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Project Narrative
Sunstar Logistics, LLC
Cement Storage Structure/Truck Loadout
Port of Palm Beach, Riviera Beach, FL
Uniform Land Use Application – Site Plan
PCN:56-43-42-33-29-000-0020

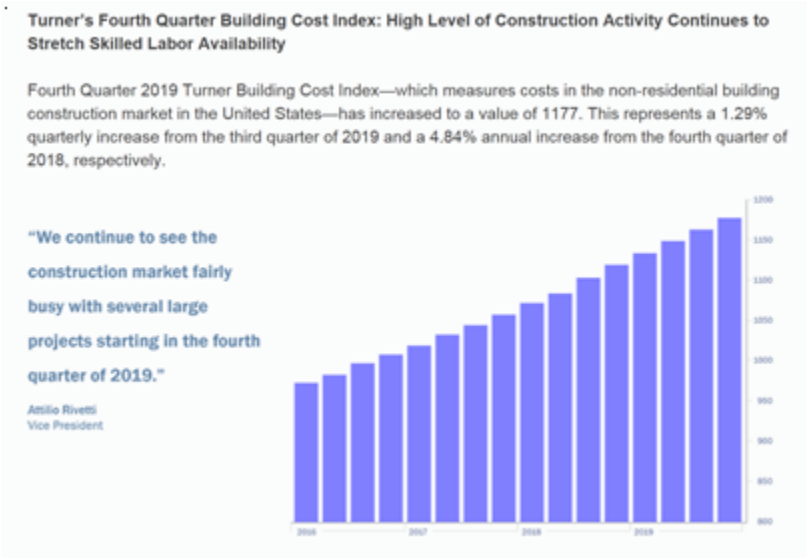
Project Location

Florida Sunstar Logistics, LLC (the Applicant) is the developer for the +/-3.97 acre parcel with Property Control Number (PCN) 56-43-42-33-29-000-0020 owned by Port of Palm Beach District (the Owner) generally located at the Port of Palm Beach east of Avenue E and north of W. Port Rd. The parcel is located in the IG, General Industrial Zoning District.

Background and Project Overview

Florida Sunstar Logistics has extensive experience in the production, transfer and conveyance of bulk materials used in the construction of small, mid-size and large-scale development projects. They also have experience in sourcing bulk raw materials from Europe, Middle East and Asia to help support development here in the United States. The primary reason for the required 150 feet height is to facilitate the construction of a structure to store and transfer cement products. This type of structure is common in the industry as an effective and efficient means of storage.

Import, storage and distribution in the South Florida region is critical to satisfying the growing demand throughout Palm Beach County, Broward County and Miami-Dade County. As noted below, construction costs throughout the country continue to rise significantly.



See: Turner Construction analysis of Construction Materials costs at http://www.turnerconstruction.com/cost-index

The cost of sourcing raw materials also continues to rise at a significant rate beyond the ability to absorb all increases. This negatively effects local construction costs without such sourcing, storage and distribution.

Building a structure capable of storing 50,000 tons of material at the Port of Palm Beach will help secure materials at competitive rates to keep costs at a minimum and support the growing demands in the South Florida region. This amount of storage is necessary to accommodate a 30,000 ton vessel with a buffer of material until reloading can take place with the next vessel. This also eliminates the possibility of disrupting the supply chain. As a result, the 150 foot height requirement is necessary to accommodate this storage.

While it appears the global coronavirus pandemic has had some short-term impacts on construction, the forecast for new development in South Florida remains optimistic in 2022 and beyond (according to the South Florida Business Journal, May 22, 2020). This new facility will

be uniquely positioned to support the anticipated growth locally and regionally to help stem the tide of rising construction costs.

The selected site at the Port of Palm Beach is well suited and available for this type of structure. While the structure exceeds the current height requirements there are other notable structures and facilities in the area that are at or above the requested maximum height of 150 feet. Most notably is the silo facility directly east, FP&L generation plant to the southeast and various high intensity light fixture poles throughout the port property.

One of the more compelling opportunities presented with this development are the job opportunities and economic growth such a facility will create. They anticipate the creation of approximately 110 jobs (both direct and indirect). These jobs will include site specific roles of management, operators, deckhands, mechanics, truck drivers, etc. Sunstar Logistics is committed to local job opportunities and prefers training new employees to meet the skills and requirements of the positions. They are also committed to providing job fairs within the City to ensure that City residents have an opportunity for employment as a result of this development. They estimate the minimum wage per hour will be higher than the state minimum wage and the Palm Beach County Living Wage. They also offer health benefits, job security and retention with training opportunities to enhance skills and safety in an industrial environment. Where possible, they also seek to contract with local, qualified contractors and suppliers during the construction phase.

