

SITE DATA

PROJECT NAME	RIVERA BEACH FIRE STATION #2 / BARRACUDA BAY MASTER PLAN		
FUTURE LAND USE	CF / REC		
ZONING DISTRICT	CF / CF		
USE	FIRE STATION / MUNICIPAL WATER PARK		
SECTION 29, TOWNSHIP 42, RANGE 43			
PROPERTY CONTROL NUMBERS	5643423040070181 - FIRE STATION #2		
	564342304007010 - BARRACUDA BAY		
	564342304008010 - BARRACUDA BAY		
	1184		

FIRE STATION #2 PARCEL	0.66 AC	28,876.00 SF	12.24%
BARRACUDA BAY PARCEL	1.63 AC	70,877.00 SF	30.04%
LOTS 1 TO 23 AND LOTS 34 TO 48, PERRY AVE ROW, ARCAD ST ROW	3.13 AC	136,167.96 SF	57.72%
TOTAL GROSS AREA	5.42 AC	235,920.96 SF	100.00%

BUILDING SIZE	PROVIDED
NEW FIRE STATION #2 TOTAL GROSS SF	12,490 SF
FIRE STATION ONLY SF	12,132 SF
MEZZANINE ONLY SF	358 SF
TOTAL FIRE STATION PARCEL PROPOSED	12,490 SF

NEW BUILDING 2 - BARRACUDA BAY	648 SF
TOTAL BARRACUDA BAY PARCEL PROPOSED	648 SF
EXISTING LIFE GUARD BUILDING - BARRACUDA BAY	959 SF
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	264 SF
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	1,264 SF
EXISTING AQUATICS BUILDING - BARRACUDA BAY	3,278 SF
TOTAL BARRACUDA BAY PARCEL EXISTING	5,765 SF

OVERALL BUILDING TOTAL - FIRE STATION PARCEL	12,490 SF
OVERALL BUILDING TOTAL - BARRACUDA BAY PARCEL	6,413 SF
COMBINED TOTAL	18,903 SF

FAR	PROVIDED
	0.09

SURFACE COVER			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	20,635.00	0.47	9%
VEHICULAR USE AREA	99,147.00	2.28	42%
SIDEWALK AREA	34,654.00	0.80	15%
POOL AREA	4,983.00	0.11	2%
TOTAL IMPERVIOUS AREA	159,419.00	3.66	68%

PERVIOUS AREA	SF	AC	%
GREEN SPACE AND BUFFERS	76,501.96	1.76	32%
TOTAL PERVIOUS AREA	76,501.96	1.76	32%

TOTAL AREA	235,920.96	5.42	100%
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BUILDING HEIGHT	PROVIDED
NEW FIRE STATION #2	30'-0"
NEW BUILDING 2 - BARRACUDA BAY	18'-8"
EXISTING LIFE GUARD BUILDING - BARRACUDA BAY	19'-7"
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	18'-6"
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	19'-7"
EXISTING AQUATICS BUILDING - BARRACUDA BAY	23'-7"

PARKING DATA	PROVIDED
FIRE STATION #2 PARKING SPACES	15
FIRE STATION #2 ADA PARKING SPACES (INCLUDED IN TOTAL)	1
BARRACUDA BAY PARKING SPACES	159
BARRACUDA BAY ADA PARKING SPACES (INCLUDED IN TOTAL)	6
TOTAL PARKING	174

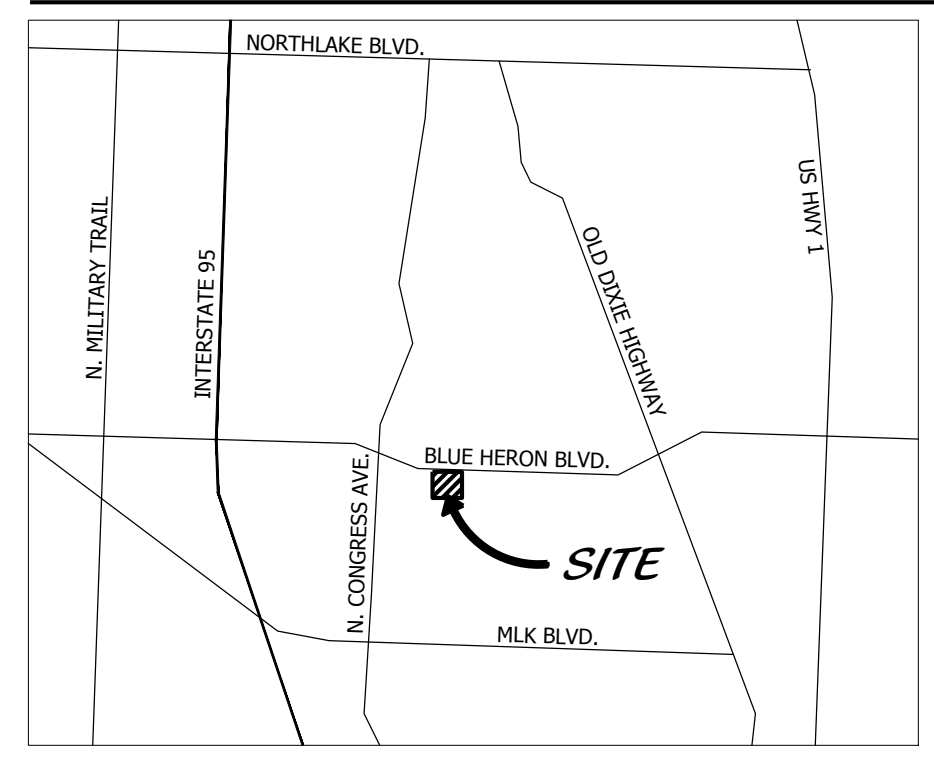
LEGEND

- OH OVERHANG
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- 5' WIDTH FOUNDATION PLANTING
- 4' WIDTH FOUNDATION PLANTING
- LIGHT POLE
- WALL MOUNTED LIGHT

GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVERA BEACH LDRS.
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.
 ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

LOCATION MAP



PROJECT TEAM

APPLICANT:
 CITY OF RIVERA BEACH
 1481 15TH ST.
 RIVERA BEACH, FLORIDA 33404
 561.845.4080
 CONTACT: TERENCE BAILEY

ARCHITECT:
 REG ARCHITECTS INTERIORS PLANNERS
 300 CLEMATIS STREET, 3RD FLOOR
 WEST PALM BEACH, FL 33401
 561.659.2383
 CONTACT: MANUEL AYALA

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336
 CONTACT: DON HEARING

LIGHTING ENGINEER:
 TLC ENGINEERING FOR ARCHITECTURE
 800 FAIRWAY DRIVE, SUITE 250
 DIERFIELD BEACH, FLORIDA 33441
 954.418.9096
 CONTACT: JORGE E. REYES, PE

ENGINEER:
 ENGENUITY GROUP, INC.
 1280 NORTH CONGRESS AVENUE
 SUITE 101
 WEST PALM BEACH, FL 33409
 561.655.1151
 CONTACT: TARA BAMBER

SURVEYOR:
 ENGENUITY GROUP, INC.
 1280 NORTH CONGRESS AVENUE
 SUITE 101
 WEST PALM BEACH, FL 33409
 561.655.1151
 CONTACT: ADAM SWEENEY

PROPERTY DEVELOPMENT REGULATIONS

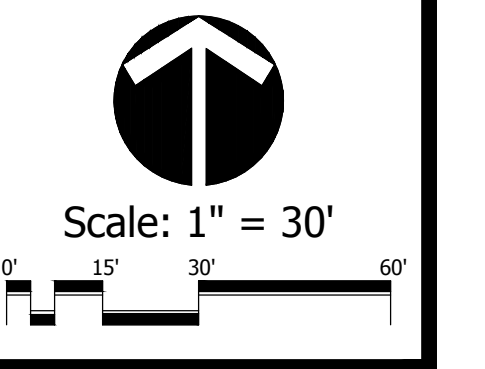
Zoning District	PROPERTY DEVELOPMENT REGULATIONS				FAR	BLDG. COVER	MIN. SETBACKS			
	SIZE	FRONTAGE	DEPTH				FRONT	SIDE	SIDE	REAR
PROVIDED	CF	5.42 AC	474.41'	500.66'	0.09	9%	11.3'	7'	25'	304.3'

Exhibit 'A' - 02.20.2019 City Council Mtg.

