

RESOLUTION NO. 181-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE FINAL PAYMENT IN THE AMOUNT OF \$1,679.30 TO BRITISH AEROSPACE SYSTEMS (BAE SYSTEMS), TO PROVIDE PROFESSIONAL PHOTOGRAMMETRIC ENGINEERING SERVICES FOR A NEW ANALYTICAL AERIAL TRIANGULATION SYSTEM IN THE MAINTENANCE OF THE DIGITAL LANDBASE VIA RESOLUTION NO. 212-01; AND AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO PAY THIS AMOUNT FROM ACCOUNT NO. 401-1417-5360-6404.

WHEREAS, Via Resolution No. 212-01, BAE SYSTEMS was authorized to provide a new analytical aerial triangulation system in the maintenance of the digital landbase. This project has reached its final phase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1: That the City Council hereby authorizes the final payment to BAE SYSTEMS for services rendered in the amount of \$1,679.30.

Section 2: That the City Council authorizes the Mayor and Finance Director to make payment for same under Account Number 401-1417-5360-6404.

Section 3: That this Resolution shall take effect upon its passage and approval by the City Council.

CITY OF RIVIERA BEACH, FLORIDA

SALES TAX REVENUE BOND RESOLUTION

ADOPTED OCTOBER 2, 2002

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RESOLUTION NO. 182-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE FINAL PAYMENT IN THE AMOUNT OF \$2,426.50 TO BRITISH AEROSPACE SYSTEMS (BAE SYSTEMS), TO PROVIDE PROFESSIONAL PHOTOGRAMMETRIC ENGINEERING SERVICES TO UPDATE THE UNDERGROUND CONNECTIONS AND HOUSE NUMBERS IN THREE AREAS OF THE CITY VIA RESOLUTION NO. 117-01; AND AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO PAY THIS AMOUNT FROM ACCOUNT NO. 401-1417-5360-6404.

WHEREAS, Via Resolution No. 117-01, BAE SYSTEMS was authorized to provide professional photogrammetric engineering services to update the underground connections in three areas of the city, which included Woodbine; Leo Lane; and other areas along Martin Luther King Boulevard. This project has reached its final phase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

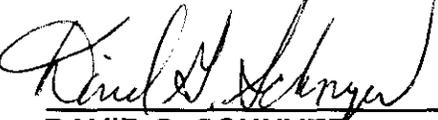
Section 1: That the City Council hereby authorizes the final payment to BAE SYSTEMS for services rendered in the amount of \$2,426.50.

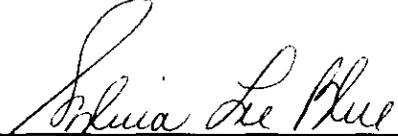
Section 2: That the City Council authorizes the Mayor and Finance Director to make payment for same under Account Number 401-1417-5360-6404.

Section 3: That this Resolution shall take effect upon its passage and approval by the City Council.

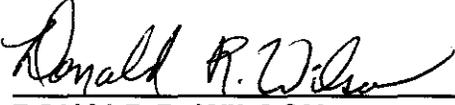
APPROVED:


MICHAEL D. BROWN,
MAYOR


DAVID G. SCHNYER,
CHAIRPERSON


SYLVIA LEE BLUE,
CHAIR PRO-TEM

(MUNICIPAL SEAL)


DONALD R. WILSON

ATTEST:

WARD, CMC/AAE
CITY CLERK


ELIZABETH "LIZ" WADE


EDWARD RODGERS
COUNCIL MEMBERS

MOTIONED BY: S. Blue

SECONDED BY: D. Wilson

D. SCHNYER aye

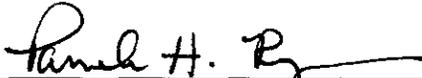
S. BLUE aye

D. WILSON aye

E. WADE aye

E. RODGERS aye

REVIEWED AS TO LEGAL SUFFICIENCY


CITY ATTORNEY
CITY OF RIVIERA BEACH

DATE: 10/9/02

RESOLUTION NO. 183-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE PURCHASE OF RADIO-READ METERS FROM SUNSTATE METER AND SUPPLY, INC., THROUGH THE SARASOTA-MANATEE COUNTY CO-OP BID #2648, TO REDUCE READ TIME AND ASSURE GREATER ACCURACY DURING THE METER READING PROCESS THROUGHOUT THE CITY OF RIVIERA BEACH AT A TOTAL COST OF \$250,000.00; AND AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO PAY THIS AMOUNT FROM ACCOUNT NO. 401-1430-5330-5206.

WHEREAS, the City of Riviera Beach City Council approves the purchase of radio-read meters to reduce read time and assure greater accuracy throughout the City; and

WHEREAS, said radio-read meters shall be purchased from Sunstate Meter and Supply, Inc.; at a total cost of \$250,000.00 through the Sarasota-Manatee County Co-op Bid #2648; and

WHEREAS, said meters shall be purchased from Account Number 401-1430-5330-5206.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1: That the City Council hereby accepts the proposal in the amount of \$250,000.00 and the Mayor and Finance Director are authorized to make payments for same under Account Number 401-1430-5330-5206.