Additionally, they have a passion for supporting the communities they operate in through community outreach programs, charitable foundations and job fairs. They believe every individual they interact with, and have the opportunity to impact, is in the area they live and work.

Modern Operation and Controls

Florida Sunstar Logistics plans to invest approximately $27 million dollars to accommodate the development and operation of this import and storage facility. This facility will be a state-of-the-art modern industrial development that will provide an efficient and environmentally responsible system to ensure the safe transfer, storage and distribution of cement.

The dry cement material is nonexplosive and will be stored at normal atmospheric pressure. It is delivered to the dome via a pneumatic ship unloader located along the dock and will transfer material from shipping vessel to the dome through an underground convey pipe. The site and elevation plans illustrate how the storage structure will be situated on the leased parcel of land. Convey pipes will be installed underground from the dock to the structure. Product will be reclaimed with the aid of a fluidized floor that allows material to flow using pressurized air from the base of the facility through additional pipes and into two smaller silos for transfer into bulker trucks for distribution to the market. All storage and movement of material will be enclosed ensuring product does not have an opportunity to be released into the outside air. A dust collection system ensures 99.5% efficiency rating which complies with industry and

environmental standards. Effectively operating the facility and ensuring that cement does not get released into the air is a basic requirement to be good stewards of the environment but also a requirement for city, state and federal environmental regulations. Florida Sunstar Logistics has decades of experience with other facilities, like this one, operating in the country.

Florida Sunstar Logistics has made a concerted effort to make additional improvements to the structure to compliment the cityscape and make this an inviting iconic landmark. This development also presents an opportunity to welcome people to the City of Riviera Beach, the Port of Palm Beach and the Marina District to the north. The structure renderings (see Exhibit A) illustrate the proposed structure, which enhances the aesthetics and makes for a dramatic view at night along Broadway Ave.

Site Structures:

- **Cement Storage Dome**
  - Diameter – 127 ft
  - Height – 150 ft
  - Capacity – 50,000 tons

- **Truck Loadout Silos (2 silos)**
  - Diameter – 28 ft
  - Height – 100 ft
  - Capacity – 1,000 tons per silo

- **Administrative office**
  - Size 2,080 SF single story
  - Construction – Masonry with slab on grade
  - Serves as office and worker locker room/bathroom
  - Construction Type – V-B
  - Occupancy - B
  - Not sprinkled Per Table 506.2 FBC 2020, Building

- **Equipment Room**
  - Size – 2,568 sf single story
  - Construction – Masonry with slab on grade
  - Houses equipment for dome fluidizer bed, electrical switch gear, etc.
  - All equipment is housed inside of a permanent structure.
  - Construction Type – V-B
  - Occupancy – F-2
  - Not sprinkled Per Table 506.2 FBC 2020, Building

Site Features:

- **Parking Lot**
  - 64' x 87' (1 handicap plus 15 spaces)
    - 1 space/300 sf office = 7 spaces required
  - Located on existing paving
  - Illuminated per City of Riviera Beach Standards (See Attached Photometric Plan)

- **Paving**
  - The entire site is currently paved for truck traffic. No additional or replacement paving is envisioned at this time other than replacement paving adjacent to newly constructed structures.

- **Lighting**
  - As stated above the parking lot will be illuminated to code. Remainder of site will be illuminated to facilitate night time operations while keeping light spillage to a minimum. (See attached Photometric Plan)

- **Site Grading and Drainage**
  - Site grading to remain unchanged as all site paving (other than at new structures) is to remain.
  - Drainage is handled by on-site and off-site storm drains designed and located per the Port's Master Drainage Plan permitted by the DEP (See attached drainage statement by Port Engineer and associated DEP acceptance of the Port's drainage plan).

- **Landscaping**
  - The Port will not allow landscaping on the subject parcel.
  - Sunstar Logistics will participate with the Port in the ongoing landscaping effort at the perimeter of the Port property.

Utilities:

- **Water**
  - Domestic usage estimated at 15 GPD/employees/shift x 12 employees = 180 GPD.
  - A 1 ½ meter and 1" line to office for domestic use is proposed.
  - Ties into existing Port water system near the southeast corner of the site
  - No industrial water is used in the off-loading and loading of cement.

- **Fire Hydrant**
  - An existing hydrant is located at the south part of the site within a 400 foot radius of the office building

- **Sewer**
    - (same value as water usage)
    - A 6" DIP lateral to a grinder pump and then to a 2" force main to tie into existing Port sewer system to the northwest of the site is proposed.

- **Electric**
    - Underground service to on-site transformer.
    - Service to plant is 2000 Amp. 480 V

Traffic:

- **Pattern**
    - Trucks enter site from Avenue E and exit site under Broadway Ave. overpass.
    - Employees enter and exit site off of East Port Road.
        - All trucks and employees enter and exit the Port at the designated security checkpoint located at the east terminus of MLK. Jr. Blvd.

