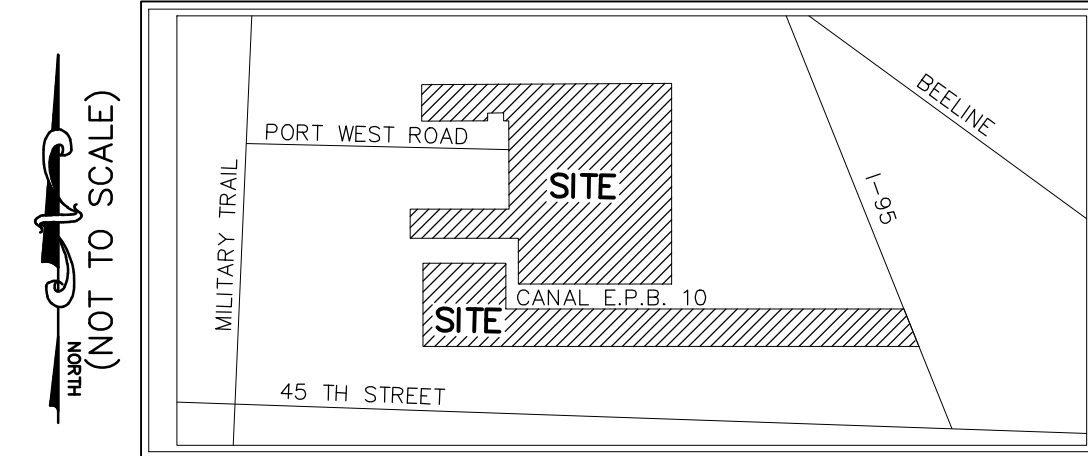


LOCATION MAP



SITE DATA

APPLICATION NAME:	FP&L PORT WEST
LAND USE:	IND.U
ZONING DISTRICT:	IG.U
PROPERTY CONTROL NUMBERS:	56-42-42-36-33-000-0000, 56-42-42-36-08-001-0000, 56-42-42-36-19-001-0000, 56-42-42-36-24-000-0010, 56-42-42-36-00-000-5090, 56-43-42-31-00-000-7080
EXISTING USE:	PUBLIC UTILITY
GROSS SITE AREA:	(3,862,708 S.F.) 88.676 AC.
GROSS FLOOR AREA:	298,952 S.F.
FAR (MAX. 1.15):	.077
BUILDING COVERAGE 372,535 SF (MAX 45%): INCLUSIVE OF 84,661 SF STRUCTURES FOR WEATHER PROTECTION ONLY	9.64%
REQUIRED PARKING (SEE SUMMARY BELOW):	459 SP.
PROVIDED PARKING:	459 SP.
REQUIRED ACCESSIBLE PARKING:	10 SP.
PROVIDED ACCESSIBLE PARKING:	12 SP.
IMPERVIOUS/ PERVIOUS AREA	
IMPERVIOUS AREA PROVIDED (MAX 85%):	71% (63.05 AC)
PERVIOUS AREA PROVIDED (MIN. 15%):	29% (25.63 AC)
TRAFFIC ANALYSIS ZONE:	115
MAX. BUILDING HEIGHT:	50'

BUILDING SUMMARY

	FACILITY NAME	BUILDING G.F.A.
A	INVESTMENT RECOVERY	43,871
A1	PDC PHYSICAL DISTRIBUTION	14,625
A2	GUARD HOUSE	155
A3	PDC FLEET BUILDING	3,500
B	PDC WAREHOUSE PHASE 1	61,067
B1	PDC WAREHOUSE PHASE 2	61,075
B2	PDC ADMINISTRATION	12,492
C	CENTRAL RECLAMATION & SALVAGE ENVIRONMENTAL REGULATING FACILITY/ REGULATED MATERIALS	7,750
C1	CORPORATE RECORDS CENTER	5,282
D	RELIABILITY ASSURANCE CENTER/ RESEARCH & EVALUATION FACILITY	24,124
E	NDE METALLURGICAL FACILITY/ LAB	7,555
G	AUTOMOTIVE LEASING CENTER	22,786
K	CENTRAL RECLAMATION & SALVAGE METAL FABRICATION	10,274
TOTAL:		298,952

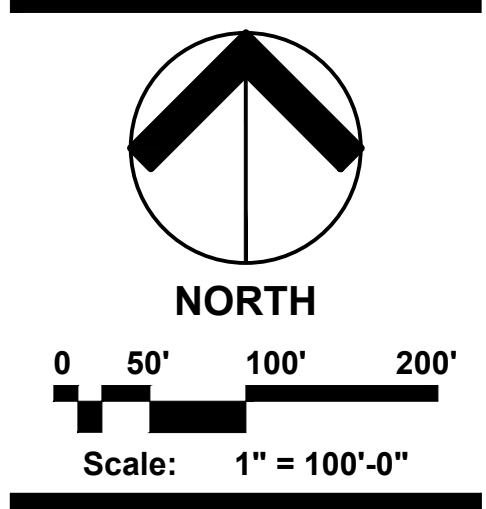
PARKING SUMMARY

BUILDING A:	70
OFFICE: (1 SP/ 300 SF @ 11,400 SF - OFFICE BUILDING = 38)	
WAREHOUSE: (1 SP/ 1000 SF @ 32,471 SF - WAREHOUSING = 32)	
BUILDING A1: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	29
BUILDING A2: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	0
BUILDING A3: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	7
BUILDING B: (1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B1: (1 SP/ 1000 SF - WAREHOUSING)	61
BUILDING B2: (1 SP/ 300 SF - OFFICE BUILDING)	42
BUILDING C:	14
OFFICE: (1 SP/ 300 SF @ 2,750 SF - OFFICE BUILDING = 9)	
WAREHOUSE: (1 SP/ 1000 SF @ 5,000 SF - WAREHOUSING = 5)	
BUILDING C1: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	11
BUILDING D: (1 SP/ 1000 SF - WAREHOUSING)	24
BUILDING E: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	48
BUILDING F: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	15
BUILDING G:	56
AUTOMOTIVE: (2 SPACES/ STALL BAY @ 7 BAYS=14)	
OFFICE: (1 SP/ 300 SF @ 12,719 SF - OFFICE BUILDING = 42)	
BUILDING K: (1 SP/ 500 SF - INDUSTRIAL PLANT W/ LOW EMPLOYEE COUNT)	21
TOTAL PARKING REQUIRED:	459
TOTAL PARKING PROVIDED:	459

Amendments:

Zoning Stamp:

FP&L - PORT WEST
Riviera Beach, FL
Master Plan



Date: 06.12.2018
Project No.: 17-062.001
Designed By: BB
Drawn By: BB
Checked By: CWV

Revision Dates:

8.1.2018	Initial Submittal
9.13.2018	Resubmittal
11.14.18	Add Flagpole

Exhibit 'A', 12.19.2018 City Council Mtg.