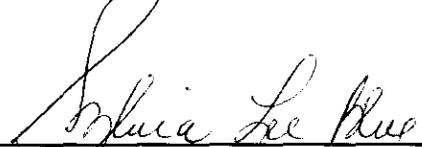
Section 2: This Resolution shall take effect upon its passage and adoption by the City Council.

PASSED AND APPROVED THIS 16th DAY OF OCTOBER, 2002

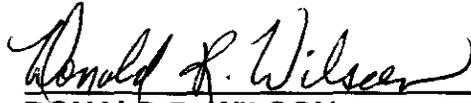
APPROVED:


MICHAEL D. BROWN,
MAYOR


DAVID G. SCHNYER,
CHAIRPERSON

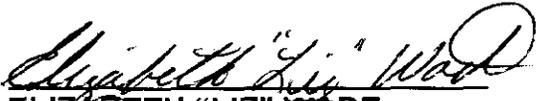

SYLVIA LEE BLUE,
CHAIR PRO-TEM

(MUNICIPAL SEAL)


DONALD R. WILSON

ATTEST:

E E. WARD, MMC
CITY CLERK


ELIZABETH "LIZ" WADE


EDWARD RODGERS
COUNCIL MEMBERS

MOTIONED BY: S. Blue

SECONDED BY: D. Wilson

D. SCHNYER aye

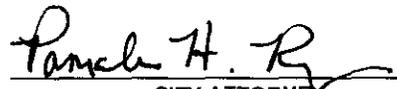
S. BLUE aye

D. WILSON aye

E. WADE aye

E. RODGERS aye

REVIEWED AS TO LEGAL SUFFICIENCY


CITY ATTORNEY
CITY OF RIVIERA BEACH

DATE: 10/9/02

RESOLUTION NO. 184-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE FIRST AMENDMENT TO AGREEMENT DATED JUNE 4, 2002, BY AND BETWEEN THE CITY OF RIVIERA BEACH AND PALM BEACH COUNTY TO PROVIDE THAT THE AGREEMENT SHALL CONTINUE UNTIL SEPTEMBER 30, 2003 FOR THE PURPOSE OF DEVELOPING A STRATEGIC PLAN FOR THE CITY'S POLICE DEPARTMENT TO CREATE A COMMUNITY-BASED PARTNERSHIP TO IMPROVE THE CONTROL, DETECTION, AND INVESTIGATION OF CRIME AS PROVIDED FOR IN LLEBG GUIDELINE PURPOSE AREA 6; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Agreement dated June 4, 2002 was entered into to develop a strategic plan for the City's Police Department to bring together law enforcement personnel and community representatives to create a community-based partnership to focus on issues of mutual concern that will improve the control, detection, and investigation of crime as provided for in LLEBG Guideline Purpose Area 6; and

WHEREAS, the term of the Agreement was from June 1, 2002 through September 30, 2002 and the parties mutually desire to extend the agreement until September 30, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, FLORIDA AS FOLLOWS:

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the First Amendment To Agreement by and between the City of Riviera Beach and Palm Beach County.

SECTION 2. That the term of the Agreement dated June 4, 2002 is amended to provide that the Agreement shall continue until September 30, 2003.

SECTION 3. This resolution shall take effect immediately upon its approval by the City Council.

RESOLUTION NO. 184-02

-2-

APPROVED:

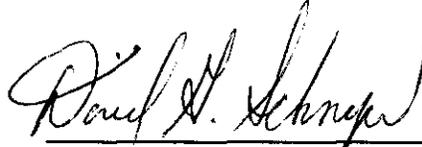


Michael D. Brown
MAYOR

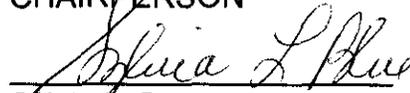
[Municipal Seal]



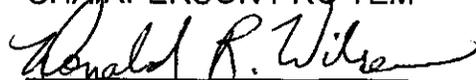
Arrie Ward
Master Municipal Clerk
CITY CLERK



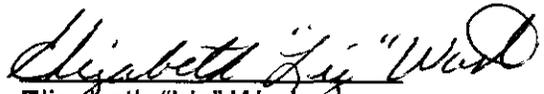
David G. Schnyer
CHAIRPERSON



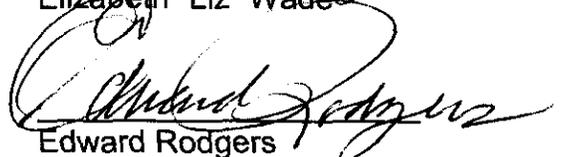
Sylvia L. Blue
CHAIRPERSON PRO TEM



Donald R. Wilson



Elizabeth "Liz" Wade



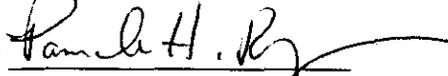
Edward Rodgers
COUNCIL MEMBERS

Motioned by: S. Blue
Seconded by: D. Wilson

D. Schnyer aye
S. Blue aye
D. Wilson aye
E. Wade aye
E. Rodgers aye

GS:dpm (100902)

