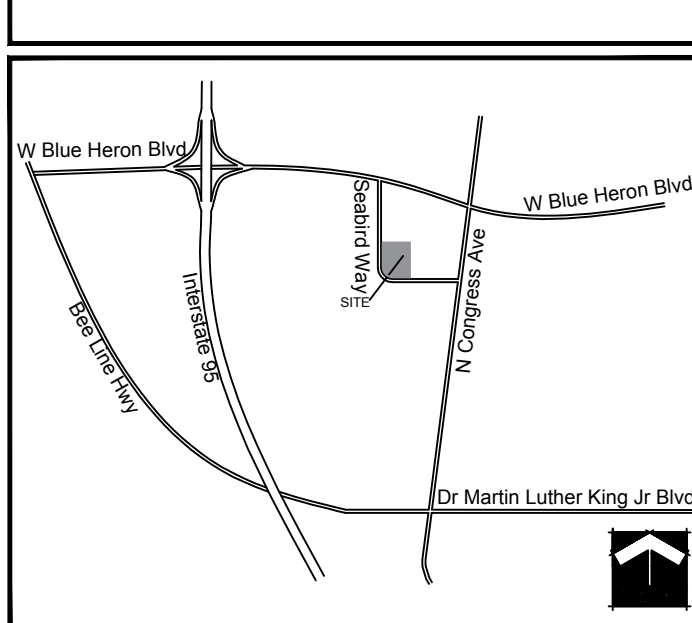


Location Map



Development Team

DEVELOPER: M&M REALTY, LLC
 2020 SEABIRD WAY
 RIVIERA BEACH, FL 33404
 (561) 884-6141

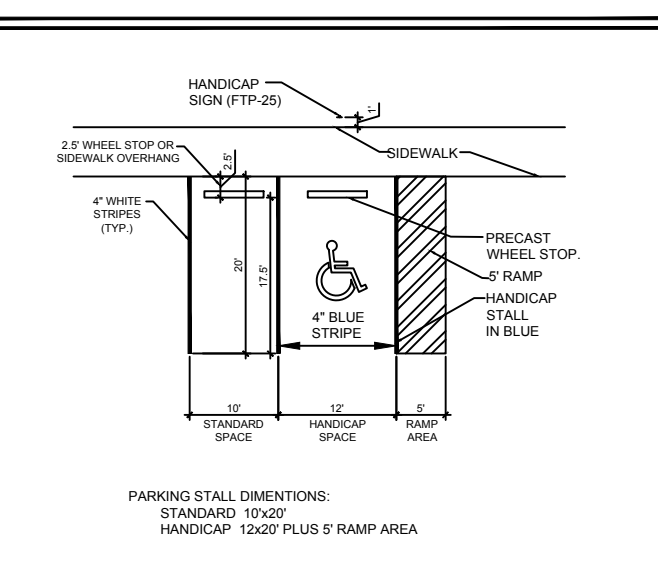
ARCHITECT: GUY HELLER
 601 HERITAGE DRIVE, SUITE 121
 JUPITER, FL 33458
 (561) 331-5036

CIVIL/TRAFFIC ENGINEER: JONATHAN T. ROCKETTS, INC.
 3460 NORTON AVE. BOULEVARD, #200
 PALM BEACH GARDENS, FL 33463
 (561) 350-8700

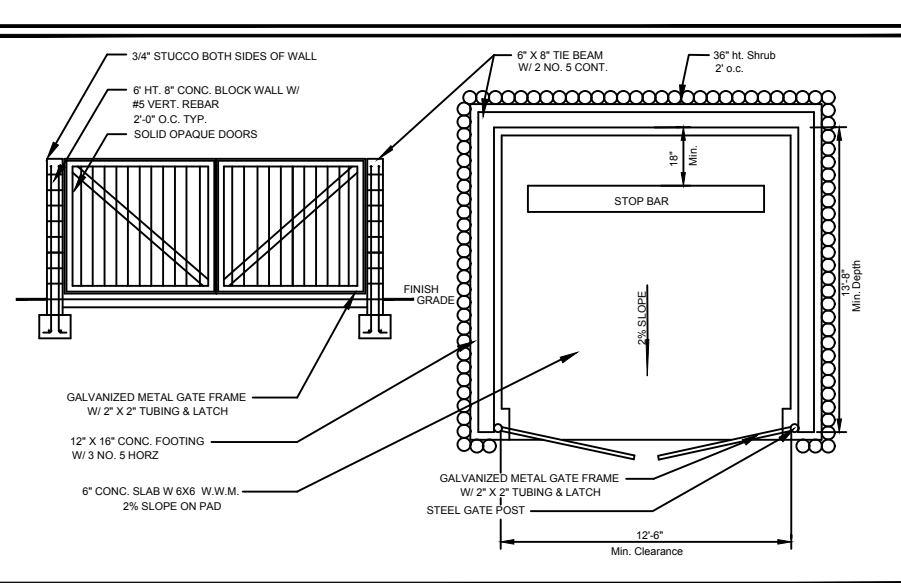
PLANNER: SCHMIDT NICHOLS
 1551 N. FLAGLER DRIVE, SUITE 102
 WEST PALM BEACH, FLORIDA 33411
 (561) 884-6141

