

FEB 12 2020

City of Riviera Beach
UTILITY DISTRICT

Justification Statement
Request to Abandon a Canal Right of Way
Zoning Request AB-19-02

REQUEST

Stuart Hankin / BLP Blue Heron LLC requests the City of Riviera Beach abandon the 40-foot wide Canal right-of-way to the north of his property located on the northeast corner of Blue Heron Boulevard and RJ Hendley Avenue. Mr. Hankin's property is shown on the aerial from the Property Appraiser attached as **Exhibit A**.

The request is to permit the canal to be piped underground, and the property to be unified with the existing vacant lot to permit the development of a new commercial center, as shown on the proposed site plan attached as **Exhibit B**.

REQUEST DETAIL

The canal is within a platted 40-foot wide right-of-way that conveys water east to west as part of the City's stormwater drainage system. It is my client's request for the City to abandon the portion of the canal adjacent to his property, so that it can be incorporated into the site plan. To accomplish this, my client would like to partner with the City to construct an underground culvert system, and upon completion the City would receive an easement over the area, and my client would be able to annex the canal right-of-way into the development parcel. My client has expressed his willingness to work with the City to insure that the easement and subsequent permits include all necessary guarantees regarding the construction and long-term maintenance of the culverted system by the property owner in perpetuity.

The canal was originally platted in 1961 by the "Plat No. 2 / Lewis Terminals" recorded in Plat Book 27, page 42. I have highlighted the canal location on the plat as **Exhibit C**. The canal was then shown on the partial replat found in "Plat No. 3 of the Lewis Terminals" recorded in Plat Book 28, page 99, in 1966, highlighted as shown on **Exhibit D**.

Both plats place the canal along the border of the area platted. That is to say, no property north of the canal is included in either of these plats. This is important, as it impacts the City's responsibility in vacating the canal right-of-way. Often when a road or other public right-of-way is abandoned, the properties on either side take to the centerline of the vacated right-of-way. However, that rule changes when the right-of-way is located on the border of a plat. This issue was recently addressed by Florida's Fifth District Court of Appeals, which found, "The rule regarding half ownership differs, however, when a public dedication is located on the edge of the plat. Under that scenario, the abutting property owners have title to the full width of the public dedication property." (Pelican Creek Homeowners, LLC v. Pulverenti, 243 S0.3d 467, 472 (Fla. 5th DCA, 2018).).

The legal description of the canal area we wish to have abandoned is attached as **Exhibit E**. The revised legal description lessens out the west 10-feet to leave the aerial crossing of the canal on City property. A survey of the canal as it exists today is attached as **Exhibit F**.

Also attached are the draft engineering plans for the piping of the canal, as **Exhibit G**. We will of course work with the City's staff to determine the proper design of that system and drainage for adjacent properties.

We respectfully request the approval of this abandonment.

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	Date: _____ Case Number: AB-19-02
	Project Title: _____
	Fee Paid: _____ Notices Mailed: _____
	1 st Hearing: _____ 2 nd Hearing: _____
	Publication Dates (if required) _____

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT	Name of Property Owner(s): BLP Blue Heron, LLC
	Mailing Address: 7741 N Military Trail, Suite 1, Palm Beach Gardens, FL 33410
	Property Address: West Blue Heron Boulevard (NE Corner of Blue Heron Blvd and R.J. Hendley Ave)
	Name of Applicant (if other than owner): Seth Behn; Lewis, Longman & Walker, P.A.
	Home: () Work: (561) 640-0820 Fax: (561) 640-8202
	E-mail Address: SBEHN@LLW-LAW.COM

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: N/A Current Zoning Classification: N/A
	Square footage of site: +/- 57,079 s.f. Property Control Number (PCN): 56-43-42-29-37-000-0030
	Type and gross area of any existing non residential uses on site:
	Gross area of any proposed structure:
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [] Yes [x] No
	If yes, please describe:
	Have there been any land use applications concerning all or part of this property in the last 18 months? [] Yes [x] No
	If yes, indicate date, nature and applicant's name:
	Briefly describe use of adjoining property: North: Single Family north of canal South: Vacant (Applicant's property) East: Multi-Family Residential West: Multi-Family Residential

REZONE	Requested Zoning Classification:
	Is the requested zoning classification contiguous with existing?
	Is a Special Exception necessary for your intended use? [] Yes [] No
	Is a Variance necessary for your Intended use? [] Yes [] No

