



### Parking Greenspace Relocation

Description	Area
1' linear meters maximum parking areas	4,840 s.f.
Vertical access easements provided to enable off parking area	44,294 s.f.

### Site Data

Application Number	190
Name of Project	Tropical Shipping
Proposed Use	Office and Warehouse
Future Land Use Designation	IG
The	Urban/Suburban
Zoning District	IG
Section, Township, Range	32/42/143
Property Control Numbers	88-43-42-32-35-000-00200 88-43-42-32-35-000-00200 88-43-42-32-35-000-00200 88-43-42-32-35-000-00200
Traffic Analysis Zone	
Total Site Area	(502,327 s.f.) 13,3654 acres
Total Gross Floor Area	30,000 s.f.
Proposed Office	14,524 s.f.
Existing Office	14,524 s.f.
Existing Warehouse	101,894 s.f.
Total Floor Area Ratio	25%
Total Building Coverage (including canopies of)	34%
Impervious Area	83%
Buildings	185,643 s.f.
Pavement/Walks	280,113 s.f.
Pervious Area	96,569 s.f.
Building Height	max. 50'
Number of Stories	2
Parking Required	
Ex. Office-1 Space/200 s.f. @ 14,524 s.f. = 40	251 SPACES
Prop. Office-1 Space/300 s.f. @ 30,000 s.f. = 100	
Ex. Warehouse-1 Space/1000 s.f. @ 101,894 s.f. = 102	
Proposed Parking	357 SPACES
General Parking	340
Motorcycle Parking	8
Handicap Spaces Required	0
Handicap Spaces Proposed	0
Loading Required (10' x 55' Min.)	3
Loading Provided	3
Loading Yard	3+

### Development Regulations

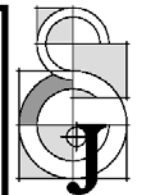
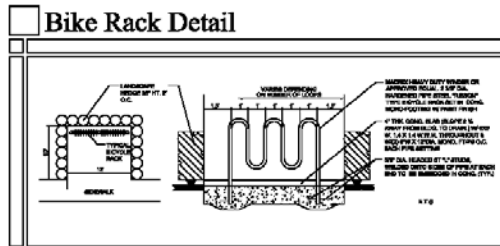
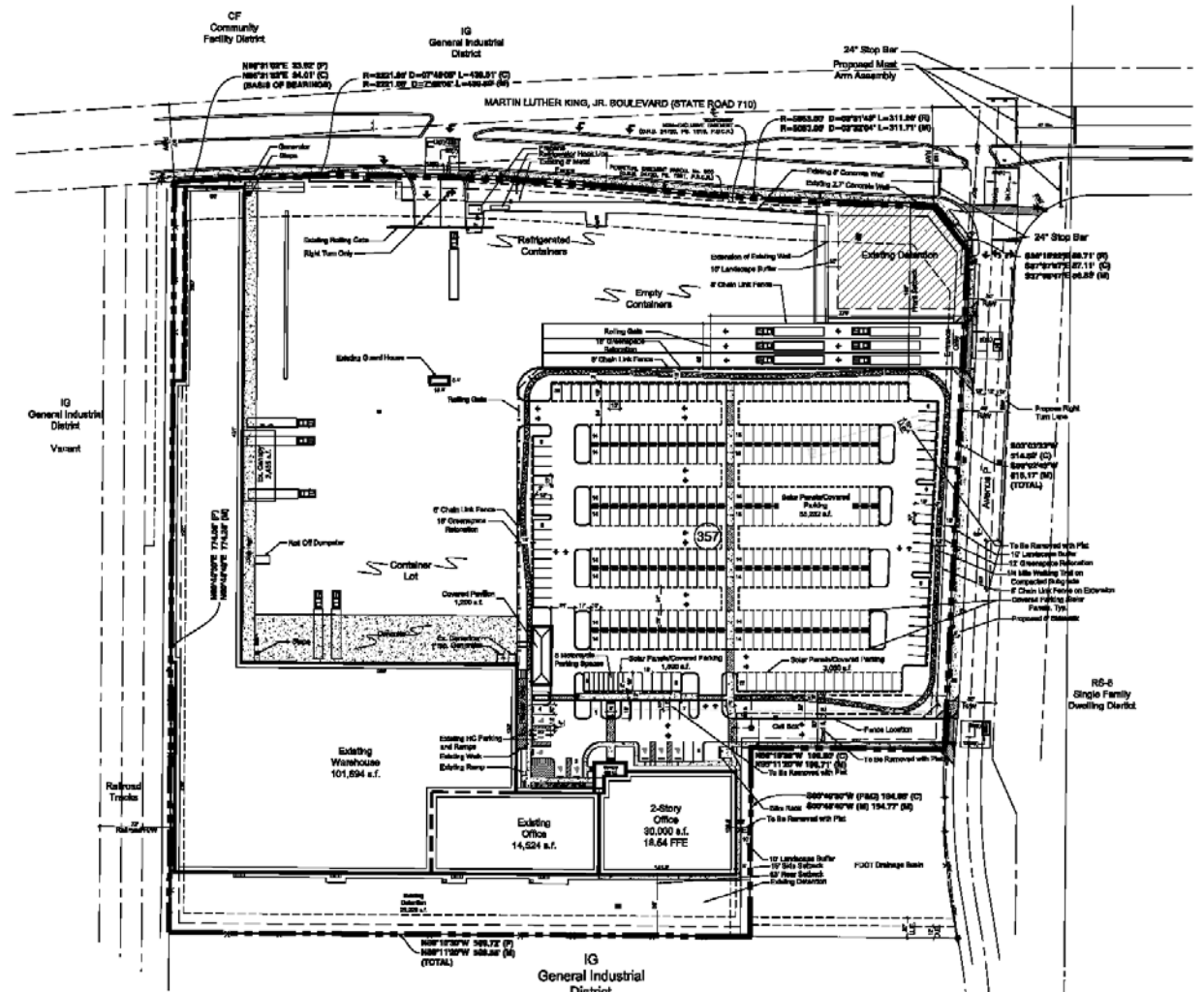
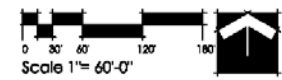
Section	Requirement	Compliance
10	Setback	Compliant
11	Height	Compliant
12	Area	Compliant
13	Use	Compliant
14	Other	Compliant