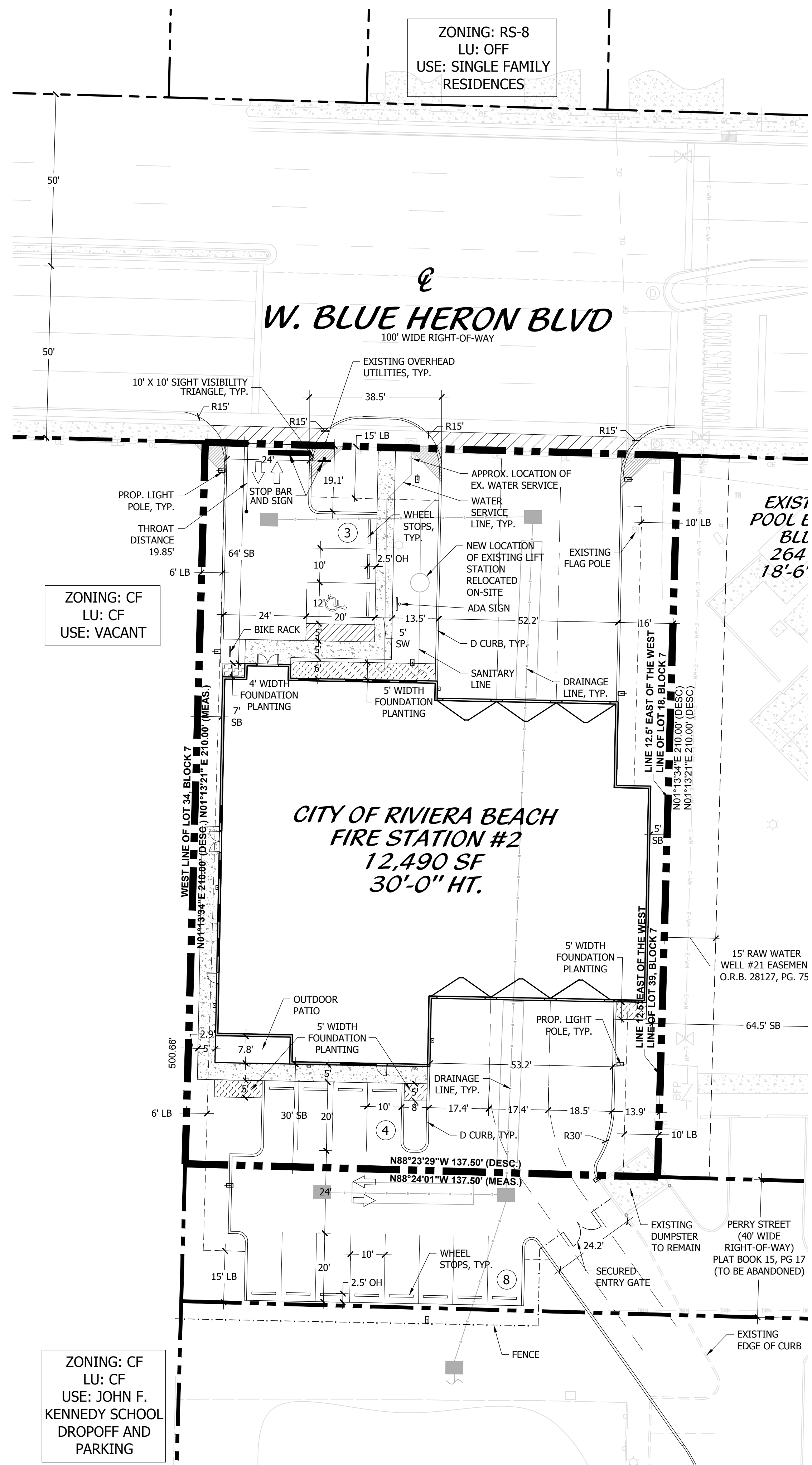
Cotleur & Hearing
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 www.cotleurhearing.com
 Lic# LC-26000535

FIRE STATION #2 / BARRACUDA BAY
MASTER PLAN
 Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	11-30-18
	12-03-18
	01-07-19
	01-31-19



January 30, 2019 4:56:35 p.m.
 Drawing: 18-0501 SP.DWG



SITE DATA

PROJECT NAME	RIVIERA BEACH FIRE STATION #2 SITE PLAN		
FUTURE LAND USE	CF		
ZONING DISTRICT	CF		
USE	FIRE STATION		
SECTION 29, TOWNSHIP 42, RANGE 43			
PROPERTY CONTROL NUMBERS	56434229040070100		
TAZ	1184		
FIRE STATION #2 PARCEL	0.66 AC	28,876.00 SF	12.24%
BARRACUDA BAY PARCEL	1.63 AC	70,877.00 SF	30.04%
LOTS 1 TO 23 AND LOTS 34 TO 48, PERRY AVE ROW, ARCAND ST ROW	3.13 AC	136,167.96 SF	57.72%
TOTAL GROSS AREA	5.42 AC	235,920.96 SF	100.00%
BUILDING SIZE	PROVIDED		
FIRE STATION ONLY SF	12,132	SF	
MEZZANINE ONLY SF	358	SF	
GROSS BUILDING TOTAL	12,490	SF	
FAR	0.43		
SURFACE COVER			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	12,132	0.28	42%
VEHICULAR USE AREA	9,802	0.23	34%
SIDEWALK AREA	1,491	0.03	5%
TOTAL IMPERVIOUS AREA	23,425	0.54	81%
PERVIOUS AREA	SF	AC	%
GREEN SPACE AND BUFFERS	5,451	0.13	19%
TOTAL PERVIOUS AREA	5,451	0.13	19%
TOTAL AREA	28,876	0.66	100%
BUILDING HEIGHT	PROVIDED		
FIRE STATION #2	30'-0"		
PARKING DATA	PROVIDED		
PARKING SPACES	15		
ADA PARKING SPACES (INCLUDED IN TOTAL)	1		
TOTAL PARKING	15		