FUTURE LAND USE	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

VARIANCE	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: Request for abandonment of City Canal Right of Way
	Demonstrate that proposed use is appropriate to site:
	Demonstrate how drainage and paving requirement will be met: Drainage will be handled through an underground pipe system.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Landscaping to be approved with adjacent site plan.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: The property owner will enter into a perpetual maintenance agreement for the piping of the canal.
	Demonstrate how utilities and other service requirements of the use can be met: Drainage will be designed to accomodate historic flows through the site.
Demonstrate how the impact of traffic generated will be handled:	
On-site:	
Off-site:	

OTHER	<u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u>
	<ul style="list-style-type: none"> • Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit. • Antenna manufacture cut sheets including antenna size and shape. • Zoning map of area with site clearly marked. • Photos of existing building or tower and surrounding uses. • Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional. • Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop. • Letter of structural capacity and building code compliance. • Notes on plan or letter demonstrating floor area coverage not in excess of restrictions • Provide Photo Enhancements of proposal. • Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

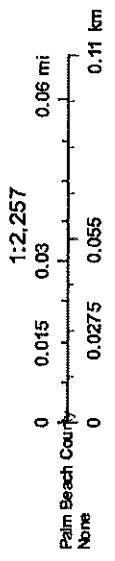
Confirmation of Information Accuracy	
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.	
_____ Signature	_____ Date



Exhibit A

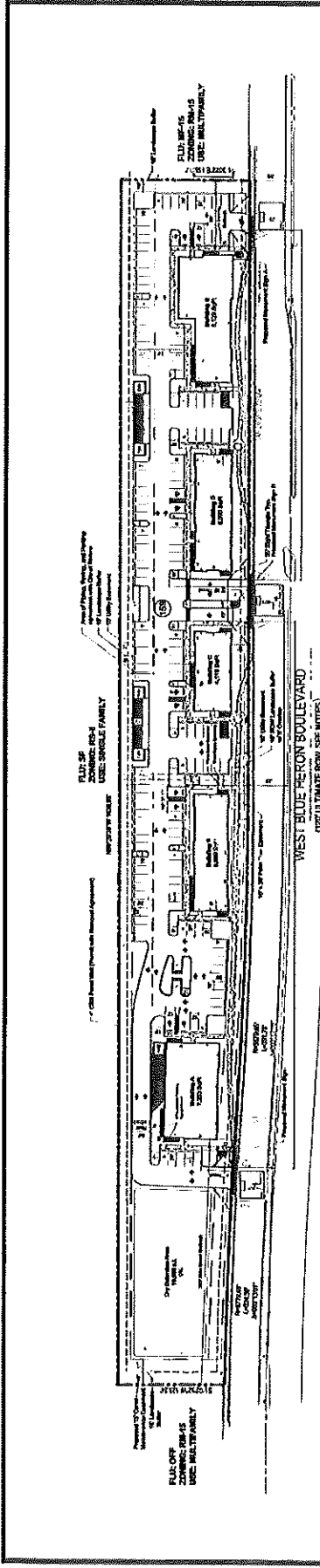


56-43-42-29-37-000-0030



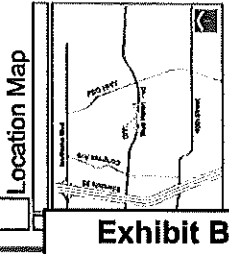
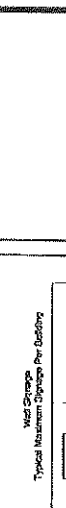
Date:	06/20/23
Drawn By:	JN
Checked By:	JN
File No.:	652.01
Job No.:	23-42
REVISIONS / SUBMISSIONS	
07/23/23 Resubmitted	

Site Plan
SP-1 of 1



Notes

- SEE DEVELOPMENT TEAM FOR THIS PROJECT AND CONTACT WITH A SERVICE PROVIDER FOR THE PROJECT.
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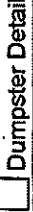
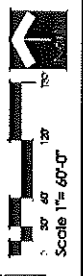


Site Data

Application Area:	Blue Heron Commercial
Project Name:	Blue Heron Commercial
Site Address:	1225 N. Peach St., Ste. 402, West Palm Beach, FL 33404
Parcel ID:	01-000000000000000000
County:	Dade County
City:	West Palm Beach
Neighborhood:	Blue Heron Commercial
Map Sheet:	652.01
Scale:	1" = 60'-0"
North Arrow:	True North
Prepared:	06/20/23
By:	JN
Checked:	JN
Approved:	

Development Regulations

Code:	RM-15	RM-16	RM-17	RM-18	RM-19	RM-20	RM-21	RM-22	RM-23	RM-24	RM-25
Use:	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office	Office
Area:	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Height:	40	40	40	40	40	40	40	40	40	40	40
Setback:	10	10	10	10	10	10	10	10	10	10	10
Yield:	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%



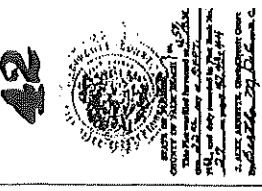
Amendment Stamp

Zoning Stamp





7/17/00/24



PLAT NO. 2 LEWIS TERMINALS RIVIERA BEACH, FLORIDA IN SECTIONS 29 AND 32, TWP. 42 S., RGE. 43 E. PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. 1

Shall be Bound to Part of Lots 8 and 7, within Tracts Subdivisions, recorded in Plat Book 1, Page 47,
Public Records of Palm Beach County, Florida, and other lands.