Approved as to legal sufficiency:

By: 

Pamala H. Ryan, City Attorney

Date: 10/9/02

RESOLUTION NO. 185-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM GAETA DEVELOPMENT FOR AN AUTOBODY CENTER ON 2.5 ACRES OF PROPERTY LOCATED ON LOT 3 PORT COMMERCE CENTER III IN AN IL ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Section 31-58, of the City of Riviera Beach Code of Ordinances establishes the requirements for site plan review by the City Council; and,

WHEREAS, Section 31-60 (b), of the City of Riviera Beach Land Development Code requires that all approved Site Plans shall automatically expire within 18 months of its development order unless a valid building permit has been issued; and

WHEREAS, The Planning & Zoning Board met on September 12, 2002 to review the application and made a recommendation to the City Council of Riviera Beach for the Site Plan application from Gaeta Development.

WHEREAS, The site plan is attached as part of this resolution as "Exhibit A"

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. The Site Plan Application from Gaeta Development for an Autobody Center is approved with the following conditions:

- (1). For properties / businesses located in Riviera Beach, all future advertising, including but not limited to letterhead, business cards, etc., must state that the development is in the City of Riviera Beach. A fine of \$250 per day will be levied against the property owner for violation of this condition.
- (2). The applicant must provide to the City a Landscape bond in the amount of 110% of the cost of landscaping and irrigation prior to obtaining a Certificate of Occupancy.
- (3). The applicant must provide internal landscaping adjacent to parking stalls in compliance with the City's Landscape Code.
- (4). There must be no sale of used cars at the facility.
- (5). Upon development of adjacent property to the east, the applicant agrees to replace landscaping along access easement.

SECTION 2. This resolution shall take effect immediately upon its passage.

RESOLUTION NO. 185-02
PAGE -2-

PASSED AND APPROVED this 16th day of October, 2002

APPROVED:

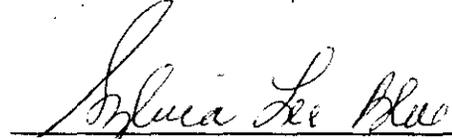


MAYOR MICHAEL D. BROWN



DAVID G. SCHNYER, CHAIRPERSON

(MUNICIPAL SEAL)

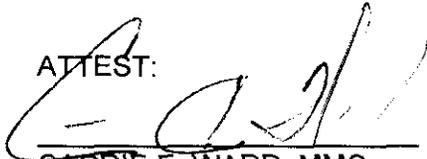


SYLVIA LEE BLUE, CHAIR PRO-TEM



DONALD R. WILSON

ATTEST:



CARRIE E. WARD, MMC
MASTER MUNICIPAL CLERK
CITY CLERK



ELIZABETH "LIZ" WADE



EDWARD RODGERS
COUNCIL MEMBERS

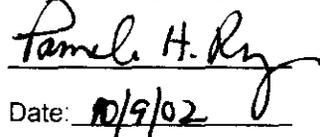
MOTIONED BY: D. Wilson

SECONDED BY: S. Blue

D. SCHNYER: aye
S. BLUE: aye
D. WILSON: aye
E. WADE: aye
E. RODGERS: aye

REVIEWED AS TO LEGAL SUFFICIENCY

City Attorney
City of Riviera Beach



Date: 10/9/02

Recommendation: The Planning & Zoning Board reviewed the project on September 12, 2002, and recommended approval of the site plan. Staff also recommends approval of the proposed site plan for an Autobody Center with the following conditions:

- 1. For properties / businesses located in Riviera Beach, all future advertising, including but not limited to letter head, business cards, etc., must state that the development is in the City of Riviera Beach must. A fine of \$250 per day will be levied against the property owner for violation of this condition.**
- 2. The applicant must provide to the City a Landscape bond in the amount of 110% of the cost of landscaping and irrigation prior to obtaining a Certificate of Occupancy.**
- 3. The applicant must provide internal landscaping adjacent to parking stalls in compliance with the City's Landscape Code.**
- 4. There must be no sale of used cars at the facility.**
- 5. Upon development of adjacent property to the east, the applicant agrees to replace landscaping along access easement.**

STAFF REPORT
Case No. SP-02-16
CITY OF RIVIERA BEACH

SEPTEMBER 12, 2002

A SITE PLAN APPLICATION FROM GAETA DEVELOPMENT FOR AN AUTO BODY CENTER ON 2.5 ACRES OF PROPERTY LOCATED ON LOT 3 PORT COMMERCE CENTER III, IN AN LIGHT INDUSTRIAL (IL) ZONING DISTRICT.