LOCATION KEY MAP



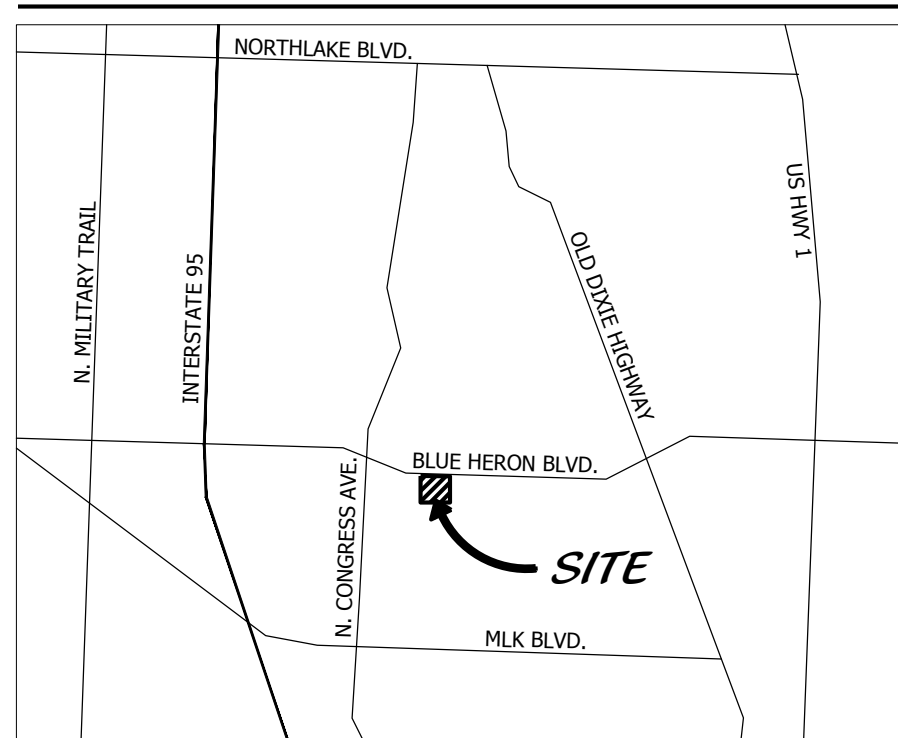
LEGEND

OH	OVERHANG	HC SIGN	LIGHT POLE
R	RADIUS	STOP SIGN	WALL MOUNTED LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
		5' WIDTH FOUNDATION PLANTING	
		4' WIDTH FOUNDATION PLANTING	

GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDRS.
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.
 ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

LOCATION MAP



PROJECT TEAM

APPLICANT: CITY OF RIVIERA BEACH 1481 15TH ST. RIVIERA BEACH, FLORIDA 33404 561.845.4080 CONTACT: TERENCE BAILEY	ARCHITECT: REG ARCHITECTS INTERIORS PLANNERS 300 CLEMATIS STREET, 3RD FLOOR WEST PALM BEACH, FL 33401 561.659.2383 CONTACT: MANUEL AYALA
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DON HEARING	LIGHTING ENGINEER: TLC ENGINEERING FOR ARCHITECTURE 800 FAIRWAY DRIVE, SUITE 250 DEERFIELD BEACH, FLORIDA 33441 954.418.9096 CONTACT: JORGE E. REYES, PE
ENGINEER: ENGENUITY GROUP, INC. 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL 33409 561.655.1151 CONTACT: TARA BAMBER	SURVEYOR: ENGENUITY GROUP, INC. 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL 33409 561.655.1151 CONTACT: ADAM SWEENEY

PROPERTY DEVELOPMENT REGULATIONS

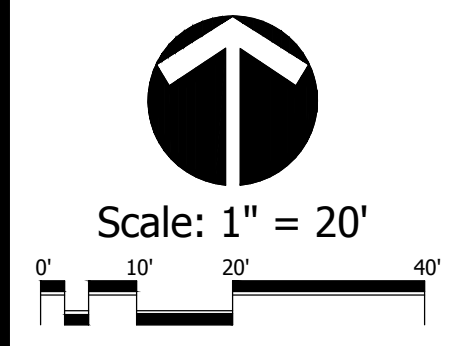
Zoning District	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVER	MIN. SETBACKS				
	SIZE	FRONTAGE	DEPTH			FRONT	SIDE	SIDE	REAR	
PROVIDED	CF	0.66 AC	137.50'	210.00'	0.43	42%	64'	7'	5'	30'

Exhibit 'A' - 02.20.2019 City Council Mtg.

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 Lic# LC-26000535

FIRE STATION #2
SITE PLAN
 Riviera Beach, Florida

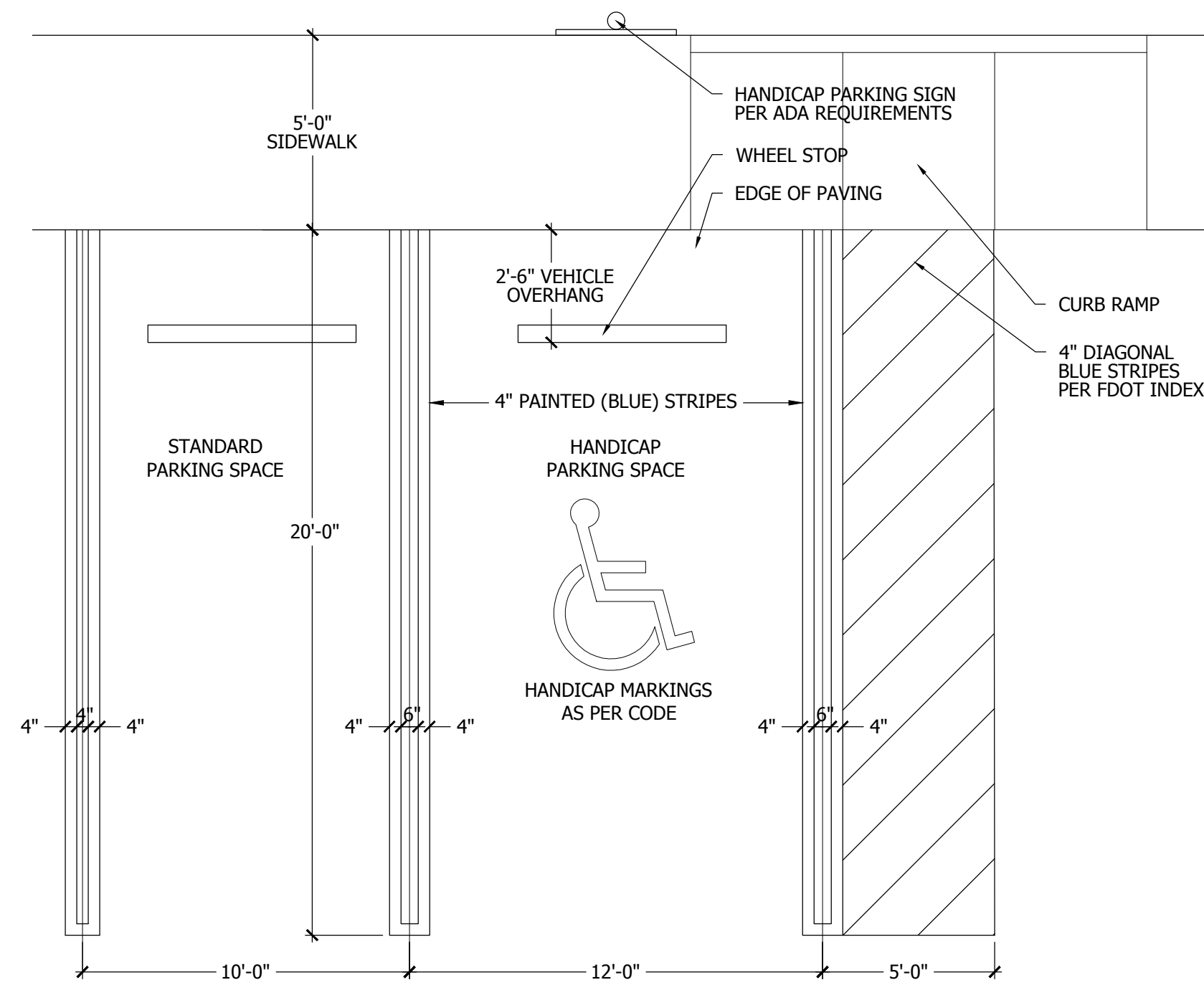
DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	12-03-18
	01-07-19
	01-31-19