25.111 to 24 and adjacent area, RIVIERA BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, on this _____ day of _____, 2000, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Commission Expires _____

Notary Public

Subscribed and sworn to before me this _____ day of _____, 2000.

BY COMMISSIONER EXHIBIT _____
August 2, 2000

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, on this _____ day of _____, 2000, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Commission Expires _____

Notary Public

Subscribed and sworn to before me this _____ day of _____, 2000.

BY COMMISSIONER EXHIBIT _____
August 2, 2000

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, on this _____ day of _____, 2000, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Commission Expires _____

Notary Public

Subscribed and sworn to before me this _____ day of _____, 2000.

BY COMMISSIONER EXHIBIT _____
August 2, 2000

This is not a certified copy

Exhibit C

BROOKWAY WEBER & BROOKWAY
WEST PALM BEACH, FLORIDA

PLAT NO. 2
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 1

SCALE: 1" = 50'
DATE: 7-17-00

APPROVED AND FORWARDED AS TO FORM AND CONTENTS
BY THE COUNTY COMMISSIONER

County Commissioner

APPROVED AND FORWARDED AS TO FORM AND CONTENTS
BY THE COUNTY CLERK

County Clerk

APPROVED AND FORWARDED AS TO FORM AND CONTENTS
BY THE COUNTY COMMISSIONER

County Commissioner

APPROVED AND FORWARDED AS TO FORM AND CONTENTS
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County Clerk

APPROVED AND FORWARDED AS TO FORM AND CONTENTS
BY THE COUNTY COMMISSIONER

County Commissioner

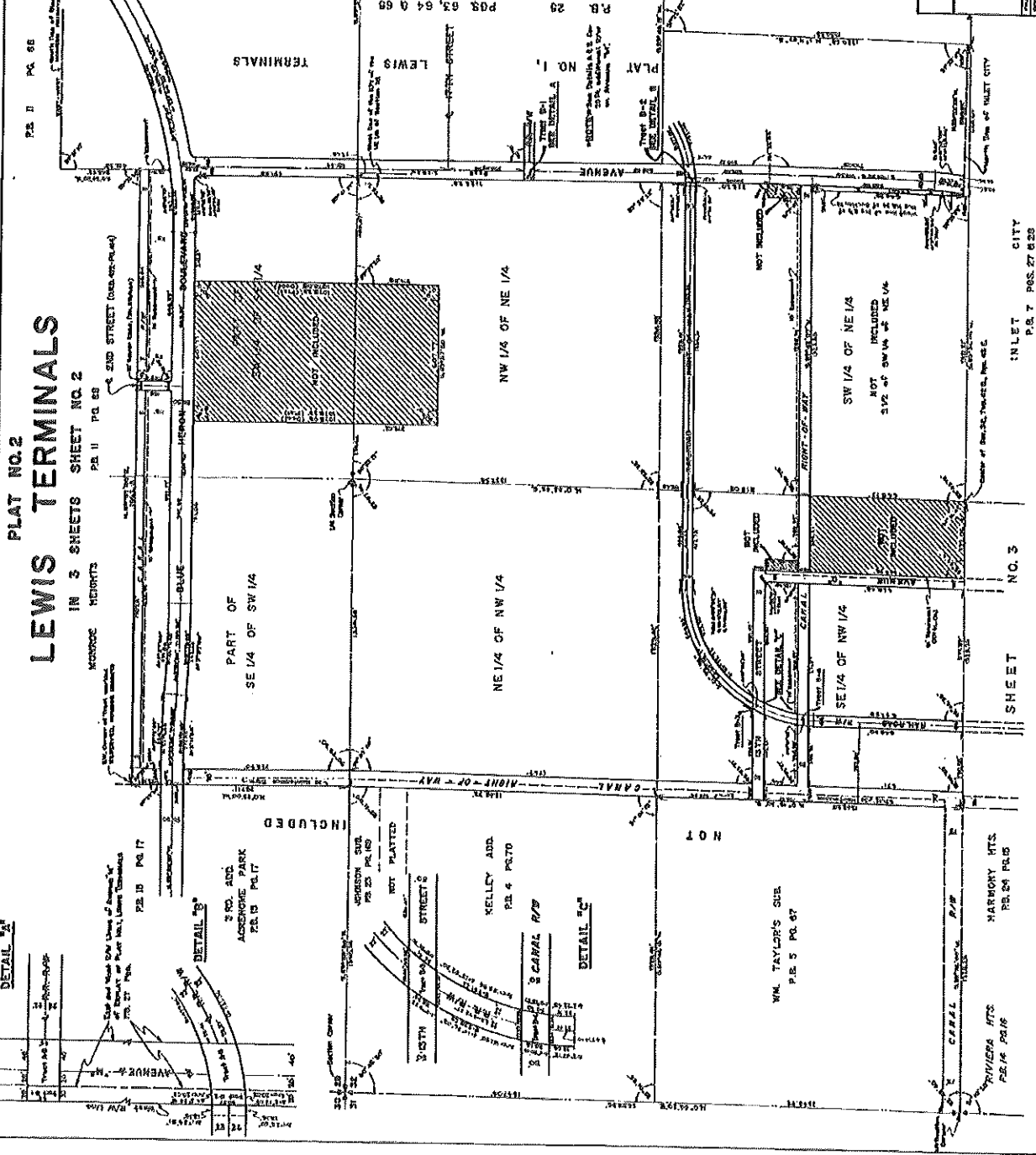
APPROVED AND FORWARDED AS TO FORM AND CONTENTS
BY THE COUNTY CLERK