SURVEYOR: WALLACE SURVEYING
 5693 VILLAGE BOULEVARD
 WEST PALM BEACH, FLORIDA 33407
 (561) 840-4551

Parking and Striping

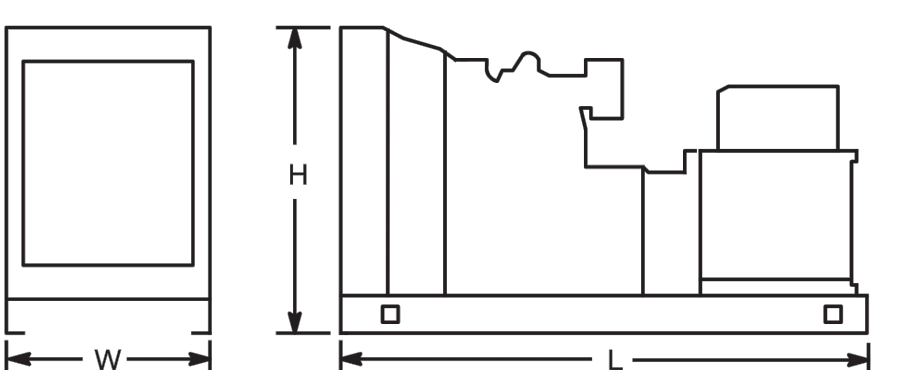


Dumpster Detail

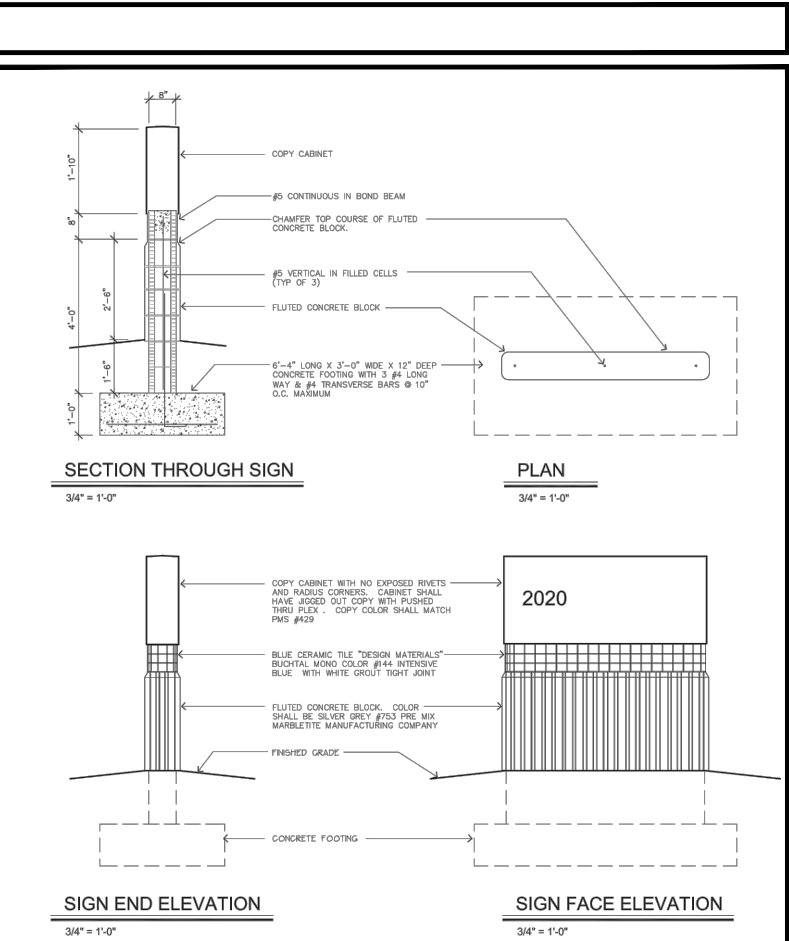


Generator Detail

Dimensions and Weights
 Overall Size, L x W x H, mm (in.) : 2800 x 1120 x 1456 (110.2 x 44.1 x 57.3)
 Weight (radiator model), wet, kg (lb.): 1403 (3094)



Sign Detail



504: Standard Picnic Table Detail
 Scale: N.T.S.

NONCONFORMITY CHART			
CODE SECTION	REQUIRED	PROVIDED	NONCONFORMITY
1	Sec. 31-610 Parking areas for multifamily and all nonresidential developments	Three terminal landscape islands (6' in width - 8' in width)	2' in width - 4' in width
2	Sec. 31-610 Signs in residential, commercial, public and industrial districts	Existing Monument Sign is 4' from south property line	1' from south property line

Site Data

Name of Project	Abel Unlimited Warehouse Expansion
Application Number	SP-17-06
Future Land Use Designation	IND
Existing Zoning District	I-PUD