Applicant: The owner and applicant is Neil J. Gaeta.

Request: The applicant is requesting site plan approval for an 11,431 sq. ft. auto body center.

Location: The subject property is located on the north side of Martin Luther King Jr. Blvd. on the western half of Lot 3 Port Commerce Center III. (See attached location map).

Proposed Development Description and Uses:

Size: The subject site is approximately 2.51 acres (109,436 square feet).

Existing Land Use: The property is currently vacant, with a Comprehensive Plan Land Use designation of Industrial, and a Light Industrial Zoning Classification.

Adjacent Property: The adjacent land use and zoning classifications are as follows:

North: RC-1 Canal; Future Industrial Land Use, (IL) Light Industrial Zoning Classification.

South: Martin Luther King Blvd., SYSCO Food Services; Industrial Land Use, (IL) Zoning Classification.

East: CRS Utility Facility; Utilities Land Use, (U) Utilities Zoning Classification.

West: Neff Rental Company; Industrial Land Use, (IL) Light Industrial Zoning Classification.

Proposed Development: The proposed development is an auto body and repair shop. The development will include an 11,431 sq. ft. building, consisting of 1,500 sq. ft. of office space and 9,931 sq. ft. of shop area. The site plan includes a vehicle storage area on the north side of the lot that will be secured by fencing and screened from any future

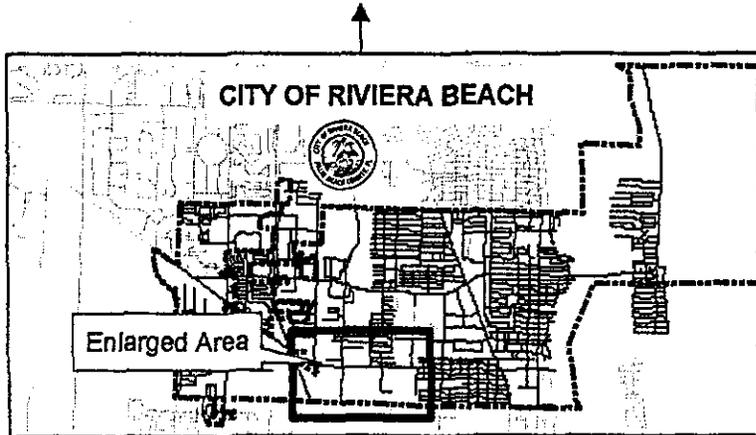
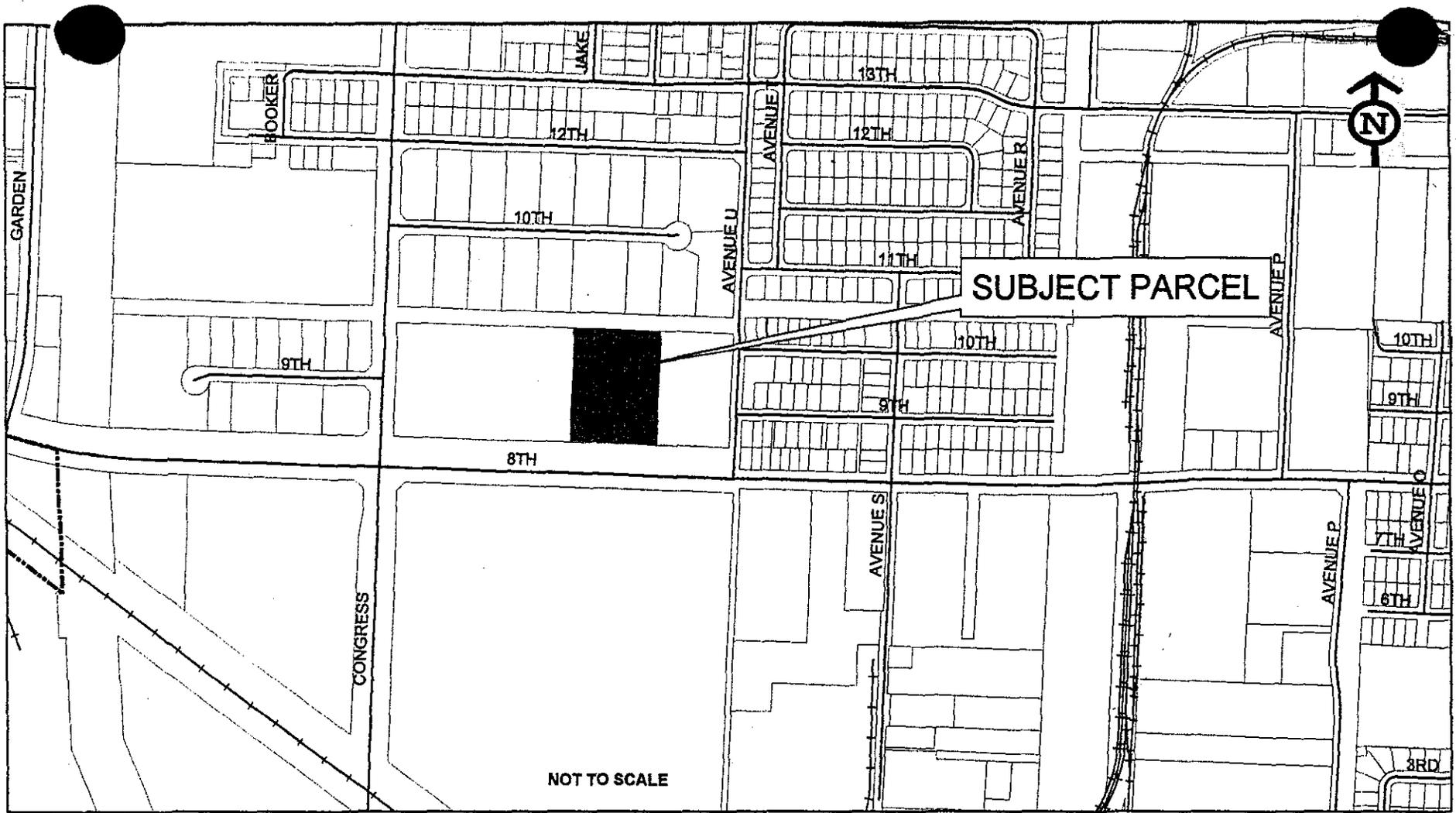
development by a hedge. Entrance to the property will be via Martin Luther King Jr. Boulevard and Common Drive. The development is expected to generate approximately \$41,000.00 in taxes per year. The current taxable value of the property is \$614,521.00. The current taxes on the unimproved site are \$15,759.00. Approximately half of Lot 3 will be used for the proposed development. Sterling Autobody Center will employ about ten employees.

