

24X36 ENG 6/19

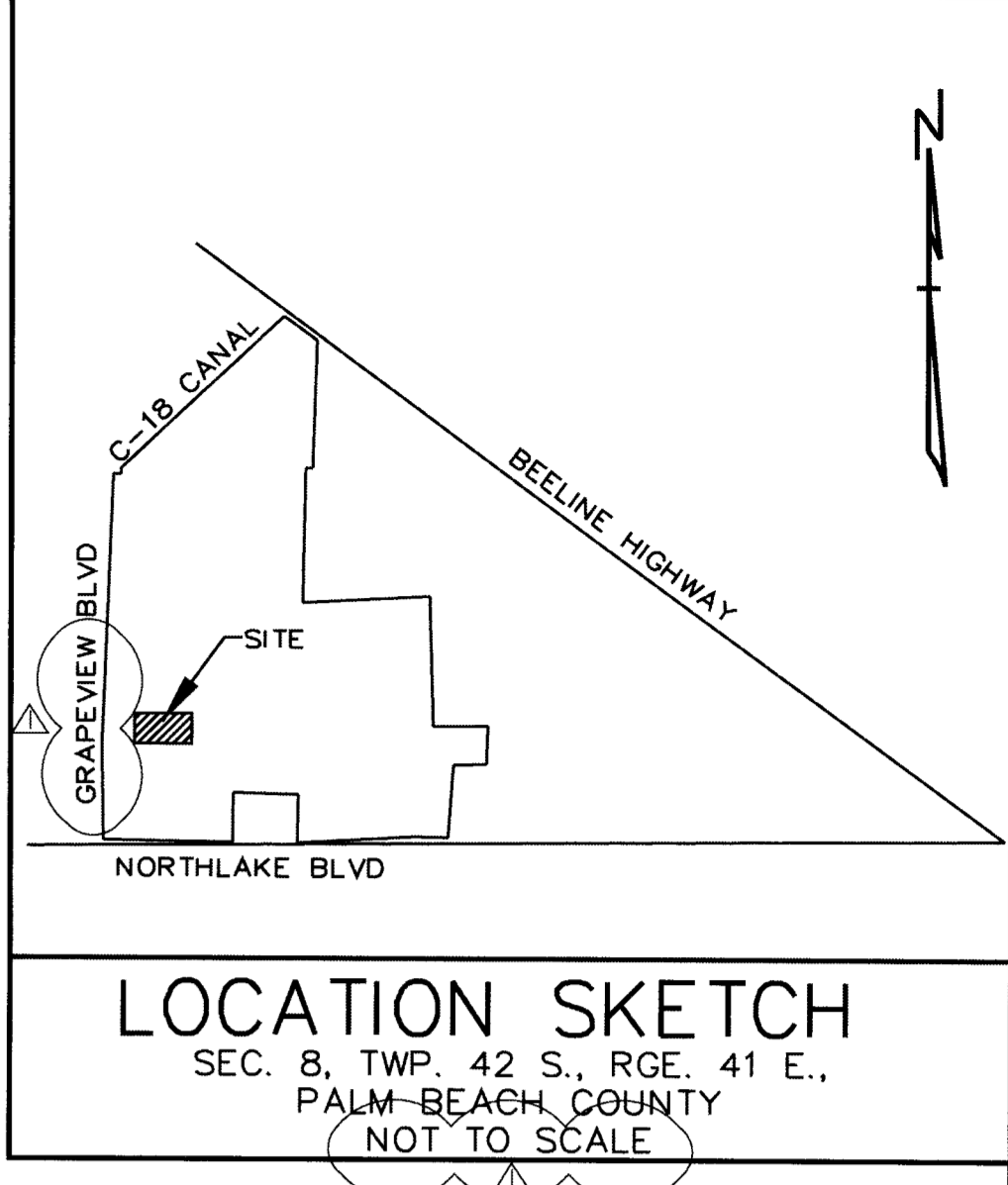
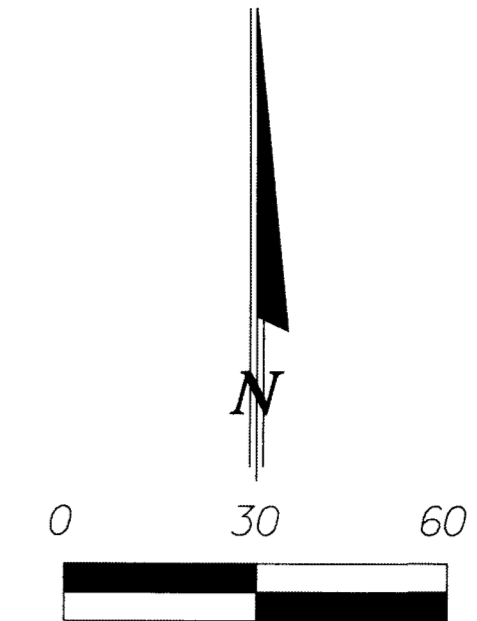
