWING SURVEYORS
 DATE: _____, 2025



TERRENCE N. BAILEY
 P.E.#60706

CITY ENGINEER
 DATE: _____, 2025



CITY OF RIVIERA BEACH



RONALD E. STOTLER
 P.L.S. #5026

SURVEYOR
 DATE: _____, 2025

THIS INSTRUMENT WAS PREPARED BY
 RONALD E. STOTLER, P.L.S.
 FLORIDA SURVEYOR & MAPPER #5026
 IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
 450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
 JUPITER, FLORIDA, 33458

JOB NUMBER: 16-412

MAGELLAN SURVEYING & MAPPING, INC.
 PROFESSIONAL LAND SURVEYORS
 LICENSED BUSINESS 7571
 450 S. OLD DIXIE HIGHWAY, SUITE 10
 JUPITER, FLORIDA 33458
 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com