Staff Analysis:

1. The proposed Autobody Center is a permitted use in the IL zoning district.
2. The 11,431 sq. ft. center is consistent with all required setbacks for the IL zoning district.
3. The site plan provides adequate parking, which is consistent with the proposed use and meets the requirements of the City's Land Development Code.
4. The site plan proposes landscaping and buffering on the property in accordance with the requirements of the City's landscape code.
5. A chain link fence will be installed surrounding the vehicle storage area to the north of the site.

Staff Recommendation: Staff recommends approval of the proposed site plan for an Autobody center on Lot # 3 Port Commerce Center III in Riviera Beach with the following conditions:

1. For properties / businesses located in Riviera Beach, all future advertising, including but not limited to letterhead, business cards, etc. must state that the development is in the City of Riviera Beach. A fine of \$250 per day will be levied against the property owner for violation of this condition.
2. The applicant must provide to the City a Landscape bond in the amount of 110% of the cost of landscaping and irrigation prior to obtaining a Certificate of Occupancy.
3. The applicant must provide internal landscaping adjacent to parking stalls in compliance with the City's Landscape Code.
4. There must be no sale of used cars at the facility.
5. Upon development of adjacent property to the east, the applicant agrees to replace landscaping along access easement.



LOCATION MAP

LOT 3 PORT COMMERCE CTR III

- Legend**
-  Parcel Boundary
 -  Street Center Line
 -  Municipal Boundary
 -  Sterling Auto Body

Map Created on August 16, 2002
by the City of Riviera Beach Community Development

D:\projects\planning & zoning\Sterling Auto Body\location map_Sterling Autobody

City of Riviera Beach

DATE:

FILE NUMBER:
S-02-16

Community Development Department
500 W. Blue Heron Boulevard
Riviera Beach, Florida 33404

Project Title:

Fee Paid:

RECEIVED
Notice Mailed

1st Hearing:

2nd Hearing:
JUL 31 2002

Publication Dates (if required):

COMMUNITY DEVELOPMENT
DEPARTMENT

(561)845-4060 FAX(561) 845-4038

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): Neil J. Gaeta, Trustee.
	Mailing Address: 3555 Northlake Boulevard
	Property Address: Lot #3 Port Commerce Center III. Riviera Beach, Florida
	Name of Applicant (if other than owner): Neil J. Gaeta
	Telephone Numbers: Home _____ Work (561) 627-1900

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY	Future Land Use Map Designation: _____ Current Zoning Classification: IL
	Square footage of site: 109,336 ft² Property Control Number: _____
	Type and gross area of any existing non residential uses on site: None
	Gross area of any proposed structure: 11,431 sq ft
	Is there a current or recent use of the property that is/was in violation of City Ordinance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, please describe: _____
	Have there been any land use applications concerning all or part of this property in the past 18 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, indicate date, nature and applicant's name: _____
	Briefly describe use of adjoining property: North: City of Riviera Beach Canal Right-of-Way
	South: Limited Industrial
East: Vacant	
West: Limited Industrial	