County Clerk

48

PLAT NO. 2 LEWIS TERMINALS IN 3 SHEETS SHEET NO. 2

RECORD OF PLATON
COUNTY OF PALM BEACH
PLAT NO. 2
FILED FOR RECORD IN THE
OFFICE OF THE COUNTY CLERK
AT PALM BEACH, FLORIDA
THIS 15th DAY OF JANUARY, 1961
BY: J. L. JAMES, COUNTY CLERK



BROCKWAY, WEBBER & BROCKWAY
ENGINEERS, ARCHITECTS
WEST PALM BEACH, FLORIDA

PLAT NO. 2
LEWIS TERMINALS
IN 3 SHEETS SHEET NO. 2

SCALE: 1" = 200'
DATE: JANUARY 1961

DETAIL "A"
DETAIL "B"
DETAIL "C"

3 NO. AND ASHENHURST PARK
P.B. 13 P. 17

KELLEY ADD.
P.B. 4 P. 70

W.M. TAYLOR'S SUB.
P.B. 5 P. 67

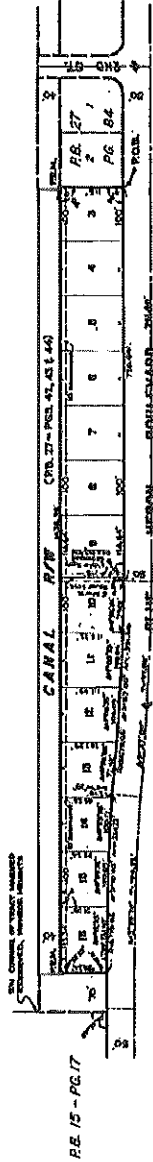
HARBOR HTS.
P.B. 14 P. 18

HARBOR HTS.
P.B. 24 P. 18

PLAT NO. 3 OF THE
SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF
PLAT NO. 2, LEWIS TERMINALS
RIVIERA BEACH, FLORIDA
IN SECTION 29, TWP. 42 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA

Being a Part of Plat No. 2, Lewis Terminals as approved in
Plat Book 27, Pages 42, 43 and 44, Palm Beach County Records.

MONROE HEIGHTS
P.B. II PG. 58



PLAT NO. 2, LEWIS TERMINALS
P.B. 27 - PGS. 42, 43 B. 44

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, THAT LEWIS TERMINALS, INC. a corporation organized under the laws of the State of Florida, has duly authorized to transmit business in the State of Florida, the owner of the tract of land lying and being in Section 29, Township 42 South, Range 43 East, Palm Beach County, Florida, shown between as PLAT NO. 3 OF THE SUBDIVISION OF PART OF SOUTH 115 FT. OF NORTH 155 FT. OF PLAT NO. 2, LEWIS TERMINALS, and more particularly described as follows, to wit:
Beginning at the southwest corner of Lot 2 of the 'Subdivision of Part of South 115 ft. of North 155 ft. of Plat No. 2, Lewis Terminals' in the County of Palm Beach, Florida, and being the intersection of the line of Blue Haven Boulevard as shown on said Plat, a distance of 753.64 feet to the beginning of a curve concave to the north having a radius of 5473.05 feet and a central angle of 37° 24'; thence generally along the curve concave to the north for a distance of 301.55 feet to a point of tangency; thence generally along the arc of a curve concave to the north having a radius of 5773.05 feet, and through an angle of 7° 23' 52\"/>

