



JOHNSON DEVELOPMENT ASSOCIATES, INC.

REAL ESTATE DEVELOPERS

May 9, 2019

Mr. David L. Ricks, P.E.  
County Engineer  
Palm Beach County  
Engineering & Public Works Department  
P.O. Box 21229  
West Palm Beach, FL 33416-1229  
Email: [DRicks@pbcgov.org](mailto:DRicks@pbcgov.org)

Dear Mr. Ricks,

Thank you for meeting with our team regarding our proposed project at 1301 President Barack Obama Highway in Riviera Beach. Please allow this letter and Exhibit "A" to document the agreement reached yesterday. Johnson Development Associates ("JDA") on behalf of Riviera Beach JOF ESA I, LLC agrees to re-orient the dry detention areas on the Eastern side of our site plan to stay at least 20' away from the edge of the existing President Barack Obama Highway right-of-way. Our building will also stay at least 20' away from the edge of the existing President Barack Obama Highway right-of-way. All other parts of our site plan (parking, drive aisles, access roads, fencing, signage, landscaping, etc.) within 20' of the President Barack Obama Highway right-of-way can remain per Exhibit "A" and the Site Plan Approval ordinance passed by Riviera Beach's City Council on May 1<sup>st</sup>, 2019. Palm Beach County agrees that it will approve our driveway permit along President Barack Obama Highway (assuming the submittal meets the technical requirements) without requiring the dedication of any additional right-of-way beyond what is illustrated on Exhibit "A". In the event that the Thoroughfare Map is modified to reduce the Thoroughfare right-of-way along our parcel's President Barack Obama Highway frontage to 80', this agreement will automatically terminate at that time. As discussed, we will encourage The City of Riviera Beach to move forward with a request to delete 13<sup>th</sup> Street from the County's Thoroughfare Map and that the width of both roads be set at the current widths in all relevant planning documents. We appreciate your cooperation, and look forward to developing and investing in Palm Beach County.

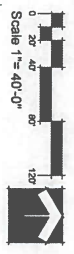
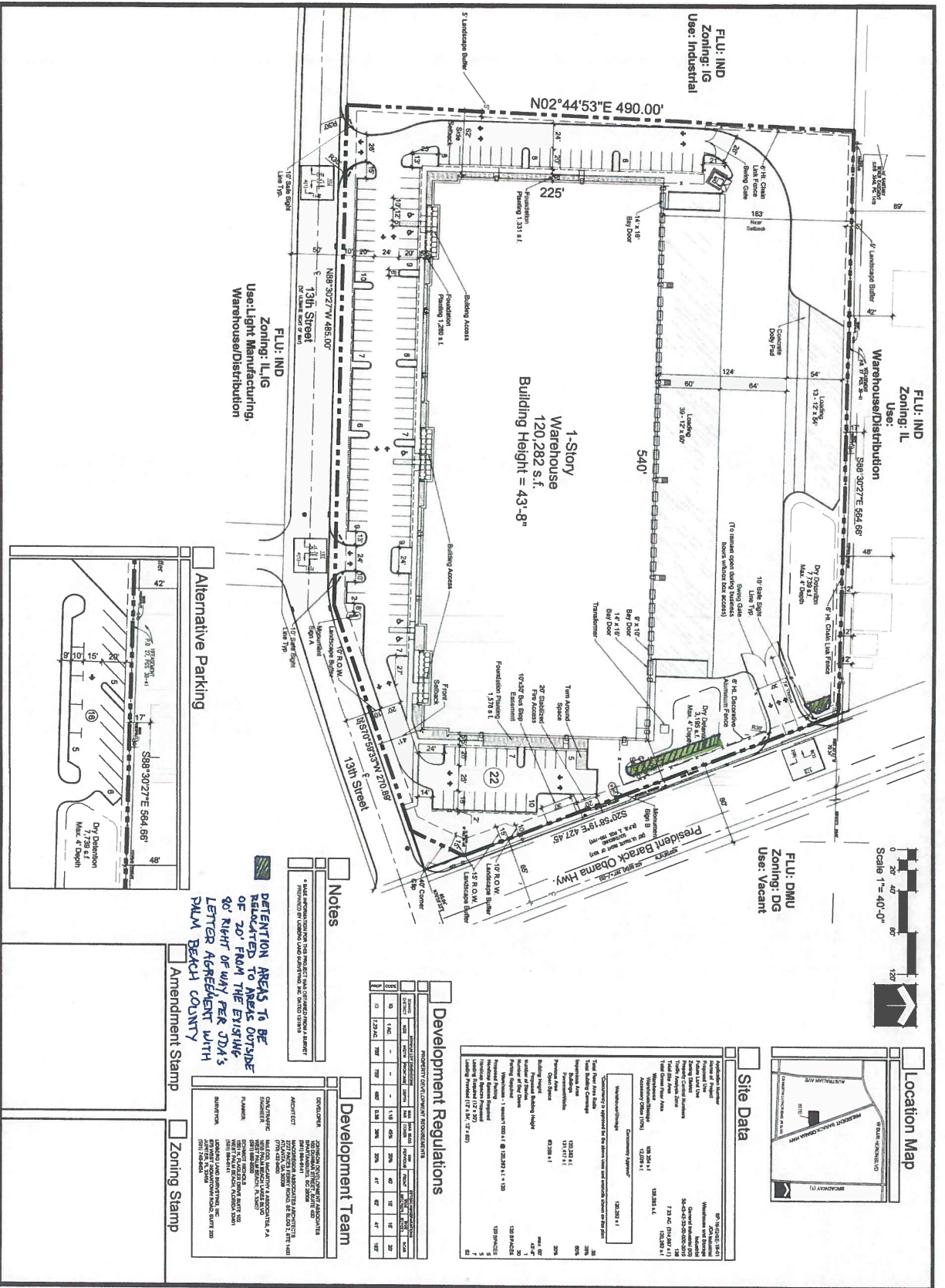
Sincere regards,