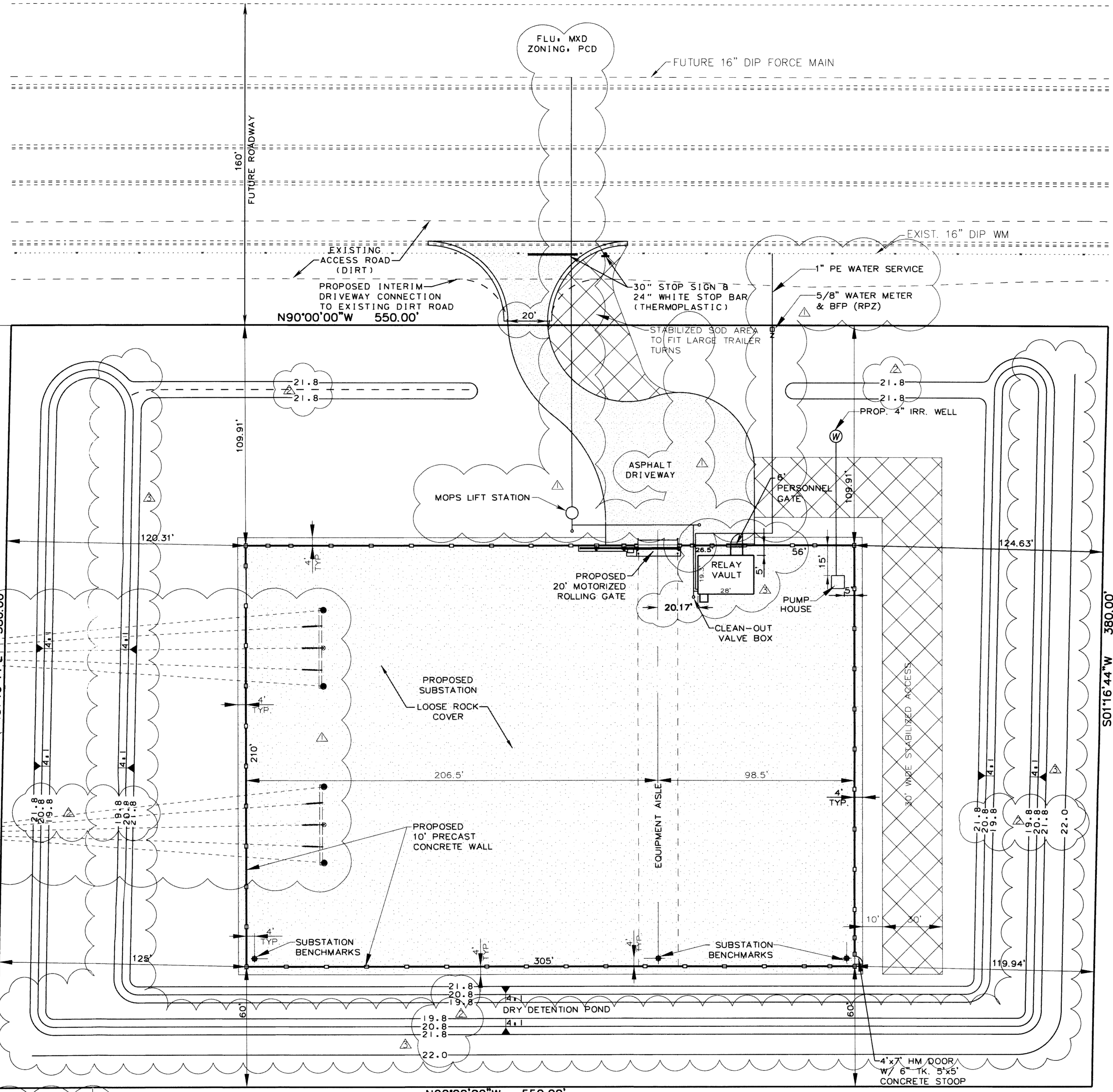
DEVELOPMENT TEAM:

OWNER: FLORIDA POWER & LIGHT COMPANY  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408  
(561) 904-3603

PLANNER/ENGINEER: SEXTON ENGINEERING ASSOCIATES, INC.  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FL 33411  
(561) 792-3122

SURVEYOR: CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434  
(561) 392-1991

LANDSCAPE ARCHITECT: FLORIDA POWER & LIGHT COMPANY  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408  
(561) 904-3603



DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PORTION OF THE EAST HALF OF SECTION 8 TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE PARK ROAD WEST EXTENSION (A/K/A NORTHLAKE BOULEVARD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 8; THENCE NORTH 01°28'46" EAST, ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 595.34 FEET; THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" EAST, A DISTANCE OF 500.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 550.00 FEET; THENCE SOUTH 01°16'44" WEST, A DISTANCE OF 380.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 550.00 FEET; THENCE NORTH 01°16'44" EAST, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 208,949 SF, 4.797 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

GENERAL NOTES:

- 1. APPLICANT AND AGENT: ROBERT M. BEAULIEU, PLA, A.S.L.A. FOR FLORIDA POWER AND LIGHT, OWNER & DEVELOPER, 700 UNIVERSE BLVD., PDP/DB, JUNO BEACH, FLORIDA 33408. PHONE (561)904-3603.
- 2. THIS UNMANNED FACILITY WILL BE USED FOR TRANSFORMATION, REGULATION, AND DISTRIBUTION OF ELECTRICITY.
- 3. FPL CERTIFIES THAT THIS FACILITY WILL BE USED ONLY BY EMPLOYEES, AND THE WORK ASSOCIATED WITH HIGH VOLTAGE ELECTRICAL EQUIPMENT CANNOT REASONABLY BE PERFORMED BY HANDICAPPED PERSONS. PURSUANT TO CHAPTER 553.504(1), OF FLORIDA STATUTES, THIS FACILITY IS NOT SUBJECT TO THE ACCESSIBILITY REQUIREMENTS OF THE ADA.
- 4. PRECAST CONCRETE SECURITY WALL SHALL BE 10'-0" WITHOUT BARB WIRES.
- 5. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM THE FLORIDA ENERGY REVIEW CODE.
- 6. THIS FACILITY WILL GENERATE NO SOLID WASTE.
- 7. THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA, THEREFORE, NO PARKING SPACES WILL BE PROVIDED.
- 8. FPL TWO-MAN MAINTENANCE CREWS WILL AVERAGE TWO TRIPS PER MONTH TO THIS FACILITY.
- 9. ZONING DISTRICT: PCD - PLANNED COMMUNITY DEVELOPMENT (DENSITY REDUCTION OVERLAY)
- 10. ADDRESS: 14452 AVENIR DRIVE, PALM BEACH GARDENS, FL 33412
- 11. PARCEL TAX ID NUMBER: 52-41-41-28-01-001-0011
- 12. THIS PROPERTY LIES IN FLOOD ZONE X PER FEMA FIRM MAP NO. 12099C0334F REVISED ON 10-05-2017.

SITE DATA:

NAME OF PROJECT	FPL AVENIR SUBSTATION
PROPOSED USE	ELECTRICAL SUBSTATION
FUTURE LAND USE DESIGNATION	MXD - MIXED USE
ZONING DISTRICT	PCD - PLANNED COMMUNITY DEVELOPMENT
SECTION/TOWNSHIP/RANGE	8/42S/41E
PROPERTY CONTROL NUMBER	52-41-41-28-01-001-0011
TOTAL SITE AREA	4.80 AC
BUILDING AREA	540 SF 0.01 AC
IMPERVIOUS AREA	1.72 AC
PERVIOUS AREA	3.07 AC

BUILDING SETBACKS (FEET)	MINIMUM	PROPOSED
	FRONT	25
SIDE	25	120
REAR	25	60

BUILDING HEIGHT (FEET)	MAXIMUM	PROPOSED
	FRONT	36'

PLANS PREPARED BY:

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL. REGISTRATIONS: LB0006837, EB 0007864

SURVEY INFO PROVIDED BY: CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE 561-392-1991  
DATE: 12-03-18

ER	NO	DATE	REVISION	BY	CH	COR	APP
	07-14-20		DRY DETENTION POND & PER CITY COMMENTS				MS
	06-05-20		PER SFMWD COMMENTS & CORRECTED TOPOGRAPHY SURVEY				MS
	06-01-20		PER CITY COMMENTS				SMP

DATE 12-16-19 SCALE 0 30 45 60 90  
POWER SYSTEMS  
DR MS ER SMP  
CH SMP COR SMP  
APPROVED  
FPL

AVENIR SUBSTATION JURISDICTIONAL SITE PLAN

Always call 811 two full business days before you dig  
Sunshine811.com

PROJECT: AVENIR FP&L SUBSTATION  
PETITION: SPLN-19-12-000038  
DEV ORDER: RESOLUTION 51, 2020  
DATE: SEPTEMBER 10, 2020  
PJT MGR: BRETT A. LEONE, SENIOR PLANNER

STEVEN M. PAWLAK  
FLORIDA REG. NUMBER 11800  
8/11/2020  
ENGINEER'S SEAL

(SU, G, FF)  
SHEET 1 OF 1  
E-AVNOI J  
C A D E  
REV NO