has caused the same to be surveyed and plotted as shown herein, and does hereby declare the same to be the true and correct plat of the same for the use of the Corporation and the use of the Commission for the County of Palm Beach, Florida.
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice-President and attested by its Assistant Secretary and the corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of December, A.D. 1963.

LEWIS TERMINALS, INC.

Attest: *James L. St. James*
Assistant Secretary
Dr. Charles L. Lewis
Vice-President

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
before me, the City Clerk, authorized to administer oaths and take acknowledgments, PHILIP D. LEWIS and DOROTHY A. STEPHENS, Vice-President and Assistant Secretary, respectively, of LEWIS TERMINALS, INC., a Corporation, to whom known and known to me to be the individuals so described, do hereby certify that the foregoing plat of the same as such officers of said Corporation, by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation. WESS my hand and official seal this 7th day of December, A.D. 1963.

Philip D. Lewis
Vice-President

My Commission expires Aug. 7, 1965

Approved: *James L. St. James*
City of Riviera Beach, Fla.

By: *Charles V. Wallace*
Contractor

By: *Philip D. Lewis*
City Clerk

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I hereby certify that the plat shown herein is a true and correct representation of a survey made under the direction of the herein described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (PRM) have been placed as required by law.

Richard T. Howard
Registered Land Surveyor
Florida Certificate No. 1082

NOTE
Building setback Lines shall be as required by ordinances of the City of Riviera Beach, Florida.
Easements are for Public Utilities, unless otherwise shown.

Approved: *James L. St. James*
Board of County Commissioners

By: *Charles V. Wallace*
Contractor

By: *Philip D. Lewis*
County Engineer

BROCKWAY, WEBBER & BROCKWAY
WEST PALM BEACH, FLORIDA
PLAT NO. 3
SUB. OF PART OF S. 115' OF N. 155' OF
PLAT NO. 2, LEWIS TERMINALS
DATE: _____ TIME: 1:00 P.M.
BY: _____

This is not a certified copy

LEGAL DESCRIPTION

BLP BLUE HERON, LLC PROPERTY

A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO. 2, LEWIS TERMINALS, 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 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

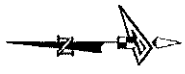
CANAL RIGHT-OF-WAY TO BE VACATED

THE PORTION OF THE 40' CANAL R/W, AS SHOWN ON PLAT NO. 2, LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 42, LYING NORTH OF, AND IMMEDIATELY ADJACENT TO THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, PLAT NO. 3 OF THE SUBDIVISION OF PART OF THE SOUTH 115 FEET OF THE NORTH 115 FEET OF PLAT NO. 2, LEWIS TERMINALS, 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 28, PAGE 99, SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 10 FEET THEREOF.

Exhibit E



SCALE: 1" = 60'

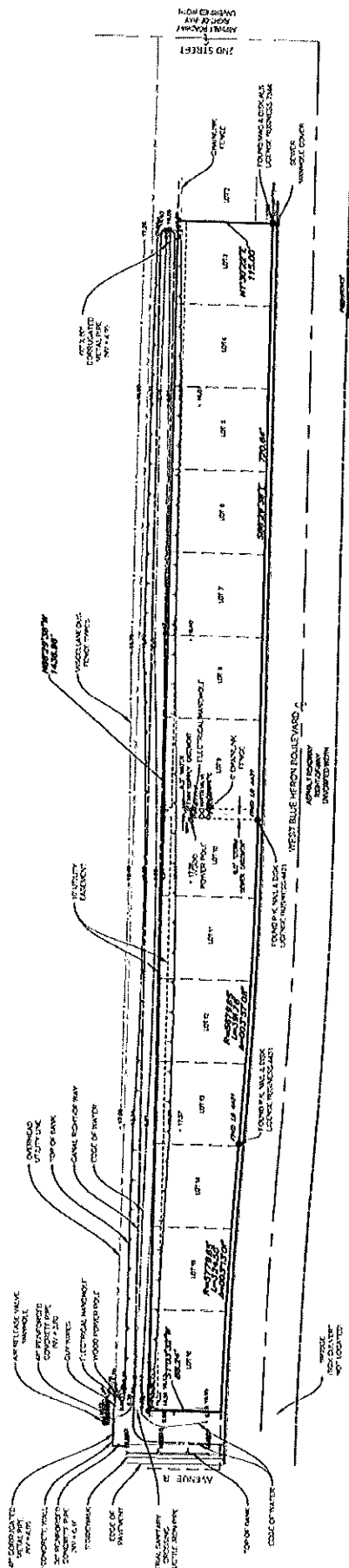


Exhibit F

SURVEYOR'S NOTES:

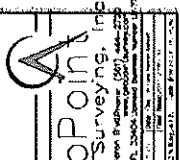
1. PLACE OF BEARING IS NORTH BY LAST ADJUSTED BEARING OF THE NORTH PROPERTY BOUNDARY.
2. THIS SURVEY IS LIMITED TO ADJACENT GROUND VERTICAL IMPROVEMENTS, AND THOSE NOTING BELOW THE GRADE ARE LOCATED.
3. DIMENSIONS SHOWN HEREIN ARE RELATIVE TO NORMAL SECTORIAL VERTICAL CURVATURE OF 1984 AND 2011 AND ARE BASED ON NAD 83 STATE PLANE COORDINATE SYSTEM, NAD 83 STATE PLANE, FLD 5201.
4. THE SPURIES SHOWN HEREIN ARE FOR THE STATE OF FLORIDA, NAD 83 STATE PLANE COORDINATE SYSTEM, NAD 83 STATE PLANE, FLD 5201. THE STATION ELEVATIONS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT INDICATED. THE STATION ELEVATIONS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT INDICATED.
5. DIMENSIONS SHOWN ARE UNADJUSTED VERTICAL CURVATURE. VERTICAL CURVATURE CORRECTIONS ARE LOCATED ON THE SOUTH LINE AND EAST LINE.
6. THE SPURIES SHOWN ARE FOR THE STATE OF FLORIDA, NAD 83 STATE PLANE COORDINATE SYSTEM, NAD 83 STATE PLANE, FLD 5201.
7. ALL DIMENSIONS SHOWN ARE FOR THE STATE OF FLORIDA, NAD 83 STATE PLANE COORDINATE SYSTEM, NAD 83 STATE PLANE, FLD 5201.

DESCRIPTION:

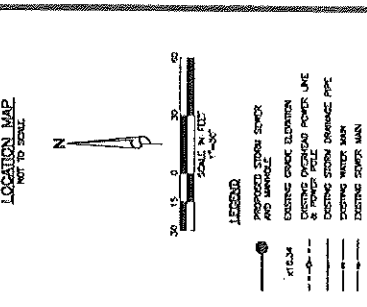
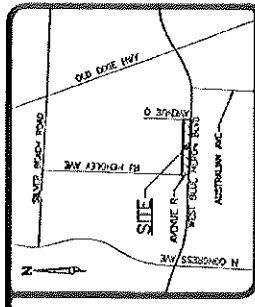
PARCEL 1:
 A SUBJECT AS SHOWN AND SECTION 12, TOWNSHIP 48 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATUM = NAD83
HELD HELTON @ +14.434 NGVD29
US FEET

WEST BLUE HERON BOULEVARD
ASBUILT SURVEY



SURVEYOR'S CERTIFICATE	
DATE OF SURVEY	NOVEMBER 2, 2010
DATE OF THIS CERTIFICATE	NOVEMBER 11, 2010
SURVEYOR'S SIGNATURE	[Signature]
REGISTERED PROFESSIONAL SURVEYOR	STATE OF FLORIDA, REGISTRATION NO. 10036



MATCH LINE (THIS SHEET)