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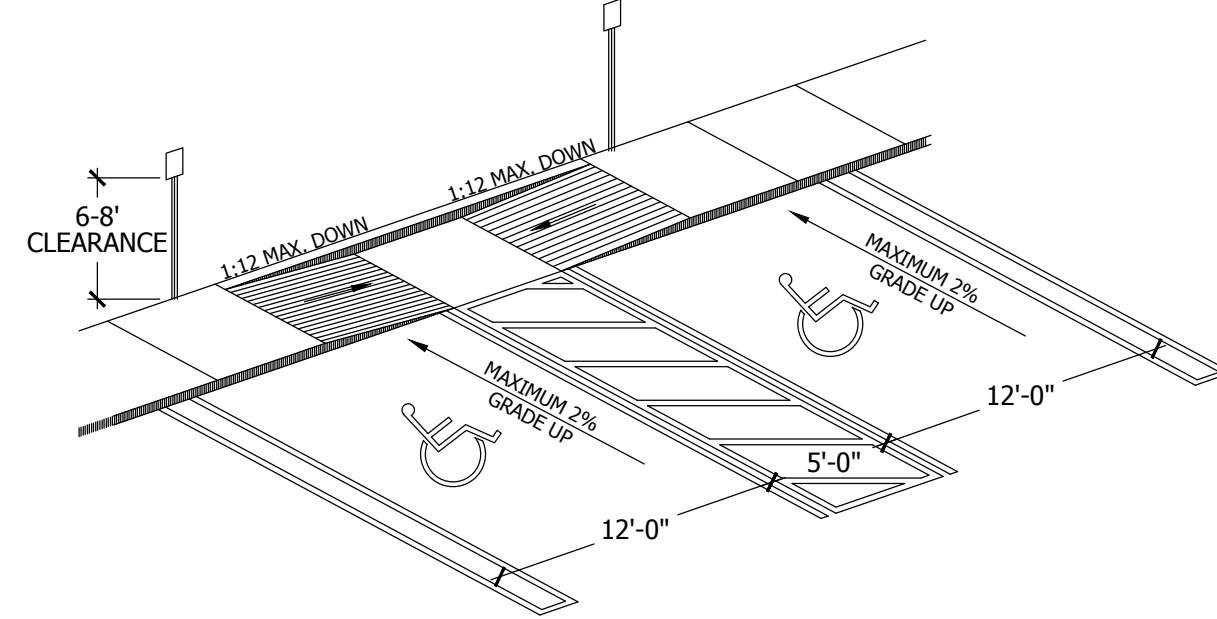
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

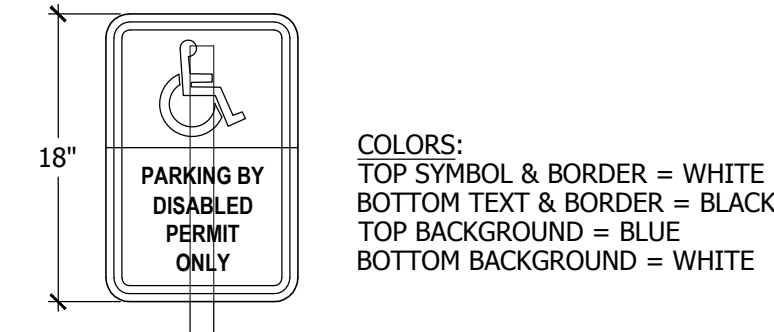
NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
 NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN DETAIL

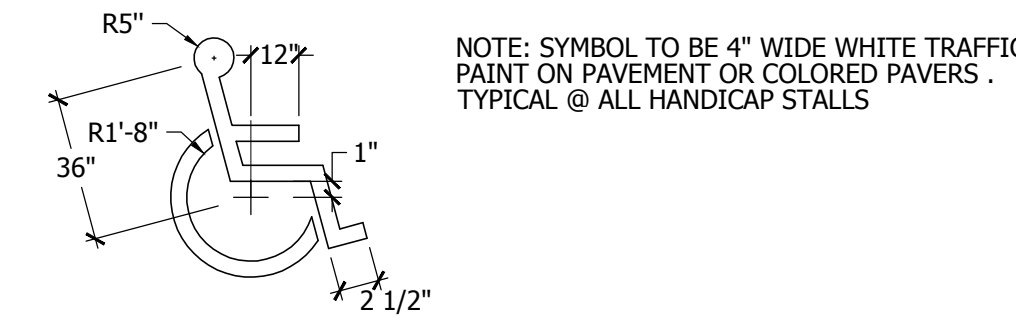
NTS



COLORS:
 TOP SYMBOL & BORDER = WHITE
 BOTTOM TEXT & BORDER = BLACK
 TOP BACKGROUND = BLUE
 BOTTOM BACKGROUND = WHITE

ADA SYMBOL DETAIL

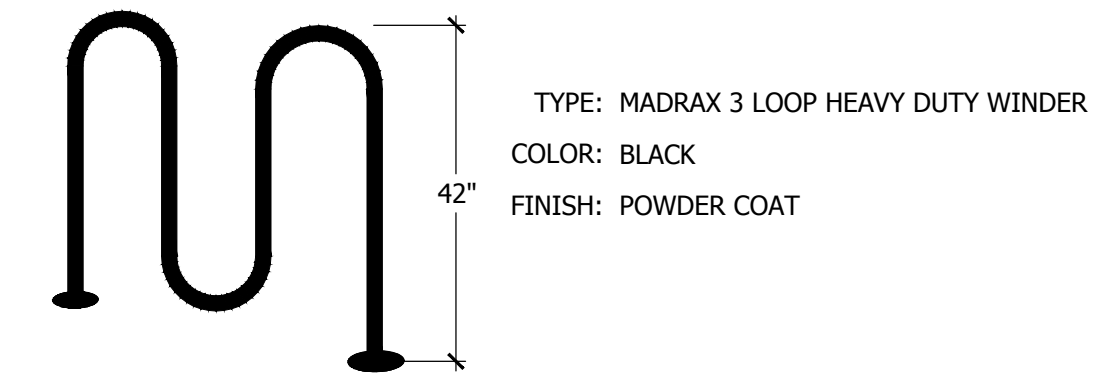
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NOTE: SYMBOL TO BE 4\"/>