Section, Township, Range	30/42/43
Property Control Numbers	56-43-42-30-16-000-0110
Traffic Analysis Zone	134
Existing Use	Warehouse/Dist
Total Gross Floor Area	17,534 s.f.
Existing Wholesale/Warehouse	7,701 s.f.
Accessory Office (Includes 2nd Story)	5,503 s.f.
Proposed Wholesale/Warehouse Expansion	4,330 s.f.

Concurrency Approval*	
Existing Wholesale/Warehouse	7,701 s.f.
Accessory Office (Includes 2nd Story)	5,503 s.f.
Proposed Wholesale/Warehouse Expansion	4,330 s.f.

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

Impervious Area	17,534	77%
Buildings	26,214 S.F.	
Pavement/Walks		
PerVIOUS Area	12,877 S.F.	23%
Open Space		
Total Number Of Bays	4	
Total Site Area	1.30 ac. (56,628 s.f.)	
Building Height		
Number of Stories	2	
Parking Required	30 Spaces	
Accessory Office - 1 Space/300 S.F. @ 5,503 S.F.	18 Spaces	
Warehouse - 1 Space/1,000 S.F. @ 12,031 S.F.	12 Spaces	
Proposed Parking	30 Spaces	
Handicap Spaces Required	2	
Handicap Spaces Provided	2	
Loading Required	3	
Loading Provided	3	