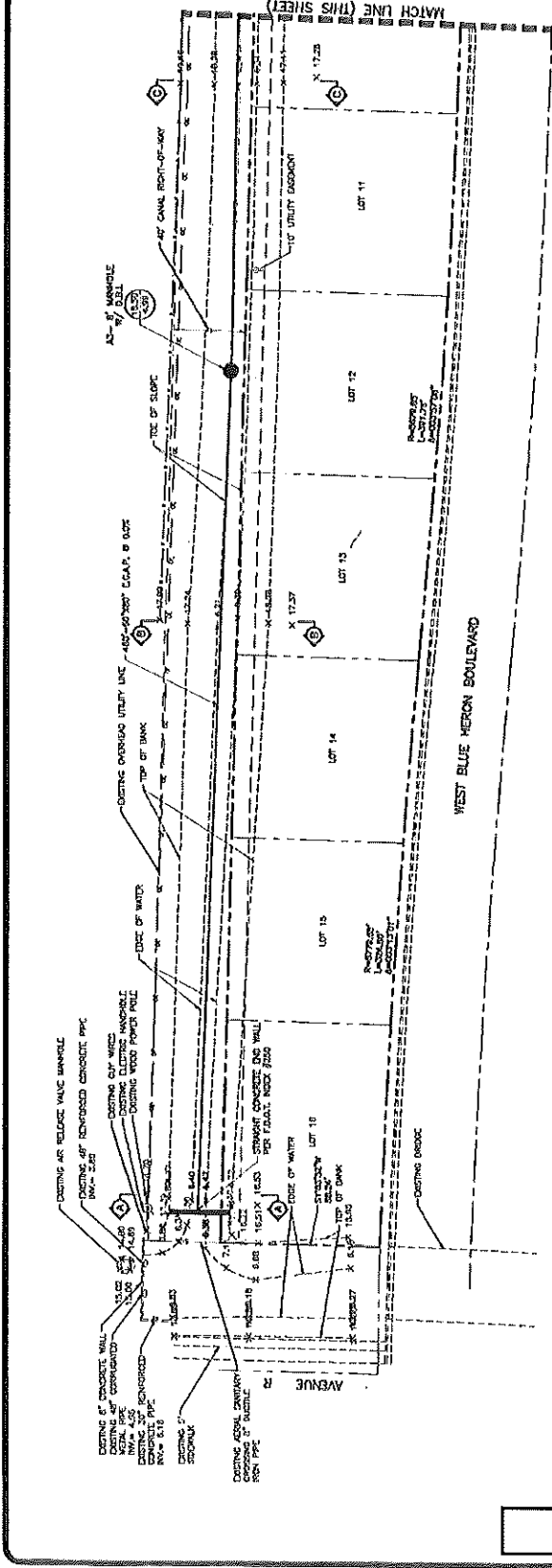
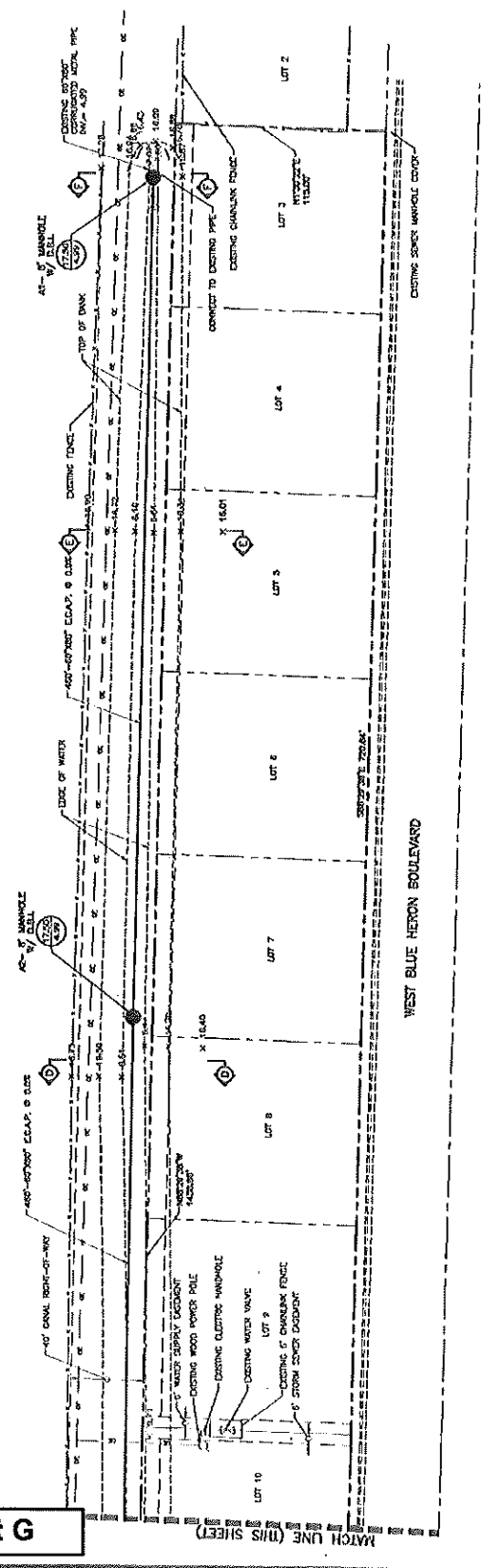