BIKE RACK DETAIL

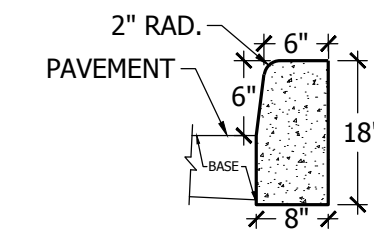
NTS



TYPE: MADRAX 3 LOOP HEAVY DUTY WINDER
 COLOR: BLACK
 FINISH: POWDER COAT

D CURB DETAIL

NTS



LIGHTING DETAILS

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) Weight: 5 lbs (2.3 kg)
 Depth: 4" (10.2 cm) Weight: 10 lbs (4.5 kg)
 Height: 6-3/8" (16.2 cm)

LUMINAIRE TYPE SW1, SW2

RTA Round Tapered Aluminum Pole No Arm - Direct Buried

RTA20B6BE

Specifications

Height: 20' (6.1m)
 Pole Dia: 6" (152.4mm)
 Top Dia: 4.5" (114.3mm)
 Butt Dia: 6" (152.4mm)

LIGHTING POLE - 20' MOUNTING HEIGHT

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.09 m²)
 Length: 26" (66.0 cm)
 Width: 13" (33.0 cm)
 Height: 7" (17.8 cm)
 Weight (max): 16 lbs (7.25 kg)

LUMINAIRE TYPES SA, SL AND SR

Exhibit 'A' - 02.20.2019 City Council Mtg.

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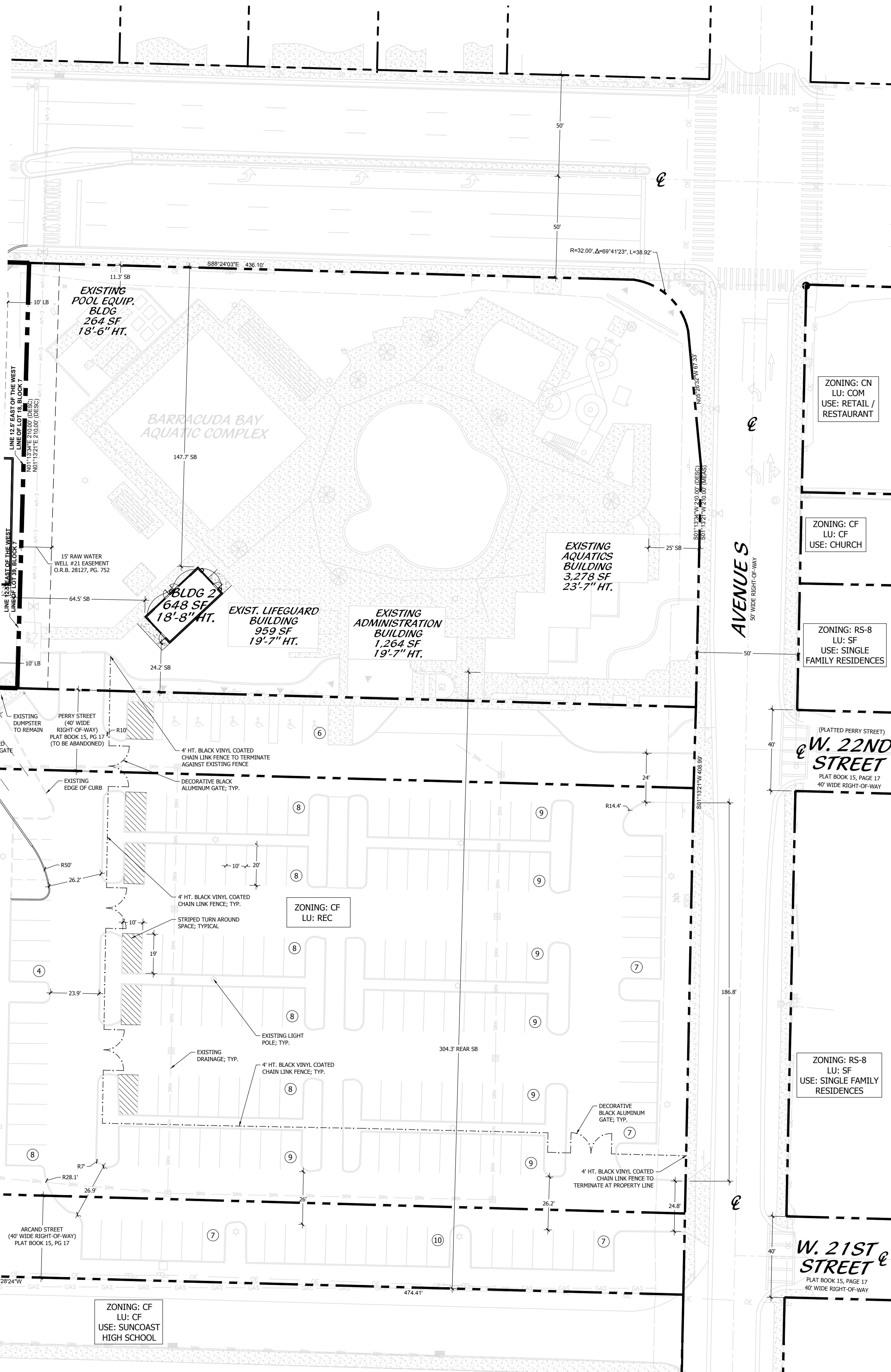
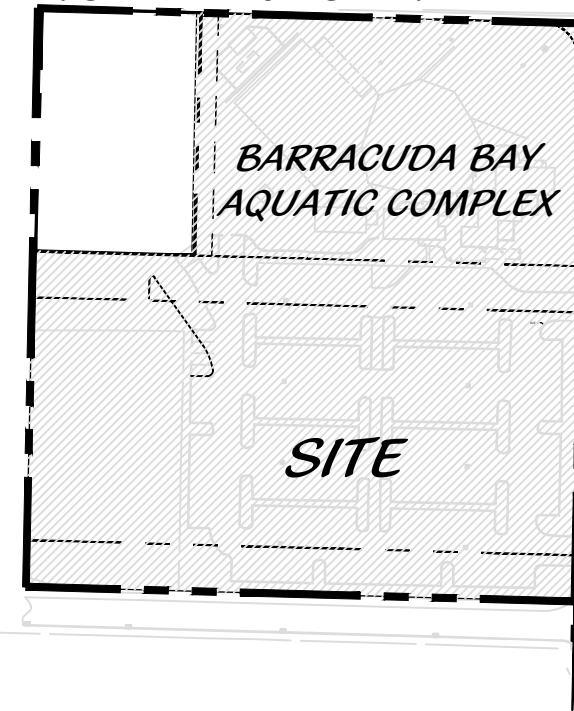
FIRE STATION #2
 SITE DETAILS
 Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	12-03-18
	01-07-19
	01-31-19

January 30, 2019 4:56:35 p.m.
 Drawing: 18-0501 SP.DWG

LOCATION KEY MAP

W. BLUE HERON BLVD.



SITE DATA

PROJECT NAME: BARRACUDA BAY SITE PLAN
 FUTURE LAND USE: REC
 ZONING DISTRICT: CF
 USE: MUNICIPAL WATER PARK
 SECTION 29, TOWNSHIP 42, RANGE 43
 PROPERTY CONTROL NUMBERS: 56434229040070010, 56434229040080010
 TAZ: 1184

FIRE STATION #2 PARCEL	0.66 AC	28,876.00 SF	12.24%
BARRACUDA BAY PARCEL	1.63 AC	70,877.00 SF	30.04%
LOTS 1 TO 23 AND LOTS 34 TO 48, PERRY AVE ROW, ARCAD ST	3.13 AC	136,167.96 SF	57.72%
TOTAL GROSS AREA	5.42 AC	235,920.96 SF	100.00%