Development Regulations

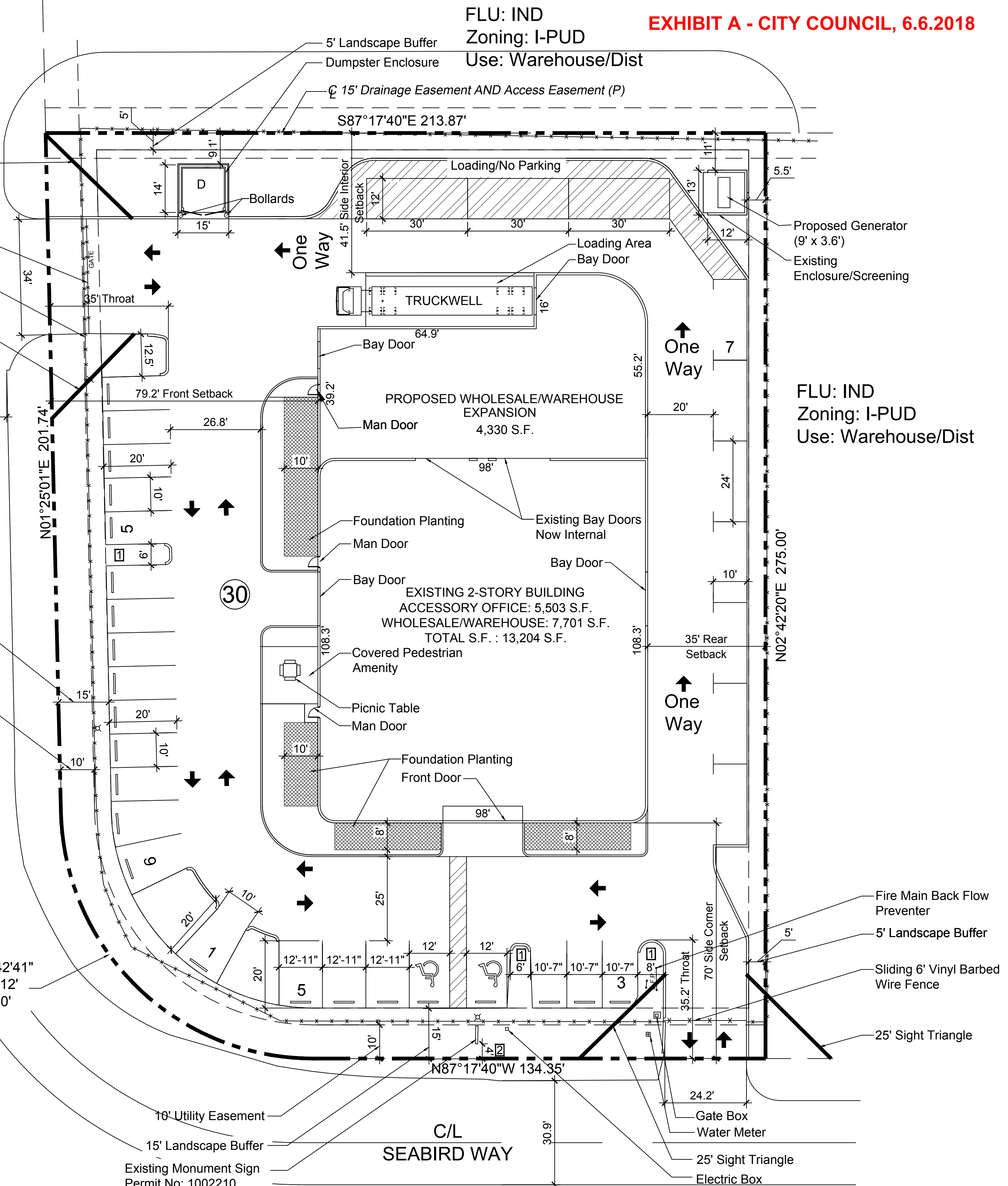
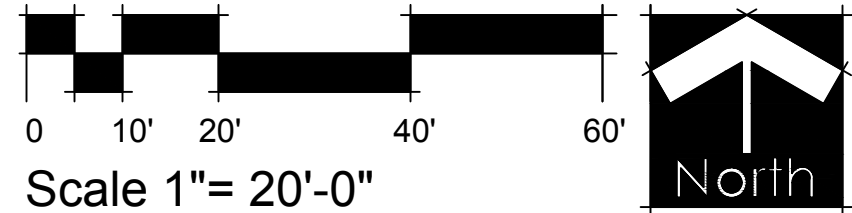
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX. FAR	MAX. BLDG COVER	MIN. Open Sp.	SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE CORNER	REAR
I-PUD	XX AC.	N/A	N/A	N/A	1.15	45%	N/A	5'	N/A	5'	N/A
I-PUD	1.30 AC.	213	213	275'	.30	30%	25%	79'	42'	70'	35'

Legal Description

LOT 11, OF CONGRESS PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Notes

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING DATED 10/23/2017
- D/R DUMPSTER WITH ENCLOSURES
- LIGHTING LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO FINAL PHOTOMETRICS.



FLU: IND
 Zoning: I-PUD
 Use: Light Manufacturing & Seabird Way ROW

FLU: IND
 Zoning: I-PUD
 Use: Warehouse/Dist & Seabird Way ROW

Amendment Stamp

Zoning Stamp

EXHIBIT A - CITY COUNCIL, 6.6.2018



SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
 West Palm Beach, FL 33401
 Phone: 561.684.6141
 Email: info@snlandplan.com
 Website: www.snlandplan.com
 License No: LC26000232

Abel Unlimited
Warehouse Expansion
 2020 Seabird Way, Riviera Beach, FL 33404

Date:	11/10/17
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	AH
Checked By:	JES
File No.	862.01
Job No.	17-103

REVISIONS / SUBMISSIONS

03/02/18 DRC Resubmittal
03/29/18 DRC Resubmittal

Site Plan

SP-1