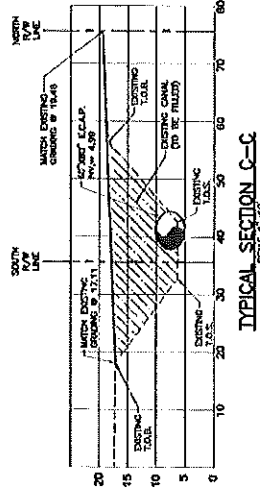
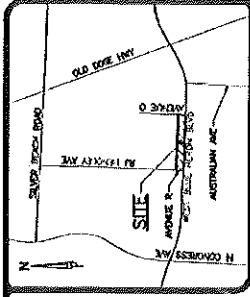
Exhibit G



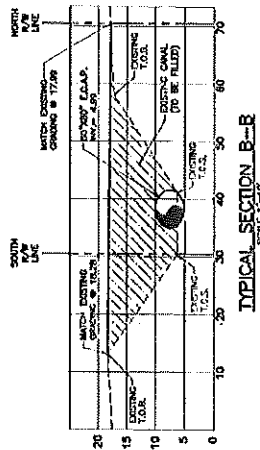
NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE INDICATED.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE INDICATED.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE INDICATED.

PRELIMINARY
 BID SET

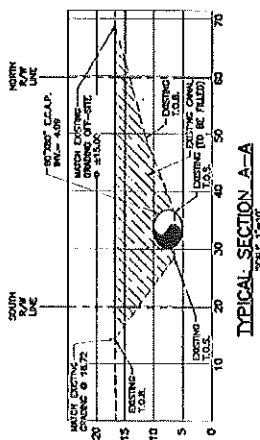
WEST BLUE HERON BOULEVARD
 SECTION 29, TOWNSHIP 42S, RANGE 43E
 CITY OF RIVERA BEACH, FLORIDA
 CONCEPTUAL ENGINEERING PLAN



TYPICAL SECTION C-C
SCALE 1/4"=1'

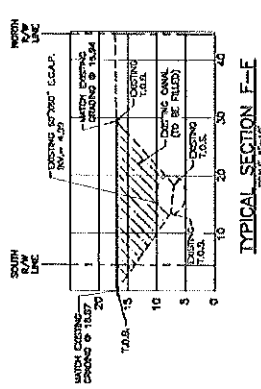


TYPICAL SECTION B-B
SCALE 1/4"=1'

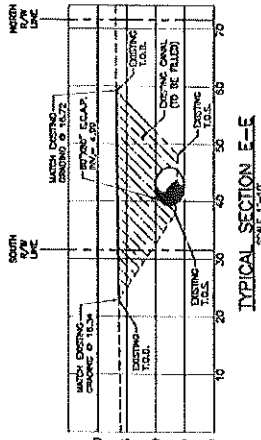


TYPICAL SECTION A-A
SCALE 1/4"=1'

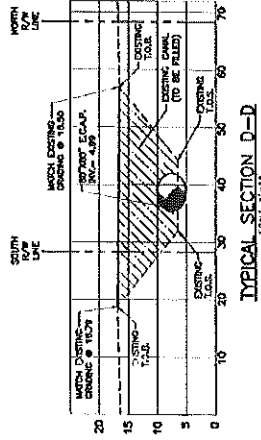
LEGEND
 PROPOSED FILL



TYPICAL SECTION F-F
SCALE 1/4"=1'



TYPICAL SECTION E-E
SCALE 1/4"=1'



TYPICAL SECTION D-D
SCALE 1/4"=1'

PROJECT
PRELIMINARY
BID SET

NOTES:
 1. ALL DIMENSIONS IN THIS SET OF PLANS ARE TO BE BASED ON THE MOST RECENT SURVEY DATA AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE SURVEY DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING A CURRENT SURVEY OF THE PROJECT AREA AND FOR VERIFYING THE ACCURACY OF THE SURVEY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE SURVEY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE SURVEY DATA.

WEST BLUE HERON BOULEVARD
 SECTION 25, TOWNSHIP 42S., RANGE 43E
 CITY OF RIVERA BEACH, FLORIDA
 CONCEPTUAL ENGINEERING PLAN

SIDMONS & WHITE
 ENGINEERS
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 TEL: (954) 561-1111
 FAX: (954) 561-1112

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/03	ISSUED FOR PERMITS	SS	SS
2	11/11/03	ISSUED FOR PERMITS	SS	SS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/03	ISSUED FOR PERMITS	SS	SS
2	11/11/03	ISSUED FOR PERMITS	SS	SS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/03	ISSUED FOR PERMITS	SS	SS
2	11/11/03	ISSUED FOR PERMITS	SS	SS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/03	ISSUED FOR PERMITS	SS	SS
2	11/11/03	ISSUED FOR PERMITS	SS	SS

DATE: 11/11/03
 SHEET 2 OF 2