BUILDING SIZE	PROVIDED
NEW BUILDING 2	648 SF
TOTAL PROPOSED	648 SF
EXISTING LIFE GUARD BUILDING - BARRACUDA BAY	959 SF
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	264 SF
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	1,264 SF
EXISTING AQUATICS BUILDING - BARRACUDA BAY	3,278 SF
TOTAL EXISTING	5,765 SF
OVERALL BUILDING TOTAL	6,413 SF
PROVIDED	0.03

FAR	PROVIDED
NEW BUILDING 2 - BARRACUDA BAY	18'-8"
EXISTING LIFE GUARD BUILDING - BARRACUDA BAY	19'-7"
EXISTING POOL EQUIPMENT BUILDING - BARRACUDA BAY	18'-6"
EXISTING ADMINISTRATION BUILDING - BARRACUDA BAY	19'-7"
EXISTING AQUATICS BUILDING - BARRACUDA BAY	23'-7"

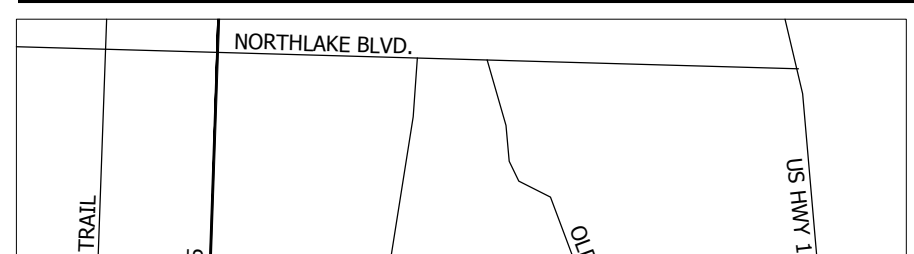
SURFACE COVER	PROVIDED
IMPERVIOUS AREA	0.03
BUILDING LOT COVERAGE	8,503.00 SF
VEHICULAR USE AREA	89,345.00 SF
SIDEWALK AREA	33,163.00 SF
POOL AREA	4,983.00 SF
TOTAL IMPERVIOUS AREA	135,994.00 SF

PARKING DATA	PROVIDED
BARRACUDA BAY PARKING SPACES	159
BARRACUDA BAY ADA PARKING SPACES (INCLUDED IN TOTAL)	6
TOTAL PARKING	159

PERVIOUS AREA	PROVIDED
GREEN SPACE AND BUFFERS	71,051.00 SF
TOTAL PERVIOUS AREA	71,051.00 SF

TOTAL AREA	PROVIDED
207,044.96	4.75
100%	

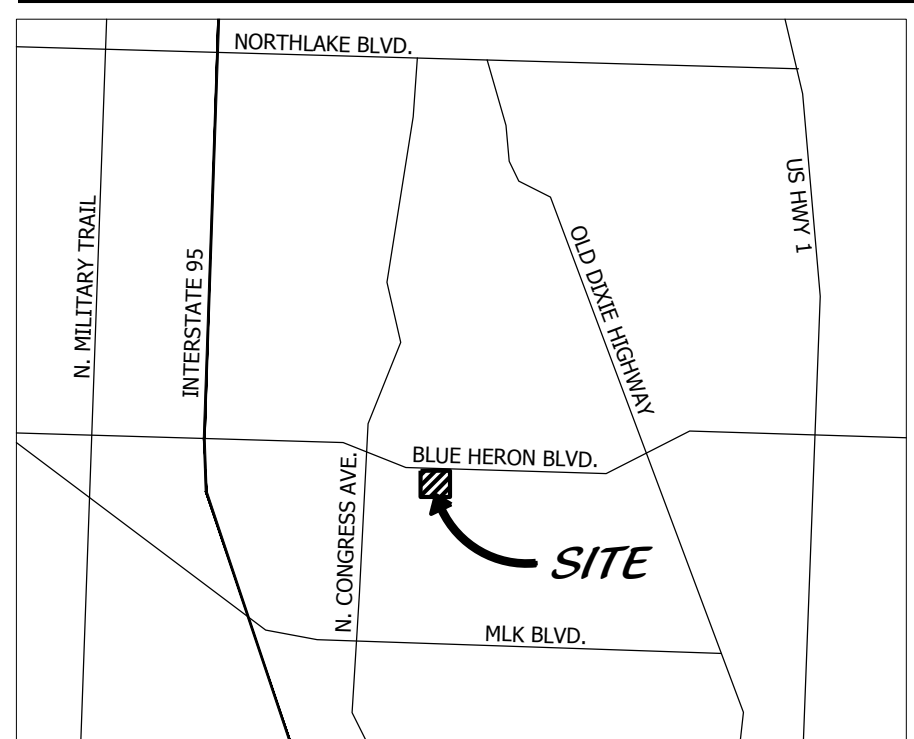
LEGEND



GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDR'S.
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.
 ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

LOCATION MAP



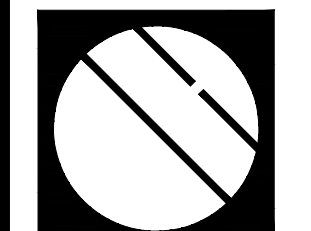
PROJECT TEAM

APPLICANT: CITY OF RIVIERA BEACH, 1481 15TH ST., RIVIERA BEACH, FLORIDA 33404, 561.845.4080, CONTACT: TERRENCE BAILEY
ARCHITECT: REG ARCHITECTS INTERIORS PLANNERS, 300 CLEMATIS STREET, 3RD FLOOR WEST PALM BEACH, FL 33401, 561.659.2383, CONTACT: MANUEL AYALA
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC., 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458, 561.747.6336, CONTACT: DON HEARING
ENGINEER: ENGENUNITY GROUP, INC., 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL 33409, 561.655.1151, CONTACT: TARA BAMBER
LIGHTING ENGINEER: TLC ENGINEERING FOR ARCHITECTURE, 800 FAIRWAY DRIVE, SUITE 250 DEERFIELD BEACH, FLORIDA 33441, 954.418.9096, CONTACT: JORGE E. REYES, PE
SURVEYOR: ENGENUNITY GROUP, INC., 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL 33409, 561.655.1151, CONTACT: ADAM SWEENEY

PROPERTY DEVELOPMENT REGULATIONS

Zoning District	MINIMUM LOT DIMENSIONS				FAR	BLDG. COVER	MIN. SETBACKS			
	SIZE	FRONTAGE	DEPTH				FRONT	SIDE	REAR	
PROVIDED	CF	4.75	436.10'	500.66'	0.03	4%	11.3'	64.5'	25'	304.3'

Exhibit 'A' - 02.20.2019 City Council Mtg.