REZONE	Requested Zoning Classification: _____
	Is the requested zoning classification contiguous with existing? _____
	Is a Special Exception necessary for your intended use? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Is Variance necessary for your intended use? <input type="checkbox"/> Yes <input type="checkbox"/> No

FUTURE LAND USE	Existing Use: Vacant	Proposed Use: Autobody Shop
	Land Use Designation: Limited Industrial	Requested Land Use: Limited Industrial
	Adjacent Land Uses: North: ^{C-1} Canal rightofway South: Limited Industrial	
	East: Vacant (Limited Industrial) West: Limited Industrial	
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 neighborhood:
	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:	

SITE PLAN	Describe proposed development: Construction of an Autobody Repair Shop
	Demonstrate that proposed use is appropriate to site: Sect 31-362 Use regulations Auto Repairs & Auto Body Shop
	Demonstrate how drainage and paving requirement will be met: See attached Sheet C-1
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: See attached Landscape Plan
	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: See attached Sheet C-1
	Demonstrate how the impact of traffic generated will be handled: On-site: See attached Sheet C-1
	Off-site: See attached Traffic Statement

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 requirement including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

OTHER	COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:
	<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	TRUSTEE _____ Date
	7-25-02 _____ Date

RECEIVED

City of Riviera Beach
Public Facility Concurrency Review
Application

Application # JUL 31 2002
COMMUNITY DEVELOPMENT
DEPARTMENT
Concurrency Status: _____
Date: _____
By: _____

1. Applicant Name Neil J. Gaeta Date: 7/31/02

2. Project Name: Sterling Autobody Center

Property Control Number: _____

Project Address: Lot 3 of Port Commerce Center III Riviera Beach, Florida
General Property Description: Sec 31/Twn 42S/Rng 43E Zoning: IL
(Limited Industrial District) Site Area: 2.51 Acres

A. Traffic Generation
Total ADT (Average Daily Trips) for project [from
Traffic Statement, Traffic Study or Table I in Section 31-
715 of Land Development Code] 79.64 Trips

Meets Concurrency? Yes No
By: _____ Date: _____
City Engineer

B. Sanitary Sewer
Total gallons per day produced by project [from
calculations or Table III in Section 31-717 of Land
Development Code] 432 GPD

Meets Concurrency? Yes No
By: _____ Date: _____
Utilities Department

C. Potable Water
Total gallons per day produced by project [from
calculation or based on Table II in Section 31-716 of Land
Development Code] 504 GPD

Meets Concurrency? Yes No
By: _____ Date: _____
Utilities Department

D. Drainage
Does project detain on-site the first inch of run-off or
run-off from a one-hour storm (3 year)? Yes

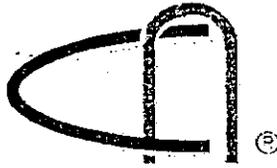
Meets Concurrency? Yes No
By: _____ Date: _____
City Engineer

E. Solid Waste
Total pounds of waste generated per day by project [from
calculations or based on Table IV in Section 31-318 of Land
Development Code] 229 lbs/day

Meets Concurrency? Yes No
By: _____ Date: _____
Public Works Department
New Handling Capacity: _____

F. Recreation
If a Residential Project, list proposed public recreational
or park elements of the project (in acres): N/A

Meets Concurrency? Yes No
By: _____ Date: _____
Planning Division



CARNEY-NEUHAUS, INC.

Calculations for Public Facility Concurrency Review Application

A. Traffic Generation

Please see attached Traffic Statement.

B. Sanitary Sewer

Based on Table III in Section 31-717 of Land Development Code.
Industrial without showers, per person, 18 GPD
18 GPD , 24 employees x 18 GPD = 432 GPD.

C. Potable Water

Based on Table II in Section 31-717 of Land Development Code.
Industrial, without showers, per person, 21 GPD
21 GPD 24 employees x 24 GPD = 504 GPD.

