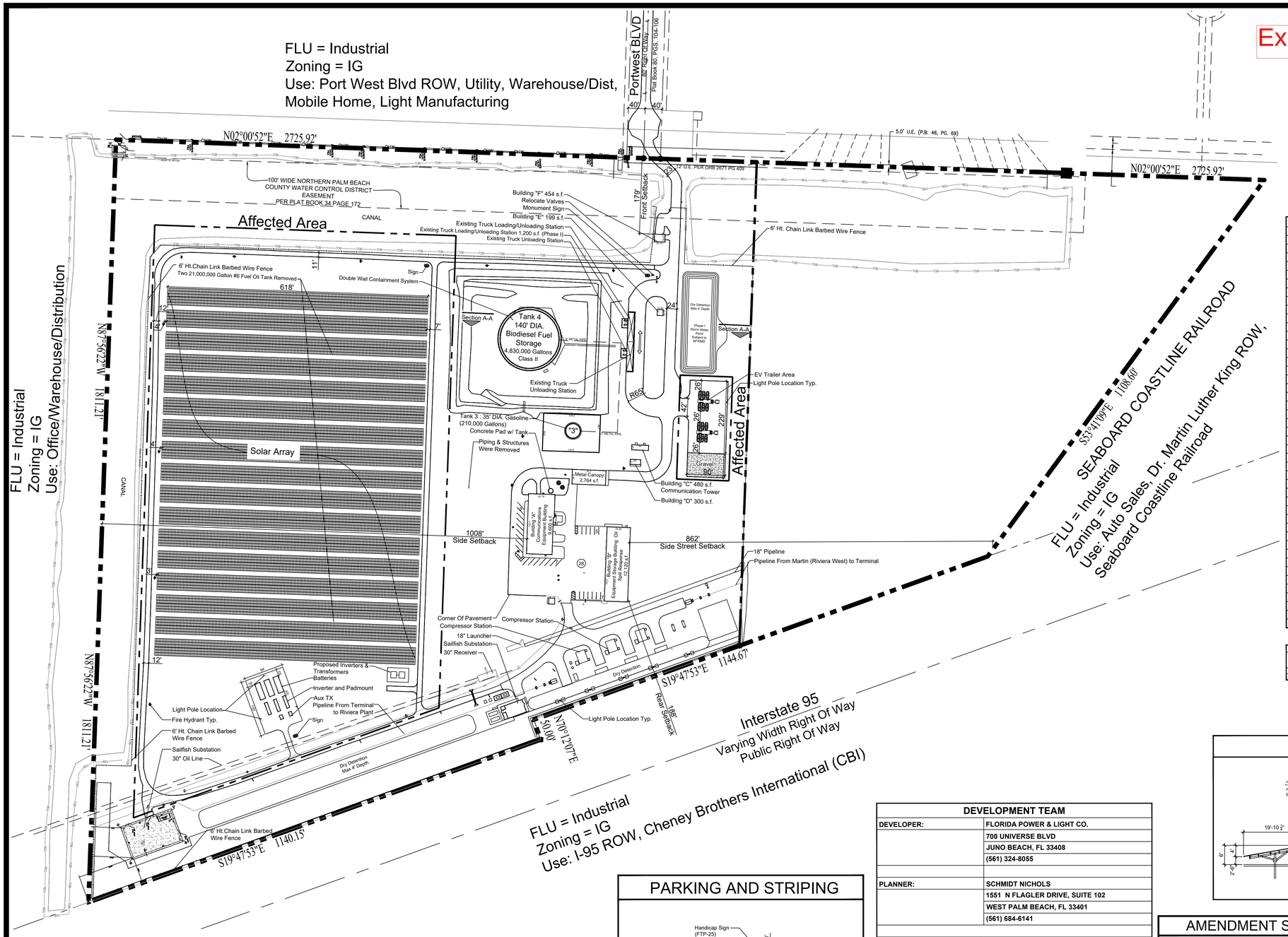
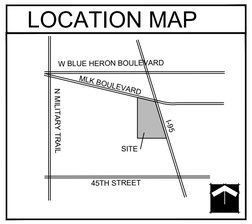
Exhibit A