### Notes

\*BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY CALVIN, GORDANO & ASSOCIATES, INC. DATED 4/22/14

### Development Team

<b>OWNER:</b>	TROPICAL SHIPPING USA LLC 3 EAST 11TH STREET RIVIERA BEACH, FLORIDA 33404 (561) 867-3600
<b>SURVEYOR:</b>	CALVIN GORDANO & ASSOCIATES 500 VILLAGE BLVD, SUITE 340 WEST PALM BEACH, FL 33409 (561) 694-8181
<b>CIVIL ENGINEER:</b>	SCONDIS & ASSOCIATES LLC 13281 SE CREEK TURTLE WAY FORTLETA, FL 33489 (561) 918-3261
<b>ARCHITECT:</b>	LCA ARCHITECTURE, INC. 1275 SANGRELY'S WAY SUITE 108 WEST PALM BEACH, FLORIDA 33411 (561) 482-4787
<b>TRAFFIC ENGINEER:</b>	SIMMONS & WHITE 2401 CONROY LANE WEST PALM BEACH, FLORIDA 33407 (561) 478-7840
<b>PLANNING/LANDSCAPE ARCHITECT:</b>	JON H. SCHMIDT AND ASSOCIATES, INC. 2247 PALM BEACH LAKES BOULEVARD SUITE 101 WEST PALM BEACH, FLORIDA 33409 (561) 694-0741



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# Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date: 05/21/14  
Scale: 1" = 60'-0"  
Design By: JES  
Drawn By: BMC  
Checked By: JES  
File No. 686.01  
Job No. 14-08

### REVISIONS / SUBMISSIONS

07/15/14	Footprint Expansion
09/17/14	Footprint Expansion
09/20/14	Plan Comments

## Site Plan

Site Plan Previously Approved by  
City Resolution No. 40-15