D. Drainage

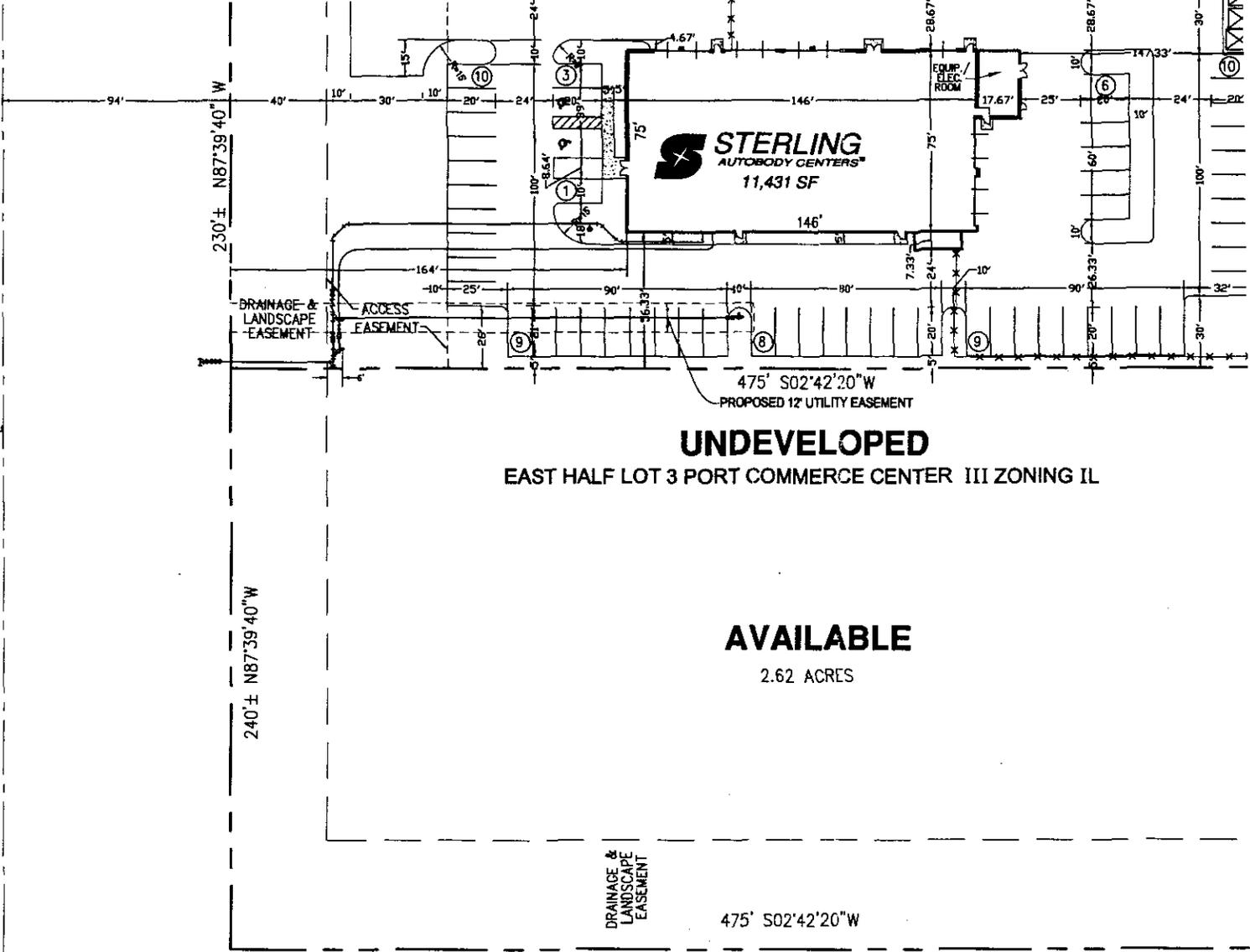
Please refer to previously approved master drainage plan.

E. Solid Waste

Based on Table IV in Section 31-718 of Land Development Code.
Industrial, Factory / Warehouse, per 100 sq ft, 2 lbs per day
11,431 sf / 100 sf x 2 lbs / day = 229 lbs / day.

SR. 710
(INLET AVE.)

☉ OF RIGHT-OF-WAY



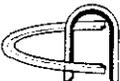
UNDEVELOPED
EAST HALF LOT 3 PORT COMMERCE CENTER III ZONING IL

AVAILABLE
2.62 ACRES

LEGAL DESCRIPTION

Lot 3, of the replat of a portion of the plat of Port Commerce Center III, according to the Plat thereof on file in the office of the clerk of the circuit court in Palm Beach County, Florida, recorded in Plat Book 60, Page 8 and 9.

C:\SERVER\ALL PROJECTS\02-024 PCL013\ENGINEERING\C-1-C-2-SF-1.dwg



CARNEY-NEUHAUS, INC.
LB No. 6770 EB No. 6511

11911 U.S. HIGHWAY 1, SUITE 120
PALM BEACH GARDENS, FL 33408
TEL: (561)822-1300
FAX: (561)822-1428
EMAIL: CNPBG@AOL.COM or CHESC@AOL.COM

3050 BISCAYNE BOULEVARD, SUITE 200
MIAMI, FL 33137
TEL: (305)576-9990
FAX: (305)576-9950

4101 N. ANDREWS AVE., SUITE 213
FORT LAUDERDALE, FL 33309
TEL: (954)565-0530
FAX: (954)565-3924

JOB NO.