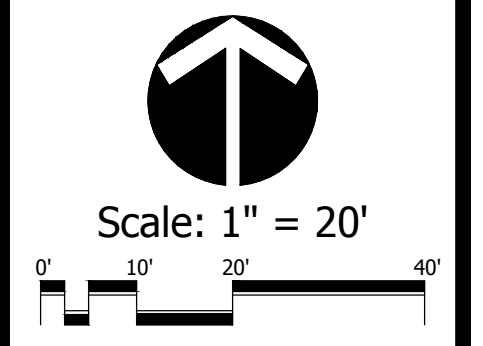


Cotleur & Hearing

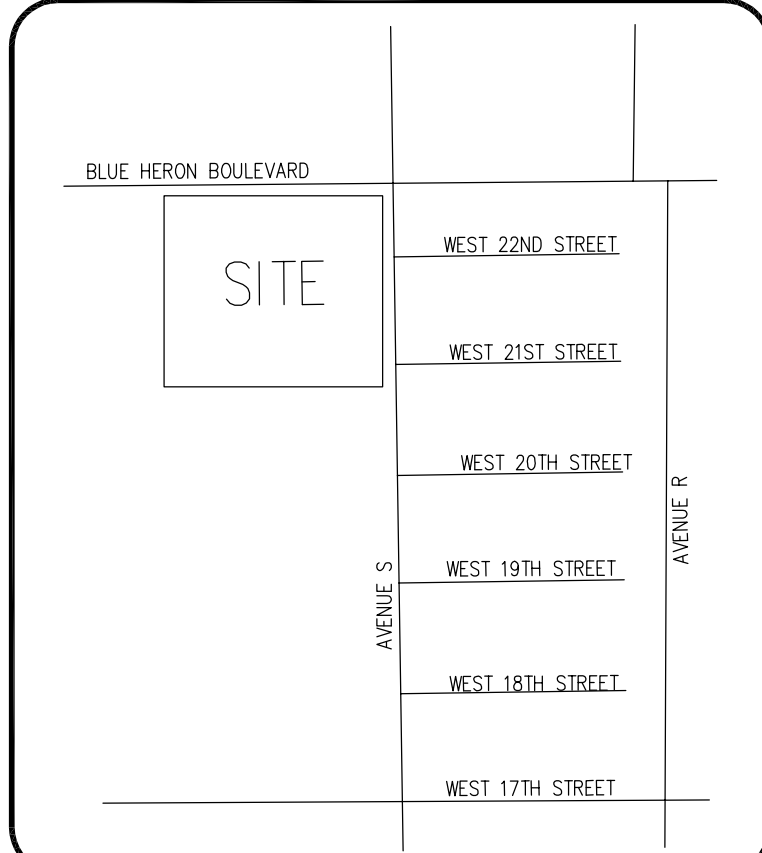
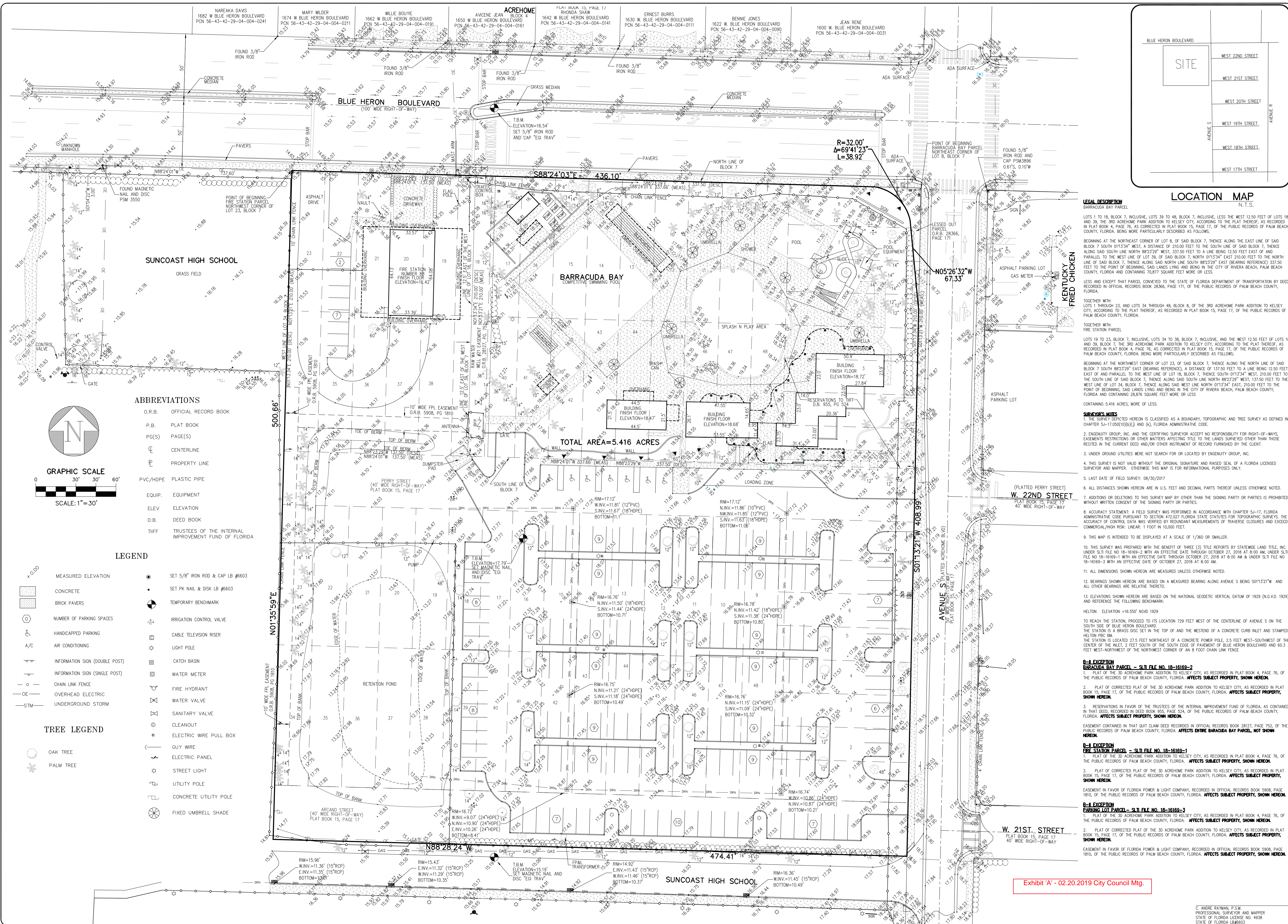
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BARRACUDA BAY
 SITE PLAN
 Riviera Beach, Florida

DESIGNED	NP
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	18-0501
DATE	08-31-18
REVISIONS	10-18-18
	12-03-18
	01-07-19
	01-31-19



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 Drawing: 18-0501 SP.DWG



LEGAL DESCRIPTION
 BARRACUDA BAY PARCEL

LOTS 1 TO 18, BLOCK 7, INCLUSIVE, LOTS 39 TO 48, BLOCK 7, INCLUSIVE, LESS THE WEST 12.50 FEET OF LOTS 18 AND 39, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76, AS CORRECTED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 7, THENCE ALONG THE EAST LINE OF SAID BLOCK 7 SOUTH 01°33'42" WEST, A DISTANCE OF 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7, THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 337.50 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 39, OF SAID BLOCK 7, NORTH 01°33'42" EAST 210.00 FEET TO THE NORTH LINE OF SAID BLOCK 7, THENCE ALONG SAID NORTH LINE SOUTH 88°23'29" EAST (BEARING REFERRED) 337.50 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 70,877 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT THAT PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 28366, PAGE 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
 LOTS 1 THROUGH 23, AND LOTS 34 THROUGH 48, BLOCK 8, OF THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
 FIRE STATION PARCEL

LOTS 19 TO 23, BLOCK 7, INCLUSIVE, LOTS 34 TO 38, BLOCK 7, INCLUSIVE, AND THE WEST 12.50 FEET OF LOTS 18 AND 39, BLOCK 7, THE 3RD ACREHOME PARK ADDITION TO KELSEY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 76, AS CORRECTED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23, OF SAID BLOCK 7, THENCE ALONG THE NORTH LINE OF SAID BLOCK 7 SOUTH 88°23'29" EAST (BEARING REFERRED), A DISTANCE OF 137.50 FEET TO A LINE BEING 12.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 18, BLOCK 7, THENCE SOUTH 01°33'42" WEST, 210.00 FEET TO THE SOUTH LINE OF SAID BLOCK 7, THENCE ALONG SAID SOUTH LINE NORTH 88°23'29" WEST, 137.50 FEET TO THE WEST LINE OF LOT 34, BLOCK 7, THENCE ALONG SAID WEST LINE NORTH 01°33'42" EAST, 210.00 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 28,876 SQUARE FEET MORE OR LESS.