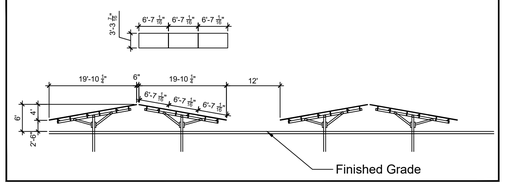
LOCATION MAP



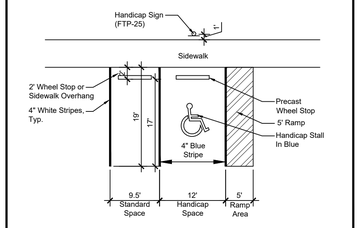
SITE TABULAR DATA	
Application Name	FPL EVolution Hub
Application Number	SP-20-25
Overall Future Land Use Designation	U (Utility)
Future Land Use Designation (Affected Area)	IND (Industrial)
Overall Zoning District	RO (Recreation/Open Space)
Zoning District (Affected Area)	IG (General Industrial)
Property Control Number	56-43-42-31-04-001-0000
Applicable Overlay(s)	Principal Arterial
Section, Township, Range	31/42/43
Existing Use	Fuel Storage
Proposed Use	Public Utility Structure
Total Site Area	72.35 AC.(3,151,634 s.f.)
Total Affected Area	21 AC. (934,866 s.f.)
Total Gross Floor Area	67,050 s.f.
Existing Utilities	
Building "A"	9,600 s.f.
Building "B"	12,120 s.f.
Building "C"	480 s.f.
Building "D"	300 s.f.
Building "E"	199 s.f.
Building "F"	454 s.f.
Storage Tank "3"	1,256 s.f.
Storage Tank "4"	17,441 s.f.
Loading/Unloading Station	1,200 s.f. (Open Air)
Enclosure	24,000 s.f.
Building "D" - Natural Gas Compression Enclosure	
Proposed Utilities	21.00 AC.
Solar Panels	
Total Floor Area Ratio	0.02
Total Building Coverage (including 2,764 s.f. Canopy)	2%
Impervious Area	20%
Buildings	67,050 s.f.
Pavement/Walks	209,670 s.f.
Solar Panels	366,450 s.f.
Pervious Area	80%
Open Space	2,508,464 s.f.
Building Height	max. 50'
Number of Stories	1
Parking Required	23 SPACES
Warehouse - 1 space/1,000 s.f. @ 23,153 s.f. = 23	
Proposed Parking	28 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Loading Required	1
Loading Provided	1
Traffic Analysis Zone	115

PROPERTY DEVELOPMENT REQUIREMENTS													
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN. PERVIOUS	SETBACKS/SEPARATIONS				
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	IG	1 AC.	N/A	N/A	N/A	1.15	45%	20%	40'	15'	15'	20'
PROP	IG	21 AC.	80'	80'	1215'	0.02	2%	80%	179'	1000'	862'	188'

CROSS SECTION DETAIL



PARKING AND STRIPING



PARKING STALL DIMENSIONS:
STANDARD 10'X20'
HANDICAP 12X20' PLUS 5' RAMP AREA

N.T.S

DEVELOPMENT TEAM	
DEVELOPER:	FLORIDA POWER & LIGHT CO.
	700 UNIVERSE BLVD
	JUNO BEACH, FL 33408
	(561) 324-8055
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
CIVIL ENGINEER:	CULPEPPER & TERPENING, INC.
	2980 SOUTH 25TH STREET
	FORT PIERCE, FL 34981
	(772)-464-3537

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY KESHAVARZ & ASSOCIATES DATED 07/01/2020

D/R DUMPSTER WITH ENCLOSURES

LEGAL DESCRIPTION

PARCEL "A" AND PARCEL "B", FLORIDA POWER & LIGHT COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 34, PAGE 171

AMENDMENT STAMP

ZONING STAMP

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

FPL EVolution Hub

Riviera Beach, Florida

Date:	01/26/21
Scale:	1" = 120'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	457.03A
Job No.	20-52

REVISIONS / SUBMISSIONS

02/18/21 Resubmittal

Site Plan

SP-1 of 1