02-024

REV#

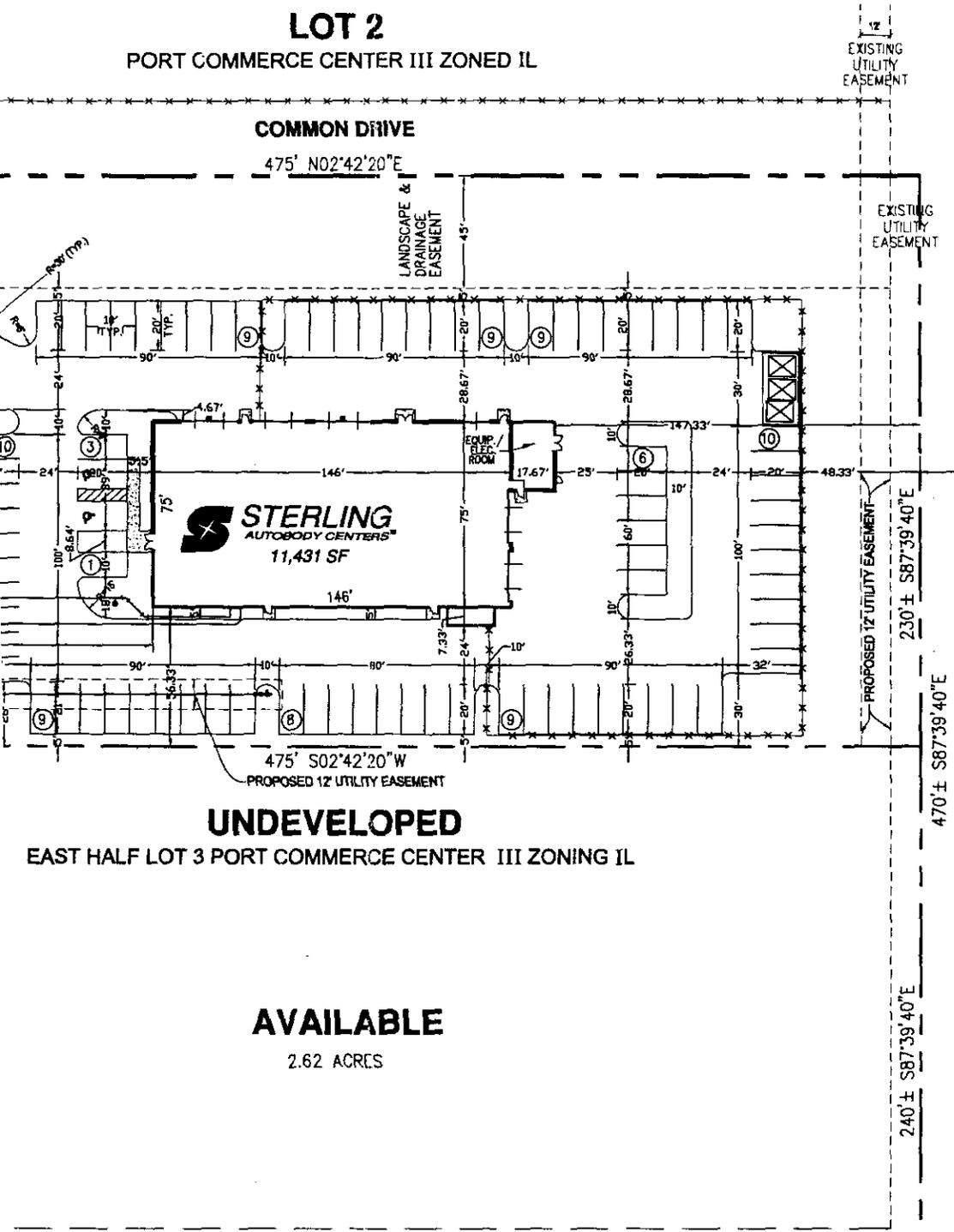
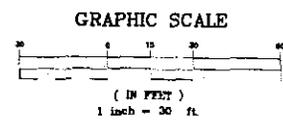
DATE

DESCRIPTION

F.B.

RIV

LOT 2
PORT COMMERCE CENTER III ZONED IL



Site Data:

- Total Site Area ————— 2.51 Acres
- Total Building Area ————— 11,431 S.F. 10.5%
 - Office 1,500 S.F.
 - Shop 9,931 S.F.
- Total impervious Area — 65,625 S.F. 60.0%
(Including Building)
- Allowable Building Height ————— 65'
- Proposed Building Height ————— 20'

Parking Required:

- Office At 1 Per 300 S.F. ——— 5 Spaces
- Shop At 1 Per 1000 S.F. ——— 10 Spaces
-
- Total ————— 15 Spaces

Parking Provided

- Handicap ————— 2 Spaces
- Standard ————— 81 Spaces
-
- Total ————— 83 Spaces

Building SetBacks

	Required	Provided
Front	40'	164'
Side	15'	56.33'
Rear	20'	147.33''