CONTAINING 5.416 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES**
- THE SUBJECT PROPERTY IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AS DEFINED IN CHAPTER 5J-17.05(10)(b)(i) AND (k), FLORIDA ADMINISTRATIVE CODE.
 - ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECORDED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
 - UNDER GROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC.
 - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 - LAST DATE OF FIELD SURVEY: 08/30/2017
 - ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007 FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: 1 FOOT IN 10,000 FEET.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/360 OR SMALLER.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THREE (3) TITLE REPORTS BY STATEWIDE LAND TITLE, INC. UNDER SLTI FILE NO 18-16169-2 WITH AN EFFECTIVE DATE THROUGH OCTOBER 27, 2018 AT 8:00 AM, UNDER SLTI FILE NO 18-16169-1 WITH AN EFFECTIVE DATE THROUGH OCTOBER 27, 2018 AT 8:00 AM & UNDER SLTI FILE NO 18-16169-3 WITH AN EFFECTIVE DATE OF OCTOBER 27, 2018 AT 8:00 AM.
 - ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING ALONG AVENUE S BEING S01°32'12" W AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND REFERENCE THE FOLLOWING BENCHMARK:
 HELTON: ELEVATION = 16.550' NGVD 1929
 - TO REACH THE STATION, PROCEED TO ITS LOCATION 729 FEET WEST OF THE CENTERLINE OF AVENUE S ON THE SOUTH SIDE OF BLUE HERON BOULEVARD.
 THE STATION IS A BRASS DISC SET IN THE TOP OF AND THE WESTEND OF A CONCRETE CURB INLET AND STAMPED HELTON PBC BM.
 THE STATION IS LOCATED 27.5 FEET NORTHEAST OF A CONCRETE POWER POLE, 2.5 FEET WEST-SOUTHWEST OF THE CENTER OF THE INLET, 2 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF BLUE HERON BOULEVARD AND 60.3 FEET WEST-NORTHWEST OF THE NORTHWEST CORNER OF AN 8 FOOT CHAIN LINK FENCE.

B-1 EXCEPTION
BARRACUDA BAY PARCEL - SLTI FILE NO. 18-16169-2
 1. PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

2. PLAT OF CORRECTED PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

3. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA, AS CONTAINED IN THAT DEED RECORDED IN DEED BOOK 955, PAGE 524, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

EASEMENT CONTAINED IN THAT OUT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28127, PAGE 752, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS ENTIRE BARRACUDA BAY PARCEL, NOT SHOWN HEREON.**

B-1 EXCEPTION
FIRE STATION PARCEL - SLTI FILE NO. 18-16169-1
 1. PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

2. PLAT OF CORRECTED PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

3. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA, AS CONTAINED IN THAT DEED RECORDED IN DEED BOOK 955, PAGE 524, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

EASEMENT CONTAINED IN THAT OUT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28127, PAGE 752, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS ENTIRE BARRACUDA BAY PARCEL, NOT SHOWN HEREON.**

B-1 EXCEPTION
PARKING LOT PARCEL - SLTI FILE NO. 18-16169-3
 1. PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

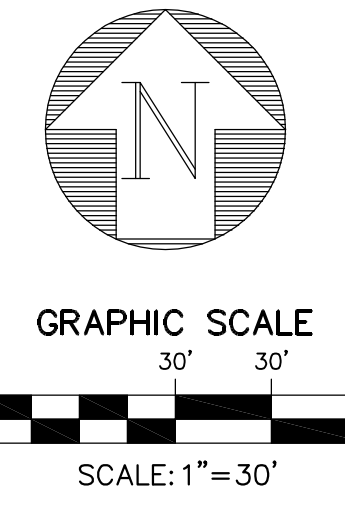
2. PLAT OF CORRECTED PLAT OF THE 3D ACREHOME PARK ADDITION TO KELSEY CITY, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

3. RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA, AS CONTAINED IN THAT DEED RECORDED IN DEED BOOK 955, PAGE 524, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY, SHOWN HEREON.**

EASEMENT CONTAINED IN THAT OUT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28127, PAGE 752, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS ENTIRE BARRACUDA BAY PARCEL, NOT SHOWN HEREON.**

- ABBREVIATIONS**
- O.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG(S) PAGE(S)
 - C CENTERLINE
 - P PROPERTY LINE
 - PVC/HOPE PLASTIC PIPE
 - EQUIP. EQUIPMENT
 - ELEV. ELEVATION
 - D.B. DEED BOOK
 - TIFF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA

- LEGEND**
- MEASURED ELEVATION
 - CONCRETE
 - BRICK PAVERS
 - NUMBER OF PARKING SPACES
 - HANDICAPPED PARKING
 - A/C AIR CONDITIONING
 - INFORMATION SIGN (DOUBLE POST)
 - INFORMATION SIGN (SINGLE POST)
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC
 - UNDERGROUND STORM
 - SET 5/8" IRON ROD & CAP LB #6603
 - SET PK NAIL & DISK LB #6603
 - TEMPORARY BENCHMARK
 - IRRIGATION CONTROL VALVE
 - CABLE TELEVISION RISER
 - LIGHT POLE
 - CATCH BASIN
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY VALVE
 - CLEANOUT
 - ELECTRIC WIRE PULL BOX
 - GUY WIRE
 - ELECTRIC PANEL
 - STREET LIGHT
 - UTILITY POLE
 - CONCRETE UTILITY POLE
 - FIXED UMBRELLA SHADE



- TREE LEGEND**
- OAK TREE
 - PALM TREE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/09/18	UPDATED WITH TITLE COMMENTS	JOE

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CITY OF RIVIERA BEACH
FIRE STATION NUMBER 88 AND BARRACUDA BAY

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

A Higher Standard of Excellence
engenuity group inc.
 1280 N. CONGRESS AVENUE, SUITE 101,
 WEST PALM BEACH, FLORIDA 33409
 PH: (561) 855-1131 • FAX: (561) 852-9390
 WWW.ENGENUITYGROUP.COM

DATE: 08/31/2017
 SCALE: 1" = 30'
 CAD FILE: 14151.07
 SDR PROJECT: 14151.07
 DRAWN: ENGENUITY STAFF
 CHECKED: K. BECK

JOB NO. 14151.07

Exhibit 'A' - 02.20.2019 City Council Mtg.

ANDRE RAYMAN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 4938
 STATE OF FLORIDA LICENSED