A handwritten signature in blue ink, appearing to read "Joshua B. Jones".

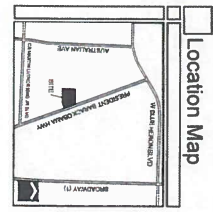
Joshua B. Jones  
Director of Real Estate, Industrial Division

Enclosure – Exhibit "A" (Site Plan)

cc: Jeff Gagnon – City of Riviera Beach  
Clifford I. Hertz – Nelson Mullins  
Tanya N. McConnell, P.E. – Palm Beach County



FLU: DMU  
Zoning: DG  
Use: Vacant



**Site Data**

<b>General Information</b>	
Project Name	Warehouse
Project Location	1311 S.W. 13th Street, Ft. Lauderdale, FL 33305
Project Owner	JDA Industrial
Project Manager	John Doe
<b>Site Details</b>	
Site Area	1.2345 Acres
Building Area	120,282 sq. ft.
Parking	100 spaces
Height	43'-8"
<b>Regulatory Data</b>	
Zoning	FLU: DMU
Use	Vacant
Setbacks	Front: 10', Side: 5', Rear: 5'

**Development Regulations**

Item	Regulation	Requirement
1	Building Height	43'-8"
2	Parking Ratio	1:100
3	Setbacks	Front: 10', Side: 5', Rear: 5'
4	Landscaping	51' Buffer

**Development Team**

Role	Name
Architect	JDA Industrial
Engineer	JDA Industrial
Site Planner	JDA Industrial
Surveyor	JDA Industrial
Inspector	JDA Industrial

**Notes**

- ALL INFORMATION ON THIS PROJECT WAS OBTAINED FROM A SOURCE THAT IS BELIEVED TO BE CORRECT AND COMPLETE AS OF THE DATE OF THIS PLAN.

**DEFENTION AREAS TO BE RELOCATED TO THE EAST OUTSIDE OF 20' FROM THE ETS/MP 90' RIGHT OF WAY PER JDA'S LETTER AGREEMENT WITH PALM BEACH COUNTY**

Amendment Stamp

Zoning Stamp



**JDA Industrial**  
1301 President Barack Obama Hwy.  
Riviera Beach, Florida

**Site Plan**  
SP-1 of 2