- **Volume**
    - Estimated at 100 truck trips per day and 70 employee trips per day. (one round trip equals two trips)

Air Pollution:

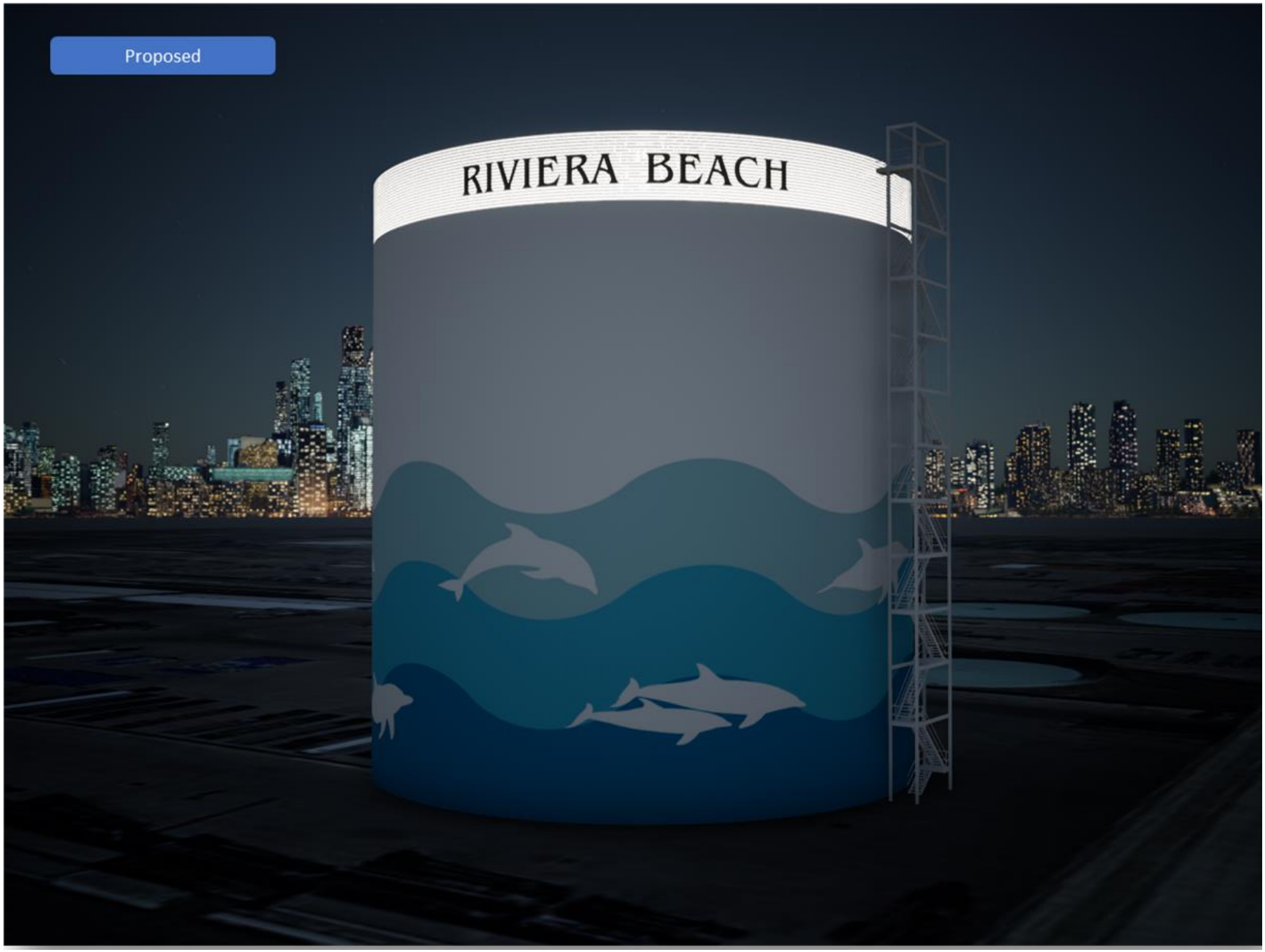
- **Dust Collection**
    - All aspects of the unloading and loading of the cement is accomplished in a closed and sealed system.
    - All locations where air is exhausted to the outside are protected by dust collectors which are required to be 99.5% efficient, permitted through the Florida Dept. of Environmental Protection and checked yearly to ensure that no dust leakage is occurring.

Accessibility:

- **Industrial Equipment**
    - Meets all access and safety requirements under Florida Fire Prevention Code (FFPC), 7th Edition (2020) consisting of NFPA 101-12 and NFPA 1-12 as amended.

Onsite Fueling: None

EXHIBIT A


Proposed
RIVIERA BEACH